



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
November 21, 2024 at 6:30 pm
CANYON COUNTY ADMINISTRATION BUILDING
1ST FLOOR MEETING ROOM, Suite 130

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. CU2023-0025 – Surber:** Approve revised FCO’s.
- B. APA Ordinance:** The Board of County Commissioners of Canyon County, Idaho, will consider adopting an Ordinance of Canyon County, Idaho Chapter 7, Article 9, of the Canyon County Code of Ordinances, Canyon County Agriculture Protection Act.:

The purpose of this ordinance is to comply with an Idaho state law passed during the 2024 legislative session- Title 67- Chapter 97, Agricultural Protection Act. Idaho Code § 67-97 requires counties to establish a voluntary process through which agricultural producers may make application to commit lands actively devoted to agriculture production to remain in agricultural use for a minimum of twenty years. As required by state law, an APA designation aims to protect productive farmland, rangeland, and forest land; encourage best farming practices; support the local agricultural economy; and provide for long-term planning stability. This ordinance sets out the process for creation of Agriculture Protection Areas. Any person found to be in violation of this code shall be guilty of a misdemeanor and punishable as provided in Section 18-113, Idaho Code.

If approved by the Board of Canyon County Commissioners, the effective date of the proposed ordinance will be January 1, 2025.

On November 7, 2024, the Planning and Zoning Commission continued the hearing to November 21, 2024.

- C. 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, one-acre average minimum lot size) 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 and October 17, 2024, the Planning and Zoning Commission tabled the hearing to allow the application to be amended to request an “R-R” (Rural Residential, two-acre average minimum lot size) zone.

2. NEW BUSINESS - ACTION ITEMS

A. 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 SW¼ of Section 02, T4N, R3W, BM, Canyon County, Idaho.

On October 2, 2024, the applicant requested the following amendment to the application: (1) North most 7+/- acres of the subject parcel be zoned “CR-C-2” and restricted to mini storage/RV storage uses and quasi-public uses; (2) Middle 7+/- acres of the subject parcel to be zoned to “CR-C-2” with limited uses; and (3) Southern 7+/- acres currently zone “C-1” will not be changed. The Board of County Commissioners found the request to be a substantial change and remanded the request back to the Planning and Zoning Commission per Chapter 1, Article 17 of the Canyon County Code of Ordinances.

B. Case No. SD2022-0047 – Falcon Rim Subdivision: The applicant, Tradition Capital Partners represented by KM Engineering, LLP, requests approval of a preliminary plat for Falcon Rim Subdivision, 26 residential lots with one (1) common lot on Parcel R37527011. The parcel is zoned “CR-R-1” (Conditional Rezone -Single Family Residential). The subject property, 37.4 acres, is located at 25683 Duff Lane, Middleton, also referenced as a portion of the NE¼ of Section 29, T5N, R2W, BM, Canyon County, Idaho.

3. ACTION ITEM - APPROVAL OF BYLAWS UPDATE

4. DIRECTOR, PLANNER, COMMISSION COMMENTS

5. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for November 21, 2024

I certify that on **November 19, 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 11th Avenue, Caldwell, Idaho.

Signed: _____

Date: _____