In the matter of the application of:
Jose Rodriguez – CR2025-0013

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of 1.345 acres from the "RR" (Rural Residential) to "CR-C2" (Service Commercial) zone. The request includes a development agreement limiting allowed uses to an auto body/vehicle service facility and caretaker's residence.

2) Location: Case CR2025-0013: The subject property (Parcel R27917011) is located at 5903 E Orchard Ave, Nampa, also referenced as a portion of the NE ¼ of Section 19, T3N, R1W, 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 CR2025-0013.

      1. All exhibits can be found in the case staff report dated August 6, 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 §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-11-25 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).

   a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.

   b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCCO §07-06-07(1).

   c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCCO §07-05-01

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, §67-6511.

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. 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. 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, CR2025-0013, was presented at a public hearing before the Canyon County Planning and Zoning Commission on August 6, 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:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
No	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally inconsistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the parcel and area as "residential" (**Staff Report Exhibit B.2.4**). The residential designation is described as follows: "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity" (page 25, 2030 Comprehensive Plan). Applicable zoning districts identified for the residential future land use designation include Rural Residential, Single-Family Residential, and Combined Medium-Density Residential (RR, R-1, and R2). Vehicle services facilities are not a permitted land use in any of the applicable residential zoning districts. The property is in the Nampa Area of City Impact, approximately 0.45 miles from the City of Nampa. Nampa designates the future land use of the parcel and surrounding area as "Low-Density Residential" (**Staff Report Exhibit B.2.5**). Updated correspondence from the City of Nampa details that pre-annexation is not an option with this request, as vehicle sales are not permitted by the City of Nampa in Low-Density Residential areas and even if the applicant were to significantly scale down the use "home occupation" automobile repair shops are also not allowed in Nampa City Limits (**Staff Report Exhibits D.6.1 and D.6.2**). Canyon County code does offer allowances for conditional rezones that do not align with the underlying future land use designation, if conditions of approval can adequately mitigate compatibility concerns. The requested vehicle services facility, with associated concerns such as storing vehicles in need of repair near residential uses, along with the noise and activity associated with a vehicle repair facility, is difficult to align with the area's intended residential use. The proposed conditional rezone to service commercial is not aligned with the following goals and policies of the 2030 Comprehensive Plan. **Property Rights Goals and Policies** Future land use map designations and applicable zoning standards for both Canyon County and the City of Nampa provide expectations for surrounding property owners that the subject property and area will remain residential without the sounds and activity anticipated from commercial use. While the applicant desires commercial use on the property, it could negatively impact adjacent property owners who reasonably anticipate residential use and activity in the area. • G1.01.00: Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.	

Population
The Community Planning Association of Southwest Idaho (COMPASS) forecasts 40 additional residential households and 1 additional job within the associated Traffic Analysis Zone (TAZ 2459) by the year 2050 (**Staff Report Exhibits B.11 and B.12**), indicating that the area is appropriately designated for residential use. TAZs are used by the Community Planning Association of Southwest Idaho (COMPASS) as a tool to plan funding for future transportation needs.

- Population G2.02.00: "Promote housing, business, and service types needed to meet the demand of the future and existing population."

Land Use and Community Design
The County and City of Nampa both identify the area for residential, not commercial growth (**Staff Report Exhibits B.2.4 and B.2.5**). A vehicle service facility is not a permitted use in any of the associated residential zoning districts envisioned for the subject property.

- 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.
- P4.03.02: Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
- P4.04.02: Align planning efforts in areas of city impact.
- P4.04.05: Encourage buffering and/or transitional uses between residential and more impactful uses to promote the health and well-being of existing and future residents.
- P4.07.01: Plan land uses that are compatible with the surrounding community.

See criteria 07-06-07(6)A2 & A3 findings for supporting evidence.

Criteria Met?		
No	2	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

Analysis

In consideration of the surrounding land uses, the proposed conditional rezone to a "CR-C-2" (Conditional Rezone – Service Commercial) is not more appropriate than the current zoning designation of "R-R" (Rural Residential).

Existing/Current Conditions
The parcel and surrounding area are zoned "R-R" (Rural Residential, two-acre average minimum lot size) (**Staff Report Exhibit B.2.3**). According to CCCO §07-10-25(2), "the purpose of the R-R (Rural Residential) Zone is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable." The zoning is commensurate with the 2030 Canyon County Comprehensive Plan, which designates the parcel and area as "residential" (**Staff Report Exhibit B.2.4**).

The parcel and area are in the Nampa Area of Impact. The city designates the future land use of the area as "low-density residential" (**Staff Report Exhibit B.2.5).** The city of Nampa jurisdictional boundary is located approximately 0.43 miles northwest of the subject parcel (**Staff Report Exhibit B.2.1**).

The surrounding area is primarily comprised of residential land uses. The 600-foot notification radius consists of parcels with an average lot size of 1.61 acres and a median of 1.07 acres. There are 47 subdivisions within a one-mile radius consisting of 867 lots that are primarily residential and have an average lot size of 1.32 acres (**Staff Report Exhibit B.2.9**). Ten (10) out of the 47 subdivisions are located in the City of Nampa.

Existing Conditions within 1-mile (Exhibit B.2.3):

Direction	Existing Use	Primary Zone	Other Zone
N	Residential	R-R	City Zoning
S	Residential	R-R	A
E	Residential	R-R	A, CR-R1

	W	Residential	R-R	R-1, CR-M1, R2, City

"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)

Request

The applicant requests "CR-C-2" Service Commercial Zoning with a Development Agreement. Pursuant to Canyon County ordinance 07-10-25 (6), the purpose of the "C-2" Service Commercial zoning district is to provide areas where activities of a service nature, which are more intensive in character than in other Commercial Zones, may be carried out.

There are no commercial zones within the vicinity of the subject parcel (**Staff Report Exhibit B.2.3**). Businesses found on google maps in the area between Happy Valley Rd, Robinson Rd, Stamm Ln and Airport Rd are allowed in the "R-R" zone subject to meeting home business or home occupation requirements per CCCO Section 07-02-03, 07-10-27, and 07-14-11 & 13 or are legal nonconforming uses or code violations (**Staff Report Exhibit B.4**). Laser and Leveling located approximately 0.5 miles from the subject property did receive a conditional rezone in 2016 (PH2016-7) to M-1 (Light Industrial). The approved Development Agreement for Laser and Leveling allows a staging area and contractor's shop, vehicle service specifically for the applicant's equipment, and a caretaker's residence. While this light industrial use is similar to the applicant's request for the subject property, the Planning and Zoning Commission finds that the area is primarily residential and that Rural Residential RR zoning remains more appropriate than commercial zoning (**Staff Report Exhibits B2.1, B2.3, B2.8 and B2.9**).

The nearest commercial use and designation is within the City of Nampa's jurisdiction at the Nampa Gateway Center, approximately 0.43 miles west of the subject parcel (**Staff Report Exhibit B2.3**). The City of Nampa opposes the conditional rezone and requested uses due to the city's future land use designation of low-density residential and because the uses proposed are not allowed within Nampa's low-density residential zone (**Staff Report Exhibit D.6.1**).

Surrounding Land Use Cases

The following land use decisions were found within a one-mile radius of the subject property since 2018, demonstrating support for residential, not commercial, growth in the area:

- CR2023-0005 – Rezone RR to C1-Denied
- RZ2020-0018 – Rezone AG to RR – Approved
- RZ2022-0008 - Rezone AG to CR-R1 – Approved
- SD2018-0013 – Preliminary Plat – Approved
- CR2022-0013 – Rezone RR to CR-R1 – Approved
- SD2021-0040 – Short Plat – Approved
- SD2019-0030 – Short Plat Approved

Criteria Met?		
No	3	**Is the proposed conditional rezone compatible with surrounding land uses?**

Analysis

The proposed conditional rezone to "CR-C-2" is not compatible with surrounding land uses.

Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere 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 parcel and surrounding area are zoned "R-R" (Rural Residential, two-acre average minimum lot size, **Staff Report Exhibit B.2.3**). The parcel and area are in the Nampa Area of City Impact. The city designates the future land use of the area as "low-density residential" (**Staff Report Exhibit B.2.5**). There are no commercial zones or similar land use decisions within the vicinity of the subject parcel except Nampa Gateway Center approximately 0.43 miles west of the parcel in Nampa city limits and some home business

	and home occupation uses that are allowed in an "R-R" Zone (**Staff Report Exhibits B.2.3 and B.4**). Approximately 0.5 miles to the west, a conditional rezone to light industrial was approved for a staging area and contractors' shop but the remainder of the area within the county remains predominantly residential in zoning and use. Commercial uses such as that proposed by the applicant can create impacts for surrounding residential uses with noise, increased activity, and aesthetic concerns related to storing vehicles in need of repair near residential properties. Maintaining Rural Residential zoning would ensure greater compatibility with surrounding land uses than the proposed conditional rezone to Service Commercial. *See criteria 07-06-07(6)A2 & A4 findings for supporting evidence.*	
Criteria Met? **No**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone could negatively affect the character of the area. The applicant has proposed measures to help mitigate impacts, but negative impacts are still anticipated. **Character of the Area:** The area consists predominantly of residential uses. Within a one-mile radius, there are 47 subdivisions with 867 associated lots averaging 1.32 acres in size. Outside of platted subdivisions, the area is characterized by large rural residential county lots. Within the 600-foot notification radius, there are 36 lots with an average lot size of 1.61 acres. There are several small businesses operated out of homes within the surrounding area, many of which are allowed as home occupations/home businesses in the Rural Residential zone by CCCO Section 07-02-03, 07-10-27, and 07-14-11 & 13 (**Staff Report Exhibit B4**). These home businesses, which are allowed or allowed through a Director's Decision, fit within the residential character of the area. The proposed vehicle service facility does not meet the criteria for a home business or a home occupation and is prohibited within the Rural Residential zoning district. The closest commercial zone is 0.43 miles to the northwest within the City of Nampa (**Staff Report Exhibit B2.3**). Vehicle service facilities are also allowed within the industrial zoning designations. The closest is a conditional rezone of 1.84 acres to Light Industrial (M-1) that was approved in 2016, approximately 0.5 miles west of the subject property. **Request and Proposed Mitigation Measures** The applicant proposes several conditions of approval that will help to mitigate impacts. These include screening of outdoor storage, limited hours of operation from 8 am to 6 pm Monday- Friday, and conducting vehicle repairs indoors to reduce noise impacts. The applicant intends to have six (6) employees, and three (3) work bays will be dedicated to the vehicle service/autobody facility. During the site visit on April 3, 2026, staff observed that the property frontage has largely retained a residential character with a landscaped front yard and home facing Orchard Avenue. However, numerous vehicles were parked along the paved circular driveway entrance off Orchard Avenue, and vehicles were also found along the side of the home, behind the home, and behind the shops (**Staff Report Exhibit C**). The number of cars on the property contributes to a commercial presence that is out of character with the rural residential neighborhood and may not be fully mitigated by the proposed conditions. The number of vehicles observed indicates extensive operations that are out of scale with a residential neighborhood. Additional conditions could be considered to limit the percentage of the property that can be devoted to storing vehicles and/or to require that all vehicles associated with the business must be stored behind the residence and behind a site-obscuring fence.	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** The existing dwelling is served by an individual septic system. The vehicle repair service use requested as part of the conditional rezone application may require a Nutrient Pathogen Study if wastewater flows meet or exceed 600 gallons per day. A site evaluation and test holes have not been conducted on the	

	site. SWDH states that they are not concerned with the use or requested rezone, provided all IDAPA 58.01.03 requirements are met (**Staff Report Exhibit D.3**). **Water:** The existing dwelling is served by a domestic well, and the applicant intends to use the existing well for the vehicle service facility. Idaho Department of Water Resources was notified of the request, but no comments were received. Comments from Nampa Fire District detail that a fire hydrant capable of producing the required fire flow shall be located along approved fire lanes (**Staff Report Exhibit D.5**). Compliance with Nampa Fire District requirements shall be included as a condition of approval. **Drainage:** The applicant proposes to retain drainage on site (**Staff Report Exhibit A.2**). **Irrigation:** The property has surface irrigation water from the Nampa-Meridian Irrigation District (**Staff Report Exhibit A.2**). Nampa-Meridian Irrigation District was notified of the request, but no comments were received. All historic irrigation lateral, drains, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by Nampa and Meridian Irrigation District. **Utility:** The property appears to have utilities established for the existing dwelling (**Staff Report Exhibit C**). If the conditional rezone is approved, a new address is recommended for the business, and the applicant will work with the applicable utility agencies to maintain appropriate service.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. The subject property has access to E Orchard Ave, a rural local roadway. Comments from Nampa Highway District No. 1 detail that no parking associated with the vehicle service facility is allowed on E Orchard Ave. (**Staff Report Exhibit D.2.2**). The Highway District does not object to the conditional rezone, subject to the applicant meeting access requirements. A paved apron will be required for any approach serving a commercial/business property per ACCHD standards (Drawing # ACCHD-106, **Staff Report Exhibit D.2.1**). The Idaho Transportation Department submitted comments stating that they have no concerns with the request and that the application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns (**Staff Report Exhibit D.1**). *See criteria 07-06-07(6)A7 for additional evidence.*	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone and will continue to have legal access at the time of the development. See the review and analysis detailed below. The subject property has legal access to E Orchard Avenue, a local public roadway. The applicant will need to upgrade the existing residential access to a paved apron to meet Nampa Highway District No. 1 commercial access standards (**Staff Report Exhibit D.2.1**).	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below.	

	Schools: The property is served by the Nampa School District (**Staff Report Exhibit B.1**). The request with limited commercial uses is not anticipated to impact the school district. No comment was received from the district. **Police:** The property is served by the Canyon County Sheriff's Office. No comments or concerns were received from the Sheriff's Office. **Fire protection & Emergency Medical Services:** The property is served by Nampa Fire District and Canyon County Paramedics/EMT. Nampa Fire District is not opposed to the request (**Staff Report Exhibit D.5**). The applicant will need to maintain a solid 20-foot-wide access for fire apparatus with a hammerhead turnaround at the back of the property. Fire District-required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Building construction requirements of the International Building Code, International Fire Code, and City of Nampa Code will apply (**Staff Report Exhibit D.5**). The property is 1.5 miles from Nampa Fire Station 5, with a response time of approximately four minutes, which exceeds response time goals. Nampa Fire District aims to arrive at 90 percent of emergency medical incidents within 5 minutes of alarm time and within 5 minutes and 20 seconds to fire incidents. Canyon County Ambulance District sent estimated response times for three (3) nearby stations: Station M44 has an estimated response time of 5.88 minutes, Station M42 has an estimated response time of 8.54 minutes, Station M41 has an estimated response time of 12.65 minutes (**Staff Report Exhibit D.9**). **Addressing:** If approved, the applicant may receive an address for the shop being used for the vehicle service facility. An address is recommended for uses that involve employees working on-site so that emergency services can quickly and accurately locate the site in an emergency (**Staff Report Exhibit D.4**).

Table 2. Area of City Impact

CCCO §09-11-25: APPLICATION PROCEDURES: The following procedures shall be adhered to in processing applications within the Nampa area of city impact:

Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article.

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-11-17**	The Canyon County comprehensive plan, as amended, shall apply to the Nampa area of city impact. Canyon County recognizes that the city of Nampa has also developed a comprehensive plan and accompanying map for the Nampa area of city impact. Canyon County shall give consideration to the city's comprehensive plan map designations when evaluating development requests with the Nampa area of city impact. All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be considered by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.

Analysis	**Area of City Impact:** In accordance with Area of City Impact procedures, the City of Nampa was noticed on September 26, 2025, and July 2, 2026, and comments were received from the city and given consideration by the county (**Staff Report Exhibits D.6, D.6.1, and D.6.2**). The City of Nampa's comprehensive plan designates the parcel and surrounding area as "Low-Density Residential" on the future land use map (**Staff Report Exhibit B.2.5).** When considering the City of Nampa's future land use map, the request is not compatible. A comment was received from the City of Nampa's Planning and Zoning Division on September 26, 2025, and updated comments were received on June 4, 2026, and July 7, 2026 (**Staff Report Exhibits D.6, D.6.1 and D.6.2**). The city opposes the request because the proposed commercial zone and requested uses are not compatible with the Low-Density Residential future land use designation and associated residential zoning districts.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case # CR2025-0013, a zoning map amendment of 1.345 acres from the "RR" (Rural Residential) to the "CR-C2" (Service Commercial) zone.

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. The applicant may consider waiting until the area development trends and the Comprehensive Plan support commercial development on the property, or
2. The applicant may consider uses which are allowed within residential zoning districts.

DATED this 20 day of August, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 20 day of August, 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.

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

Planning and Zoning Commission
Hearing Date: August 6, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CR2025-0013**
APPLICANT/ PROPERTY OWNER:	**Jose Rodriguez**
APPLICATION:	**Conditional Rezone (CR2025-0013) from "RR" (Rural Residential) to "CR-C2" (Service Commercial)**
LOCATION:	**5903 E Orchard Ave, Nampa, Idaho** **Also referenced as a portion of the NE quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho** **Parcel R27917011 (+/-1.345 acres)**
PLANNER:	**Karla Nelson**
STAFF RECOMMENDATION:	**Denial**

REQUEST:
The applicant, Jose Rodriguez, requests an amendment to the official zoning map to conditionally rezone the property from Rural Residential "R-R" to Service Commercial "CR-C-2". The requested rezone would allow for an auto body business/vehicle service facility and caretaker's residence on Parcel R27917011.

PARCEL INFORMATION REPORT: *See Exhibit B.1 for information*

APPLICABLE CODE:
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 §07-06-07 (Conditional Rezone Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-11-25 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).

BACKGROUND:
The subject property is part of Tract 3 of the 1917 Wilson Olson Tracts Subdivision. Tract 3 was 8.86 acres in 1979 when the Canyon County Zoning Code was established. Between 1998 and 2001, three (3) divisions occurred off the original Tract 3 parcel to create four (4) total parcels, including the 1.345-acre subject property (R27917011). These divisions occurred before administrative land division applications were required within residential zoning districts. Any further divisions will require a subdivision platting process. The applicant purchased the subject parcel in 2005 (Instrument No. 2005-045976).

A code violation regarding the operation of a vehicle service facility in the Rural Residential (RR) zone was opened on May 1, 2024 (CDEF2024-0086). Based on aerial imagery, the vehicle service facility appears to have been established in 2021 (**Exhibit B.3**). On September 17, 2025, the applicant submitted a conditional rezone application to amend the zone to "CR-C-2" zoning, subject to a development agreement limiting uses to a vehicle services facility and caretaker's residence. If approved, the requested zone will rectify the code violation. To ensure that minimum setbacks are met and to locate all cars associated with the vehicle service facility on the subject property, a property boundary adjustment (AD2025-0089) was approved on August 28, 2025 (**Exhibit B.5**).

HEARING CRITERIA:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
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Land Use and Community Design

The County and City of Nampa both identify the area for residential, not commercial growth (**Exhibit B.2.4 and B.2.5**). A vehicle service facility is not a permitted use in any of the associated residential zoning districts envisioned for the subject property.

- 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.
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- P4.03.02: Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
- P4.04.02: Align planning efforts in areas of city impact.
- P4.04.05: Encourage buffering and/or transitional uses between residential and more impactful uses to promote the health and well-being of existing and future residents.
- P4.07.01: Plan land uses that are compatible with the surrounding community.

See criteria 07-06-07(6)A2 & A3 findings for supporting evidence.

Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
No		

Analysis

In consideration of the surrounding land uses, the proposed conditional rezone to a "CR-C-2" (Conditional Rezone – Service Commercial) is not more appropriate than the current zoning designation of "R-R" (Rural Residential).

Existing/Current Conditions

The parcel and surrounding area are zoned "R-R" (Rural Residential, two-acre average minimum lot size) (**Exhibit B.2.3**). According to CCCO §07-10-25(2), "the purpose of the R-R (Rural Residential) Zone is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable." The zoning is commensurate with the 2030 Canyon County Comprehensive Plan, which designates the parcel and area as "residential" (**Exhibit B.2.4**).

The parcel and area are in the Nampa Area of Impact. The city designates the future land use of the area as "low-density residential" (**Exhibit B.2.5).** The city of Nampa jurisdictional boundary is located approximately 0.43 miles northwest of the subject parcel (**Exhibit B.2.1**).

The surrounding area is primarily comprised of residential land uses. The 600-foot notification radius consists of parcels with an average lot size of 1.61 acres and a median of 1.07 acres. There are 47 subdivisions within a one-mile radius consisting of 867 lots that are primarily residential and have an average lot size of 1.32 acres (**Exhibit B.2.9**). Ten (10) out of the 47 subdivisions are located in the City of Nampa.

Existing Conditions within 1-mile (Exhibit B.2.3):

Direction	Existing Use	Primary Zone	Other Zone
N	Residential	R-R	City Zoning
S	Residential	R-R	A
E	Residential	R-R	A, CR-R1
W	Residential	R-R	R-1, CR-M1, R2, City

"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)

	Request The applicant requests "CR-C-2" Service Commercial Zoning with a Development Agreement. Pursuant to Canyon County ordinance 07-10-25 (6), the purpose of the "C-2" Service Commercial zoning district is to provide areas where activities of a service nature, which are more intensive in character than in other Commercial Zones, may be carried out. There are no commercial zones within the vicinity of the subject parcel (**Exhibit B.2.3**). Businesses found on google maps in the area between Happy Valley Rd, Robinson Rd, Stamm Ln and Airport Rd are allowed in the "R-R" zone subject to meeting home business or home occupation requirements per CCCO Section 07-02-03, 07-10-27, and 07-14-11 & 13 or are legal nonconforming uses or code violations (**Exhibit B.4**). Laser and Leveling located approximately 0.5 miles from the subject property did receive a conditional rezone in 2016 (PH2016-7) to M-1 (Light Industrial). The approved Development Agreement for Laser and Leveling allows a staging area and contractor's shop, vehicle service specifically for the applicant's equipment, and a caretaker's residence. While this light industrial use is similar to the applicant's request for the subject property, staff finds that the area is primarily residential and that Rural Residential RR zoning remains more appropriate than commercial zoning (**Exhibits B2.1, B2.3, B2.8 and B2.9**). The nearest commercial use and designation is within the City of Nampa's jurisdiction at the Nampa Gateway Center, approximately 0.43 miles west of the subject parcel (**Exhibit B2.3**). The City of Nampa opposes the conditional rezone and requested uses due to the city's future land use designation of low-density residential and because the uses proposed are not allowed within Nampa's low-density residential zone (**Exhibit D.6.1**). **Surrounding Land Use Cases** The following land use decisions were found within a one-mile radius of the subject property since 2018, demonstrating support for residential, not commercial, growth in the area: • CR2023-0005 – Rezone RR to C1-Denied • RZ2020-0018 – Rezone AG to RR – Approved • RZ2022-0008 - Rezone AG to CR-R1 – Approved • SD2018-0013 – Preliminary Plat – Approved • CR2022-0013 – Rezone RR to CR-R1 – Approved • SD2021-0040 – Short Plat – Approved • SD2019-0030 – Short Plat Approved
Criteria Met? **No**	**3** **Is the proposed conditional rezone compatible with surrounding land uses?**
Analysis	The proposed conditional rezone to "CR-C-2" is not compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere 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 parcel and surrounding area are zoned "R-R" (Rural Residential, two-acre average minimum lot size, **Exhibit B.2.3**). The parcel and area are in the Nampa Area of City Impact. The city designates the future land use of the area as "low-density residential" (**Exhibit B.2.5**). There are no commercial zones or similar land use decisions within the vicinity of the subject parcel except Nampa Gateway Center approximately 0.43 miles west of the parcel in Nampa city limits and some home business and home occupation uses that are allowed in an "R-R" Zone (**Exhibits B.2.3 and B.4**). Approximately 0.5 miles to the west, a conditional

	rezone to light industrial was approved for a staging area and contractors' shop but the remainder of the area within the county remains predominantly residential in zoning and use. Commercial uses such as that proposed by the applicant can create impacts for surrounding residential uses with noise, increased activity, and aesthetic concerns related to storing vehicles in need of repair near residential properties. Maintaining Rural Residential zoning would ensure greater compatibility with surrounding land uses than the proposed conditional rezone to Service Commercial. *See criteria 07-06-07(6)A2 & A4 findings for supporting evidence.*	
Criteria Met? **No**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone could negatively affect the character of the area. The applicant has proposed measures to help mitigate impacts, but negative impacts are still anticipated. **Character of the Area:** The area consists predominantly of residential uses. Within a one-mile radius, there are 47 subdivisions with 867 associated lots averaging 1.32 acres in size. Outside of platted subdivisions, the area is characterized by large rural residential county lots. Within the 600-foot notification radius, there are 36 lots with an average lot size of 1.61 acres. There are several small businesses operated out of homes within the surrounding area, many of which are allowed as home occupations/home businesses in the Rural Residential zone by CCCO Section 07-02-03, 07-10-27, and 07-14-11 & 13 (**Exhibit B4**). These home businesses, which are allowed or allowed through a Director's Decision, fit within the residential character of the area. The proposed vehicle service facility does not meet the criteria for a home business or a home occupation and is prohibited within the Rural Residential zoning district. The closest commercial zone is 0.43 miles to the northwest within the City of Nampa (**Exhibit B2.3**). Vehicle service facilities are also allowed within the industrial zoning designations. The closest is a conditional rezone of 1.84 acres to Light Industrial (M-1) that was approved in 2016, approximately 0.5 miles west of the subject property. **Request and Proposed Mitigation Measures** The applicant proposes several conditions of approval that will help to mitigate impacts. These include screening of outdoor storage, limited hours of operation from 8 am to 6 pm Monday- Friday, and conducting vehicle repairs indoors to reduce noise impacts. The applicant intends to have six (6) employees, and three (3) work bays will be dedicated to the vehicle service/autobody facility. During the site visit on April 3, 2026, staff observed that the property frontage has largely retained a residential character with a landscaped front yard and home facing Orchard Avenue. However, numerous vehicles were parked along the paved circular driveway entrance off Orchard Avenue, and vehicles were also found along the side of the home, behind the home, and behind the shops (**Exhibit C**). The number of cars on the property contributes to a commercial presence that is out of character with the rural residential neighborhood and may not be fully mitigated by the proposed conditions. The number of vehicles observed indicates extensive operations that are out of scale with a residential neighborhood. If the Planning and Zoning Commission wishes to approve the request, additional conditions could be considered to limit the percentage of the property that can be devoted to storing vehicles and/or to require that all vehicles associated with the business must be stored behind the residence and behind a site-obscuring fence.	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein.	

