Planning & Zoning Commission
Hearing Date: February 19, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CR2025-0006**
APPLICANT/ PROPERTY OWNER:	**Karen Desimini**
APPLICATION:	**Conditional Rezone from Agricultural (A) Zone to the Conditional Rezone-Single-Family Residential (CR-R-1) Zone**
LOCATION:	**29672 Grandview Rd, Parma, ID, 83660** **Also referenced as Lot 3, Block 1 of Stutheit Subdivision, a portion of the SW1/4 of Section 18, T6N, R5W, BM, Canyon County, Idaho** **Parcel R14970202 (+/- 2.6 acres)**
ANALYST:	**Karla Nelson, Principal Planner**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The applicant, Karen Desimini, requests a conditional rezone of Parcel R14970202, approximately 2.6 acres, from the "A" (Agricultural) zone to the "CR-R-1" (Conditional Rezone-Single-Family Residential) zone. The request includes a development agreement to allow for only one (1) additional parcel and to prohibit secondary dwellings. If the conditional rezone is approved, a subdivision plat will be required to divide the property.

PARCEL INFORMATION REPORT: *See Exhibit B.1 for information*

APPLICABLE CODE:
The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezone Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and §67-6519 (Application Granting Process).

BACKGROUND:
The property is in the northwest portion of Canyon County, approximately 1 mile east of the Oregon border, 2 miles south of Payette County, and 4.4 miles north of the City of Parma. The land is zoned "A" Agricultural (**Exhibit B.2.3**) and the 2030 Canyon County Comprehensive Plan Future Land Use Map designates the area as "Agricultural" with an intensive agricultural overlay (**Exhibit B.2.4)**. The Stutheit Subdivision was platted with 4 lots in 2001, including the subject property (Parcel R14970202) as Lot 3, Block 1.

The subject property contains a primary and secondary residence, both built by the applicant in 2022 (BP2022-0725 and BP2022-0726). The applicant now proposes to conditionally rezone the property. If approved, a subdivision will be requested to divide the property into two (2) lots, each with an existing manufactured home.

Land on the south side of Grandview Road is part of the Idaho Investment Company Subdivision, with 5-acre lots platted for apple orchards in 1916. The 1910 Oregon Idaho Orchard Company Subdivision is found

0.40 miles to the north, and the 1912 Idaho Land Company Subdivision is directly to the north. The Stutheit Subdivision, including the subject property, was a re-subdivision of a portion of Block 10 of the Idaho Land Company Subdivision.

HEARING CRITERIA:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Staff Analysis	The proposed conditional rezone change is generally consistent with the Comprehensive Plan. The parcel is located in an area designated for agricultural use by the 2030 Comprehensive Plan Future Land Use Map. Page 25 of the plan describes the 'Agricultural' designation as follows: "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." The property and the surrounding area are further designated as an intensive agricultural overlay. Page 28 of the Plan describes the intensive agricultural overlay as follows: "This overlay is applied to protect working lands and operations. These areas may have higher-quality soils, greater water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety." The Plan does not contemplate residential zoning in this area. However, Per Canyon County Code §07-06-07(3), a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. The conditional nature of the rezone, which in this case will allow for a single division and no additional residential structures, will align with existing residential and agricultural uses in the area. The request generally complies with the following goals and policies of the 2030 Comprehensive Plan: <u>Property Rights</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>Goal No. 1</u>: Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. • <u>Policy No. 1</u>: No person shall be deprived of private property without due process of law. • <u>Policy No. 3</u>: Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals. <u>Population</u>	

	COMPASS forecasts an increase of 27 households in the Traffic Analysis Zone (TAZ No. 2062) where the subject parcel is located over the next 25 years (**Exhibit B2.9**). The proposed conditional rezone to single-family residential will not add residential growth and is supported by the following: • Policy No. 1: Plan for anticipated population and households that the community can support with adequate services and amenities. • Goal No. 2: Promote housing, business, and service types needed to meet the demand of the future and existing population. Economic Development • Goal No. 5: Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability. Land Use and Community Design The proposed conditional rezone will not allow for additional residential development, as the existing homes will be retained on each new lot, and secondary dwellings will be prohibited. This change to the zoning map without any changes to what is built on the ground is supported by: • Policy No. 1.1: Maintain a balance between residential growth and agriculture that protects the rural character. • Policy No. 1.2: Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights. • Goal No. 2: Ensure that growth maintains and enhances the unique character throughout the County. • Policy No. 2.1: Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. • Policy No. 3.2: Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns. • Policy No. 3.3: Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and, in some instances, may require conditions of approval to promote compatibility. • Goal No. 7: Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to the good quality of life. • Policy No. 7.1: Plan land uses that are compatible with the surrounding community. Housing Goals The proposed rezone will allow the applicant to request a subdivision of the property. The existing residential homes will be retained, one on each lot, and secondary residences will be prohibited. While the approval will not increase the amount of housing, it will allow for each existing home to be owned separately, and will not further fragment agricultural resources • Goal No.1: Encourage opportunities for a diversity of housing choices in the County. • Policy No. 1.1: Encourage a variety of housing sizes that meet the needs of families, various age groups, and incomes. • Goal No. 2: Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources. • Goal No. 3: Discourage housing in incompatible areas.
Criteria Met? **Yes**	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

Staff Analysis

In consideration of the surrounding land uses, and as conditioned, the proposed zone change to "CR-R-1" is more appropriate than the current zoning designation of "A".

Existing Conditions:

The surrounding area contains residential and agricultural uses. The closest single-family residential zoning (R-1) is found four (4) miles to the southeast near the city of Parma. However, properties with residential uses, comparable in size to those proposed, are adjacent to the subject property and can be found in the surrounding area. Rural Residential (R-R) zoning is found less than 600 feet to the west (**Exhibit B2.3**). There are nine subdivisions within a one-mile radius of the property with an average lot size of 9.56 acres (**Exhibit B2.7**). Eight out of the nine subdivisions were platted between 1909 and 1916, primarily with 5-acre lots. While these older subdivisions are zoned "A" Agricultural, many of the lot sizes are functionally more aligned with residential zoning. Within the 600-foot notification radius, three (3) of the thirteen (13) lots are smaller than the one-acre minimum lot size allowed within the proposed R-1 Single Family Residential Zone (**Exhibit B2.2**).

The subject property consists of class 3 moderately suited soil that is considered prime farmland if irrigated (**Exhibit B2.6**). The property does not have surface irrigation water rights, but groundwater irrigation is allowed with the domestic well (**Exhibits A6, D5, and D3).** There are two (2) feedlots within a two-mile radius of the property (**Exhibit B2.5**). The property contains a primary (BP2022-0725) and secondary residence (BP2022-0726), accessory structures (BP2022-1185, BP2022-1137), gardens, and small animals such as chickens, ducks, and goats (**Exhibit A2**).

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	**Residential and Agricultural**	**A**	
S	**Residential**	**A**	
E	**Residential and Agricultural**	**A**	
W	**Residential, River, and Agricultural**	**RR and A**	

"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:

There are no recent land use cases within a one-mile radius of the property.

Rezoning Request

The request is to conditionally rezone the subject property to the CR-R-1 Zone, subject to the conditions of a development agreement. Pursuant to Canyon County Ordinance 07-10-25(3), the purpose of the R-1 Single-Family Residential zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.

The subject property is surrounded primarily by residential land uses, with lot sizes ranging from approximately 0.6 acres to 4.38 acres (**Exhibits B2.2, 2.1, and 2.10**). Agricultural crop production is located approximately 400 feet to the east, adjacent to the river, and along Apple Valley Road (**Exhibit B2.1**). Comments received from the Growing Together Advisory Board note that approval of the rezone would create an isolated zoning pocket that would open the door to further spot zoning requests in the County. However, Canyon County Code §07-06-07(3) specifically states that a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. The conditional nature of the rezone will not allow for increased development on the property and will maintain compatibility with adjacent and

	nearby properties that predominantly contain residential use on lots that are under 5 acres in size (**Exhibits B2.1 and B2.10**). The surrounding lot size pattern, with lots that are frequently under five acres in size (**Exhibit B2.10**), largely resulted from subdivisions established in the early 1900s. Many of the underlying subdivision lots in the area remain valid and could be reestablished or further divided through an administrative process under the current Canyon County Code. Given the prevalence of residential lots under five (5) acres in size, the proposed conditional rezone to R-1 is consistent with existing land uses (**Exhibit B2.10**). Additionally, the rezone will not increase the number of residential units on the subject property. *See further analysis in sections 3 and 4 for additional evidence.*	
Criteria Met? **Yes**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Staff Analysis	The proposed conditional rezone to "CR-R-1" is compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. The proposed conditional rezone to Single-Family Residential (R-1) is compatible with surrounding land uses, which are primarily residential lots under five (5) acres and agriculture (**Exhibit B2.1**). The proposed rezone is intended to facilitate the subdivision of the property into two (2) lots, each greater than one (1) acre in size. The applicant legally built a secondary residence on the property, and the proposed rezone will allow for that residence to be separately owned. The letter of intent details that the request for the rezone pertains to matters of inheritance and will allow the property to be held in two separate trusts (**Exhibit A2**). No additional development is planned on the property, and a condition of approval will prohibit secondary residences. The use will maintain its existing compatibility with surrounding land uses, as surrounding properties will not experience any physical changes on the land. No additional traffic, noise, construction, or activity is anticipated with this rezone request. There are nine subdivisions within a one-mile radius of the subject property with an average lot size of 9.56 acres (**Exhibit B2.7**). While the proposed lots at just over one acre will be smaller than the surrounding average lot sizes, there are other similarly sized parcels in the area. Within the 600-foot notification radius, there are three lots smaller than those proposed, and aerial imagery, as well as the lot classification map of the surrounding one-mile area, show several other similar-sized lots (**Exhibits B2.2, B2.1, and B2.10**). Furthermore, not all the underlying 1900s subdivision lots have been resurrected. If property owners choose to exercise currently allowed administrative processes within the Canyon County Code, residential lots between 1 and 5 acres in size could become more prevalent in the surrounding area. While this proposal will require a rezone and subdivision, the proposed lot sizes are commensurate with previous land divisions within half a mile of the subject parcel: • R23079010B0/B2 – CU2004-599 & LS2004-956: 1.01 & 1.11 acres • R23071010/11 – LS2004-950: 0.60 & 1.26 acres • R23065010 – LS2005-68: 1.51 acres • R23079010C/C1 – LS2004-955: 0.28 & 1.38 acres • R23101010A/B – LS2004-944: 0.6 & 0.57 acres • R23079010A/A1 – LS2006-129: 2.3 & 2.32 acres	

