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

HEARING CRITERIA – CCCO §07-06-03(1): The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals, and policies:

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?		
Yes	**B**	**When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?**

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):

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		

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**).

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.

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

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

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. "	

- **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?	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):

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	**Agricultural Uses, Cemetery, and City of Parma Wastewater Treatment Facility**	**Agricultural (A) Zone and City of Parma's Limits**	**Light Industrial (M-1) Zone**
	E	**Parma Rural Fire District, City of Parma, and Agricultural Uses**	**Single-Family (R-1) Zone**	**Light Industrial (M-1) Zone**
	W	**Agricultural Uses**	**Agricultural (A) 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? **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:** 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? **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. 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**).

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.

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

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 savage 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.

Planning & Zoning Commission
Hearing Date: September 17, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**OR2025-0027/CR2025-0018**
APPLICANT/REPRESENTATIVE:	**Alex Jones, JUB Engineers**
PROPERTY OWNER:	**Notus-Parma Highway District No. 2**
APPLICATION:	**(1) Comprehensive Plan Map Amendment (OR2025-0027) from the Agriculture Future Land Use Designation to the Industrial Future Land Use Designation. (2) Conditional Rezone (CR2025-0018) from "R-1" (Single Family Residential) Zone to "CR-M-1" (Conditional Rezone - Light Industrial) Zone**
LOCATION:	**29211 US-95, Parma, ID, also known as a portion of the SE¼ of Section 5, T5N, R5W, BM, Canyon County, Idaho. Parcel R38701, +/- 38.00 acres**
PLANNER:	**Emily Bunn, Principal Planner**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The applicant, Notus-Parma Highway District No. 2, represented by Alex Jones, is requesting the following: (1) Comprehensive Plan Map Amendment of Parcel R38701 ("the subject property"), approximately 38 acres, from the agricultural future land use designation to the industrial future land use designation, and (2) Conditional Rezone of Parcel R38701, from the "R-1" (Single Family Residential) zone to the "CR-M-1" (Conditional Rezone Light Industrial) zone. The subject property is located at 29211 Highway 95, Parma, ID, also referenced as a portion of the SE¼ of Section 5, T5N, R5W, BM, Canyon County, Idaho.

Per the applicant's letter of intent, Notus-Parma Highway District No. 2 (NPHD) "…plans to utilize the property for its operations (office space, garages, and storage of equipment, etc.) as it provides ample space for expansion and direct access to the highway" (**Exhibit A2**). Additionally, the applicant may later pursue division of the subject property which may result in additional industrial and commercial uses. To address these potential uses, the applicant has proposed restricting some of the uses on-site (see **Exhibits A2 and A2.1**).

PARCEL INFORMATION REPORT: *See **Exhibit B1** 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 §07-06-03 (Comprehensive Plan Amendment Criteria), CCCO §07-06-05 (Zoning Amendment Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO§09-15-07 (Area of Impact Agreement – Parma), Idaho Code §67-6509 (Recommendation and Adoption, Amendment and Repeal of the Plan), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).

BACKGROUND:

Parcel R38701 is an original parcel per PI2022-0185. The subject property has been zoned Single Family Residential (R-1) since September 6, 1979 (Canyon County's originality date per CCCO § 07-02-03) (**Exhibit B4**).

HEARING CRITERIA:

Table 1. Comprehensive Plan Amendment Criteria Analysis

HEARING CRITERIA – CCCO §07-06-03(1): The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals, and policies:		
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 (**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" (**Exhibit B2.11).** Additionally, Parma's Future Land Use Map designates the subject property as "Commercial/Industrial" **(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 (**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 **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?		
Yes	**B**	**When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?**

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 (**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 (**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 (**Exhibits B2.1, B2.4, B2.11, and B5**).

Adjacent Existing Comprehensive Plan Designation (Exhibit B2.11):

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		

Criteria Met? **Yes**	**C**	**Is the proposed comprehensive plan amendment compatible with surrounding land uses?**
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 (**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) (**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 (**Exhibits A2, B2.1, B2.3, B2.4, B2.7**)	
Criteria Met? **Yes**	**D**	**Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?**
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 (**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 (**Exhibit B2.4**). The subject property is also contained within TAZ (Traffic Analysis Zone) "2004." As shown in **Exhibit B2.10** of the staff report, 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? **Yes**	**E**	**Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?**
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. See Analysis of 07-06-07(6)A8 of this document for additional review.	

Criteria Met?	Idaho Code	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	§67-6537	
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 (**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 (**Exhibit B2.8**). See Analysis of 07-06-07(6)A8 of this document for additional review.	

Table 2. 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." (**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 (**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 (**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. "
- **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?	**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 (**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 (**Exhibits B2.1, B2.4, and B5**). To mitigate potential incompatibilities with the area, staff 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 (Exhibits B2.1 and B2.4):

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	**Agricultural Uses, Cemetery, and City of Parma Wastewater Treatment Facility**	**Agricultural (A) Zone and City of Parma's Limits**	**Light Industrial (M-1) Zone**
E	**Parma Rural Fire District, City of Parma, and Agricultural Uses**	**Single-Family (R-1) Zone**	**Light Industrial (M-1) Zone**
W	**Agricultural Uses**	**Agricultural (A) 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 **Exhibit B2.10** of the staff report, 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 (**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 (**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 (**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 (**Exhibits A2 and A2.1**). Due to some of the uses being potentially impactful to the surrounding area, such as a fertilizer processing facility, food processing facility, and gravel pit (long-term), staff is recommending that these be required by conditional use permit instead of outright permitted, so additional review and mitigation measures can be added if these uses are later proposed on site (see proposed conditions of approval #3a, #3b, and #3c). Staff has also proposed 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 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, and #3g).	
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:** Per the applicant's land use worksheet, sewer will be provided with individual septic systems (**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 (**Exhibits D1 and D1.1**). **Water:** There is currently a domestic well on site (**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 (**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 (**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" (**Exhibit D6**). Staff inquired if the irrigation lateral was maintained by Farmers Cooperative Ditch Co., but they stated it was not under their jurisdiction (**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 the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
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. 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) (**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 (**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. (**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 (**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 (**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 (**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" (**Exhibit D5**).

Table 3. 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" (**Exhibit B2.12**). City of Parma does not have any concerns about the rezone and comprehensive map amendment change (**Exhibit D7**).	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on March 23, 2026. Property owners within 600 feet of the subject property boundaries were notified on August 14, 2026. Full political notice was completed on August 13, 2026. A newspaper notice was published on August 18, 2026. The subject property was posted with a notice on August 17, 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 no written public comments by the materials deadline of September 8, 2026. 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 comprehensive plan amendment and conditional rezone are compliant with Canyon County Ordinance 07-06-03. 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.
    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
        - Agricultural research facility
        - Agriculture
        - Animal facility (small) on 5 acres or more
        - Animal facility (small) on less than 5 acres
        - Animal hospital
        - Animals
        - Bulk Storage as an accessory use of any flammable liquid above or below ground
        - Caretaker residence
        - Church

- Commercial and private off-street parking facilities for vehicles
- Contractor shop
- Equipment rentals (outdoor)
- Farm implement sales or service, farm supply sales
- Firewood sales
- Fireworks sales
- Indoor recreation
- Kennel
- Landscape business
- Mortuaries, cremation, and funeral home
- Museum
- Nursery
- Nursery (retail/wholesale)
- Outdoor sales or displays (accessory to allowed use)
- Private tower with antenna
- Public uses and quasi-public uses
- Radio, television and broadcasting stations
- Rehabilitation of manufactured/mobile homes
- Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants
- Sale (commercial) of hay, grain, seed and related supplies
- Sale of heavy building materials and machinery
- Sale of savage goods
- School (vocational or trade)
- Similar uses to allowed use
- Staging area
- Telecommunication facility
- Theater
- Transit or trucking terminal and/or service facility
- Utility distribution system
- Utility facility
- Vehicle fueling station with convenience store
- Vehicle sales lot
- Vehicle service facility
- Warehousing, wholesaling, and distribution facilities
- Winery, distillery, brewery

b. Due to the proximity to residential uses and zoning, the following uses shall be permitted through a conditional use permit:
    - Airpark
    - Batch plants
    - Bulk Storage for wholesale distribution of any flammable liquid above or below ground
    - Fertilizing processing facility
    - Food processing facility
    - Light manufacturing, assembly, testing and/or packaging facilities

- Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses
- Mineral extraction (long-term)
- PUDs
- Rendering plant
- Similar uses to a conditional use
- Taverns, lounges, or wine bars
- Water infiltration

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)).

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

1. 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.

<u>DECISION OPTIONS</u>

- **Approval of the Application**: "I move to recommend approval of OR2025-0027 and CR2025-0018, Notus-Parma Highway District No. 2, finding the application **does** meet the criteria for approval

under CCCO §07-06-03 and §07-06-07 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 OR2025-0027 and CR2025-0018, Notus-Parma Highway District No. 2, finding the application **does not** meet the criteria for approval under CCCO §07-06-03 and §07-06-07 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 OR2025-0027 and CR2025-0018, Notus-Parma Highway District No. 2 to a [*date certain or uncertain*]

EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Applications Provided by Applicant
2. Letter of Intent
   - 2.1. Table of Applicant's Proposed Restricted Uses
   - 2.2. Applicant's Vicinity Map
   - 2.3. Applicant's Zoning Map
   - 2.4. Applicant's Future Land Use Map
3. Land Use Worksheet
4. Neighborhood Meeting Materials (Sign-Up Sheet, Letter Sent to Neighbors and 600-Foot List)
5. Agency Acknowledgment
6. Warranty Deed with Instrument No. 2024-040490
7. Email Correspondence with Applicant as of August 13, 2026

B. Supplemental Documents

1. Parcel Information Report
2. Cases Maps/Reports
   - 2.1. Small Air Ortho (1-Mile) Map
   - 2.2. Small Air Ortho (1-Mile) Map with Floodplain Layer
   - 2.3. Small Vicinity Map
   - 2.4. Zoning and Classification Map
   - 2.5. Dairy, Feedlot and Gravel Pit Map
   - 2.6. Soil and Prime Farmlands Map with Report
   - 2.7. Subdivision Map with Report
   - 2.8. Nitrate Priority and Well Map
   - 2.9. Traffic Analysis Zone (TAZ) Household Map
   - 2.10. Traffic Analysis Zone (TAZ) Job Map
   - 2.11. Canyon County 2030 Future Land Use Map
   - 2.12. City of Parma Future Land Use Map
   - 2.13. Lot Classification Map
   - 2.14. Case Map and Summary Report
   - 2.15. Slope Percent Map
3. Canyon County GIS Email on Parcel R38701 Not Being in Floodplain; Received August 6, 2026
4. 1979 Zoning Map Showing Subject Property
5. Google Earth Map Showing Commercial/Industrial and Public Uses Nearby

C. Site Visit Photos: June 18, 2026

D. Agency Comments Received by: September 7, 2026

1. Southwest District Health; Received: March 23, 2026

2. Idaho Department of Environmental Quality; Received: March 30, 2026
3. Idaho Transportation Department; Received April 24, 2026
    3.1. Idaho Transportation Department Email Correspondence; Received August 14, 2026
4. Parma Rural Fire District; Received August 6, 2026
5. Canyon County Paramedics; Received August 7, 2026
    5.1. Response Times Map; Received August 7, 2026
6. Farmers' Cooperative Ditch Company; Received August 11, 2026
7. City of Parma; Received August 11, 2026
8. City of Nampa; Received August 13, 2026
9. Idaho Department of Water Resources; Received August 17, 2026
10. Community Planning Association (COMPASS); Received August 31, 2026

E. DRAFT Findings of Fact, Conclusions of Law, and Order of Decision (FCOs)

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case # CR2025-0018/OR2025-0027

Hearing Date: September 17, 2026

Exhibit A1

MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: NOTUS PARMA HWY DIST NO 2	
	MAILING ADDRESS: PO BOX 719, PARMA ID 83660	
	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: [signature] *Date:* 12-29-25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	OWNER NAME: Alex Jones	
	COMPANY NAME: J-U-B Engineers	
	MAILING ADDRESS: 2760 W Excursion Ln, Suite 400 Meridian, Idaho 83642	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 29211 HWY 95, PARMA, ID 83660	
	PARCEL NUMBER: R3870100000	
	PARCEL SIZE: 38 acres	
	# OF PARCELS: 1	
	FLOOD ZONE (YES (NO))	ZONING DISTRICT: R1 (SINGLE FAMILY RESIDENTIAL)

FOR DSD STAFF COMPLETION ONLY:

OR2025-0027

CASE NUMBER CR2025-0018	DATE RECEIVED: 12-30-25	
RECEIVED BY: Karla	APPLICATION FEE:	CK MO CC CASH

$3,520 – for CR
$3,200 – for OR
$6,720 total

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/5/25

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: NOTUS PARMA HWY DIST NO 2	
	MAILING ADDRESS: PO BOX 719, PARMA ID 83660	
	PHONE: (208) 722-5343	EMAIL: lynntroxel@nphd.net

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:* 12-19-25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Alex Jones	
	COMPANY NAME: J-U-B Engineers	
	MAILING ADDRESS: 2760 W Excursion Ln, Suite 400 Meridian, Idaho 83642	
	PHONE: [redacted]	EMAIL: [redacted]

29211 HWY 95, PARMA, ID 83660

R3870100000

38 acres

X

R1 (SINGLE FAMILY RESIDENTIAL) M-1 Light Industrial

R1 (SINGLE FAMILY RESIDENTIAL)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:	
RECEIVED BY:	APPLICATION FEE:	CK MO CC CASH

COMPREHENSIVE PLAN AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: NOTUS PARMA HWY DIST NO 2	
	MAILING ADDRESS: PO BOX 719, PARMA ID 83660	
	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:* 12-18-25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Alex Jones	
	COMPANY NAME: J-U-B Engineers	
	MAILING ADDRESS: 2760 W Excursion Ln, Suite 400 Meridian, Idaho 83642	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 29211 HWY 95, PARMA, ID 83660	
	PARCEL NUMBER: R3870100000	
	PARCEL SIZE: 38 acres	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: Agricultural	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: Light Industrial	
	FLOOD ZONE (YES/NO)	ZONING DISTRICT: R1 (SINGLE FAMILY RESIDENTIAL)

Check the applicable application type:

☒ Comprehensive Plan **Map** Amendment (change the future land use designation)

☐ Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:	
RECEIVED BY:	APPLICATION FEE:	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

Exhibit A2

December 23, 2025

Canyon County
Development Services Department
1115 Albany Street
Caldwell, ID 83605

Re: Request for Comprehensive Plan Map Amendment and Conditional Rezone of Parcel No. R3870100000

On behalf of Notus Parma Highway District (NPHD), we are requesting consideration of 1) a Comprehensive Plan Map amendment from Agricultural to Light Industrial and 2) a Conditional Rezone from R-1 Single Family Residential to M-1 Light Industrial for the above-referenced parcel. This narrative describes the subject property, surrounding land use designations, proposed modifications, and the justification for the Comprehensive Plan Amendment and the Conditional Rezone Application requests.

A pre-application meeting was held on October 23, 2025, with Canyon County staff, and a neighborhood meeting was hosted on December 10, 2025, at the current NPHD office. A predevelopment meeting was held with SWDH on December 15, 2025. In this submittal, you will find:

- Master Application
- Comprehensive Plan Map Amendment Application
- Conditional Rezone Application
- Land Use Worksheet
- Signed Neighborhood Meeting Form
- Signed Agency Acknowledgements
- Deed and legal description
- Check for fees

Subject Property

The subject parcel (R3870100000) is approximately 38 acres with a zoning designation of R1 (Single Family Residential) and a Comprehensive Plan Designation of Agricultural with Scenic Byway Buffer Overlay District (see **Attachment A** for a Vicinity Map). The property currently contains a single-family home that is intended to be a caretaker's residence. Much of the parcel has steep inclines that make agricultural uses and expansions difficult. NPHD currently utilizes a small area of the property to store some equipment and believes the subject parcel would be better utilized as their future facility.

Surrounding Comprehensive Plan and Zoning Designations

The subject parcel is surrounded by a mix of comprehensive plan and zoning designations. To the north, the parcels are zoned Rural Residential (RR) and Service Commercial (C-2), with the comprehensive plan designating the area as Agricultural and Commercial. To the South the adjacent land is primarily

Agricultural and includes Public Use zoning (City of Parma Cemetery), while the comprehensive plan designates this area as Commercial. To the east, zoning transitions to Light Industrial (M-1) and Single-Family Residential (R-1), with the comprehensive plan calling for Industrial and Agricultural. Finally, to the west, the surrounding parcels are zoned Agricultural, consistent with the comprehensive plan designation for Agricultural.

Proposed Modifications

NPHD proposes a Comprehensive Plan Map amendment from Agriculture to Light Industrial, along with a Conditional Rezone from R-1 Single Family Residential to M-1 Light Industrial. The purpose of these modifications is to allow better utilization of the subject property for future NPHD operations and to provide NPHD with a safer and larger facility location. NPHD operations include but are not limited to: (office/meeting space, garages, surface parking, and storage of equipment/materials).

NPHD purchased the subject parcel in 2024 with the intention of utilizing the property for a new facility to replace their existing location (106 S 4th St, Parma, ID 83660) in the City of Parma. At the current NPHD location, employees must cross multiple railroad crossings and residential areas to complete their duties. This creates hazards for both employees and schoolchildren, as many children walk to their bus stops in the surrounding area. With the newly proposed location, employees will have direct access to the highway, reducing the number of times trucks/equipment will cross railroad and pedestrian crossings. This new location is separated from the City of Parma, reducing congestion will create a safer environment while also providing a larger area for future expansions of the facility.

Comprehensive Plan Map Amendment

The 2030 Canyon County Comprehensive Plan depicts the subject property as Agricultural with Scenic Byway Buffer Overlay District. NPHD is requesting the Light Industrial designation to facilitate better use of the property. The subject parcel has been a residential parcel for many years and has not been agriculturally productive. Policy P4.03.01 of the 2030 Canyon County Comprehensive Plan encourages the designation of areas that may be appropriate for industrial land uses while protecting and conserving farmland and natural resources. The use of the site as a highway district headquarters is compatible with surrounding land use designations. The site is not ideal for agricultural production, and the proposed Light Industrial designation is an appropriate alternative. The proposed Light Industrial designation would be harmonious with the Light Industrial (M-1) zoning and Industrial designation to the east and the Service Commercial (C-2) zoning and Commercial designation to the north.

The Agricultural designation would require NPHD to obtain a Conditional Use Permit (CUP) for its operations and would require CUP modifications for any future expansions. The Light Industrial designation would remove this requirement, as the proposed NPHD facility would be a principally permitted use. Additionally, the Light Industrial designation would permit the parcel to be split, allowing for both commercial and industrial development in the future for potential developers. NPHD desires this

flexibility, so they have the potential to sell any split lots to recuperate costs from purchasing the property and to provide the area with new opportunities for compatible industrial or commercial uses.

Conditional Rezone

The subject parcel is currently zoned R-1 Single Family Residential. NPHD is requesting a conditional rezone to M-1 Light Industrial. The current R-1 Single Family Residential zone hinders the subject parcel for NPHD's proposed use, as it would require a CUP. Public uses and quasi-public uses, and future expansions of the proposed NPHD facility would require CUP modifications. Currently, there is a single-family home on the property, which will not be the proposed primary use of the property. The single-family home is to be utilized as a caretaker's residence as the property transitions into the site of NPHD's headquarters.

NPHD plans to utilize the property for its operations (office space, garages, and storage of equipment, etc.) as it provides ample space for expansion and direct access to the highway. The County recognizes that promoting a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations (G3.01.00) is important for a thriving economy; this zone change will create a more favorable location for the NPHD facility and any future industrial and commercial uses if a lot split is pursued.

The M-1 Light Industrial zone would fully permit public uses, quasi-public uses, and would better facilitate future expansions of NPHD facilities. During the preapplication meeting on October 23, the Canyon County staff stated that a Conditional Rezone would be required due to concerns of potentially permitted land uses in the M-1 Light Industrial zone that would not be outright permitted within the Agricultural or R-1 Single Family Residential zones. To ensure the compatibility of future expansions and potential future land uses, NPHD has provided a table of land uses that designates certain land uses as not permitted outright on the subject parcel to avoid potential conflicts (see **Attachment B**).

Conclusion

The proposed Comprehensive Plan Map amendment and Conditional Rezone will permit NPHD to utilize the subject parcel for its operations and to allow for any future expansions or lot splits without the need for multiple CUPs. The proposed changes to the site and development will not create additional hardships for the existing agricultural uses or operations. NPHD recognizes the County's desire for a Conditional Rezone Change due to the possible industrial uses that would be permitted outright and has provided a list of uses that will not be permitted on the subject parcel (see **Attachment B**).

Sincerely,

Alex Jones, Planning Technician
J-U-B ENGINEERS, Inc.

