

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

In the matter of the application of:

Good News Community Church Inc. – CU2025-0027

The Canyon County Planning and Zoning Commission considers the following:

The applicant, Daniel Mangeac, representing Good News Community Church Inc., is requesting a conditional use permit for a church, on approximately 5.97 acres in a “R-R” (Rural Residential) zone. The proposed primary use includes utilizing the existing structure (Union High School) as a church, accessory uses include a daycare center (with 59 children), education center and activities customary and related to the primary use of a church. Hours of operation are 6 a.m. to 9 p.m. daily. The subject property is located at 506 Fletcher Drive, Nampa, Idaho, 83686, also referenced as Parcel R29383, a portion of the northwest quarter of Section 10, T2N, R2W, BM, Canyon County, Idaho.

Summary of the Record

I. The record is comprised of the following:

- A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0027.
 - 1. All exhibits are located in the case staff report dated October 1, 2026.

Applicable Law

- I. 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 §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), CCCO §07-13-03 (off Street Parking and Loading Requirements), CCCO §07-15-09 (Daycare Facilities) and CCCO §09-11-25 (Area of City Impact Agreement).
 - a. Notice of the public hearing was provided pursuant to CCCO §07-05-01, Idaho Code §67-6509 and 67-6512.
 - b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.
 - c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCCO §07-07-01.
 - d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development; (6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school

districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

2. 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, 07-07-01.
3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).
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.
6. 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, CU2025-0027, was presented at a public hearing before the Canyon County Planning and Zoning Commission on October 1, 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 Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Staff Review		
Criteria Met?	Code Section	Analysis
Met	1	Is the proposed use permitted in the zone by conditional use permit?
Analysis		The primary proposed use as a church is permitted in the "R-R" (Rural Residential) zone by conditional use permit, pursuant to County Ordinance (§07-10-27). The proposed uses consists of a primary use of a church and accessory uses include a daycare center, education center and customary and related activities associated with the primary use. Canyon County Code of Ordinance (CCCO) §07-02-03 Definitions Enumerated: <i>CHURCH: An establishment by design and construction which is primarily intended for the conducting of organized religious services, meetings, and associated activities.</i> <i>DAYCARE: Care and supervision of children not related by blood or marriage to the caregiver, for compensation during part of a twenty four (24) hour day in a place other than the home of the children being cared for. Daycare can be provided in the following facilities:</i> <i>- Daycare Center: A home, place, or facility for daycare of thirteen (13) or more children.</i> <i>SCHOOL (PUBLIC OR PRIVATE): "Public or private schools" means an institution of learning or instruction primarily catering to minors, whether public or private, which is licensed at such facility by either the city or the State of Idaho. This definition includes nursery schools, kindergarten, elementary schools, junior high schools, middle high schools, senior high schools or any special institution of learning under the jurisdiction of the State Department of Education, but not including professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges.</i> <i>SPECIAL EVENTS: Any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events and parties, dances, concerts, footraces and walks, bazaars, and harvest festivals.</i>

