

March 8, 2023

To: Daniel Lister; Canyon County Commissioners; Canyon County Planning and Zoning

From: Brad Benke

Subject: John & Sherry Anderson Public Hearing Case CR2022-0024

I am writing in regard to the application of John and Sherry Anderson to rezone their property from Agriculture to Light Industrial. I stand strongly in opposition to this request.

The light industrial zone for this area has historically been from Highway 19 to the West End Drain. This plan has been an effective and appropriate designation since the parcels north of The West End Drain have highway and rail access. And further, the West End drain provides a clear and distinctive barrier between light industrial and agriculture. Please don't approve this rezoning request to light industrial zoning which would continue to consume and destroy the agricultural-zoned areas south of the West End Drain.

In agreement with all other property owners in this agricultural area, the Andersons have stood in complete opposition to all prior Light Industrial Zoning requests around their property. Until now. Their desire to sell and move out of the area has unfortunately changed their position one hundred and eighty degrees.

The goals (section 13 of the Canyon County 2020 comprehensive plan) of Canyon County's Commissioners are stated below:

- 1) Acknowledge, support and preserve the essential role of agriculture in Canyon County.
- 2) Support and encourage the agricultural use of agricultural lands. And
- 3) Protect agricultural lands and land-uses from incompatible development.

The Anderson property has been farmed since it was taken out of sage brush and is viable for row crop or grazing. To allow this property to be rezoned to light industrial goes against everything the commissioners have stated in their goals. It also invades and further diminishes the presence of agriculture in an area that is still highly ag.

In summary, your decision to reject this request is crucial to all the other surrounding agricultural landowners in this area, and is in lockstep with your comprehensive plan. Please reject this request.

Sage Huggins

From: [REDACTED]
Sent: Thursday, March 9, 2023 10:22 AM
To: Sage Huggins
Subject: [External] Case# CR2022-0024

Dear Commissioners,

We have lived on Lower Pleasant Ridge for 18+ years. During this time we have participated in several Planning and Zoning / Commissioner meeting regarding stopping Ag to M-1 / Light Industrial Zoning that would have been detrimental to the agricultural nature of our community. In 2014 sixty four acres were purchased on Lower Pleasant / Pride Lane to build a “food processing” plant. Our neighborhood came together in force and did its due diligence. It became more and more obvious that this was a possible Ethanol Plant. Definitely not friendly or compatible with our agricultural community. In 2020 our community once again did its homework regarding 40 plus acres on the corner of Wietz and Lower Pleasant. The owners applied for M-1 zoning with a development plan to put in a “small business” strip mall. They were proposing 10 to 15 small business on the property. Once again, the agricultural community came together in force to keep agriculture in our area.

In 2022 the county had a “Growing Together” campaign regarding updating the Comprehensive Plan. A survey was conducted and on the Land Use and Community Design Comment Card several goals were laid out. Goal 4.04.00 Concentrate future growth in and around existing communities while preserving and enhancing the County’s agricultural and rural character. Goal 4:05:00 Maintain agriculture as the principal land use in the County and ensure land use and planning decisions support a robust agricultural economy. Every time agricultural land is given over to M-1 Zoning these goals are lost. This parcel has been growing hay and grazing animals for many years. To approve a rezoning to M-1 / Light Industrial – no matter how many restrictions are made – goes against each of these goals. We are agricultural in this area and are in opposition to the rezoning of a highly agricultural viable property.

Mark and Vivian Ferkin

19335 Lower Pleasant Ridge Rd. Caldwell

[REDACTED]
[REDACTED]

Sage Huggins

From: Tyler Slate <[REDACTED]>
Sent: Sunday, March 12, 2023 11:24 PM
To: Sage Huggins
Subject: [External] John and Sherry Anderson Rezone Request

Dear Commissioners

I am writing this letter in regards to the application of John and Sherry Anderson wanting to rezone their property from Agricultural to Light Industrial. In this matter I strongly disapprove.