Attachments:

Attachment A: Vicinity Map

Attachment B: Comprehensive Plan Map Amendment, Conditional Rezone Applications

Attachment C: Neighborhood Meeting Notes and Sign-in

Attachment D: Deed and Legal Description

Exhibit A2.1

Zoning Classification	**Current M-1**	**Proposed M-1**
Accessory uses and/or structures to a permitted use	D	D
Accessory uses and/or structures to allowed use	A	A
Agricultural research facility	A	A
Agriculturally related activities	-	-
Agriculture, except those animal uses with more restrictive provisions within this article and all other uses specifically listed in other zones1	A	A
Airpark	C	C
Airport	C	-
Airstrip excepting intermittent use	-	-
Amusement park, theme park or commercial racetrack	-	-
Animal cremation service	A	-
Animal facility (large): bird farm, calf raising operation, dairy, feedlot, and swine farm1	C	-
Animal facility (small) on 5 acres or more1	A	A
Animal facility (small) on less than 5 acres	A	A
Animal hospital	A	A
Animals are allowed as long as it is not an animal facility or CAFO1	A	A
Arena (commercial)	A	-
Assisted care facility	-	-
Auction establishment	A	-

Batch plants	A	A
Bed and breakfast (with employees)	-	-
Bed and breakfast (without employees)	-	-
Bulk storage as an accessory use of any flammable liquid above or below ground	A	A
Bulk storage for wholesale distribution of any flammable liquid above or below ground	C	C
CAFO	C	-
Caretaker residence	A	A
Cemetery	-	-
Church	A	A
Clinics or hospitals	-	-
Commercial and private off street parking facilities for vehicles	A	A
Contractor shop	A	A
Daycare facilities:		
Family daycare home (1 - 6 children)	-	-
Group daycare facility (7 - 12 children)	-	-
Daycare center (13+ children)	-	-
Drive-in theater	-	-
Equipment rentals (outdoor)2	A	A
Ethanol plant	C	-
Farm implement sales or service, farm supply sales	A	A

Fertilizer processing facility	A	A
Firewood sales	A	A
Fireworks sales	A	A
Food processing facility	A	A
Golf course	-	-
Group home	-	-
Home business	-	-
Home occupations	-	-
Impound yard2	A	-
Indoor recreation	A	A
Junkyards and vehicle wrecking yards2	-	-
Kennel	A	A
Landscape business	A	A
Light manufacturing, assembly, testing and/or packaging facilities	A	A
Lumberyard	A	-
Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses	A	A
Manufacturing or processing of hazardous chemicals or gases	-	-
Mineral extraction (long term)	A	A
Mineral extraction (short term)3	A	A
Ministorage and/or RV storage facility	A	-
Mobile or manufactured home sales	A	-

Mortuaries, cremation, and funeral home	A	A
Multi-family dwellings limited to not more than 8 units per lot	-	-
Multi-family dwellings limited to not more than 4 units per lot	-	-
Museum	A	A
Nursery	A	A
Nursery (retail/wholesale)	A	A
Outdoor sales or displays (accessory to allowed use)	A	A
PUDs	C	C
Private roads and driveways serving 2 properties	D	D
Private tower with antenna	A	A
Public service agency telecommunication facilities 75 feet or greater	D	D
Public uses and quasi-public uses	A	A
Quasi-public uses (temporary)	-	-
Radio, television and broadcasting stations	A	A
Recreational vehicle (RV) park	-	-
Refinery	-	-
Rehabilitation of manufactured/mobile homes2	A	A
Rendering plant	C	C
Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants	A	A
Sale (commercial) of hay, grain, seed and related supplies	A	A
Sale of heavy building materials and machinery	A	A

Sale of salvage goods2	A	A
Sanitary landfill	-	-
School (public or private)	A	-
School (vocational or trade)	A	A
Seasonal activities	-	-
Secondary residence	-	-
Shooting range (indoor)	A	-
Shooting range (outdoor)	-	-
Similar uses to a conditional use	C	C
Similar uses to allowed use	A	A
Single-family dwelling, 1 per lot or parcel unless otherwise provided in this chapter	-	-
Single-family dwellings, but not more than 2 such dwellings per lot or parcel unless otherwise provided for in this chapter	-	-
Slaughterhouse	C	-
Small wind energy systems	D	D
Special events facility	-	-
Staging area	A	A
Tannery	-	-
Taverns, lounges, or wine bars	C	C
Telecommunication facility	A	A
Temporary uses	-	-
Theater	A	A

Transit or trucking terminal and/or service facility	A	A
Utility distribution system	A	A
Utility facility	A	A
Vehicle fueling station with convenience store	A	A
Vehicle sales lot	A	A
Vehicle service facility	A	A
Warehousing, wholesaling and distribution facilities	A	A
Water infiltration	C	C
Wind farm	C	-
Winery, distillery, brewery	A	A
Yard/garage sales (associated with any residential uses)	-	-
Zoo	C	-

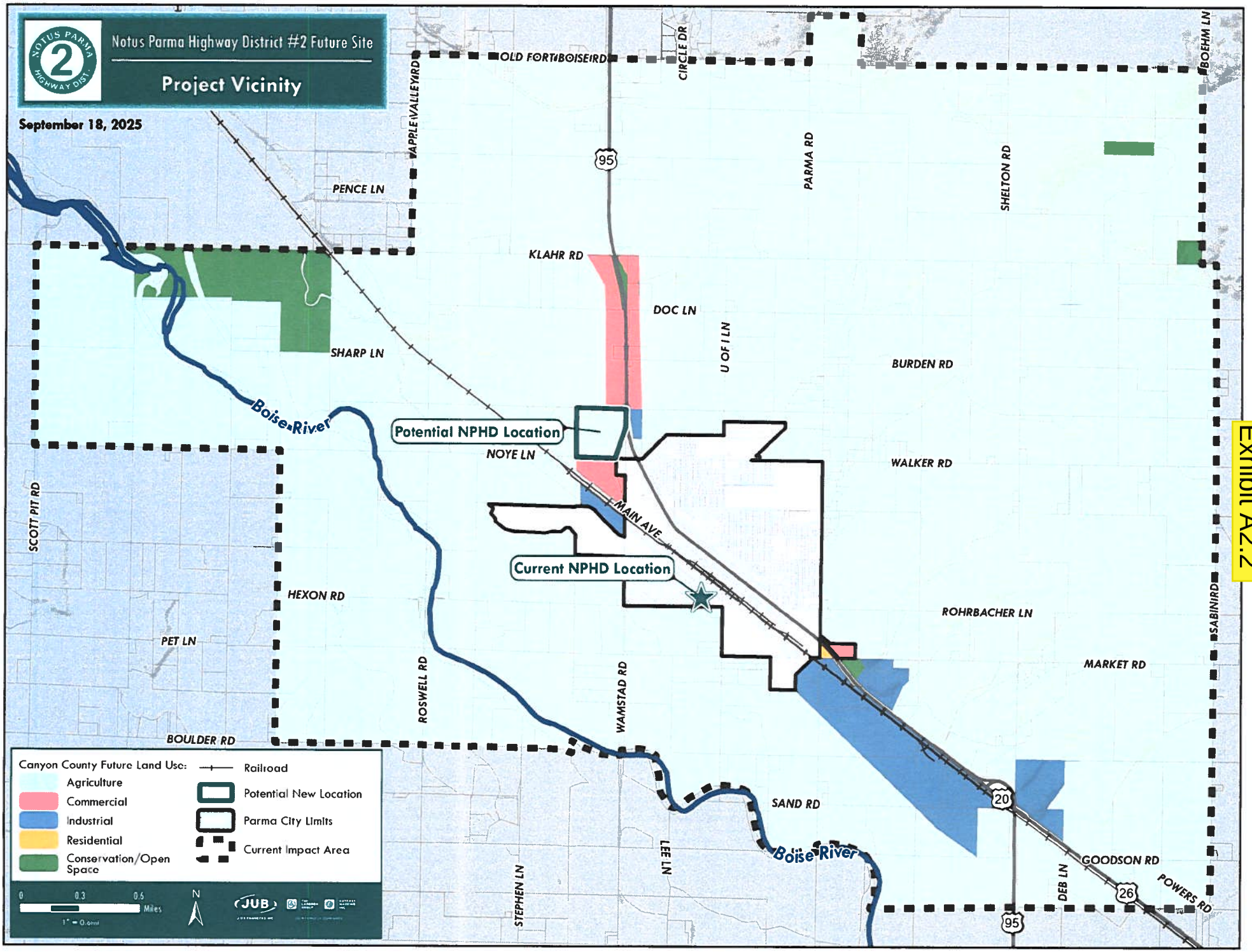

Notus Parma Highway District #2 Future Site
Project Vicinity
September 18, 2025
OLD FORT/BOISE RD
CIRCLE DR
BOEHM LN
APPLE VALLEY RD
95
PARMA RD
SHELTON RD
PENCE LN
KLAHR RD
DOC LN
U OF I LN
SHARP LN
BURDEN RD
Boise River
Potential NPHD Location
NOYE LN
WALKER RD
MAIN AVE
Current NPHD Location
SCOTT PIT RD
HEXON RD
ROHRBACHER LN
SABIN RD
PET LN
MARKET RD
ROSWELL RD
WAMSTAD RD
BOULDER RD
SAND RD
20
LEE LN
Boise River
GOODSON RD
DEB LN
26
POWERS RD
STEPHEN LN
95
Canyon County Future Land Use:
Agriculture
Commercial
Industrial
Residential
Conservation/Open Space
Railroad
Potential New Location
Parma City Limits
Current Impact Area
0
0.3
0.6
Miles
N
JUB

Exhibit A2.2

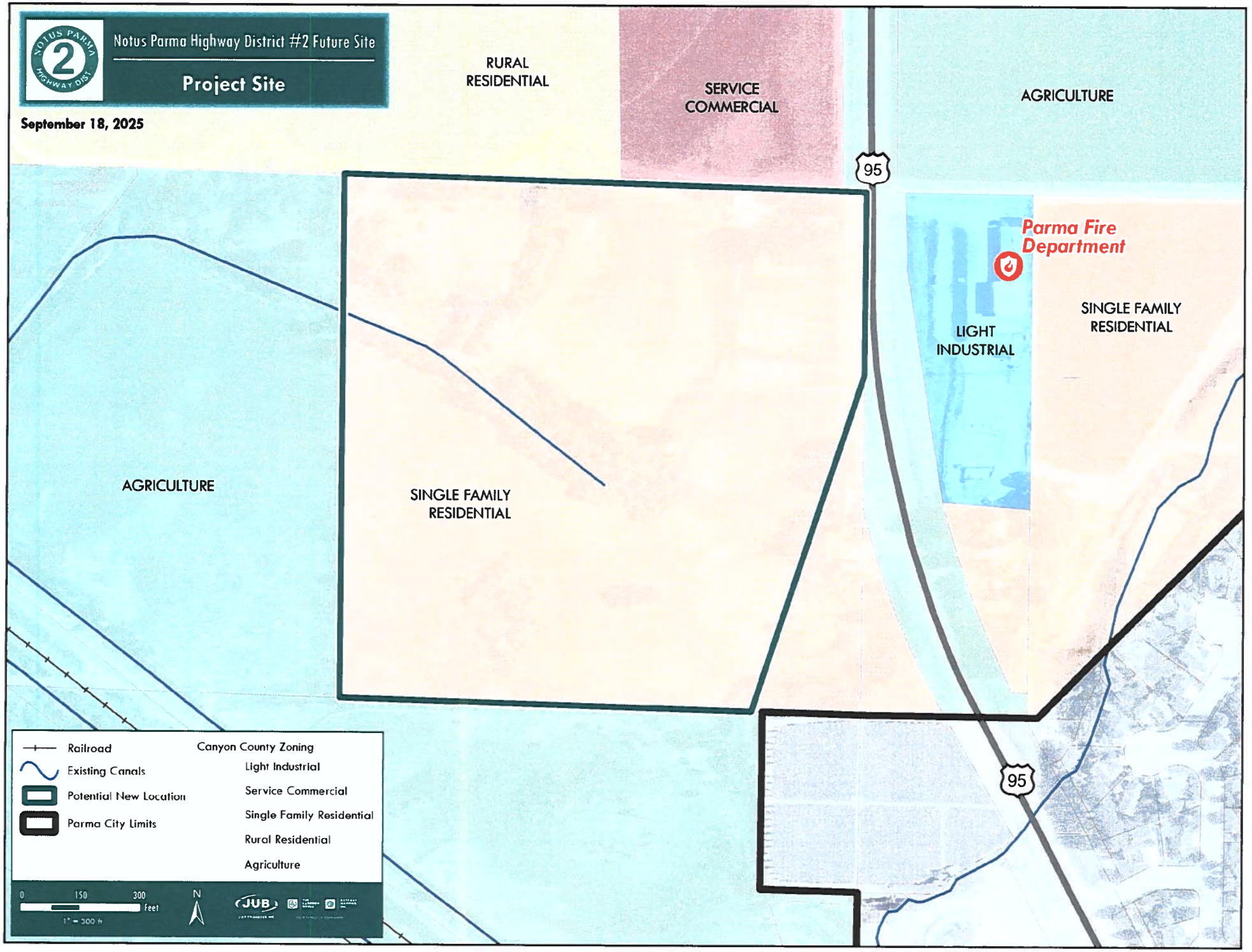

Notus Parma Highway District #2 Future Site
Project Site
September 18, 2025
RURAL RESIDENTIAL
SERVICE COMMERCIAL
AGRICULTURE
95
Parma Fire Department
LIGHT INDUSTRIAL
SINGLE FAMILY RESIDENTIAL
AGRICULTURE
SINGLE FAMILY RESIDENTIAL
95
Railroad
Existing Canals
Potential New Location
Parma City Limits
Canyon County Zoning
Light Industrial
Service Commercial
Single Family Residential
Rural Residential
Agriculture
0
150
300
feet
1" = 300 ft
N
JUB

Exhibit A2.3

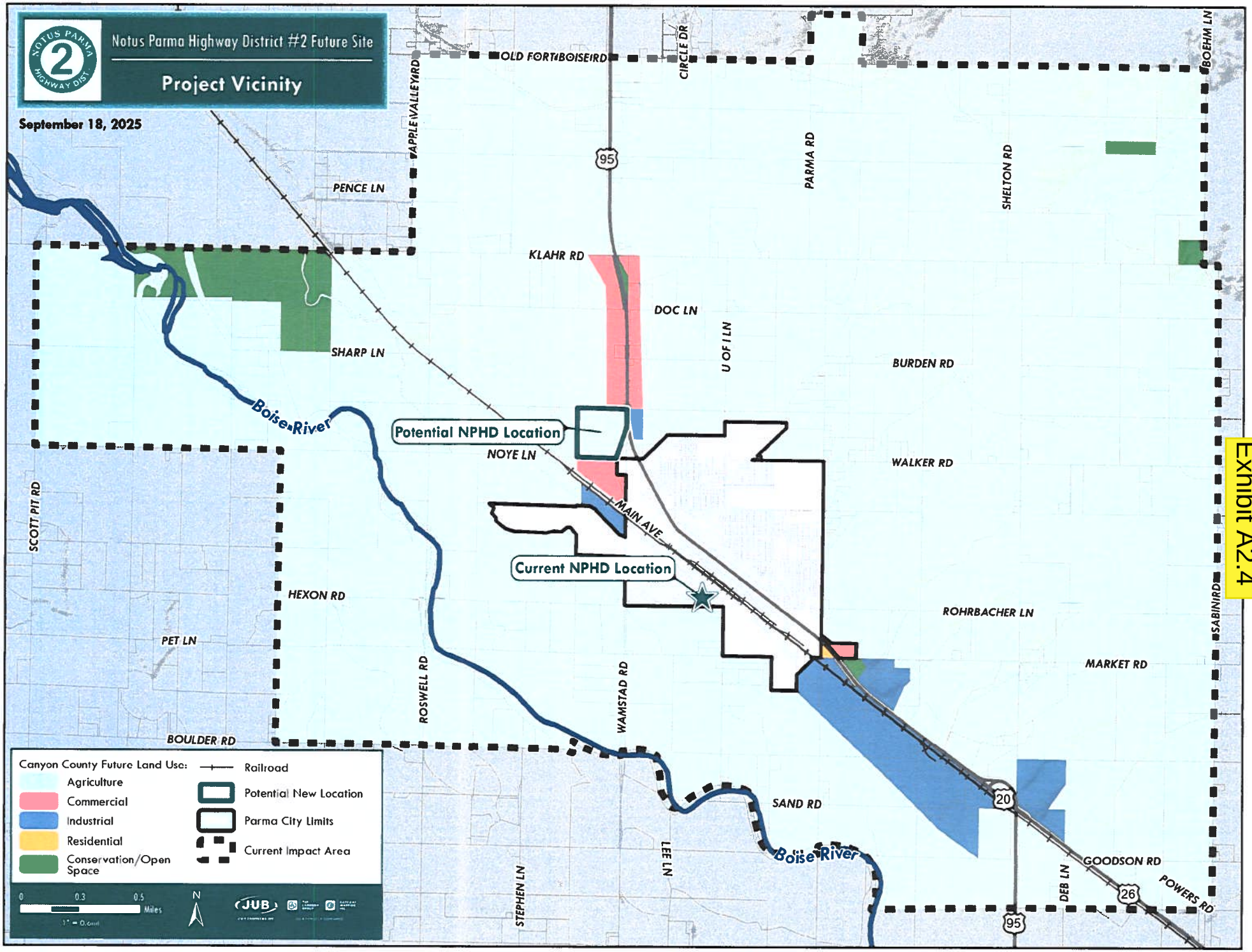

Notus Parma Highway District #2 Future Site
Project Vicinity
September 18, 2025
OLD FORT/BOISE RD
APPLE VALLEY RD
CIRCLE DR
BOEHM LN
PARMA RD
SHELTON RD
95
PENCE LN
KLAHR RD
DOC LN
U OF I LN
SHARP LN
BURDEN RD
Boise River
Potential NPHD Location
NOYE LN
WALKER RD
MAIN AVE
SCOTT PIT RD
Current NPHD Location
HEXON RD
ROHRBACHER LN
SABIN RD
PET LN
MARKET RD
ROSWELL RD
WAMSTAD RD
BOULDER RD
SAND RD
Boise River
LEE LN
STEPHEN LN
DEB LN
GOODSON RD
POWERS RD
20
26
95
Canyon County Future Land Use:
Agriculture
Commercial
Industrial
Residential
Conservation/Open Space
Railroad
Potential New Location
Parma City Limits
Current Impact Area
0 0.3 0.5 Miles
N
JUB

Exhibit A2.4

Exhibit A3

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? _____

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: _____ Height: _____

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)

_____

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☐ Commercial _____ ☒ Industrial 1

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: NPHD Office and Operations

2. DAYS AND HOURS OF OPERATION:

☒ Monday 7:00am to 5:30pm

☒ Tuesday 7:00am to 5:30pm

☒ Wednesday 7:00am to 5:30pm

☒ Thursday 7:00am to 5:30pm

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

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

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

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

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: _____

Exhibit A4

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: 29211 HWY 95	Parcel Number: R3870100000	
City: Parma	State: Idaho	ZIP Code: 83660
Notices Mailed Date: 11/20/25	Number of Acres: 38	Current Zoning: R1 (SFR)
Description of the Request: Comprehensive Map Amendment and Conditional Zone Change		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Lynn Troxel		
Company Name: Notus Parma Highway District		
Current address: 106 S 4th Street		
City: Parma	State: ID	ZIP Code: 83660
Phone:	Cell:	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 12/10/2025	MEETING LOCATION: 106 S 4th St, Parma ID, 83660
MEETING START TIME: 6:00 PM	MEETING END TIME:
ATTENDEES: Alex Jones (J-U-B) and Lynn Troxel (NPHD)	

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Nancy Anthony	Mary Anthony	29026 Highway 95, Parma 83660
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

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):

Lynn Troxel

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 12/10/25

November 24, 2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Comprehensive Map Amendment and Zone Change. One of the requirements necessary, prior to submission, is to hold a Neighborhood Meeting and provide information to our surrounding neighbors about our application (*Canyon County Zoning Ordinance § 07-01-15).*

The Neighborhood Meeting will be held on **12/10/2025** at 6pm. You are invited to attend at the Notus Parma Highway District office building located at **106 South 4th St, Parma, ID 83660.**

The NPHD proposes to request a Comprehensive Plan Map amendment from Agricultural to Industrial and a Zone Change from R-1 Single Family Residential to M-1 Light Industrial, for their property located at 29211 Highway 95, Parma. The property is 38 acres and is accessed from Highway 95. The purpose of the change is to allow NPHD to relocate to a more suitable property for their ongoing administrative and operational needs (truck and equipment storage, highway access, etc.)

This meeting for our surrounding neighbors is only for informational purposes, prior to our submitting any application to Canyon County; it is not a public hearing. We would like to receive feedback from you, our neighbors, prior to submitting our land use application to the County.

Once our application has been submitted and accepted by the County's Development Services Department, a public hearing date will be scheduled. At that time, neighbors will receive official notification from the County by U.S. mail. The Planning and Zoning Commission hearing will also be advertised in a local newspaper publication, and a sign will be posted on the parcel.

We look forward to your participation in the neighborhood meeting. During our meeting, we will answer any questions you may have. Please note, the County does not currently have any information on this project. Also, do not call the county regarding this meeting or our application, as this meeting is a PRE-APPLICATION requirement; we have not yet submitted the application to the County for consideration.

Feel free to contact me at: agjones@jub.com

Sincerely,

Alex Jones, Planning Technician
J-U-B ENGINEERS, Inc.

InCareOf	Address	City	State	ZipCode
	29416 U OF I LN	PARMA	ID	83660
	215 MAIN SPUR PMB 203	PARMA	ID	83660
	PO BOX 702	PARMA	ID	83660
	29067 HWY 95	PARMA	ID	83660
	29416 U OF I LN	PARMA	ID	83660
WATSON, JON C =	PO BOX 300	PARMA	ID	83660
	PO BOX 719	PARMA	ID	83660
	PO BOX 300	PARMA	ID	83660
	PO BOX 300	PARMA	ID	83660
	29067 HWY 95	PARMA	ID	83660
	PO BOX 300	PARMA	ID	83660
	PO BOX 969	PARMA	ID	83660
	PO BOX 1020	PARMA	ID	83660
	1951 S SATURN WAY STE 100	BOISE	ID	83709-2924
	PO BOX 1020	PARMA	ID	83660
	PO BOX 969	PARMA	ID	83660

Exhibit A5

AGENCY ACKNOWLEDGMENT

Date: November 14, 2025

Applicant: Notus Parma Highway District

Parcel Number: R3870100000

Site Address: 29211 Hwy 95, Parma ID, 83660

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: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Parma Rural

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Notus Parma Highway District

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Farmer Cooperative Ditch Co/Si

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: City of Parma

☑ Applicant submitted/met for informal review.

