



PLANNING AND ZONING COMMISSION
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Notus-Parma Highway District No. 2 – OR2025-0027

The Canyon County Planning and Zoning Commission
considers the following:

- 1) Comprehensive Map Amendment of
approximately 38 acres from the Agriculture
future land designation to the Industrial future
land use designation.

[Case OR2025-0027, Address: 29211 Hwy 95, Parma, ID
83660 (Parcel Number: R38701), a portion of the SE
quarter of Section 5, T5N, R5W, BM, Canyon County,
Idaho.]

Summary of the Record

1. The record is comprised of the following:

A. The record includes all testimony, the staff report, exhibits, and documents in Case File OR2025-0027.

1. All exhibits can be found in the case staff report dated September 17, 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 §09-15-07 (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, OR2025-0027, was presented at a public hearing before the Canyon County Planning and Zoning Commission on September 17, 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. Comprehensive Plan Amendment Criteria Analysis

County Ordinance and Review		
Criteria Met?	Code Section	Criteria
Yes	A	Is the requested type of growth generally in conformance with the comprehensive plan?
Analysis		The requested type of growth is generally in conformance with the 2030 Comprehensive Plan.
		The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates Parcel R38701 ("the subject property") as "Agriculture." "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value" (Page 25, 2030 Comprehensive Plan). Per the applicant's letter of intent, the parcel is not ideal for agricultural production due to the steep inclines on site (Staff Report Exhibit A2).
		The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the parcels directly to the north, south, and further east as "Commercial" and "Industrial" (Staff Report Exhibit B2.11). Additionally, Parma's Future Land Use Map designates the subject property as "Commercial/Industrial" (Staff Report Exhibit B2.12). Based on the proximity of existing commercial and industrial future land use designations and the parcel not being agriculturally productive per the applicant's letter of intent, the industrial future land use designation appears to better fit the location.
		The Comprehensive Plan states the following regarding industrial designations: "The M-1 district provides and encourages the grouping of light industrial uses capable of being operated such that location and appearance of buildings and the treatment of the land about them will be unobtrusive and not detrimental to surrounding uses." (Page 27, 2030 Comprehensive Plan). The requested future land use industrial designation appears to meet the Comprehensive Plan as this will group together commercial and industrial future land use designations, zoning, and uses found to the north, south, and east of the subject property (Staff Report Exhibits B2.1, B2.4, B2.11, B2.12 and B5).
		The subject property is contained within TAZ (Traffic Analysis Zone) "2004." As shown in Staff Report Exhibit B2.10 , the data for the TAZ zone that contains the subject property forecasts an increase of 82 jobs by the year 2050, demonstrating that this is an area expected to receive commercial/industrial growth
		The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • Property Rights G1.01.00: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • Property Rights P1.1.03: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • Population P2.01.01: "Plan for anticipated population and households that the community can support with adequate services and amenities."