	A daycare facility with more than thirteen (13) children and special events require a commercial zoning designation and is prohibited in the “RR” (Rural Residential) zone. Due to the request aligning with previously approved decision on the subject property and an accessory use to the church, the daycare may proceed under the conditional use permit and will not require the applicant to rezone the property to a commercial or a mixed-use arterial zone. The special events shall be related to the primary use of the church. <i>See condition of approval No. 11B.</i> The uses are considered an accessory use to a permitted use of a church in accordance with CCCO §07-10-27 Zoning and Land Use Matrix. <i>See project description analysis contained in Section two (2) detailing the nature of the request.</i>	
Criteria Met?	2	What is the nature of the request?
Met		
Analysis	The nature of the request consists of a conditional use permit for a church with related activities, daycare center, and education center. The proposed uses will take place in the existing structure on the subject property (Exhibit B4 & B5 of the Staff Report). The structure is 58,219 sq ft. on 5.97 acres in the “A” (Agricultural) zone. CHURCH • Church ministries include worship, bible study and community outreach to take place on site. • The applicant proposes two (2) Sunday Services at 9:30 a.m. and 11:15 a.m. Bible study takes place on Wednesdays 5 p.m. to 9 p.m. • The size of the congregation is approximately 250 people including staff members and volunteers. • Church services will primarily take place in the gymnasium and classrooms (Exhibit B5 of the Staff Report). • There will be one (1) full time pastor, two (2) administrative staff members and a 25-40 persons volunteer team to aid in worship, children’s ministry and associated church events. • The applicant proposes to hold activities such as weddings, funerals and outreach accessory to the primary use of a church (Exhibit B2 of the Staff Report). <i>See condition of approval No. 11B.</i> DAYCARE CENTER • A daycare center is proposed as an accessory use to the primary function of a church. The daycare will have no more than 59 children consistent with the previous approved daycare facility on the property (Exhibit C4 of the Staff Report). The intent is to support working parents by providing local childcare. • Hours of operation for the daycare are Monday through Friday 6 a.m. to 7 p.m. Morning drop-off hours are between 6-9 a.m. and pick-up times are between 4-6 p.m. • The daycare will be held in the east wing of the existing structure with an outdoor play area. Approximately 11,000 square feet of the building is dedicated to the daycare’s use and will be separated from the remainder of the building to ensure the children’s safety (Exhibit B5 & B14.2 of the Staff Report). • The existing playground will be updated and located on the east side of the building. Approximately 5,959 square feet of outdoor play area is dedicated to the daycare’s use (Exhibit B12 of the Staff Report). The playground area is enclosed by a 6 foot chain linked fence. • The applicant proposes all staff members and volunteers have a background check who have contact with children. • The exact number of caregivers is to be determined; however, the applicant proposes 14 caregivers. The ratio of caregiver to child(ern) shall comply with Idaho Department of Health and Welfare’s guidelines (Exhibit B1 of the Staff Report). <i>See condition of approval No. 16f.</i> • <i>See table 2 for additional requirements and standards for daycare facilities.</i> EDUCATION CENTER • Existing classrooms will be utilized for Christian education and Sunday school on Sundays and Wednesdays.	

	• The education center is not a traditional school; it will be open to all ages, open to the congregation and the broader community for learning and discipleship training. Classes include, but are not limited to, Bible study, prayer groups, budgeting, parenting classes and similar like classes. • Nampa's future land use designates the subject property as Educational zoning (Exhibit C5.6 of the Staff Report). • The intent is to offer moral, social and spiritual grounding for children. • The number of volunteer teachers and students is to be determined; however, the applicant anticipates no more than 60 to 100 total people utilizing the education center. GENERAL • Hours of operations are Monday through Sunday 6 a.m. to 9 p.m. • There are 132 parking spaces of which five (5) are ADA compliant. A parking and circulation plan was submitted on July 24, 2026, the parking plan was revised and updated on September 17, 2026 (Exhibit B9 & B10 of the Staff Report). There is a loading area in the front of the building. • The exterior of the structure will generally remain consistent with the existing structure on site. • The applicant proposes to update the existing signage to include Good News Community Church branding. <i>See condition of approval No. 10.</i> • The intent of the request is to have a Christ centered environment intended to serve local families, provide early education and childcare support according to the operation plan (Exhibit B2 of the Staff Report).	
Criteria Met?	3	Is the proposed use consistent with the comprehensive plan?
Met		
Analysis	The proposed uses are consistent with the 2030 Comprehensive Plan with proposed conditions of approval. The subject property is zoned "RR" (Rural Residential) with a future land use designation of "A" (Agriculture), located in Nampa's area of impact. The City of Nampa has designated the subject property as Education, Public Administration, Healthcare and other institutions in their comprehensive plan. <u>Chapter 1: Property Rights</u> G1.01.00 <i>Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.</i> P1.01.03 <i>Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.</i> G1.02.00 <i>Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.</i> Canyon County values the applicants' and surrounding neighbors' private property rights and may support the applicants' requests and surrounding neighbors' rights by adding mitigating conditions to the proposed conditional use permit. The property owner submitted a conditional use permit to operate a church, daycare and education center on the subject property (Exhibit B of the Staff Report). <u>Chapter 2: Population</u> G2.01.00 <i>Incorporate population growth trends & projections when making land-use decisions.</i> G2.02.00 <i>Promote housing, business, and service types needed to meet the demand of the future and existing population.</i> The proposed use of a church and daycare center would provide a "church and learning center to serve families, support early development and enhance social and spiritual welfare in the area" (Exhibit B2 of the Staff Report). Approval of the conditional use permit will allow the applicant to provide a service to the community as supported by the comprehensive plan. <u>Chapter 4: Land Use and Community Design</u> P4.01.02 <i>Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.</i>	

