



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

In the matter of the application of:
CR2025-0009 – Russell and Parks

The Canyon County Planning and Zoning Commission considers the following:

A **conditional rezone** of Parcels R29423 and R29424, approximately 6.23 acres from a “R-R” (Rural Residential) zone to a “CR-R-1” (Conditional Rezone Single Family Residential) zone, subject to a development agreement. The subject properties are located at 627 and 611 Ruth Lane, Nampa, ID, also referenced as a portion of the SW¼ of Section 10, T2N, R2W, 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 CR2025-0009.
 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 §09-11-25 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, CR2025-0009, 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:

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 2030 Comprehensive Plan envisions residential use 325 feet to the east of the subject property (Staff Report Exhibit B2.10). While the Future Land Use Map designation for the property is agricultural, prior to the most recent adoption of the Comprehensive Plan in 2022, residential use was envisioned for the subject property (Staff Report Exhibit B5). If approved, the associated comprehensive plan map amendment (OR2025-0020) will restore the residential future land use designation to the property in alignment with the 2011-2022 Canyon County Comprehensive Plan. The subject property is within the Nampa Area of Impact, approximately a half mile south of the city boundary. The City of Nampa comprehensive plan designates the subject property for Medium Density Residential future land use with a gross density of 2.51 to 8 dwelling units per acre (Staff Report Exhibits B2.11, D5.1 and D5.2). While the current request will result in a lower density than envisioned by the city, municipal sewer services are not readily available to the property, and septic constraints preclude the higher city-envisioned density (Staff Report Exhibits D5.2 and D7.1). The request aligns with the following Canyon County 2030 Comprehensive Plan goals and policies: <u>Property Rights Goals and Policies</u> The request was processed per the following laws and ordinances, Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures). • <u>G1.01.00:</u> "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • <u>P1.01.01:</u> "No person shall be deprived of private property without due process of law." • <u>P1.1.03:</u> "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." <u>Population Goals and Policies</u> The City of Nampa plans for medium density residential development in this area, and COMPASS forecasts an increase of 2 households in the Traffic Analysis Zone (TAZ No. 2846) where the subject parcel is located over the next 25 years (Staff Report Exhibit B2.9). This limited planned growth within a city area of impact is supported by the following: • <u>P2.01.01:</u> "Plan for anticipated population and households that the community can support with adequate services and amenities."

	• <u>G2.02.00:</u> <i>"Promote housing, business, and service types needed to meet the demand of the future existing population."</i> <u>Economic Development Goals and Policies</u> The subject property is surrounded by residential uses and is an appropriate location for additional residential development in support of a diverse economy. • <u>G3.05.00:</u> <i>"Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."</i> <u>Land Use Policies and Goals</u> The proposed conditional rezone allows for lot sizes that are commensurate with the surrounding area within the Nampa Area of Impact where medium-density residential development is planned and does not disturb productive agricultural lands. • <u>P4.04.04:</u> <i>"Maintain a balance between residential growth and agriculture that protects the rural character."</i> • <u>P4.01.02:</u> <i>"Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."</i> • <u>G4.03.00:</u> <i>"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."</i> • <u>P4.03.02:</u> <i>"Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."</i> • <u>G4.04.00:</u> <i>"Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character."</i> • <u>P4.07.01:</u> <i>"Plan land uses that are compatible with the surrounding community."</i> <u>Housing Policies and Goals</u> The proposal will add three (3) to four (4) additional homes with an anticipated average lot size of one acre, approximately 0.5 miles from the city of Nampa and near urban/suburban amenities. • <u>Housing G11.1.00:</u> <i>"Encourage opportunities for a diversity of housing choices in the County."</i>	
Criteria Met? Yes	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to "CR-R-1" is more appropriate than the current zoning designation of "R-R". As noted in the Growing Together letter of support, the requested Single-Family Residential (R-1) zone is more consistent with the established lot pattern and residential character than the existing R-R zone (Staff Report Exhibit E1). Within a one-mile radius of the site, there are 62 platted subdivisions with an average lot size of 0.51 acres (Staff Report Exhibit B2.7). This illustrates that the proposed R-1 zone, with an average minimum lot size of 1 acre, is more consistent with surrounding land uses than the existing R-R zone, which requires a 2-acre average minimum lot size. Even within the 600-foot notification radius, the average lot size is 0.75 acres (Staff Report Exhibit B2.7). Pursuant to Canyon County ordinance 07-10-25 (2), the purpose of the existing Rural Residential "RR" zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable. The purpose of the proposed "R-1" zoning district is to promote and enhance predominantly single-family living areas at a low-density standard. The lot classification and subdivision map depict significant residential use on lots that conform to the "R-1" single-family residential 1-acre minimum lot size standard, demonstrating that the requested conditional rezone is more appropriate than the existing "R-R" Rural Residential zone. The surrounding "R-R" zoning has been in place since at least 1987, when the associated minimum lot size was 12,000 square feet unless permitted to be less by a Conditional Use Permit (Staff Report Exhibits B3 and B6). As a result, the existing Rural Residential zoning in this area has facilitated development better suited to the R-1 or R-2 zones under Canyon County's current zoning ordinance.	

