



PLANNING OR ZONING COMMISSION
FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Granite Companies LLC – OR2025-0023

The Canyon County Planning and Zoning Commission considers the following:

Comprehensive Plan Map Amendment of Parcel R29892010 from an “agriculture” future land use designation to a “rural residential” future land use designation.

The 46.5-acre property is located at 7044 Rim Road, Nampa, also referenced as a portion of the SW quarter of Section 30, T2N, R2W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:
 - A. The record includes all testimony, the staff report, exhibits, and documents in Case File OR2025-0023.
 1. All exhibits can be found in the case staff report dated April 2, 2026. The April 2nd hearing was tabled to May 7, 2026.
 2. Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on February 26, 2025. Property owners within 300 feet of the subject property boundaries were notified on February 26, 2025. A full political notice was sent on April 2, 2026. A newspaper notice was published on March 3, 2026. The subject property was posted with a notice on March 3, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-03 (Comprehensive Plan Amendment Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), and §67-6519 (Application Granting Process).
 - a. Notice of the public hearing was provided in accordance with CCCO §07-05-01 and Idaho Code §67-6509.
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act (“LLUPA”), and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6509.
3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.
4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5. No plan shall be effective unless adopted by resolution by the governing board. A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document. A copy of the adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the city clerk or county clerk. *See* I.C. §67-6509(c).

The application, OR2025-0023, was presented at a public hearing before the Canyon County Planning and Zoning Commission on May 7, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Comprehensive Plan Amendment Criteria Analysis

HEARING CRITERIA – CCCO §07-06-03(1): The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals, and policies:

County Ordinance and Review

Criteria Met?	Code Section	Criteria
No	A	Is the requested type of growth generally in conformance with the comprehensive plan?
Analysis		The requested type of growth is generally <u>not</u> consistent with the 2030 Comprehensive Plan. The request would promote residential growth in an area planned to preserve agricultural uses and character. - The 2030 Canyon County Comprehensive Plan designates the property as “agriculture” (Exhibit C.2c). “The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value” (Page 25, 2030 Comp. Plan). - The property is in an intensive agriculture overlay. “This overlay is applied to protect working lands and operations. These areas may have higher-quality soils, water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety” (Page 28, 2030 Comp. Plan). - The property is zoned “A” (Agricultural), consistent with the comprehensive plan (Exhibit C.2d). CCCO §07-10-25 states the purpose of the “A” Zone is to: <i>A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations,</i> <i>B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan,</i> <i>C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65,</i> <i>D. Protect agricultural land uses, rangeland uses, and wildlife management areas from unreasonable adverse impacts from development, and</i> <i>E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.</i> - The request is to allow a rural residential designation on the subject parcel (Exhibit B.2). The applicant contests that the property contains slopes, soils, and a lack of water, making the property nonviable farm ground. If approved, a rezone would be required, and subsequent subdivision to establish 20 residential lots (2.27-acre average lot size). “The rural residential district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses” (Page 26, 2030 Comp. Plan). This property is not within a transition area. The Nampa Impact Area is over 3 miles from the property. Nampa city jurisdiction is approximately 4 miles from the subject parcel. The Melba Impact area is over 7 miles from the subject parcel. The nearest similar rural residential zone is approximately 2 miles from the subject parcel. - Although agricultural uses may be limited on the subject property, the surrounding area appears to be in agricultural uses (Exhibit B.2a). The request would establish a residential subdivision in an agricultural area, which may impact agricultural operations, such as aerial spraying. On October 1,

2025, DSD staff recommended that the applicant submit a conditional rezone instead of a comprehensive plan amendment to create residential lot sizes commensurate with the area (five acres or greater) without a comprehensive plan amendment, which would set a precedent per CCCO 07-06-07(3). The applicant declined (**Exhibit B.7**).