Date: 12/17/2025 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

AGENCY ACKNOWLEDGMENT

Date: November 14, 2025

Applicant: Notus Parma Highway District

Parcel Number: R3870100000

Site Address: 29211 Hwy 95, Parma ID, 83660

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: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Parma Rural

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Notus Parma Highway District

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Farmer Cooperative Ditch Co/Si

☐ Applicant submitted/met for informal review.

Date: 19 Nov 25 Signed: by Rod Nielsen

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: City of Parma

☐ Applicant submitted/met for informal review.

Date: _____ 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

From: Jeff Rodgers
To: Alex Jones
Subject: [EXTERNAL] Re: Agency Acknowledgment for NPHD
Date: Friday, November 14, 2025 10:00:37 AM
Attachments: image003.png

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Looking at it I have no issues with the application

From: Alex Jones [redacted]
Sent: Friday, November 14, 2025 7:46 AM
To: Jeff Rodgers <jeff@parmafire.us>
Subject: Agency Acknowledgment for NPHD

Good morning,
We are helping Notus Parma Highway District with a land use application for a comprehensive plan map amendment and rezone. Attached is a letter explaining what is being applied for, maps showing the location, and an agency acknowledgment form.
Please take a moment to review the attached items.
Thank you for your time.

Alex Jones
Planning Technician

J-U-B ENGINEERS, Inc.
2760 W Excursion Ln, Suite 400
Meridian, Idaho 83642
e agjones@jub.com
p 208-376-7330
w jub.com

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This email has been scanned for viruses and malware, and may have been automatically archived.

AGENCY ACKNOWLEDGMENT

Date: December 15, 2025

Applicant: Notus Parma Highway District

Parcel Number: R3870100000

Site Address: 29211 Hwy 95, Parma ID, 83660

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: 12/15/2025 Signed: Anthony Lee

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Parma Rural

☐ Applicant submitted/met for informal review

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Notus Parma Highway District

☐ Applicant submitted/met for informal review

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Farmer Cooperative Ditch Co/Si

☐ Applicant submitted/met for informal review

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: City of Parma

☐ Applicant submitted/met for informal review

Date: _____ 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

Alex Jones

From: [redacted]
Sent: Monday, November 17, 2025 11:00 AM
To: Alex Jones
Subject: [EXTERNAL] RE: Agency Acknowledgment for NPHD

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Alex,

I received and reviewed the Agency Acknowledgement form for the rezone. No additional comments from Notus-Parma Highway District #2.

Best regards,

Lynn Troxel
Director of Highways
Notus-Parma Highway District #2

From: [redacted]
Sent: Monday, November 17, 2025 8:16 AM
To: [redacted]
Subject: Agency Acknowledgment for NPHD

Good Morning Lynn,
I have sent out the agency acknowledgment form to all the other applicable agencies. Your agency is part of that list, so to be consistent, I am sending you a copy of the notification letter. I will either need an email stating that you or a representative has received this email, or a signature on the attached form.
Thank you

Alex Jones
Planning Technician

J-U-B ENGINEERS, Inc.
2760 W Excursion Ln, Suite 400
Meridian, Idaho 83642
e agjones@jub.com
p 208-376-7330
w jub.com

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Exhibit A6

SE1/4, SE1/4, S5, T5N,R5W, BM

2024-040490
RECORDED
12/13/2024 12:50 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 ABARDEN $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

(Reserved for Canyon County Recorder)

WARRANTY DEED

THIS INDENTURE is made this 21ST day of November, 2024 by Richard E. Crawforth Living Trust dtd 9/14, 2020, the "Grantor", and Notus-Parma Highway District # 2, a body politic and corporate of the State of Idaho, by and through its Board, the "Grantee";

W I T N E S S E T H :

FOR VALUE RECEIVED, the Grantor has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the Grantee and its successors and assigns forever, that certain real property situated in the County Of Canyon, State Of Idaho, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises"). And together with all water rights including shares in Farmer Coop Canal Company

SUBJECT TO general taxes and assessments for the current year which are not yet due and payable, easements of record or obvious on a physical inspection of the Premises, any recorded reservation of oil and/or mineral rights and covenants of record.

Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the Grantee: (a) the Grantor covenants to the Grantee, its successors and assigns, that the Grantee shall enjoy the quiet and peaceful possession of the Premises; and (b) Grantor warrants to the Grantee, its successors and assigns, that Grantor is the owner of said Premises in fee simple and has the right and authority to convey the same to Grantee, and Grantor will defend the Grantee's title from all lawful claims whatsoever.

SE1/4, SE1/4, S5, T5N,R5W, BM

(Reserved for Canyon County Recorder)

WARRANTY DEED

THIS INDENTURE is made this 21ST day of November, 2024 by Richard E. Crawforth Living Trust dtd 9/14, 2020, the "Grantor", and Notus-Parma Highway District # 2, a body politic and corporate of the State of Idaho, by and through its Board, the "Grantee";

W I T N E S S E T H :

FOR VALUE RECEIVED, the Grantor has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the Grantee and its successors and assigns forever, that certain real property situated in the County Of Canyon, State Of Idaho, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises"). And together with all water rights including shares in Farmer Coop Canal Company

SUBJECT TO general taxes and assessments for the current year which are not yet due and payable, easements of record or obvious on a physical inspection of the Premises, any recorded reservation of oil and/or mineral rights and covenants of record.

Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the Grantee: (a) the Grantor covenants to the Grantee, its successors and assigns, that the Grantee shall enjoy the quiet and peaceful possession of the Premises; and (b) Grantor warrants to the Grantee, its successors and assigns, that Grantor is the owner of said Premises in fee simple and has the right and authority to convey the same to Grantee, and Grantor will defend the Grantee's title from all lawful claims whatsoever.

The current address of the GRANTEE is:

Notus-Parma Highway District # 2
106 S. 4th Street
Parma, Idaho 83660

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by the Grantor, the day, month and year herein first above written.

GRANTOR: Richard E. Crawforth Living Trust

Richard E. Crawforth, Trustee

STATE OF IDAHO)
COUNTY OF CANYON) ss

On this 21st day of November, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard E. Crawforth, known or identified to me to be the Trustee of the Richard E. Crawforth Living Trust and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

LAWRENCE RINCOVER NOTARY PUBLIC Comm. No. 141062 STATE OF IDAHO

Notary Public for the State of Idaho

Residing at Boise Idaho

My Commission expires 4/2/29

Exhibit A

PARCEL 1

The Southeast Quarter of the Southeast Quarter of Section 5, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

That part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at the Southeast corner of said Section 5 and running thence West along the South boundary line thereof a distance of 278 feet;
Thence
North 17° 25' East a distance of 908 feet; thence South a distance of 866 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

That part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at a point 44 rods due West of the Northeast corner of the South Half of the Southeast Quarter of said Section 5; thence running South a distance of 150 feet; thence
West a distance of 40 feet; thence
North a distance of 150 feet; thence
East a distance of 40 feet to the POINT OF BEGINNING.

PARCEL 2

That part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at a point 44 rods due West of the Northeast corner of the South Half of the Southeast Quarter of said Section 5; thence running South a distance of 150 feet; thence
West a distance of 40 feet; thence
North a distance of 150 feet; thence
East a distance of 40 feet to the POINT OF BEGINNING.

Exhibit A7

Emily Bunn

From: Alex Jones <[redacted]>
Sent: Thursday, August 13, 2026 8:24 AM
To: Emily Bunn
Subject: Re: [External] Re: CR2025-0018/OR2025-0017

Good morning Emily,
I apologize for the delay. I was sick and out of the office.
Currently, the property operates using Farmers Co-operative water shares for irrigation, and there are no irrigation easements on the property. The house will be converted into office space for NPHD staff if it is financially viable to convert it from residential to commercial use. If that does not pencil out financially, the next option would be to demolish the home to make room for other operational structures. I hope this answers your questions. Let me know if you need more information.
Thank you!

Alex Jones,
Planning Technician
J-U-B ENGINEERS, Inc.
2760 W Excursion Ln, Suite 400
Meridian, ID 83642

[redacted]
w jub.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, August 10, 2026 4:39 PM
To: Alex Jones <[redacted]>
Subject: [EXTERNAL] RE: [External] Re: CR2025-0018/OR2025-0017

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Alex,

Thank you for your responses.

On the irrigation side of things, if you could let me of some irrigation plan, like if surface water rights are going to be utilized or a well, that would be great. One of the criteria questions is: Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment. Therefore, it is important to know if irrigation water is available to the property and if you have a plan on how to serve the property with it.

Also, I know you said to the best of your knowledge that there is not one associated with the property. Did you check in with the irrigation district? If not, could you please do this to back up your statement?

Lastly, is the caretaker's residence planned to be converted to an office of sorts, or is it just going to be house on site for someone to monitor the property?

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

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From: Alex Jones [redacted]>
Sent: Monday, August 10, 2026 3:04 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2025-0018/OR2025-0017

Good morning Emily,
Hopefully I answered all of your questions, let me know if you need more information.

1. On the land use worksheet, no information was provided on how irrigation is going to be provided to the property. Are there surface water rights available to the property or is an irrigation well proposed to be utilized? How is irrigation provided to the property or will be provided with the new facility (gravity irrigation, pressurized irrigation, etc.)? ***The plan was to address irrigation once NPHD was closer to submitting a building permit. I can reach out to Lynn and ask him what the plans.***
2. I see there is potentially an irrigation facility running through the center of the property. Do you know if there is an irrigation easement associated with the lateral? ***To the best of our knowledge, there is no irrigation easement on the site.***
3. I see there are two accesses utilized by the property currently. Are both planned to be utilized or just one? ***Both accesses are planned to be utilized at this time, but it is understood that one of them may be requested to be closed at the time of building permit submittal.***
4. I understand the house is going to be left on site and utilized as a caretaker's residence. Is the shop planned to remain? ***The shop will be demolished at a later date to allow room for the access road/drive.***
5. Do you have a general idea of how much of the property Notus-Parma Highway District plans to use for their facility? If not, it's okay, I just think this may be a question from the hearing bodies or

public. ***We do not know at this time; Lynn may have a better answer, but all plans are very preliminary.***

6. Other than a restriction of uses on site, is the highway district open to any other conditions, such as fencing or landscaping as a buffer to the adjacent parcels? ***Yes, they understand that they will be required to meet landscape, separation, and fencing codes/standards and that additional conditions may be required.***
7. Per CCCO §07-13-01, Every open off street parking area having more than four (4) parking spaces shall be hard surfaced. Hard surfaced in Canyon County Code is defined as: Any surface which is capable of providing an all- weather driving surface for reasonable emergency traffic, including Fire Department travel and may be, but is not limited to, gravel, concrete, asphalt, stone, or brick. Do you know what the highway district plans to provide for their parking areas? ***All parking will meet code standards; it will be similar to their current facility, which is a mix of concrete, asphalt, and gravel.***

Alex Jones,
Planning Technician
J-U-B ENGINEERS, Inc.
2760 W Excursion Ln, Suite 400
Meridian, ID 83642
[redacted]
w jub.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, August 6, 2026 9:08 AM
To: Alex Jones <[redacted]>
Subject: [EXTERNAL] RE: [External] Re: CR2025-0018/OR2025-0017

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Alex,

I am have been working through the report for Notus-Parma and have a couple of questions:

1. On the land use worksheet, no information was provided on how irrigation is going to be provided to the property. Are there surface water rights available to the property or is an irrigation well proposed to be utilized? How is irrigation provided to the property or will be provided with the new facility (gravity irrigation, pressurized irrigation, etc.)?

[redacted]

2. I see there is potentially an irrigation facility running through the center of the property. Do you know if there is an irrigation easement associated with the lateral?
3. I see there are two accesses utilized by the property currently. Are both planned to be utilized or just one?
4. I understand the house is going to be left on site and utilized as a caretaker's residence. Is the shop planned to remain?
5. Do you have a general idea of how much of the property Notus-Parma Highway District plans to use for their facility? If not, it's okay, I just think this may be a question from the hearing bodies or public.
6. Other than a restriction of uses on site, is the highway district open to any other conditions, such as fencing or landscaping as a buffer to the adjacent parcels?
7. Per CCCO §07-13-01, Every open off street parking area having more than four (4) parking spaces shall be hard surfaced. Hard surfaced in Canyon County Code is defined as: Any surface which is capable of providing an all-weather driving surface for reasonable emergency traffic, including Fire Department travel and may be, but is not limited to, gravel, concrete, asphalt, stone, or brick. Do you know what the highway district plans to provide for their parking areas?

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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From: Emily Bunn
Sent: Tuesday, August 4, 2026 4:49 PM
To: Alex Jones <[redacted]>
Subject: RE: [External] Re: CR2025-0018/OR2025-0017

Alex,

I am working on the report and am currently planning on getting it scheduled on September 17th. Once I get the report mostly drafted, I will send you over proposed conditions and the schedule letter.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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Wednesday

1pm – 5pm

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From: Alex Jones <[redacted]>
Sent: Monday, August 3, 2026 1:47 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] Re: CR2025-0018/OR2025-0017

Good afternoon Emily,

I apologize for the delay and thank you for the reminder. After some discussion, we would like to continue the application as submitted. We understand that the Commission may propose additional conditions, and we are happy to discuss them at the hearing. Thank you for all of your work on this application. With that, are we able to get on the agenda in September?

Planning Technician

J-U-B ENGINEERS, Inc.

2760 W Excursion Ln, Suite 400

Meridian, ID 83642

e agjones@jub.com

p 208-376-7330

w jub.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Friday, July 31, 2026 5:02 PM
To: Alex Jones <[redacted]>
Subject: [EXTERNAL] RE: CR2025-0018/OR2025-0017

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Hi Alex,

I am just following to see if you got a chance to touch base with Notus-Parma on my email below?

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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From: Emily Bunn
Sent: Friday, July 24, 2026 12:56 PM
To: [redacted]
Subject: CR2025-0018/OR2025-0017

Hello,

Thank you for the meeting today to discuss Notus Parma Highway District's conditional rezone and comprehensive map amendment case. I realized after the meeting that the reason the conditional rezone case was submitted and not a conditional use permit is because the property is zoned R-1 not Agricultural, so unfortunately a conditional use permit would not work for this (Apologies for the confusion). However, I would highly recommend only focusing on Notus-Parma's operations on site in this application, because I am concerned about a development agreement that ties down the property to uses for both Notus-Parma's operations (public uses, contractor shop, and staging area) and other types of industrial/commercial uses. Per 07-06-07(6)B, conditions must be met prior to the property being conditionally rezoned. This may end up slowing down Notus-Parma getting to their project if the development agreement references their project and potential other uses and conditions that are not occurring now and that cannot be met until those are other uses are

established. I think only focusing on the uses the highway district wants now will also help the hearing bodies focus on the main purpose of the rezone, and not potential uses that may or may not occur on site at a later date, which could impact the decision some. If Notus-Parma is okay with only focusing on their uses now they need for their project, I would highly recommend only tying down the development to the uses that will be on site (from what I understand are staging area, contractor shop, and public uses). Then in the future, if Notus-Parma Highway District wants to come back through the process to ask for more uses on another portion of the property, they can do that a later date.

I hope that makes sense, and please feel free to reach out with questions.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case # CR2025-0018/OR2025-0027

Hearing Date: September 17, 2026

Exhibit B1

CANYON COUNTY DEVELOPMENT S[illegible]WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R38701 PARCEL INFORMATION REPORT

8/6/2026 4:43:12 PM

PARCEL NUMBER:	R38701
OWNER NAME:	NOTUS PARMA HWY DIST NO 2
CO-OWNER:	
MAILING ADDRESS:	PO BOX 719 PARMA ID 83660
SITE ADDRESS:	29211 HWY 95
TAX CODE:	0490000
TWP:	5N **RNG:** 5W **SEC:** 05 **QUARTER:** SE
ACRES:	38.00
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	R1 / SINGLE FAMILY RESIDENTIAL
HIGHWAY DISTRICT:	NOTUS-PARMA HWY #2
FIRE DISTRICT:	PARMA FIRE
SCHOOL DISTRICT:	PARMA SCHOOL DIST #137
IMPACT AREA:	Parma
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	SCENIC BYWAY BUFFER
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	FARMERS COOPERATIVE DITCH CO
FEMA FLOOD ZONE:	X / AE **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0062G
WETLAND:	Freshwater Emergent Wetland / Riverine
NITRATE PRIORITY:	PARMA
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2024040490
SCENIC BYWAY:	YES
LEGAL DESCRIPTION:	05-5N-5W SE TX 2 IN SESE LESS TX 1
PLATTED SUBDIVISION:	
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 B2.1

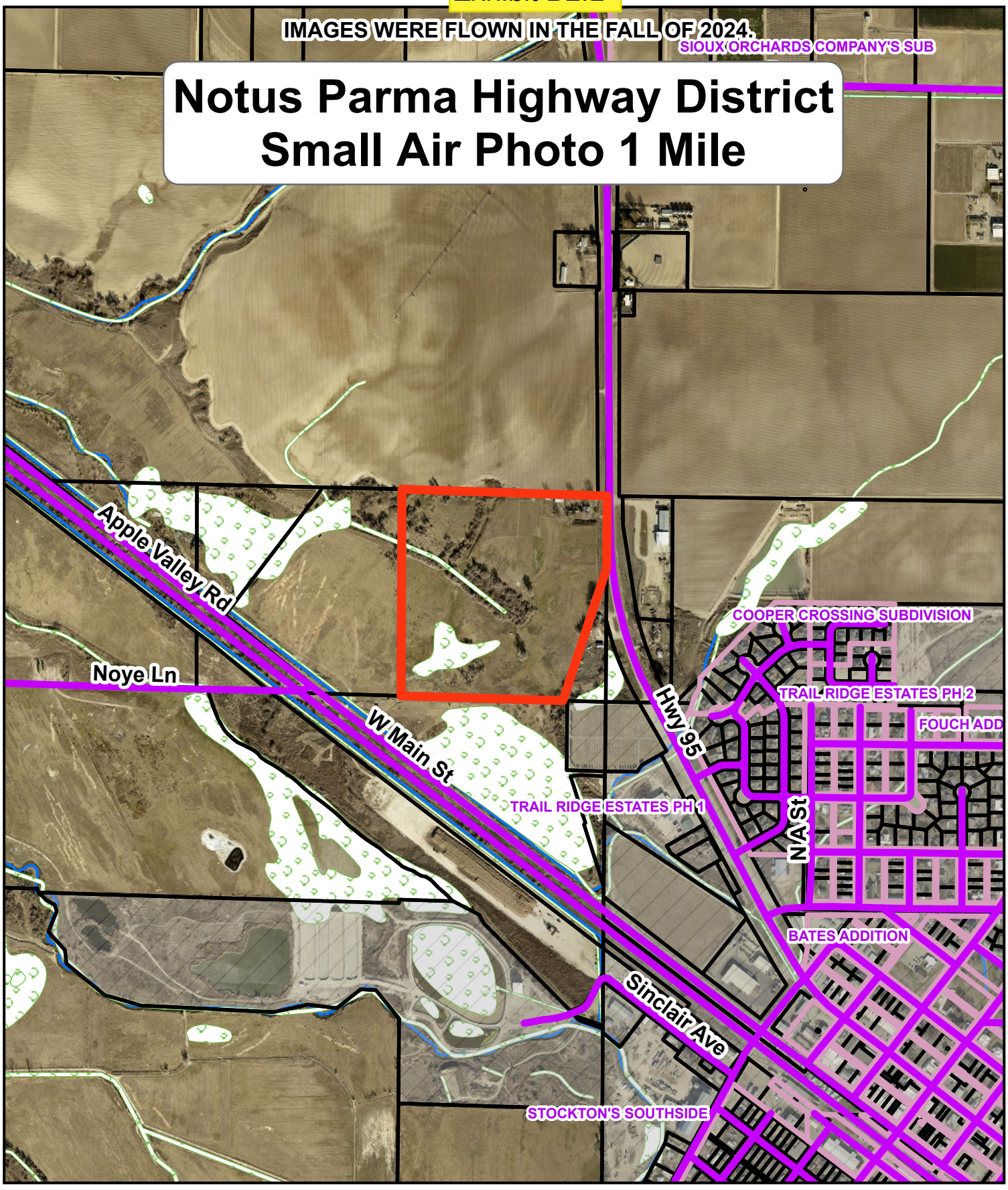
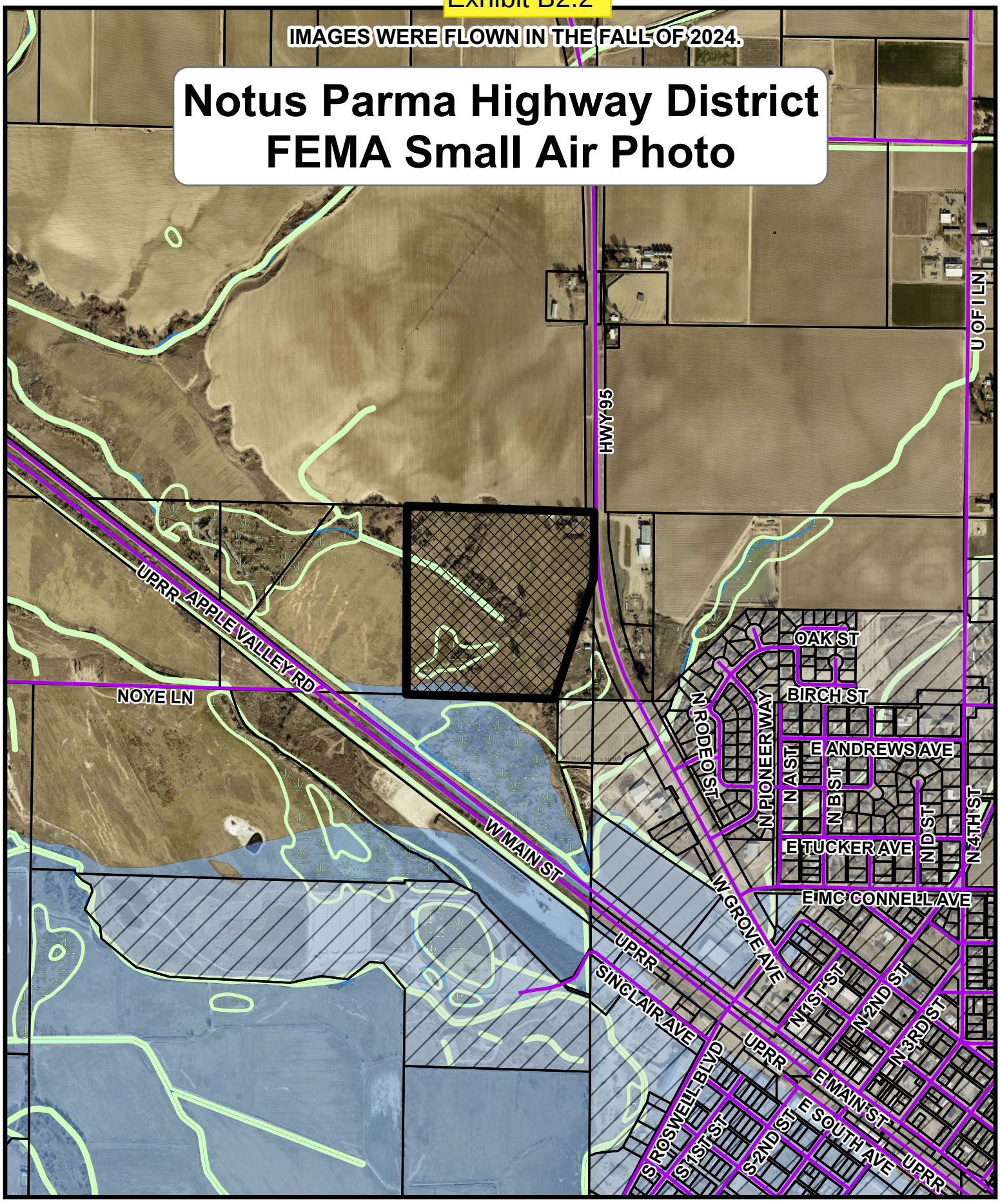

