



PLANNING AND ZONING COMMISSION

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:

Hansen – CU2025-0031

The Canyon County Planning and Zoning Commission considers the following:

Case No. CU2025-0031: The applicant, Lucas Hansen, is requesting a Conditional Use Permit for a Slaughterhouse on approximately 11.30 acres in an “A” (Agricultural) zone. The request is for a custom slaughterhouse in which the applicant will accept animals from customers for processing. The request includes retail sales as an accessory use to the slaughterhouse. Proposed hours of operation for the slaughterhouse and retail sales are Monday – Saturday, 7 am to 5 pm. The subject property is located at 0 Hwy 95, Parma, also referenced as Parcel R39357012, a portion of the NE quarter of Section 20, T6N, R5W, 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 CU2025-0031.
 - 1. All exhibits are located in the case staff report dated May 21, 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 §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), and Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures).
 - a. Notice of the public hearing was provided pursuant to CCCO §07-05-01, Idaho Code §67-6509 and 67-6512.
 - b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.
 - c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCCO §07-07-01.
 - d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development; (6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school

districts, providing services within the planning jurisdiction. See Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

2. 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, 07-07-01.
3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).
4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.
6. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CU2025-0031, was presented at a public hearing before the Canyon County Planning and Zoning Commission on May 21, 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 Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Review		
Criteria Met?	Code Section	Criteria
Yes	1	Is the proposed use permitted in the zone by conditional use permit?
Analysis		The proposed use for a slaughterhouse is permitted in the zone by a conditional use permit, pursuant to CCCO §07-10-27. The applicant submitted a conditional use permit for a slaughterhouse on November 10, 2025. <i>See Staff Report Exhibit A for the application and submitted materials.</i> CCCO §07-02-03 defines a slaughterhouse as “A facility where animals are killed and may be processed into meat products.” See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.
Criteria Met?	2	What is the nature of the request?
Yes		
Analysis		The property owner, Lucus Hansen, requests a conditional use permit to establish a slaughterhouse on an approximately 11.30-acre parcel in the “A” (Agricultural) zone, designated as parcel R39357012. <u>Use</u>: The nature of the request consists of using the subject property to conduct the applicant's slaughterhouse business. The applicant anticipates slaughtering approximately 10 animals per week; the animals will be mostly beef and pigs. The proposed building is 60 feet by 100 feet. Located behind the proposed building is a pasture and a holding pen. The facility will include a restroom, a breakroom, and a retail store selling the processed meat as an accessory to the slaughterhouse (Staff Report Exhibits B2, B2.1, B2.2, and B3). <u>Number of Employees</u>: The applicant is proposing to have a maximum of eight (8) employees. (Staff Report Exhibit B4).

	• <u>Hours of Operation:</u> The hours of operation proposed are Monday through Saturday from 7 am to 5 pm (Staff Report Exhibit B4). • <u>Parking:</u> According to email correspondence and the land use matrix, the applicant is proposing five to six (5 to 6) paved parking spaces and a loading and unloading area in front of the building (Staff Report Exhibits B2.2 and B4). Staff is recommending a condition of approval to have no less than 10 parking spaces to accommodate employees and customers in accordance with CCCO Section 07-13-03. <i>See the conditions of approval numbers 7 and 9a.</i> • <u>Restrooms:</u> The applicant is proposing to have one (1) restroom on-site for customers and employees (Staff Report Exhibit B2.2). <i>See condition number 10.</i> • <u>Waste Disposal:</u> The applicant will contract with the business “Darling”, which provides a container for the meat by-products (including bones). “Darling” will pick up the animal by-product twice a week to use for animal food and other products (Staff Report Exhibits B2.1, B2.2, and B2.3). The applicant will recycle the manure into his pasture, which will continue to be used for the property owner's livestock (Staff Report Exhibit B2.3). The preliminary septic permit for the slaughterhouse that was issued and approved by Southwest District Health and the Department of Environmental Quality accounted for the blood waste (Staff Report Exhibit E8.3). • <u>Traffic:</u> The applicant anticipates approximately 20 customer vehicles a week (Staff Report Exhibit B2.2). • <u>Retail:</u> The proposal includes a retail space of approximately 100 sq ft to sell meat from the slaughter (Staff Report Exhibit B2.2). As conditioned, the retail space shall not expand greater than 400 sq ft. <i>See condition number 7b.</i> Staff spoke to the Food Department within Southwest District Health on April 28, 2026. The applicant is required to submit a Plan Review Application. The results from the Plan Review Application will determine the regulation requirements through Southwest District Health and the U.S. Department of Agriculture. Southwest District Health provided additional resources on April 29, 2026 (Staff Report Exhibit E9). Idaho’s Licensing Guidance Table for Food Processing and Storage states that the Health District will license and inspect for the first year of operation, with some exceptions. After the first year of operation, the facility may be referred to the FDA for jurisdiction. It also specifies that custom meat processing is the USDA’s jurisdiction, except for any retail sales, which are licensed by the health department. USDA inspection does not extend to retail sales of meat (Staff Report Exhibit E9.1). The USDA Information explained the jurisdiction and exceptions in regard to a slaughterhouse (Staff Report Exhibit E9.2). The applicant will be required to obtain the required food permits and meet all applicable requirements of the U.S. Department of Agriculture (USDA) prior to beginning operations. <i>See condition numbers 10a and 14.</i>	
Criteria Met? Yes	3	Is the proposed use consistent with the comprehensive plan?
Analysis	The proposed use is consistent with the Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the subject parcel and the surrounding area as “Agriculture” with an “Intensive Agriculture Overlay” (Staff Report Exhibit C2.5). A slaughterhouse would be compatible with the uses outlined in the description for what the intensive agriculture overlay is intended to protect. • <i>2030 Canyon County Comprehensive Plan describes the intensive agriculture overlay as “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-</i>	

