Notice of Public Hearing

Before the Owyhee County Planning & Zoning Commission

On July 25, 2018 beginning at 10:00 am, the Owyhee County Planning and Zoning Commission will hear testimony in the Annex Building of the Owyhee County Courthouse located at 17069 Basey St., Murphy, Idaho on the following matters at the times listed below.

**Beginning at 10:00 am**, the Commission will hear application Z18-24, a request for a conditional use permit filed by **Steve and Cindy Derrick** seeking approval to establish a single-family residence on an approximately 5-acre parcel to be split from a larger 20-acre parcel. The subject parcel, RP03N06W130040A, is located at 2318 Pioneer Road approximately 2.5 miles SW of Homedale in an Agricultural zone located in the NE¼ of the NE¼ of Section 13, Township 3 North, Range 6 West, Boise Meridian, Owyhee County, Idaho.

**Beginning at 11:00 am**, the Commission will hear application Z18-25, a request for a conditional use permit filed by **James Ross** seeking approval to establish a one-lot residential subdivision on an approximately 5-acre piece. The subject parcel, RP04N06W241821A, is located at the corner of River Road and Fox Run Road approximately 4 miles NW of Homedale in an Agricultural zone located in the SE¼ of the NW¼ of Section 24, Township 4 North, Range 6 West, Boise Meridian, Owyhee County, Idaho.

**Beginning at 1:00 pm**, the Commission will hold a public comment meeting on proposed amendments to the zoning ordinance. The proposed changes include:

* Adding a Table of Contents and Index
* Adding the definition of Light Industrial as follows:

“*Light Industrial: Any manufacturing processing, assembling, testing, storing, and similar uses. Any by-products of noise, smoke, odor, glare, gas, vibration, dust, light are generally contained within a building or does not extend beyond the property lines to have measurable impact upon the surrounding properties. It does not refer to the growing of agricultural crops, or the raising of livestock.*”

* Adding “Light industrial” as an allowed use in the Multi-use Zone (9-5B-3).
* Changing “Residential subdivisions” from a permitted use (9-5C-5) to an allowed use (9-5C-4) in the residential zone.
* Adding the words “*except residential subdivisions*” to Section 9-5B-3 after “Uses allowed in the R District”

Copies of the proposed projects and ordinance amendments are available for review in the Planning and Zoning office. The ordinance amendments can also be viewed at www.owyheecounty.net under the Community Development tab. For additional information please call 208-495-2095 ext. 2.