	Sewer: The existing dwelling is served by an individual septic system. The vehicle repair service use requested as part of the conditional rezone application may require a Nutrient Pathogen Study if wastewater flows meet or exceed 600 gallons per day. A site evaluation and test holes have not been conducted on the site. SWDH states that they are not concerned with the use or requested rezone, provided all IDAPA 58.01.03 requirements are met. (**Exhibit D.3**). **Water:** The existing dwelling is served by a domestic well, and the applicant intends to use the existing well for the vehicle service facility. Idaho Department of Water Resources was notified of the request, but no comments were received. Comments from Nampa Fire District detail that a fire hydrant capable of producing the required fire flow shall be located along approved fire lanes (**Exhibit D.5**). Compliance with Nampa Fire District requirements shall be included as a condition of approval. **Drainage:** The applicant proposes to retain drainage on site (**Exhibit A.2**). **Irrigation:** The property has surface irrigation water from the Nampa-Meridian Irrigation District (**Exhibit A.2**). Nampa-Meridian Irrigation District was notified of the request, but no comments were received. All historic irrigation lateral, drains, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by Nampa and Meridian Irrigation District. **Utility:** The property appears to have utilities established for the existing dwelling (**Exhibit C**). If the conditional rezone is approved, a new address is recommended for the business, and the applicant will work with the applicable utility agencies to maintain appropriate service.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. The subject property has access to E Orchard Ave, a rural local roadway. Comments from Nampa Highway District No. 1 detail that no parking associated with the vehicle service facility is allowed on E Orchard Ave. (**Exhibit D.2.2**). The Highway District does not object to the conditional rezone, subject to the applicant meeting access requirements. A paved apron will be required for any approach serving a commercial/business property per ACCHD standards (Drawing # ACCHD-106, **Exhibit D.2.1**). The Idaho Transportation Department submitted comments stating that they have no concerns with the request and that the application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns (**Exhibit D.1**). *See criteria 07-06-07(6)A7 for additional evidence.*	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone and will continue to have legal access at the time of the development. See the review and analysis detailed below. The subject property has legal access to E Orchard Avenue, a local public roadway. The applicant will need to upgrade the existing residential access to a paved apron to meet Nampa Highway District No. 1 commercial access standards (**Exhibit D.2.1**).	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**

Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** The property is served by the Nampa School District (**Exhibit B.1**). The request with limited commercial uses is not anticipated to impact the school district. No comment was received from the district. **Police:** The property is served by the Canyon County Sheriff's Office. No comments or concerns were received from the Sheriff's Office. **Fire protection & Emergency Medical Services:** The property is served by Nampa Fire District and Canyon County Paramedics/EMT. Nampa Fire District is not opposed to the request (**Exhibit D.5**). The applicant will need to maintain a solid 20-foot-wide access for fire apparatus with a hammerhead turnaround at the back of the property. Fire District-required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Building construction requirements of the International Building Code, International Fire Code, and City of Nampa Code will apply (**Exhibit D.5**). The property is 1.5 miles from Nampa Fire Station 5, with a response time of approximately four minutes, which exceeds response time goals. Nampa Fire District aims to arrive at 90 percent of emergency medical incidents within 5 minutes of alarm time and within 5 minutes and 20 seconds to fire incidents. Canyon County Ambulance District sent estimated response times for three (3) nearby stations: Station M44 has an estimated response time of 5.88 minutes, Station M42 has an estimated response time of 8.54 minutes, Station M41 has an estimated response time of 12.65 minutes (**Exhibit D.9**). **Addressing:** If approved, the applicant may receive an address for the shop being used for the vehicle service facility. An address is recommended for uses that involve employees working on-site so that emergency services can quickly and accurately locate the site in an emergency (**Exhibit D.4**).

Table 2. Area of City Impact

CCCO §09-11-25: APPLICATION PROCEDURES: The following procedures shall be adhered to in processing applications within the Nampa area of city impact:

Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article.

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-11-17**	The Canyon County comprehensive plan, as amended, shall apply to the Nampa area of city impact. Canyon County recognizes that the city of Nampa has also developed a comprehensive plan and accompanying map for the Nampa area of city impact. Canyon County shall give consideration to the city's comprehensive plan map designations when evaluating development requests with the Nampa area of city impact. All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by

		the county from the city of Nampa, it shall be considered by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.
Analysis	**Area of City Impact:** In accordance with Area of City Impact procedures, the City of Nampa was noticed on September 26, 2025, and July 2, 2026, and comments were received from the city and given consideration by the county (**Exhibits D.6, D.6.1, and D.6.2**). The City of Nampa's comprehensive plan designates the parcel and surrounding area as "Low-Density Residential" on the future land use map (**Exhibit B.2.5).** When considering the City of Nampa's future land use map, the request is not compatible. A comment was received from the City of Nampa's Planning and Zoning Division on September 26, 2025, and updated comments were received on June 4, 2026, and July 7, 2026 (**Exhibit D.6, D.6.1 and D.6.2**). The city opposes the request because the proposed commercial zone and requested uses are not compatible with the Low-Density Residential future land use designation and associated residential zoning districts.	

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on September 26, 2025, and July 2, 2026. Property owners within 600 feet of the subject property boundaries were notified on July 2, 2026. Full political notice was completed on July 2, 2026. A newspaper notice was published on July 7, 2026. The subject property was posted with a notice on July 6, 2026.

Pursuant to CCCO §01-17-07B - Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

AGENCY COMMENTS
All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

PUBLIC COMMENTS
Staff received "one" (1) total written public comment by the materials deadline of July 28, 2026. The comment was opposed to the request. All public comments received by the aforementioned materials deadline are located in **Exhibit E**.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone is not compliant with Canyon County Ordinance 07-06-07(6). A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

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, including but not limited to:
    a. Comments received from Southwest District Health (**Exhibit D.3**).
    b. Comments received from Nampa Highway District No. 1 (**Exhibit D.2 and D.2.1**)
    c. Comments received from Nampa Fire Department (**Exhibit D.5**)
    d. Comments received from Canyon County GIS and Addressing (**Exhibit D.4**)
    e. Comments received from Canyon County Building (**Exhibit D.8**)
2. Within 60-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law and Order, the property owner shall apply for the appropriate

building department application(s) as determined by the Canyon County's Building Official to bring all structures associated with the vehicle service facility into compliance (**Exhibit D.8**). Once the appropriate permit is submitted, expiration or violation of said permit will also be considered a violation of this condition.

3. Within 60-days of the Canyon County Board of Commissioners' signature on the Findings of Fact, Conclusions of Law and Order, the property owner shall complete and record all deeds and documents associated with AD2025-0089, a Property Boundary Adjustment.
4. The subject parcel, R27917011, approximately 1.345 acres, will be zoned "CR-C-2" (Conditional Rezone – Service Commercial) subject to the following conditions:
    a. Uses are limited to the following:
        i. Auto body business/vehicle service facility; and
        ii. Caretaker residence.
    b. Hours of operation for the auto body/vehicle service facility shall be limited to 8 am to 6 pm Monday through Friday.
    c. The number of employees shall be limited to six (6).
    d. The use shall be contained to the subject property (Parcel R27917011) and is not permitted on adjacent parcels.
    e. Within 180-days of the Canyon County Board of Commissioners' signature on the Findings of Fact, Conclusions of Law and Order, a 6-foot, site-obscuring fence shall be placed around any outdoor storage areas, and all vehicles associated with the business shall be parked within the fenced area unless being worked on within the garage service bays.
5. Historic irrigation lateral, drain, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.
6. The developer shall comply with CCCO §07-06-07(4): Time Requirements: "All conditional rezone for a land use shall commence within two (2) years of the approval of the board."
7. Any sign(s) shall be limited in size to 4 feet by 4 feet and shall comply with Canyon County's sign code §07-10-13.

DECISION OPTIONS

- **Approval of the Application**: "I move to recommend approval of CR2025-0013, Rodriguez, finding the application **does** meet the criteria for approval under Article 07-06-07(6) of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to recommend denial of CR2025-0013, Rodriguez finding the application **does not** meet the criteria for approval under 07-06-07(6) of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CR2025-0013, Rodriguez to a [*date certain or uncertain*]

EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Land Use Worksheet
3. Letter of Intent

4. Site Plan(s)
5. Neighborhood Meeting
6. Agency Acknowledgement
7. Deed
8. Additional Application Materials/Communication
    8.1. Pre-Annexation Communication April 7, 2026

B. Supplemental Documents

1. Parcel Information Report
2. Cases Maps/Reports
    2.1. Small Air Ortho (1-Mile)
    2.2. Small Vicinity Map
    2.3. Zoning and Classification
    2.4. Canyon County 20230 Future Land Use Map
    2.5. City Future Land Use Map
    2.6. Dairy, Feedlot, and Gravel Pit
    2.7. Soil and Prime Farmlands Map with Report
    2.8. Subdivision Map
    2.9. Lot Report
    2.10. Nitrate Priority Wells
    2.11. TAZ Households
    2.12. TAZ Jobs
    2.13. Lot Classification Map
    2.14. Case Map (1-Mile) and Summary Report
    2.15. Slope Percent Map
3. Google Earth Imagery
4. Google Maps Area Businesses
5. AD2025-0089 – Property Boundary Adjustment Survey

C. Site Visit Photos: April 3, 2026

D. Agency Comments Received by: July 27, 2026

1. Idaho Transportation Department; Received: October 14, 2025
2. Nampa Highway District No. 1; Received: September 29, 2025
    2.1. ACCHD-106 Approach Specifications
    2.2. Updated Comments Received: July 6, 2026
3. Southwest District Health; Received: September 26, 2025
4. Canyon County GIS and Addressing; Received: October 14, 2025
5. Nampa Fire Department; Received: October 24, 2025
6. City of Nampa; Received: September 26, 2025
    6.1. Email Correspondence: Received: June 4, 2026
    6.2. Updated Comments Received: July 7, 2026
7. Idaho Department of Environmental Quality; Received: September 29, 2025
    7.1. Waste and Remediation Correspondence; Received: June 29, 2026
    7.2. Idaho Department of Environmental Quality; Received: July 13, 2026
8. Canyon County Building Department; Received: July 9, 2026
9. Canyon County Ambulance District: Received: July 10, 2026

E. Public Comments Received by: July 27, 2026

1. Granillo; Received: July 16, 2026

F. Draft FCOs

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CR2025-0013

Hearing date: August 6, 2026

Canyon County, ID Web Map



9/17/2025, 3:50:47 PM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Roads

CC_PrivateRoads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Canyon County, ID

County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Nampa |

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Jose Luis Rodriguez	
	MAILING ADDRESS: 5903 East Orchard Ave Nampa, Id 83687	
	PHONE: [redacted]	EMAIL: [redacted]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: _____ *Date:* _____

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: 5903 East Orchard Ave Nampa, Idaho 83687	
	PARCEL NUMBER: R27917011	
	PARCEL SIZE: 1.345	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: RR	PROPOSED ZONING: C2
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CR2025-0013	DATE RECEIVED: 9/17/25
RECEIVED BY: HH	APPLICATION FEE: 2,400.00 CK MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/21/23

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☒ How many Individual Domestic Wells are proposed? one

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**

☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

☐ Pressurized ☒ Gravity

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**

☐ Public ☒ Private Road User's Maintenance Agreement Inst #_____

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)

Type: wood / trees Height: 8 ft

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

1 ditch in the front & 1 canal few feet away by Nampa & Meridian Irrigation District

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:**

☐ Residential _____ ☒ Commercial 1 ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☒ Water supply source: domestic well

3. **INCLUDED IN YOUR PROPOSED PLAN?**

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None x Apron

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** Auto body business

2. **DAYS AND HOURS OF OPERATION:**

☒	Monday	8 am	to	6pm
☒	Tuesday	8 am	to	6 pm
☒	Wednesday	8 am	to	6 pm
☒	Thursday	8 am	to	6 pm
☒	Friday	8am	to	6 pm
☐	Saturday		to	
☐	Sunday		to	

3. **WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 6 ☐ No

4. **WILL YOU HAVE A SIGN?** ☒ Yes ☐ No ☐ Lighted ☒ Non-Lighted

Height: 4 ft Width: 4 ft. Height above ground: 8 ft

What type of sign: _____ Wall X Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? 20

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** 0

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☒ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Letter of Intent/conditional rezone explanation

Dear Canyon County Planning and Zoning,

We are submitting this Letter of Intent in support of our request for a Conditional Rezone of our property 5903 East Orchard Ave Nampa, ID 83687, Parcel R27917011, which is currently zoned as Rural Residential. Our intent is to continue to use the property as both our primary residence and the location of our family-ran auto body business, Rodriguez Auto Body, LLC. The conditional rezone is intended to bring the business into compliance with the county so that we may continue to both live and provide a living for ourselves on the property.

The business is a small-scale, family-owned operation specializing in auto body repair, painting and refinishing. The business has 3 dedicated shops to minimize noise and visual impact. Future fencing would include adding large trees as a fence line on the side of the property where there is currently wire fencing. This would be located south of parcel R27916011A, to enhance visual impact for our neighbors as that is where we store the customers' cars and then additionally, continue the wood fencing across and connect upwards towards parcel R27917012.

The shop generates limited traffic, primarily from customer drop-offs/pick-ups and delivery of auto parts or supplies. We anticipate only a few additional vehicle trips per day, comparable to other home-based businesses. Our intention is to continue to remain a small business. We work diligently on our jobs and most are out within 3-5 days. We actively minimize impacts on neighbors by conducting repair and painting work inside the shop buildings, planting trees as a fence line for our neighbors as well as a wood fence, limiting hours of operation to normal daytime business hours and closing the business on major federal holidays, maintaining access via the existing driveway from E Orchard Ave, and lastly, we will retain as much of the open space as possible to maintain the rural character of the property.

This request is consistent with the Canyon County Comprehensive plan because it preserves the property residential function while allowing a small business in use. This would allow the support of local economic development and entrepreneurship. Ensures compatibility with surrounding uses by limiting scale, hours and visual impacts for our neighbors.

We are more than willing to accept any reasonable conditions such as:

- Limited hours of operations (example: Monday-Friday 8 AM to 6 PM)
- Screening/fencing of outdoor storage
- Noise and operations conducted within the shops
- Meeting all compliance standards with applicable health, safety and environmental regulations

We respectfully request approval of this conditional rezone, which will allow us to remain in compliance, continue raising our family on the property and operate our small family business in a manner that supports both our livelihoods and the community.

On the personal side of our business and home, we wanted to share a little bit more about us. I, Jose Rodriguez, have been in the auto body industry since I was 15. I am now 50 years young. In 2020, I was able to leave my corporate job by putting my faith in starting an auto body business from home so that I can be with my wife of 15 years while she battled pancreatic cancer at the age of 40. Together we have 7 kids, a blended family, however, we have 2 of our own who are now ages 11 and 9. Initially, they gave her 3-6 months to live with no chemo and 6-9 months to live with chemo. Given the news, I made the leap and started my small business here at home so I can provide for my family, while being at home with my family as much as I could. She crossed into heaven in early 2022. Since then, it is just me raising the last 2 babies we have. Having the business here has not only allowed me to continue to financially support my family, but also to be present in their lives from helping with schoolwork to any extracurricular activities.

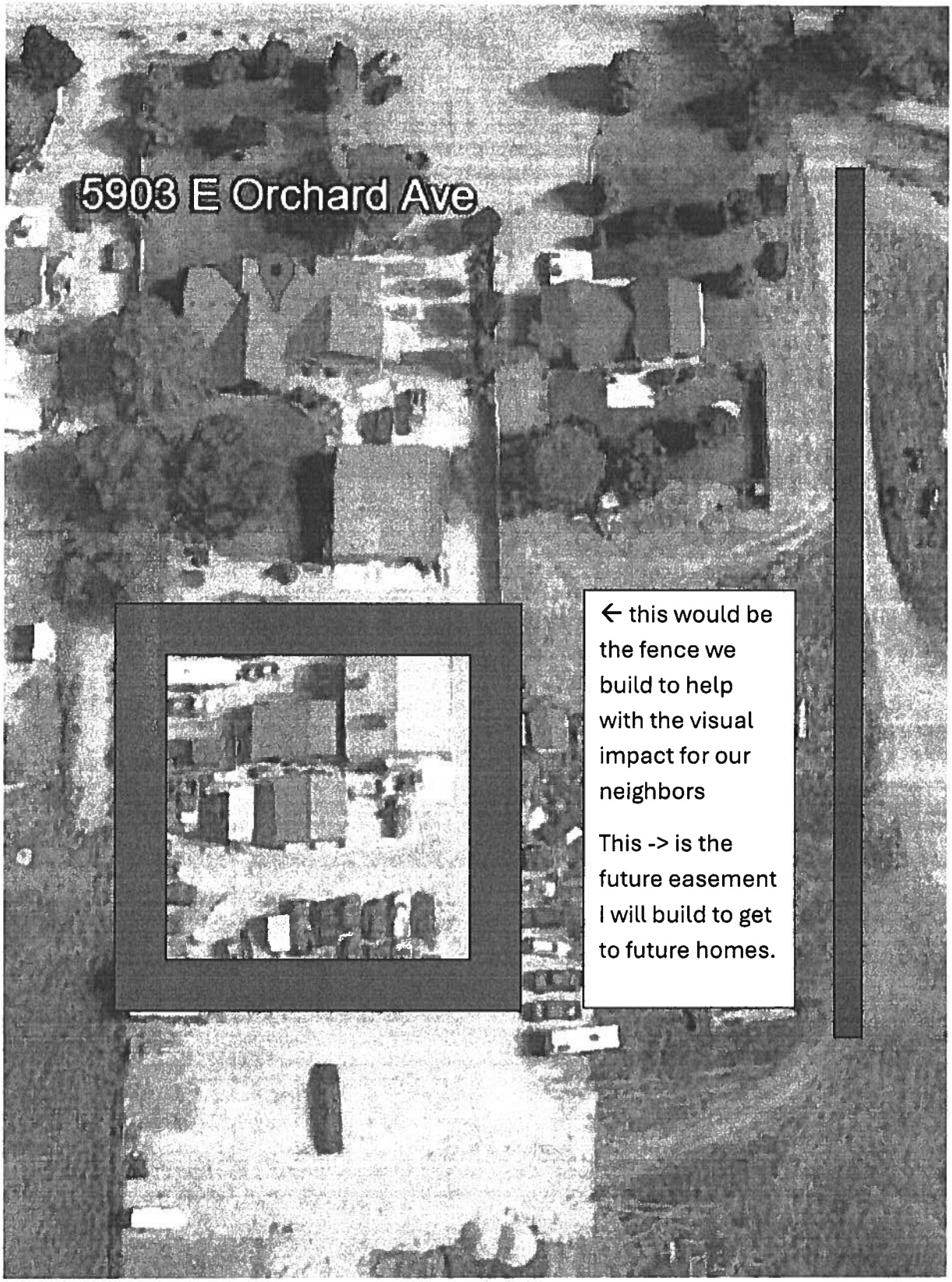
Running a small, family-owned business has been a blessing in so many ways. It has allowed us to continue contributing to the community we live in while paying our taxes and supporting the local economy. Over the years, Rodriguez Auto Body has been able to serve friends, neighbors and residents of the treasure valley. We take pride in offering services built on hard work, honesty, and family values.

Looking ahead, when I decide to retire, my plan includes building a modest single-family home on the rear of the 5-acre portion, behind the shop. I would provide easement access by building it on the right side of parcel R27917012. Once that home is in place, the remaining acreage could be thoughtfully subdivided into either 1 or 2 additional large lots, offering opportunities for other family members to build if desired. This approach aligns well with the "very low density residential" designation in Nampa's 2040 Comprehensive plan which supports large-lot, rural character development and low-density cluster housing in outlying areas. This layout supports smart growth principles by preserving open space while remaining compatible with the community character.

We are grateful for the support and understanding of our neighbors, and the county, if we have the privilege to continue to work and live here. This community means so much to us, and we are committed to being good neighbors and residents of Nampa while building a future for our family.

Thank you for your time and consideration,

Jose Luis Rodriguez


5903 E Orchard Ave
← this would be the fence we build to help with the visual impact for our neighbors
This -> is the future easement I will build to get to future homes.

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 5903 East Orchard Ave	Parcel Number: R27917012	
City: Nampa	State: ID	ZIP Code: 83687
Notices Mailed Date: 9-03-2025	Number of Acres: 1.345	Current Zoning: RR
Description of the Request: rezoning from RR to commercial		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jose Rodriguez			
Company Name: Rodriguez Auto body			
Current address: 5903 East Orchard Ave			
City: Nampa	State: ID	ZIP Code: 83687	
Phone: [redacted]	Cell: [redacted]	Fax:	
Email: [redacted]			

MEETING INFORMATION

DATE OF MEETING: 9-17-2025	MEETING LOCATION: Nampa library
MEETING START TIME: 10:15am	MEETING END TIME: 11:15am
ATTENDEES: 5	

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Blair Sampson		5815 E Orchard Ave Nampa ID
2. Robin Robertson	Robin Robertson	6120 Sydney Cir Nampa ID
3. Bruce Robertson	Bruce Robertson	6120 Sydney Cir Nampa ID
4. ALMH DRiesel	Alma Driesel	5821 E ORCHARD
5. Eddy		
6.		
7.		
8.		
9.		

Revised 6/9/22

10.
11.

12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

APPLICANT/REPRESENTATIVE (Signature): Jose Luis Rodriguez

DATE: 9/17/2025

AGENCY ACKNOWLEDGMENT

Date: 8-20-2025
Applicant: Jose Luis Rodriguez
Parcel Number: R17917011
Site Address: 5903 East Orchard Ave Nampa, Idaho 83687

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health: ✓
☒ Applicant submitted/met for informal review.
Date: 08/20/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: ✓ District: NAMPA FIRE PROTECTION DISTRICT
☒ Applicant submitted/met for informal review.
Date: 8.20.25 Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: ✓ District: Nampa Hwy. Dist. #1
☒ Applicant submitted/met for informal review.
Date: 8-20-25 Signed:
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: ✓ District: Nampa and Meridian Irrigation
☐ Applicant submitted/met for informal review.
Date: 08/20/2025 Signed: Paul Huddleston
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact ✓ City: Nampa
☐ Applicant submitted/met for informal review.
Date: 08/20/2025 Signed:
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

'05000322437O

(1)

File No.: LT05-10173

QUITCLAIM DEED

FOR VALUE RECEIVED

Jose Luis Rodriquez, an unmarried man

do hereby convey, release, remise and quit claim unto

Jose L. Rodriquez, an unmarried man, as his sole and separate property

whose current address is: **5903 Orchard Avenue, Nampa, ID 83686**
the following described premises, to-wit:

See Exhibit "A"

2005 JUL 29 PM 4 31
RECORDED
CANYON CNTY RECORDER
BY: DLW
G HOEL FEES

2005459 76

TRANSNATION TITLE
REQUEST
TYPE: DLW FEE 6.00

Dated: **July 25, 2005**

Jose Luis Rodriquez

STATE OF Idaho , County of Ada , ss.