	<i>A4.01.01b Coordinate land-use planning with adjoining counties, cities, and other agencies and groups.</i> <i>P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.</i> <i>P4.04.02 Align planning efforts in areas of city impact.</i> <i>G4.06.00 Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment.</i> The subject property is located in Nampa's area of impact; Canyon County 2030 Comprehensive Plan promotes development in areas of city impacts. The surrounding area is primarily used for residential purposes, the requested use may have minimal impact to the surrounding residential uses however, may be compatible, with proposed conditions of approval to limit the hours of operations, noise levels, parking etc. <i>See Code Section four (4) for a compatibility analysis between the proposed and existing land uses.</i> The site is capable of accommodating the proposed use and the location of the site balances the surrounding rural residential area and Nampa's future land use designation (Exhibit C5.6 of the Staff Report). <u>Chapter 8:Transportation</u> <i>A8.02.01a Require all new developments to be accessible and regularly maintain roads for fire protection and emergency service purposes.</i> The applicant submitted a parking and circulation plan to Development Services (Exhibit B9& B10 of the Staff Report). According to Nampa Highway District the existing paved approach from the previous use of a school is sufficient to operate the requested use. Additionally, as a proposed condition of approval, the applicant shall meet all applicable highway and fire district requirements prior to the commencement of use. Canyon County supports development in compatible areas with appropriate conditions added to mitigate concerns that may arise; therefore, the comprehensive plan may support the requested use of a church, daycare and education center on the subject property.																						
Criteria Met?	4	Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?																					
Met																							
Analysis	The proposed use will not be injurious to other property in the immediate vicinity and/or will not negatively change the essential character of the area with the proposed conditions of approval. Adjacent Existing Conditions within 1,000 feet of the subject property: <table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N</td><td>Residential</td><td>Rural Residential</td><td></td></tr><tr><td>E</td><td>Residential</td><td>Rural Residential</td><td></td></tr><tr><td>S</td><td>Residential</td><td>Rural Residential</td><td></td></tr><tr><td>W</td><td>Agricultural</td><td>Rural Residential</td><td></td></tr></table> "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) Based on the surrounding land use and zoning the primary character of the area is rural residential with residential uses. Surrounding Land Use Cases: Within a 1,000 foot radius of the subject property there is not a land use case. In the surrounding area nearby land use cases include a comprehensive plan map amendment, rezone and conditional rezone to residential zones (Exhibit C5.7 of the Staff Report). Character of the Area: The subject parcel is in a predominantly residential area. There are four (4) platted subdivisions within a 600' radius of the subject property. Nampa city limits is approximately a quarter of a mile north of the subject property. The City of Nampa has designated the subject property as Education, Public Administration, Healthcare and Other Institutions in their comprehensive plan. The surrounding area in Nampa's comprehensive plan is designated as Commercial and Medium Density Residential (Exhibit C5.6 of the Staff Report). <i>See Table 3 for analysis on the City of Nampa zoning and area of impact.</i> Canyon County has designated the surrounding area for agricultural zoning in the 2030 Comprehensive			Direction	Existing Use	Primary Zone	Other Zone	N	Residential	Rural Residential		E	Residential	Rural Residential		S	Residential	Rural Residential		W	Agricultural	Rural Residential	
	Direction	Existing Use	Primary Zone	Other Zone																			
