



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 – CR2025-0018

The Canyon County Planning and Zoning Commission considers the following:

- 1) Conditional Rezone of approximately 38 acres from the Single-Family Residential (R-1) Zone to the Conditional Rezone-Light Industrial (CR-M-1) Zone.
- 2) This request includes a Development Agreement. See Attachment A for the conditions of approval included in the Development Agreement.

[Case CR2025-0018, 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 CR2025-0018

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, CR2025-0018, 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. 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
Yes	1	Is the proposed conditional rezone generally consistent with the comprehensive plan?
Analysis		The proposed conditional rezone change is generally consistent with the Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the subject property as “Agriculture” and designates the parcels directly to the north, south, and further east as “Commercial” and “Industrial.” Additionally, Parma’s Future Land Use Map designates the subject property as “Commercial/Industrial.” (Staff Report Exhibits B2.11 and B2.12). Based on the proximity of existing commercial and industrial future and current land use designations and the parcel not being agriculturally productive due to the steep inclines on the property per the applicant’s letter of intent, the industrial future land use designation appears to better fit this location (Staff Report Exhibits A2, B2.1, B2.4, B2.11, B2.12, and B5). The Comprehensive Plan states the following regarding the light industrial designation: “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 proposed conditional rezone request groups together commercial and light industrial designations, as these uses and zoning are found north, south, and east of the subject property (Staff Report Exhibits B2.1, B2.4, and B5). 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.”

	• <u>Economic Development P3.01.02:</u> “Support suitable sites for economic growth and expansion compatible with the surrounding area.” • <u>Economic Development G3.05.00:</u> “Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.” • <u>Land Use and Community Design P4.01.02:</u> “Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.” • <u>Land Use and Community Design P4.02.01:</u> “Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.” • <u>Land Use and Community Design G4.03.00:</u> “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.” • <u>Land Use and Community Design P4.03.02:</u> “Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.” • <u>Land Use and Community Design G4.06.00:</u> “Development design should improve the area’s character and be compatible with the community’s visual appearance and the natural environment.”									
Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?								
Yes										
Analysis	In consideration of the surrounding land uses, the proposed conditional rezone to Light Industrial (CR-M-1) is more appropriate than the current zoning designation of Single-Family Residential (R-1). See the review and analysis detailed below. The predominant land uses surrounding the subject property are agricultural, residential, and commercial/industrial uses. Agricultural uses are located primarily to the north, west, and south. To the east and southeast within the City of Parma, there are established residential subdivisions and the Parma Rural Fire District headquarters. Along the US-95 corridor to the south, the area is characterized by a variety of commercial and industrial businesses, including an agricultural laboratory, a dental office, an agricultural equipment supplier, storage units, and a construction company. In addition to the existing development, commercial and industrial zoning is already established both north and south of the subject property along US-95. As these properties develop, the corridor is expected to continue transitioning toward a more commercial and industrial character. Given the existing land use pattern, adopted zoning, and the potential for land use conflicts between residential (the current zone is R-1) and industrial development, the proposed Light Industrial (M-1) zoning is more compatible with the surrounding area than the existing Single-Family Residential (R-1) zoning (Staff Report Exhibits B2.1, B2.4, B2.7, and B5).									
	Pursuant to CCCO §07-10-25(7), the purpose of the “M-1” zoning district is to “...provide for and encourage the grouping together of light industrial uses capable of being operated under such standards as to location and appearance of buildings and the treatment of the land about them so that they will be unobtrusive and not detrimental to surrounding commercial or residential uses.” Due to the existing commercial and industrial zoning and uses found north, east, and south, this would group these commercial/industrial uses (Staff Report Exhibits B2.1, B2.4, and B5). To mitigate potential incompatibilities with the area, the Planning and Zoning Commission has recommended restricting several uses and added conditions on lighting, parking, setbacks, and fencing (see proposed conditions of approval #3a-3g and #4). Adjacent Existing Conditions (Staff Report Exhibits B2.1 and B2.4): <table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N, NE, and NW</td><td>Agricultural Uses</td><td>Agriculture (A) and Rural Residential (R-R) Zones</td><td>Service Commercial (C-2) and Light Industrial (M-1) Zones</td></tr></table>			Direction	Existing Use	Primary Zone	Other Zone	N, NE, and NW	Agricultural Uses	Agriculture (A) and Rural Residential (R-R) Zones
Direction	Existing Use	Primary Zone	Other Zone							
N, NE, and NW	Agricultural Uses	Agriculture (A) and Rural Residential (R-R) Zones	Service Commercial (C-2) and Light Industrial (M-1) Zones							

