

IDAHO BUSINESS REVIEW

Interstate Truck seeks to reclassify Parma acreage

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by Brad Carlson

Interstate Truck & Equipment Co., Boise, wants Canyon County planners to re-classify 168 acres in Parma to accommodate residential and commercial uses.

The property lies in the northwest quadrant of Lon Davis Road and U.S. 20-26. Interstate Truck & Equipment seeks Canyon County Planning & Zoning Commission approval of a comprehensive plan map change from agricultural to rural-residential, light industrial and service-commercial designations, and conditional rezoning. The applicant also seeks approval of a development agreement.

Attorney Todd Lakey, who is representing Interstate Truck & Equipment, said in a letter to county planners that the 118.5-acre northern portion would consist of rural residential uses accessed from Lon Davis Road and planned public roads within the development. Along the north side of U.S. 20-26, in the southern section of the property, 41.85 acres would be rezoned for light-industrial uses and 6.11 acres would be rezoned for service-commercial uses, he said. Infrastructure would meet local and state agency standards, he said.

An elevation change on the property helps provide a natural separation between the rural-residential and commercial and light-industrial uses, Lakey wrote. He is with Rose Law Group Borton.

Commercial and industrial uses make sense along the highway, though Interstate Truck does not now have specific companies intending to locate on the site, he wrote. He added: "Companies often look for land already zoned to locate their businesses and are not willing to pursue the time, risk and expense of purchasing and rezoning a parcel themselves. This application will facilitate opportunities for businesses to locate at this site."

Canyon County Development Services officials set a public hearing at 7 p.m. July 3 at the Canyon County Courthouse, Caldwell. Input from affected agencies is due June 20.

At the public hearing, Canyon County Planning and Zoning Commission members could

approve the application, deny it, or postpone a decision while they await additional information, said Keith McEvoy, a member of the county's planning staff. The applicant could appeal a denial to the Board of County Commissioners, he said.