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	Plan (Exhibit C5.7 of the Staff Report). To the north, east and south of the subject property is residential parcels. Directly to the west of the subject property, the parcel will be utilized for residential purposes. Additionally, there is a large agricultural field west of the subject property. The site is serviced by Schober and Fletcher Drive. The subject property has minimal slopes on site, and the existing infrastructure will be utilized to minimize changes to the character of the area. A site visit was completed on May 14, 2026 and photos of the site can be found in Exhibit D of the Staff Report. The requested use is not expected to negatively impact the character of the area with the proposed conditions of approval. Compatibility Analysis: The proposed uses are not anticipated to interfere with the surrounding residential and agricultural uses as the site has existed as a school since the 1960's and a daycare center approved in 2016. The existing structures footprint will not be expanded and the proposed number of children for the daycare is slightly less than the previous approval with 59 kids. The requested use is anticipated to be well suited in the proposed location. The proposed uses are not anticipated to exclude or diminish one another's use of public and private services. The use will utilize its own septic system, utilities and stormwater will be retained on site. <i>See Code Section five (5) for services to the subject property.</i> The potential interactions between the proposed uses and the existing uses are anticipated to be minimal, if and when there is interactions it's anticipated to be positive according to the applicant's letter of intent (Exhibit B1 of the Staff Report). The applicant will schedule events with notifications to minimize negative interactions with surrounding neighbors. Conditions regarding hours of operations, fencing, number of children, complying with agency requirements etc. have been proposed to minimize interferences and conflicts with existing uses and mitigate concerns to allow for compatibility. Potential Impacts: The proposed use may cause an increase in traffic on Schober and Fletcher Drive as the applicant anticipates 286 average daily trips will be generated by the requested uses. Peak trips will be generated during morning and evening commutes for pick-up and drop-off for the daycare center and on Sundays due to the Services. The Church will provide two (2) services to alleviate traffic concerns. Increased noise levels with the daycare center and related activities may be associated with the requested use however, as a proposed condition of approval all amplified noise shall cease by 9 p.m. Additional conditions have been proposed to mitigate potential negative impacts. One (1) public comment was received in favor of the request stating the requested use is appropriate for the neighborhood (Exhibit F1 of the Staff Report).	
Criteria Met?	5	Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?
Met		
Analysis	The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use with proposed conditions of approval. Water: The applicant proposes to use an individual domestic well on site. According to Nampa Fire District the subject property does not have adequate water supply available. If required, the applicant may need to install a fire hydrant as required by the fire code official according to Nampa Fire District (Exhibit E4 of the Staff Report). <i>Condition of approval No. 4 states, the applicant shall meet Nampa Fire District requirements and have adequate water services prior to the commencement of use.</i> Sewer: There is an existing individual septic tank and drainfield located to the north and northeast of the structure contained within the subject property (Exhibit C2 of the Staff Report). Southwest District Health (SWDH) was notified of the request on March 27, 2026 and provided comments on March 30, 2026 stating the existing septic system may not have sufficient capacity to support the proposed use. The applicant worked with SWDH to obtain adequate sewer services to accommodate the use on July 7, 2026 (Exhibit E6.2 of the Staff Report). Irrigation: Irrigation is provided via well and the subject property has pressurized irrigation. Boise Project Board of Control provided comments on April 2, 2026 stating the subject property has a water right and there are no Boise Project or Boise-Kuna Irrigation District facilities on site. The applicant shall provide an irrigation and drainage place to comply with Idaho code 31-3805. <i>See Exhibit E3 of the Staff Report for Boise Project Board of Control's full comment letter. See condition of approval No. 9.</i> The applicant	