I am a third generation born in the treasure valley and grew up farming in the west Caldwell area with my family. My family has lived above the Anderson's property since 1993. Since having lived by the Anderson's my parents and now myself have been involved in a number of planning and zoning meetings dealing with a number of different things related to rezoning from Agricultural to Light Industrial. Luckily enough our community has came together on every occasion and showed all our disapprovals towards these rezonings; including the Anderson's.

In every single rezone proposal in our area both John and Sherry fought full heartedly to put a stop to the rezones in question from Agriculture to Light Industrial. They knew the negative impacts it would have on our community and it wouldn't be something they would want to hear, see, or possibly smell. They also knew it would be taking more farm ground out of our area.

Now that they are wanting to relocate out of state it is all the sudden alright for them to try and do the very thing they have fought hard against for several years.

The Anderson's property has always been farmed and/or raised cattle. The owners before Anderson's farmed the ground. The Anderson's themselves raised beef cows and in recent years grew Alfalfa hay and Grass hay. The past several years myself or my dad have swathed the Anderson's Alfalfa and Grass hay. In 2022 the Anderson's took out roughly 8 acres of Aflafla hay making it look like a good chunk of their property was not farmable.

By rezoning this property from Agricultural to Light Industrial 100% goes against the 2020 comprehensive plan. You will not be preserving Canyon Country agricultural land at all. By rezoning this property to Light Industrial you will just be destroying more of Canyon Counties precious farm ground as well as negatively affecting our community of farmers out here.

Light industrial should be left on the North side of West End Drain where there is easy access to highway 19 and the railroad. Please reject the request from John and Sherry Anderson on this rezone request.

Tyler Slate

19627 Middle Rd
Caldwell, Idaho

Sage Huggins

From: Dave House <[REDACTED]>
Sent: Tuesday, March 14, 2023 9:03 AM
To: Sage Huggins
Cc: Dave House
Subject: [External] Case CR2022-0024 John and Sherry Anderson

Commissioners and those concerned,

Concerning case CR2022-0024, property of John and Sherry Anderson.

We strongly oppose implementing 19372 Lower Pleasant Ridge Rd to Light Industrial. As you can see this land and surrounding area is primarily agricultural and residential, we want to keep it that way.

This is agricultural land, we need our crops, our farms, our homesteads left as is.

Yes, we need industrial sites, just not here in our community.

The noise is already an issue due to Gayle Manufacturing on the corner of Highway 19 and Weitz.

Traffic is also an issue with speeding, running stop signs, etc. If you add industrial sites you've added more vehicles, more issues.

Thank you,
Sonya House
David House
18472 Lower Pleasant Ridge Rd
Caldwell Idaho

Sage Huggins

From: Cindy Roberts <[REDACTED]>
Sent: Sunday, March 12, 2023 1:09 PM
To: Sage Huggins
Subject: [External] Anderson Rezone Application CR2022-0024

Re: Rezone Request

John and Sherry Anderson

19372 Lower Pleasant Ridge Rd.

Caldwell, ID 83607

R36368 and R36368011

CR2022-0024

My name is Cindy Roberts and I was born and raised on a farm on Lower Pleasant Ridge Road about ¼ mile from the above property. My father, brother, and I have three separate residences within ¼ mile of the Anderson property.

This property was taken out of sagebrush in the 1900's and has since been farmland. Many years ago then owner Harlan Starr sold off the north side of the farm because of access to the railroad. The remaining property that is now requested for rezone has no railroad access.

The Anderson property is farmland and is surrounded by farmland. There are three primary farmers who grow onions, wheat, hay, and many seed crops including beans, carrots, peas, alfalfa and corn.

The farm is located on two rural roads, which have farm equipment, trucks, and local residents. Fast moving traffic is sometimes dangerous as more residents not familiar with slow moving farm equipment use the road. There was a fatal accident one mile west of this location earlier this year. If rezoning is approved, it will negatively impact property values and quality of life of the surrounding homes and farms.

I understand the Andersons want to make the most from their property, but this was purchased as farm ground, and I believe for the greater good of the community and Canyon County agriculture it should remain as agriculture zoning.

Thank you for your consideration to reject this request.

Max and Cindy Roberts
19713 Pride Ln.
Caldwell, ID 83607
[REDACTED]