IMAGES WERE FLOWN IN THE FALL OF 2024.
SIOUX ORCHARDS COMPANY'S SUB
Notus Parma Highway District
Small Air Photo 1 Mile
Apple Valley Rd
Noye Ln
W Main St
Hwy 95
COOPER CROSSING SUBDIVISION
TRAIL RIDGE ESTATES PH 2
FOUCH ADD
TRAIL RIDGE ESTATES PH 1
NA St
BATES ADDITION
Sinclair Ave
STOCKTON'S SOUTHSIDE
City_Limits
Wetlands
0
0.25
0.5
Miles

Exhibit B2.2

IMAGES WERE FLOWN IN THE FALL OF 2024.

Notus Parma Highway District
FEMA Small Air Photo



Legend

- SUBJECT_PROPERTY
- TAXLOTS
- WETLANDS
- A
- AE
- X

400 0 400 Feet

Exhibit B2.3

Notus Parma Highway District
Small Vicinity Map

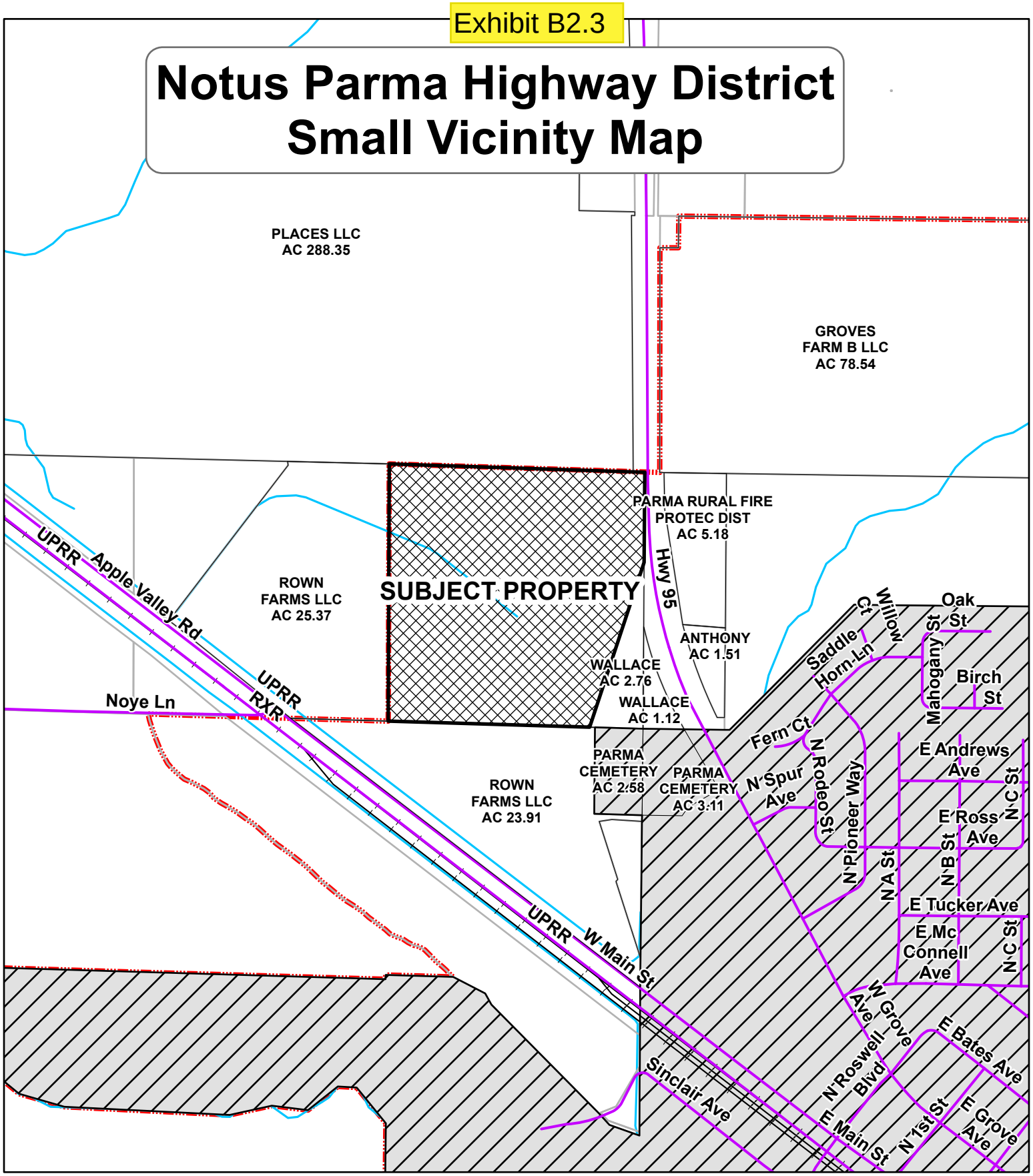
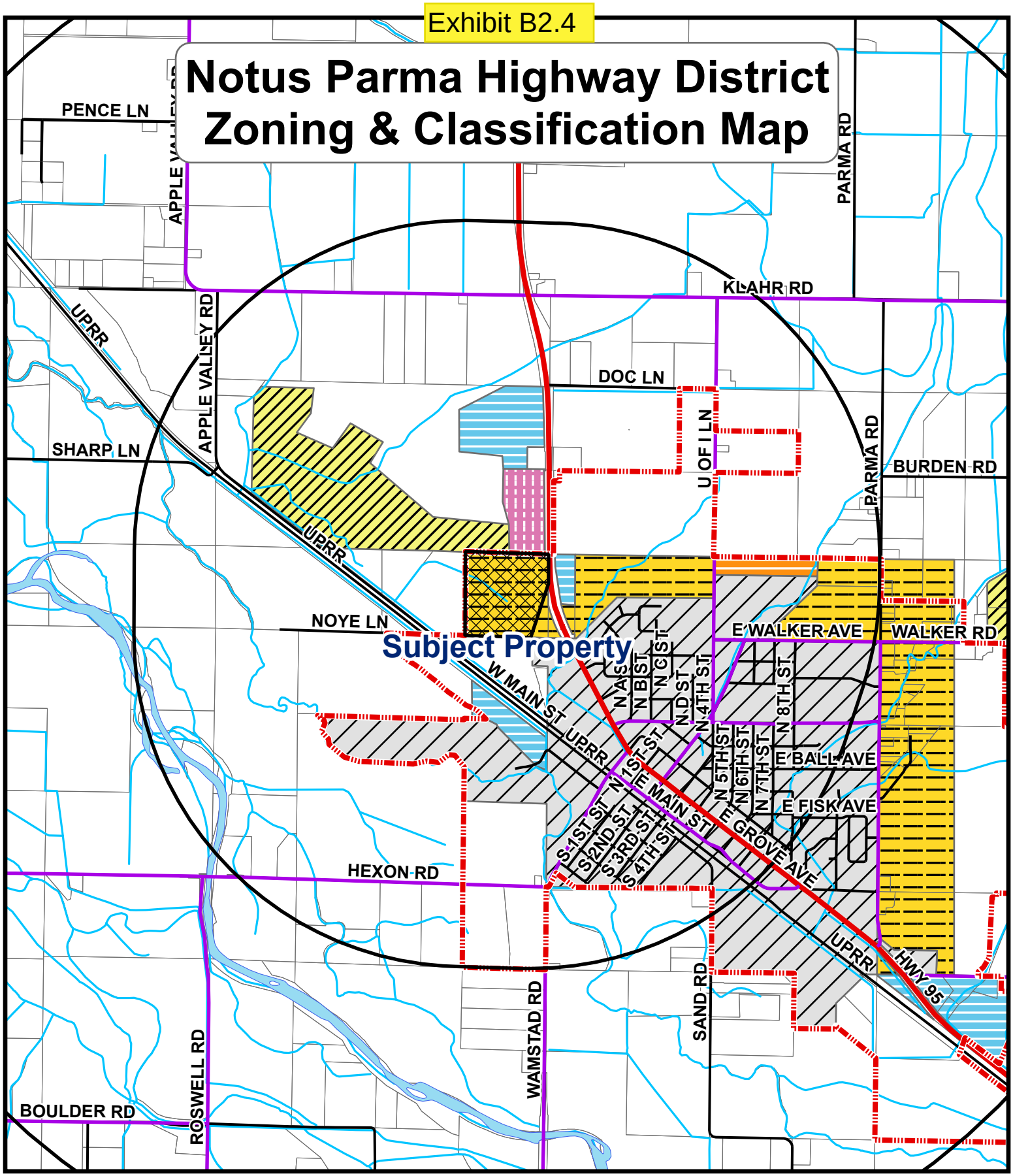
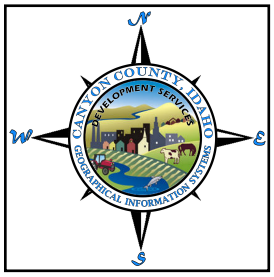


Exhibit B2.4

Notus Parma Highway District Zoning & Classification Map





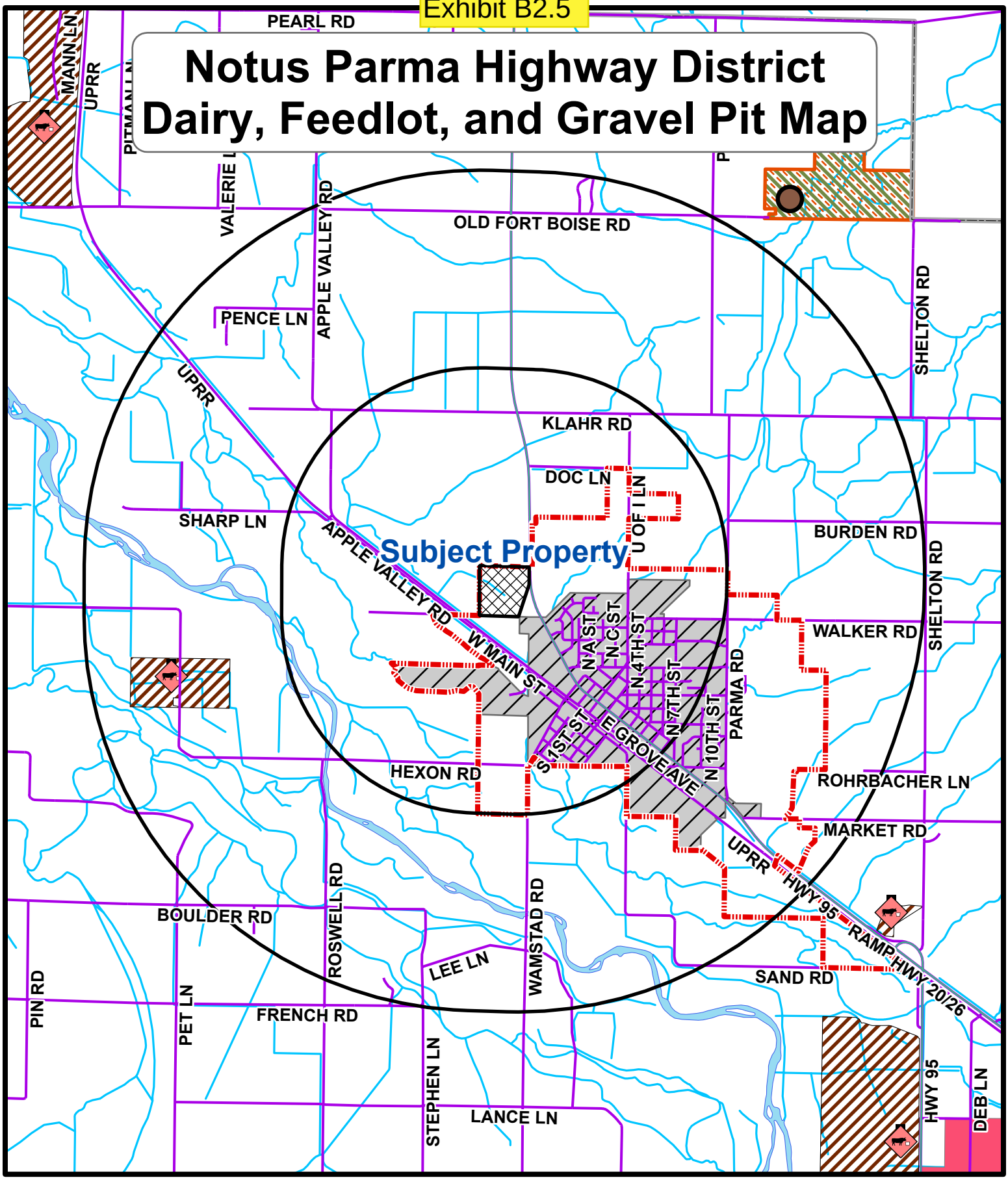
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE

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 B2.5

Notus Parma Highway District
Dairy, Feedlot, and Gravel Pit Map



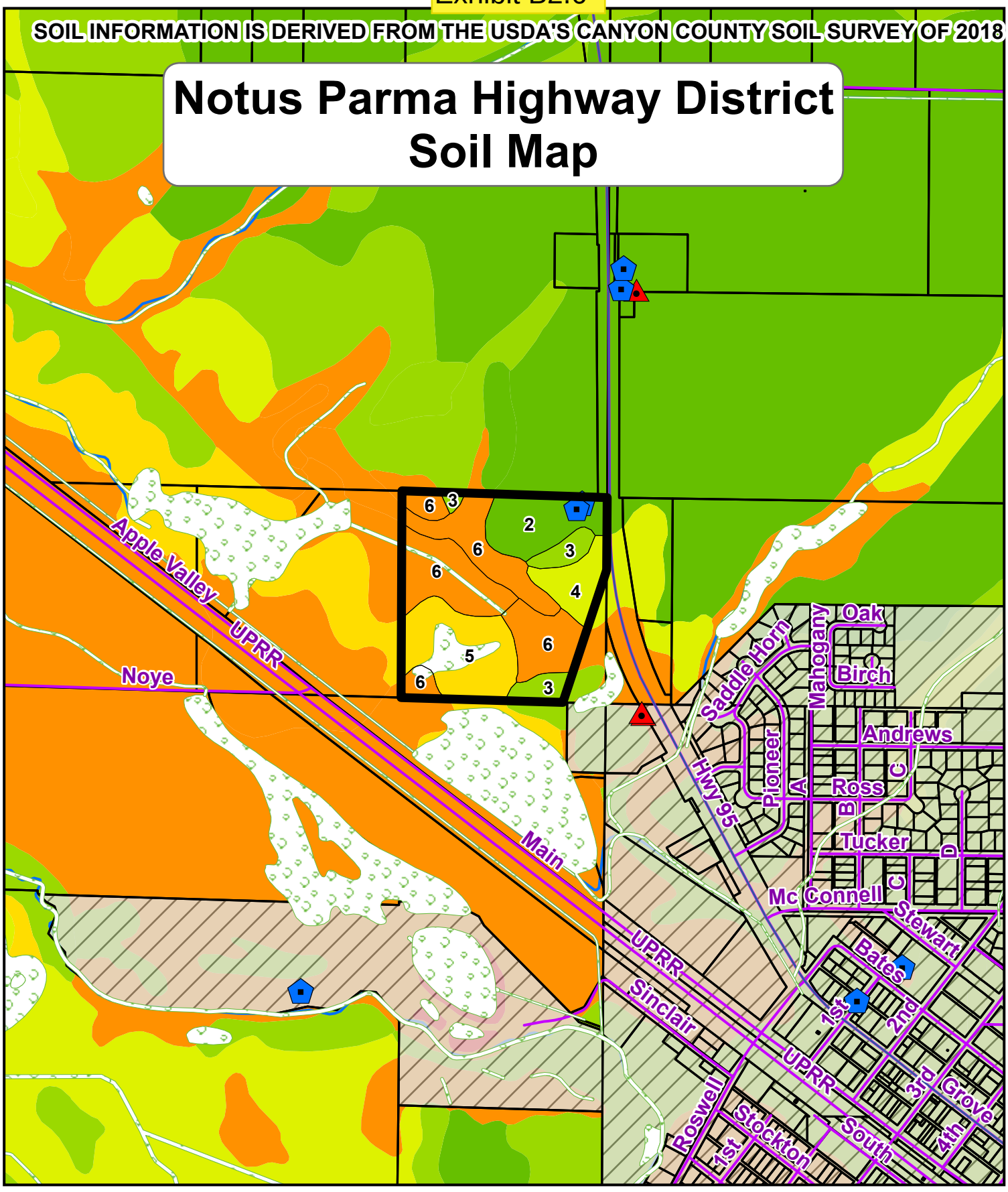
FEEDLOTS
DAIRIES
GRAVELPITS

0 1 2 Miles

Exhibit B2.6

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

Notus Parma Highway District Soil Map



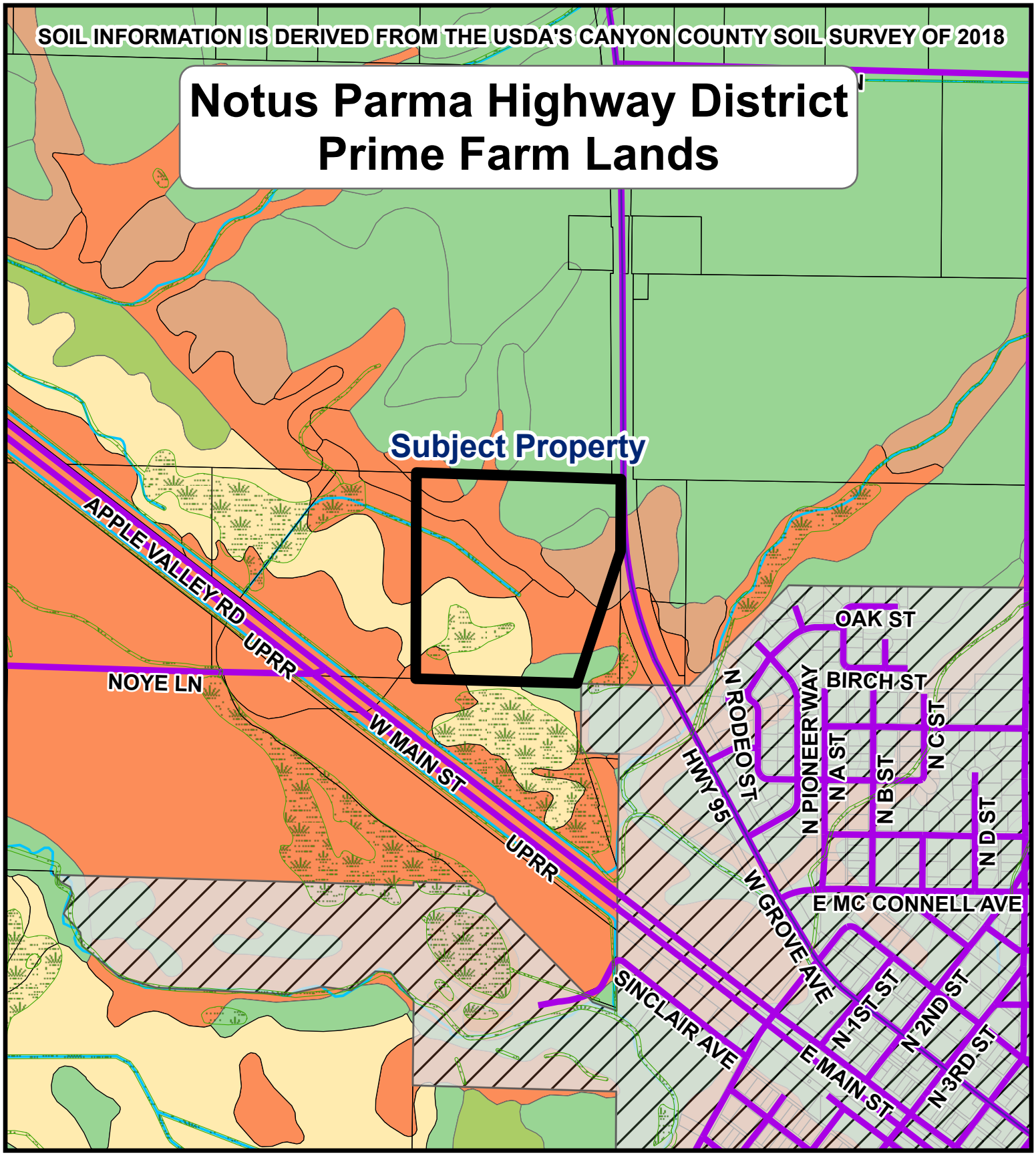
Nitrate Priority Wells

- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000

IDWR_2C_Geothermal_

Wetlands

0 0.25 0.5 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Notus Parma Highway District
Prime Farm Lands
Subject Property
APPLE VALLEY RD
NOYE LN
UPRR
W MAIN ST
UPRR
HWY 95
N RODEO ST
N PIONEERWAY
OAK ST
BIRCH ST
N A ST
N B ST
N C ST
N D ST
E MC CONNELL AVE
W GROVE AVE
SINCLAIR AVE
N 1ST ST
N 2ND ST
N 3RD ST
E MAIN ST
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
6	LEAST SUITED SOIL	261861.60	6.01	15.82%
6	LEAST SUITED SOIL	228369.58	5.24	13.80%
2	BEST SUITED SOIL	247472.32	5.68	14.95%
3	MODERATELY SUITED SOIL	73641.69	1.69	4.45%
3	MODERATELY SUITED SOIL	60998.75	1.40	3.69%
6	LEAST SUITED SOIL	219741.79	5.04	13.28%
4	MODERATELY SUITED SOIL	144908.11	3.33	8.75%
6	LEAST SUITED SOIL	42715.63	0.98	2.58%
5	LEAST SUITED SOIL	375536.66	8.62	22.69%
		1655246.14	38.00	100%