	See further analysis in sections 2 and 4 for additional evidence.	
Criteria Met? **Yes**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Staff 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 rural with large residential lots and nearby fields in crop production. The Snake River is approximately 330 feet to the west, and recreational opportunities are found approximately 2 miles south at the Fort Boise Wildlife Management Area. The community of Nyssa, Oregon, is a six-minute drive to the northwest. Large agricultural fields are found nearby, but the immediate area surrounding the subject property and south of Grandview Road is defined by lots approximately 0.5 to 5 acres in size (**Exhibits B2.10, B2.1, and B2.2**). The proposed rezone will not increase density or development in the area. If approved, the property will be subsequently subdivided, allowing the existing single-family home and secondary residence to be placed on their own lots under separate ownership. No additional development is planned, secondary residences will be prohibited, and the character of the area will be unchanged. **The following measures will be implemented to mitigate the impact** To ensure that the character of the area remains unchanged, a proposed condition of approval will prohibit secondary residences, and the property will be divided in substantial conformance with the site plan (**Exhibit A3**). See recommended conditions beginning on page 8. *See further analysis in sections 2 and 3 for additional evidence.*	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Staff Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. The applicant's letter of intent states that adequate facilities are already in place for the residences on the parcel, with no additional services needed for water, sewer, or irrigation (**Exhibit A2**). **Sewer:** A shared septic system is in place to serve the primary and secondary residences on the property. Comment from Southwest District Health states that they are not concerned with the rezone, provided the future subdivision does not impact the location of the existing septic system and that all required separation distances to features of concern comply with IDAPA 58.01.0 (**Exhibit D4**). **Water:** The property has an existing domestic well that the applicant intends to share between the two future lots (**Exhibits A2, A4, and A9**). The subdivision plat will require compliance with Idaho Department of Water Resources standards, including a shared well agreement. The property is not within a nitrate priority area. The nearest well with known nitrate levels elevated to the water standard of 10 milligrams per liter is approximately 0.7 miles to the south (**Exhibit B2.8**). **Drainage:**	

	Existing drainage patterns will be maintained and retained on site (**Exhibit A4**). The subsequent subdivision plat will be required to demonstrate that stormwater runoff will be maintained onsite. **Irrigation:** Correspondence with the Farmers' Cooperative Ditch Company confirms that the property does not have surface irrigation water rights (**Exhibits A6 and D5**). Irrigation will be provided through the Idaho Department of Water Resources (IDWR) via a domestic well or irrigation well water rights. Comments from IDWR state that the property does currently have groundwater rights with permit 63-34887 that allows for two (2) acres of irrigation for one home. Water can be shared and split equally between the lots if a shared well agreement is provided to IDWR. Without a shared well agreement, the owner of the second home/property would need to drill a new well (**Exhibit D3**). **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on June 4, 2025, and January 20, 2026. No agency comments were provided by those services at the time the staff report was written. The existing homes are served by utilities, and no changes are anticipated with this request.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Staff Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property or to minimize undue interference with existing and/or future traffic patterns created by the proposed development. The request allows two existing dwellings to be located on separate lots. Condition number 3 prohibits secondary dwellings, and as a result, the request will not increase vehicle trips. Idaho Transportation Department (ITD) does not have any concerns regarding the request as it does not meet the threshold for a traffic study, nor does it pose any safety concerns (**Exhibit D1**). Comment from Notus Parma Highway District No. 2 further details that the proposal is not expected to generate additional traffic and that a traffic impact study is not required (**Exhibit D6**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Staff Analysis	The subject property does have legal access for the conditional rezone and will continue to have legal access if the property is subdivided. See the review and analysis detailed below. Access to the homes comes from a shared driveway onto Grandview Road, a local public road. Notus Parma Highway District No. 2 provided a comment stating that no additional approaches shall be permitted as a result of the rezone or subdivision and that a shared access easement or deed restriction shall be recorded with the subdivision plat, ensuring both parcels have legal access via the existing approach (**Exhibit D6**).	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Staff 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 request will not increase the student population and is not anticipated to impact Parma School District #137. Notice was provided to the school district on June 4, 2025, and January 20, 2026; no comments were received. **Police:** The subject parcels are under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. The rezone will not result in additional dwelling units and is not anticipated to cause a negative impact or require additional public funding. Agency comments were sent out on June 4, 2025, and January 20, 2026, and no comments were received by the Sheriff's Office. **Fire protection & Emergency Medical Services:** Correspondence with the Parma Fire Department confirmed that no fire department conditions will be required (**Exhibit D2**). The fire department signed off on the residences and driveway when the primary and secondary residence building permits were approved. No additional residences will be allowed if the conditional rezone and subsequent subdivision are approved.

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on June 4, 2025, and January 20, 2026. Property owners within 600 feet of the subject property boundaries were notified on January 20, 2026. Full political notice was completed on January 20, 2026. A newspaper notice was published on January 20, 2026. The subject property was posted with a notice on January 23, 2026.

Pursuant to CCCO §01-17-07B - Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

AGENCY COMMENTS
All agency comments received by the aforementioned materials deadline are located in Exhibit D.

PUBLIC COMMENTS
Staff received "Two" (2) total written public comments by the materials deadline of February 9, 2026. The comments received were opposed to the request, citing concerns with introducing residential zoning in an agricultural area. All public comments received by the aforementioned materials deadline are located in Exhibit E.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone is compliant with Canyon County Ordinance 07-06-07(6). A full analysis is detailed within the staff report.

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    a. All requirements of the Idaho Department of Water Resources shall be followed, see Exhibit D3.
2. The subject parcel, R14970202, shall be subdivided in compliance with Chapter 7, Article 17 of the Canyon County Code of Ordinances (CCCO), subject to the following restrictions:
    a. The parcel shall be divided a maximum of one (1) time, in substantial compliance with the applicant's site plan (Exhibit A.3).
3. Secondary residences per CCCO §07-02-03, §07-10-27, and §07-14-25 are prohibited.

4. The request shall comply with CCCO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CR2025-0006, Desimini, finding the application **does** meet the criteria for approval under Article 07-06-07(6) of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny CR2025-0006, Desimini finding the application **does not** meet the criteria for approval under 07-06-07(6) of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CR2024-0006, Desimini to a [*date certain or uncertain*]

EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Master Application
   2. Letter of Intent
   3. Site Plan
   4. Land Use Worksheet
   5. Neighborhood Meeting
   6. Agency Acknowledgements
   7. Warranty Deed
   8. Applicant Email Correspondence on Conditions of Approval and Services.
      8.1. Proposed Division

B. Supplemental Documents
   1. Parcel Information Report
   2. Cases Maps/Reports
      2.1. Small Air Ortho (1-Mile)
      2.2. Small Vicinity Map
      2.3. Zoning and Classification
      2.4. Canyon County 20230 Future Land Use Map
      2.5. Dairy, Feedlot, and Gravel Pit
      2.6. Soil and Prime Farmlands Map with Report
      2.7. Subdivision Map and Report
      2.8. Nitrate Priority Wells
      2.9. TAZ Households
      2.10. Lot Classification Map
      2.11. Case Map (1-Mile)
      2.12. Slope Percent Map
   3. Expanded Zoning Radius

C. Site Visit Photos: December 3, 2025

D. Agency Comments Received by: February 9, 2026
   1. Idaho Transportation Department; Received: June 10, 2025
   2. Parma Fire; Received: December 22, 2025
   3. Idaho Department of Water Resources; Received: December 22, 2025
      3.1. Water Permit Report: 63-34887
      3.2. Floodplain Specialist: Received: January 22, 2026
   4. Southwest District Health; Received: December 22, 2025

4.1. Final/As-Built – Subsurface Sewage Disposal
5. Farmers Cooperative Ditch Company; Received December 22, 2025
6. Notus Parma Highway District No. 2; Received: January 21, 2026
7. Idaho Department of Environmental Quality: January 26, 2026

E. Public Comments Received by: February 9, 2026

1. Growing Together; Received: January 29, 2026
2. Snake River Canyon Scenic Byway; Received: February 9, 2026

F. Draft FCOS

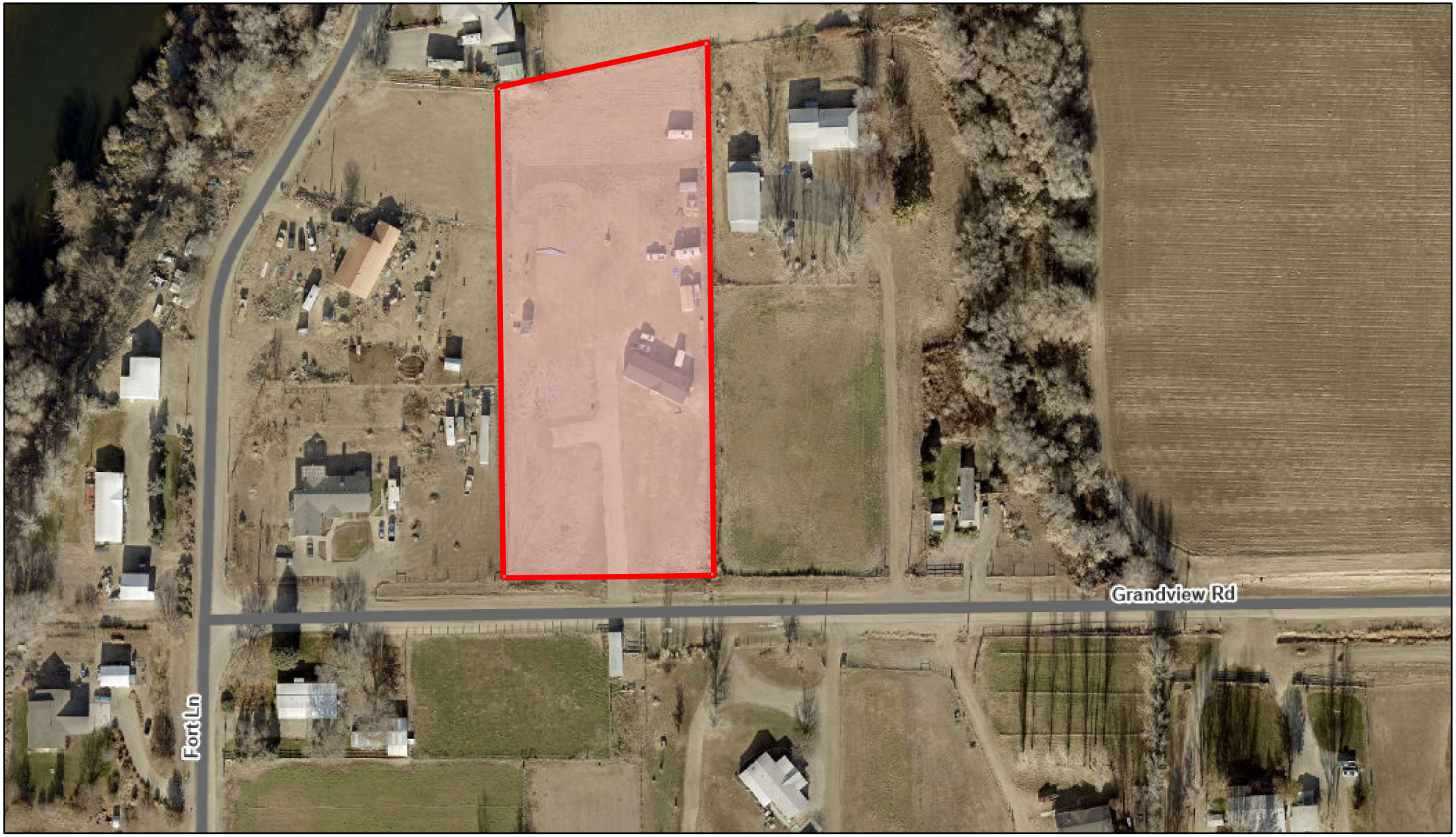
EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CR2025-0006

Hearing date: February 19, 2026



.03

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Karen Desimini	
	MAILING ADDRESS: 29672 Grandview Rd, Parma, ID 83660	
	PHONE: [redacted]	EMAIL: [redacted]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Karen J. Desimini *Date:* 5-8-25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: 29672 Grandview Rd, Parma, ID	
	PARCEL NUMBER: R1497020?	
	PARCEL SIZE: 2.60 Acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Ag	PROPOSED ZONING: R-1
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2025-0006	DATE RECEIVED:	5/13/25
RECEIVED BY:	M Barron	APPLICATION FEE: 2400.00	CK MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/21/23

May 8, 2025

To Whom it May Concern

In regards to Lot #R14970202 located at 29672 Grandview Road, Parma, ID., we are requesting a conditional rezoning of the property.

