



**AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
April 18, 2019
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. **Superior Signs Case: RZ2019-0002 Table to 7/18/2019**

Superior Signs, on behalf of Steve Harmsen & Steve Regan Co. is requesting a **Rezone** of approximately 3.79 acres from an “A” (Agricultural) zone to a “C-2” (Service Commercial) zone. The subject property is located at 3801 Hwy 20/26, Caldwell, ID, in a portion of the SW ¼ of Section 24, 4N, 3W, BM, Canyon County, Idaho
 - b. **Baas Group Case: RZ2018-0040**

Nate Mitchell representing Baas Group LLC, is requesting a rezone of parcels R34542 and R34535 from “A” (Agricultural) to “C-2” (Service Commercial) zone. The vacant properties, total of 20.85 acres, are located off of Old Highway 30, Caldwell; and described as a portion of Section 4, Township 4N, Range 3W, BM, Canyon County, Idaho.
 - c. **Juniper Ranch Case: CU2018-0022**

Stan and Jeanie Meholchick are requesting a conditional use permit to operate a special events facility on ten (10) acre parcel currently referred to as Juniper Ranch. Juniper Ranch, parcel R34083, is located at 21500 Wells Road, Caldwell, ID. The subject property is located in the Middleton area of city impact and is located within an AE flood hazard zone in the Boise River flood hazard area.

NEW BUSINESS- ACTION ITEMS

2. **Introduction of evidence, including testimony, and Commission deliberation towards possible decision, is expected for the following applications:**
 - a. **Three Forks Estates Subdivision Case SD2018-0021: Table to 5/16/2019**
 - b. **JO Properties LLC Case: RZ2018-0039 & OR2018-0010:**

JO Properties, LLC is requesting a **Comprehensive Plan Map Amendment** to change the designation of parcel no. R34010 from “Agriculture” to “Residential” and “Agriculture” to “Commercial” Also requested is a **Rezone** of approximately four (4) acres from “A” (Agricultural) to “R-R” (Rural Residential) and approximately 10.14 acres from an “A” (Agricultural) zone to a “C-1” (Neighborhood Commercial) zone. The subject property, parcel no. R34010 is located at the southwest corner of the intersection of Hwy 44 and Bent Ln. Middleton, Idaho, in a portion of the SE ¼ of Section 12, T4N, R2W, BM, Canyon County, Idaho.
 - c. **Kachupa Ridge Estates Case: SD2018-0005**

A request by Jay Walker for approval of a **Preliminary Plat, Irrigation, & Drainage Plan** for **Kachupa Ridge Subdivision**. The development consists of six (6) residential lots and is located in an “R-R” (Rural Residential) zone. The subject property is located on the north side of Purple Sage Road, at the northeast corner of the intersection of Kenridge Rd. and Purple Sage Road, in a portion of the SE ¼ of Section 26, T5N, R3W, BM, Canyon County, Idaho.

d. Obendorf Onion Processing Case CU2019-0005

Obendorf Farms is proposing to construct an onion processing facility on Fargo Road to include office space, basic production operations, packing and cold storage of onions. Packing operations will operate weekdays 8 a.m. to 8 p.m. from August to April with truck traffic expected to be 6 trucks per day. Initially there will be 15 employees with an expected increase to 30 employees at full build out. The applicant is proposing to utilize an existing domestic well for the facility. Currently the site plan calls for a 150 foot x 300 foot processing facility and an agricultural storage facility 150 foot x 270 foot on the site. The applicant is anticipating expansion including three additional storage buildings to be located west of the processing facility. The subject property, parcel R36678, containing approximately 80 acres is located at 23295 Fargo Road, Parma, ID and is further described as a portion of the SE quarter of 04-4N-5W, BM, Canyon County, Idaho.

e. Mike Dudley Case RZ2019-0005

Mike and Sherry Dudley are requesting to rezone six acres, parcel R33707010, from "RR" (Rural Residential) to "R1" (Single Family Residential) for the purpose of completing the proposed Noah's Landing Subdivision development. The road, power and pressurized irrigation systems are installed for a six residential lot development. The subject property is located adjacent to 26530 Noah's Landing Circle, Wilder and is further described as a portion of 03-3N-5W-NW, BM, Canyon County, Idaho.

3. APPROVAL OF MINUTES:

- a. April 4, 2019

4. COMMISSION, DIRECTOR, & PLANNER COMMENTS

5. ADJOURNMENT