FARMLAND REPORT

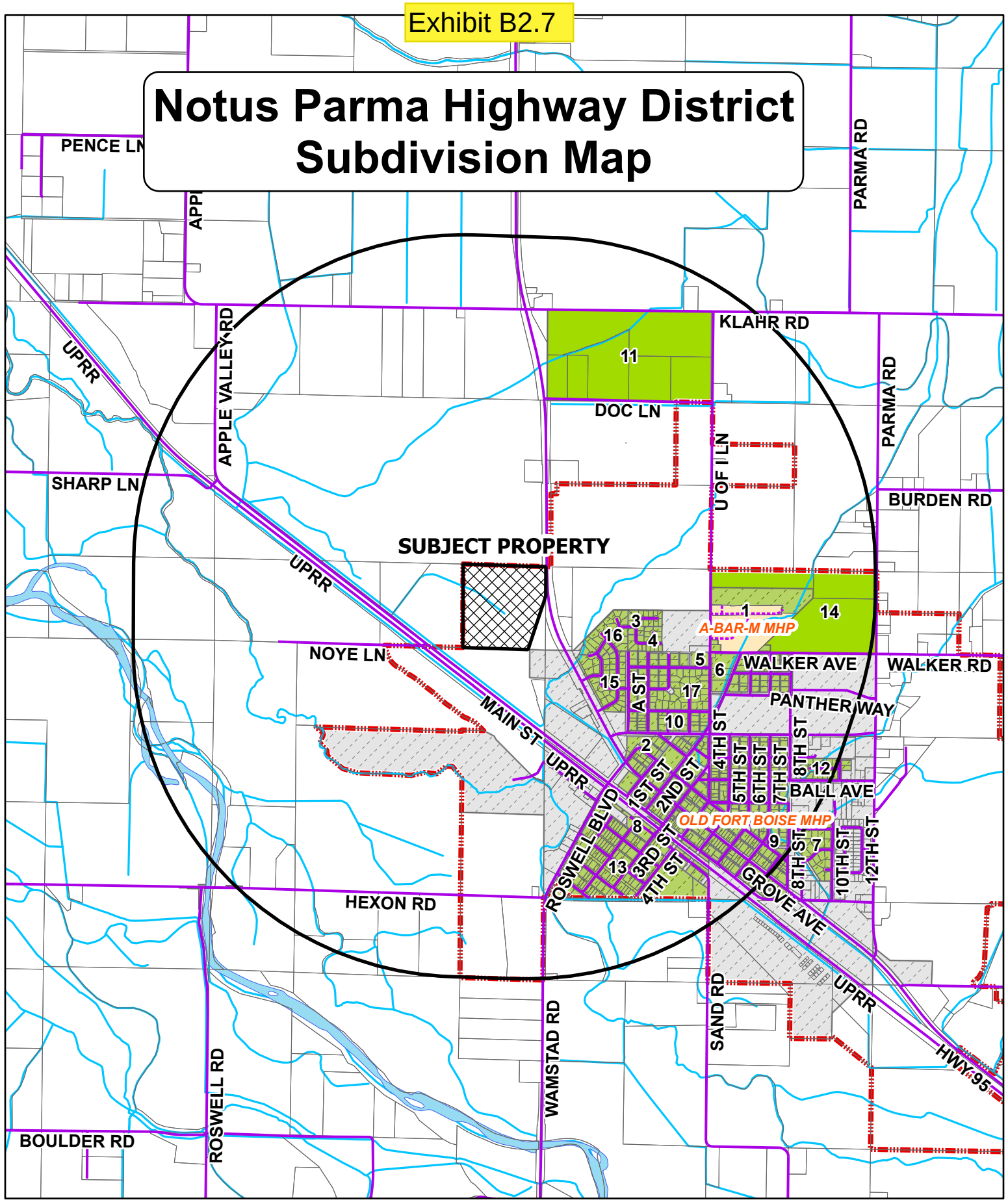
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BsB	Not prime farmland	261861.60	6.01	15.82%
NsD2	Not prime farmland	228369.58	5.24	13.80%
GwA	Prime farmland if irrigated	247472.32	5.68	14.95%
NsB	Prime farmland if irrigated	73641.69	1.69	4.45%
DuB	Prime farmland if irrigated	60998.75	1.40	3.69%
NsE2	Not prime farmland	219741.79	5.04	13.28%
NsC	Farmland of statewide importance, if irrigated	144908.11	3.33	8.75%
BsA	Not prime farmland	42715.63	0.98	2.58%
BhA	Prime farmland if irrigated and drained	375536.66	8.62	22.69%
		1655246.14	38.00	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 B2.7

Notus Parma Highway District Subdivision Map



SUBDIVISIONS

Plat Type,Plat Status

- Preliminary,Approved
- Preliminary,Pending
- MOBILE HOME PARKS

0 0.25 0.5 Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
17	390.67	794	0.49

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
0			

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
16	34.61	8.27	1.12	288.35

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
2	9.26	35.00	11.50	20.00

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
A-BAR-M MANUFACTURED HOME COMMUNITY	1	5N5W04	3.92	18	0.22	PARMA	2000
BATES ADDITION	2	5N5W09	44.94	190	0.24	PARMA	1906
COOPER CROSSING SUBDIVISION	3	5N5W04	4.09	16	0.26	PARMA	2022
COOPER CROSSING SUBDIVISION PHASE 2	4	5N5W04	4.18	16	0.26	PARMA	2024
FOUCH ADD	5	5N5W09	6.05	15	0.40	PARMA	1953
HIGHLAND ADD PARMA	6	5N5W09	13.66	37	0.37	PARMA	1946
IDAHO HEIGHTS SUB	7	5N5W09	12.35	29	0.43	PARMA	1972
PARMA ORIGINAL	8	5N5W09	37.13	177	0.21	PARMA	1901
PARMA TOWNHOUSES SUBDIVISION	9	5N5W09	0.42	8	0.05	PARMA	2024
PIONEER AND FOUCH'S	10	5N5W09	12.08	48	0.25	0	1906
SIOUX ORCHARDS COMPANY'S SUB	11	5N5W04	88.01	6	14.67	COUNTY (Canyon)	1990
SMALL BROOKS ESTATES	12	5N5W09	5.63	19	0.30	PARMA	2004
STOCKTON'S SOUTHSIDE	13	5N5W09	48.20	114	0.42	PARMA	1939
THORNBURGH SNYDER	14	5N5W04	77.29	8	9.66	0	1922
TRAIL RIDGE ESTATES PH 1	15	5N5W09	12.82	36	0.36	0	2001
TRAIL RIDGE ESTATES PH 2	16	5N5W09	8.61	21	0.41	0	2006
WEST HIGHLAND SUB	17	5N5W09	11.28	36	0.31	PARMA	1958

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

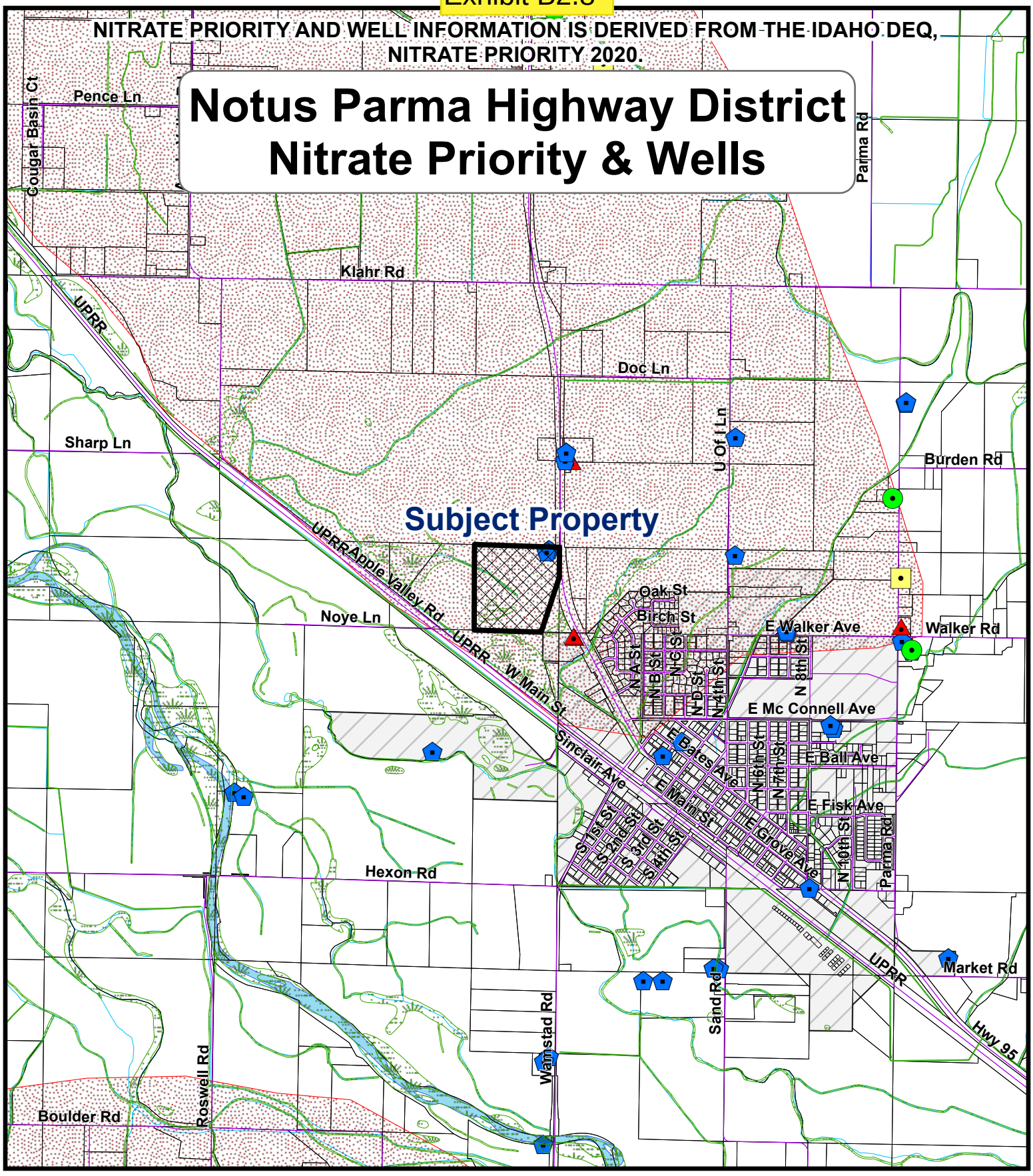
MOBILE HOME & RV PARKS

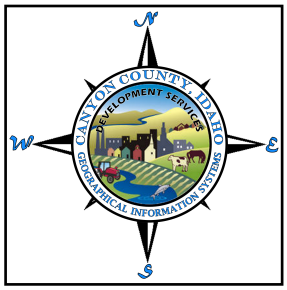
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…
A-BAR-M MHP	1220 North 4th Street	18.04	60	3.33	City of Parma

Exhibit B2.8

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.

Notus Parma Highway District Nitrate Priority & Wells





GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

0.005 - 2.00

2.000001 - 5.00

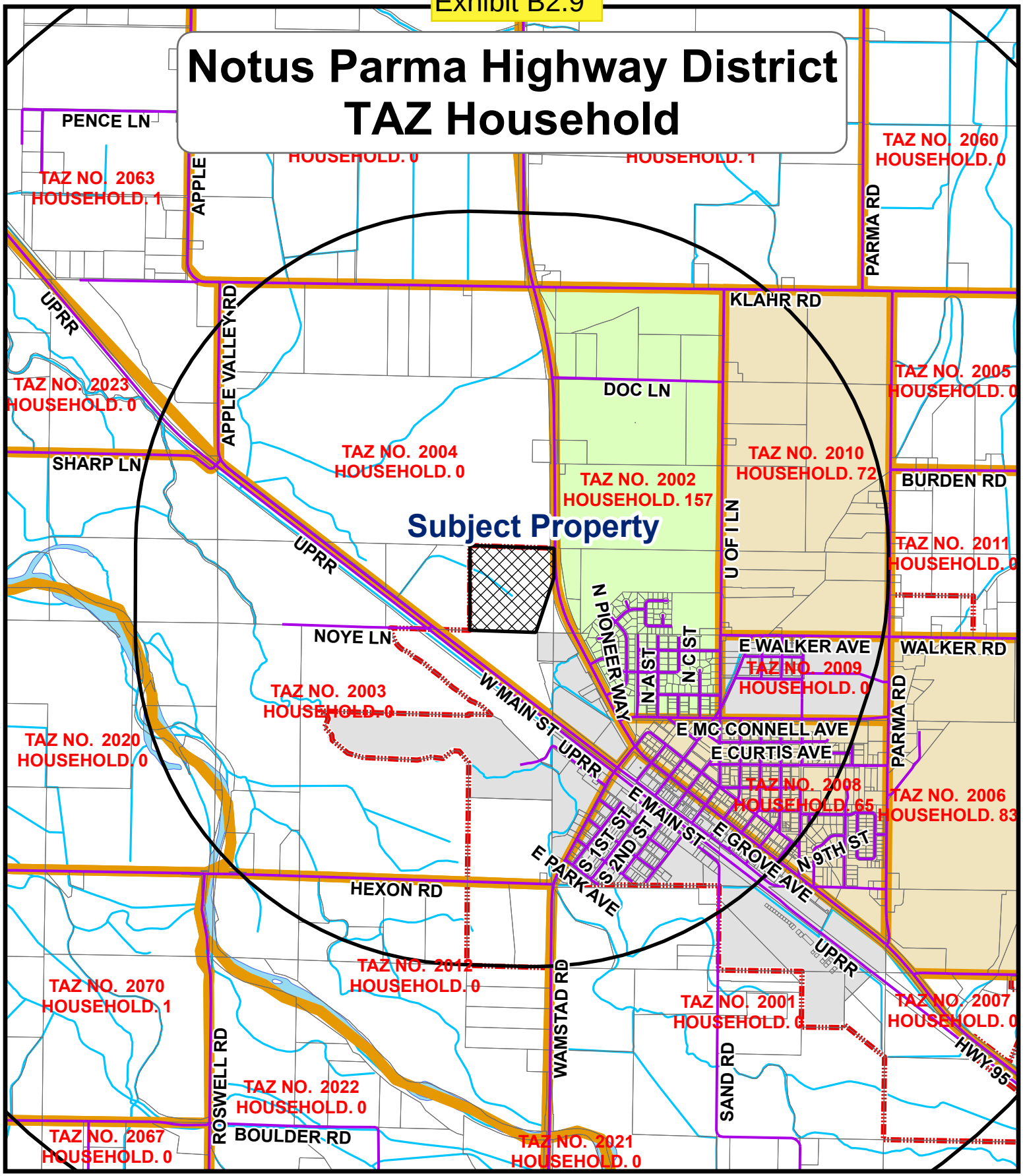
5.0000001 - 10.00

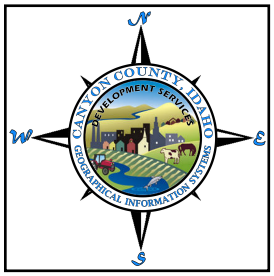
10.000001 - 49.80

0 0.5 1 Miles

Exhibit B2.9

Notus Parma Highway District
TAZ Household





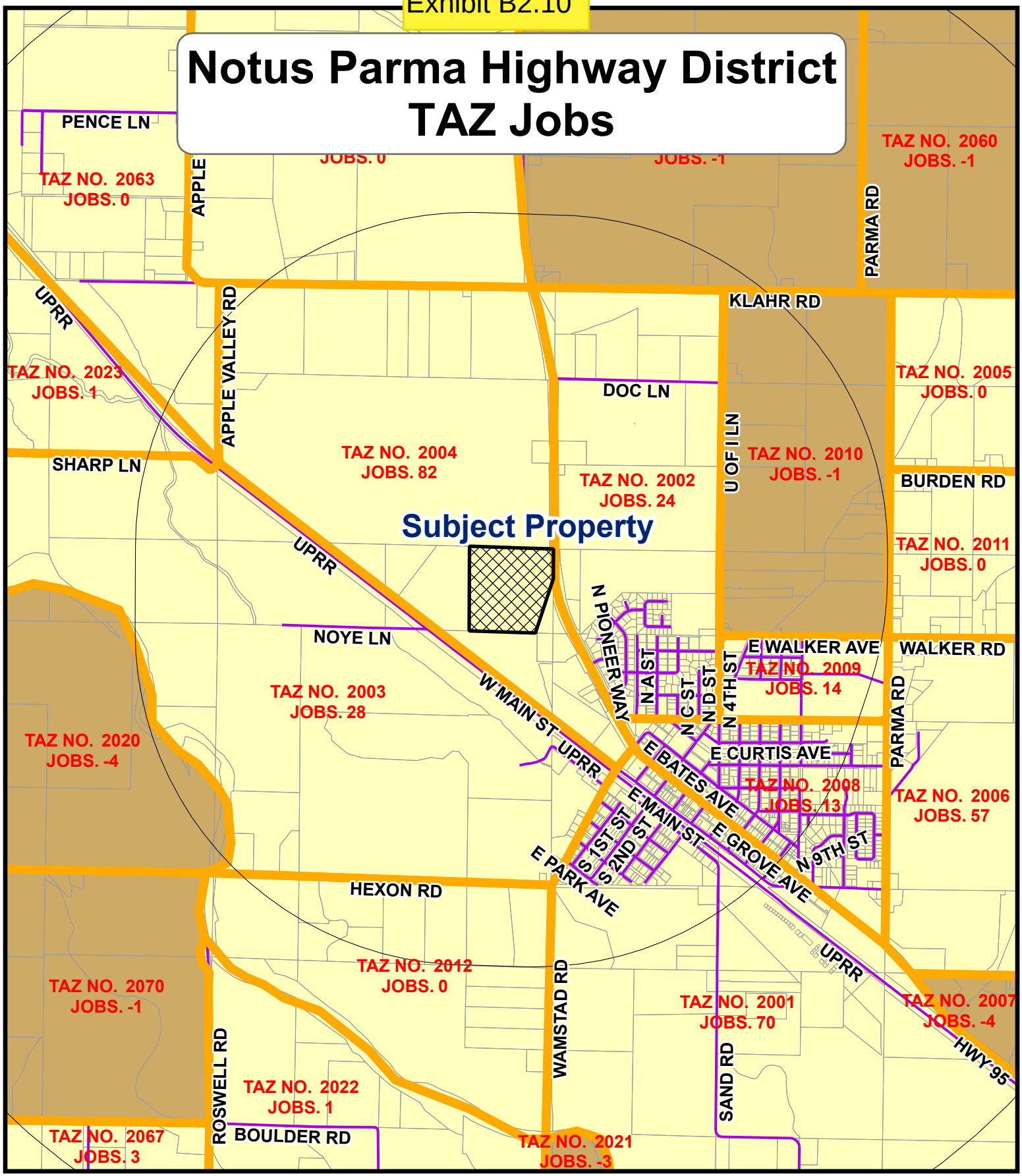
House Hold 2025-2050

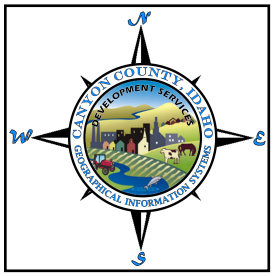
- -4 - 50
- 51 - 150
- 151 - 250
- 251 - 500
- 501 - 750
- 751 - 1263

