



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

In the matter of the application of:

Highway District #4 Traffic Impact Fee Program – OR2026-0001

The Canyon County Planning and Zoning Commission considers the following:

A comprehensive plan amendment adopting the following development impact fee capital improvements plans as elements of the Canyon County 2030 Comprehensive Plan in accordance with Idaho Code § 67-8208(1):

- City of Caldwell and Highway District No. 4 “Caldwell Area Capital Improvements Plan and Traffic Impact Fee Program” dated December 12, 2024; and
- Highway District No. 4 “Mid-Star Service Area Capital Improvements Plan” and “Traffic Impact Fee Program” updates dated August 20, 2025 Highway District No. 4 (HD4).

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 OR2026-0001.

1. All exhibits can be found 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 §07-06-01 (Initiation of Proceedings), CCCO §07-06-03 (Comprehensive Plan Amendment Criteria), 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 A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document.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, OR2026-0001, 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 potential conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

HEARING CRITERIA (07-06-03 (1)): The board shall, when considering an application for an amendment to the comprehensive plan, consider the required criteria as analyzed below.

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	Idaho Code §67-6509 (c) and CCZO §07-06-01 (3)	Is the amendment generally in conformance with the comprehensive plan;
			<i>Staff Analysis</i>	The requested type of growth is generally in conformance with the 2030 Comprehensive Plan. It must be noticed and heard by the P&Z commission and then approved by the Board of County Commissioners.
☒	☐	☐	CCZO §07-06-03 (A-E)	Criteria for Comprehensive Plan Amendment: A. Is the requested type of growth generally in conformance with the comprehensive plan; B. When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation; C. Is the proposed comprehensive plan amendment compatible with surrounding land uses; D. Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted; and E. Will the proposed comprehensive plan amendment impact public services and facilities. What measures will be implemented to mitigate impacts? (Ord. 11-003, 3-16-2011)
			<i>Staff Analysis</i>	A. Yes, as it speaks to public service delivery being impacted and impact fees are a form of mitigation. B. Yes, adding an appendix B to the comprehensive plan to include the impact fee study and Capital Improvement Plans prepared by the district addresses impact fees to the Highway District No. 4. C. Yes, as it will mitigate the impact of development by allowing the highway district to collect impact fees. D. Yes, amending the comprehensive plan to update and include impact fees for the highway district. E. The proposed impact fees may mitigate negative impacts associated with growth throughout the county for the requesting district.

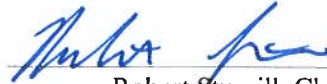
Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case #OR2026-0001, a comprehensive plan amendment adopting the following development impact fee capital improvements plans as elements of the Canyon County 2030 Comprehensive Plan in accordance with Idaho Code § 67-8208(1):

- City of Caldwell and Highway District No. 4 "Caldwell Area Capital Improvements Plan and Traffic Impact Fee Program" dated December 12, 2024; and
- Highway District No. 4 "Mid-Star Service Area Capital Improvements Plan" and "Traffic Impact Fee Program" updates dated August 20, 2025 Highway District No. 4 (HD4).

DATED this 18 day of June, 2026.

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



Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 18 day of June, 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