	submitted an irrigation and drainage plan approved by Boise Project Board of Control on August 11, 2026 (Exhibit B8 of the Staff Report). The requested uses are anticipated to have an adequate irrigation system for the proposed use. Drainage/ Stormwater drainage facilities: The applicant proposes to retain stormwater on site. There is landscaping around the north to east boundary of the subject property that will aid in retaining stormwater on site. An irrigation and drainage plan was submitted to Development Services and approved by Boise Project Board of Control (Exhibit B8 of the Staff Report). Utility Systems: The proposed use is anticipated to have adequate utilities to operate the proposed use. The applicant may contact utility companies if additional utilities are required for the use. Building: The applicant shall receive a certificate of occupancy prior to the commencement of use and comply with applicable building regulations. <i>See condition of approval No. 7 & 13.</i> The parking plan shall be in compliance with building regulations (Exhibit B9 of the Staff Report).	
Criteria Met?	6	Does legal access to the subject property for the development exist or will it exist at the time of development?
Met		
Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject property takes access off of Fletcher Drive. The property has 510 feet of frontage, with three (3) approaches on Fletcher Drive on the east, center and west side of the southern property line. There is approximately 54 feet of frontage along Schober Drive. The approaches have existing paved aprons from the previous land use. No new access will be permitted to the subject property according to Nampa Highway District No. 1 (Exhibit E1 of the Staff Report). The circulation plan can be found in Exhibit B10 of the Staff Report.	
Criteria Met?	7	Will there be undue interference with existing or future traffic patterns?
Met		
Analysis	There will not be undue interference with the existing and/or future traffic patterns. The subject property is located on Fletcher Drive classified as a non-collector roadway per Canyon County Comprehensive Plan Functional Classification Map (Exhibit C6 of the Staff Report). The applicant anticipates a total of 286 average daily trips (Exhibit B14.1 of the Staff Report). • The church is anticipated to generate 180 average daily trips; on Sundays the applicant anticipates between 180 and 400 vehicles trips. On Wednesday the applicant anticipates between 60 and 120 vehicles trips generated. • The daycare is anticipated to generate 76 average daily trips which includes employees coming to and from the site. • The education center is anticipated to generate 30 average daily trips when classes are offered. Idaho Transportation Department (ITD) was notified of the application on March 27, 2026, and comments were received on March 31, 2026, stating there are no concerns at the time of comment submittal by ITD. A Traffic Impact Study (TIS) is not warranted by the requested uses nor does it pose safety concerns according to ITD (Exhibit E3 of the Staff Report). ITD later expanded on the comment on September 21, 2026 sharing a signal is being installed on State Highway 44 and Locust Lane intersection, mitigating ITD traffic concerns (Exhibit E3.1 of the Staff Report). Nampa Highway District No. 1 (NHD1) did not provide comments regarding traffic patterns however when asked if a TIS would be warranted NHD1 stated due to the requested use aligning with the previous use, the traffic generation is expected to be similar and a TIS is not warranted (Exhibit E1.3 of the Staff Report). There are 132 proposed parking spaces. In accordance with CCCO §07-13-03(5) for a church and school, One (1) parking space shall be provided for each five (5) persons based on the building capacity. The building's square footage is 58,219 therefore, the capacity of people the building can accommodate is 1,784. Based on the building capacity the applicant shall provide 357 parking spaces per §07-13-03(5). As	