		S, SE, and SW E W	Agricultural Uses, Cemetery, and City of Parma Wastewater Treatment Facility Parma Rural Fire District, City of Parma, and Agricultural Uses Agricultural Uses	Agricultural (A) Zone and City of Parma's Limits Single-Family (R-1) Zone Agricultural (A) Zone	Light Industrial (M-1) Zone Light Industrial (M-1) Zone
"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)					
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.					
Surrounding Land Use Cases: There have been no recent land use cases in the past 5 years (Staff Report Exhibit B2.14).					
Criteria Met?	3	Is the proposed conditional rezone compatible with surrounding land uses?			
Yes					
Analysis	The proposed conditional rezone to Light Industrial (CR-M-1) 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. The US-95 corridor both north and south of the subject property is planned for and currently developed with commercial and industrial uses. Properties along US-95 to the south include a mix of commercial and industrial businesses, such as an agricultural laboratory, a dental office, an agricultural equipment supplier, storage units, and a construction company. Existing commercial and industrial zoning is present both north and south of the subject property, reinforcing the area's established development pattern. Residential properties are located east of the subject property; however, they are separated by US-95, minimizing the potential for land use incompatibility. Agricultural uses are located to the north, west, and east of the subject property, but they are not expected to be adversely affected because industrial traffic associated with the proposed development will be directed to US-95 (Staff Report Exhibits B2.1, B2.4, B2.7, and B5).				
Criteria Met?	4	Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?			
Yes					
Analysis	The proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. Character of the Area: The surrounding area contains agricultural, residential, and commercial/industrial uses. To the north, west, east, and south, there are 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. It is also important to note that 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 Exhibits B2.1, B2.4, and B2.7).				

	The following measures will be implemented to mitigate the impact: The applicant has proposed restricting several uses in the industrial zone to mitigate the effects on the area (Staff Report Exhibits A2 and A2.1). Due to several of the uses being potentially impactful to the surrounding area, the Planning and Zoning Commission is recommending that only the uses needed for Notus-Parma Highway District No. 2's facility be allowed and the remaining uses be either be required by conditional use permit, Director's Decision or prohibited (see proposed conditions of approval #3a, #3b, and #3c). The Planning and Zoning Commission has also recommending lighting be downward facing and directed away from surrounding properties, there be a 70' weed free buffer measured from the western boundary of Parcel R38703 (adjacent to the subject property), have a 30' building setback (there is no setback currently in the M-1) zone, and that a six-foot high sight-obscuring fence with a 20' landscaping buffer be added along the eastern boundary along the US-95 frontage so there is appropriate buffering with the surrounding properties (see proposed conditions of approval #3d, #3f, #3g, #4, and #5).	
Criteria Met?	5	Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities be provided to accommodate proposed conditional rezone?
Yes		
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: Per the applicant's land use worksheet, sewer will be provided with individual septic systems (Staff Report Exhibit A3). Per Southwest District Health (SWDH), there is an individual well and individual septic system on site that serves the single-family residence. The parcel is located within a designated Nitrate Priority Area, so a Nutrient Pathogen (N-P) Study will be required if the estimated wastewater flow meets or exceeds 600 gallons per day. If the comprehensive map amendment and conditional rezone is approved and additional building permits are applied for, the applicant will be required to apply for a site evaluation and conduct test holes to determine the feasibility of subsurface sewage disposal systems in accordance with IDAPA 58.01.03 (Staff Report Exhibits D1 and D1.1). Water: There is currently a domestic well on site (Staff Report Exhibits A3 and D1.1). Future development shall comply with IDWR standards at the time of subdivision/building permit, etc. Drainage: Per the applicant's land use worksheet, stormwater drainage is currently retained on site (Staff Report Exhibit A3). It is anticipated that a drainage plan will be worked out at the time of developing the property. Irrigation: Per email correspondence, irrigation water is provided to the property via surface irrigation water shares from Farmers Cooperative Ditch Co., and there are no irrigation easements on the property (Staff Report Exhibit A7). The subject property is under the jurisdiction of Farmers' Cooperative Ditch Co. Per email correspondence from Farmers Cooperative Ditch Co., they do not have any concerns with the proposal as it "...will have no effect on the irrigation system" (Staff Report Exhibit D6). Farmers Cooperative Ditch Co. stated the irrigation lateral on site was not under their jurisdiction (Staff Report Exhibit D6). Utility: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on March 23, 2026, and August 13, 2026. No agency comments were provided by those services at the time of the materials deadline. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
	Criteria Met?	6
Yes		