Currently the land contains two homes and is used mainly for gardening and housing small animals such as chickens, ducks and goats.

Proposed concept for conditional rezone involves dividing the 2.6 acres of land into two (2) parcels of land, both greater than one (1) acre. This will conform with the options from agriculture to "R-1" with no further development on these properties. With this requested change there will be no additional traffic expected on the property.

The purpose of this request for conditional rezone pertains entirely to matters of inheritance and to hold property in two separate trusts.

Adequate facilities are already in place for the residences on the parcel with no additional services for water, sewer or irrigation needed.

Conditional rezone request also is consistent with other surrounding properties that are primarily one acre or more in size and contain family dwellings. We understand that by requesting this conditional rezone it may have an impact on assessed property values. We also acknowledge the possibility of increased taxes due to change in assessed value.

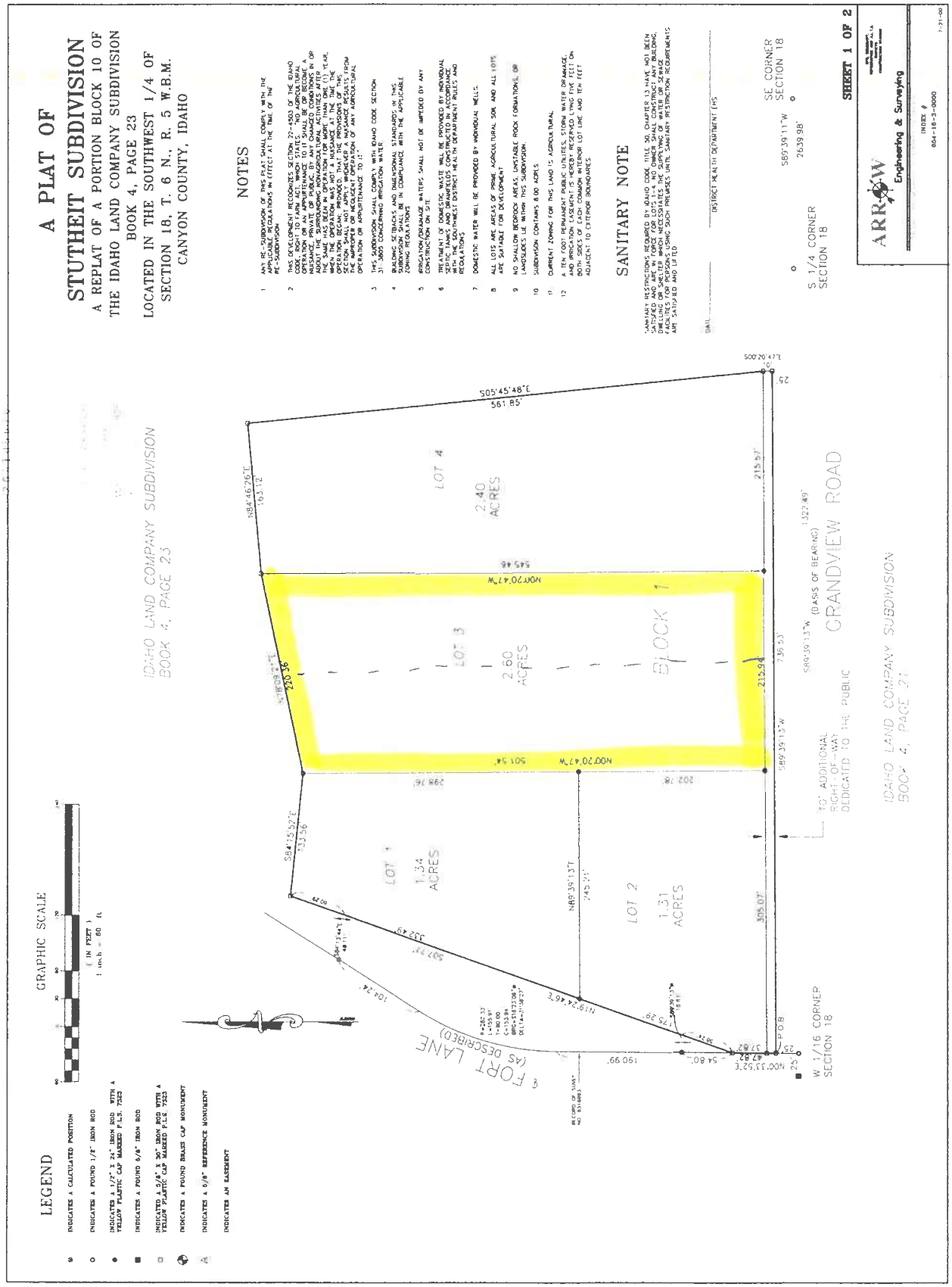
If there are any further questions, please reach out to Karen Desimini [redacted]
My email address is

Thank you for your consideration in this matter.

Sincerely

Karen Desimini

Karen Desimini


A PLAT OF
STUTHEIT SUBDIVISION
A REPLAT OF A PORTION BLOCK 10 OF
THE IDAHO LAND COMPANY SUBDIVISION
BOOK 4, PAGE 23
LOCATED IN THE SOUTHWEST 1/4 OF
SECTION 18, T. 6 N., R. 5 W.B.M.
CANYON COUNTY, IDAHO
NOTES
1 ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2 THIS PROPERTY MAY RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, AND WHEN THE NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION BEGAN, PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
3 THIS SUBDIVISION SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
4 BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS
5 IRRIGATION/DRAINAGE WATERS SHALL NOT BE IMPEDED BY ANY CONSTRUCTION ON SITE.
6 TREATMENT OF DOMESTIC WASTE WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS AND SHALL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE SOUTHWEST DISTRICT HEALTH DEPARTMENT RULES AND REGULATIONS
7 DOMESTIC WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.
8 ALL LOTS ARE AREAS OF PRIME AGRICULTURAL SOIL AND ALL LOTS ARE SUITABLE FOR DEVELOPMENT
9 NO SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDES LIE WITHIN THIS SUBDIVISION.
10 SUBDIVISION CONTAINS 8.00 ACRES
11 CURRENT ZONING FOR THIS LAND IS AGRICULTURAL
12 A TEN FOOT PERMANENT PUBLIC UTILITIES, STORM WATER DRAINAGE, AND IRRIGATION EASEMENT IS HEREBY RESERVED LYING FIVE FEET ON BOTH SIDES OF EACH COMMON INTERIOR LOT LINE AND TEN FEET ADJACENT TO EXTERIOR BOUNDARIES.
SANITARY NOTE
SANITARY RESTRICTIONS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13 HAVE NOT BEEN SATISFIED AND ARE IN FORCE FOR LOTS 1-4. NO OWNER SHALL CONSTRUCT ANY BUILDING, OCCUPY OR USE ANY BUILDING INTENDED FOR HUMAN HABITATION OR OTHER PUBLIC FACILITIES FOR PERSONS, USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED
DATE
DISTRICT HEALTH DEPARTMENT #5
SE CORNER SECTION 18
S89°39'11"W 2639.98'
S 1/4 CORNER SECTION 18
SHEET 1 OF 2
ARROW
Engineering & Surveying
INDEX #
604-18-3-0000
LEGEND
INDICATES A CALCULATED POSITION
INDICATES A FOUND 1/2" IRON ROD
INDICATES A 1/2" X 24" IRON ROD WITH A YELLOW PLASTIC CAP MARKED P.L.S. 7323
INDICATES A FOUND 5/8" IRON ROD
INDICATED A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED P.L.S. 7323
INDICATES A FOUND BRASS CAP MONUMENT
INDICATES A 5/8" REFERENCE MONUMENT
INDICATES AN EASEMENT
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
IDAHO LAND COMPANY SUBDIVISION
BOOK 4, PAGE 23
LOT 4
2.40 ACRES
LOT 3
2.60 ACRES
LOT 1
1.34 ACRES
LOT 2
1.31 ACRES
BLOCK 1
S00°20'47"E
561.85'
N84°46'26"E
163.12'
N00°20'47"W
545.46'
S01°54'
N00°20'47"W
S84°13'52"E
133.56'
N89°39'13"E
245.21'
S89°39'13"W
736.53'
(BASIS OF BEARING)
215.94'
215.97'
305.07'
202.78'
298.76'
60.00'
352.49'
S07°37'
104.24'
N19°24'46"E
75.29'
54.80'
N00°33'52"E
57.82'
P.O.B.
W. 1/16 CORNER SECTION 18
10' ADDITIONAL RIGHT-OF-WAY DEDICATED TO THE PUBLIC
FORT LANE (AS DESCRIBED)
GRANDVIEW ROAD
IDAHO LAND COMPANY SUBDIVISION
BOOK 4, PAGE 23

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☐ Irrigation Well ☒ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

☐ Pressurized ☐ Gravity N/A

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**

☐ Public ☒ Private Road User's Maintenance Agreement Inst #_____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)

Type: N/A Height: _____

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

N/A

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:**

☒ Residential 2 ☐ Commercial _____ ☐ Industrial _____

☐ Common Ø ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: Not available other house well

3. **INCLUDED IN YOUR PROPOSED PLAN?**

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** N/A

2. **DAYS AND HOURS OF OPERATION:**

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. **WILL YOU HAVE EMPLOYEES?** ☐ Yes If so, how many? N/A ☐ No

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

Height: _____ ft Width: N/A ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? N/A

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

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

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

   ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

   ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

   ☐ Other: _____

N/A

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 29672 Grandview Rd	Parcel Number:	
City: Parma	State: ID	ZIP Code: 83660
Notices Mailed Date: 1-15-25	Number of Acres: 2.7	Current Zoning: Ag

Description of the Request:
To divide property for estate purposes.

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Karen Desimini		
Company Name: –		
Current address: 29672 Grandview Rd		
City: Parma	State: ID	ZIP Code: 83660
Phone:	Cell: [redacted]	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 1/27/25	MEETING LOCATION: Parma Senior Center
MEETING START TIME: 7:00pm	MEETING END TIME: 8:00 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Clarice Martin	Clarice E. Martin	29722 Grandview Rd
2. JIM MARTIN	Jim Martin	29722 Grandview Rd
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.

12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print): Karen J. Desimini Karen J. Desimini

APPLICANT/REPRESENTATIVE (Signature): Karen J. Desimini

DATE: 1 / 27 / 25

AGENCY ACKNOWLEDGMENT

Date: 5-8-25
Applicant: Karen Desimini
Parcel Number: R14970202
Site Address: 29672 Grandview Rd, Parma, ID 83660

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:
☒ Applicant submitted/met for informal review.
Date: 05/07/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Parma Fire
☒ Applicant submitted/met for informal review.
Date: 5/7/25 Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District:
☒ Applicant submitted/met for informal review.
Date: 4/29/25 Signed:
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: ITD
☒ Applicant submitted/met for informal review.
Date: 5/7/25 Signed: NO water rights with property
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact See attached letter City:
☐ Applicant submitted/met for informal review.
Date: Signed:
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

AGENCY ACKNOWLEDGMENT

Date:
Applicant: Desimini, Karen J ; Desimini, Nicole M
Parcel Number: R1497020 2
Site Address: 29672 Grandview Rd, Parma, Idaho 83660

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:
☐ Applicant submitted/met for informal review.