On this 25th day of July in the year of 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared
Jose Luis Rodriquez

known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Signature: Lori Moody

Name: Lori Moody
Residing at: Boise, Idaho
My commission expires: 07/18/11

LORI MOODY NOTARY PUBLIC STATE OF IDAHO

Lawyers Title of Treasure Valley

EXHIBIT "A"

SEE EXHIBIT "A" ATTACHED

EXHIBIT "A"

A portion of Lot 3 of the WILSON ORCHARD TRACTS, Canyon County, Idaho, according to the official plat thereof, filed in Book 4 of Plats at Page 10, records of said County, located in the Northeast quarter of the Northeast quarter of Section 19, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of Section 19, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho; thence
South 89°59'39" West, 1,319.82 feet to the Northwest corner of the Northeast quarter of the Northeast quarter; thence
South 0°29'50" West, 25.00 feet to the Northwest corner of Lot 3, Wilson Orchard Tracts, the REAL POINT OF BEGINNING of this description; thence
North 89°59'39" East, 141.10 feet along the North line of said Lot 3 to a point; thence
South 0°00'21" East, 309.99 feet to a point; thence
South 89°59'39" West, 143.82 feet to a point on the West line of said Lot 3; thence
North 0°29'50" East, 310.00 feet to the REAL POINT OF BEGINNING of this description.

SUBJECT TO and benefiting from an irrigation easement described as the North 10 feet and the 35 feet adjacent to and Southerly of the centerline of the Dewey Lateral.

SUBJECT TO a vehicular turnaround easement more particularly described as follows:

A portion of Lot 3, of the WILSON ORCHARD TRACTS, Canyon County, Idaho, according to the official plat thereof, filed in Book 4 of Plats at Page 10, records of said County, located in the Northeast quarter of the Northeast quarter of Section 19, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of Section 19, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho; thence
South 89°59'39" West, 1,319.82 feet to the Northwest corner of the Northeast quarter of the Northeast quarter; thence
South 0°29'50" West, 25.00 feet to the Northwest corner of Lot 3, Wilson Orchard Tracts; thence
North 89°59'39" East, 141.10 feet along the North line of said Lot 3 to the Northerly corner common to Parcels 1 and 2 of Record of Survey No. 200015283, the REAL POINT OF BEGINNING of this description; thence
South 89°59'39" West, 51.96 feet along said North line to a point of a curve; thence
125.66 feet along a curve to the left, said curve having a radius of 60.00 feet, a central angle of 120°00'00", a tangent of 103.92 feet and a chord of 103.92 feet which bears South 30°00'21" West to a point on the common line between said Parcels 1 and 2; thence
North 0°00'21" West, 90.00 feet to the REAL POINT OF BEGINNING of this description.

INSTRUMENT NO. 201100911

QUITCLAIM DEED

FOR VALUE RECEIVED, JOSE LOPEZ RODRIGUEZ AND PETRA RODRIGUEZ,

Grantors, does hereby convey, release, remise and forever quitclaim unto **JOSE LUIS RODRIGUEZ** whose address is 5903 E Orchard Avenue, Nampa, ID 83687, the following described premises, to-wit: See attached exceptions I & II

19-3N-1W NE Wilson Orchard TRS ~~S 330' & W 450'~~ BLK 3 LS NE 50' of W 450' & LS TX 00391 00658 according official records of Canyon County. & LS N 238.43' of the E 197.47' Lying S. of Dewey Lateral

Canyon county.

Together with the appurtenances.

This deed is intended to convey to the Grantee all right, title, and interest of the Grantor in and to said property, now owned or hereafter acquired.

Date 03/09, 2011

Signature, Grantor
Jose Lopez Rodriguez

Petra Rodriguez

STATE OF IDAHO)
) ss.
County of Canyon)

On this 9th day of March, 2011, before me, the undersigned, a Notary Public in and for said state, personally appeared Jose Lopez Rodriguez and Petra Rodriguez known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same.

RAMON MARTINEZ NOTARY PUBLIC STATE OF IDAHO

NOTARY PUBLIC for Idaho
Residing at: County of Canyon.
My Commission Expires: 04/27/2011.

QUITCLAIM DEED
CAO6-10 Revised 10/10/2003

TX 00391

I

DESCRIPTION FOR
JOSE RODRIGUEZ
PARCEL 1

April 3, 2000

A parcel of land being a portion of Lot 3, Block 10 of the Wilson Orchard Tracts, as recorded in Book 4 of Plats at Page 10, Canyon County Recorders Office, located in the NE ¼ of the NE ¼ of Section 19, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of Section 19, T.3N., R.1W., B. M., thence S 89°59'39" W 1,319.82 feet to the northwest corner of the NE ¼ of the NE ¼ ;

Thence S 0°29'50" W 25.00 feet to the northwest corner of Lot 3, Block 10, Wilson Orchard Tracts, the **REAL POINT OF BEGINNING** of this description;

D7917-011

Thence N 89°59'39" E 141.10 feet along the north line of said Lot 3 to a point;

Thence S 0°00'21" E 309.99 feet to a point;

Thence S 89°59'39" W 143.62 feet to a point on the west line of said Lot 3;

Thence N 0°29'50" E 310.00 feet to the **REAL POINT O FBEGINNING** of this description.

This parcel contains 1.01 acres, more or less, and is subject to and benefiting from an irrigation easement described as the north 10 feet of said Lot 10 and the 35 feet adjacent to and southerly of the centerline of the Dewey Lateral.

Michael E. Marks, PLS, No. 4998



0217\Parcel 1.doc

RECORDED
00 JAN 20 AM 11 14
C NOEL HALES
CANYON CNTY RECORDER
BY

20002165 3

II

TX 00658

DESCRIPTION FOR JOSE RODRIGUEZ PARCEL 2

April 3, 2000

2 7917-012

A parcel of land being a portion of Lot 3, Block 10 of the Wilson Orchard Tracts, as recorded in Book 4 of Plats at Page 10, Canyon County Recorders Office, located in the NE ¼ of the NE ¼ of Section 19, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of Section 19, T.3N., R.1W., B. M., thence S 89°59'39" W 1,319.82 feet to the northwest corner of the NE ¼ of the NE ¼ ;

Thence S 0°29'50" W 25.00 feet to the northwest corner of Lot 3, Block 10, Wilson Orchard Tracts;

Thence N 89°59'39" E 141.10 feet along the north line of said Lot 3 to the **REAL POINT OF BEGINNING** of this description;

Thence N 89°59'39" E 113.90 feet along said north line to a point;

Thence S 45°00'21" E 42.43 feet to a point;

Thence S 0°00'21" E 279.99 feet to a point;

Thence S 89°59'39" W 143.90 feet to a point;

Thence N 0°00'21" W 309.99 feet to the **REAL POINT OF BEGINNING** of this description.

This parcel contains 1.01 acres, more or less, and is subject to and benefiting from an irrigation easement described as the north 10 feet of said Lot 10 and the 35 feet adjacent to and southerly of the centerline of the Dewey Lateral.

Michael E. Marks, PLS, No. 4998

PROFESSIONAL LAND SURVEYOR REGISTERED 4998 STATE OF IDAHO MICHAEL E. MARKS

20110099911

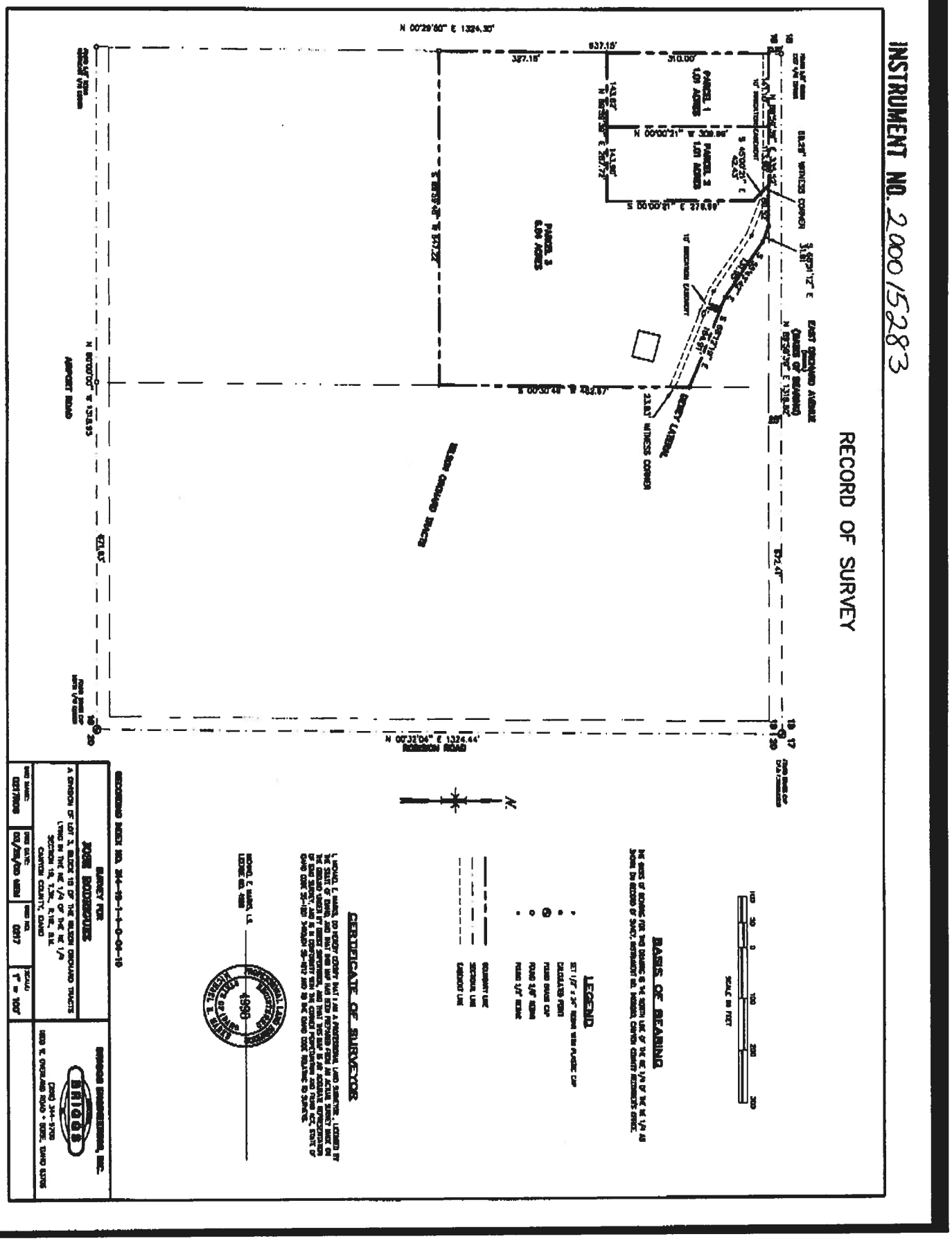
RECORDED
2011 FEB 10 PM 4 06
CANYON COUNTY RECORDER
BY [illegible]
REQUEST Rodriguez
FEE 11.00

0217\Parcel 2.doc

RECORDED
00 NOV 9 PM 1 43
C HOEL HALES
CANYON COUNTY RECORDER
BY [illegible]

20003927

Juan Rodriguez
TYPE Deed FEE 6.00


INSTRUMENT NO. 2000/5283
RECORD OF SURVEY
PARCEL 1
1.01 ACRES
PARCEL 2
1.01 ACRES
PARCEL 3
6.99 ACRES
AIRPORT ROAD
ROBISON ROAD
BASIS OF BEARING
LEGEND
SCALE IN FEET
CERTIFICATE OF SURVEYOR
SURVEY FOR
JOHN BOOKHOUSE
BRIGGS ENGINEERING, INC.

200015283

RECORDED

00 MAY 2 AM 11 09

G NOEL HALES
CANYON CNTY RECORDER
BY C M Laughlin Dep

$5.00

Karla Nelson

From: stephanie luna [redacted]
Sent: Tuesday, April 7, 2026 1:23 PM
To: Jose Rodriguez; Karla Nelson
Subject: Re: [External] CR2025-0015

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Karla,

I spoke with Doug and this was a recap of our conversation. He also mentioned that if the county approves our rezone, to comply with the city of Nampa, we could apply to amend the comprehensive plan to support commercial business in a low residential area. If that's is approved then we would do the pre-annexation but as it is written right now we understand the city"s stance on

Exhibit A.8.1

it.


1:19
Messages
5903 E Orchard - Car repair
Doug Critchfield
To
Today at 9:47 AM
Hi Stephanie – Thanks for speaking with me today. To recap – you are going through Canyon County for a rezone. They will likely send us a request for a review of your rezone. We will ask the County to deny it because the land use is not allowed in the Comprehensive Plan designation of "Low Density Residential". They will then make a decision based on all of the feedback that they receive. If they say no, you could reach out to us to see what may be possible. Thanks - Doug
NAMPA
IDAHO
Doug Critchfield (ASLA)
Principal Planner I
Planning & Zoning Department
Office: (208) 468-5442 I
Cell: (208) 606-5799
500 12th Ave S I
Nampa, ID 83651
cityofnampa.us I Stay Connected
Citizen's Guide to Planning – Learn More About Planning!

Exhibit A.8.1

Sent from Yahoo Mail for iPhone

On Monday, April 6, 2026, 9:03 PM, Jose Rodriguez <rodriguezautobody01@yahoo.com> wrote:

Hello,
I just wanted to give an update. I requested a pre-application meeting today with the City of Nampa to go over the pre-annexation. I will keep you posted on when that is. I was completely confused and thought that in order for me to request a meeting, i had to fill out and have the entire pre-annexation application ready to go... turns out... there's a seperate place to request just a meeting.

Jose Luis Rodriguez
Rodriguez Auto Body
[redacted]

On Tuesday, March 31, 2026 at 09:39:38 AM MDT, stephanie luna [redacted] wrote:

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Tuesday, March 31, 2026, 6:34 AM, Luis Rodriguez <[redacted]> wrote:

---------- Forwarded message ---------
From: **Karla Nelson** <Karla.Nelson@canyoncounty.id.gov>
Date: Mon, Mar 30, 2026 at 10:18 AM
Subject: RE: [External] CR2025-0015
To: Luis Rodriguez <[redacted]>

Hello Luis,

The agency comments that we received are attached. The City of Nampa would like you to go through a pre-annexation process with them. This would mean that you would agree to annex into the city of Nampa when eligible for annexation, and they have a pre-annexation application: Planning Applications, Permits & Fees | Nampa, ID - Official Website

Would you be willing to go through the pre-annexation process with Nampa? I think it could help your case with the request in the county, and I still have a number of cases before yours, so you should have time to complete that process with the city before your county hearing. Let me know if you do apply for pre-

annexation with Nampa. Please review all of the agency comments and let me know if you have any concerns.

Part of our review process is to conduct a site visit. I plan to be out at your property on Friday. You don't need to be there, but I wanted to give you a heads up so you aren't surprised to see me taking pictures. The pictures will be used in my staff report and presentation to the planning and zoning commission and board of county commissioners. The pictures help them better understand what the site looks like and the surrounding area. I plan to be at your property in the morning.

Thank you,

Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Luis Rodriguez <[redacted]>
Sent: Tuesday, September 30, 2025 8:10 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] CR2025-0015

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# CR2025-0013

Hearing date: August 6, 2026

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R27917011 PARCEL INFORMATION REPORT

7/28/2026 11:27:45 AM

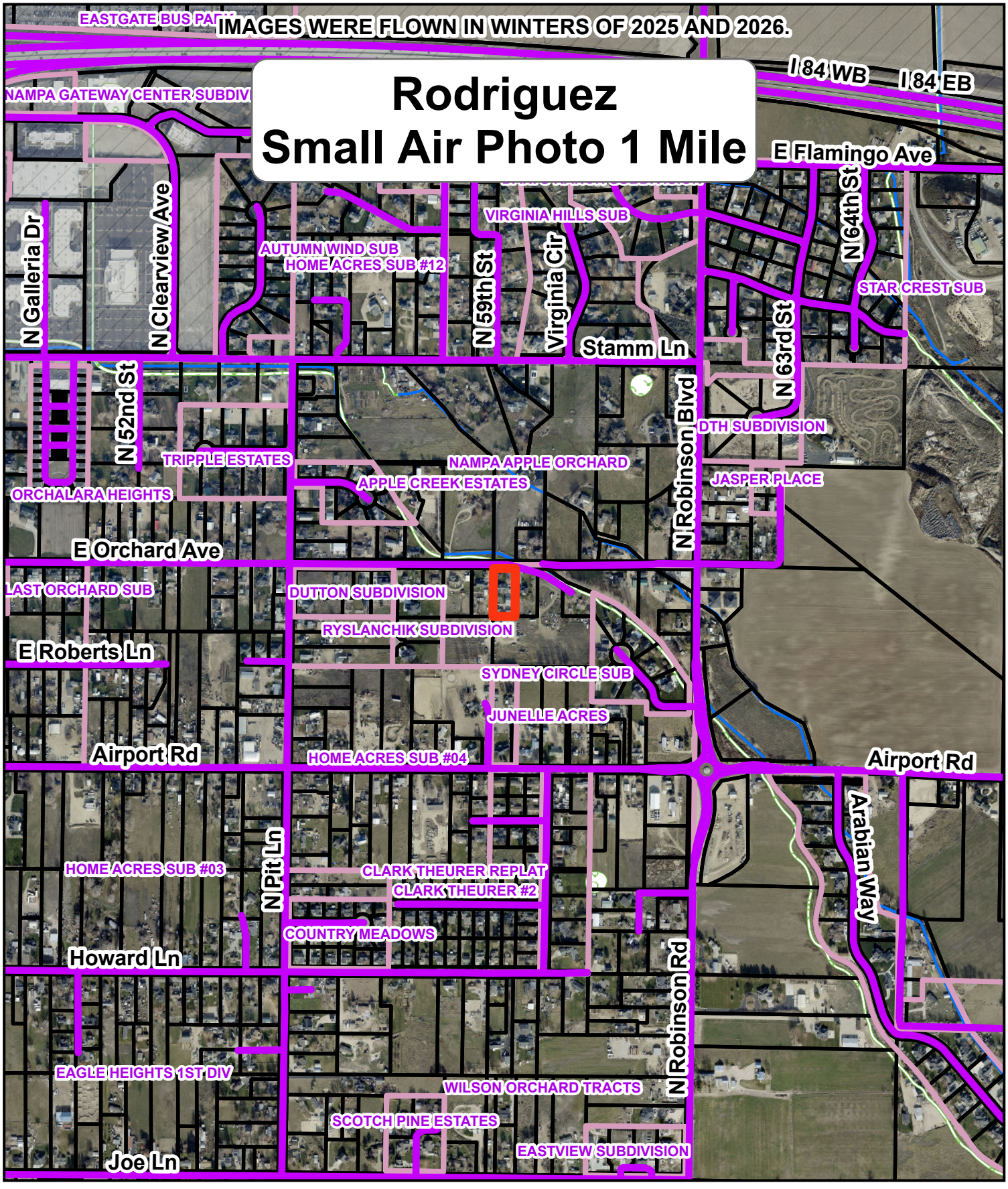
PARCEL NUMBER:	R27917011
OWNER NAME:	RODRIGUES JOSE LUIS TRUST
CO-OWNER:	
MAILING ADDRESS:	5903 E ORCHARD AVE NAMPA ID 83687
SITE ADDRESS:	5903 E ORCHARD AVE
TAX CODE:	1440000
TWP:	3N **RNG:** 1W **SEC:** 19 **QUARTER:** NE
ACRES:	1.01
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	RR / RURAL RESIDENTIAL
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	Nampa
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0403F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2026018485
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	19-3N-1W NE WILSON ORCHARD TRS TX 00391 IN BLK 3
PLATTED SUBDIVISION:	WILSON ORCHARD TRS
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Exhibit B.2.1

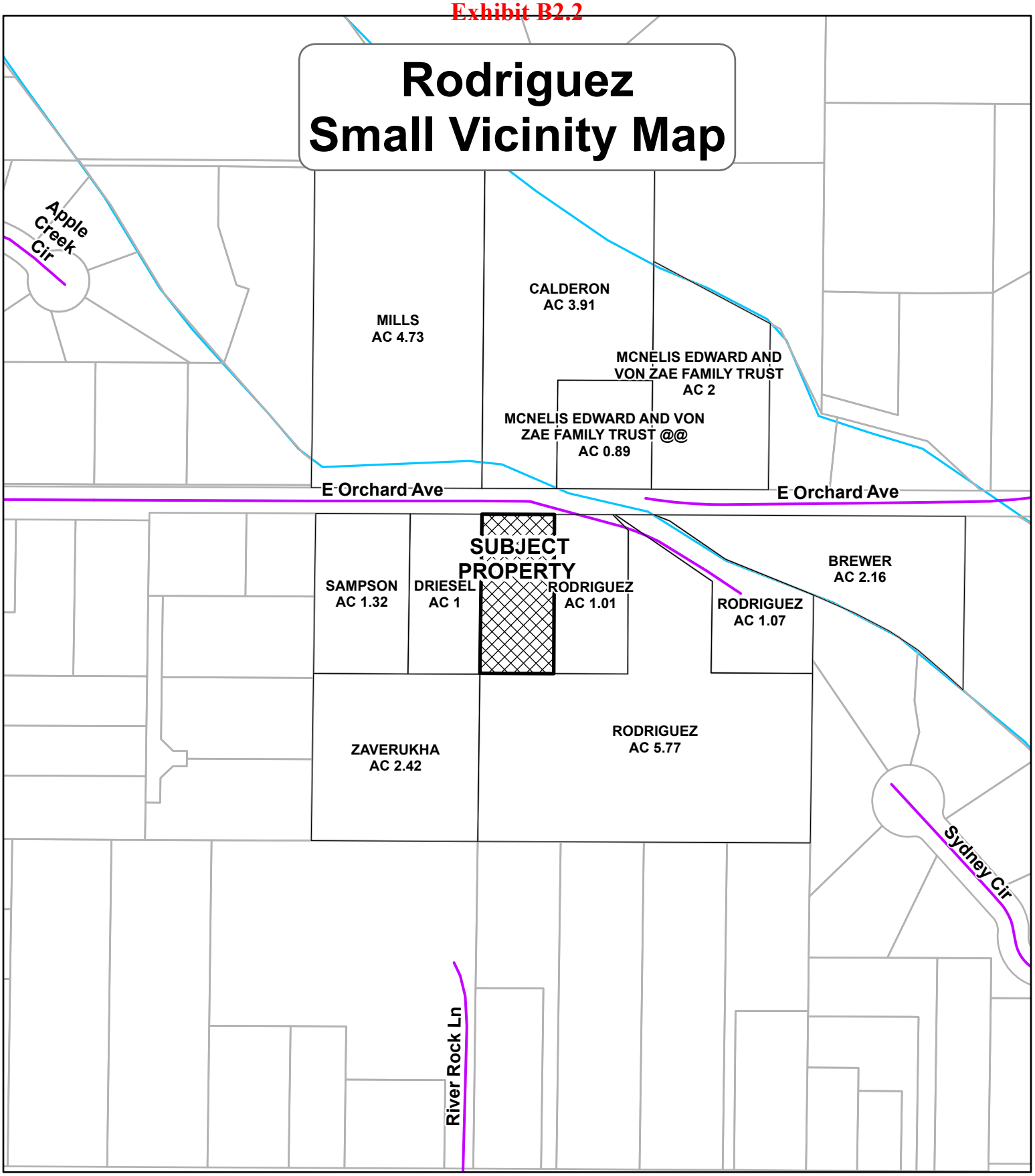


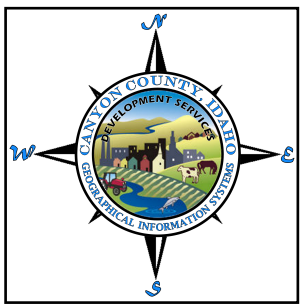
City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit B.2.1