based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety."

Approximately 2.50 miles west of the subject property, there is a future land use designation of "Commercial" (Staff Report Exhibit C2.15).

Payette County is east of the subject property on the other side of Hwy 95. Payette County's Future Land Use designates this area primarily for "Agricultural Preservation" with some "Industrial" and "Agriculture Mixed" (Staff Report Exhibit C3).

As conditioned, the proposed use is aligned with the following goals and policies of the 2030 Comprehensive Plan:

- Property Rights Goals:

- G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."*
- G1.02.00: *"Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."*

Canyon County values the applicants' and surrounding property owners' private property rights and may support the applicants' project and the surrounding property owners' rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). *See the conditions of approval.*

- Economic Development Goals and Policies:

- G3.01.00: *"Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."*
- P3.01.02: *"Support suitable sites for economic growth and expansion compatible with the surrounding area."*
- G3.04.00: *"Increase agricultural-based and supportive businesses."*
- G3.05.00: *"Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."*

Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that address the community's concerns (noise, traffic, dust, etc.). *See the conditions of approval.*

- Land Use Goals and Policies:

- P4.01.01: *"Maintain a balance between residential growth and agriculture that protects the rural character."*
- P4.01.02: *"Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."*
- P4.02.01: *"Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses."*
- G4.05.00: *"Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy."*

Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. *See the conditions of approval.*

- Agriculture Goals and Policies:

	○ G12.01.00: “Protect agricultural lands for long-term agricultural production from encroachment of incompatible uses.” ○ P12.01.04: “Prioritize the protection of agriculture and farmlands in Canyon County as an essential part of the County’s economy, identity, and sense of place.” ○ G12.02.00: “Support farmers and enhance local farmland.” Canyon County supports preserving agricultural lands, farming activities, and farming-related businesses as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. <i>See the conditions of approval.</i>																										
Criteria Met?	4	Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?																									
Yes																											
Analysis	As conditioned, the proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.																										
	Summary: The surrounding land uses within a one-mile radius indicate that the land use in the area primarily is agricultural (Staff Report Exhibits C2.5, C2.7, C2.8, and C4). Although there are some residential properties in the area, the majority have agricultural operations. There are agricultural operations adjacent to the subject property on all sides. A slaughterhouse is allowed in an agricultural zone with a conditional use permit. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area.																										
	Adjacent Existing Conditions: <table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N</td><td>Agricultural Operation</td><td>“A”</td><td></td></tr><tr><td>S</td><td>Agricultural Operation</td><td>“A”</td><td>“M1”, “C2”, “RR”, and “R1”</td></tr><tr><td>E</td><td>Payette County</td><td>Agriculture</td><td>Industrial</td></tr><tr><td>W</td><td>Agricultural Operation and Applicant's Primary Residence</td><td>“A”</td><td>“RR”</td></tr><tr><td colspan="4">“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)</td></tr></table>			Direction	Existing Use	Primary Zone	Other Zone	N	Agricultural Operation	“A”		S	Agricultural Operation	“A”	“M1”, “C2”, “RR”, and “R1”	E	Payette County	Agriculture	Industrial	W	Agricultural Operation and Applicant's Primary Residence	“A”	“RR”	“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)			
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Surrounding Land Use Cases: There have been four (4) platted subdivisions approved (Staff Report Exhibit C2.7) in a 1-mile radius from the subject property. All the subdivisions were platted in the early 1900’s. There are no other approved developments in the area.																											
Character of the Area: The area is characterized as agricultural. The subject property is adjacent to agricultural operations on all sides. Within 1,000 feet of the subject property, there are 18 properties within Canyon County and Payette County, all located on agriculturally zoned parcels. Within a 2-mile radius of the subject property, there are two (2) feedlots and one (1) dairy (Staff Report Exhibit C2.8). The soil classification on the subject property is primarily classified as moderately suited soil (class 4) and least suited soil (class 6) (Staff Report Exhibit C2.10). The proposal utilizes an agriculturally zoned property that doesn’t have the best-suited soils to support livestock production.																											
Potential Impacts: The slaughterhouse may impact the surrounding area due to the increase in waste, dust, traffic, odor/smell, and lighting related to the use. Staff has proposed conditions to aid in mitigating these potential effects.																											

