



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
November 15, 2018
1ST FLOOR MEETING ROOM
CANYON COUNTY ADMINISTRATION BUILDING
6:30 PM

OLD BUSINESS – ACTION ITEMS

1. Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected on the following applications.

a. Obendorf Mineral Extraction Case No. CU2018-0010 will be tabled

T.O. Engineers on behalf of Greg and Ann Obendorf are requesting a conditional use permit for long term mineral extraction and crushing on approximately 66.9 acres for a period of 15 years. A reclamation plan approved by the Idaho Department of Lands, Plan NO. S602952, has been submitted with the application. The property is located west of 24805 Boise River Road, Parma, Idaho and is further described as a portion of Section 36, Township 5N, Range 5W.

b. Linfield Estates Case No. SD2018-0002 will be tabled

TJ Wellard on behalf of DRK, LLC has submitted a Preliminary Plat, Preliminary Irrigation Plan, and Preliminary Drainage Plan and Final Plat for Linfield Estates Subdivision. The proposed 13 residential lot development is located on Stoffle Lane approximately 1280 feet north of the intersection of Stoffle Lane and State Highway 44 on parcel R33969010. The property is further described as a portion of the NE quarter of Section 10, Township 4N, Range 5W, BM, Canyon County, Idaho.

c. Palominos Subdivision Case No. SD2018-0007

Simon Palominos has submitted a preliminary plat and final plat for Palominos Subdivision, a two residential lot development located in an "RR" (Rural Residential) zone. The subject property, R34513013, contains 6.487 acres. The subject property is located approximately 2156 feet south of the intersection of Willis Road and Old Hwy 30 on the east side of Old Hwy 30 and is further described as a portion of the NE quarter of Section 4, Township 4N, Range 3W, BM, Canyon County, ID.

NEW BUSINESS- ACTION ITEMS

2. Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected for the following applications:

a. Gyro Engineering Corp. Case No. CU2018-0016

Alan Mowry is requesting a conditional use permit to allow a ham radio facility. The facility includes two towers with mast not exceeding 82 feet in height, two vertical antennas not exceed 66 feet in height and wire antenna not exceeding 35 feet in height. The property is located at 20228 Sunnyslope Road, Caldwell; also referenced as parcel R33590012D, the NE1/4 of Section 34, Township 3N, Range 4W; Canyon County, Idaho. A portion of the property, nearest to the Snake River, is located within a floodplain (Zone A).

- b. Bethel Romanian Church Corp. Case No. RZ2018-0023**
Bethel Romanian Church Corp. is requesting to rezone parcel R25677505A from “A” (Agricultural) to “R1” (Single-Family Residential, 1 acre minimum lot size). The vacant property is located at the corner of Red Fox Drive and Lewis Road, Nampa Id. In a portion of the NE ¼ of Section 14, Township 2N, Range 2W; Canyon County, Idaho.
- c. James Blake Case CR2018-0009**, James Blake is requesting to conditionally rezone parcels R34259011 and R34259011A, approximately 12.8 acres, from Agricultural to CR-Rural Residential for the purpose of creating one additional building site on the subject properties with the remaining acreage to remain in agricultural production subject to a Development Agreement. The property is located in an “A” Flood Hazard zone. The subject properties are located at 19593 Madison Road, Nampa, Idaho.
- d. Rich Picket Case No. CR2018-0004**: Rich Pickett is requesting to conditionally rezone parcels R33141 and R33141011, approximately 17 acres, from “A” (Agricultural) zoned property to “CR-RR” (CR-Rural Residential) zone for the purpose of creating THREE rural residential properties. The subject properties are located at 18968 Lonkey Lane, Caldwell, ID with approximately 1138 feet of road frontage on Chicken Dinner Road and are further described as a portion of the northwest quarter of Section 01, Township 3N, Range 4W, BM, Canyon County, Idaho.
- e. Canyon County Case No. RZ2018-0025**: Canyon County is proposing to amend the zoning map to assign a zone to subject properties R34063010, R34063010A, R34063011, R34063, R34062011, R34164010 de-annexed from the City of Caldwell by a Decree and Judgment of Separation recorded as instrument # 2017-054074 on December 12, 2017 and Ordinance No 3163 recorded as instrument 2018-039540 on September 5, 2018. The proposed zone to be applied to the approximate 155 acres is “A” (Agricultural). The subject properties, portions of the Sections 16 & 21 -4N-2W, are located at 21266 Midland Blvd., Caldwell, Idaho.
- f. Karcher Farms LLC & SS Karcher Farms LLC Case No. OR2018-0004 & CR2018-0002**: Karcher Farms, LLC and SS Karcher, LLC are requesting a Comprehensive Plan Map Amendment to change the designation of approximately 44.9 acres from “Commercial” to “Residential” designation and approximately 45.9 acres from “Agricultural” to “Residential” (Portions of R32915, R32917011, and all of R32917010).
Karcher Farms, LLC and SS Karcher, LLC are also requesting a Conditional Rezone with a Development Agreement to change the zoning for approximately 2.2 acres from an “A” (Agricultural) zone to a CR-C-1 (Conditional Rezone-Neighborhood Commercial) zone, 36.8 acres from an “A” (Agricultural) zone to a CR- C-2 (Conditional Rezone-Service Commercial) zone, and 90.8 acres from an “A” (Agricultural) zone to an CR-R-1 (Conditional Rezone -Single Family Residential) zone.
R32915 is located on the south Side of Karcher Rd., approximately 1597 ft. west of the intersection of Karcher Rd. and Farmway Rd, Caldwell, Id., in a portion of the NE ¼ of Section 17, T3N, R3W, BM, Canyon County, Idaho.
R32917011 is located at the southwest corner of the intersection of Karcher Rd. and Farmway Rd., in a portion of the NE ¼ of Section 17, T3N, R3W, BM, Canyon County, Idaho.
R32917010 is located approximately 280 ft. north of Orchard Avenue and approximately 2656 ft. south of Karcher Road, in a portion of the SE ¼ of Section 17-3N, R3W, BM, Canyon County, Idaho.

- 3. APPROVAL OF MINUTES:
 - a. November 1, 2018
- 4. COMMISSION, DIRECTOR, & PLANNER COMMENTS
- 5. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for November 15, 2018

I certify that on **November 13, 2018**, I placed a copy of this agenda at the entrance to the Development Services Department on the 1st floor of the Canyon County Administration Building and in the foyer of the Canyon County Administration Building, located on the first floor, 111 North 11th Avenue, Caldwell, Idaho.

Signed: _____

Date: November 13, 2018

Suggestions for Testifying at the Public Hearing:

Be informed . . .

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan. Learn the criteria used to consider the proposal's merits, or other pertinent material.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

*The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each** individual is given **3** minutes to comment. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives **10** minutes to make comments. Applicant has **5** minutes to rebut or discuss issues raised by any opposition.*