Rodriguez
Small Vicinity Map





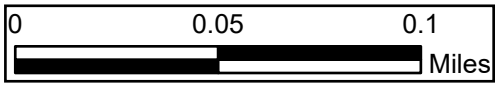
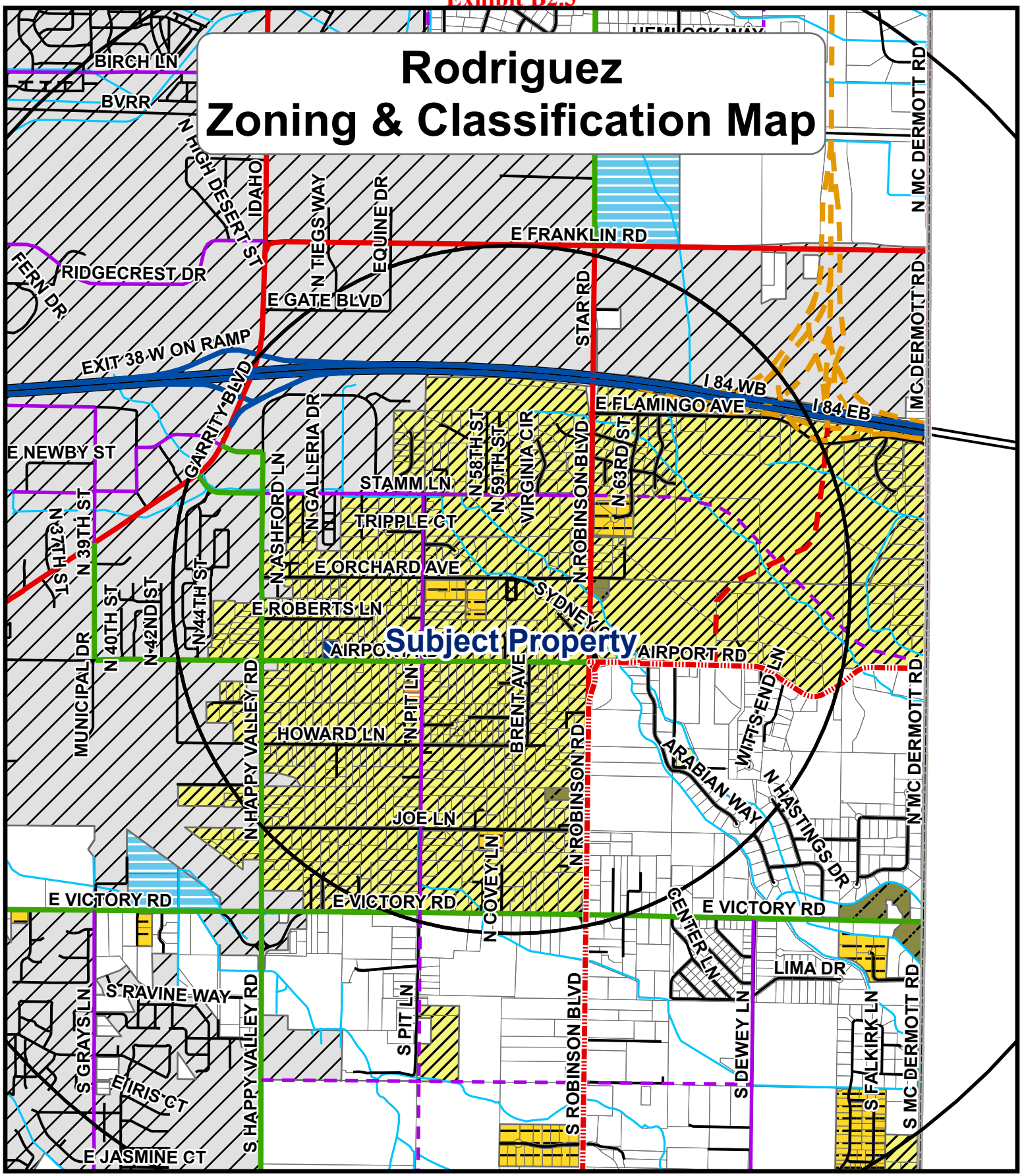


Exhibit B2.3

Rodriguez
Zoning & Classification Map



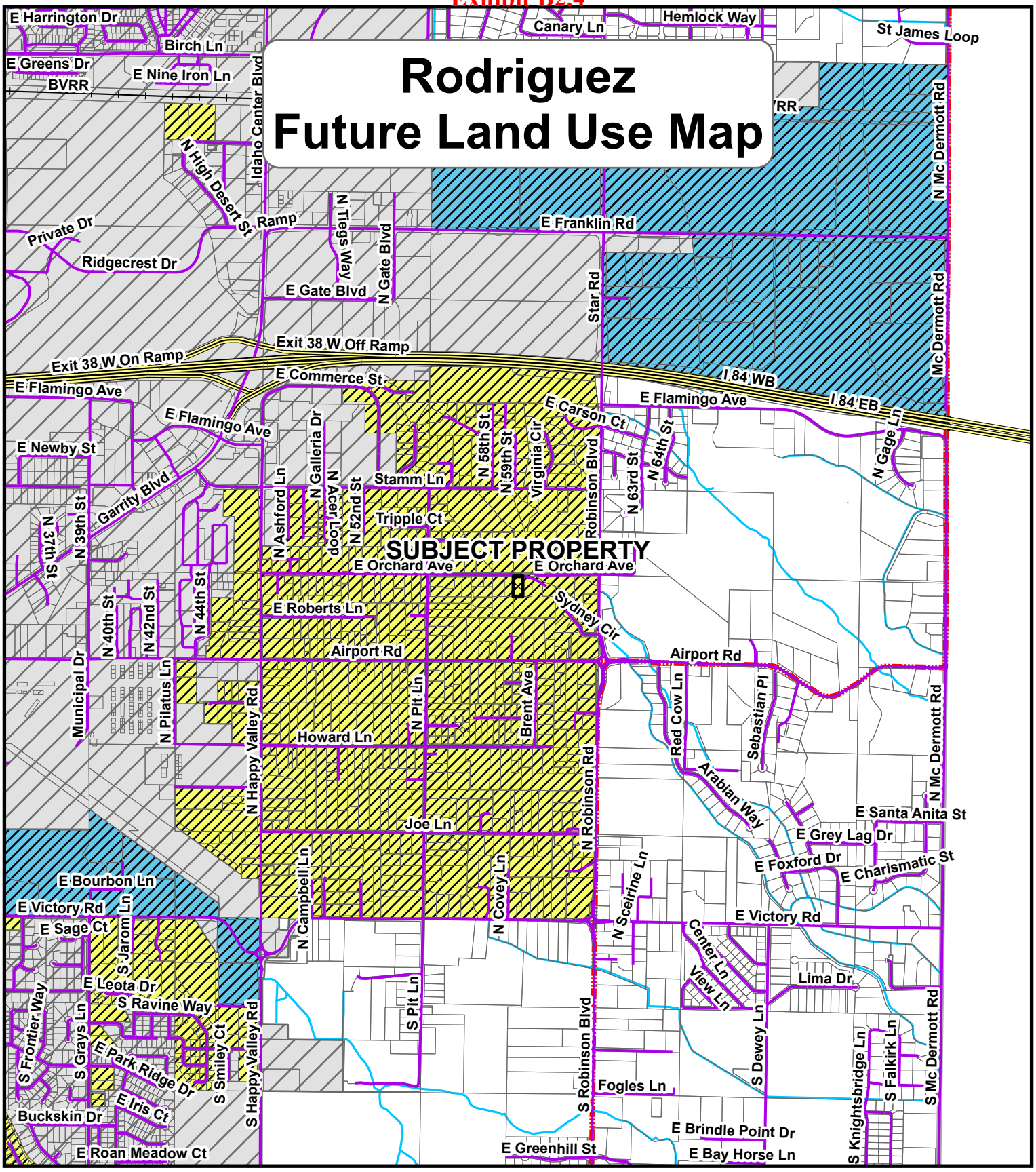
CANYON COUNTY, IDAHO — DEVELOPMENT SERVICES — GEOGRAPHICAL INFORMATION SYSTEMS

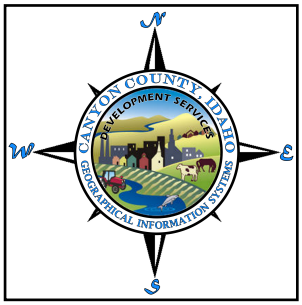
- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit B2.3

Exhibit B2.4





Future Land Use 2030

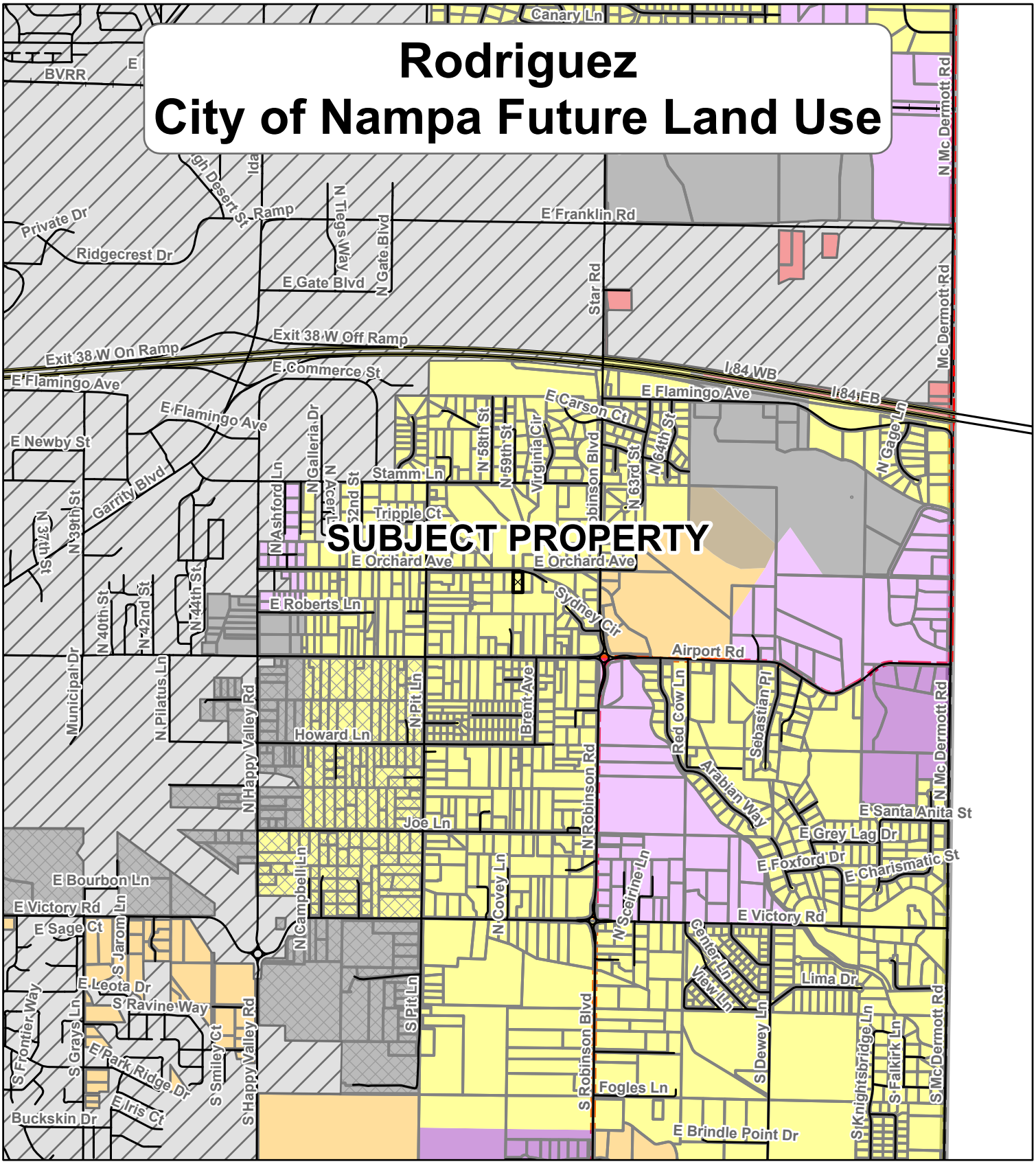
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

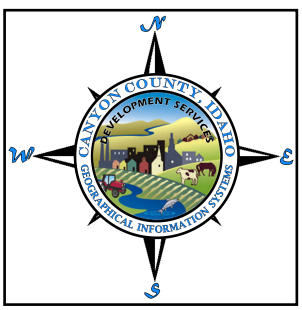
0 0.5 1 Miles

Exhibit B2.4

Exhibit B2.5

Rodriguez
City of Nampa Future Land Use





NampaCompPlan

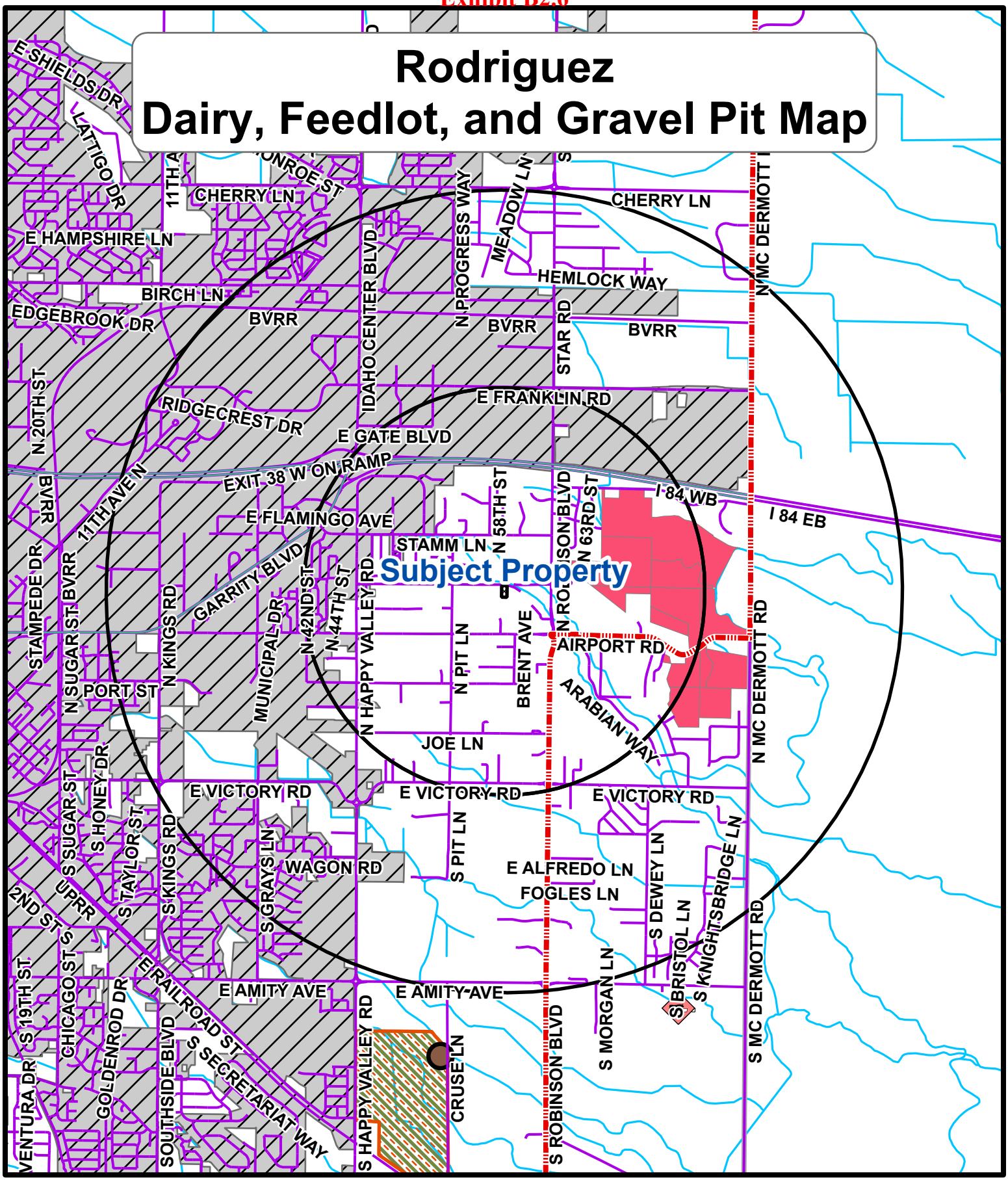
- Airport
- Commercial
- Community Mixed Use
- Downtown
- Education, Public
- Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use
- Unknown
- Very Low Density Residential

0 0.25 0.5 Miles

Exhibit B2.5

Exhibit B2.6

Rodriguez
Dairy, Feedlot, and Gravel Pit Map



FEEDLOTS

DAIRIES

GRAVELPITS

0 1 2 Miles

Exhibit B2.6

Exhibit B2.7

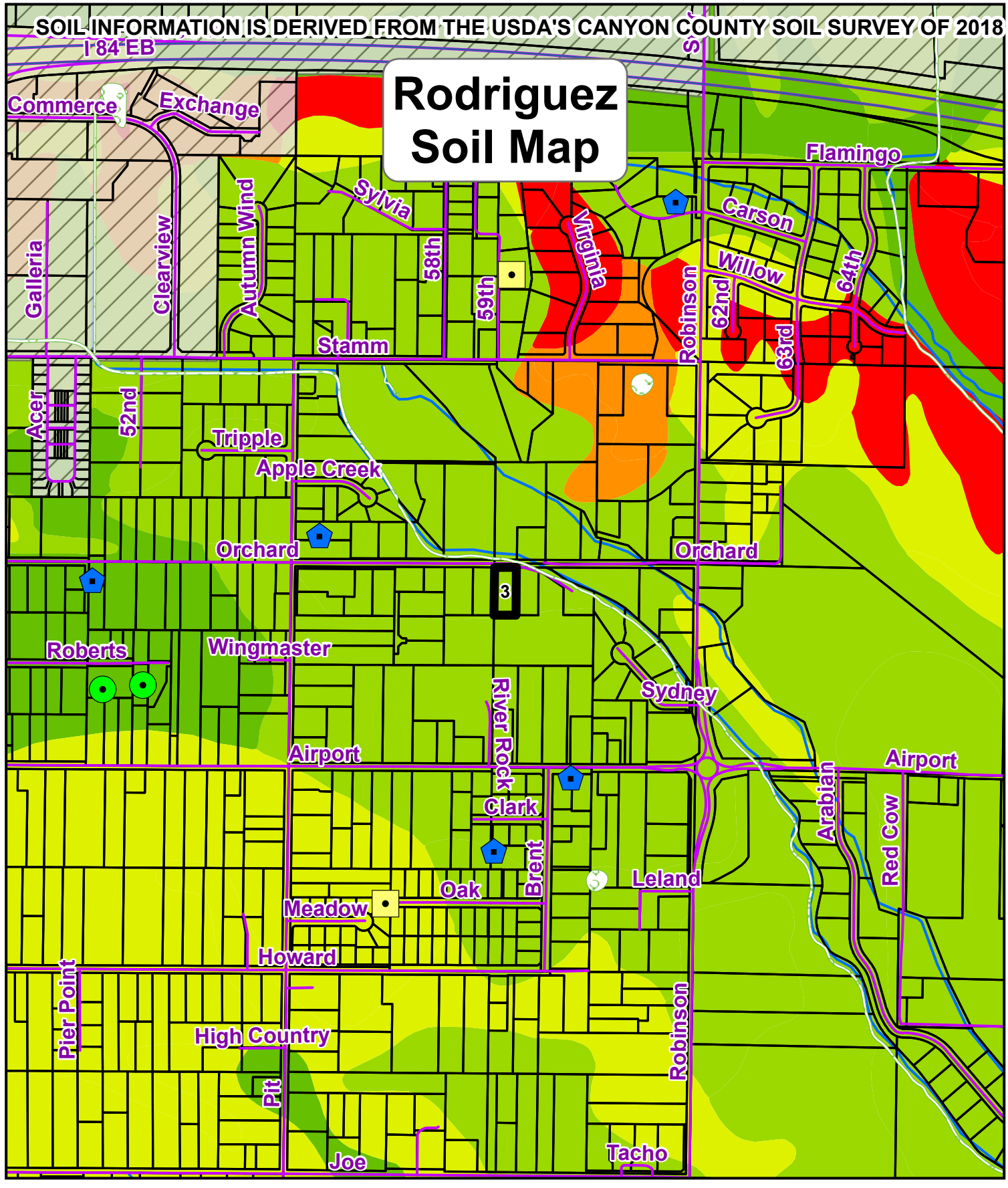


Exhibit B2.7

Exhibit B2.7

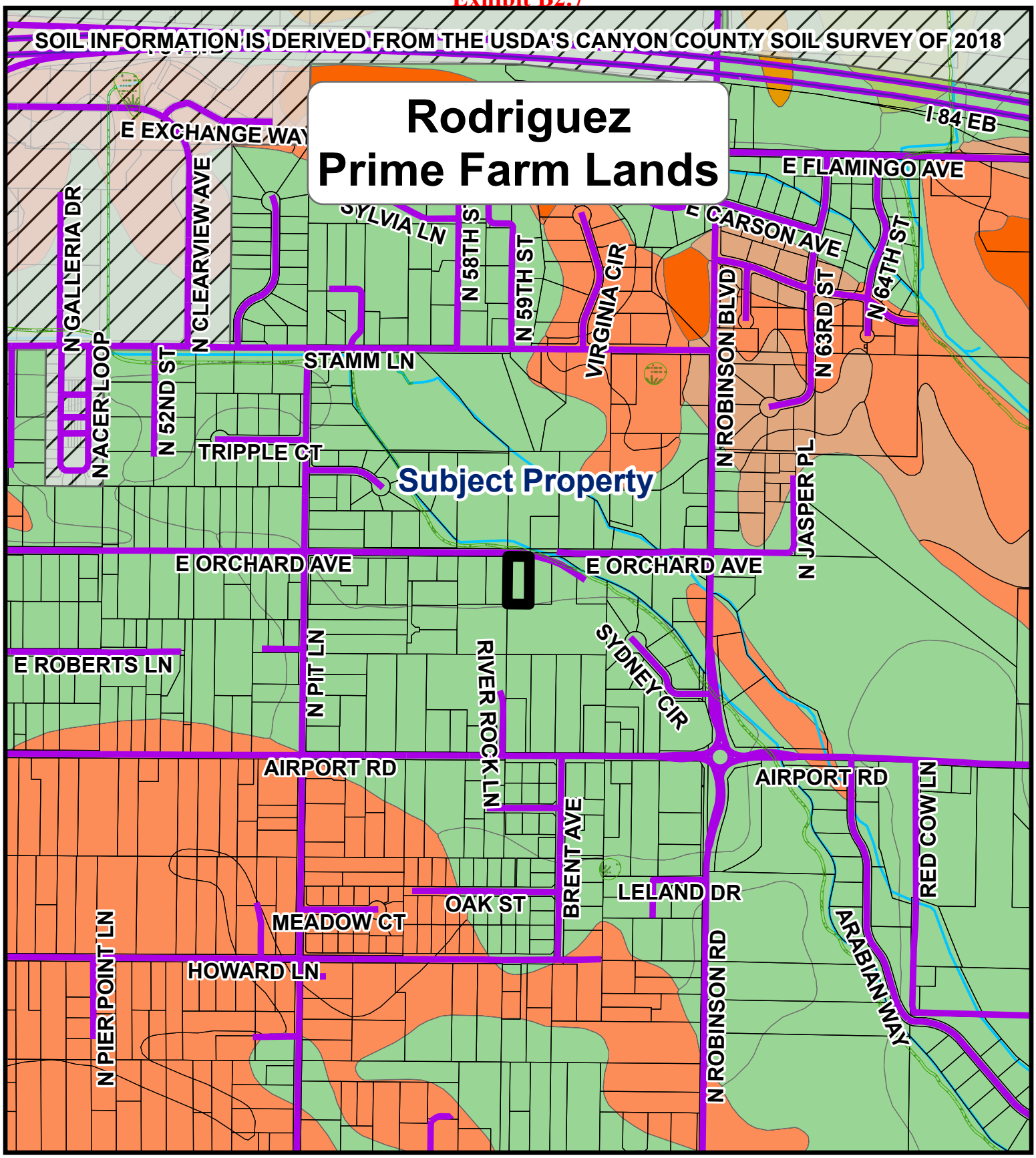


Exhibit B2.7

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	44129.17	1.01	100.00%
		44129.17	1.01	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
EhB	Prime farmland if irrigated	44129.17	1.01	100.00%
		44129.17	1.01	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