	The increase in waste has the potential to impact the surrounding area. The applicant is proposing to contract with a company that will pick up the animal byproduct twice a week to use for animal feed (Staff Report Exhibits B2.1 and B2.2). The applicant must meet the waste disposal requirements of the Department of Environmental Quality (DEQ). <i>See the conditions of approval numbers 1a, 1b, and 1c.</i> The proposed use may increase the dust levels in the immediate vicinity. Dust shall be controlled in accordance with applicable federal, state, and county laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. To mitigate the potential for dust, the applicant shall submit a dust mitigation plan for staff's review and approval prior to commencement. The applicant must also pave the parking spaces. <i>See the conditions of approval numbers 9 and 9a.</i> The proposed use may cause an odor in the immediate vicinity. Canyon County doesn't have any specific code or regulations regarding odors/smells. However, Canyon County's CAFO regulations has further setbacks for animal waste systems if near a residence (CCCO §08-01-12(1)C). Although the request is not for a CAFO, staff is recommending the same setback requirements to mitigate the odor/smell, "The animal waste system shall not be located closer than five hundred feet (500') from an existing residence belonging to someone other than the applicant, or be located and/or operated closer than one hundred feet (100') from the property lines, unless the owner gives written consent to a shorter distance." It appears that the applicant is already meeting this setback requirement with no existing residence located within 500 feet of the proposed use. <i>See condition number 15.</i> As conditioned, all exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance. <i>See the condition of approval number 4.</i> See CCCO §07-07-05(7) for potential traffic impact analysis.		
Criteria Met?	5	Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?	
Yes			
Analysis	The project will have adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. Water: The property appears to have adequate water via an individual well. There are no additional wells proposed to serve the proposed slaughterhouse (Staff Report Exhibit B4). Idaho Department of Water Rights (IDWR) commented on April 7, 2026, stating that the proposed use would be able to be supplied by the existing domestic well as long as water does not exceed 2,500 gallons per day. If the use exceeds the maximum amount allowed, the applicant will need to obtain a commercial water right. The area is open for new water rights, and after conducting a preliminary check, Idaho Department of Water Rights (IDWR) does not see any areas of concern (Staff Report Exhibit E4). The existing water uses are anticipated to provide adequate water for the proposed use. <i>See the condition of approval number 13.</i> Sewer: The applicant is proposing to have one restroom on-site for customer and employee use (Staff Report Exhibit B2.2). Comment from Southwest District Health on April 22, 2026, advised that a preliminary subsurface sewage disposal permit has been issued and is consistent with the total wastewater design flow specified in the approved letter of intended use (Staff Report Exhibit E8). The pre-development notes specified that the letter of intended use was submitted and approved by Southwest District Health and Idaho Department of Environmental Quality (DEQ). It was also identified that the originally proposed drain field location encroaches into an area subject to vehicle traffic, which may result in soil compaction and compromised system performance. New test holes will be required in an alternate location to evaluate site suitability for a revised drain field area that avoids vehicle traffic impacts (Staff Report Exhibit E8.1). The approved preliminary septic permit can be seen in Staff Report Exhibit E8.2. <i>See the condition of approval number 10.</i>		

