



**AGENDA**  
**BEFORE THE CANYON COUNTY**  
**PLANNING & ZONING COMMISSION**  
**April 18, 2024 at 6:30 pm**  
**CANYON COUNTY ADMINISTRATION BUILDING**  
**1<sup>ST</sup> FLOOR MEETING ROOM, Suite 130**

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

**1. OLD BUSINESS - ACTION ITEMS**

- A. Case No. CU2021-0013 / Knife River Corp – Mountain West** – Approve revised FCO's.

**2. NEW BUSINESS - ACTION ITEMS**

- A. CU2020-0017-MOD / Caldwell Housing Authority** – Caldwell Housing Authority is requesting to modify an existing conditional use permit to provide a time extension (CU2020-0017 allowed 219 recreational vehicle parking spaces) on property addressed as 22730 Farmway Road, Caldwell, on parcel number R34658000/8011/8010. The parcel is further known as NW TX 19406 IN NW SECTION 9, T4N, R3W, B.M. Canyon County, Idaho.
- B. Case No. CR2022-0007 / Payne** - The applicant, Greg Payne, is requesting a Conditional Rezone of approximately 21.84 acres from an "A" (Agricultural) and "C-1" (Neighborhood Commercial) zone to a "CR-C-2" (Conditional Rezone - Service Commercial) zone. The request includes a development agreement limiting uses within the zone. The subject vacant property, Parcel R34456, is located adjacent to 13768 HWY 44, Caldwell; also referenced a portion of the SW $\frac{1}{4}$  of Section 02, T4N, R3W, BM, Canyon County, Idaho.
- C. Case No. CU2023-0004 / AgEquity** – The applicant, Jeff Bower/Kristen McNeill representing AgEquity Holdings LLC, is requesting a conditional use permit to allow a Mineral Extraction – Long Term (proposed 3 years) use within an "A" (Agricultural) Zoning District on approximately 56 acres. The subject property is located at 14533 River Rd, Caldwell Parcels, on parcels R34667011 and R34668; also referenced as a portion of the SW  $\frac{1}{4}$  of Section 10, Township 4N, Range 3W; BM; Canyon County, Idaho.

On March 21, 2024, the Planning and Zoning Commission tabled the hearing to a date certain of April 18, 2024.

**3. ACTION ITEM - DIRECTOR, PLANNER, COMMISSION COMMENTS**

**4. ADJOURNMENT**

**CERTIFICATE OF POSTING**

**Canyon County Planning and Zoning Commission Meeting for April 18, 2024**

I certify that on **April 16, 2024** 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 located on the first floor, 111 North 11<sup>th</sup> Avenue, Caldwell, Idaho.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

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**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.*