Exhibit B2.8

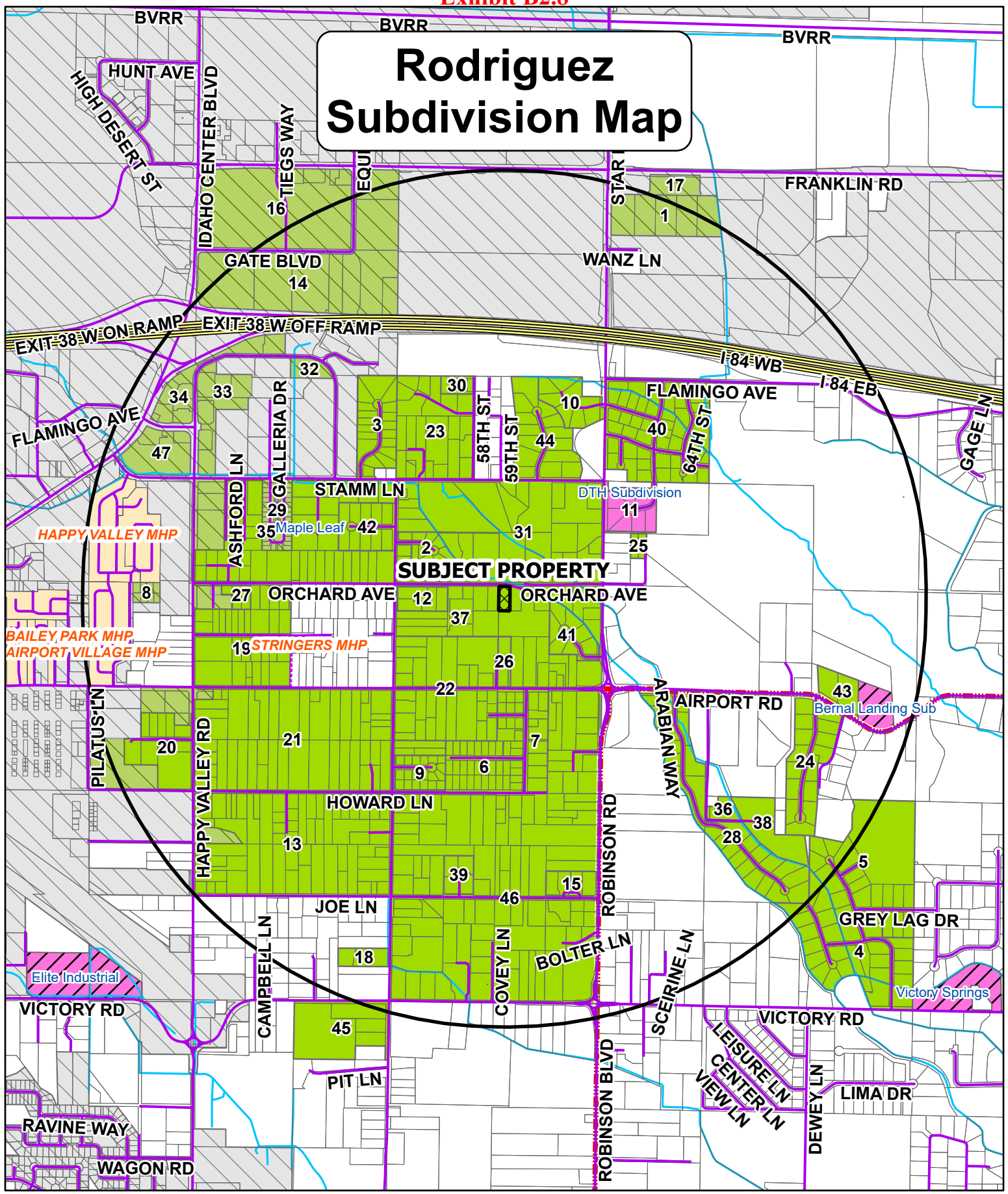


Exhibit B2.8

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
47	1148.75	867	1.32

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
3	21.75	67	0.32

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
36	1.61	1.07	0.07	5.77

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
6	7.67	45.00	5.83	7.00

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
16/84 COMMERCE CENTER SUBDIVI	1	3N1W17	16.40	5	3.28	NAMPA	2026
APPLE CREEK ESTATES	2	3N1W18	4.80	10	0.48	CANYON COUNTY	1993
AUTUMN WIND SUB	3	3N1W18	14.22	19	0.75	CANYON COUNTY	2001
BELMONT HEIGHTS	4	3N1W20	32.40	29	1.12	CANYON COUNTY	2001
BELMONT HEIGHTS #2	5	3N1W20	39.53	22	1.80	CANYON COUNTY	2002
CLARK THEURER #2	6	3N1W19	20.03	45	0.45	CANYON COUNTY	1977
CLARK THEURER REPLAT	7	3N1W19	9.49	11	0.86	CANYON COUNTY	1972
CLEARWATER HEIGHTS SUBDIVISIO	8	3N2W24	2.02	8	0.25	NAMPA	2021
COUNTRY MEADOWS	9	3N1W19	6.69	19	0.35	CANYON COUNTY	1992
DANI'S RANCH SUBDIVISION	10	0	8.45	7	1.21	CANYON COUNTY	2008
DTH SUBDIVISION	11	3N1W17	8.70	7	1.24	CANYON COUNTY	2025
DUTTON SUBDIVISION	12	3N1W19	4.73	4	1.18	CANYON COUNTY	2018
EAGLE HEIGHTS 1ST DIV	13	3N1W19	76.42	64	1.19	CANYON COUNTY	1909
EASTGATE BUS PARK	14	3N1W18	56.17	5	11.23	NAMPA	2000
EASTVIEW SUBDIVISION	15	3N1W19	4.76	4	1.19	CANYON COUNTY	2006
FRANKLIN RETAIL CENTER	16	3N1W18	44.37	4	11.09	NAMPA	2006
GATEWAY CONDOMINIUMS	17	3N1W17	3.78	1	3.78	NAMPA	2009
HILL AND PETTY ESTATES SUB	18	3N1W19	3.47	2	1.73	CANYON COUNTY	2005
HOME ACRES SUB #01	19	3N1W19	35.18	32	1.10	CANYON COUNTY	1940
HOME ACRES SUB #02	20	3N2W24	30.10	13	2.32	CANYON COUNTY	1940
HOME ACRES SUB #03	21	3N1W19	76.92	43	1.79	CANYON COUNTY	1942
HOME ACRES SUB #04	22	3N1W19	40.08	25	1.60	CANYON COUNTY	1942
HOME ACRES SUB #12	23	3N1W18	27.90	24	1.16	CANYON COUNTY	1943
JAIALDI ESTATES SUBDIVISION	24	3N1W20	18.36	14	1.31	CANYON COUNTY	2007
JASPER PLACE	25	3N1W17	1.45	5	0.29	CANYON COUNTY	1999
JUNELLE ACRES	26	3N1W19	2.37	2	1.18	CANYON COUNTY	2000
LAST ORCHARD SUB	27	3N1W19	2.40	4	0.60	CANYON COUNTY	1986
LEXINGTON MEADOWS SUBDIVISIO	28	3N1W20	30.93	29	1.07	CANYON COUNTY	2006
MAPLE LEAF SUBDIVISION	29	3N1W18	7.38	58	0.13	NAMPA	2023
MOSER SUB	30	3N1W18	2.11	3	0.70	CANYON COUNTY	2004
NAMPA APPLE ORCHARD	31	3N1W18	75.11	39	1.93	CANYON COUNTY	1915
NAMPA CANDLEWOOD SUBDIVISION	32	3N1W18	2.58	2	1.29	NAMPA	2017
NAMPA GATEWAY CENTER PARCEL	33	3N1W18	11.65	4	2.91	NAMPA	2018
NAMPA GATEWAY CENTER SUBDIVI	34	3N2W13	9.86	9	1.10	NAMPA	2010
ORCHALARA HEIGHTS	35	3N1W18	67.80	48	1.41	CANYON COUNTY	1910
RED COW FOLD SUBDIVISION	36	3N1W20	2.47	2	1.23	CANYON COUNTY	2023
RYSLANCHIK SUBDIVISION	37	3N1W19	3.53	4	0.88	CANYON COUNTY	2021
SCHWISOW POINTE SUB	38	3N1W20	8.67	2	4.34	CANYON COUNTY	2005
SCOTCH PINE ESTATES	39	3N1W19	4.20	4	1.05	CANYON COUNTY	2004
STAR CREST SUB	40	3N1W17	39.19	50	0.78	CANYON COUNTY	1970
SYDNEY CIRCLE SUB	41	3N1W19	7.40	9	0.82	CANYON COUNTY	2004
TRIPPLE ESTATES	42	3N1W18	10.03	25	0.40	CANYON COUNTY	1996
TWO CLEGG SUBDIVISION	43	3N1W20	5.24	2	2.62	CANYON COUNTY	2019
VIRGINIA HILLS SUB	44	3N1W18	18.68	14	1.33	CANYON COUNTY	1993
WAYNE RUSSELL SUB	45	3N1W30	19.08	4	4.77	CANYON COUNTY	2005
WILSON ORCHARD TRACTS	46	3N1W19	221.59	128	1.73	CANYON COUNTY	1917
WINCO PLACE SUBDIVISION	47	3N2W13	10.09	3	3.36	NAMPA	2017

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Maple Leaf	7.79	58	0.13
DTH Subdivision	8.58	7	1.23
Bernal Landing Sub	5.38	2	2.69

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…
Happy Valley MHP	31710 Airport Road	6.73	45	6.68	City of Nampa
Stringers MHP	5022 Airport Road	1.40	6	4.28	Canyon County
Happy Valley MHP	31710 Airport Road	10.52	57	5.42	City of Nampa
Happy Valley MHP	31710 Airport Road	13.65	79	5.79	City of Nampa
Happy Valley MHP	31710 Airport Road	6.85	45	6.57	City of Nampa
Happy Valley MHP	31710 Airport Road	6.85	38	5.55	City of Nampa

Exhibit B2.10

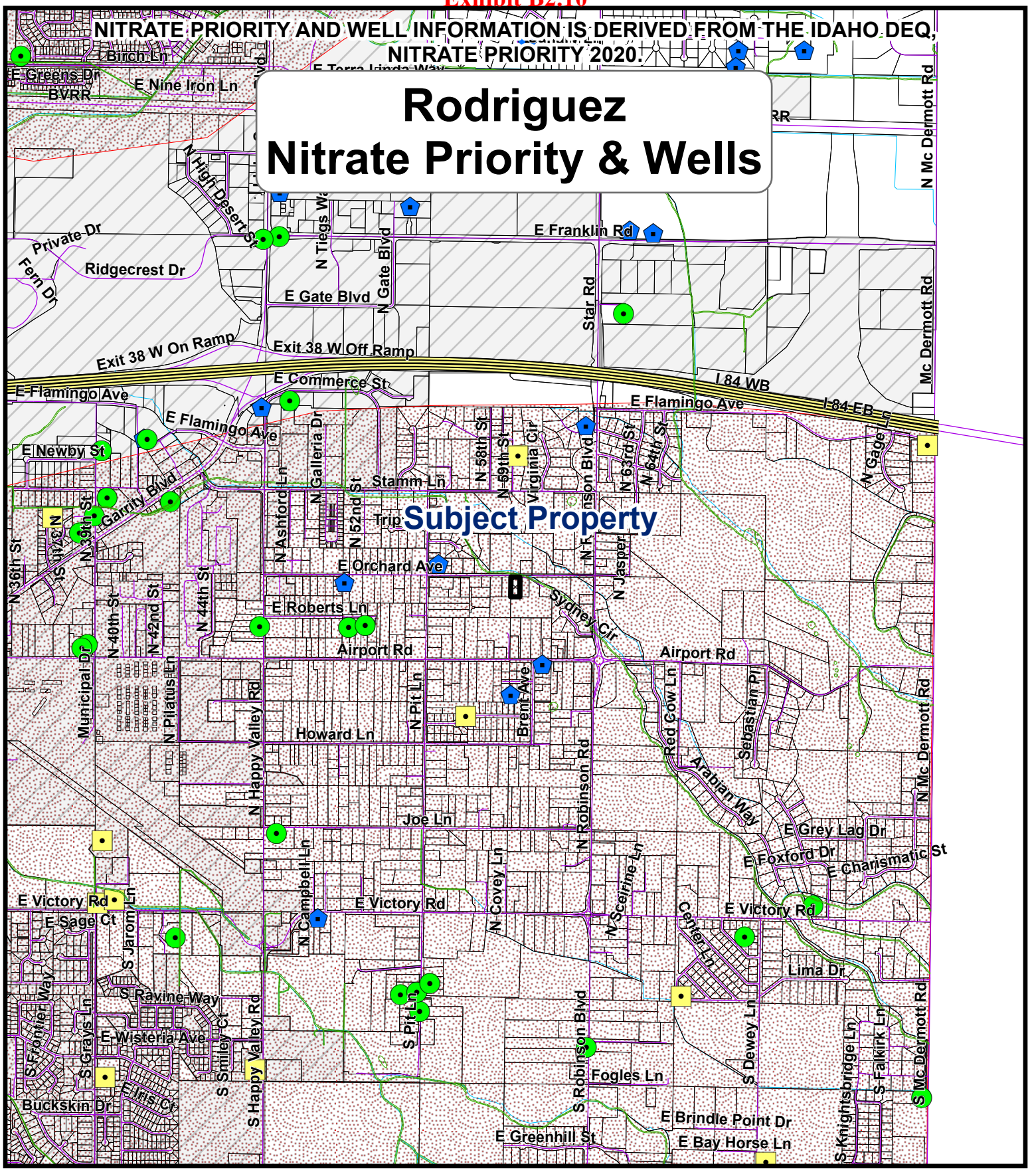


Exhibit B2.10

Exhibit B2.11

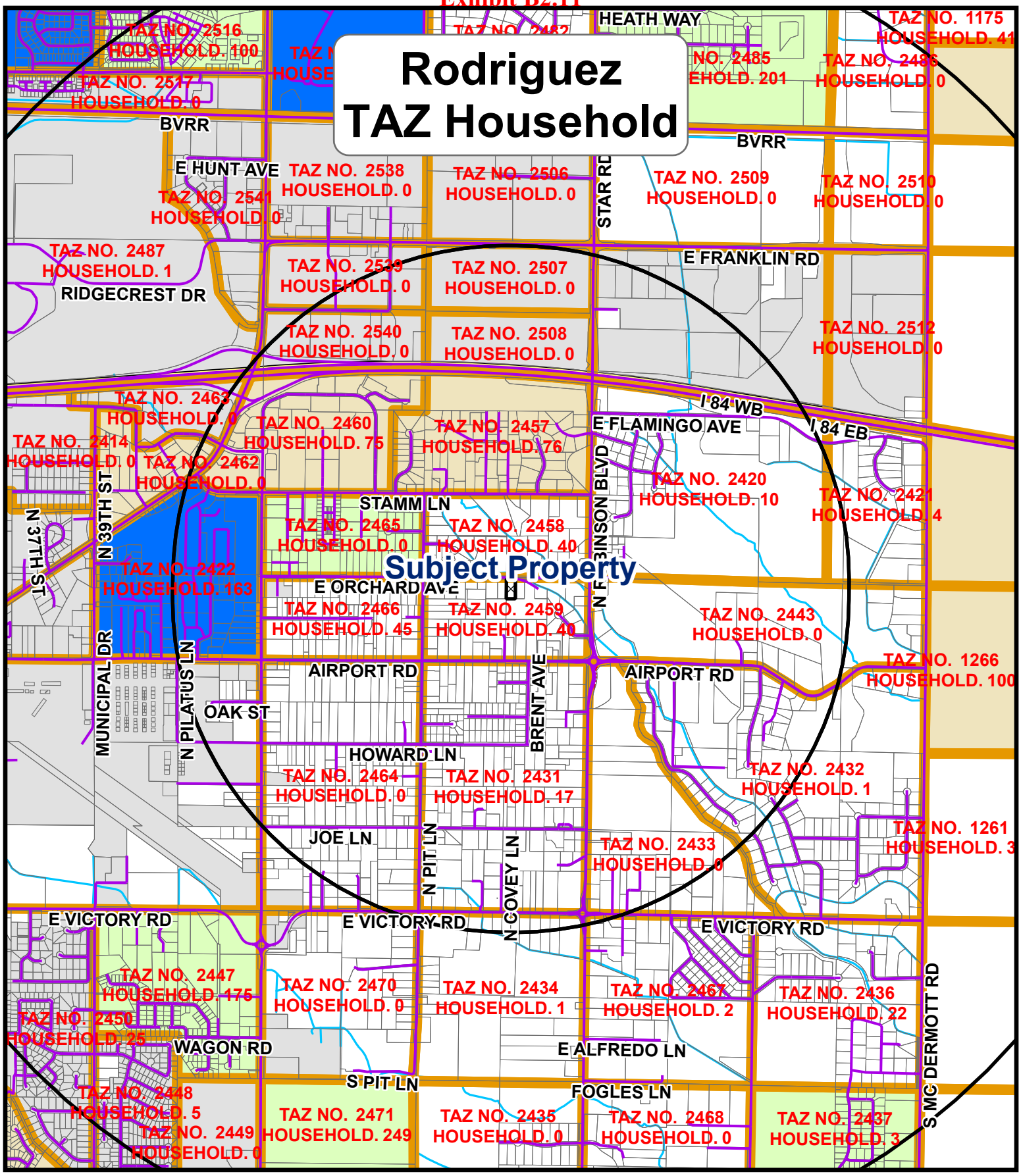


Exhibit B2.11

Exhibit B2.12

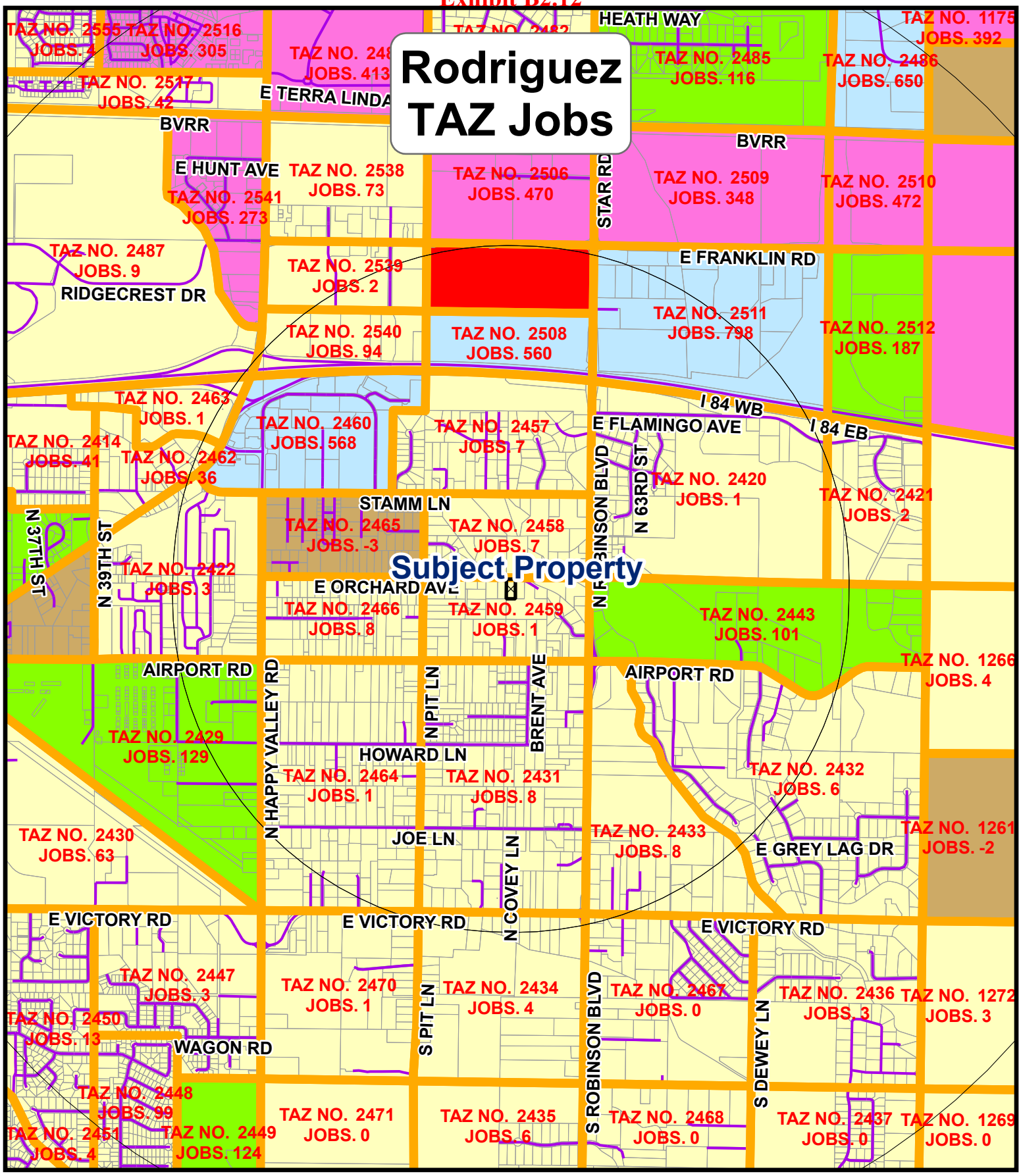
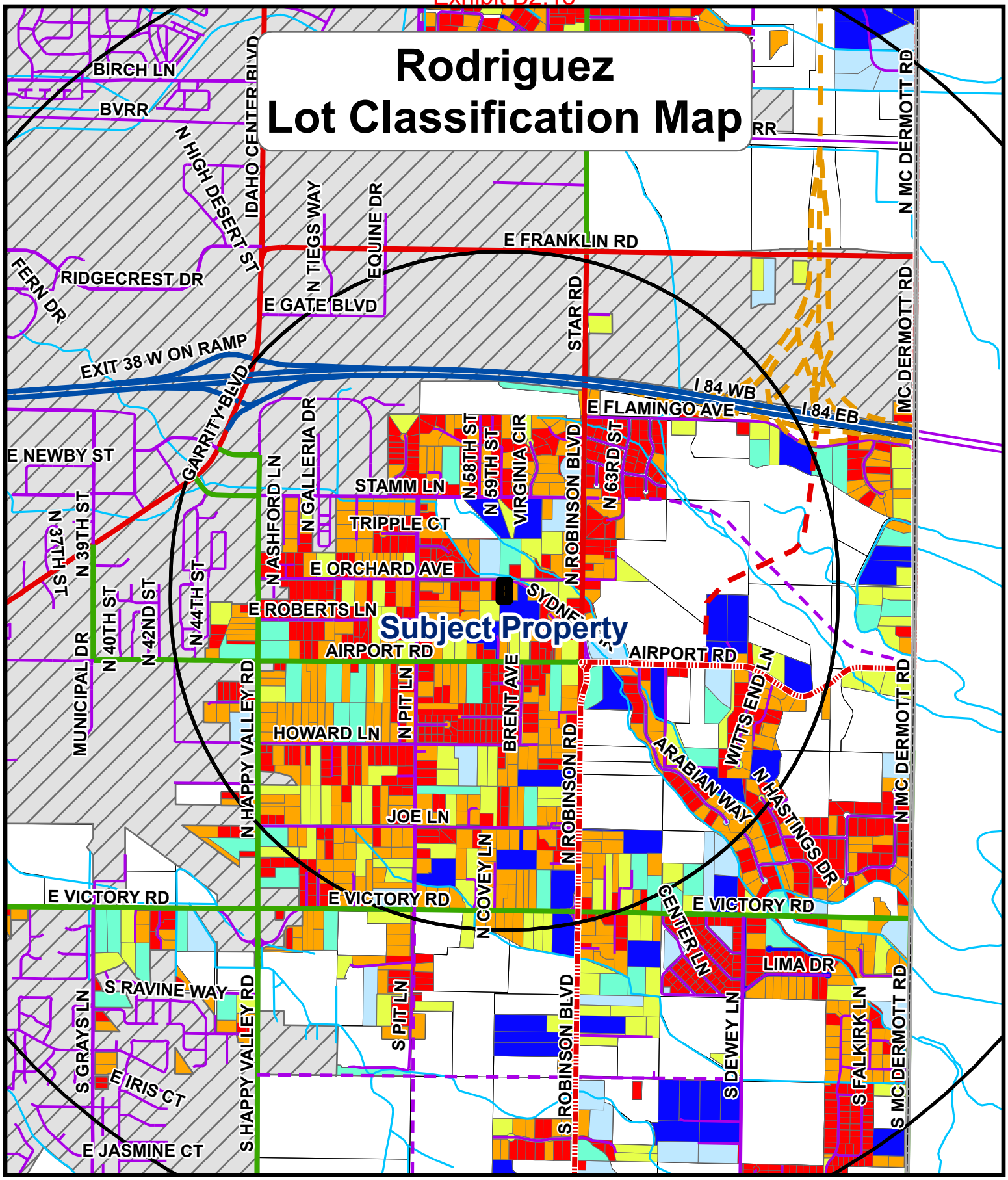