- “Designation of a parcel as CR shall not constitute 'spot' zoning and shall not be presumptive proof that the zoning of other property adjacent to or in the vicinity of the conditionally rezoned property should be rezoned the same” (Last sentence from CCCO 07-06-07(3)).
- The request does not align with the goals and policies of the comprehensive plan, including but not limited to:
 - Property Rights - G1.01.00: Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.
 - The request introduces residential growth, which may impact the property rights of existing agricultural parcels. The adjacent parcels may create noise, dust, odors, and traffic common to the existing, planned agricultural area, which are uncommon in a residential subdivision and become a nuisance to residential property owners (**Exhibits C.2a, C.2b, C.2h & F.1**).
 - Population G2.01.00: Incorporate population growth trends & projections when making land-use decisions. P2.01.01: Plan for anticipated population and households that the community can support with adequate services and amenities.
 - Based on TAZ (Traffic Analysis Zone) forecasts (**Exhibit C.2k**), there is no household growth forecasted in the area. The TAZ is used by COMPASS (Community Planning Association) and other agencies as a tool to plan growth and funding for future transportation needs.
 - Land Use and Community Design - G4.03.00: Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. P4.03.01: Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources. G4.05.00: Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy. P4.05.01: Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators. P4.05.03: Encourage uses on agricultural parcels to be planned and placed to limit interference with farming operations, which may include clustering of residences and other structures, placement near existing utilities and infrastructure, and placement to minimize conflicts with allowed agricultural uses on the proposed site and adjacent lands. G4.07.00: Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life. P4.07.01: Plan land uses that are compatible with the surrounding community. P4.07.02: Discourage incompatible development near existing agricultural businesses that would cause the operator undue hardship through complaints, traffic, or other complications.
 - See findings and evidence in criteria B, C & D for additional supporting analysis.
 - Natural Resources & Hazards – G5.01.00: Protect, enhance, and steward natural resources. P5.01.03: Encourage the protection of groundwater and surface water quality and quantity in land use through drought-tolerant design and community systems. P5.01.04: Encourage subdivisions of over fifteen lots to install community water systems.
 - Schools – G6.01.00: Ensure adequate school facilities and services meet the community's educational, social, and recreational needs.
 - The nearest Nampa School District elementary school, Ronald Regan Elementary, is almost 6 miles away. It is over 8 miles to the nearest school in the Melba School District. The applicant's conceptual plans are project-specific and do not provide long-term impacts to the school district if the surrounding area includes residential growth.
 - The applicant has provided project-specific plans for the subject property and does not provide an analysis for the long-term impacts to the surrounding area, surrounding uses, infrastructure, and public services if the residential land use promotes additional residential growth beyond the subject property. Without a long-term plan, the impacts could be detrimental to the

		surrounding area and overall community (including schools, taxation, and community infrastructure costs). ▪ See findings and evidence in criteria E for supporting analysis.
Criteria Met?	B	When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?
No		
Analysis		In consideration of the surrounding land uses, the proposed comprehensive plan amendment to “Rural Residential” is <u>not</u> more appropriate than the current comprehensive plan designation of “Agriculture”. • The request is to allow a rural residential designation on the subject parcel (Exhibit B.2). “The rural residential district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses” (Page 26, 2030 Comp. Plan). This property is not within a transition area. The Nampa Impact Area is over 3 miles from the property. Nampa city jurisdiction is approximately 4 miles from the subject parcel. The Melba Impact area is over 7 miles from the subject parcel. • There is no planned residential growth in the area (See Exhibit C.2c, Future Land Use Map). The 2030 Canyon County Comprehensive Plan designates the property as “agriculture” with an intensive agriculture overlay. ○ The applicant contests that the property contains slopes, soils, and a lack of water, making the property nonviable farm ground. The property consists of moderate to least suitable soils (Exhibit C.2g). The applicant does not demonstrate how the property cannot be reclaimed into viable farm ground or how uses supported by the agriculture designation cannot be supported on the property (Exhibit B.2). Therefore, the request does not adequately demonstrate why the rural residential designation is more appropriate. ▪ The area has other gravel pits (Exhibit C.2h). Gravel pit uses are allowed subject to a conditional use permit in an agricultural designation/zoning. Concern was raised regarding the request, and if it's approved, it potentially sets a precedent allowing gravel pits to change the county's plan to further develop the area, instead of it matching the county's plan (Exhibits C.2a, C.2h & F.1). ▪ Properties in the area without surface irrigation have historically been rangeland for grazing cattle and sheep. Grains, oilseeds, fruits, and pasture grasses are crops found in low-water/dry farming areas (Exhibits C.2a, C.2h & F.1). ▪ Per CCCO 07-10-027, the “A” zone, consistent with the agricultural designation in the comprehensive plan, allows uses such as a batch plant, special events facilities, winery, contractor shop, and staging areas with an approved conditional use permit. The property may qualify for nonviable land division in an “A” Zone per CCCO §07-18-09, which would allow the creation of six parcels (7.5-acre average lot size). The applicant declined other uses and options for development of the parcel (Exhibit B.7). ○ Although the subject property is not viable farm ground, the surrounding area consists of viable farm ground, which could be impacted if residential growth is established in the area. ▪ The subject property is surrounded by larger agricultural ground (Exhibit C.2b). The smallest property is 0.96 acres (an original parcel, pre-1979). The next smallest is 4.66 acres, created by a conditional use permit/land division. The largest parcel sizes in the area are 317 acres and 161.55 acres (Tiegs) directly southwest and south of the subject parcel. ▪ The property is between one and two miles from existing feedlot/dairy operations (Exhibit C.2h). • Pancheri feedlot, 11066 Missouri Ave. • Rocky Butte Farms, 12037 Sky Ranch Road • Savage Cattle, 13748 Surrey Lane