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

Fire District: District: _____
☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____
☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____
☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____
☐ Applicant submitted/met for informal review.

Date: 4-18-2025 Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

City of Parma 305 N. 3rd street
P.O. Box 608 Parma, Idaho 83660
208-722-5138

April 18, 2025

Canyon County Development Services

RE: Karen J & Nichole M Desimini
29672 Grandview Road
Parma, ID 83660
Parcel R14970202

The property listed above is outside of the City of Parma's Area of Impact Area. The City of Parma does not have an opinion on this application at this time.

Sincerely,

Jacob M Qualls, City Treasurer
City of Parma

TitleOne
a title & escrow co.

Order Number: 22454047

2022-027673
RECORDED
05/26/2022 02:22 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 ADMARTINEZ $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

Trevor Everson, A Married Man, and Mauvia Moon, An Unmarried Woman

the grantor, does hereby grant, bargain, sell, and convey unto

Karen J. Desimini, as Trustee of the Karen J. Desimini Living Trust dated January 24, 2022

whose current address is 29672 Grandview Rd, Parma, ID 83660

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: May 24, 2022

Trevor Everson

Trevor Everson

Cassie Everson

Mauvia Moon

Mauvia Moon

State of Idaho, County of Canyon ss.

On this 25th day of May in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Trevor Everson and Mauvia Moon, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same. & and Cassie Everson

Tiffany A Barrett

Notary Public
Residing In: Caldwell, Idaho
My Commission Expires: 05/17/2026
(seal)

TIFFANY A. BARRETT
COMMISSION #38155
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/17/2026

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lot 3 in Block 1 of Stutheit Subdivision, according to the official plat thereof, filed in Book 29 of Plats at Page(s) 21, records of Canyon County, Idaho.

Karla Nelson

From: Karen Desimini <desiminik@gmail.com>
Sent: Tuesday, January 13, 2026 8:37 AM
To: Karla Nelson; Peggy Sisk
Subject: [External] CR2025-0006

Good morning Karla
I just spoke with Skylar at the ID Department of Water and he informed me that when the property has been split and a new legal received that we would go in and make the changes with them. I advised him that we would be happy to do this.
I hope this answers your question regarding this issue.
Sincerely

Karen.

Exhibit A.8

Karla Nelson

From: Karen Desimini <desiminik@gmail.com>
Sent: Thursday, January 1, 2026 8:43 PM
To: Karla Nelson
Subject: Re: [External] Re: CR2025-0006

Hi Karla
Thank you for returning my call and giving me clarification. I will address each of these issues separately.

Well:
the property line for the division of the property will be exactly where the well is now and so both parties will have access to it,.
Leach Field:
We will have a document written into the title search which will indicate that the party of the property on which it is located will allow the other party access if needed. Also will be noted that both parties will split any and all costs pertaining to the maintenance of the leach field.
I hope that this clarifies these matters. If you need more from me, please let me know.
Thank you again
Karen

On Tue, Dec 23, 2025 at 1:42 PM Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

> Thanks, Karen,
>
> I'm working on the services section of my report. Do you have one or two wells on the property? If there is one, is your plan to create an easement to ensure both properties can access, and do you plan on having a water users maintenance agreement?
>
> Similarly, with septic, is the system connected, or is each house on its own separate septic system?
>
> I understand you are able to use some groundwater for irrigation. Do you plan on splitting that right between the two properties?
>
> These questions will become more important with the subdivision phase, but I do need to address them with the rezone just to ensure that there is a plan that will work for both lots once divided.
>
> Thanks for all your insight!

Exhibit A.8

Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Karen Desimini <desiminik@gmail.com>
Sent: Tuesday, December 23, 2025 1:15 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] Re: CR2025-0006

Hi Karla.

Yes we are perfectly fine with that condition.

Thank you for your assistance with this.

Karen

On Mon, Dec 22, 2025 at 16:30 Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

> Hi Karen,

I'm trying to work through the findings for your request. Your letter of intent states that no further development will occur on the properties. I just want to confirm that you are comfortable with a condition that would prohibit secondary dwellings?

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Karla Nelson

From: Karen Desimini <desiminik@gmail.com>
Sent: Monday, February 9, 2026 9:01 AM
To: Karla Nelson
Subject: [External] Re: CR2025-0006
Attachments: property map.png

Good Morning Karla
I am attaching a picture of the property showing the split line. If you have any questions please let me know.
Thank you
Sincerely
Karen Desimini

On Mon, Feb 9, 2026 at 8:53 AM Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

> Hi Karen,
>
> Just a reminder that today is the materials deadline. If you would like to present a PowerPoint or include any additional information in the packet, I will need those materials today. We have received one public comment from a group called growing together. I've attached their letter.
>
> Thanks,
>
> **Karla Nelson, AICP**
>
> Principal Planner
>
> Canyon County Development Services Department
>
> 111 N. 11th Ave., #310, Caldwell, ID 83605
>
> Direct Line: 208-455-6036
>
> Email: Karla.Nelson@canyoncounty.id.gov

Exhibit A8.1



Exhibit A8.1

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# CR2025-0006

Hearing date: February 19, 2026

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R14970202 PARCEL INFORMATION REPORT

2/6/2026 4:13:32 PM

PARCEL NUMBER:	R14970202
OWNER NAME:	DESIMINI KAREN J
CO-OWNER:	DESIMINI NICOLE M
MAILING ADDRESS:	29672 GRANDVIEW RD PARMA ID 83660
SITE ADDRESS:	29672 GRANDVIEW RD
TAX CODE:	0490000
TWP: 6N RNG: 5W SEC: 18 QUARTER: SW	
ACRES:	2.60
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NOTUS-PARMA HWY #2
FIRE DISTRICT:	PARMA FIRE
SCHOOL DISTRICT:	PARMA SCHOOL DIST #137
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	INTENSIVE AGRICULTURE OVERLAY
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	FARMERS COOPERATIVE DITCH CO
FEMA FLOOD ZONE:	X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0075G
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2022037234
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	18-6N-5W SW STUTHEIT SUB LT 3 BLK 1 T78776
PLATTED SUBDIVISION:	STUTHEIT SUB
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Exhibit B2.1

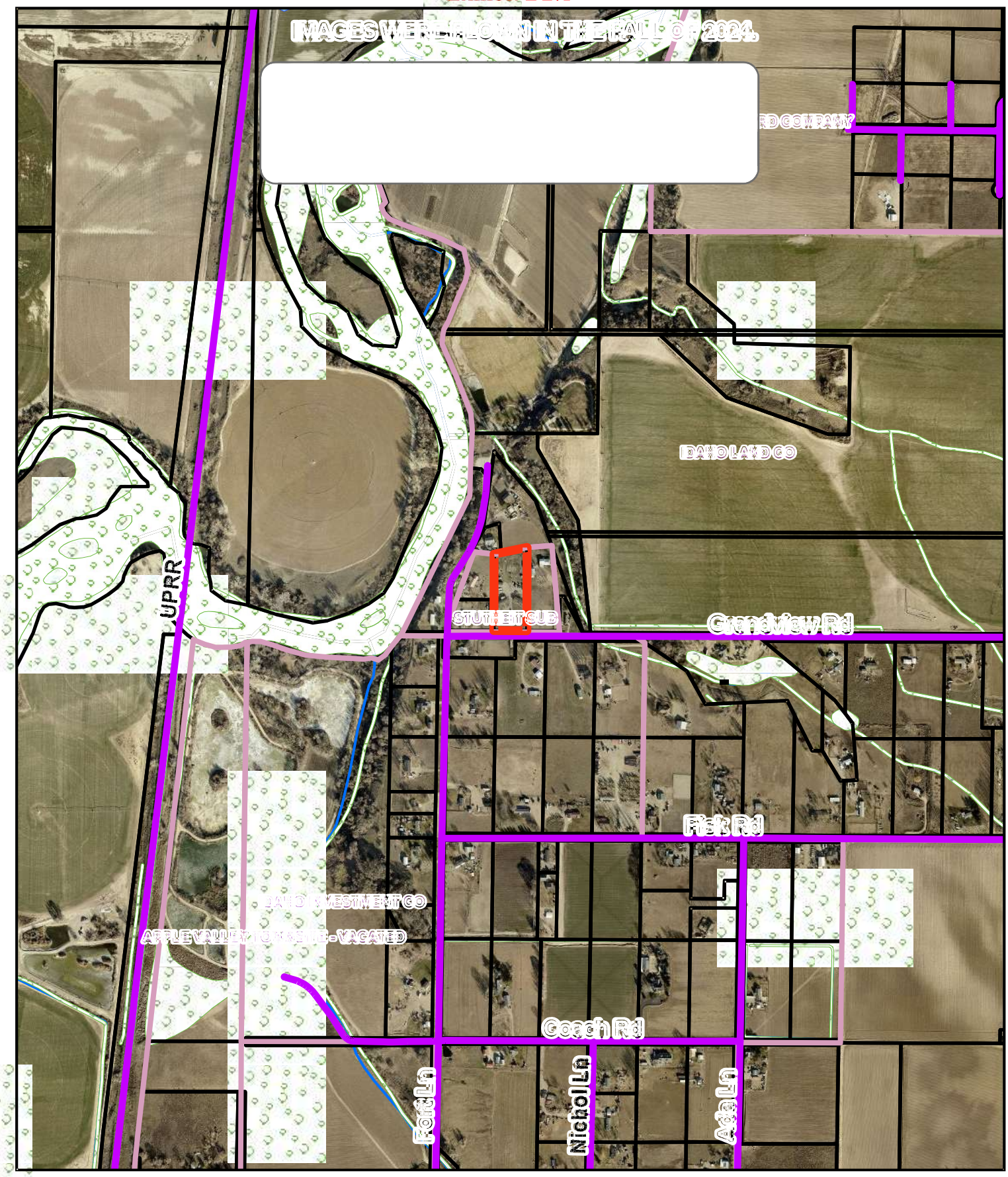
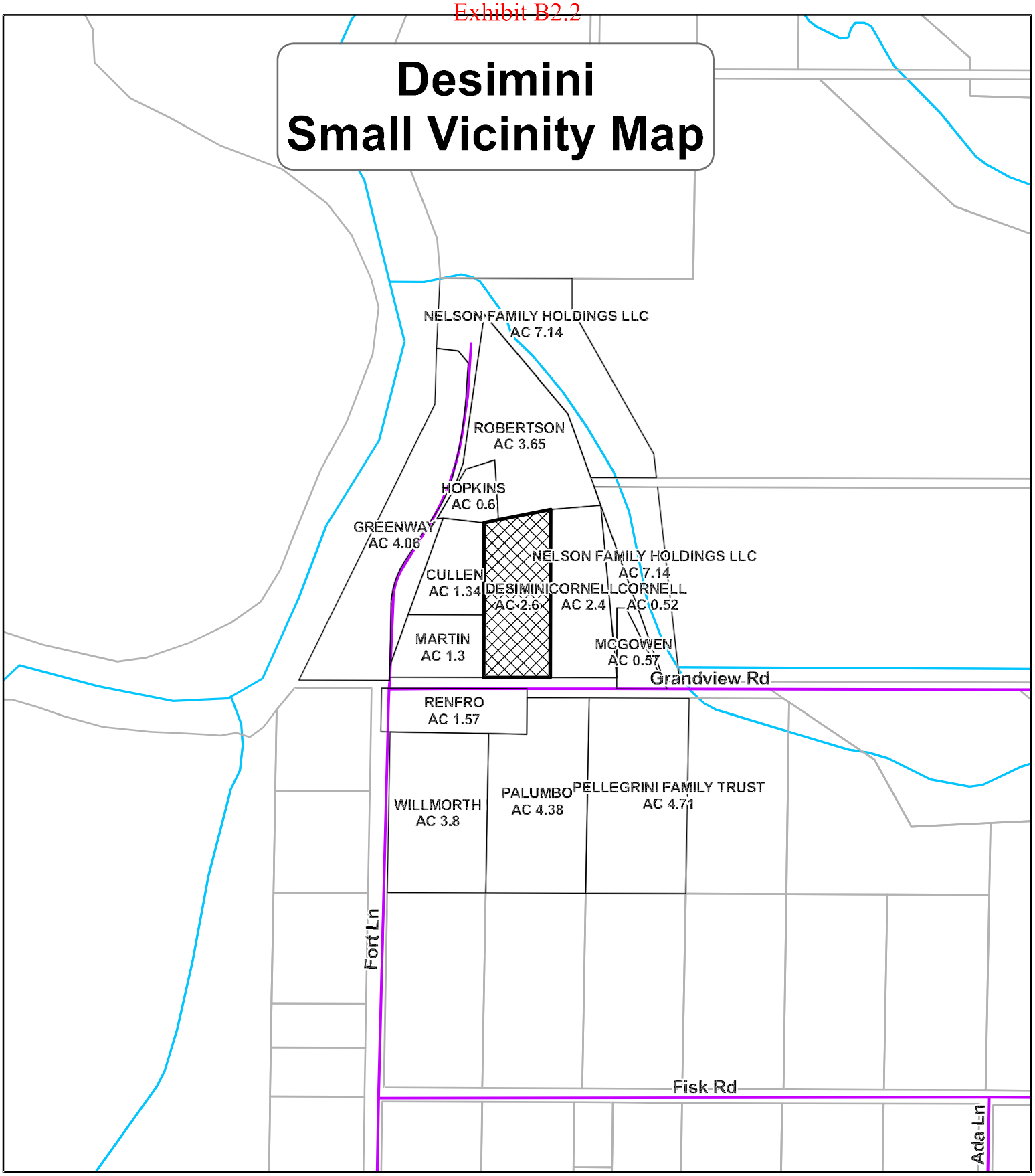
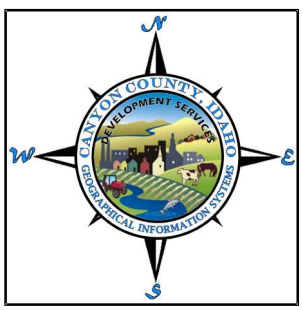
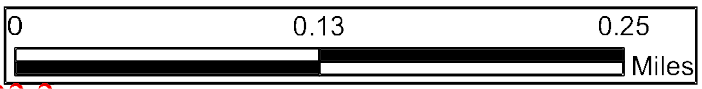