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. At this time, the Idaho Transportation Department (ITD) is not requiring public street improvements on US-95 and does not have concerns over traffic patterns as the application is currently proposed. However, ITD reserves the right to make further comments or require a traffic analysis at the time of an encroachment permit for any additional development on site (either through building permits being applied for or division of land) (Staff Report Exhibits D3 and D3.1).	
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 via US-95. See the review and analysis detailed below. Per the email correspondence with the applicant, there are two (2) access points on the property that are currently utilized, but they understand that the Idaho Transportation Department may later request that one of those access points be closed at the time of building permit submittal (Staff Report Exhibit A7). Idaho Transportation Department (ITD) stated in their comment letter on April 24, 2026, that the applicant will need to apply for an ITD encroachment permit and meet the specifications for a commercial two-way approach. The commercial two-way approach includes having a width between 25'-40' with a radii between 30'- 40' and paving of any approach and driveway that is within ITD's public right-of-way. (Staff Report Exhibit D3). Additionally, during the encroachment permit process, ITD will likely request that the northernmost access be the commercial two-way access due to the alignment with the cross-street running east-to-west and that the southernmost access be closed to limit the accesses on the state highway (Staff Report Exhibit D3.1).	
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. Schools: Parcel R38701 is serviced by Parma School District No. 137. It is not anticipated that any impact or accommodations will be needed for a conditional zoning change to light industrial. Agency notice was sent out on March 23, 2026, and August 13, 2026, and no comments were received by the school district. Police: The Canyon County Sheriff's Office is required to provide services to Parcel R38701. Overall, the conditional rezone is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency notice was sent out on March 23, 2026, and August 13, 2026, and no comments were received by the Sheriff's Office. Fire Protection: Parcel R38701 is under the jurisdiction of Parma Rural Fire District (PRFD). PRFD has no concerns with this project at this time, and due to the proximity to the fire station, the estimated response time would be about 1 minute (Staff Report Exhibit D4). PRFD's sign-off is also required for commercial building permits, shared driveways, and private roads, so a more detailed fire district review will occur at the building stage. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding Emergency Medical Services:	

	Emergency Medical Services are provided to the property. Canyon County Paramedics sent over estimated response times from three (3) different stations- Station M52 would be approximately 21.8 minutes, Station M51 would be approximately 23.83 minutes, and Station M53 would be approximately 25.04 minutes (Staff Report Exhibit D5.1). Canyon County Paramedics stated regarding these response times: “Our times are slightly extended to this location, but it does appear to be across from Parma Fire Department which also has ALS transport capabilities” (Staff Report Exhibit D5).
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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 rezone and 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 #CR2025-0018, a conditional rezone of approximately 38-acres (Parcel R38701) from the Single-Family Residential (R-1) Zone to the Conditional Rezone-Light Industrial (CR-M-1) Zone, subject to the conditions of the development agreement.		