0 0.5 1 Miles

Exhibit B2.10

Notus Parma Highway District
TAZ Jobs





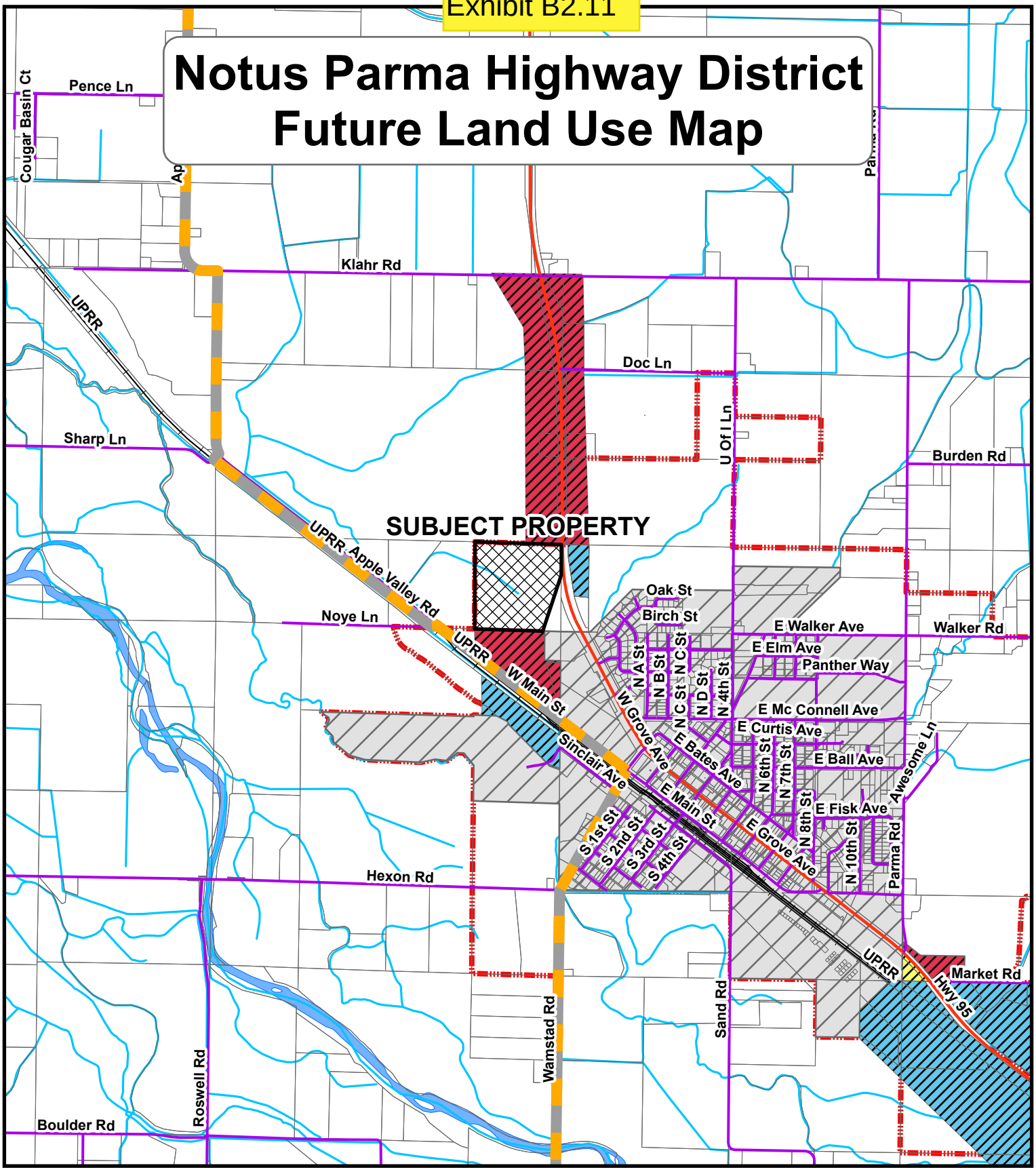
Jobs 2025-2050

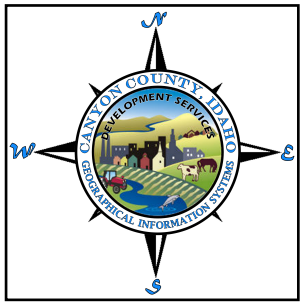
-1	251 - 500
0 - 100	501 - 1000
101 - 250	1001 - 2148

0 0.5 1 Miles

Exhibit B2.11

Notus Parma Highway District
Future Land Use Map





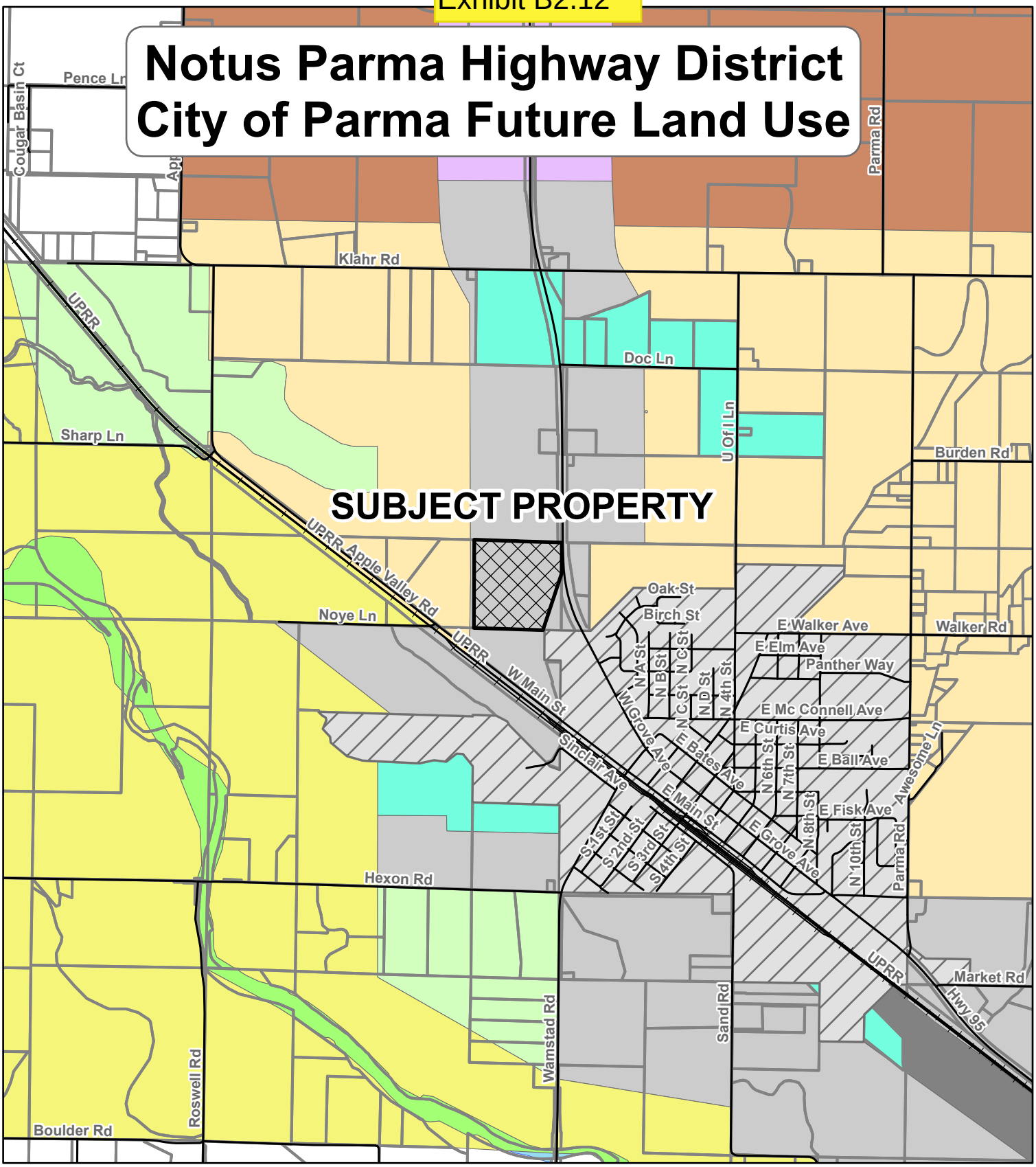
Future Land Use 2030

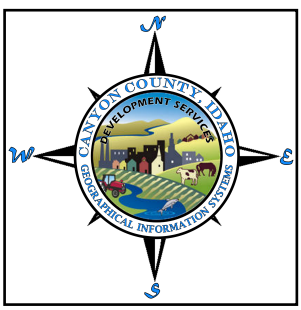
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B2.12

Notus Parma Highway District
City of Parma Future Land Use





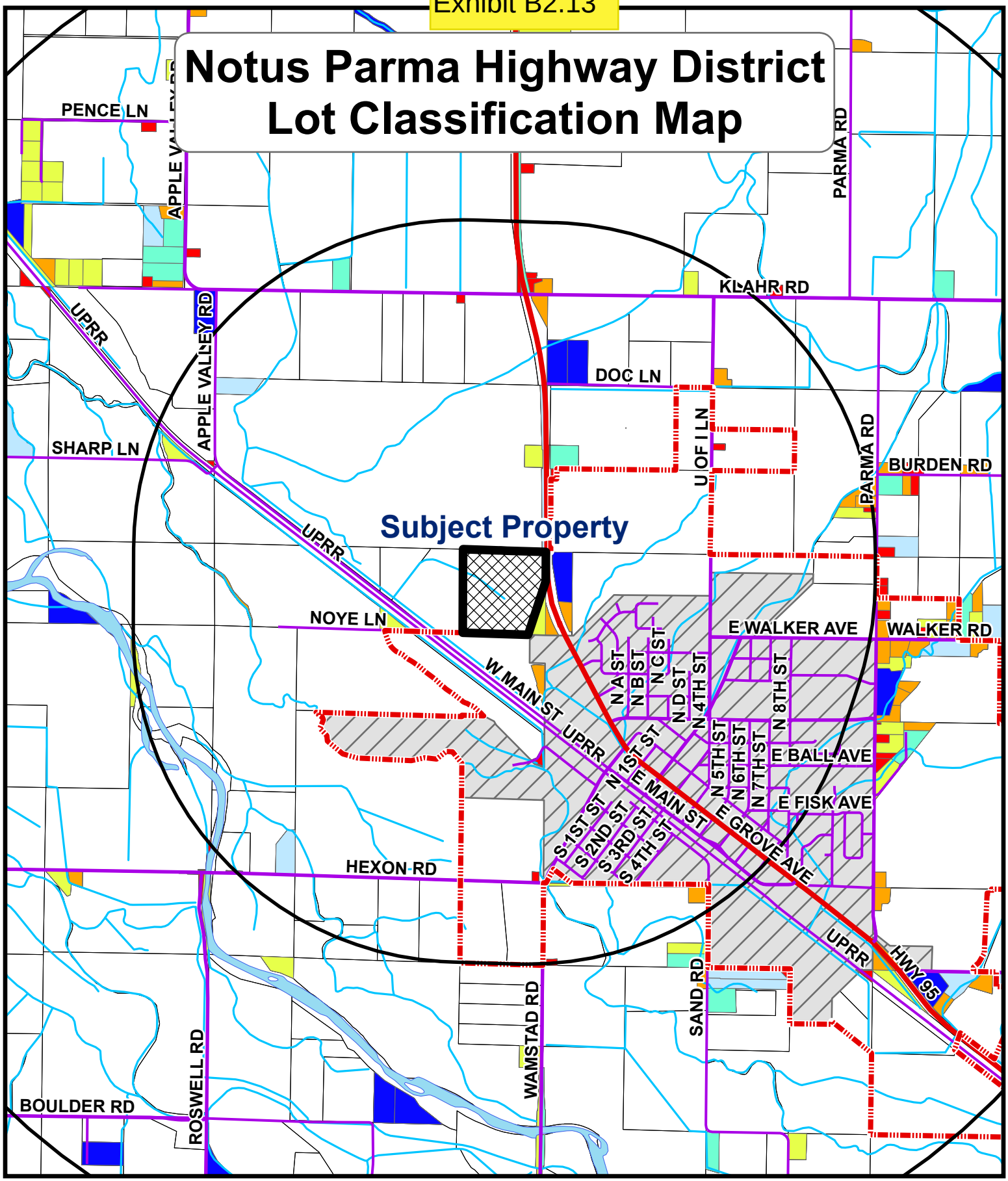
ParmaCompPlan

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Rural Residential
- Mixed Use
- Commercial
- Central Business District
- Commercial/Industrial
- Heavy Industrial
- Open Space
- Public
- Residential Recreational

0 0.25 0.5 Miles

Exhibit B2.13

Notus Parma Highway District
Lot Classification Map



Lot Size

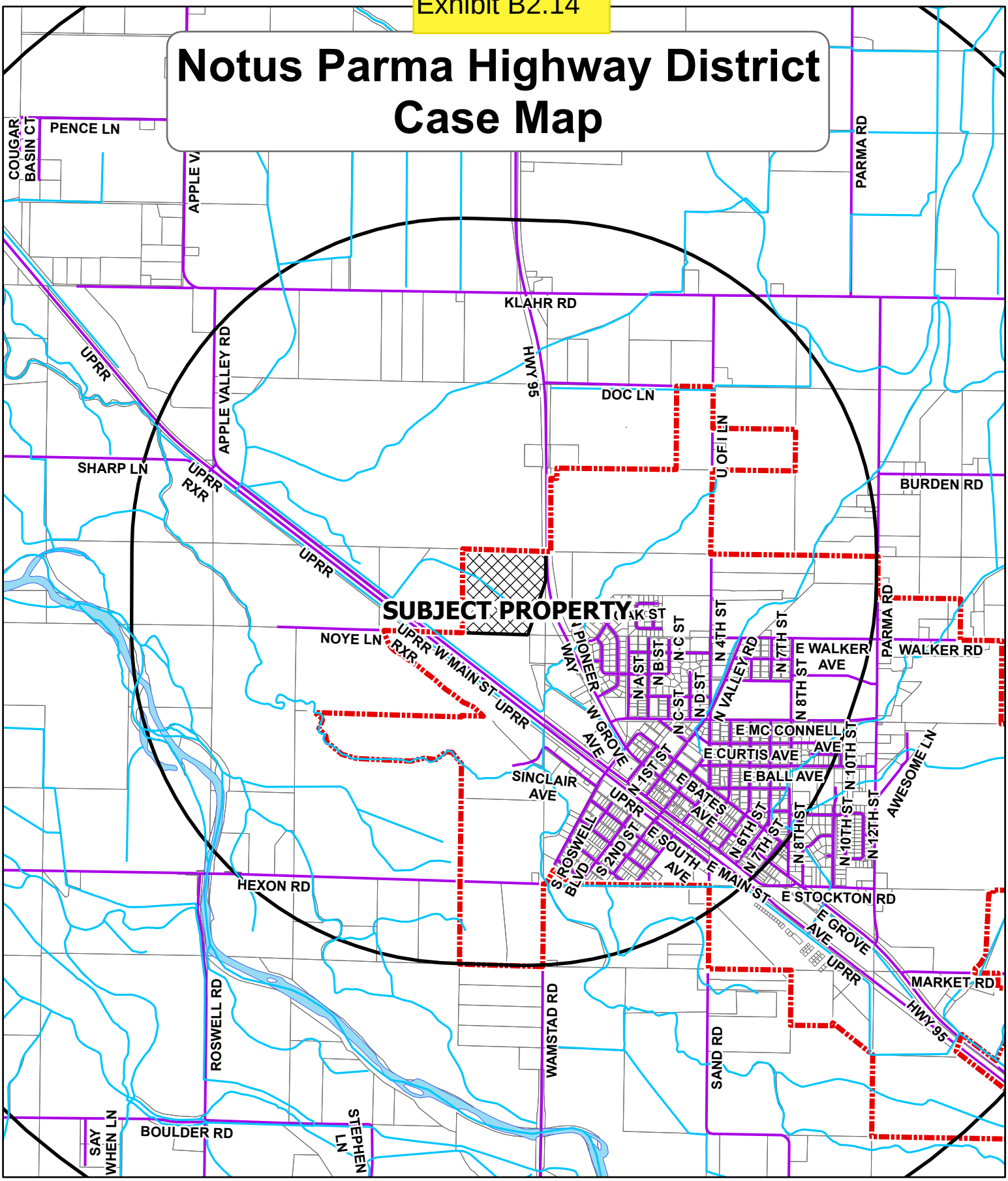
- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

- 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 B2.14

Notus Parma Highway District Case Map



Year	
2020	2023
2021	2024
2022	2025

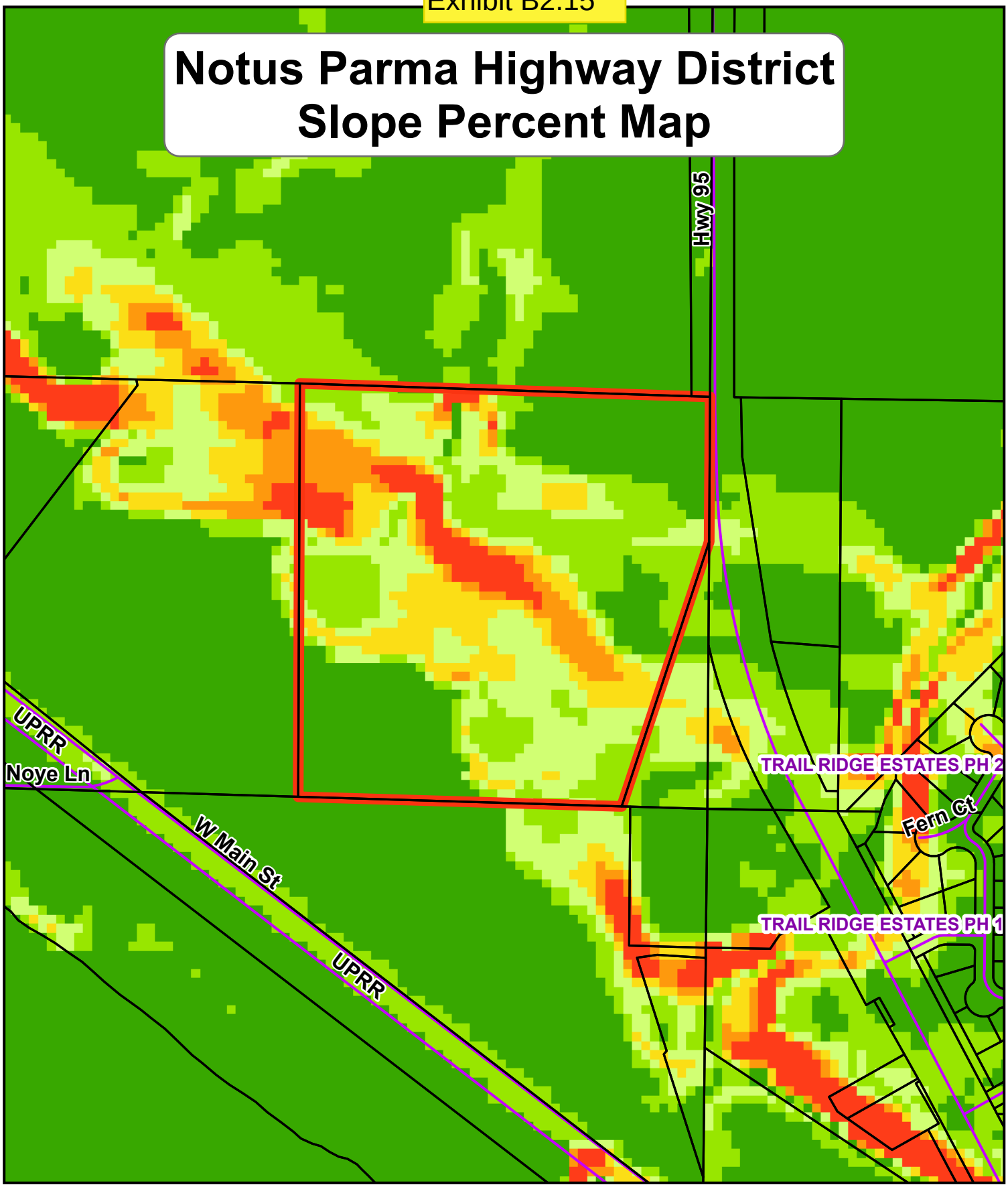
0 0.5 1 Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS

Exhibit B2.15

Notus Parma Highway District
Slope Percent Map



Slope Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

0 200 400 600 Feet

Exhibit B3

Emily Bunn

From: Madelyn Vander Veen
Sent: Thursday, August 6, 2026 5:38 PM
To: Emily Bunn
Subject: RE: Parcel R38701

Hi Emily,

The parcel tool must be pulling from the corner where it almost overlaps. This parcel is not in the floodplain. When in doubt I always trust the map over the parcel tool.