	Adjacent Existing Conditions:			
	Direction	Existing Use	Primary Zone	Other Zone
	N	Residential	RR	R1, CR-R1, City
	S	Residential	RR	R1, CR-R1, C2, C1, A
	E	Residential	RR	
	W	Residential	RR	A, City
	"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)			
	Surrounding Land Use Cases:			
	• RZ2021-0004 – Rezone AG to RR- Approved • RZ2021-0039 – Rezone AG to CR-R1 – Approved • CR2021-0006 – Rezone AG to CR-RR – Denied • RZ2024-0004 – Rezone RR to CR-R1 – Approved • RZ2019-0039 – Rezone AG & C-2 to CR-M1 & Comp Plan Change – Approved • SD2023-0021 – Lake Shore Sub – Plat – Approved • VAC2024-0001 – Vacation of easement - Approved			
	The land use cases approved in the last 5 years demonstrate the area is trending towards having more residential uses.			
	See further analysis located in 07-06-07(6)A3 and A4.			
Criteria Met?	3	Is the proposed conditional rezone compatible with surrounding land uses?		
Yes				
Analysis	The proposed conditional rezone to "CR-R-1" is compatible with surrounding land uses, which are primarily residential on lot sizes similar to those proposed. 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. Per the applicant's letter of intent and site plan, the proposed conditional rezone is intended to facilitate the development of four new residential lots within a six-lot subdivision (Staff Report Exhibits A2 and A3). The updated site plan shows an average lot size of approximately 0.93 acres, which is smaller than the 1-acre minimum average lot size required in the R-1 zone. Depending on the final private road design and resulting lot sizes, the applicant may request a Planned Unit Development to allow for an average lot size slightly below the 1-acre minimum. If the lot size requirements cannot be met, the applicant could proceed with only three (3) new residential lots (five (5) total, including the existing homes). In that scenario, an administrative land division would be permitted, as no more than four (4) parcels would be created from the original parcel. The future subdivision or administrative land division would therefore contain five (5) to six (6) lots, with two (2) of those lots containing the existing residences. Whether the subdivision ultimately includes five (5) or six (6) lots, with an average lot size just below or above one acre, the proposed development will remain compatible with surrounding land uses, as demonstrated by the lot classification, subdivision maps, and associated lot report (Staff Report Exhibits B2.11, B2.6, and B2.7). See further analysis located in 07-06-07(6)A2 and A4.			
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 character of the area is predominantly residential, and the existing land use pattern aligns with the applicant's request. Within the 600-foot notification radius, the average lot size is 0.73 acres, which is smaller than the applicant's proposed lots. A broader review shows 63 subdivisions within a one-mile radius with an average lot size of 0.5 acres. Directly across Ruth Lane, Sunnyridge Subdivision No. 3 has an average lot size of 0.45 acres (Staff Report Exhibit B2.7). Although the 2030 Comprehensive Plan Future Land Use Map designates the property for future Agricultural use, the area has maintained rural residential zoning since at least 1987 (Staff Report Exhibit B3) and carried a residential future land use designation in prior comprehensive plans dating back to at least 2011 (Staff Report Exhibit B5). The property is also within the City of Nampa Area of Impact, where the city's future land use map identifies the area for residential growth. Overall, the proposed development is compatible with the residential character of the surrounding area and provides residential lots similar in size to nearby subdivisions and parcels. The following measures will be implemented to mitigate the impact The applicant has agreed to enter into a Development Agreement to ensure that the proposed future subdivision or administrative land division will complement the area character. If deemed necessary, the commission could consider restrictions on secondary residences and/or lot sizes.	
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: Individual septic systems are proposed. Comments from the City of Nampa indicate that connection to city sewer is not feasible (Staff Report Exhibit D5.2). Southwest District Health provided a comment stating that they have no concerns with the requested rezone provided all SWDH requirements are met. The applicant conducted a site evaluation, and SWDH noted that it appears that septic systems are suitable, but the applicant will need to submit a subdivision application and Subdivision Engineering Report for review if the conditional rezone is approved (Staff Report Exhibit D7). A Nutrient Pathogen Study was conducted and approved. Secondary dwellings are not approved by SWDH for the proposed subdivision without resubmitting and/or amending the NP study to include additional dwellings (Staff Report Exhibit D7.1). Water: The existing residences on parcels R29423 and R29424 are served by individual wells, and individual wells are proposed for the three (3) to four (4) new lots. Notice of the application was provided to the Idaho Department of Water Resources, but no comments were received. The subject property is not within the southern Canyon County temporary well moratorium area. Drainage: Drainage will be retained on site with on-site infiltration basins (Staff Report Exhibit A.4). Irrigation: Per the land use worksheet, the applicant intends to serve the development with gravity surface irrigation water from the Thacker Irrigation Lateral (Staff Report Exhibit A4). Boise Project Board of Control provided a comment letter outlining that they maintain and operate the Thacker Lateral and access shall not be hindered within the 25-foot easement from both directions of the canal's centerline. If the original landscape is excavated more than 10 feet within the federal easement, Boise Project will require that the canal/lateral be piped by the landowner/developer to include all required box structures and deliveries within the project boundaries (Staff Report Exhibit D1). Piped canals/laterals could get a reduced easement if agreed upon by Boise Project (Staff Report Exhibit D1). The Boise-Kuna Irrigation District provided a comment letter on October 7, 2025, stating that local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement. If the conditional rezone is	