Exhibit B2.12

Exhibit B2.13

Rodriguez
Lot Classification Map



Lot Size

- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit B2.13

Exhibit B2.14

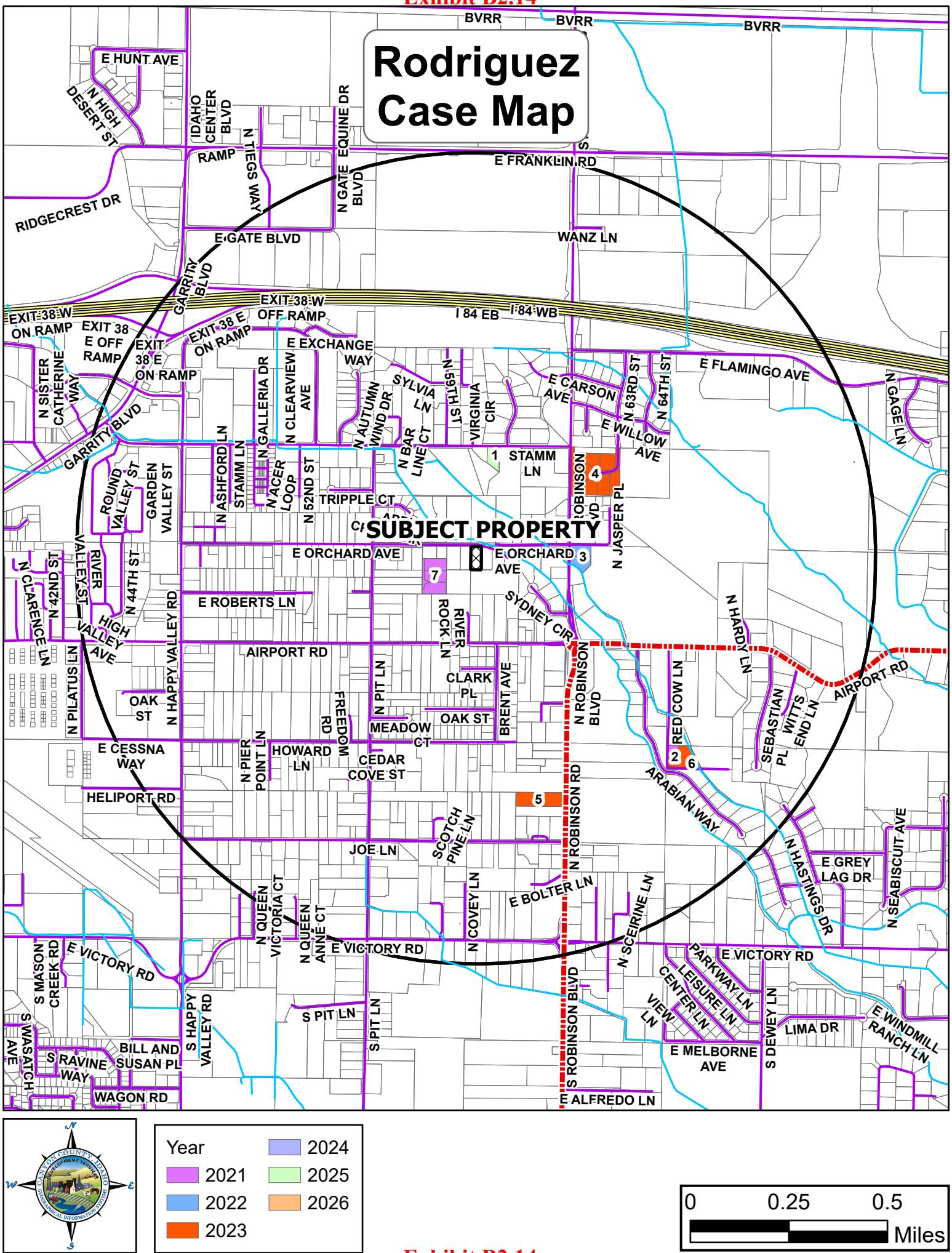


Exhibit B2.14

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CR2023-0005	Rezon RR to C1	Bowery	DENIED
2	RZ2020-0018	Rezone AG to RR	Bruji Hans & Connie	APPROVED
3	RZ2022-0008	Rezone AG to CR-R1	Carlton	APPROVED
4	SD2018-0013	DTH Plat Preliminary	DTH Subdivision	APPROVED
5	CR2022-0013	Rezone RR to CR-R1	Guzman	APPROVED
6	SDE2021-0040	Red Cow Fold - Short Plat	Red Cow Fold	APPROVED
7	SD2019-0030	Short Plat- 3 lots	Ryslanchik Sub	APPROVED

Exhibit B2.15

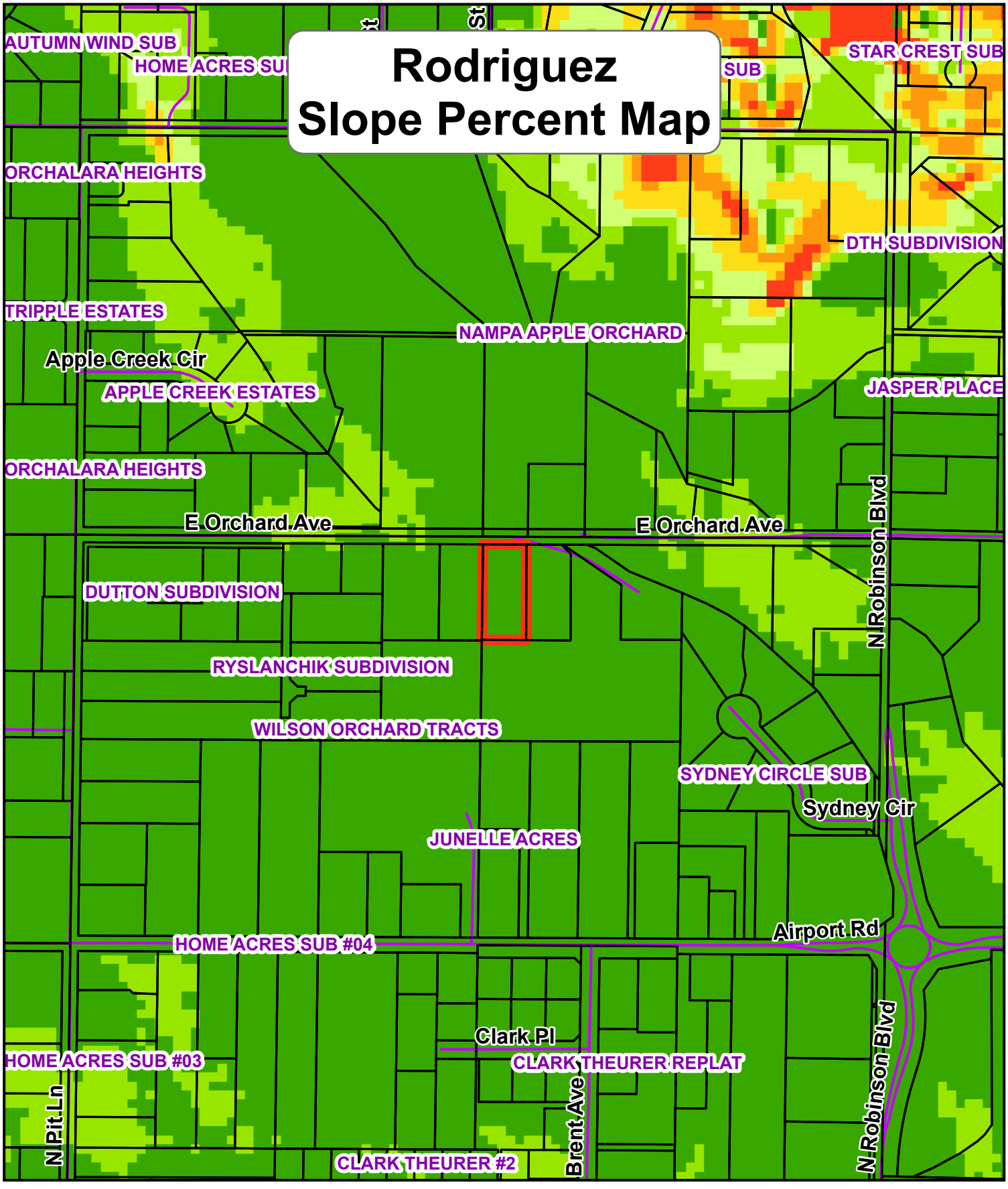


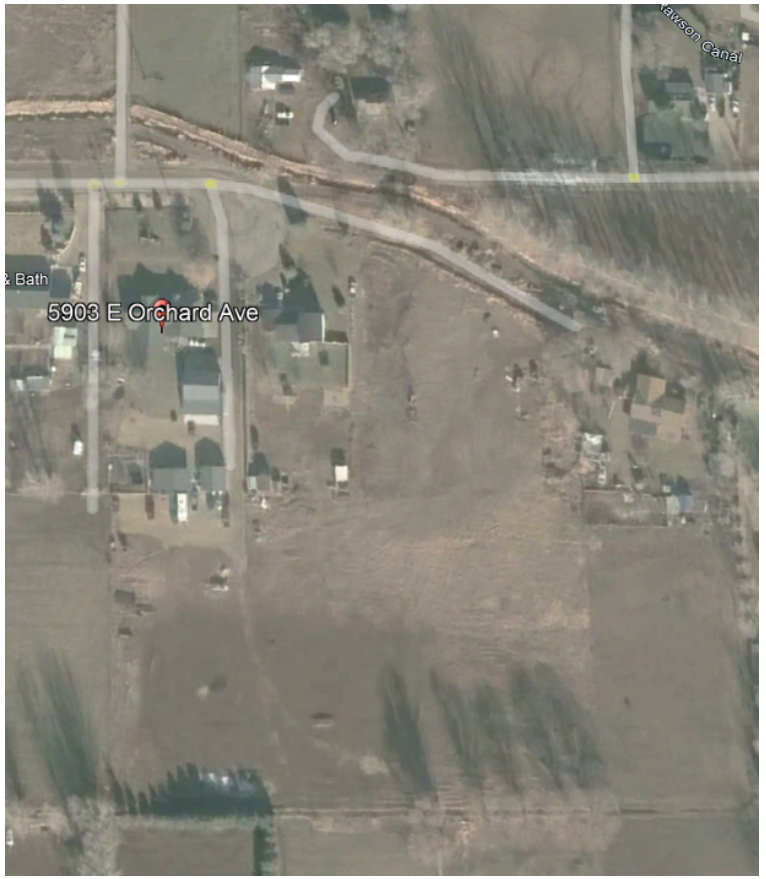
Exhibit B2.15

Google Earth Imagery

2018



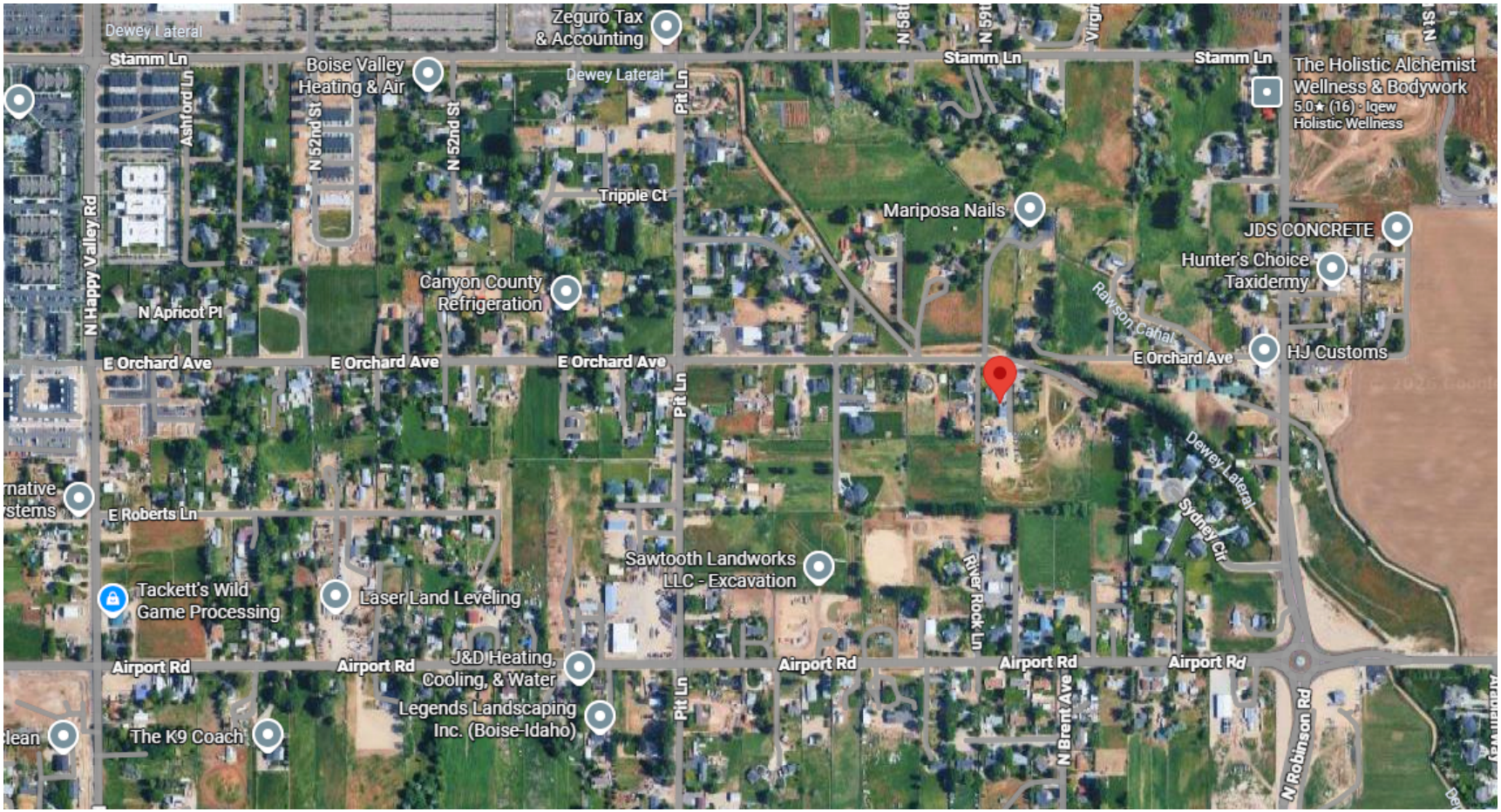
2020



2021



Google Maps 5/28/26



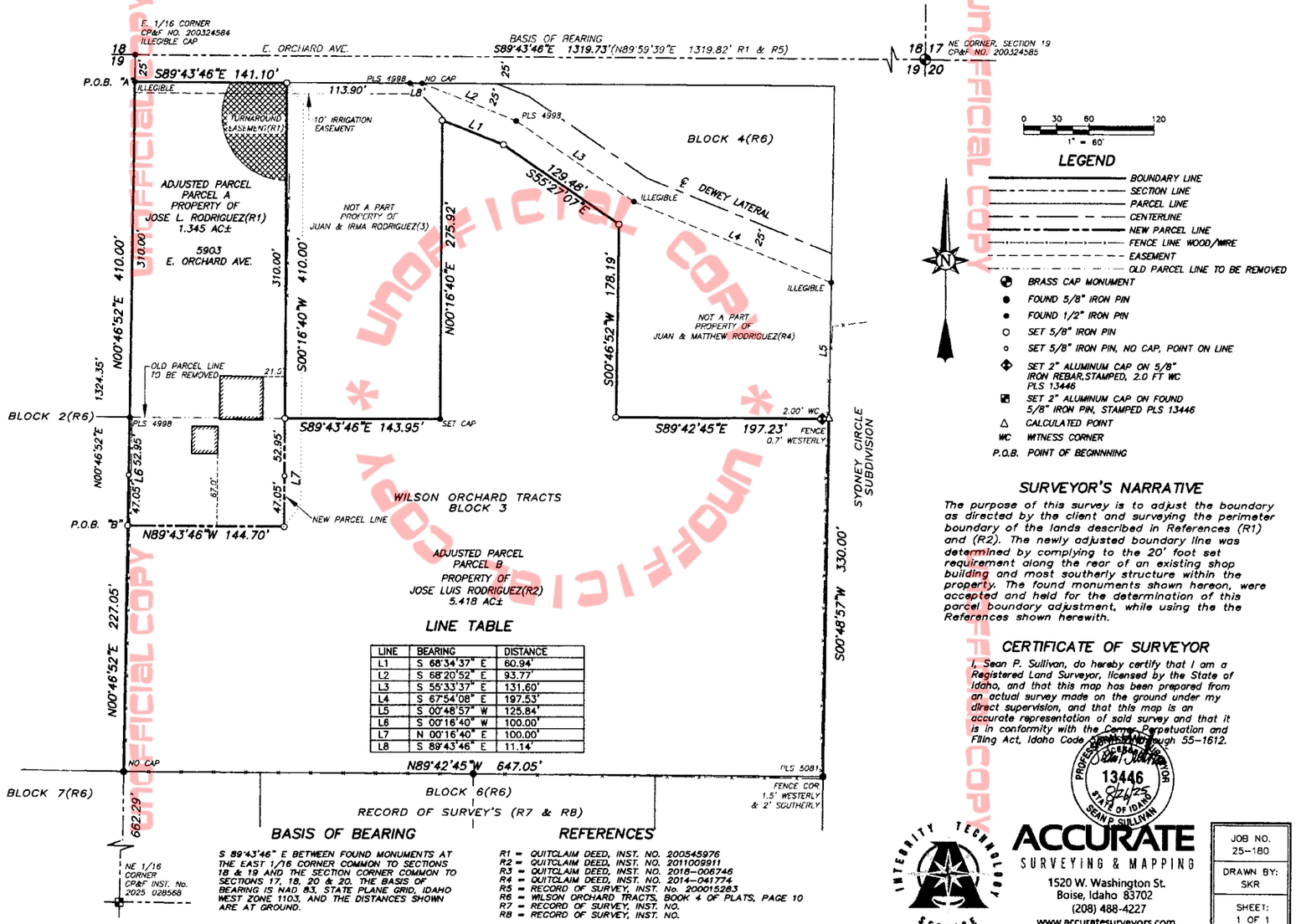
NOT OFFICIAL
SEE ORIGINAL IN RECORDER'S OFFICE

2025-030371
RECORDED
08/27/2025 11:17 AM
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RICK HOGABOAM
CANYON COUNTY RECORDER
$5.00
Pgs=1 PBRIDGES
SURVEY
ACCURATE SURVEYING

Exhibit B.5

RECORD OF SURVEY

BOUNDARY SURVEY FOR JOSE LUIS RODRIGUEZ
A PORTION OF BLOCK 3, WILSON ORCHARD TRACTS SUBDIVISION,
BOOK 4 OF PLATS, PAGE 10, CANYON COUNTY RECORDS.
LYING WITHIN THE NE 1/4 OF THE NE 1/4 OF SECTION 19, T.3N., R.1W., B.M.
CANYON COUNTY — STATE OF IDAHO
INDEX No. 314-19-1-1-0-04-10



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 68°34'37" E	60.94'
L2	S 68°20'52" E	93.77'
L3	S 55°33'37" E	131.60'
L4	S 67°54'08" E	197.53'
L5	S 00°48'57" W	125.84'
L6	S 00°16'40" W	100.00'
L7	N 00°16'40" E	100.00'
L8	S 89°43'46" E	11.14'

BASIS OF BEARING

S 89°43'46" E BETWEEN FOUND MONUMENTS AT THE EAST 1/16 CORNER COMMON TO SECTIONS 18 & 19 AND THE SECTION CORNER COMMON TO SECTIONS 17, 18, 20 & 20. THE BASIS OF BEARING IS NAD 83, STATE PLANE GRID, IDAHO WEST ZONE 1103, AND THE DISTANCES SHOWN ARE AT GROUND.

REFERENCES

R1 = QUITCLAIM DEED, INST. NO. 200545976
R2 = QUITCLAIM DEED, INST. NO. 2011009911
R3 = QUITCLAIM DEED, INST. NO. 2018-008746
R4 = QUITCLAIM DEED, INST. NO. 2014-041774
R5 = RECORD OF SURVEY, INST. No. 200015283
R6 = WILSON ORCHARD TRACTS, BOOK 4 OF PLATS, PAGE 10
R7 = RECORD OF SURVEY, INST. NO.
R8 = RECORD OF SURVEY, INST. NO.

0 30 60 120
1" = 60'

LEGEND

- BOUNDARY LINE
- SECTION LINE
- PARCEL LINE
- CENTERLINE
- NEW PARCEL LINE
- FENCE LINE WOOD/WIRE
- EASEMENT
- OLD PARCEL LINE TO BE REMOVED
- BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" IRON PIN
- SET 5/8" IRON PIN, NO CAP, POINT ON LINE
- SET 2" ALUMINUM CAP ON 5/8" IRON REBAR,STAMPED, 2.0 FT WC PLS 13446
- SET 2" ALUMINUM CAP ON FOUND 5/8" IRON PIN, STAMPED PLS 13446
- CALCULATED POINT
- WC WITNESS CORNER
- P.O.B. POINT OF BEGINNING

SURVEYOR'S NARRATIVE

The purpose of this survey is to adjust the boundary as directed by the client and surveying the perimeter boundary of the lands described in References (R1) and (R2). The newly adjusted boundary line was determined by complying to the 20' foot set requirement along the rear of an existing shop building and most southerly structure within the property. The found monuments shown hereon, were accepted and held for the determination of this parcel boundary adjustment, while using the the References shown herewith.

CERTIFICATE OF SURVEYOR

I, Sean P. Sullivan, do hereby certify that I am a Registered Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, and that this map is an accurate representation of said survey and that it is in conformity with the Corner Perpetuation and Filing Act, Idaho Code Sections through 55-1612.