Thanks,

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

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From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, August 6, 2026 4:37 PM
To: GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: Parcel R38701

Hello,

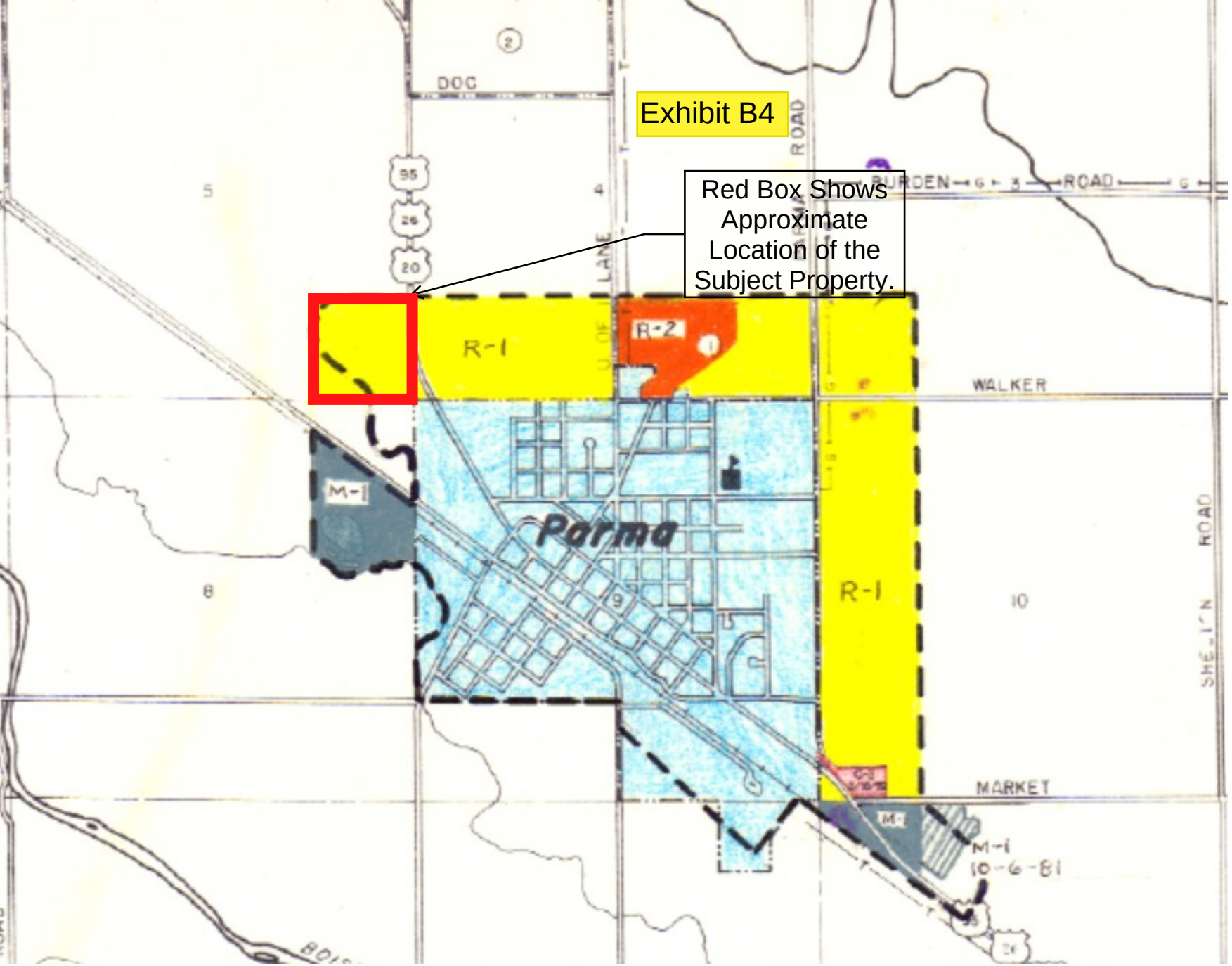
Could you tell me if Parcel R38701 is located within the floodplain or not? The map appears to show it outside of the floodplain, but the parcel tool maybe shows it within it?

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

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Exhibit B4
Red Box Shows Approximate Location of the Subject Property.
DOG
ROAD
BURDEN
ROAD
LANE
R-1
R-2
WALKER
M-1
Parma
R-1
ROAD
MARKET
M-1
M-1
10-6-81

Business and Public Uses Nearby

Exhibit B5

This map shows some commercial/industrial businesses and public uses near the subject property.



EXHIBIT C

Site Visit Photos: June 18, 2026

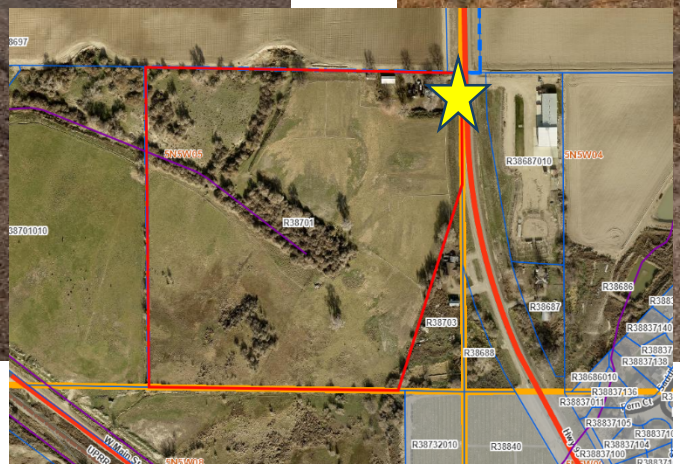
Planning & Zoning Commission

Case # CR2025-0018/OR2025-0027

Hearing Date: September 17, 2026

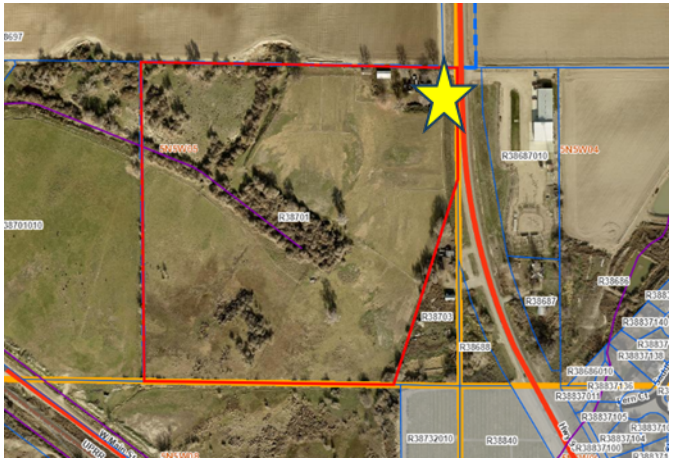

Entrance to Highway 95 looking South


Entrance to Highway 95 looking North


R38701
R38687010
R38703
R38732010
R38840



At entrance to parcel looking across Hwy 95 (East).

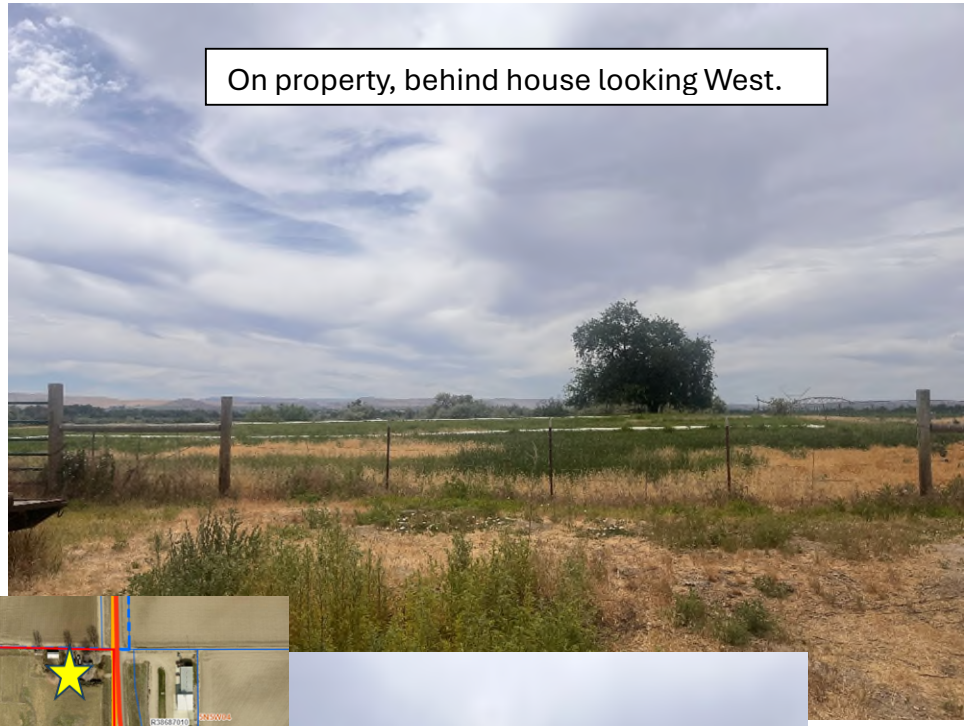




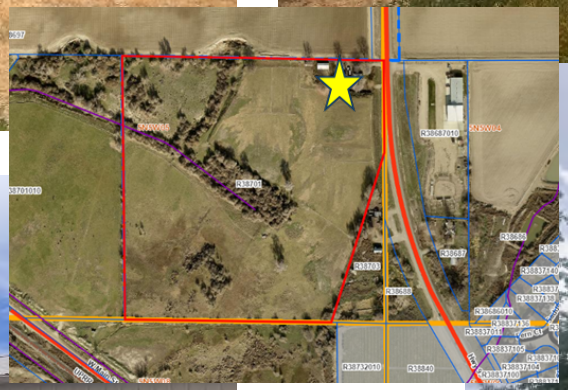
Google Earth (8/25) looking west onto the parcel at entrance.



On property, behind house looking Southwest.



On property, behind house looking West.





On property, looking at shed used for equipment storage looking North.



On property, looking South.

EXHIBIT D

Agency Comments Received by: September 8, 2026

Planning & Zoning Commission

Case # CR2025-0018/OR2025-0027

Hearing Date: September 17, 2026

Exhibit D1

Michelle Barron

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, March 23, 2026 4:58 PM
To: Michelle Barron
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice OR2025-0027 & CR2025-0018 / Notus-Parma Highway District #2
Attachments: Pre.Development.Meeting.Notes.12.15.2025.pdf

Hi Michelle,

1.) Will a Nutrient Pathogen Study be required? **The project is located within a designated Nitrate Priority Area. Accordingly, a Nutrient Pathogen (N-P) Study will be required if the estimated wastewater flow meets or exceeds 600 gallons per day.**
2.) Will adequate sanitary systems be provided to accommodate the use? **It has not yet been determined whether adequate sanitary systems can be provided to accommodate the proposed use. Test holes are required to evaluate soil suitability for a subsurface sewage disposal system on each lot.**
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 nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see the attached the pre-development notes.

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: Monday, March 23, 2026 11:19 AM

To: clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; tkelly@parmaschools.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; gwatkins@nphd.net; brandy.walker@ForgedFiber37.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>; fcdc1875@gmail.com; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; middletown.rich@gmail.com; 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; file@idwr.idaho.gov; brandon.flack@idfg.idaho.gov; idahoaaa@gmail.com; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice OR2025-0027 & CR2025-0018 / Notus-Parma Highway District #2

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/815. You are invited to provide written testimony or comments by **April 23, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Michelle Barron** at michelle.barron@canyoncounty.id.gov.

Thank you,

Caitlin Ross
Hearing Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday

8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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Exhibit D1.1

Environmental & Community Health Services
EnvironmentalSupport@swdh.id.gov • (208) 455-5400

Pre-Development Meeting

Name of Development: Notus Parma Highway District Project

Applicant: Alex Jones

P.E./P.G.: _____

Others In Attendance: _____

_____

of Lots: N/A Wastewater Flow: N/A Acreage Proposed: 38.0

Location of Development: 29211 Hwy 95, Parma, ID 83660

Parcel # : R38701000 0

Project in Area of Concern: In a designated N-P Area Groundwater/Rock <10': >10'

Level 1 NP Study Required: ○ Yes ◉ No

LSAS/CSS Proposed: N/A

Proposed Drinking Water: ◉ Individual ○ City ○ Community ○ Public Water Supply

Information Distributed: ○ SER ◉ NP Guidance ○ Non-Domestic WW ap

Description of Projects:

The applicant met with Southwest District Health (SWDH) to discuss a proposal for a comprehensive plan amendment and rezoning of approximately 38.0 acres from Agricultural (AG) to Light Industrial (M-1). The property currently contains an existing residential dwelling served by an individual well and subsurface sewage disposal system, which also serves an on-site caretaker's quarters. The parcel is located within a designated Nitrate Priority Area. Accordingly, a Nutrient Pathogen (N-P) Study will be required if the estimated wastewater flow meets or exceeds 600 gallons per day. A review of the NRCS Web Soil Survey indicates silty clay soils on the property, with no apparent concerns related to shallow groundwater conditions. Upon approval of the proposed rezoning, 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. In addition, a Letter of Intended Use must be submitted as part of the permitting process.

Anthony Lee

Date: 12/15/2025

Exhibit D2

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

Brad Little, Governor
Jess Byrne, Director

March 30, 2026

Michelle Barron, Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
Michelle.barron@canyoncounty.id.gov

Subject: Agency Notice OR2025-0027 & CR2025-0018 Notus-Parma Highway District #2

Dear Michelle Barron:

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) 373-0201.
   - 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. **WATEWATER AND RECYLED 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) 373-0459.

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) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- 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) 373-0564.

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) 373-0510.

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 D3

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

April 24, 2026

Michelle Barron
Planner
Canyon County Development Services

VIA EMAIL

Development Application	OR2025-0027/CR2025-0018
Project Name	Notus-Parma Highway District No. 2
Project Location	29211 Highway 95
Project Description	Comp Plan Amendment
Applicant	Alex Jones, JUB Engineers

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. The applicant will need to apply for an ITD encroachment permit and meet the following specifications for a commercial two-way approach:
    a. Width between 25'-40' and radii between 30'-40'.
    b. Pave any part of the approach and driveway that is within ITD's right-of-way.
    c. Included is ITD's key-in detail and rural approach standard drawing.
2. While the applicant does not have a final set of plans for the new site, they anticipate approximately 12,000-15,000 square feet for an office and shop. Additionally, the highway district has 9 staff members. With this information, ITD does not anticipate a high volume of trips that would necessitate any traffic analysis.
3. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov

Exhibit D3.1

Emily Bunn

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Friday, August 14, 2026 12:19 PM
To: Emily Bunn
Subject: [External] RE: OR2025-0027/CR2025-0018

Hi Emily,

Apologies for the delay! See answers below in red. Let me know if you have any additional questions!

Kendra Conder | Senior Planner
Idaho Transportation Department | Development Services
Office: 208-334-8377
Cell: 208-972-3190



From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, August 13, 2026 11:10 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Subject: FW: OR2025-0027/CR2025-0018

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.

Hi Kendra,

I am just following up on my email from last week.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
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8am – 5pm
Wednesday
1pm – 5pm

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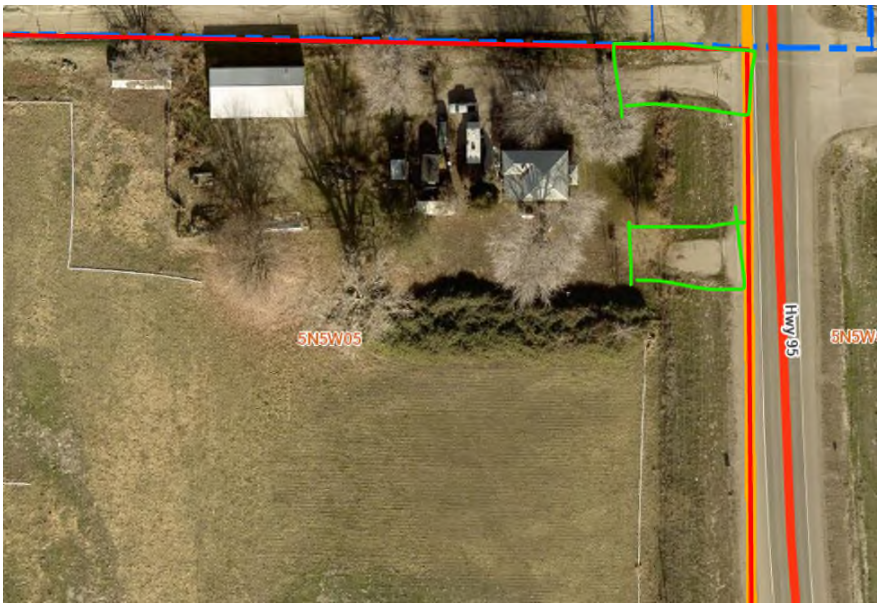
From: Emily Bunn
Sent: Thursday, August 6, 2026 10:27 AM
To: Kendra.Conder@itd.idaho.gov
Subject: OR2025-0027/CR2025-0018

Hi Kendra,

I am working on I am working on a comprehensive plan amendment and conditional rezone case for Notus-Parma Highway District No. 2 for Parcel R38701 (Address: 29211 Hwy 95, Parma, ID 83660). Their plans include changing the future land use designation to industrial and changing the current zone to a light industrial zone (with conditions) for the purposes of moving their highway district facility and potentially future industrial and commercial uses. You can review their application further here: https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/906

You have previously sent the attached comment letter and I had a couple of questions. It appears there are currently two (2) accesses to Highway 95 (see green boxes below). Would they need to close one of the accesses or are they allowed both for their project? If both accesses are allowed, I am assuming both would need an encroachment permit and the specifications for commercial two-way approach as stated in your letter? They will need to close one access and convert the other to a commercial approach. I imagine we will ask them to keep the northern approach since it aligns with the driveway across the street. They will need one encroachment permit that covers the commercial access and closure of the other access.

In the future, if Notus-Parma divides off sections of the property to contain additional industrial/commercial uses, when would ITD review if a traffic impact study would be required for the use? Yes. Additionally, if they choose to subdivide, they will need to provide cross access to all parcels.



Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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Exhibit D4

Emily Bunn

From: Jeff Rodgers <jeff@parmafire.us>
Sent: Thursday, August 6, 2026 5:41 PM
To: Emily Bunn; parmaruralfire@gmail.com
Subject: [External] Re: CR2025-0018/OR2025-0027

It's across the road from the fire station so about 1 min. We have no issues at this time with the project

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, 06 August 2026 08:50:19
To: Jeff Rodgers <jeff@parmafire.us>; parmaruralfire@gmail.com <parmaruralfire@gmail.com>
Subject: CR2025-0018/OR2025-0027

Hello,

I hope your day is treating you well.

I am working on a comprehensive plan amendment and conditional rezone case for Notus-Parma Highway District No. 2 for Parcel R38701 (Address: 29211 Hwy 95, Parma, ID 83660). Their plans include changing the future land use designation to industrial and changing the current zone to a light industrial zone (with conditions) for the purposes of moving their highway district facility and potentially future industrial and commercial uses. You can review their application further here: https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/906

I am reaching out to see if Parma Rural has any comments on this property on fire district requirements for the future facility and if you could provide an estimated response time.

Thank you for your time.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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Exhibit D5

Emily Bunn

From: Keaton Massie <kmassie@ccparamedics.com>
Sent: Friday, August 7, 2026 10:36 AM
To: Emily Bunn
Cc: Michael Stowell
Subject: [External] Re: CR2025-0018/OR2025-0027
Attachments: R38701 Response Time 2.pdf; R38701 Response Time.pdf

Hello Emily,

Attached is the response times map for this parcel. https://arcg.is/19ayae0 I also have attached two PDFs to show the 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.

Please let me know if you have any questions!

Thank you,
Capt. Massie

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, August 6, 2026 8:57 AM
To: Keaton Massie <kmassie@ccparamedics.com>
Cc: Michael Stowell <mstowell@ccparamedics.com>
Subject: CR2025-0018/OR2025-0027

Hello,

I hope your day is treating you well.

I am working on a comprehensive plan amendment and conditional rezone case for Notus-Parma Highway District No. 2 for Parcel R38701 (Address: 29211 Hwy 95, Parma, ID 83660). Their plans include changing the future land use designation to industrial and changing the current zone to a light industrial zone (with conditions) for the purposes of moving their highway district facility and potentially future industrial and commercial uses. You can review their application further here: https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/906

I am reaching out to see if Canyon County Paramedics has any comments on this case and if you could provide an estimated response time.