	a condition of approval, the applicant shall provide adequate parking spaces required to meet CCCO §07-13-03(5) unless waived by the hearing body. <i>See condition of approval No. 13.</i> According to the applicant no more than 250 attendees will be in the building for the primary use of the church on Sundays. Additionally, the Church will provide two (2) Sunday Services to limit the number of attendees congregating on site, lowering the number of required parking stalls. For every five (5) person the applicant shall provide one (1) parking space. The applicant proposes to provide 84 parking spaces for the primary use. No more than 59 children and 14 staff members will be in the 11,105 square foot area of the daycare center. According to the applicant's Architect, Mark Tersieff, four (4) parking spaces will be provided for the daycare's use. The education center will accommodate a total of 60 to 100 people within a 21,462 square foot area mainly made up of classrooms. According to the applicant's Architect, Mark Tersieff, 44 parking spaces will be provided for the education center. A parking and circulation plan was submitted with the application (Exhibit B9 & B10 of the Staff Report). On street parking shall be limited to the bus parking location marked in Exhibit E1.1 of the Staff Report as to not obstruct the view of oncoming traffic or disrupt the traffic flow along Fletcher Drive. <i>See condition of approval No. 13b.</i> The proposed uses are not anticipated to overlap therefore Staff finds the number of proposed parking stalls is adequate for the requested use.	
Criteria Met?		Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?
Met	8	
Analysis	Essential services will be provided to accommodate the use including, but not limited to school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use. School Facilities: Agency notice was provided to Nampa School District on March 27, 2026, and September 1, 2026, no comments were received. The proposed use is not anticipated to negatively impact school facilities. Police and Fire protection: Agency notice was provided to Nampa Police Department, Canyon County Sheriff and Nampa Rural Fire District on March 27, 2026, and September 1, 2026, and no comments were received from police protection. Nampa Fire District provided comments on April 23, 2026, with comments and concerns relating to the existing structures occupancy type, fire access, roads, egress and separation, water supply, sprinklers and alarm system. <i>See Exhibit E4 of the Staff Report for the detailed comment letter.</i> On May 14, 2026 the applicant provided a letter with the intent to comply with Nampa Fire Districts requirements (Exhibit B15 of the Staff Report). <i>See condition of approval No. 4.</i> The proposed use is not anticipated to negatively impact police and fire protection services subject to complying with Nampa Fire Districts code requirements. There is a four (4) minute emergency response time to the subject property from Nampa Fire Station 2 (Exhibit E4.1 of the Staff Report). Emergency Medical Services: Agency notice was provided to Canyon County's Emergency Management Coordinator and Canyon County Paramedics on March 27, 2026 and September 1, 2026, no comments were received. The applicant submitted an emergency exit plan on July 24, 2026 (Exhibit B11 of the Staff Report). The proposed use is not anticipated to negatively impact emergency medical services. Irrigation Facilities: Boise Project Board of Control provided comments on April 2, 2026, stating the subject property has a water right and there are no Boise Project or Boise-Kuna Irrigation District facilities on site. The applicant shall provide an irrigation and drainage plan to comply with Idaho code 31-3805. The applicant submitted an irrigation and drainage plan on July 24, 2026 (Exhibit B8 of the Staff Report). On August 11, 2026 Boise Project Board of Control confirmed the irrigation and drainage plan provided meets their requirements (Exhibit E3.1 of the Staff Report). The proposed use is not anticipated to negatively impact irrigation facilities.	

