



News Release

The Coalition For Agriculture's Future

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Coalition For Agriculture's Future **Opposes Conditional Use Permit Application**

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The Coalition For Agriculture's Future will ask the Canyon County Commissioners on Tuesday to turn down a conditional use permit application that would turn 74 acres of prime agriculture land into residential subdivision lots, Coalition officials said today.

The CPU application by Jeff Carpenter would create 37 residential lots in what is now an agricultural zone near the intersection of Karcher Road and Hoskins Road in Canyon County. The application has already been denied by Canyon County Planning and Zoning but was appealed to the commissioners.

“Developments come in two forms, progressive and retrogressive. Progressive developments are in the best interest of our community. The only benefactor in granting a CUP to Mr. Carpenter is Mr. Carpenter and the losers are the citizens of Canyon County. This is a retrogressive development which should be denied,” Coalition Chairman George Crookham will tell the commissioners during the Tuesday public hearing.

The Coalition for Agriculture's Future is formed from about two dozen of the areas largest agri-businesses, financial institutions and other companies with agricultural interests in the Treasure Valley's \$3 Billion agricultural economy.

“The Coalition is not anti development, but is dedicated to professional smart growth. This application does not conform to the County's comprehensive plan and is exactly the kind of proposal that will have an overall negative effect on the County's limited resources. Keep in mind that there is no more secure and sustainable industry than agriculture. This is especially true for Canyon County given our unique soils, water and environment,” the Coalition chairman noted.

The Coalition cites several specific points it feels will harm the overall managed growth and development of Canyon County. They include:

1. The tax dollars generated by the homes will be less than the services they require.
2. It takes away a positive agricultural tax flow and replaces it with negative tax flow.
3. There is no long-term plan for providing this development with police, sewer, water, transportation and all the other services a county, city or town needs to plan for. Taxpayers will have to make up the difference in covering the additional costs for this development.
4. If property rights are the deciding factor in CUPS then this county is doomed to a chaotic mess with irreparable long-term effects.

“Developers frequently like to argue that these types of application will result in the loss of ‘marginal’ farm land. But Canyon County farmers walked away from marginal plots in this county decades ago. Today it is viable, proven, sustainable farm land that is being lost,” Crookham said.

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