



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

In the matter of the application of:

Weeks/Blome Conditional Rezone – CR2025-0016

The Canyon County Planning and Zoning Commission considers the following:

OR2025-0016: A conditional rezone of Parcels R33048010 (5.76 acres) and R33048 (72.29 acres) from an “A” (Agricultural) zone to a “CR-R1” (CR-Single Family Residential) zone, subject to a development agreement. 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 CR2025-0016.

1. All exhibits can be found in the case staff report dated September 17, 2026.
2. The Planning and Zoning Commission heard this case on September 17, 2026 and directed staff to revise the findings to reflect the Commission’s recommendation of DENIAL to the Board of County Commissioners.

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 (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 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 2. Conditional Rezone

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
Criteria NOT MET	1	Is the proposed conditional rezone generally consistent with the comprehensive plan?
Analysis		The proposed conditional rezone IS NOT consistent with the Comprehensive Plan. The Plan designates this area as agriculture not residential. The property is utilized as productive agricultural land. The commission concludes that the applicable Plan is the 2030. This area of the county is designated Agriculture in the 2030 Plan (Exhibit C5). <i>"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 value."</i> (Page 25, 2030 Comp. Plan) <i>"The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity."</i> (Page 25, 2030 Comp. Plan) The following goals and policies <u>do not support</u> a land use change to Residential: - Property Rights Policies and Goals: <i>Goal No. 1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." Policy No. 1: "No person shall be deprived of private property without due process of law". Goal No. 2: "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> - Land Use Policy and Community Design: <i>Policy No. 2: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.</i> The Commission finds that land is irrigated and in crop production and consists of primarily Class 3 soils. <i>Goal No. 3: "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." Policy No. 3.01: "Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources."</i> The Commission finds that the land use is appropriately designated as Agriculture in the Comprehensive Plan and therefore the request to rezone the property is not consistent with the Plan at this time. <i>Goal No. 6: "Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment."</i> The Commission finds that the proposed development design is very nice but residential development is not consistent with the

overall vision of the Plan to preserve Agriculture.		
Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
Criteria NOT MET		
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to “CR-R1” (CR-Single Family Residential) IS NOT more appropriate as the current zoning designation of “A” (Agricultural). The Commission acknowledges the residential development in the area but notes that the 2030 Comprehensive Plan designation changed from residential to agriculture after the current developments of LS Ranch and Horizon Ridge were approved and therefore the agricultural zoning of this property is consistent with the Plan and is more appropriate at this time. • The 2030 Canyon County Comprehensive Plan designates properties in this area as Rural Residential Transition Area and Agriculture (Exhibit C2). The subject property is in agricultural production and is designated Agriculture in the 2030 Plan. • Currently there is a large pocket of productive agriculture surrounded by city and county development. Caldwell city limits are located approximately ¼ mile to the north and Nampa city limits are less than two miles to the east. This area is enclaved by the two cities and Lake Lowell with residential development (Exhibit C8) on three sides of the subject property and the Wildlife Refuge area directly south. • Public testimony indicated that this area is agricultural in nature and that the wildlife utilize the property for feeding and migration. • The Commission noted that the property is designated Agriculture in the Plan (Exhibit C5) and is in irrigated agricultural production with primarily Class 3 soils (Exhibit C9).	
Criteria Met?	3	Is the proposed conditional rezone compatible with surrounding land uses?
Criteria NOT MET		
Analysis	The proposed conditional rezone to “CR-R1” (CR-Single Family Residential) IS NOT compatible with surrounding land uses. The commission acknowledges that there is residential development in the area but there are also farms that continue to farm. Development impacts farms, this property is Class 3 soil and according to public testimony has good yields. It is unclear if proposed development is compatible with the surrounding wildlife from the refuge as there is not a wildlife study to provide information on which to make a decision. <i>Pursuant to Canyon County Code of Ordinances §07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere with 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.</i> • The 2030 Canyon County Comprehensive Plan designates properties in this area as Rural Residential Transition Area and Agriculture (Exhibit C2). However, the residential development to the north is zoned “R1” (Single Family Residential) and the development to the west is conditionally zoned “CR-R1” (CR-Single Family Residential) commensurate with the requested zoning designation. • Currently there is a large pocket of productive agriculture surrounded by city and county development. Caldwell city limits are located approximately ¼ mile to the north and Nampa city limits are less than two miles to the east. This area is enclaved by the two cities and Lake Lowell with residential development (Exhibit C8) on three sides of the subject property and the Wildlife Refuge area directly south.	