Table 2. Daycare Facilities – Additional Requirements/standards: CCCO §07-15-09

07-15-09: DAYCARE FACILITIES ADDITIONAL REQUIREMENTS/STANDARDS:		
County Ordinance and Staff Review		
Criteria Met?	Code Section	Analysis
Met	1	If a daycare facility is approved the director shall specify the maximum number of children within the decision.
Analysis		The applicant proposes to have no more than 59 children on site related to the daycare center. <i>See condition of approval No. 16a restricting the use to a maximum of 59 children.</i>
Criteria Met?		Group daycare facility and daycare center general standards:
Met	2	A. There shall be a minimum of thirty five (35) square feet of net floor area indoors per child. This space shall be measured wall to wall in rooms that are regularly used by the children, exclusive of halls, bathrooms, and kitchen. B. On site vehicle pick up and turnaround areas shall be provided to ensure safe discharge and pick up of children, in addition to the required off street parking for the dwelling. C. The applicant or owner shall secure and maintain a basic daycare license from the state of Idaho department of health and welfare family and children's services division. D. The applicant shall provide a minimum outdoor play area of one hundred (100) square feet per child. The minimum play area requirement may be waived if: 1. There is greater or equal area of parks that abut the facility that can be used by the children; or 2. The program design is such that the number of children using the play area at any one time conforms to the one hundred (100) square feet per child criteria. E. All outdoor play areas shall be completely enclosed by a minimum six foot (6') barrier to secure against exit/entry by small children and to screen abutting properties. The fencing material shall meet the swimming pool barrier requirements of the Canyon County building code as set forth in chapter 6 of this code. (Ord. 11-003, 3-16-2011)
Analysis		A. The applicant proposes to utilize approximately 10,000 square feet of net floor area for the purposes of the day care, exceeding the minimum 35 square feet of space per child. Halls, bathrooms and kitchens are not accounted for in the dedicated indoor space devoted to the children's care. B. Pick-up and drop-off areas are marked in Exhibit B10 of the Staff Report. The parking and circulation plan ensure safe pick-up and drop-off of children to the daycare. The applicant proposes to exclusively use the site for all parking, turn around and loading areas. The driveway is paved with ample space for safe turn around (Exhibit B9 of the Staff Report). C. As a proposed condition of approval, the applicant shall secure and maintain a daycare license from the State of Idaho Department of Health and Welfare family and children's services division prior to the commencement of the daycare's use. D. The applicant proposes 5,959.86 square feet of outdoor play area located to the east of the building meeting the minimum 100 square feet of outdoor play area per child. E. The outdoor play area shall be enclosed by a 6' sight obscuring fence (Exhibit B12 of the Staff Report). See condition of approval No. 16c.

Table 3. Area of City Impact

CCCO 09-11-01: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Nampa area of city impact, the following ordinances apply, but the city of Star ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Review		
Criteria Met?	Code Section	Analysis

Met	09-11-25	The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection <u>09-11-17(3)</u> of this article. §09-11-17(3): Comprehensive Plan Amendment Proposals: All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.
Analysis	Area of City Impact: The Nampa area of city impact consists of an area in unincorporated Canyon County where development or use of land affects, or may affect, the City of Nampa in consideration of trade areas, geographic factors and areas that can reasonably be expected to be annexed to the City of Nampa in the future. The subject parcel is in the City of Nampa's area of impact. An agency notice was sent out to the City of Nampa on March 27 and September 1, 2026, and the City of Nampa submitted a comment on March 30, 2026, stating that the subject property's land use designation is Education, Public Administration, Healthcare and Other Institutions in Nampa's Comprehensive Plan. The proposed church, education center and daycare facility are an appropriate use in the land use designation (Exhibit E5 of the Staff Report). The subject property is adjacent to Medium Density Residential land use designation and near Commercial zoning to the northwest. The subject parcel is located approximately one thousand (1,000) feet south of Nampa city limits. The proposed use is not anticipated to negatively impact the City of Nampa.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CU2025-0027, a conditional use permit of a Church, with accessory uses of a Daycare Center, School and activities customary and related to the Church, subject to the following conditions as enumerated:

Conditions of Approval

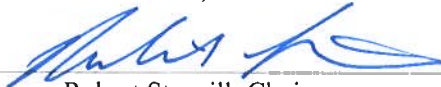
1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. The site and facility shall be maintained in compliance with CCCO Chapter 2 Article 1: Public Nuisances.
2. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
3. The conditional use permit shall be limited to Parcel R29383 and Good News Community Church Inc. This permit is not transferable to any other property or individual and is not valid for any business or use other than that specifically approved by the Planning and Zoning Commission.