	- There are no zones in the area promoting residential growth (See Exhibit C.2d, Zoning Map). The nearest similar rural residential zone is approximately 2 miles from the subject parcel. - There are no recent decisions (cases) approving residential growth in the area (Exhibits C.2e & f). The property and properties to the north and east were created by land division, which is allowed in the “A” Zone. The nearest residential subdivisions are Deersky Ranch and Deer Flat Tracts, over one mile from the subject parcel. - Deersky Ranch was created in 2001 via a conditional use permit (consistent with the comprehensive plan and zone at that time). The subdivision has a 5.2-acre average lot size and includes a 500-foot buffer adjacent to agricultural properties to ensure minimal disruption to agricultural production and aerial spraying operations. - Deer Flat Tracts was approved in 1988 per the county code at that time. The four lots have a 4.5-acre average lot size. - Since then, the previous and current comprehensive plans have not promoted similar residential divisions in the area. This is evidenced by there being no similar decisions since 2001 in the area Exhibits C.2e & f.	
Criteria Met?	C	Is the proposed comprehensive plan amendment compatible with surrounding land uses?
No		
Analysis	The proposed comprehensive plan amendment to “Rural Residential” is <u>not</u> compatible with surrounding land uses. Pursuant to Canyon County Code of Ordinances (CCCO) §07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere with or conflict with or negatively impact one another, and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. - The majority of the properties surrounding the subject property are in active agricultural production. There is no planned residential growth in the area (See Exhibit C.2c, Future Land Use Map). The 2030 Canyon County Comprehensive Plan designates the property as “agriculture”. The property is also designated with an intensive agriculture overlay. The property is between one and two miles from existing feedlot/dairy operations (Exhibit C.2h). - Pancheri feedlot, 11066 Missouri Avenue, - Rocky Butte Farms, 12037 Sky Ranch Road, and - Savage Cattle, 13748 Surrey Lane. - There are no zones in the area promoting residential growth (See Exhibit C.2d, Zoning Map). The nearest similar rural residential zone is approximately 2 miles from the subject parcel. There are no recent decisions (cases) approving residential growth in the area (Exhibits C.2e & f). - The request introduces residential growth, which may impact the property rights of existing agricultural parcels. The adjacent parcels may create noise, dust, odors, and traffic common to the existing, planned agricultural area, which are uncommon in a residential subdivision and become a nuisance to residential property owners (Exhibits C.2a, C.2b, C.2h & F.1). <i>See findings and evidence in criteria B & D for additional supporting analysis.</i>	
Criteria Met?	D	Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?
No		
Analysis	Development trends in the general area do <u>not</u> indicate that the current designation and circumstances have changed since the comprehensive plan was adopted.	

request is approximately 8.8 miles from Nampa Fire Station #2 with an approximate response time of 13 minutes, which does not meet the fire district strategic plan (**Exhibit E.4**).

- There are 31 dwellings within a one-mile radius (**Exhibit F.1**). The request, if approved, proposes 20 residential lots, which almost doubles the number of dwellings within the one-mile radius. If the request sets a precedent that residential growth is allowed in the area and grows beyond the subject parcel, the growth could impact the agency as well as household health and safety due to longer response times.
- Boise-Kuna Irrigation District states the land is on high ground with no surface irrigation water from Mora Canal (**Exhibit E.5**).
- Idaho Dept. of Environmental Quality (DEQ) provided information about air quality, wastewater, drinking water, surface water, solid waste, and groundwater contamination, but nothing project/request specific (**Exhibit E.6**).
- Nampa Highway District #1 does not oppose, subject to review at the time of rezone and subdivision platting. The property takes access from Rim Road, a rural principal arterial (**Exhibit E.7**).
- IDWR – Floodplain Coordinator – Not in a floodplain (**Exhibit E.8**).

Idaho Code §67-6537(4): When considering amending, repealing, or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the comprehensive plan would have on the source, quantity, and quality of groundwater in the area.

- No information regarding source, quality, or quantity of groundwater was submitted by the applicant. Short-term impacts (project-specific plans, **Exhibit B.3**) can be addressed during the subsequent rezone and platting process, if approved. However, long-term impacts (residential land use growth beyond the subject property) are unknown.
 - The subject property and area are designated as a nitrate priority area (**Exhibit C.2j**). “General locations in Canyon County, as defined by the appropriate state agencies, where groundwater test results show the presence of nitrates in varying amounts” (Page 99, 2030 Comp. Plan).
 - Wells within a one-mile radius have nitrates, with some exceeding DEQ thresholds (**Exhibit C.2j**). Well depths in the area are 260 to 560 feet (**Exhibit C.5**). The Idaho Department of Environmental Quality (DEQ) sets the nitrate threshold for groundwater and drinking water quality at 10 milligrams per liter (10mg/L), which is equivalent to 10 parts per million (ppm).
 - The Idaho Department of Water Resources (IDWR) issued a temporary moratorium on March 20, 2026, due to ongoing concerns regarding groundwater availability and potential impact of water appropriation applications for south Lake Lowell, which includes the subject parcel (**Exhibit C.6**).

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case #OR2025-0023, a comprehensive plan map amendment of Parcel R298922010 from an "agriculture" future land use designation to a "rural residential" future land use designation.

DATED this 7 day of May, 2026.

**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**


Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 7 day of May, in the year of 2026, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.



Notary: Caitlin Ross

My Commission Expires: 5/7/2031