	approved, the preliminary plat will need to reflect that irrigation water is within the Boise-Kuna Irrigation District (Staff Report Exhibit D2).	
	Utility: Utility agencies, including Idaho Power, Intermountain Gas, Century Link, and Ziply were notified of the application on September 11, 2025, June 25, 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?	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?
Yes		
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. Nampa Highway District No. 1 provided comment stating that Ruth Ln is a quarter section line road and is considered a potential collector road. As a result, 40 feet of right-of-way dedication will be required. The applicant will need to submit the required plan submittal package to the Highway District along with the associated review fees for a formal review by the Highway District with the preliminary plat or prior to the administrative land division approval. The Idaho Transportation Department provided a comment that the proposed residential subdivision will have minimal impact on SH-45 and therefore ITD has no comments.	
Criteria Met?	7	Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?
Yes		
Analysis	The subject property does have legal access for the conditional rezone, and it will exist at the time of the development. See the review and analysis detailed below. The subject properties have approximately 370 feet of frontage on Ruth Lane, a public roadway, meeting frontage requirements. A private road lot will provide access to lots within the future subdivision. The applicant's updated site plan details a private road held within a private road lot approximately 50 feet wide through proposed parcels 1 and 6; the lot narrows to approximately 30 feet for the remainder of its length. The property is within Nampa's Area of Impact, and the JEPA between the City of Nampa and Canyon County calls for the use of Nampa's subdivision standards, unless waived by the Board of County Commissioners. Private streets within Nampa are required to be constructed to public street standards, including right-of-way width, unless specifically approved by the City Engineer (Nampa 2023 Engineering Development and Policy Manual). If the conditional rezone is approved, the private road will be reviewed with the preliminary plat by the City of Nampa and all other affected agencies. The private road lot will need to be adjusted to allow for 20-foot setbacks from existing structures unless a variance can be obtained, and the road may need to be adjusted to ensure that it complies with City of Nampa private road and/or driveway standards. Alternatively, the applicant could request to utilize Canyon County Standards, which call for a 60-foot-wide private road lot that can be reduced to 50 feet with a demonstrated site constraint. The road surface needs to be 20 feet wide if serving 10 or fewer residences. Driveways that only serve two residences can be held within an easement rather than a private road lot. The private road layout may ultimately reduce the number of lots from the proposed six (6) down to five (5), two of which will retain the existing homes on Parcels R29423 and R29424. If the property is ultimately developed with only three (3) new lots in addition to the two (2) existing, then an administrative land division process could be utilized and the private road could be contained within an easement rather than a private road lot.	
Criteria Met?	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?
Yes		

Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below.
	Schools: The limited nature of the request, resulting in three (3) to four (4) new lots, is not anticipated to impact Nampa School District No. 131. No comments were received from the school district.
	Police: The property is served by the Canyon County Sheriff's Office. As conditioned, the request is not anticipated to impact the County Sheriff's Office. No comments were received from the County Sheriff's Office.
	Fire protection & Emergency Medical Services: The property is served by Nampa Fire and Canyon County Ambulance/EMS. Comments from Nampa Fire detail fire hydrant and access requirements. Fire access roads shall have a width of no less than 20 feet and shall provide an approved turn-around area. Building construction requirements of the International Building Code, International Fire Code, and City of Nampa Code will apply (Staff Report Exhibit D6). Nampa Fire Station No. 2 is approximately 1.8 miles from the property with an estimated response time of 4 minutes.

Area of City Impact

CCCO §09-11-03(2): Purpose: The purpose of these provisions is to promote the public health, safety, general welfare, peace, good order, comfort, and convenience of Canyon County and the inhabitants thereof by establishing regulations for the Nampa area of city impact, and further, to:

- A. Facilitate Legal Duties or Parties:** To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and
- B. Processing of Land Use and Land Division Applications:** To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments, and subdivision plats and land division within the Nampa area of city impact in accordance with Idaho Code section 67-6526; and
- C. Economical and Compatible Infrastructure:** To identify an urban fringe in the unincorporated area surrounding the city, within which there is potential for development or changes in land use that must be planned, designed and constructed in an orderly manner compatible with the city of Nampa for the city of Nampa to assure timely and/or economical provision of public services, such as: water supply, sewage and storm water collection and treatment, public safety services, airport, parks, and other community service facilities.
- D. Compatible Land Use and Roads:** To promote land use compatibility, maintain consistent and continuous street alignment, and support traffic flow objectives.

County Ordinance and Review

Criteria Met?	Code Section	Criteria
Yes	09-11-25	APPLICATION PROCEDURES: 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 09-11-17(3) of this article. <i>09-11-17(3): All proposals...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</i>

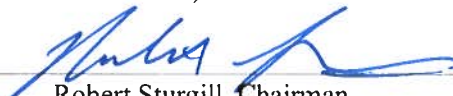
		<i>not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.</i>
Analysis	Area of City Impact: The property is located in the Nampa Area of Impact, where the city's future land use plan designates the property for medium density residential use (Staff Report Exhibit B2.11). The maximum lot size allowed in this land use designation is 17,000 sq. ft., and for this reason, Nampa does not support the application and requests denial. Updated comments from the Nampa Planning and Zoning Department request that the applicant go through the pre-annexation process and reiterate that the request does not align with the City's comprehensive plan, which envisions a density of 2.5 to 8 dwelling units per acre while the proposal will result in 1 dwelling unit per acre. Communication with Nampa Public Works confirmed that sewer service is not readily available to the property and septic requirements from Southwest District Health will not allow for the density envisioned by the City of Nampa. If deemed necessary, the planning and zoning commission could recommend pre-annexation as a condition of approval.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case # CR2025-0020, a zoning map amendment of Parcels R29423 and R29424 from the "R-R" (Rural Residential) zone to the "CR-R-1" (Conditional Rezone Single-Family Residential) zone.

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

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. Compliance with the following, but not limited to, affected agencies shall be met before the commencement of any use:
 - a. Boise Project Board of Control (**Exhibit D1 and D1.1**)
 - b. Boise-Kuna Irrigation District (**Exhibit D2 and D2.1**)
 - c. Nampa Highway District No. 1 (**Exhibit D4 and D4.1**)
 - d. Nampa Fire District (**Exhibit D6**)
 - e. Southwest District Health (**Exhibit D7 and D7.1**)
2. The subject parcels, approximately 6.23 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) or Chapter 7, Article 17 (Subdivisions) (whichever is applicable) of the Canyon County Code of Ordinance (CCZO).
 - a. Private Road and Private Driveway standards per CCZO 07-10-03 shall be followed unless otherwise approved by the City of Nampa Engineer.
 - b. Average lot sizes shall be no less than 1 acre unless otherwise approved with a Planned Unit Development.
3. At the time of application for an administrative land division or preliminary plat, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
4. The developer shall comply with CCZO §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 (or "commence") shall be as defined in CCZO §07-02-03 (Definitions Enumerated).
5. Secondary residences per CCCO §07-02-03, 07-10-27, and 07-14-25 are prohibited.