Thank you for your time.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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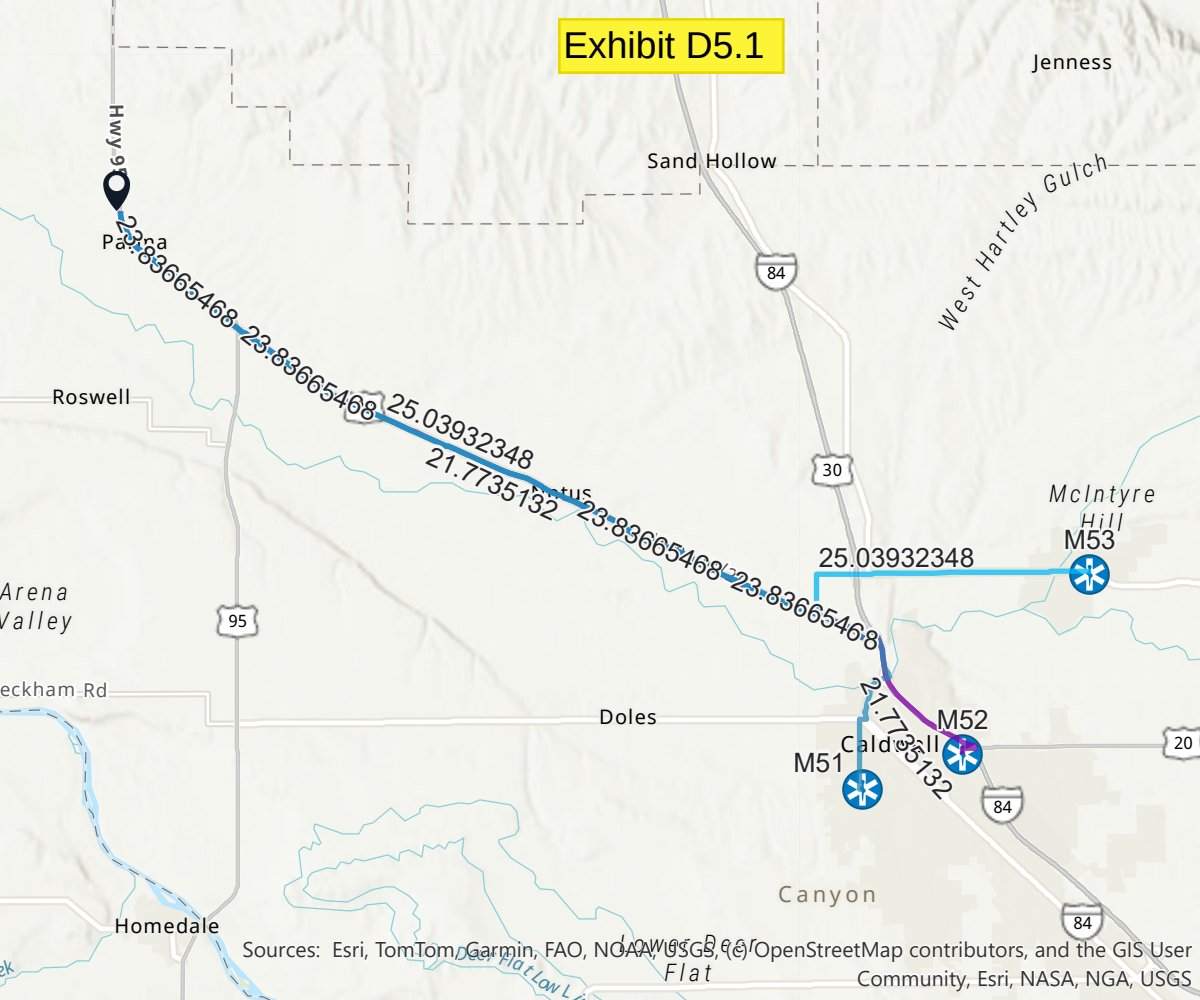

Exhibit D5.1
Jenness
Sand Hollow
West Hartley Gulch
Hwy 9
Roswell
84
30
95
McIntyre Hill
M53
25.03932348
23.83665468
23.83665468
25.03932348
21.7735132
23.83665468
23.83665468
21.7735132
M52
M51
Caldwell
Doles
20
84
84
Canyon
Homedale
Lower Deer Flat
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS

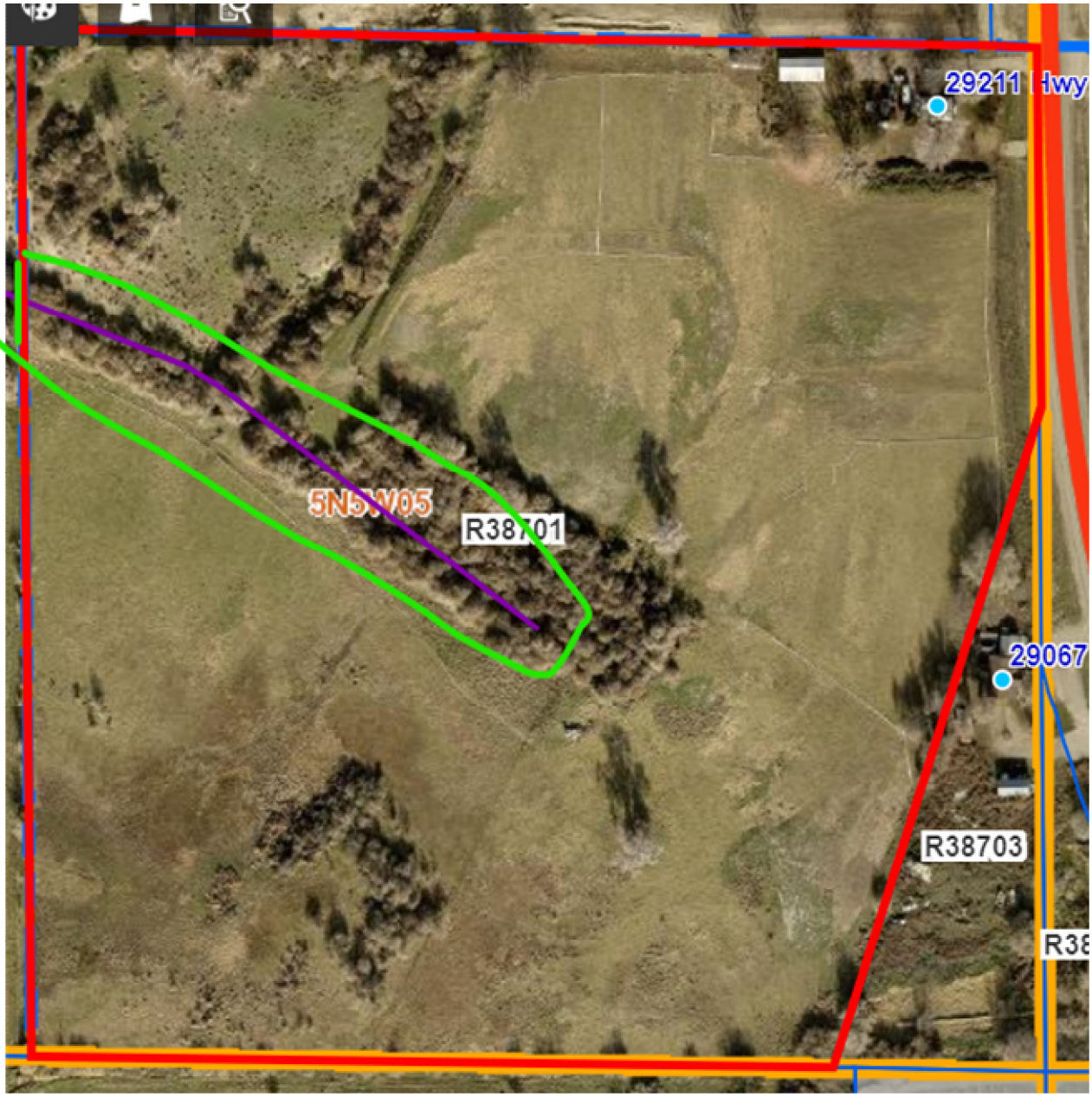
Exhibit D6

Emily Bunn

From: Vince Sevy <vince.fcdc@gmail.com>
Sent: Tuesday, August 11, 2026 12:59 PM
To: Emily Bunn
Cc: fcdc1875@gmail.com
Subject: Re: [External] Re: CR2025-0018/OR2025-0017

Il do not know that is outside of our maintenance area
On Tue, Aug 11, 2026 at 12:56 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Thank you for your comment.
>
> I did notice there was potentially a lateral running through the property (I boxed it green below). Is this a public irrigation facility? Or is it private? If it is public, is there an irrigation easement associated with the property?
>
> Also, does this property have surface irrigation water rights through you irrigation district?



Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Vince Sevy <vince.fcdc@gmail.com>
Sent: Tuesday, August 11, 2026 12:19 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: fcdc1875@gmail.com
Subject: [External] Re: CR2025-0018/OR2025-0017

The Highway, District designation of property will have no effect on our irrigation system system

On Tue, Aug 11, 2026 at 12:16 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> I wanted to follow up on my email below to see if you have any comments?
>
> Also I believe the application link I sent has since updated to this link:
> https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1252
>
> Thank you for your time.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Emily Bunn
Sent: Thursday, August 6, 2026 8:39 AM
To: fcdc1875@gmail.com; vince.fcdc@gmail.com
Subject: CR2025-0018/OR2025-0017

Hello,

I hope your day is treating you well.

I am working on a comprehensive plan amendment and conditional rezone case for Notus-Parma Highway District No. 2 for Parcel R38701 (Address: 29211 Hwy 95, Parma, ID 83660). Their plans include changing the future land use designation to industrial and changing the current zone to a light industrial zone (with conditions) for the purposes of moving their highway district facility and potentially future industrial and commercial uses. You can review their application further here: https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/906

I see there is potentially a lateral of some sort located on the property. If this is owned by Farmers Cooperative Ditch Co., do you have the easement width? Also, are there surface water rights available to the property? If you have another comments or information to provide, feel free to provide those.

Thank you for your time.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Exhibit D7

Emily Bunn

From: Mayor Account <mayor@cityofparmaidaho.org>
Sent: Tuesday, August 11, 2026 1:31 PM
To: Emily Bunn; Clerk Account
Subject: [External] RE: CR2025-0018/OR2025-0027

The City of Parma has no concerns about the re-zone. Thanks, Angie

---

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, August 11, 2026 12:15 PM
To: Clerk Account <clerk@cityofparmaidaho.org>; Mayor Account <mayor@cityofparmaidaho.org>
Subject: RE: CR2025-0018/OR2025-0027

Hello,

I apologize about the link not working. If you got to the below link, it should take you to the main land hearings page. Once you are on this page, push the arrow to go to the next month (September 2026). Under the P&Z Commission hearing list, Notus-Parma Highway District No. 2 should be listed under September 17. Once you press on that, it should take you to their hearing slot and show you a link to their application.

Main Land Use Hearing Page: https://landhearingsagenda.canyoncounty.id.gov/Landing

You can also try this link to see if it takes you to the application:
https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1252

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Emily Bunn
Sent: Thursday, August 6, 2026 8:46 AM
To: clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org
Subject: CR2025-0018/OR2025-0027

Hello,

I hope your day is treating you well.

I am working on a comprehensive plan amendment and conditional rezone case for Notus-Parma Highway District No. 2 for Parcel R38701 (Address: 29211 Hwy 95, Parma, ID 83660). Their plans include changing the future land use designation to industrial and changing the current zone to a light industrial zone (with conditions) for the purposes of moving their highway district facility and potentially future industrial and commercial uses. You can review their application further here: https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/906

I am reaching out to see if the City of Parma has any comments on this application due to the proximity to the city limits and the parcel being located in Parma's Area of City Impact. Please let me know even if you do not have any comments or concerns.

Thank you for your time.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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Wednesday
1pm – 5pm

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Exhibit D8

Emily Bunn

From: Caitlin Ross
Sent: Thursday, August 13, 2026 2:30 PM
To: Emily Bunn
Subject: FW: [External] RE: Legal Notice CR2025-0018/OR2025-0027 / Notus Parma Highway District #2

FYI – thanks!

Caitlin

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Thursday, August 13, 2026 2:25 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Legal Notice CR2025-0018/OR2025-0027 / Notus Parma Highway District #2

Emily – Nampa has no comments. 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: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, August 13, 2026 12:03 PM
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; Robyn Sellers <sellersr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <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; zwagoner@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 <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; Elijah Effinger (Fire District) <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; lriccio@hwydistrict4.org; kwartman@hwydistrict4.org;

bobw@gghd3.org; office@gghd3.org; eddy@nampahighway1.com; gwatkins@nphd.net; admin1@kunalibrary.org; admin2@kunalibrary.org; lizardbuttelibrary@yahoo.com; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; developmentreview@blackcanyonirrigation.com; aflavel.bkirrdist@gmail.com; tritthaler@boiseproject.org; gashley@boiseproject.org; irr.water.3@gmail.com; kchamberlain.fcdc@gmail.com; office@idcpas.com; fcdc1875@gmail.com; farmers.union.ditch@gmail.com; irr.water.3@gmail.com; wilders04@msn.com; irrigation.mm.mi@gmail.com; tammy.middletonirrigation@gmail.com; nmid@nmid.org; eolvera@nmid.org; nyirrigation@nyid.org; kirk@pioneerirrigation.com; sheepmama25@gmail.com; fcdc1875@gmail.com; fcdc1875@gmail.com; Mack@settlersirrigation.org; kchamberlain.fcdc@gmail.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; wilderirrigation10@gmail.com; drain.dist.2@gmail.com; bryce@sawtoothlaw.com; scott_sbi@outlook.com; farmerhouston@gmail.com; projectmgr@boiseriver.org; testrada@starswd.com; jlucas@achdidaho.org; clittle@achdidaho.org; brentc@brownbuscompany.com; gis@compassidaho.org; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; ITDD3PERMITS@ITD.IDAHO.GOV; Airport.Planning@itd.idaho.gov; webmaster@valleyregionaltransit.org; smm5156@gmail.com; deb0815@yahoo.com; kunacemetery@gmail.com; 3tjj@frontiernet.net; melbacemetery@gmail.com; middletoncemdist13@gmail.com; ann_jacops@hotmail.com; prchuston@gmail.com; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; tryska7307@gmail.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>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; roger@amgidaho.com; Historic Preservation (Canyon County Parks) <pr.historicpreservation@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; middletown.rich@gmail.com; Jim Lunders <jlunders@2cmad.org>; jshoemaker@blm.gov; MGRodriguez@usbr.gov; edward_owens@fws.gov; BRO.Admin@deq.idaho.gov; kenny.huston@oer.idaho.gov; Brenna.Garro@oer.idaho.gov; peter.jackson@idwr.idaho.gov; maureen.oshea@idwr.idaho.gov; file@idwr.idaho.gov; smith.carolyn.d@epa.gov; John.Graves@fema.dhs.gov; idahoaaa@gmail.com; Zlathim@IDL.idaho.gov; brandon.flack@idfg.idaho.gov; Aubrie.Hunt@dhw.idaho.gov; tricia.canaday@ishs.idaho.gov; info@shpo.idaho.gov; patricia.hoffman@ishs.idaho.gov; stevie.harris@isda.idaho.gov; laura.johnson@isda.idaho.gov; tate.walters@id.usda.gov; shawn.cafferty@usda.gov; noe.ramirez@usda.gov; cenww-rd-boi-tv@usace.army.mil; laura.j.freedman@usps.gov; Rakesh.N.Dewan@usps.gov; Chad.M.Franklin@usps.gov; Melvin.B.Norton@usps.gov; Tammi.L.Barth@usps.gov; henry.medel@usps.gov; Khrista.M.Holman@usps.gov; Rochelle.Fuquay@usps.gov; leroy.eyler@usps.gov; marc.c.boyer@usps.gov; cballard@co.owyhee.id.us; gmprdjennifer@gmail.com; lisaitano@me.com; scott@fccnw.com; srcsbinfo@gmail.com; tottens@amsidaho.com; melvin.b.norton@usps.gov; scott.hauser@usrtf.org; info@destinationcaldwell.com; makline2@marathonpetroleum.com; tammie@fareidaho.org; Media - KBOI TV News <news@kboi2.com>; Media - KIVI News <news@kivitv.com>; Media - KTVB News <ktvbnews@ktvb.com>; 670@kboi.com; Media - IPT Newsroom <newsroom@idahopress.com>; middletonexpress1@gmail.com; rmorgan@kellerassociates.com
Subject: Legal Notice CR2025-0018/OR2025-0027 / Notus Parma Highway District #2

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Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including

school districts and media. A copy of the application can be found on our Land Hearings website at Land Hearings | Canyon County.

No response is required from your agency unless you have input on the proposed project.

Contact the planner of record, **Emily Bunn** at emily.bunn@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,

Caitlin Ross
Hearing Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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Exhibit D9

Emily Bunn

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Monday, August 17, 2026 11:28 AM
To: Emily Bunn
Subject: [External] re: Legal Notice CR2025-0018/OR2025-0027 / Notus Parma Highway District #2
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Emily,

The site is not located in the floodplain; therefore I have no comments.



I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.

Thank you,
Maureen O'Shea, CFM
Floodplain Specialist
Idaho Dept. of Water Resources
322 E. Front Street, PO Box 83720,
Boise, ID 83720-0098
Office # 208-287-4928
Cell # 208-830-4174
Maureen.OShea@idwr.idaho.gov
https://www.idwr.idaho.gov/floods/

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, August 13, 2026 12:03 PM
To: Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>;
Subject: Legal Notice CR2025-0018/OR2025-0027 / Notus Parma Highway District #2

Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media. A copy of the application can be found on our Land Hearings website at Land Hearings | Canyon County.

No response is required from your agency unless you have input on the proposed project.

Exhibit D10

Communities in Motion (CIM) Development Review Checklist

Development Name:	OR2025-0027/CR2025-0018
CIM Vision Category:	Future Neighborhood
Consistent with CIM Vision?	YES
New Households:	0
New Jobs:	±100





Safety

How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

US Highway 20/26/95

Pedestrian level of stress	✗
Bicycle level of stress	✗



Economic Vitality

To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access	✓
Impact on Existing Surrounding Farmland	✗
Net Fiscal Impact	N/A



Convenience

What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop	✗
Nearest public school	✗
Nearest public park	✓



Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation	✓
Automobile Transportation	
Public Transportation	
Roadway Projects	✓

✓ **Improves performance** ✓ **Does not improve or reduce performance** ✗ **Reduces performance**

Comments:
Improvements to US Highway 20/26/95 may improve bicycle and pedestrian safety. The Fiscal Impact for this project was not calculated as the property is owned by a government agency.

Who we are: *The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with Communities in Motion, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available online. See the Development Review User Guide* for more information on the red, yellow, and green checklist thresholds.

https://compassidaho.org/
info@compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the COMPASS Complete Network Policy (No. 2022-01). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network map for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

Corridor Name:	US Highway 20/26/95
Primary Use:	Public Transportation
Secondary Use:	Freight

Contact the planner of record, **Emily Bunn** at emily.bunn@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,
Caitlin Ross
Hearing Specialist
Canyon County Development Services Department

EXHIBIT E

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

Planning & Zoning Commission

Case # CR2025-0018/OR2025-0027

Hearing Date: September 17, 2026

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. "	

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- **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?	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):

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**

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S, SE, and SW	**Agricultural Uses, Cemetery, and City of Parma Wastewater Treatment Facility**	**Agricultural (A) Zone and City of Parma's Limits**	**Light Industrial (M-1) Zone**
E	**Parma Rural Fire District, City of Parma, and Agricultural Uses**	**Single-Family (R-1) Zone**	**Light Industrial (M-1) Zone**
W	**Agricultural Uses**	**Agricultural (A) 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**).

DRAFT

	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 some of the uses being potentially impactful to the surrounding area, such as a fertilizer processing facility, food processing facility, and gravel pit (long-term), the Planning and Zoning Commission is recommending that these be required by conditional use permit instead of outright permitted, so additional review and mitigation measures can be added if these uses are later proposed on site (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 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, and #3g).	
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:** 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**	**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**

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Yes		**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. 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	

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	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**).

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 #CR2024-0012, 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 _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

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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: _____

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ATTACHMENT A

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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
        - Agricultural research facility
        - Agriculture
        - Animal facility (small) on 5 acres or more
        - Animal facility (small) on less than 5 acres
        - Animal hospital
        - Animals
        - Bulk Storage as an accessory use of any flammable liquid above or below ground
        - Caretaker residence
        - Church
        - Commercial and private off-street parking facilities for vehicles
        - Contractor shop
        - Equipment rentals (outdoor)
        - Farm implement sales or service, farm supply sales
        - Firewood sales
        - Fireworks sales
        - Indoor recreation
        - Kennel
        - Landscape business
        - Mortuaries, cremation, and funeral home
        - Museum
        - Nursery
        - Nursery (retail/wholesale)
        - Outdoor sales or displays (accessory to allowed use)
        - Private tower with antenna
        - Public uses and quasi-public uses
        - Radio, television and broadcasting stations
        - Rehabilitation of manufactured/mobile homes
        - Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants

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- Sale (commercial) of hay, grain, seed and related supplies
- Sale of heavy building materials and machinery
- Sale of savage goods
- School (vocational or trade)
- Similar uses to allowed use
- Staging area
- Telecommunication facility
- Theater
- Transit or trucking terminal and/or service facility
- Utility distribution system
- Utility facility
- Vehicle fueling station with convenience store
- Vehicle sales lot
- Vehicle service facility
- Warehousing, wholesaling, and distribution facilities
- Winery, distillery, brewery

b. Due to the proximity to residential uses and zoning, the following uses shall be permitted through a conditional use permit:
    - Airpark
    - Batch plants
    - Bulk Storage for wholesale distribution of any flammable liquid above or below ground
    - Fertilizing processing facility
    - Food processing facility
    - Light manufacturing, assembly, testing and/or packaging facilities
    - Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses
    - Mineral extraction (long-term)
    - PUDs
    - Rendering plant
    - Similar uses to a conditional use
    - Taverns, lounges, or wine bars
    - Water infiltration
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)).

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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)).

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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

HEARING CRITERIA – CCCO §07-06-03(1): The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals, and policies:		
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."	

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- **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):

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? **Yes**	**C**	**Is the proposed comprehensive plan amendment compatible with surrounding land uses?**
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? **Yes**	**D**	**Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?**
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? **Yes**	**E**	**Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?**
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? **Yes**	**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.**
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.	

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	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**).

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 _____ 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: _____