4. The applicant shall comply with all applicable Nampa Rural Fire District requirements (**Exhibit E4**). A letter of compliance shall be provided to DSD at the time of certificate of occupancy.
5. The applicant shall comply with applicable Nampa Highway District No. 1 access requirements (**Exhibit E1**).
6. The applicant must meet with Southwest District Health to obtain all appropriate permits before the commencement of use. Evidence of permit approval shall be submitted to Canyon County DSD.
 - a. Prior to food preparation on-site, the applicant shall obtain all appropriate permits and approval by Southwest District Health unless waived by Southwest District Health.
7. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties. Fencing and exterior lighting 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 issuance of a certificate of occupancy (**Exhibit B12**).
8. The site and fencing shall be maintained and kept in good repair. The area and surrounding fence line shall be kept weed free and or maintained with weeds being 6" in height or less.
9. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property (**Exhibit E3**).
10. Signage shall meet CCCO §07-10-13 requirements, and shall not exceed 32 square feet as proposed by the applicant unless an additional sign permit is applied for and approved by the Director.
11. The **Church and Education Center** shall be in general conformance with the applicant's site plan and Letter of Intent (**Exhibit B1 & B4**).
 - a. The hours of operation shall be 6 a.m. to 9 p.m. daily, as proposed in the applicant's letter of intent (**Exhibit B1**).
 - b. Accessory activities shall be limited to related customary events to the primary use of the church within the hours of operations.
12. All amplified sound shall be either completely indoors or directed away from adjacent residences. All amplified sounds must cease at 9 p.m. Noise generated by activities shall not exceed 65db at the property line.
13. Before issuance of a certificate of occupancy for the church, daycare and education center, the applicant shall provide a minimum of 132 parking spaces in accordance with the building code. A parking and circulation plan shall be provided to the Development Services Department (**Exhibit B9 & B10**).
 - a. Before the submittal of a parking and circulation plan, the plan must be reviewed and approved by Nampa Fire District and Nampa Highway District No. 1.
 - b. On street parking shall be limited to the bus parking location marked in **Exhibit E1.1**.
14. The parking and circulation plan shall include landscaping and/or fencing along the southern and eastern property lines.
15. The applicant shall secure and maintain a daycare license from the state of Idaho Department of Health and Welfare family and children's services division prior to the commencement of the daycare center.
16. The **Daycare Center** shall be in conformance with the letter of intent, site and operation plan (**Exhibit B1.1, B2 & B4.1**).
 - a. Number of children: There shall be no more than 59 children enrolled in the daycare.
 - b. Hours of Operation: The hours of operation shall be Monday to Friday 6 a.m. to 9 p.m. (closed on Saturday and Sunday). Morning drop-off hours are between 6-9 a.m. and pick-up hours are between 4-6 p.m.
 - c. Fencing: A 6-foot fence shall be maintained around the perimeter of the outdoor play area.
 - d. Outdoor area: Outdoor play area (5,959.86 square feet) shall be restricted to the fenced area east of the building for the safety of the kids and neighbors (**Exhibit B12**).

- e. Indoor area: A minimum of 10,000 square feet of the building shall be dedicated to the daycare's use.
 - f. The caregiver to child ratio shall be consist with Idaho Department of Health and Welfare requirements.
 - g. No parking space shall be located in any public right of way.
 - h. The daycare shall be operated by the applicant, Good News Community Church as an accessory use otherwise the property shall be rezoned to a Commercial or Mixed Use Arterial zone to operate a daycare center.
17. The applicant shall develop an emergency response plan which shall include an evacuation plan. The emergency response plan shall be on file, and the evacuation plan shall be posted on the site (**Exhibit B11**).

DATED this 1 day of October, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO


Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 1st day of October, in the year 2026, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.



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