PROFESSIONAL ENGINEER AND LAND SURVEYOR
13446
8/26/25
STATE OF IDAHO
SEAN P. SULLIVAN

INTEGRITY TECHNOLOGY SERVICE

ACCURATE
SURVEYING & MAPPING
1520 W. Washington St.
Boise, Idaho 83702
(208) 488-4227
www.accuratesurveyors.com

JOB NO.
25-180
DRAWN BY: SKR
SHEET: 1 OF 1

UNOFFICIAL COPY

Exhibit B.5

EXHIBIT C

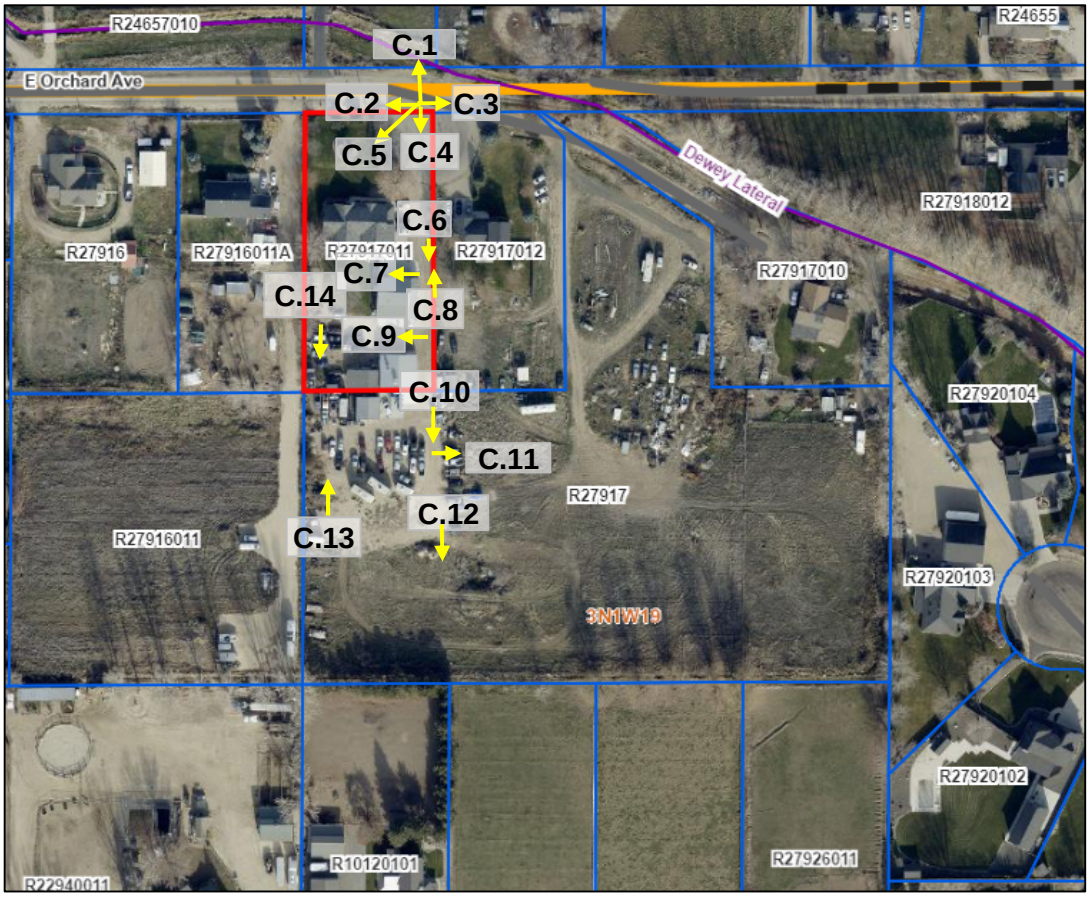
Site Visit Photos: April 3, 2026

Planning & Zoning Commission

Case# CR2025-0013

Hearing date: August 6, 2026

KEY	NAME: Rodriguez	CASE #: CR2025-0013



N

Exhibit: C
CR2025-0013
Site Visit Photos:
April 3, 2026

EXHIBIT: C.1



EXHIBIT: C.2



EXHIBIT: C.3



EXHIBIT: C.4



EXHIBIT: C.5



Residence, Fronting Orchard Ave

EXHIBIT: C.6



Subject Property Driveway, Facing South

EXHIBIT: C.7



EXHIBIT: C.8



EXHIBIT: C.9



EXHIBIT: C.10



EXHIBIT: C.11



EXHIBIT: C.12



EXHIBIT: C.13



EXHIBIT: C.14



EXHIBIT D

Agency Comments Received by: July 27, 2026

Planning & Zoning Commission

Case# CR2025-0013

Hearing date: August 6, 2026

Karla Nelson

From: Caitlin Ross
Sent: Tuesday, October 14, 2025 2:30 PM
To: Karla Nelson
Cc: 'D3Development.services@itd.idaho.gov'
Subject: FW: [External] RE: Agency Notice CR2025-0013 / Rodriguez

FYI – thanks!

Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, October 14, 2025 2:21 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CR2025-0013 / Rodriguez

Hello,

After careful review of the transmittal submitted to ITD on September 26, 2025 regarding, CR2025-0013/Rodriguez, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concerns. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you
Mila Kinakh
D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, September 26, 2025 8:12 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>;

Karla Nelson

From: Caitlin Ross
Sent: Monday, September 29, 2025 8:16 AM
To: Karla Nelson
Subject: FW: [External] RE: Agency Notice CR2025-0013 / Rodriguez
Attachments: Commercial Approach Spec..pdf

FYI – thanks!

Caitlin

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, September 29, 2025 6:57 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CR2025-0013 / Rodriguez

Good Morning Caitlin,

For these types of applications we require a paved apron be installed for any approach serving a commercial/business property per ACCHD Standard Drawing #ACCHD-106.

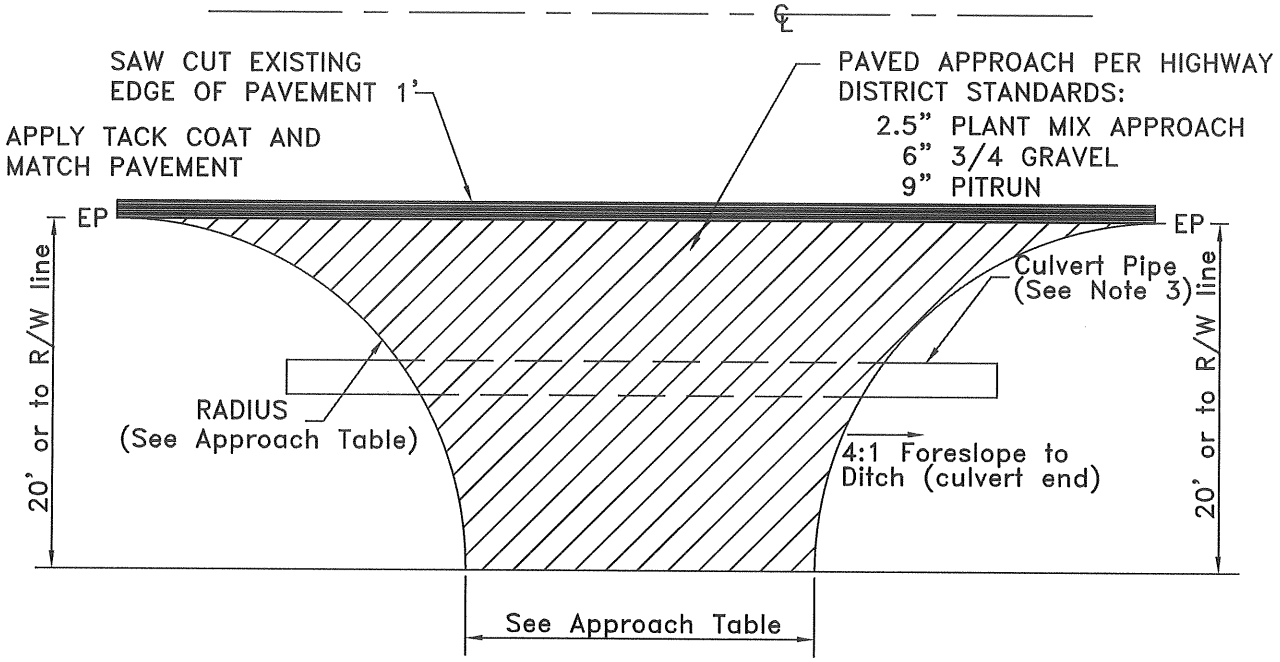
I have attached the drawing that they will be required to meet.

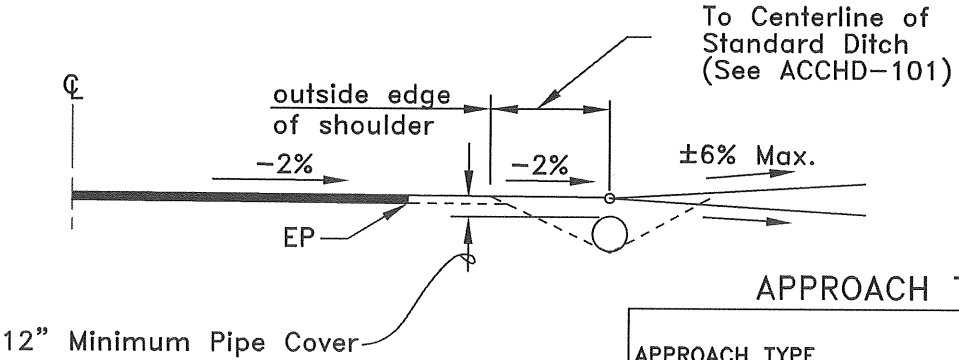
Thank you,

Eddy

Eddy Thiel
ROW
eddy*@nampahighway1.com*
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, September 26, 2025 8:12 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth





APPROACH TABLE

APPROACH TYPE	Appr. Width* Min.	Appr. Width* Max.	Min.** Radius
Residential, Three or More	24'	30'	20'
Commercial (One Way)	20'	30'	20'
Commercial (Two Way)	24'	40'	20'

* Does not include 2' gravel shoulder on each side of approach.

** Or based on applicable commercial design vehicle.

NOTES:

1. APPROACHES SPACING SHALL CONFORM TO SECTION 3000 OF THE ACCHD MANUAL.
2. INGRESS/EGRESS BY FORWARD MOTION ONLY.
3. CULVERT PIPE SHALL BE 12" MIN. DIAMETER. CULVERT PIPE SHALL EXTEND TO THE INTERSECTION OF THE DITCH LINE AND THE 4:1 APPROACH FORESLOPE. PIPE MATERIAL SHALL BE EITHER 0.064" THICK CORRUGATED STEEL, 0.060" CORRUGATED ALUMINUM OR CLASS V REINFORCED CONCRETE.

COMMERCIAL APPROACH AND ACCESS SERVING 3 OR MORE PROPERTIES

N.T.S.

STANDARD DRAWING No. ACCHD-106
CANYON COUNTY HIGHWAY DISTRICTS
CANYON COUNTY, IDAHO

REVISED 12/08

Karla Nelson

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, July 6, 2026 7:13 AM
To: Karla Nelson
Subject: [External] FW: Legal Notice CR2025-0013 / Rodriguez
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Good Morning Karla,

Nampa Highway District #1 has no objection to the rezone subject to the patron installing a paved apron per ACCHD Standard Drawing #ACCHD-106. Any approach serving a commercial property must install a paved apron. This is a condition of approval.

All parking must be on the subject property. No parking is allowed on E Orchard Ave.

Let me know if you have any questions.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, July 2, 2026 10:49 AM
To: rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; dgeyer@cityofcaldwell.org; PZ@cityofcaldwell.org; mbessaw@cityofcaldwell.org; amy@civildynamics.net; alicep@cityofhomedale.org; jgreen@marsingcity.com; mayor@cityofmelba.org; cityclerk@cityofmelba.org; jhutchison@middletoncity.org; mhobbs@middletoncity.org; rstewart@middletoncity.org; sellersr@cityofnampa.us; watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; notuscityclerk@gmail.com; clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; snickel@staridaho.org; jmckillican@cityofwilder.org; kbagley@cityofwilder.org; casanderson@caldwellschools.org; nicmiller@cwi.edu; ddenney@homedaleschools.org; bgraves@kunaschools.org; tejensen@kunaschools.org; nstewart@marsingschools.org; sadams@melbaschools.org; Horner.Marci@westada.org; lpennington@msd134.org; mgee@msd134.org; cstauffer@nsd131.org; dleon@nsd131.org; colesr@notusschools.org; tkelly@parmaschools.org; jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; lshoemaker@wilderschools.org; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; homedalefd@gmail.com; tlawrence@kunafire.com; Office@KunaFire.com; jwilson@kunafire.com; marsingfiredistrict@yahoo.com; marsingruralfire@gmail.com; brian.mccormack@melbafire.id.gov; kenny.hoagland@melbafire.id.gov; vislas@starfirerescue.org; permits@starfirerescue.org; eddy@heritagewifi.com; effingere@nampafire.org; prevention@nampafire.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; permits@starfirerescue.org; eddy@heritagewifi.com; wfdchief@wilderfire.org; jmaloney@wilderfire.org; knute.sandahl@doi.idaho.gov; mkaes@hwydistrict4.org;

Karla Nelson

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, September 26, 2025 2:37 PM
To: Karla Nelson
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2025-0013 / Rodriguez
Attachments: CR2025-0013AgencyNoticePacket.pdf; Pre.Development.Notes.Signed.08.20.2025.pdf

Hi Karla,

1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study is required if estimated wastewater flows meet or exceed 600 gallons per day which will be based on the letter of intended use.**
2.) Will adequate sanitary systems be provided to accommodate the use? **A site evaluation and test holes have not been conducted on site.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements per IDAPA 58.01.03.**

See attached pre-development notes.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, September 26, 2025 8:12 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov'

Karla Nelson

From: Madelyn Vander Veen
Sent: Tuesday, October 14, 2025 1:28 PM
To: Karla Nelson
Subject: Agency Notice CR2025-0013 / Rodriguez

Hello Karla,

Regarding case CR2025-0013 Rodriguez, if the case is approved, the applicant may receive an address for shop being used for the vehicle service facility by either submitting an "Address Request Application" to Development Services OR by submitting a building permit (for example, if a change of occupancy is required). An approach permit will be required for both of these options. It looks like 6 employees will be on site for the use. An address is recommended for uses that involve employees working on site so that emergency services can quickly and accurately locate the site in an emergency situation.

Thanks,

Madelyn Vander Veen
GIS Analyst, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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NAMPA FIRE DIST 1891

EXCELLENCE
SERVICE
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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: October 24, 2025

TO: Canyon County Development Services Department

FROM: Elijah Effinger, Nampa Fire Protection District, Fire Marshal

APPLICANT: Jose Rodriguez

OWNER: Jose Rodriguez

PROJECT ADDRESS: 5903 E. Orchard Avenue

RE: CR2025-0013

This application is for Case No. CR2025-0013: The applicant, Jose Rodriguez, requests a conditional rezone from an "RR" (Rural Residential) zone to a "C-2" (Service Commercial) zone. The requested rezone would allow for an auto body business/vehicle service facility and caretaker's residence on Parcel R27917011, approximately 1.01 acres. The subject property is located at 5903 E Orchard Avenue, Nampa, also referenced as a portion of the NE¼
of Section 19, T3N, R1W, BM, Canyon County, Idaho

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire District required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

Fire Access Comments: Made a site visit and spoke with Mr. Rodriguea about access for fire apparatus. He agreed to maintain a solid surface, 20 feet wide with a hammerhead turnaround at the back of the property just past his parking yard for vehicles he's working on.

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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1 miles from Nampa Fire Station 5 with an approximate response time of 4 minutes.

Exhibit D.6

PLANNING AND ZONING DEPARTMENT

TO: Karla Nelson, Principal Planner, Canyon County Development Services

DATE: September 26, 2025

FROM: Doug Critchfield, Principal Planner

RE: CR2025-0013

The property is in the Nampa Impact Area and is in the Low-Density Residential (LDR) land use designation on the Nampa Future Land Use Map. The following describes the allowable land uses in the LDR land use designation:

5.5.2 Low Density Residential (1.01 – 2.5 Dwelling Units Per Acre [Gross])
This land use designation has a density of 1.01 to 2.5 dwelling units per acre (gross). Its character is less rural than the Very Low Density Residential land use designation. Residential dwelling units in land use designation should be single-family detached. Development should be required to be compatible with the character of the area. High- and Medium-density development should not be allowed in this land use designation.

5.4.3 Allowance for Limited Commercial Development in the Medium- and High-Density Residential Land Use Designation
These developments should consist of neighborhood commercial single-story structures that are typically located at a mid- block area, or on a corner where access can be safely accommodated. The uses should provide services that meet the needs of neighborhood residents in the area. This type of commercial development should be allowed within 'Medium- and High-Density' Residential land use designations. These developments could include a local corner neighborhood grocery/convenience store, a very small medical or dental office facility, or other neighborhood-oriented commercial land use. Commercial structures should be buffered with landscaping from residences. The type of commercial use should be limited by a development agreement. In Nampa, typical developments have included single- family homes with garage fronts that face the street, residential landscaping, sidewalks, and quiet residential streets.

The applicant has indicated in the application to Canyon County that operations include an auto body business and a residence. Operation hours are M – F 8:00 AM to 6:00 PM.

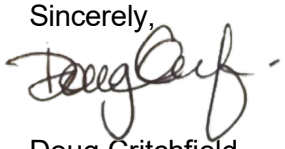
The applicant has acknowledged that they will construct provide landscaping and fencing to mitigate the impacts of the operations on neighboring residential parcels.

Nampa requests that the property be pre-annexed into the City of Nampa. In that pre-annexation, staff will suggest that the following conditions be imposed (in addition to others that may be imposed by the Nampa City Council): all mitigation measures proposed by the applicant (fencing, landscaping, and operational hours) be installed/implemented as soon as possible; that the structures that support the business not be increased or expanded; that parked vehicles be screened from adjacent residences and the road; that a visually screened fence be installed between the commercial operations and the street; and that areas on the property between the

Exhibit D.6

street and fence line that screens the back of the property be paved where vehicles will travel.

Sincerely,



Doug Critchfield,
Principal Planner
Planning & Zoning Department
critchfieldd@cityofnampa.us
(208) 468-5442

EDC
file

"Owner/Applicant(s) shall comply with all applicable requirements [including obtaining proper permits] as may be imposed by City agencies appropriately involved in the review of improvement or land use requests (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments, etc.) as this zoning verification letter does not and shall not have the effect of approving a project or abrogating requirements from those agencies."

Karla Nelson

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Thursday, June 4, 2026 4:38 PM
To: Karla Nelson
Subject: RE: [External] CR2025-0015

Karla – In addition to my prior email; I was just informed that we no longer allow "home occupation" automobile repair shops in Nampa City Limits. As an additional correction, the provision in the Comprehensive Plan for a business in the MDR and HDR land use designations does not apply to the LDR. So the operation of this business in this location would not be allowed. Thank you – Doug

Doug Critchfield, PLA
Principal Planner | Planning & Zoning Department
Office: (208) 468-5442 | Cell: (208) 606-5799
500 12th Ave S | Nampa, ID 83651
cityofnampa.us | Stay Connected
Citizen's Guide to Planning – Learn More About Planning!
cityofnampa.us/2050 – Help us plan Nampa's future

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, June 4, 2026 12:05 PM
To: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: RE: [External] CR2025-0015

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Hi Doug,
I just want to verify that this case (parcel R27917011 - 5903 East Orchard Ave.) is not eligible for pre-annexation based on the requested use of vehicle sales. It seemed like from the initial letter from the city that pre-annexation was an option, but it sounds like after learning more about the use, it really doesn't fit with the city's plan? I just want to verify before we move this one forward to hearing. I've attached the initial letter from the city. The case number is CR2025-0013, but I think we had a typo and listed it as CR2025-0015 at some point.

Thanks for your help!

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Exhibit D6.1

Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Karla Nelson
Sent: Monday, May 4, 2026 4:10 PM
To: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: FW: [External] CR2025-0015

Hi Doug,
I've attached comments that we received back in September regarding the conditional rezone for an auto body business. We still have a large backlog of cases so this one still isn't scheduled for hearing (hopefully soon) but based on the September comments, I was thinking that the applicant should request pre-annexation with the City. They spoke with you about a month ago and it sounds like from that discussion that pre-annexation would not be supported for this use. Would you be able to send an updated letter?

Thanks,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: stephanie luna <[redacted]
Sent: Tuesday, April 7, 2026 1:23 PM
To: Jose Rodriguez <[redacted]; Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] CR2025-0015

Hello Karla,

I spoke with Doug and this was a recap of our conversation. He also mentioned that if the county approves our rezone, to comply with the city of Nampa, we could apply to amend the comprehensive plan to support commercial business in a low residential area. If that's is approved then we would do the pre-annexation but as it is written right now we understand the city"s stance on

Karla Nelson

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Thursday, June 4, 2026 4:26 PM
To: Karla Nelson
Subject: RE: [External] CR2025-0015

Karla – Thank you for the additional clarification. Vehicle sales are not permitted in the LDR, so we would not bring this to a pre-annexation hearing because that is not an allowed use. Nampa requests that this application be denied.

Thank you - Doug

Doug Critchfield, PLA
Principal Planner | Planning & Zoning Department
Office: (208) 468-5442 | Cell: (208) 606-5799
500 12th Ave S | Nampa, ID 83651
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Citizen's Guide to Planning – Learn More About Planning!
cityofnampa.us/2050 – Help us plan Nampa's future

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, June 4, 2026 12:05 PM
To: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: RE: [External] CR2025-0015

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Hi Doug,
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Thanks for your help!

Karla Nelson, AICP
Principal Planner

PLANNING AND ZONING DEPARTMENT

TO: Karla Nelson, Canyon County Development Services

DATE: July 7, 2026

FROM: Doug Critchfield, Principal Planner

RE: **Case No. CR2025-0013:** The applicant, Jose Rodriguez, requests a conditional rezone from an "RR" (Rural Residential) zone to a "CR-C-2" (Conditional Rezone Service Commercial) zone. The requested rezone would allow for an auto body business/vehicle service facility and caretaker's residence on Parcel R27917011, approximately 1.345 acres. The subject property is located at 5903 E Orchard Avenue, Nampa, also referenced as a portion of the NE¼ of Section 19, T3N, R1W, BM, Canyon County, Idaho.

The Property is in the Nampa Impact Area. The Comprehensive Plan Future Land Use Map indicates that this property is in a 'Low-Density Residential' land use designation.

The Nampa 2040 Comprehensive plan describes low density residential as follows:

5.5.2 - Low Density Residential (1.01 – 2.5 Dwelling Units Per Acre [Gross])
This land use designation has a density of 1.01 to 2.5 dwelling units per acre (gross). Its character is less rural than the Very Low Density Residential land use designation. Residential dwelling units in land use designation should be single-family detached. Development should be required to be compatible with the character of the area. High- and Medium-density development should not be allowed in this land use designation. In Nampa, typical developments have included single- family homes with garage fronts that face the street, residential landscaping, sidewalks, and quiet residential streets.

An auto body business/vehicle service facility and caretaker's residence is not an appropriate land use in this designation.

Nampa requests denial of this proposal.

Sincerely,

Doug Critchfield,
Principal Planner, Long Range Planning
Planning & Zoning Department
critchfieldd@cityofnampa.us
(208) 468-5442

EDC/file

1445 N Orchard St
Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

September 29, 2025

Karla Nelson, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
karla.nelson@canyoncounty.id.gov

Subject: Agency Notice CR2025-0013 Rodriguez

Dear Ms. Nelson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

  For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

  For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

Exhibit D.7

Karla Nelson

From: Matthew Pabich <Matthew.Pabich@deq.idaho.gov>
Sent: Monday, June 29, 2026 8:17 AM
To: Karla Nelson
Subject: [External] RE: Groundwater - CR2025-0013

Hi Karla:

The short answer regarding concerns for GW impact would be potentially but not typically. If there is a reported release, we would require cleanup, and if they do or will use underground storage tanks, or produce hazardous waste, that would be regulated under applicable programs.

There have been situations where cities/counties have required businesses to have a liner below the soil, run a dry shop, but anything you can require or encourage of BMPs is always preferable.

Matthew Pabich
Waste & Remediation Manager
Idaho Department of Environmental Quality
1445 N Orchard St, Boise, Idaho 83706
P: (208) 373-0510
www.deq.idaho.gov

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, June 25, 2026 3:53 PM
To: Matthew Pabich <Matthew.Pabich@deq.idaho.gov>
Subject: Groundwater - CR2025-0013

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello Matthew,
I'm reviewing a conditional rezone request which, if approved, will allow for commercial zoning at 5903 East Orchard Ave, Nampa 83687. The applicant has a vehicle service facility on this site that was turned into code enforcement, prompting the rezone request. There are many vehicles (presumably in need of repair) parked on the property. I'm wondering if this use creates any groundwater quality concerns for nearby wells, and if so, are there any potential conditions of approval that could mitigate that risk?

Thank you for any insights you may have.

All the best,

Karla Nelson, AICP

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

July 13, 2026

Karla Nelson, Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
Karla.nelson@canyoncounty.id.gov

Subject: Legal Notice CR2025-0013 / Rodriguez

Dear Karla Nelson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

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Exhibit D7.2

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Exhibit D7.2

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We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

Karla Nelson

From: Tom Crosby
Sent: Thursday, July 9, 2026 11:56 AM
To: Karla Nelson; Lucy Ostyn
Subject: RE: CR2025-0013

Karla,

If the rezone is approved the existing garage will require a **Change of Occupancy** under the **International Building Code (IBC)** and the **International Existing Building Code (IEBC)**.