Exhibit B2.1

Desimini
Small Vicinity Map







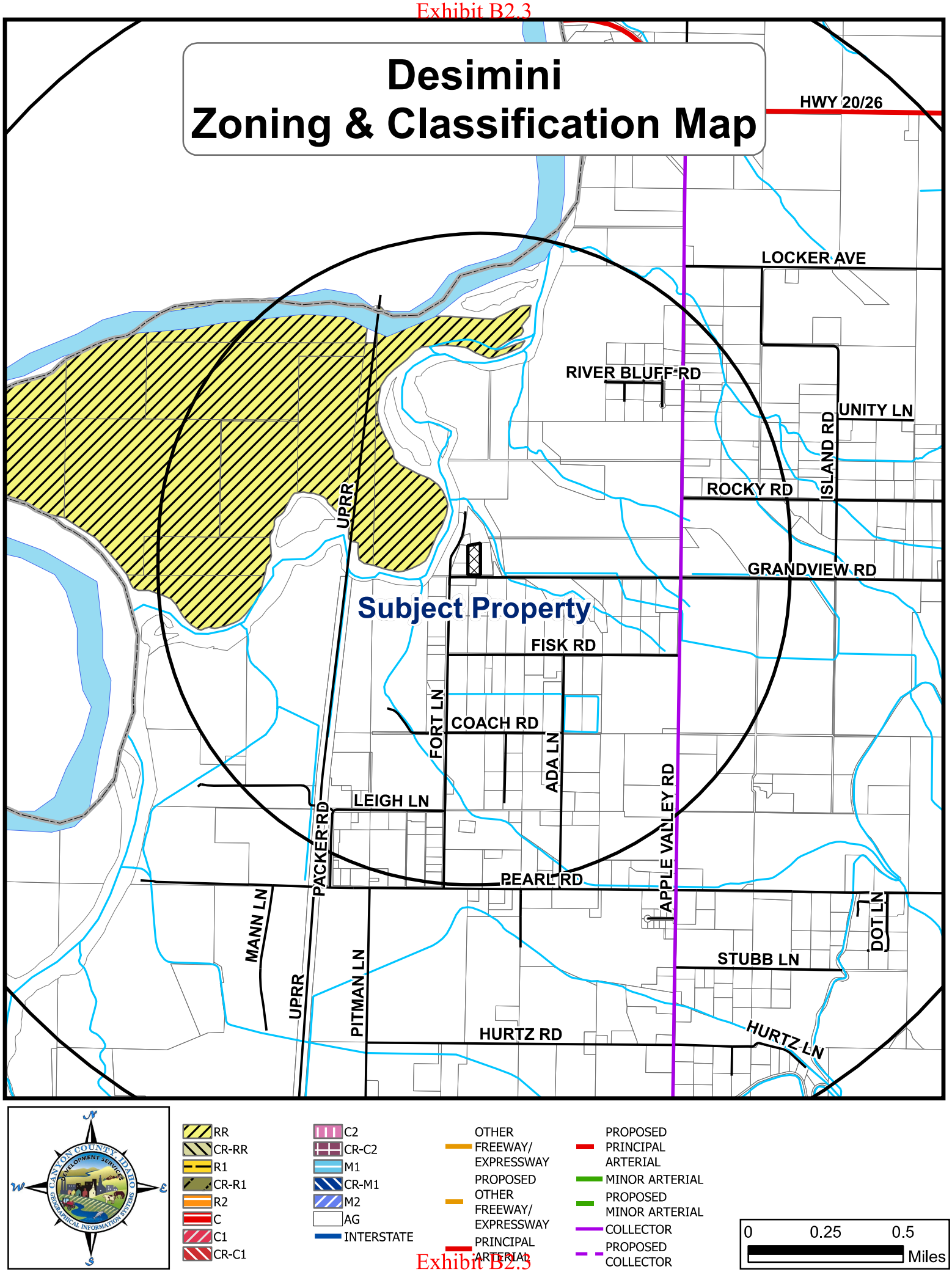
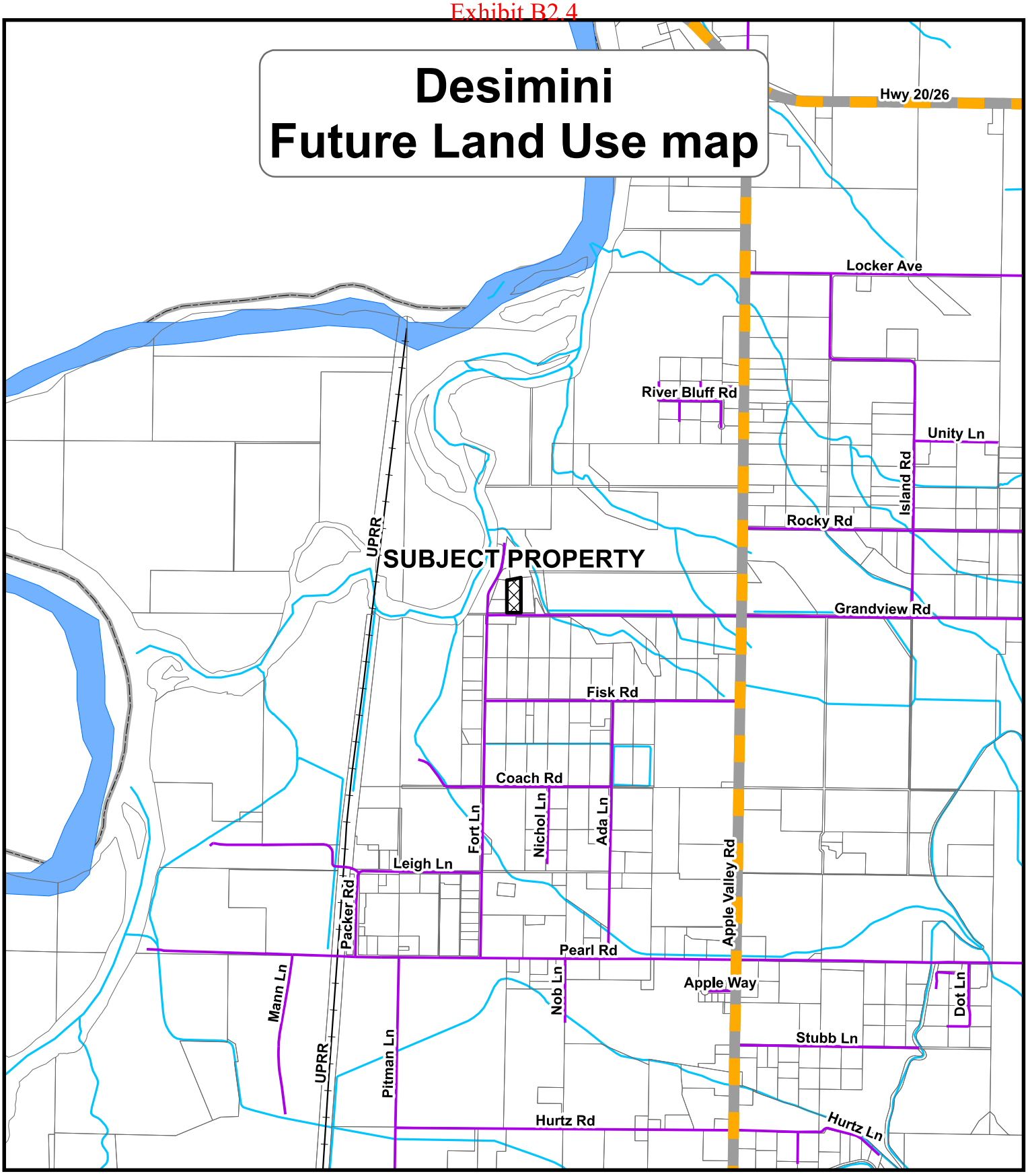

Desimini
Zoning & Classification Map
HWY 20/26
LOCKER AVE
RIVER BLUFF RD
UNITY LN
ISLAND RD
ROCKY RD
URRR
GRANDVIEW RD
Subject Property
FISK RD
FORT LN
COACH RD
ADA LN
APPLE VALLEY RD
LEIGH LN
PACKER RD
PEARL RD
MANN LN
PITMAN LN
DOT LN
STUBB LN
HURTZ RD
HURTZ LN
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles

Exhibit B2.4

Desimini
Future Land Use map





Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B2.4

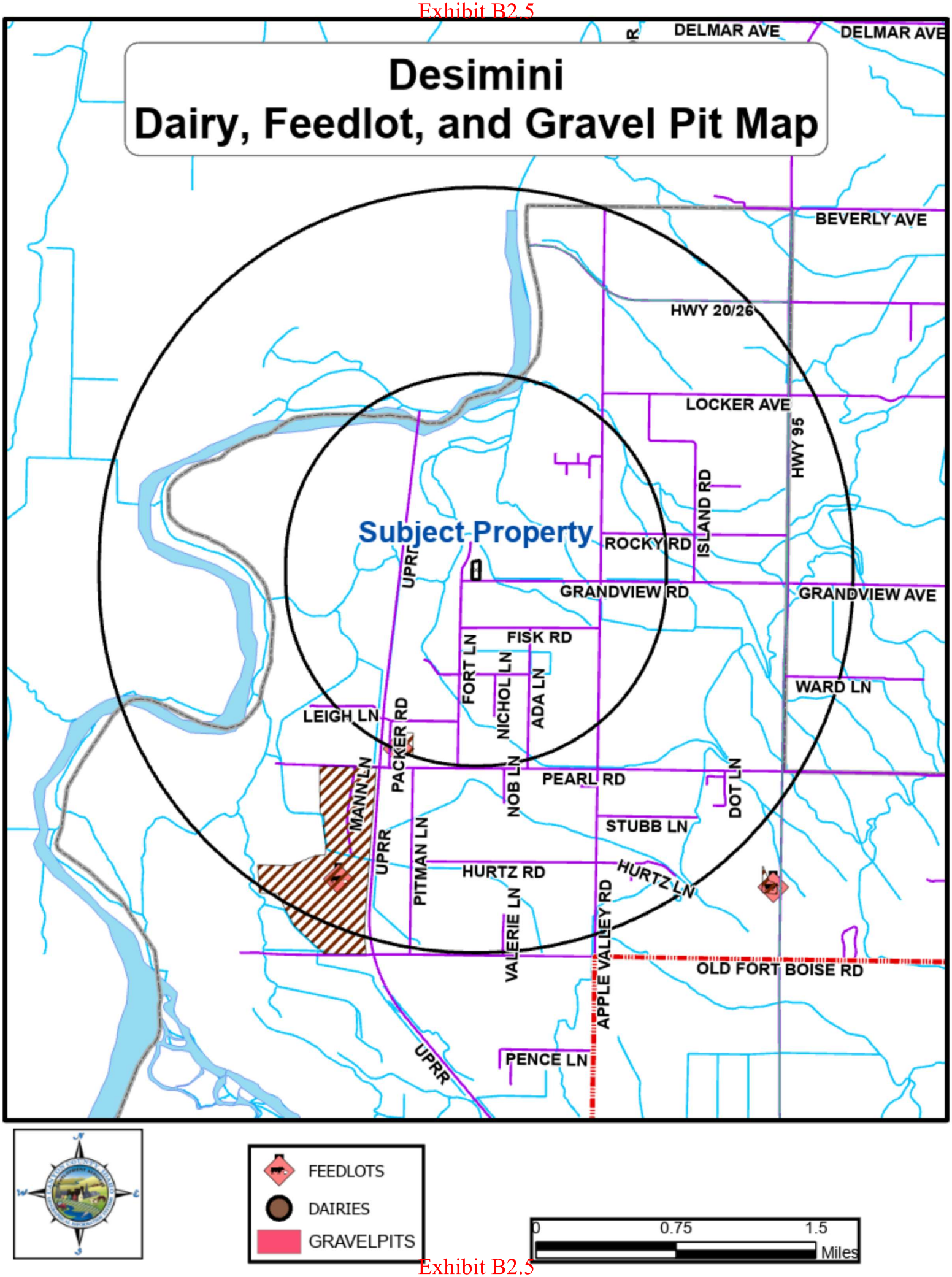
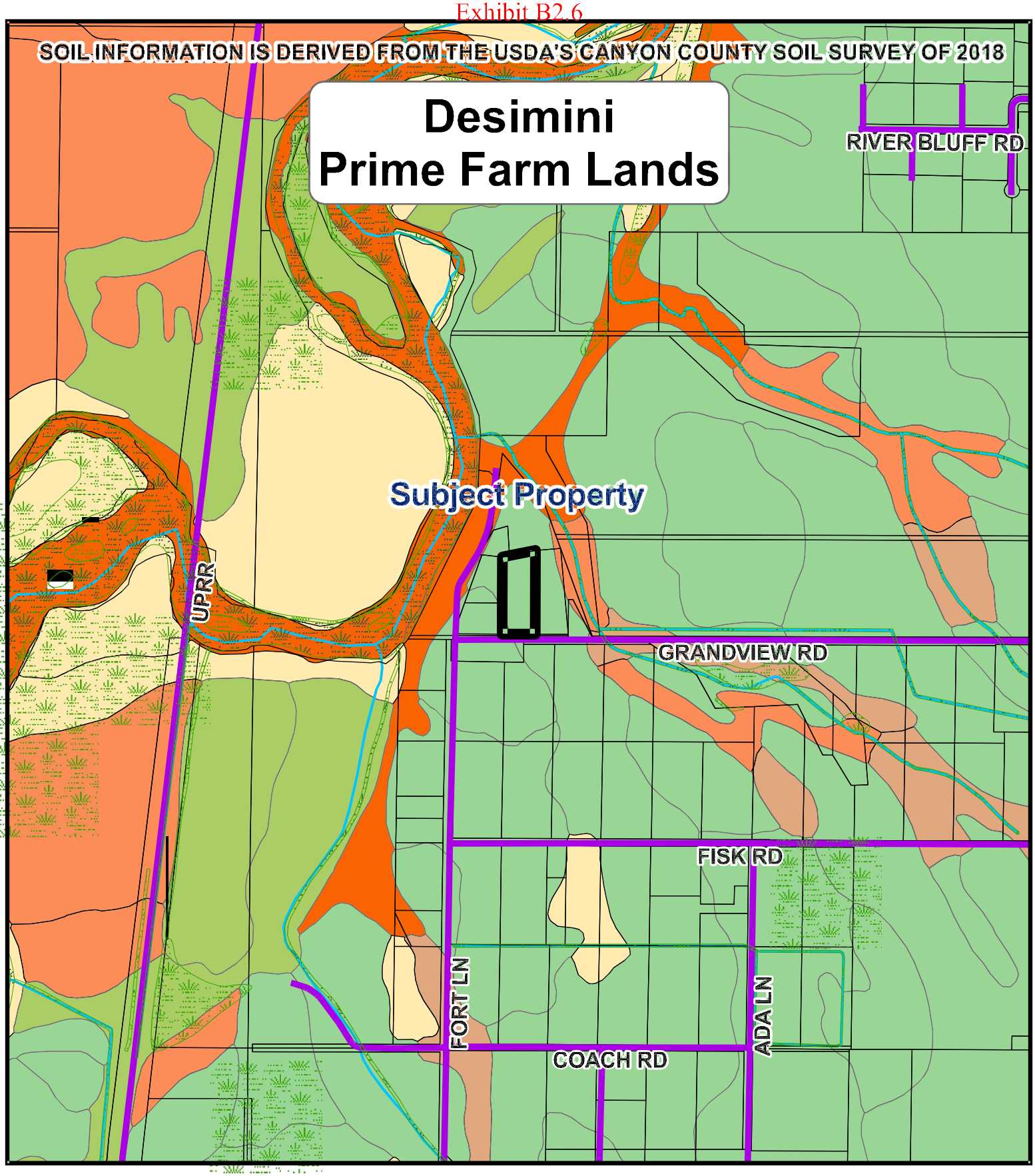

Desimini
Dairy, Feedlot, and Gravel Pit Map
DELMAR AVE
DELMAR AVE
BEVERLY AVE
HWY 20/26
LOCKER AVE
HWY 95
ISLAND RD
Subject Property
ROCKY RD
UPRR
GRANDVIEW RD
GRANDVIEW AVE
FISK RD
FORT LN
NICHOL LN
ADA LN
WARD LN
LEIGH LN
PACKER RD
MANN LN
NOB LN
PEARL RD
DOT LN
STUBB LN
UPRR
PITMAN LN
HURTZ RD
HURTZ LN
VALERIE LN
APPLE VALLEY RD
OLD FORT BOISE RD
PENCE LN
UPRR
FEEDLOTS
DAIRIES
GRAVELPITS
0
0.75
1.5
Miles

Exhibit B2.6



Exhibit B2.6


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Desimini
Prime Farm Lands
RIVER BLUFF RD
Subject Property
UPRR
GRANDVIEW RD
FISK RD
FORT LN
ADA LN
COACH RD
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	109102.52	2.50	96.50%
3	MODERATELY SUITED SOIL	3961.39	0.09	3.50%
		113063.90	2.60	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TuB	Prime farmland if irrigated	109102.52	2.50	96.50%
TuA	Prime farmland if irrigated	3961.39	0.09	3.50%
		113063.90	2.60	100%