	The Commission acknowledges that there are three platted residential subdivisions immediately adjacent to the subject property. There are seven (7) subdivision developments within a one mile radius with an average lot size of 1.24 acres (Exhibit C8). Within the 600 notification distance 46 lots were notified with a median lot size of 1.06 acres. However, the Plan has this property and the surrounding area planned for agriculture and the subject property and many properties in the area are in agricultural production. Additional development may impact area farms by adding additional residential units and traffic.	
Criteria Met?	4	Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
Criteria NOT MET		
Analysis	The proposed conditional rezone MAY negatively affect the character of the area. The Commission determined that they could not make adequate findings to support the application because of lacking information regarding potential traffic impacts and potential wildlife impacts and therefore could not find in the affirmative due to lack of adequate information. The Commission indicated that they do not know if the migratory birds and migration patterns would be affected. They also do not have sufficient information to determine if the “features” in the development would cause an ‘attractive nuisance’ creating compatibility issues that could also affect the character of the area. - The developer is proposing a minimum one acre lot size and a provision for open space through the development to foster a wildlife corridor. The proposed “R1” (Single Family Residential) zone and lot size are consistent with some of the legacy the surrounding residential developments. - Property owners within 600 feet of the subject parcels were notified on August 14, 2026. At the time of completing this report, no public comments were received. - Oral testimony regarding existing traffic concerns and the impact of additional traffic on Roosevelt could affect the character as well as impacts to wildlife including deer from the refuge and migratory birds that feed on this field and in this area.	
Criteria Met?	5	Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, be provided to accommodate the proposed conditional rezone?
Meets Criteria		
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone, as outlined in the analysis contained herein. Sewer: The development is proposed that each lot will have an individual septic system and will be provided water via a shared community well which helps to provide for adequate space for a septic system and replacement field in the future (Exhibit B1). This property is not currently located within a nitrate priority area (Exhibit C12). Water: The applicant states that the development will share a community well (Exhibit B1 and Exhibit 1.6). A condition shall be placed to require that the development be served by a community well or municipal services. Drainage: All drainage will be retained on-site and a drainage plans shall be submitted with the preliminary plat as conditioned. Irrigation: The subject property has surface irrigation water. The development will be served by pressurized irrigation system. The applicant’s letter of intent indicates that the development potentially does not have adequate surface rights to serve the development and may apply for water rights from an additional well. The development must meet the requirements of IDWR for water rights and Idaho State Code 31-1305 and 65-6737 or as amended.	

	Utility: The existing dwellings are served by utilities such as Idaho Power. Idaho Power provided an email regarding future development requiring clearance from transmission/overhead lines. The email does not oppose the request (Exhibit E8).	
Criteria Met?	6	Does the proposed conditional rezone require public street improvements 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?
Criteria NOT MET		
Analysis	The Commission could not find in the affirmative on this criteria due to lack of adequate information provided. A traffic impact study should be provided for the Commission’s review and ability to place appropriate conditions to mitigate traffic impact concerns as a result of the proposed development. The proposed conditional rezone may 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. Highway District 4 (Exhibit E2) indicates that a traffic impact study (TIS) is required for the proposed development. The Commission finds that oral testimony from the public indicates that there are traffic considerations and concerns on the area roads and that the highway district requires a traffic impact study (TIS). The commission finds that the TIS should be provided at the time of the conditional rezone for their consideration and ability to condition the development to address impacts effectively.	
Criteria Met?	7	Does legal access to the subject property for the conditional rezone exist, or will it exist at the time of development?
Meets Criteria		
Analysis	Legal access currently exists to the subject property. The property has 1,325 feet of road frontage on Lone Star Road, access to Robie Creek Street via a stub road, approximately 1,095 feet of frontage on Roosevelt Avenue, and approximately 2,658 feet of frontage to the future Florida Avenue extension (Exhibit E2). Specific access locations will be determined at time of preliminary plat.	
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?
Meets Criteria		
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 can be addressed prior to the Board of Commissioners signing the final plat. Fire protection – In Exhibit E4, Nampa Fire District requires adequate fire flow to serve individual units and the development inclusive of fire hydrants. Access, turn-arounds, apparatus requirements, and signage are also addressed. As conditioned the fire district will review the preliminary and final plats. Schools – No comment was received from the Nampa School District. Emergency Medical Services and Canyon County Sheriff Department-- No comments received.	

Table 3. Area of City Impact

County Ordinance and Review

Criteria Met?	Code Section	Criteria
Meets Criteria	09-11-17	(1) Processing Applications: The following procedures shall be adhered to in processing applications within the area of city impact: A. Land Use Applications: All land use applications submitted to the county, including, but not limited to, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city in the same manner as provided for in subsection 09-11-25 of this article.
Analysis		On 12-30-2025 the Board of County Commissioners reduced the Nampa City area of impact in this region of the county. However, the subject property <u>was</u> located within the Nampa Area of City Impact at the time of submittal on 12-22-2025. The application for a Comprehensive Plan Amendment and Conditional Rezone is subject to the area of impact agreements with the City of Nampa for this application. The City of Nampa was notified of the request on April 13, 2026, and August 13, 2026. Limited comments were provided in Exhibit E1.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **DENIAL** of Case # CR2025-0016, a conditional zoning map amendment of parcels R33048 and R33048010 containing approximately 78.05 combined acres from “A” (Agricultural) to “CR-R1” (CR-Single Family Residential).

For denial:

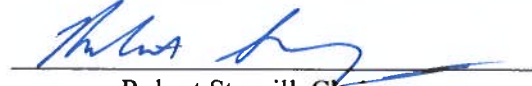
Pursuant to Idaho Code Section 67-6519, the following actions may be taken to potentially obtain approval:

1. Complete and submit a Traffic Impact Study detailing the impact of the proposed development. This TIS may also recommend improvements that would mitigate any impacts that are identified.
2. Reduce the proposed density by applying for a Rural Residential designation (minimum 2 acre lots) rather than Single Family Residential, allowing the property to serve as a buffer between nearby active agriculture operations and legacy residential developments approved prior to the adoption of the 2030 Canyon County Comprehensive Plan.
3. Complete and submit a Wildlife Impact Study detailing the impact of the proposed development on the wildlife in the adjacent Deer Flat National Wildlife Refuge, the impact on the waterfowl that use this area as a flyway during their migration, and also the impact on any wildlife that may be attracted into the subdivision by the water feature the developer has proposed. This Wildlife Impact Study may also recommend improvements that would mitigate any impacts that are identified.

Note that the evidence from these submissions would need to be evaluated in the context of other evidence and the submission of this evidence does not guarantee future approval.

DATED this 1st 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