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

ATTACHMENT A

DRAFT CONDITIONS OF APPROVAL

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. 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.
 - b. If any of the buildings on site are to be used for business operations, the property owner shall apply for a change of occupancy to commercial or the appropriate building department application(s) as determined by Canyon County's Building Official. Once the appropriate permit is submitted, expiration or violation of said permit will also be considered a violation of this condition.
2. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
 - a. Commencement shall be as defined in CCCO §07-02-03 (Definitions Enumerated) or when Notus-Parma Highway District No. 2 begins utilizing the subject property for their operations (which may include staging their equipment on site or utilizing a structure for their operations).
3. The subject property (Parcel R38701; approximately 38 acres) shall be subject to the requirements of the "CR-M-1" Zone. The "CR-M-1" Zone is subject to the following on-going conditions:
 - a. The following uses shall be allowed within the "CR-M-1" Zone:
 - Accessory uses and/or structures to allowed uses
 - Agriculture
 - Animal facility (small) on 5 acres or more
 - Animal facility (small) on less than 5 acres
 - Bulk Storage as an accessory use of any flammable liquid above or below ground
 - Caretaker residence
 - Commercial and private off-street parking facilities for vehicles
 - Contractor shop
 - Offices
 - Private tower with antenna
 - Public uses and quasi-public uses
 - Similar uses to allowed use
 - Staging area
 - Telecommunication facility
 - Transit or trucking terminal and/or service facility
 - Vehicle service facility
 - Warehousing, wholesaling, and distribution facilities
 - b. Due to the proximity to residential uses and zoning, the following uses shall be permitted through a conditional use permit:
 - Agricultural research facility
 - Airpark
 - Animal hospital
 - Batch plants
 - Church
 - Equipment rentals (outdoor)
 - Farm implement sales or service, farm supply sales
 - Fertilizing processing facility
 - Firewood sales
 - Fireworks sales
 - Food processing facility

- Indoor recreation
 - Kennel
 - Landscape business
 - Mortuaries, cremation, and funeral home
 - Museum
 - Nursery
 - Nursery (retail/wholesale)
 - Outdoor sales or displays (accessory to allowed use)
 - Light manufacturing, assembly, testing and/or packaging facilities
 - Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses
 - Mineral extraction (long-term)
 - PUDs
 - Radio, television and broadcasting stations
 - Rehabilitation of manufactured/mobile homes
 - Rendering plant
 - Retail stores, personal service shops, banks, hotels, motels, microbrewery, and restaurants
 - Sale (commercial) of hay, grain, seed and related supplies
 - Sale of heavy building materials and machinery
 - Sale of salvage goods
 - School (vocational or trade)
 - Similar uses to a conditional use
 - Taverns, lounges, or wine bars
 - Theater
 - Utility distribution system
 - Utility facility
 - Vehicle fueling station with convenience store
 - Vehicle sales lot
 - Water infiltration
 - Winery, distillery, brewery
- c. Due to the proximity to residential uses and zoning, the following uses shall be permitted through a director's decision:
- Accessory uses and/or structures to a permitted use
 - Mineral extraction (short-term)
 - Private roads and driveways serving 2 properties
 - Public service agency telecommunications facilities 75 feet or greater
 - Small wind energy systems
- d. **LIGHTING:** All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance.
- e. Per CCCO §07-13-01(8), every open off-street parking area having more than four (4) parking spaces shall be hard surfaced as defined in CCCO §07-02-03.
- f. **BUFFER FOR PARCEL R38703:** Development shall maintain a 70-foot weed-free buffer measured from the western boundary line of Parcel R38703 until such time that the parcel is zoned similarly.
- g. **SETBACKS:** There shall be a 30' building setback along the northern, eastern, western, and southern property lines. The section line setback shall remain unless waived by the highway district having jurisdiction (CCCO §07-10-21(1)B3(B)).

4. Within two (2) years of the Board of Canyon County Commissioner's signature of the Findings of Fact, Conclusions of Law, and Order of Decision, a six (6) foot site obscuring fence shall be placed along the

subject property's eastern boundary along the frontage of US-95. The fencing shall take into consideration the section line setback unless waived by the highway district having jurisdiction (CCCO §07-10-21(1)B3(B)).

5. Within two (2) years of the Board of Canyon County Commissioner's signature of the Findings of Fact, Conclusions of Law, and Order of Decision, a twenty (20) foot landscape buffer, living and maintained, shall be planted along the eastern boundary in front of the required fencing along the frontage of US-95. The landscape buffer shall contain a minimum of 60% mix of conifer trees (primarily of the spruce or fir variety) and a maximum of 40% mix of deciduous trees. The trees shall be located 15 feet apart from each tree base. A landscape and maintenance plan shall be submitted to the Development Services Director (or their designee) for review and approval prior to planting the landscape buffer.