	Pre-Development Notes from Southwest District Health advises that the proposed drain field area must maintain a minimum setback of at least 50 feet from the canal (Staff Report Exhibit E8.1). Waste Disposal: The applicant will contract with the business “Darling”, which provides a container for the meat by-products (including bones). “Darling” will pick up the animal by-product twice a week to use for animal food and other products (Staff Report Exhibits B2.1, B2.2, and B2.3). The applicant will recycle the manure into his pasture, which will continue to be used for the property owner's livestock (Staff Report Exhibit B2.3). The preliminary septic permit for the slaughterhouse that was issued and approved by Southwest District Health and the Department of Environmental Quality accounted for the blood waste (Staff Report Exhibit E8.3). Irrigation: Agency notice was sent out to Farmers Cooperative Ditch Company and Black Canyon Irrigation District on November 14, 2025, and April 16, 2026. A comment letter received from Farmers Cooperative Ditch Company on April 8, 2026, advised that the proposed use should not impact the water quality or surface runoff, and requests that there are safeguards in place for animal waste to not run into the canal (Staff Report Exhibit E5). No comments were received from Black Canyon Irrigation District. <i>Condition number 5</i> ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. <i>See the conditions of approval numbers 1a, 1b, and 1c</i> to manage the concern of animal waste running into the canal. Stormwater drainage facilities: As conditioned, stormwater will be retained onsite. <i>See the condition of approval number 12.</i> Utility Systems: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on November 14, 2025, and April 16, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.	
Criteria Met?	6	Does legal access to the subject property for the development exist or will it exist at the time of development?
Yes		
Analysis	The subject property will have legal access at the time of the development. Access to the facility is proposed to utilize Hwy 95 (Staff Report Exhibit B7). The subject property has an old farm field approach. The approach will not meet the current standards of Idaho Transportation Department. Therefore, a new access point will be required (Staff Report Exhibit E2.2). According to a comment letter received from the Idaho Transportation Department, an approach permit application is required and access is required to be constructed to meet the current specs of a commercial two-way approach (Staff Report Exhibit E2). <i>See condition number 3.</i>	
Criteria Met?	7	Will there be undue interference with existing or future traffic patterns?
Yes		
Analysis	Undue interference with the existing or future traffic patterns is not anticipated. Any potential impact will be reviewed by Idaho Department of Transportation (ITD). It is anticipated that there will be a maximum of eight (8) employees and approximately 20 vehicles a week (Staff Report Exhibits B2.2 and B4). The subject property takes access from Hwy 95, which is serviced by the Idaho Transportation Department (ITD). ITD’s comment received on April 6, 2026, states that the proposal is for a relatively small operation and does not expect to have any traffic concerns related to the proposal. ITD’s trip generation estimates approximately 16 vehicles during AM peak hours and 13 vehicles during PM peak hours (Staff Report Exhibit E2.1). <i>See condition number 3.</i> Based on the traffic information from ITD, the proposed use is not anticipated to cause any undue impact to the existing or future traffic patterns.	

Criteria Met?		Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?
Yes	8	
Analysis		Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. School Facilities: Parcel R39357012 is serviced by the Parma School District. It is not anticipated that any impact or accommodations will be needed for the proposed use. Agency comments were sent out on November 14, 2025, and April 16, 2026. No comments were received by the school district. Police and Fire Protection: Parcel R39357012 is under the jurisdiction of the Parma Fire District. Parma Fire District is required to provide services to the parcel. As conditioned, the applicant shall comply with all Fire District requirements per State adopted IFC, and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy and commencement of activities on the site. All development shall comply with the 2018 International Fire Code and codes set forth by Canyon County. <i>See condition number 11.</i> Agency notice was sent on November 14, 2025, and April 16, 2026. Parma Fire District provided comment on May 4, 2026, advising that the response time to the subject property is approximately 5 minutes (Staff Report Exhibit E11). No comment was received from the Canyon County Sheriff's Department. Emergency Medical Services: Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management were notified of the application on November 14, 2025, and April 16, 2026. Canyon County Paramedics/EMT provided their response times to the subject property on May 1, 2026. The response times vary from 25.02 minutes, 27.10 minutes, and 28.30 minutes. It was advised that the Parma Fire District would have a faster response time to the subject property (Staff Report Exhibit E10). No comment was received from Canyon County's Emergency Management. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Irrigation Facilities: Agency notice was sent out to Farmers Cooperative Ditch Company and Black Canyon Irrigation District on November 14, 2025, and April 16, 2026. A comment letter received from Farmers Cooperative Ditch Company on April 8, 2026, advised that the proposed use should not impact the water quality or surface runoff, and requests that there are safeguards in place for animal waste to not run into the canal (Staff Report Exhibit E5). No comments were received from Black Canyon Irrigation District. <i>Condition number 5</i> ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. <i>See the conditions of approval numbers 1a, 1b, and 1c</i> to manage the concern of animal waste running into the canal.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CU2025-0031, a conditional use permit for a slaughterhouse with retail sales as an accessory use, subject to the following conditions as enumerated:

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. Water (including surface, groundwater, and stormwater) shall be discharged in accordance with state, federal, and local standards and/or regulations.
 - b. The operator shall dispose of waste in a manner that does not contribute to potential environmental and water contamination in and around the subject property.
 - c. The applicant shall coordinate with the Department of Environmental Quality (DEQ) to manage on-site waste products and disposal. Evidence shall be a letter of review and approval from DEQ, provided prior to commencement of use (**Staff Report Exhibit E1**).
 - d. The applicant shall meet Canyon County's GIS Department requirements prior to beginning operations (**Staff Report Exhibit E6**).
2. The applicant shall obtain a commercial building permit for the slaughterhouse prior to commencement of use.
 - a. The applicant shall appropriately permit the agriculture (AG) building within **180 days of the approval of the Conditional Use Permit (Staff Report Exhibit E7)**.
 - b. Development on slopes 15% or greater, as shown in the USGS Map (**Staff Report Exhibit C2.14**), requires a preliminary engineered grading and drainage plan for any development (grading, road construction, and structures) to be submitted prior to building issuance in compliance with §07-17-33(1)C. Applicable regulations and standards of the stated code shall be determined by the County Engineer, and the plan shall be reviewed and approved by the County Engineer. Any review fees shall be paid by the applicant prior to building permit issuance. A final engineered grading and drainage shall be submitted prior to the certificate of occupancy.
3. The applicant shall comply with applicable Idaho Department of Transportation (ITD) requirements prior to operations (**Staff Report Exhibit E2**).
 - a. An approved approach permit shall be obtained prior to commencement of the use for the proposed access, as evidenced by the applicant providing Development Services with an approved Idaho Department of Transportation (ITD) document indicating the completion of improvements.
4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal via an exterior lighting plan. Review and approval by DSD shall be completed before building permit issuance.
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property and easement without written approval from the irrigation district with jurisdiction.
 - a. The applicant shall not deposit animal waste into the irrigation structures (**Exhibit E5**).
6. Signage shall meet CCCO §07-10-13 requirements and shall not exceed 32 sq. feet and 10 feet in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.
7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Staff Report Exhibits B2, B2.1, and B3**).

- a. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on site, not on a public or private road.
 - b. The proposed retail sales shall stay as an accessory use to the slaughterhouse and shall not exceed 400 sq. ft in size.
 - c. The applicant must have no less than 10 parking spaces on-site in accordance with CCCO Section 07-13-03.
 - d. The hours of operation shall be Monday through Saturday, 7 am – 5 pm (**Exhibit B4**).
 - e. The building for operational purposes shall not exceed 6100 sq ft.
8. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: “When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
 9. A dust mitigation plan shall be provided prior to commencement of use to the Development Services Department. Dust shall be controlled in accordance with applicable federal, state, and county laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.
 - a. The applicant shall pave the parking area (**Staff Report Exhibit B2.2**).
 10. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed use. Evidence shall be a letter of review and approval from SWDH, provided prior to commencement of use (**Staff Report Exhibit E8.1**).
 - a. The applicant shall obtain the required food permits prior to beginning operations unless waived (**Staff Report Exhibit E9.1**).
 11. The applicant shall comply with all fire district requirements per State adopted IFC and as evidenced by review and approval documentation from Parma Fire District prior to commencement of use.
 12. The applicant shall retain stormwater drainage onsite.
 13. The applicant shall obtain water rights for the proposed use through the Idaho Department of Water Rights (IDWR) if the proposed use exceeds 2,500 gallons per day (**Staff Report Exhibit E4**).
 14. The applicant shall meet all applicable U.S. Department of Agriculture (USDA) requirements for the proposed use. Evidence shall be a letter of review and approval from USDA, provided prior to commencement of use (**Staff Report Exhibit E9.2**).
 15. Waste System Setbacks:
 16. The animal waste system shall not be located closer than five hundred feet (500') from an existing residence belonging to someone other than the applicant, or be located and/or operated closer than one hundred feet (100') from the property lines, unless the other owner gives written consent to a shorter distance.
 17. No animal waste system shall be located closer than one hundred feet (100') from a domestic or irrigation well.
 18. No animal waste system shall be located closer than one hundred feet (100') from a public right of way.
 19. The conditional use for the slaughterhouse shall be limited to Lucas Hansen and family. Should ownership of parcel R39357012 change from Lucas Hansen or an immediate family member, the new property owner shall provide Development Services Department with notarized consent to the slaughterhouse conditions.

DATED this 21 day of May, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO


Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 21 day of May, in the year 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