



**AGENDA**  
**BEFORE THE CANYON COUNTY**  
**PLANNING & ZONING COMMISSION**  
**October 17, 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. CR2022-0022 – Vermaas:** The applicant, KM Engineering representing owner Bonnie Vance Vermaas, is requesting a conditional rezone of Parcels R37517 & R37519 from an “A” (Agricultural) Zone to an “R-1” (Single Family Residential) Zone subject to a development agreement restricting development to 13 residential lots. The subject property is located at 9713 Galloway Road, Middleton; also referenced as a portion of the NW ¼ of Section 28, T5N, R2W, Canyon County, Idaho.

On August 15, 2024 the Planning and Zoning Commission continued the case to a date certain of October 17, 2024

PROPOSED TO BE TABLED TO A DATE CERTAIN: NOVEMBER 21, 2024

- B. Case No. CU2023-0018 – Smith:** Scott and Denise Smith of Sol Invictus Winery request a conditional use permit to allow a special events facility on Parcel R33774015. The 9.98-acre property is located at 3690 Schmidt Lane, Star; also referenced as a portion of the NE¼ of Section 1, T4N, R2W, BM, Canyon County, Idaho.

On July 18, 2024 the Planning and Zoning Commission continued the case to a date certain of September 5, 2024. On September 5, 2024 the Planning and Zoning Commission continued the case to a date certain of October 17, 2024.

**2. NEW BUSINESS - ACTION ITEMS**

- A. Case No. 2023-0027 – Harris:** The applicants, Rick and Laura Harris are requesting a conditional use permit of for a dog kennel on approximately 2.61 acres zoned “A” (Agricultural). The subject property is located at 13979 Hollow Rd. Caldwell, ID, also referenced as Parcel R37812011 a portion of the NW quarter of Section 11, T5N R3W BM, Canyon County, Idaho.

- B. Case No. CR2022-0003 – LWD Development:** LWD Development, Inc. represented by Borton-Lakey Law is requesting a Conditional Rezone of approximately 72.8 acres from an “A” (Agricultural) zone to a “CR-R-1” (Conditional Rezone – Single-Family Residential) zone on parcels R37624 and R33827. The request includes a Development Agreement to limit residential development to 46 residential lots. The subject properties are located to the northeast of the intersection of Kingsbury Rd and Foothill Rd, Middleton, parcel R33827 is located in the NW ¼ of Section 02, T4N, R2W, BM, Canyon County, Idaho, and parcel R37624 is located in the SW ¼ of Section 35, T5N, R2W, BM, Canyon County, Idaho.

3. ACTION ITEM - APPROVAL OF MINUTES

A. September 5, 2024

4. ACTION ITEM - DIRECTOR, PLANNER, COMMISSION COMMENTS

5. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for October 17, 2024

I certify that on **October 15, 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. Applicant has **5** minutes to rebut or discuss issues raised by any opposition.*