



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

In the matter of the application of:
**Weeks/Blome Comprehensive Plan Amendment –
OR2025-0026**

The Canyon County Planning and Zoning Commission
considers the following:

OR2025-0026: A comprehensive plan map amendment
of Parcels R33048010 (5.76 acres) and R33048 (72.29
acres), approximately 78.05 acres total, from an
“Agriculture” designation to a “Residential”
designation. The subject properties are located at
13542 Roosevelt Ave., Nampa, ID

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 OR2025-0026.
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 §07-06-03 (Comprehensive Plan Amendment Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §09-11-25 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).
 - a. Notice of the public hearing was provided in accordance with CCCO §07-05-01 and Idaho Code §67-6509.
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, §67-6509.
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. No plan shall be effective unless adopted by resolution by the governing board. A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document. A copy of the adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the city clerk or county clerk. *See* I.C. §67-6509(c).

The application, 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 Map Amendment

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
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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
Does Not Meet Criteria	A	Is the requested type of growth generally in conformance with the comprehensive plan?
Analysis		The Comprehensive plan generally seeks to protect and preserve agricultural lands. It also endeavors to protect other valuable resources in the county such as the Deer Flat National Wildlife Refuge. In January 2026, the area of city impact boundaries were adjusted to reflect areas where the cities could serve development within the next five years. The subject property does not currently lie within an area of city impact. The Future Land Use in the 2030 Comprehensive Plan, adopted in 2022, designates these parcels as 'Agriculture' with the area to the north as 'Rural Residential'. 2030 Comprehensive Plan Future Land Use (FLU) Designations: <i>"Residential: The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity."</i> (shown as yellow on the map) <i>"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."</i> <i>"Rural Residential: The R-R district (on the FLU) provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses."</i> (shown as olive green on map) <i>"Conservation and Public/Open Space: This designation is intended to protect various important natural features and open areas from incompatible development to preserve those areas and the rural character of the County. Areas include viewsheds of community-wide importance, unique geological features, riparian and watershed areas, wildlife habitat areas, and other ecologically sensitive areas."</i> (shown as magenta pink on the map) The Deer Flat Wildlife Refuge Observation and Education Center is located directly south of the subject property. - The request does not align with the following goals and policies: Land Use and Community Design Goals and Policies: - Policy P4.01.01: <i>Maintain a balance between residential growth and agriculture that protects the rural character.</i> Currently the rural character of this area is agricultural although in the past there have been residential development approvals in the immediate vicinity. The applicant is requesting to change the Plan designation to from Agriculture to Residential and proposing one acre lot sizes for the future development. - Policy P4.02.01: <i>Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.</i> The site is largely agricultural in nature with a small number of Rural Residential developments, authorized prior to the adoption of the current 2030 Comprehensive Plan. No one acre residential developments are located in the area. The area is devoid of shopping, professional, or medical services. - Goal G4.03.00: <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> The site is an agricultural enclave with a small number of large parcel residential lots, separated from existing residential neighborhoods in the cities of Caldwell and Nampa. The property also abuts the Deer Flat Wildlife Refuge Observation and Education

	Center, as well as the broader Deer Flat Wildlife Refuge. - Policy P4.04.00: <i>Support Development in locations where services, utilities, and amenities are or can be provided.</i> The area is devoid of shopping, professional, or medical services. The 2030 Comprehensive Plan Future Land Use Map does not designate any Commercial zoning in the area. - Policy P4.07.01: <i>Plan land uses that are compatible with the surrounding community.</i> The surrounding land uses are predominantly agriculture in nature with a small number of Rural Residential developments authorized under prior Comprehensive Plans. - Goal G4.08.00 and Policy P4.08.01: <i>Maintain and enhance the aesthetic beauty of the County. Protect and enhance the rural landscape as an essential scenic feature of the County.</i> The area is characterized as a unique agricultural enclave which abuts the Deer Flat Wildlife Refuge and is less than 1 mile from scenic Lake Lowell. The requested type of growth is generally <u>not</u> in conformance with the Comprehensive Plan, both in its Residential character and the proposed minimum lot size.	
Criteria Met? Does Not Meet Criteria	B	When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?
Analysis	The current comprehensive plan designates the property as “Agriculture”. Properties to the north have a future land use map designation of “Rural Residential” (Exhibit C5). The proposed designation in this application is “Residential” rather than “Rural Residential” or “Agriculture”. Given the surrounding land uses and the current comprehensive plan designation, the proposed land use is <u>not</u> more appropriate than the current comprehensive plan designation.	
Criteria Met? Does Not Meet Criteria	C	Is the proposed comprehensive plan amendment compatible with surrounding land uses?
Analysis	The comprehensive plan amendment proposes to designate the Parcels as “Residential”. The current surrounding land uses are predominantly agricultural. A small number of residential developments exist today or are being developed. The proposed comprehensive plan amendment to a “Residential” designation is not compatible with today’s surrounding land uses.	
Criteria Met? Does Not Meet Criteria	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 throughout the county have been trending towards residential rather than agricultural. This is generally a one-way transition as residential property is rarely reclaimed for agricultural use. A number of residential developments were approved under the <u>prior</u> 2020 Canyon County Comprehensive Plan including LS Ranch (2020-2026), and Horizon Ridge (2023). Lakeview Sub (2012) was approved via conditional use permit (CU2005-140). The 2030 Canyon County Comprehensive Pan, under which this application was filed, designates the Parcels and much of the general area as “Agriculture”. The 2030 Comprehensive Plan reduced the extent of	

	the residential designations in the general area to the city limits for Nampa to the east. Although residential development continues on properties which were rezoned or authorized under the prior Comprehensive Plan, no further residential development has been authorized in the general area since the adoption of the 2030 Canyon County Comprehensive Plan. Therefore, development trends in the general area <u>do not</u> indicate that the current designation and circumstances have changed since the comprehensive plan was adopted.
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Criteria Met?		
Does Not Meet Criteria	E	Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?
Analysis		The affected agencies have responded in the affirmative that impacts are anticipated and comprehensive mitigation measures must be identified. As of today, the complete nature of those measures have not been quantified. • Highway District 4(HD4): A traffic impact study (TIS) will be required prior to submission of the preliminary plat. A number of mitigations have been suggested, but the agency notes that additional measures may be necessary. (Exhibit E2). • Nampa Fire District requires adequate fire flow and hydrants be provided for the development and states that the nearest fire station is 3.2 miles from the development with an approximate response time of seven (7) minutes. Fire district review of the preliminary and final plats is required to ensure that the development meets access, fire suppression, and apparatus requirements (Exhibit E4 and E4.1). • Idaho Power asserts an easement and right of way for the power line structures on the property (Exhibit E8). The proposed comprehensive plan amendment will impact public services and facilities. The nature and magnitude of those impacts have not been quantified and mitigation has not been fully identified.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case #OR2025-0026, a comprehensive plan map amendment for Parcels R33048 (72.29 acres) and R33048010 (5.76 acres), from an "Agriculture" designation to a "Residential" designation.

DATED this 1 day of October, 2026.

PLANNING AND ZONING COMMISSION CANYON COUNTY, IDAHO


Robert Sturgill, Chairman

State of Idaho)

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County of Canyon County)

On this 1st day of October, in the year of 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