Thanks,
Tom.

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, July 9, 2026 10:16 AM
To: Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>
Subject: CR2025-0013

Hi Lucy and Tom,

CR2025-0013 is going to the Planning and Zoning Commission in August. The property is located at 5903 E Orchard Ave. The applicant is seeking a conditional rezone to service commercial to allow for a vehicle service facility. I believe the existing garage bays were approved for residential use only, and the vehicle repair business that has been operating without the correct zoning has 6 employees. If the rezone is ultimately approved, will the applicant need a change of occupancy building permit? I want to make sure my recommended conditions of approval capture what will need to occur for building permits.

Thanks for your insights!

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Karla Nelson

From: Keaton Massie <kmassie@ccparamedics.com>
Sent: Friday, July 10, 2026 12:30 PM
To: Karla Nelson; Michael Stowell
Subject: [External] Re: CR2025-0013
Attachments: R27917011 Response Times 2.pdf; R27917011 Response Times.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Karla,

Attached is the response time map for this parcel. https://arcg.is/10L0Ln3 I additionally have attached two pdf files that show the response times as well.

Please let me know if you have any questions!

Thank you,
Capt. Massie

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, July 9, 2026 1:38 PM
To: Keaton Massie <kmassie@ccparamedics.com>; Michael Stowell <mstowell@ccparamedics.com>
Subject: CR2025-0013

Hello Chief Stowell and Capt. Massie,
I have a case going to the Planning and Zoning Commission on August 6 for Parcel R27917011. They are hoping to rezone the property to a commercial zone to allow for a vehicle service facility. The property is located at 5903 E Orchard Ave, Nampa. Would you be able to send me response times or any other emergency service concerns that you might have?

Thank you!

Exhibit D9

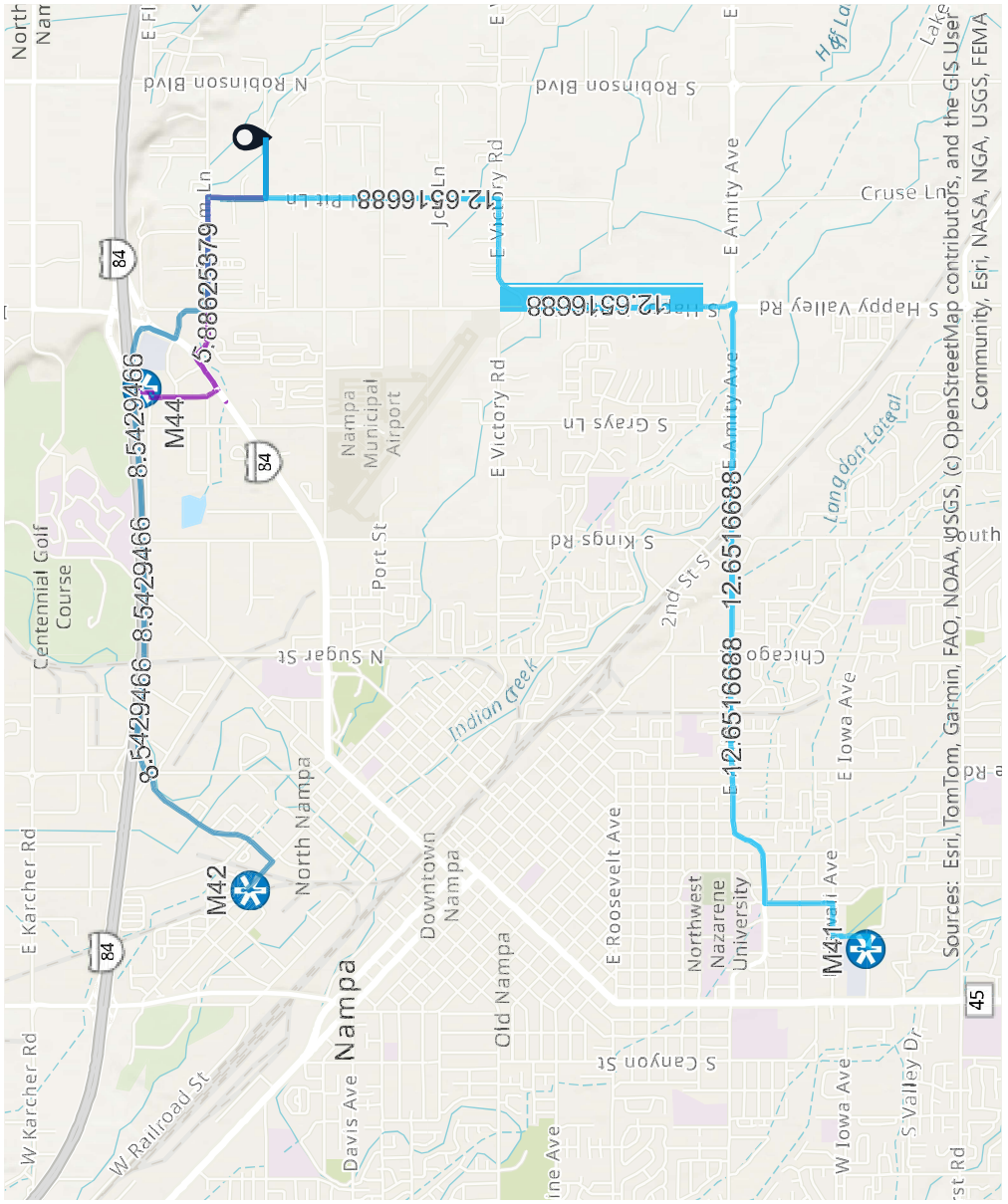

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-8.86025379
Nampa
Old Nampa
Downtown Nampa
North Nampa
Nampa Municipal Airport
Centennial Golf Course
Northwest Nazarene University
Indian Creek
Langdon Lateral
E Victory Rd
E Amity Ave
S Happy Valley Rd
Cruse Ln
S Robinson Blvd
N Robinson Blvd
E Karcher Rd
W Karcher Rd
W Railroad St
N Sugar St
S Kings Rd
S Grays Ln
Port St
E Roosevelt Ave
E Iowa Ave
W Iowa Ave
S Canyon St
S Valley Dr
Davis Ave
Chicago
2nd St S
84
45
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

EXHIBIT E

Public Comments Received by: July 27, 2026

Planning & Zoning Commission

Case# CR2025-0013

Hearing date: August 6, 2026

RECEIVED
JUL 16 2026
RECEIVED

To the Canyon County Planning & Zoning Commission,

I am writing regarding Case No. CR2025-0013 and the proposed conditional rezone for the property located near our neighborhood.

As a nearby resident, I have concerns regarding traffic and public safety. Although this property has not yet been approved for commercial use, we have already observed a noticeable increase in vehicle traffic in the area. Many of the vehicles traveling at excessive speeds on our dead-end residential street appear to be coming from the direction of the subject property. This has become an ongoing safety concern for those of us who live here.

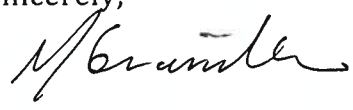
Our neighborhood is a quiet residential area, and the street was not designed for increased commercial traffic. If this rezone is approved, I am concerned that traffic volume and speeding could become even more of an issue.

If the County decides to approve this request, I respectfully ask that conditions be placed on the approval to help protect the safety of nearby residents. At a minimum, I ask that traffic-calming measures, such as speed bumps or other appropriate safety improvements, be considered and that the applicant be required to take reasonable steps to ensure customers, employees, and visitors comply with posted speed limits.

The safety of the families, children, pedestrians, and residents who use this street every day should be an important consideration in this decision.

Thank you for your time and consideration of my comments.

Sincerely,



Melissa Granillo
5710 E. Orchard Ave.
Nampa, ID 83687

EXHIBIT F

DRAFT – Findings of Fact, Conclusions of Law & Order (FCOs)

Planning & Zoning Commission

Case# CR2025-0013

Hearing date: August 6, 2026

PLANNING AND ZONING COMMISSION

DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Jose Rodriguez – CR2025-0013

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of 1.345 acres from the "RR" (Rural Residential) to "CR-C2" (Service Commercial) zone. The request includes a development agreement limiting allowed uses to an auto body/vehicle service facility and caretaker's residence.

2) Location: Case CR2025-0013: The subject property (Parcel R27917011) is located at 5903 E Orchard Ave, Nampa, also referenced as a portion of the NE ¼ of Section 19, T3N, R1W, 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 CR2025-0013.

      1. All exhibits can be found in the case staff report dated August 6, 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 §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-11-25 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).

   a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.

   b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCCO §07-06-07(1).

   c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCCO §07-05-01

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, §67-6511.

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. 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. 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, CR2025-0013, was presented at a public hearing before the Canyon County Planning and Zoning Commission on August 6, 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:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
No	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally inconsistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the parcel and area as "residential" (**Staff Report Exhibit B.2.4**). The residential designation is described as follows: "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity" (page 25, 2030 Comprehensive Plan). Applicable zoning districts identified for the residential future land use designation include Rural Residential, Single-Family Residential, and Combined Medium-Density Residential (RR, R-1, and R2). Vehicle services facilities are not a permitted land use in any of the applicable residential zoning districts. The property is in the Nampa Area of City Impact, approximately 0.45 miles from the City of Nampa. Nampa designates the future land use of the parcel and surrounding area as "Low-Density Residential" (**Staff Report Exhibit B.2.5**). Updated correspondence from the City of Nampa details that pre-annexation is not an option with this request, as vehicle sales are not permitted by the City of Nampa in Low-Density Residential areas and even if the applicant were to significantly scale down the use "home occupation" automobile repair shops are also not allowed in Nampa City Limits (**Staff Report Exhibits D.6.1 and D.6.2**). Canyon County code does offer allowances for conditional rezones that do not align with the underlying future land use designation, if conditions of approval can adequately mitigate compatibility concerns. The requested vehicle services facility, with associated concerns such as storing vehicles in need of repair near residential uses, along with the noise and activity associated with a vehicle repair facility, is difficult to align with the area's intended residential use. The proposed conditional rezone to service commercial is not aligned with the following goals and policies of the 2030 Comprehensive Plan. **Property Rights Goals and Policies** Future land use map designations and applicable zoning standards for both Canyon County and the City of Nampa provide expectations for surrounding property owners that the subject property and area will remain residential without the sounds and activity anticipated from commercial use. While the applicant desires commercial use on the property, it could negatively impact adjacent property owners who reasonably anticipate residential use and activity in the area. • G1.01.00: Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.	

Population
The Community Planning Association of Southwest Idaho (COMPASS) forecasts 40 additional residential households and 1 additional job within the associated Traffic Analysis Zone (TAZ 2459) by the year 2050 (**Staff Report Exhibits B.11 and B.12**), indicating that the area is appropriately designated for residential use. TAZs are used by the Community Planning Association of Southwest Idaho (COMPASS) as a tool to plan funding for future transportation needs.

- Population G2.02.00: "Promote housing, business, and service types needed to meet the demand of the future and existing population."

Land Use and Community Design
The County and City of Nampa both identify the area for residential, not commercial growth (**Staff Report Exhibits B.2.4 and B.2.5**). A vehicle service facility is not a permitted use in any of the associated residential zoning districts envisioned for the subject property.

- 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.
- P4.03.02: Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
- P4.04.02: Align planning efforts in areas of city impact.
- P4.04.05: Encourage buffering and/or transitional uses between residential and more impactful uses to promote the health and well-being of existing and future residents.
- P4.07.01: Plan land uses that are compatible with the surrounding community.

See criteria 07-06-07(6)A2 & A3 findings for supporting evidence.

Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
No		

Analysis

In consideration of the surrounding land uses, the proposed conditional rezone to a "CR-C-2" (Conditional Rezone – Service Commercial) is not more appropriate than the current zoning designation of "R-R" (Rural Residential).

Existing/Current Conditions
The parcel and surrounding area are zoned "R-R" (Rural Residential, two-acre average minimum lot size) (**Staff Report Exhibit B.2.3**). According to CCCO §07-10-25(2), "the purpose of the R-R (Rural Residential) Zone is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable." The zoning is commensurate with the 2030 Canyon County Comprehensive Plan, which designates the parcel and area as "residential" (**Staff Report Exhibit B.2.4**).

The parcel and area are in the Nampa Area of Impact. The city designates the future land use of the area as "low-density residential" (**Staff Report Exhibit B.2.5).** The city of Nampa jurisdictional boundary is located approximately 0.43 miles northwest of the subject parcel (**Staff Report Exhibit B.2.1**).

The surrounding area is primarily comprised of residential land uses. The 600-foot notification radius consists of parcels with an average lot size of 1.61 acres and a median of 1.07 acres. There are 47 subdivisions within a one-mile radius consisting of 867 lots that are primarily residential and have an average lot size of 1.32 acres (**Staff Report Exhibit B.2.9**). Ten (10) out of the 47 subdivisions are located in the City of Nampa.

Existing Conditions within 1-mile (Exhibit B.2.3):

Direction	Existing Use	Primary Zone	Other Zone
N	Residential	R-R	City Zoning
S	Residential	R-R	A
E	Residential	R-R	A, CR-R1

W	**Residential**	**R-R**	**R-1, CR-M1, R2, City**

"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)

Request

The applicant requests "CR-C-2" Service Commercial Zoning with a Development Agreement. Pursuant to Canyon County ordinance 07-10-25 (6), the purpose of the "C-2" Service Commercial zoning district is to provide areas where activities of a service nature, which are more intensive in character than in other Commercial Zones, may be carried out.

There are no commercial zones within the vicinity of the subject parcel (**Staff Report Exhibit B.2.3**). Businesses found on google maps in the area between Happy Valley Rd, Robinson Rd, Stamm Ln and Airport Rd are allowed in the "R-R" zone subject to meeting home business or home occupation requirements per CCCO Section 07-02-03, 07-10-27, and 07-14-11 & 13 or are legal nonconforming uses or code violations (**Staff Report Exhibit B.4**). Laser and Leveling located approximately 0.5 miles from the subject property did receive a conditional rezone in 2016 (PH2016-7) to M-1 (Light Industrial). The approved Development Agreement for Laser and Leveling allows a staging area and contractor's shop, vehicle service specifically for the applicant's equipment, and a caretaker's residence. While this light industrial use is similar to the applicant's request for the subject property, the Planning and Zoning Commission finds that the area is primarily residential and that Rural Residential RR zoning remains more appropriate than commercial zoning (**Staff Report Exhibits B2.1, B2.3, B2.8 and B2.9**).

The nearest commercial use and designation is within the City of Nampa's jurisdiction at the Nampa Gateway Center, approximately 0.43 miles west of the subject parcel (**Staff Report Exhibit B2.3**). The City of Nampa opposes the conditional rezone and requested uses due to the city's future land use designation of low-density residential and because the uses proposed are not allowed within Nampa's low-density residential zone (**Staff Report Exhibit D.6.1**).

Surrounding Land Use Cases

The following land use decisions were found within a one-mile radius of the subject property since 2018, demonstrating support for residential, not commercial, growth in the area:

- CR2023-0005 – Rezone RR to C1-Denied
- RZ2020-0018 – Rezone AG to RR – Approved
- RZ2022-0008 - Rezone AG to CR-R1 – Approved
- SD2018-0013 – Preliminary Plat – Approved
- CR2022-0013 – Rezone RR to CR-R1 – Approved
- SD2021-0040 – Short Plat – Approved
- SD2019-0030 – Short Plat Approved

Criteria Met?	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
No		

Analysis

The proposed conditional rezone to "CR-C-2" is not compatible with surrounding land uses.

Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere 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 parcel and surrounding area are zoned "R-R" (Rural Residential, two-acre average minimum lot size, **Staff Report Exhibit B.2.3**). The parcel and area are in the Nampa Area of City Impact. The city designates the future land use of the area as "low-density residential" (**Staff Report Exhibit B.2.5**). There are no commercial zones or similar land use decisions within the vicinity of the subject parcel except Nampa Gateway Center approximately 0.43 miles west of the parcel in Nampa city limits and some home business

	and home occupation uses that are allowed in an "R-R" Zone (**Staff Report Exhibits B.2.3 and B.4**). Approximately 0.5 miles to the west, a conditional rezone to light industrial was approved for a staging area and contractors' shop but the remainder of the area within the county remains predominantly residential in zoning and use. Commercial uses such as that proposed by the applicant can create impacts for surrounding residential uses with noise, increased activity, and aesthetic concerns related to storing vehicles in need of repair near residential properties. Maintaining Rural Residential zoning would ensure greater compatibility with surrounding land uses than the proposed conditional rezone to Service Commercial. *See criteria 07-06-07(6)A2 & A4 findings for supporting evidence.*	
Criteria Met? **No**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone could negatively affect the character of the area. The applicant has proposed measures to help mitigate impacts, but negative impacts are still anticipated. **Character of the Area:** The area consists predominantly of residential uses. Within a one-mile radius, there are 47 subdivisions with 867 associated lots averaging 1.32 acres in size. Outside of platted subdivisions, the area is characterized by large rural residential county lots. Within the 600-foot notification radius, there are 36 lots with an average lot size of 1.61 acres. There are several small businesses operated out of homes within the surrounding area, many of which are allowed as home occupations/home businesses in the Rural Residential zone by CCCO Section 07-02-03, 07-10-27, and 07-14-11 & 13 (**Staff Report Exhibit B4**). These home businesses, which are allowed or allowed through a Director's Decision, fit within the residential character of the area. The proposed vehicle service facility does not meet the criteria for a home business or a home occupation and is prohibited within the Rural Residential zoning district. The closest commercial zone is 0.43 miles to the northwest within the City of Nampa (**Staff Report Exhibit B2.3**). Vehicle service facilities are also allowed within the industrial zoning designations. The closest is a conditional rezone of 1.84 acres to Light Industrial (M-1) that was approved in 2016, approximately 0.5 miles west of the subject property. **Request and Proposed Mitigation Measures** The applicant proposes several conditions of approval that will help to mitigate impacts. These include screening of outdoor storage, limited hours of operation from 8 am to 6 pm Monday- Friday, and conducting vehicle repairs indoors to reduce noise impacts. The applicant intends to have six (6) employees, and three (3) work bays will be dedicated to the vehicle service/autobody facility. During the site visit on April 3, 2026, staff observed that the property frontage has largely retained a residential character with a landscaped front yard and home facing Orchard Avenue. However, numerous vehicles were parked along the paved circular driveway entrance off Orchard Avenue, and vehicles were also found along the side of the home, behind the home, and behind the shops (**Staff Report Exhibit C**). The number of cars on the property contributes to a commercial presence that is out of character with the rural residential neighborhood and may not be fully mitigated by the proposed conditions. The number of vehicles observed indicates extensive operations that are out of scale with a residential neighborhood. Additional conditions could be considered to limit the percentage of the property that can be devoted to storing vehicles and/or to require that all vehicles associated with the business must be stored behind the residence and behind a site-obscuring fence.	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** The existing dwelling is served by an individual septic system. The vehicle repair service use requested as part of the conditional rezone application may require a Nutrient Pathogen Study if wastewater flows meet or exceed 600 gallons per day. A site evaluation and test holes have not been conducted on the	

	site. SWDH states that they are not concerned with the use or requested rezone, provided all IDAPA 58.01.03 requirements are met (**Staff Report Exhibit D.3**). **Water:** The existing dwelling is served by a domestic well, and the applicant intends to use the existing well for the vehicle service facility. Idaho Department of Water Resources was notified of the request, but no comments were received. Comments from Nampa Fire District detail that a fire hydrant capable of producing the required fire flow shall be located along approved fire lanes (**Staff Report Exhibit D.5**). Compliance with Nampa Fire District requirements shall be included as a condition of approval. **Drainage:** The applicant proposes to retain drainage on site (**Staff Report Exhibit A.2**). **Irrigation:** The property has surface irrigation water from the Nampa-Meridian Irrigation District (**Staff Report Exhibit A.2**). Nampa-Meridian Irrigation District was notified of the request, but no comments were received. All historic irrigation lateral, drains, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by Nampa and Meridian Irrigation District. **Utility:** The property appears to have utilities established for the existing dwelling (**Staff Report Exhibit C**). If the conditional rezone is approved, a new address is recommended for the business, and the applicant will work with the applicable utility agencies to maintain appropriate service.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. The subject property has access to E Orchard Ave, a rural local roadway. Comments from Nampa Highway District No. 1 detail that no parking associated with the vehicle service facility is allowed on E Orchard Ave. (**Staff Report Exhibit D.2.2**). The Highway District does not object to the conditional rezone, subject to the applicant meeting access requirements. A paved apron will be required for any approach serving a commercial/business property per ACCHD standards (Drawing # ACCHD-106, **Staff Report Exhibit D.2.1**). The Idaho Transportation Department submitted comments stating that they have no concerns with the request and that the application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns (**Staff Report Exhibit D.1**). *See criteria 07-06-07(6)A7 for additional evidence.*	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone and will continue to have legal access at the time of the development. See the review and analysis detailed below. The subject property has legal access to E Orchard Avenue, a local public roadway. The applicant will need to upgrade the existing residential access to a paved apron to meet Nampa Highway District No. 1 commercial access standards (**Staff Report Exhibit D.2.1**).	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below.	

Exhibit F

	Schools: The property is served by the Nampa School District (**Staff Report Exhibit B.1**). The request with limited commercial uses is not anticipated to impact the school district. No comment was received from the district. **Police:** The property is served by the Canyon County Sheriff's Office. No comments or concerns were received from the Sheriff's Office. **Fire protection & Emergency Medical Services:** The property is served by Nampa Fire District and Canyon County Paramedics/EMT. Nampa Fire District is not opposed to the request (**Staff Report Exhibit D.5**). The applicant will need to maintain a solid 20-foot-wide access for fire apparatus with a hammerhead turnaround at the back of the property. Fire District-required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Building construction requirements of the International Building Code, International Fire Code, and City of Nampa Code will apply (**Staff Report Exhibit D.5**). The property is 1.5 miles from Nampa Fire Station 5, with a response time of approximately four minutes, which exceeds response time goals. Nampa Fire District aims to arrive at 90 percent of emergency medical incidents within 5 minutes of alarm time and within 5 minutes and 20 seconds to fire incidents. Canyon County Ambulance District sent estimated response times for three (3) nearby stations: Station M44 has an estimated response time of 5.88 minutes, Station M42 has an estimated response time of 8.54 minutes, Station M41 has an estimated response time of 12.65 minutes (**Staff Report Exhibit D.9**). **Addressing:** If approved, the applicant may receive an address for the shop being used for the vehicle service facility. An address is recommended for uses that involve employees working on-site so that emergency services can quickly and accurately locate the site in an emergency (**Staff Report Exhibit D.4**).

Table 2. Area of City Impact

CCCO §09-11-25: APPLICATION PROCEDURES: The following procedures shall be adhered to in processing applications within the Nampa area of city impact:

Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article.

County Ordinance and Review

Criteria Met?	Code Section	Criteria
Yes	**09-11-17**	The Canyon County comprehensive plan, as amended, shall apply to the Nampa area of city impact. Canyon County recognizes that the city of Nampa has also developed a comprehensive plan and accompanying map for the Nampa area of city impact. Canyon County shall give consideration to the city's comprehensive plan map designations when evaluating development requests with the Nampa area of city impact. All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be considered by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.

Analysis	**Area of City Impact:** In accordance with Area of City Impact procedures, the City of Nampa was noticed on September 26, 2025, and July 2, 2026, and comments were received from the city and given consideration by the county (**Staff Report Exhibits D.6, D.6.1, and D.6.2**). The City of Nampa's comprehensive plan designates the parcel and surrounding area as "Low-Density Residential" on the future land use map (**Staff Report Exhibit B.2.5).** When considering the City of Nampa's future land use map, the request is not compatible. A comment was received from the City of Nampa's Planning and Zoning Division on September 26, 2025, and updated comments were received on June 4, 2026, and July 7, 2026 (**Staff Report Exhibits D.6, D.6.1 and D.6.2**). The city opposes the request because the proposed commercial zone and requested uses are not compatible with the Low-Density Residential future land use designation and associated residential zoning districts.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case # CR2025-0013, a zoning map amendment of 1.345 acres from the "RR" (Rural Residential) to the "CR-C2" (Service Commercial) zone.

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. The applicant may consider waiting until the area development trends and the Comprehensive Plan support commercial development on the property, or
2. The applicant may consider uses which are allowed within residential zoning districts.

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, 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: _____

My Commission Expires: _____

DRAFT