	• Population G2.02.00: “Promote housing, business, and service types needed to meet the demand of the future existing population.” • Economic Development G3.01.00: “Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations. “ • Economic Development P3.01.02: “Support suitable sites for economic growth and expansion compatible with the surrounding area.” • Economic Development G3.05.00: “Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.” • Land Use and Community Design P4.01.02: “Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.” • Land Use and Community Design P4.02.01: “Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.” • Land Use and Community Design G4.03.00: “Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. “ • Land Use and Community Design P4.03.02: “Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns. “ • Land Use and Community Design G4.06.00: “Development design should improve the area’s character and be compatible with the community’s visual appearance and the natural environment.”																		
Criteria Met?	B	When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?																	
Yes																			
Analysis	In consideration of the surrounding land uses, the proposed comprehensive plan amendment to “Industrial” is more appropriate than the current comprehensive plan designation of “Agriculture.”																		
	The primary land uses found within the vicinity of the subject property are agricultural, residential, and commercial/industrial. To the north, west, and south, there are primarily agricultural uses. To the east and southeast, there are residential subdivisions located within the City of Parma’s limits and the Parma Rural Fire District’s main office. To the south along US-95, there are a variety of commercial and industrial businesses. Per Google Earth, some of the businesses include an agricultural laboratory, a dentist, agricultural equipment supplier, storage units, and a construction company (Staff Report Exhibits B2.1, B2.4, and B5) It is also important to note, there is existing commercial and industrial zoning to the north and south of the subject property that once developed, will further trend the area to contain more commercial/industrial uses (Staff Report Exhibit B2.4). Due to the existing industrial/commercial uses and zones to the north, south, and east of the subject property and the majority of the residential uses located on the eastern side of US-95, the future land use designation of “Industrial” appears to be more appropriate than the “Agriculture” designation (Staff Report Exhibits B2.1, B2.4, B2.11, and B5).																		
	Adjacent Existing Comprehensive Plan Designation (Staff Report Exhibit B2.11): <table><tr><th>Direction</th><th>Existing Designation</th><th>Existing Land Use</th></tr><tr><td>N</td><td>Agriculture and Commercial Designations</td><td>Agricultural Uses</td></tr><tr><td>S</td><td>Agricultural, Commercial, and Light Industrial Designations</td><td>Agricultural Uses, Cemetery, and City of Parma Wastewater Treatment Facility</td></tr><tr><td>E</td><td>Industrial and Agricultural Designation</td><td>Parma Rural Fire District, City of Parma, and Agricultural Uses</td></tr><tr><td>W</td><td>Agricultural Designation</td><td>Agricultural Uses</td></tr><tr><td colspan="3">Residential, Agriculture, Commercial, Industrial, Conservation, and Public/Open Space</td></tr></table>		Direction	Existing Designation	Existing Land Use	N	Agriculture and Commercial Designations	Agricultural Uses	S	Agricultural, Commercial, and Light Industrial Designations	Agricultural Uses, Cemetery, and City of Parma Wastewater Treatment Facility	E	Industrial and Agricultural Designation	Parma Rural Fire District, City of Parma, and Agricultural Uses	W	Agricultural Designation	Agricultural Uses	Residential, Agriculture, Commercial, Industrial, Conservation, and Public/Open Space	
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Criteria Met?	C	Is the proposed comprehensive plan amendment compatible with surrounding land uses?
Yes		
Analysis		The proposed comprehensive plan amendment to Industrial is 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. Directly to the east, north, and south, there are commercial and industrial zoning designations (Staff Report Exhibit B2.4). Along US-95, there are a variety of commercial and industrial businesses (including an agricultural laboratory, a dentist, an agricultural equipment supplier, storage units, and a construction company) (Staff Report Exhibit B5). There are residential uses to the east of the subject property, but these are located on the eastern side of US-95, and the applicant has proposed to restrict several uses, so no incompatibility is expected. Additionally, although there are agricultural uses located to the north, west, and east of the subject property, these uses should not be impacted as industrial traffic is to be directed to US-95 and should not be near the agricultural uses (Staff Report Exhibits A2, B2.1, B2.3, B2.4, B2.7)
Criteria Met?	D	Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?
Yes		
Analysis		Development trends in the general area do indicate that the current designation and circumstances have changed since the comprehensive plan was adopted. To the south along US-95, there are a variety of commercial and industrial businesses. Per Google Earth, some of the businesses include an agricultural laboratory, a dentist, an agricultural equipment supplier, storage units, and a construction company (Staff Report Exhibit B5). There is also existing commercial and industrial zoning to the north and south of the subject property that, once developed, will increase the number of these types of uses in this area (Staff Report Exhibit B2.4). The subject property is also contained within TAZ (Traffic Analysis Zone) "2004." As shown in Staff Report Exhibit B2.10, the data for the TAZ zone that contains the subject property forecasts an increase of 82 jobs by the year 2050, demonstrating that this is an area expected to receive commercial/industrial growth.
Criteria Met?	E	Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?
Yes		
Analysis		The proposed comprehensive plan amendment is not anticipated to impact public services and facilities. A comprehensive plan amendment does not directly impact public services and facilities; however, it provides a path to obtaining entitlements for development that may impact services. This subject property is located within Parma Rural Fire Protection District and takes access off of US-95, which is a state highway managed by the Idaho Transportation Department. At the time of building, fire district approval is required prior to the certificate of occupancy, and their sign-off is required for shared driveways and private roads per CCCO 07-10-03. Additionally, Idaho Transportation Department (ITD) will require review of the access point from US-95 for each building on site or when the applicant chooses to potentially divide the property.
Criteria Met?	Idaho Code §67-6537	When considering amending, repealing, or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the comprehensive plan would have on the source, quantity, and quality of groundwater in the area.
Yes		
Analysis		The proposed amendment would allow for commercial and industrial uses. Any uses allowed or conditionally permitted in accordance with CCCO must comply with all applicable federal, state, and local laws with regard to water quantity and quality.

	Per Southwest District Health, the subject property is located within a designated Nitrate Priority Area, so a Nutrient Pathogen (N-P) Study will be required if the use on site generates an estimated wastewater flow that meets or exceeds 600 gallons per day (Staff Report Exhibits D1 and D1.1). Per the Nitrate Priority and Well Map, the ground monitoring well on the subject property does not contain high nitrate priority levels (Staff Report Exhibit B2.8).
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Table 2. Area of City Impact

County Ordinance and Review		
Criteria Met?	Code Section	Criteria
Yes	09-15-07	09-15-07: APPLICATION OF COMPREHENSIVE PLAN AND ZONING ORDINANCE: There is hereby adopted for the purposes of complying with Idaho Code 67-6526(a) the ordinance codified in this Article, which provides for the application of the latest edition of the Canyon County Comprehensive Plan as duly enacted and adopted and amended by the County Commissioners, and Chapter 7 of this Code, to the area of impact of the City of Parma within the unincorporated area of the County, until a new comprehensive plan and/or zoning ordinance has been duly adopted in accordance with the provisions of a joint exercise of power agreement impact area City of Parma/County of Canyon. Until the joint exercise of power agreement is adopted and operational, the County shall direct copies of all applications coming before it, pursuant to the Local Planning Act of 1975 and Chapter 7 of this Code concerning property located in the area of City impact of Parma, for the City of Parma's input on the application and shall give such input due consideration; and after the adoption of the joint exercise of power agreement and the same becomes operational, then the provisions of that agreement shall govern this process.
Analysis	Area of City Impact: Parma's Future Land Use Map designates the subject property as "Commercial/Industrial" (Staff Report Exhibit B2.12). City of Parma does not have any concerns about the comprehensive map amendment change (Staff Report Exhibit D7).	
Order Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends approval of Case # OR2025-0027, a comprehensive map amendment from the Agricultural future land use designation to the Industrial future land use designation.		

DATED this 17 day of September, 2026.

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


Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 17 day of September, in the year 2026, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.



Notary: Caitlin Ross
My Commission Expires: 5/7/2031