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

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

Exhibit B2.7

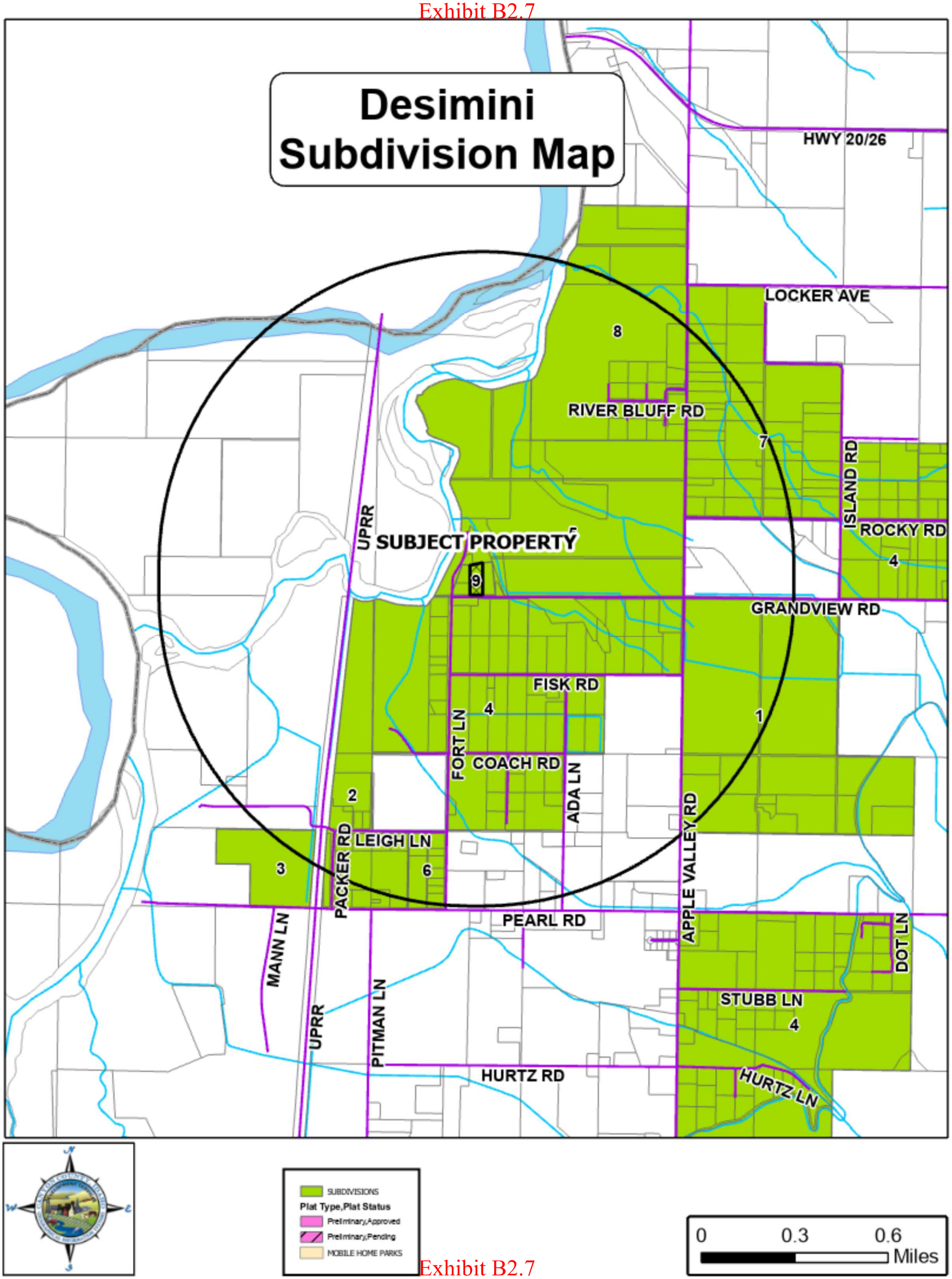


Exhibit B2.7

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
9	2304.13	241	9.56

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

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
19	13.25	2.60	0.52	157.83

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
APPLE VALLEY LAND CO	1	6N5W20	283.16	11	25.74	COUNTY (Canyon	1916
APPLE VALLEY TOWNSITE - VACATE	2	6N6W24	92.55	0	#DIV/0!	COUNTY (Canyon	1912
E G JOHNSON'S SUB	3	6N6W24	40.03	1	40.03	COUNTY (Canyon	1915
IDAHO INVESTMENT CO	4	6N5W29	699.53	109	6.42	COUNTY (Canyon	1916
IDAHO LAND CO	5	6N5W18	670.68	58	11.56	COUNTY (Canyon	1909
JOHNSON-HELGERSON	6	6N5W19	19.39	6	3.23	COUNTY (Canyon	1911
ORCHARD TRACT OF THE IDAHO LA	7	6N5W17	281.33	46	6.12	COUNTY (Canyon	1909
ORCHARD TRACT OF THE OREGONI	8	6N5W18	209.66	6	34.94	COUNTY (Canyon	1910
STUTHEIT SUB	9	6N5W18	7.81	4	1.95	COUNTY (Canyon	2001

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

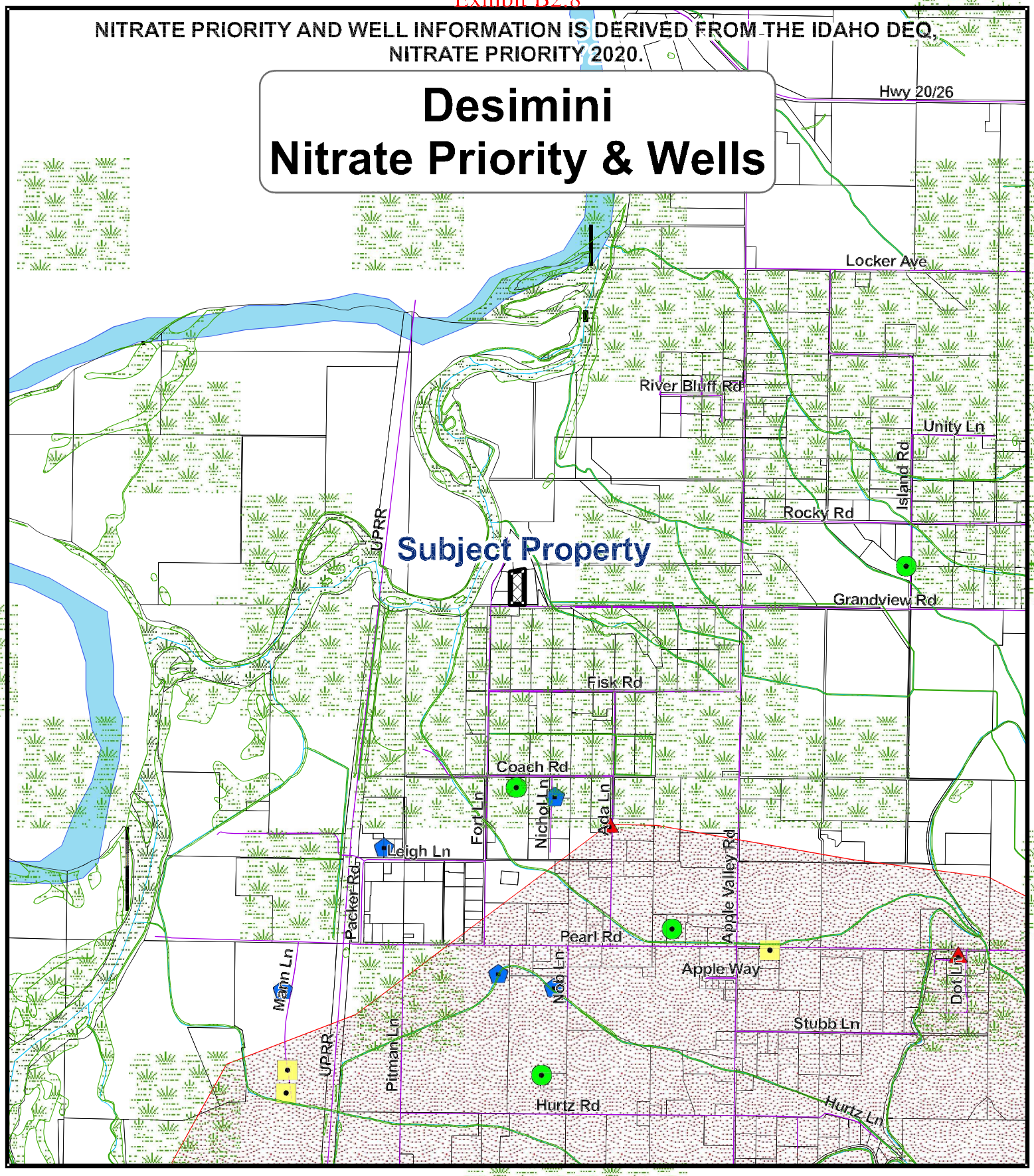
MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...

Exhibit B2.8

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

Desimini Nitrate Priority & Wells



CANYON COUNTY, IDAHO DEVELOPMENT SERVICES GEOGRAPHICAL INFORMATION SYSTEMS

GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS N03_MGL
0.005 - 2.00
2.000001 - 5.00
5.0000001 - 10.00
10.000001 - 49.80

0 0.45 0.9 Miles

Exhibit B2.8

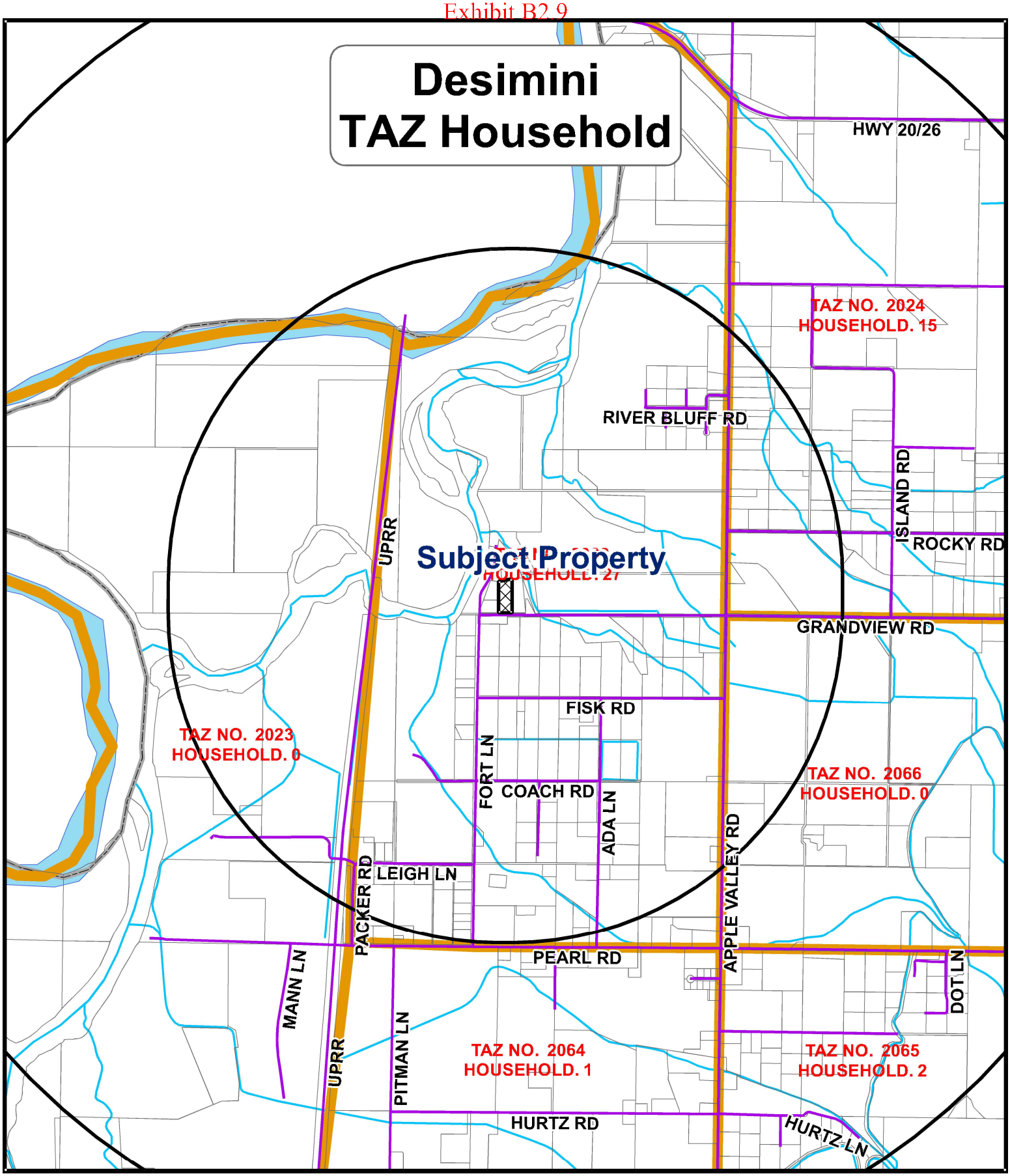

Desimini
TAZ Household
HWY 20/26
TAZ NO. 2024
HOUSEHOLD. 15
RIVER BLUFF RD
ISLAND RD
ROCKY RD
UPRR
Subject Property
GRANDVIEW RD
FISK RD
TAZ NO. 2023
HOUSEHOLD. 0
FORT LN
COACH RD
ADA LN
TAZ NO. 2066
HOUSEHOLD. 0
APPLE VALLEY RD
PACKER RD
LEIGH LN
PEARL RD
MANN LN
PITMAN LN
DOT LN
TAZ NO. 2064
HOUSEHOLD. 1
TAZ NO. 2065
HOUSEHOLD. 2
HURTZ RD
HURTZ LN
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles

Exhibit B2.9

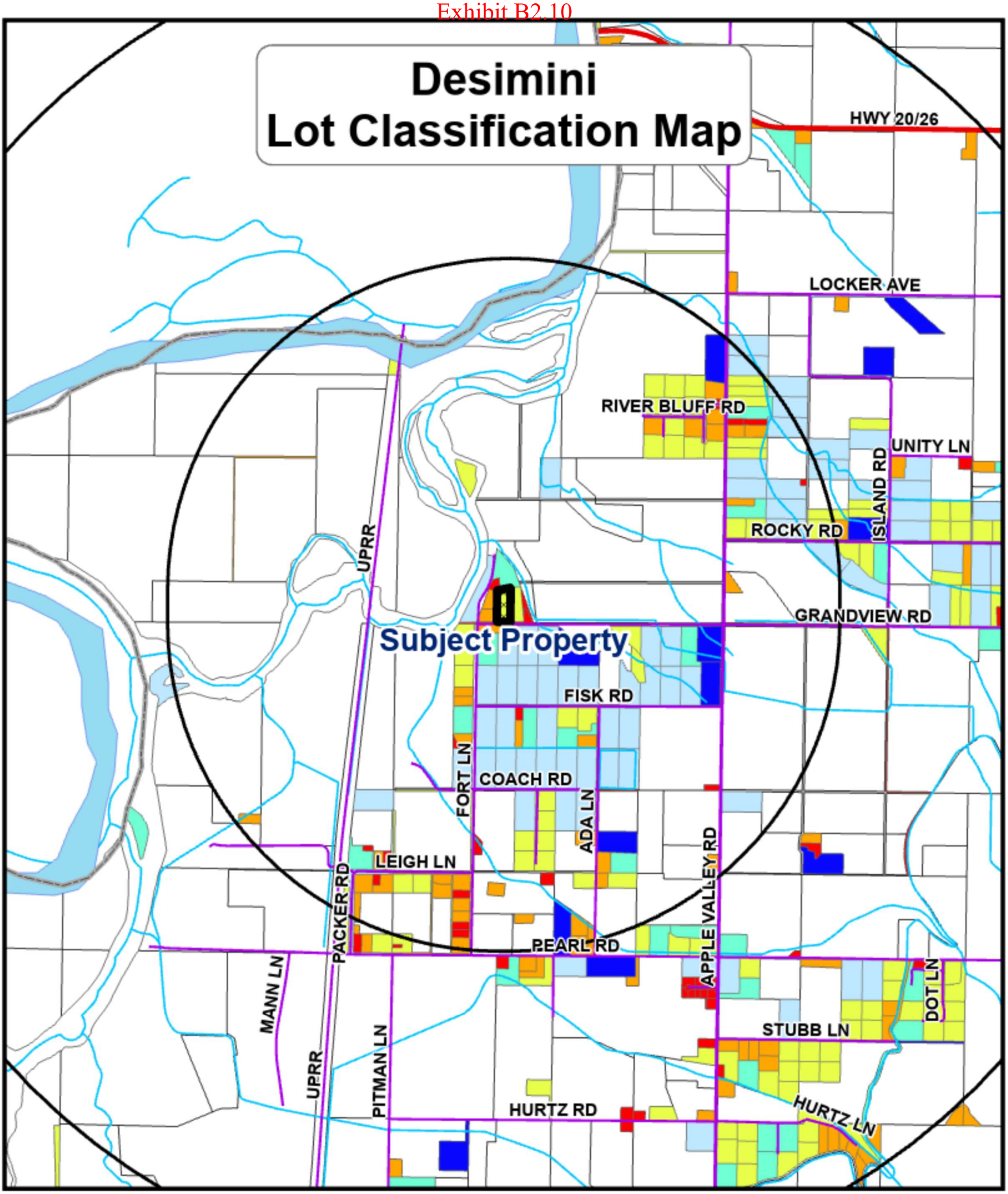

Desimini
Lot Classification Map
HWY 20/26
LOCKER AVE
RIVER BLUFF RD
UNITY LN
ISLAND RD
ROCKY RD
UPRR
GRANDVIEW RD
Subject Property
FISK RD
FORT LN
COACH RD
ADA LN
LEIGH LN
PACKER RD
APPLE VALLEY RD
PEARL RD
MANN LN
UPRR
PITMAN LN
DOT LN
STUBB LN
HURTZ RD
HURTZ LN
Lot Size
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles

Exhibit B2.11

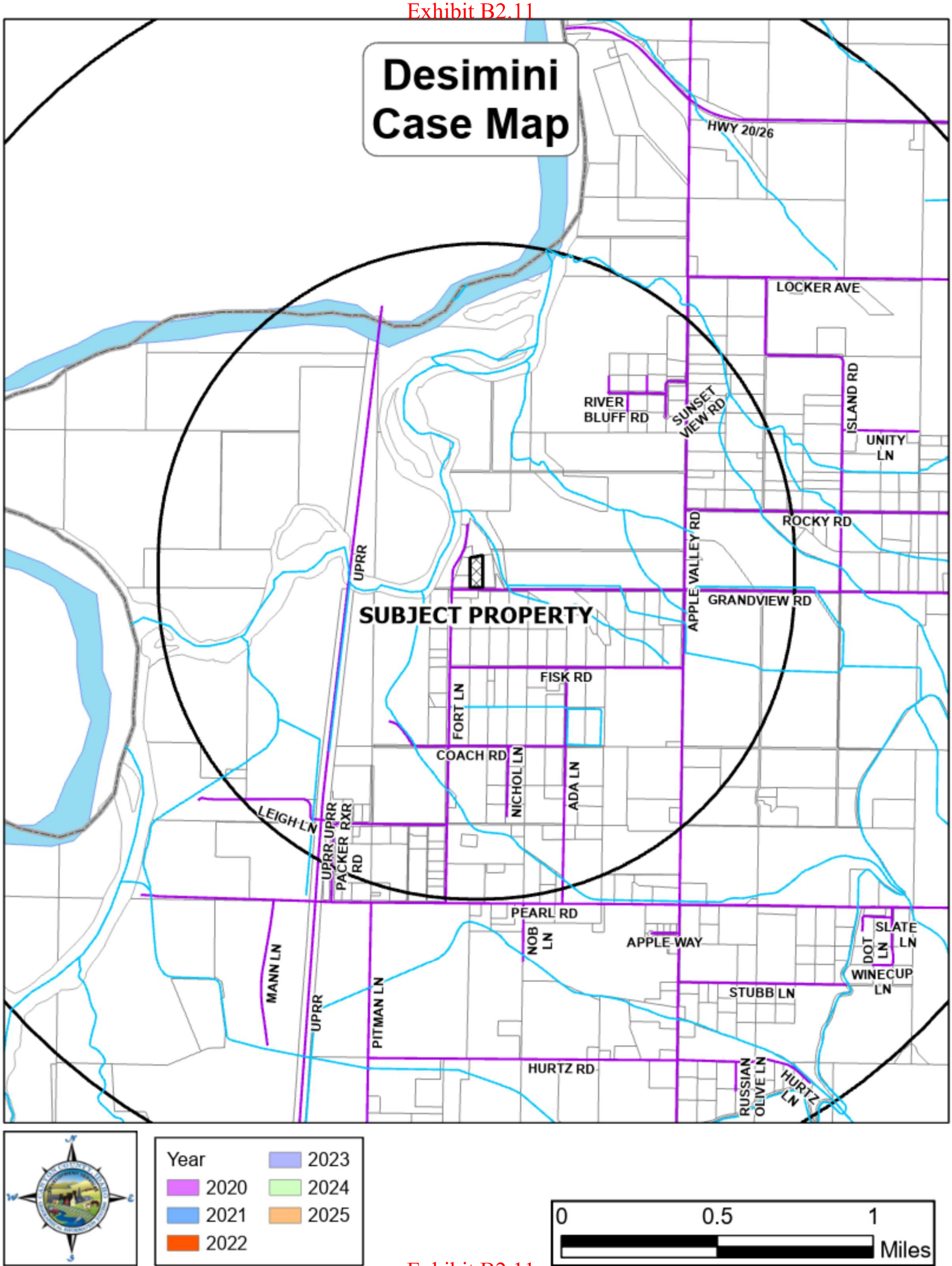
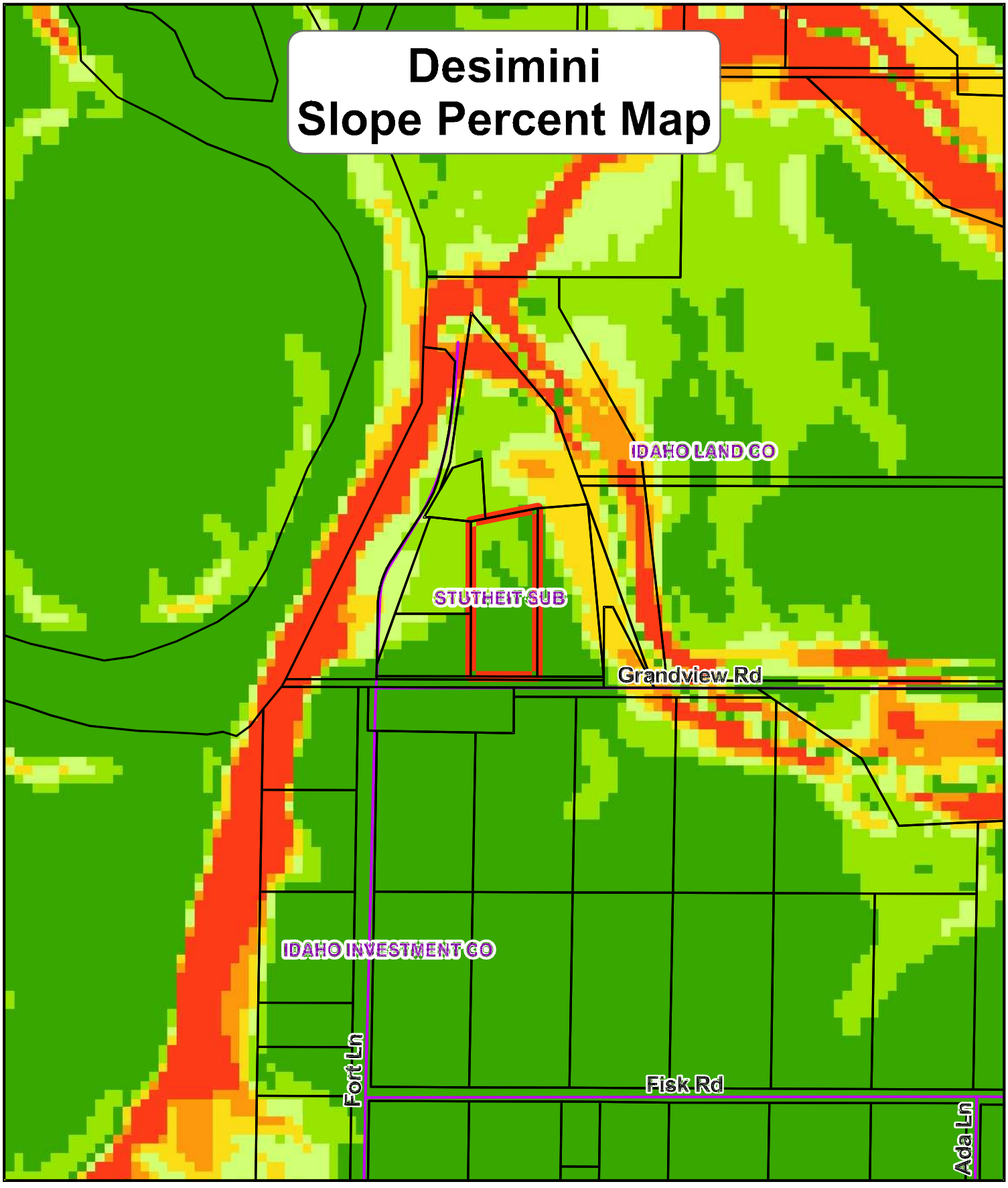
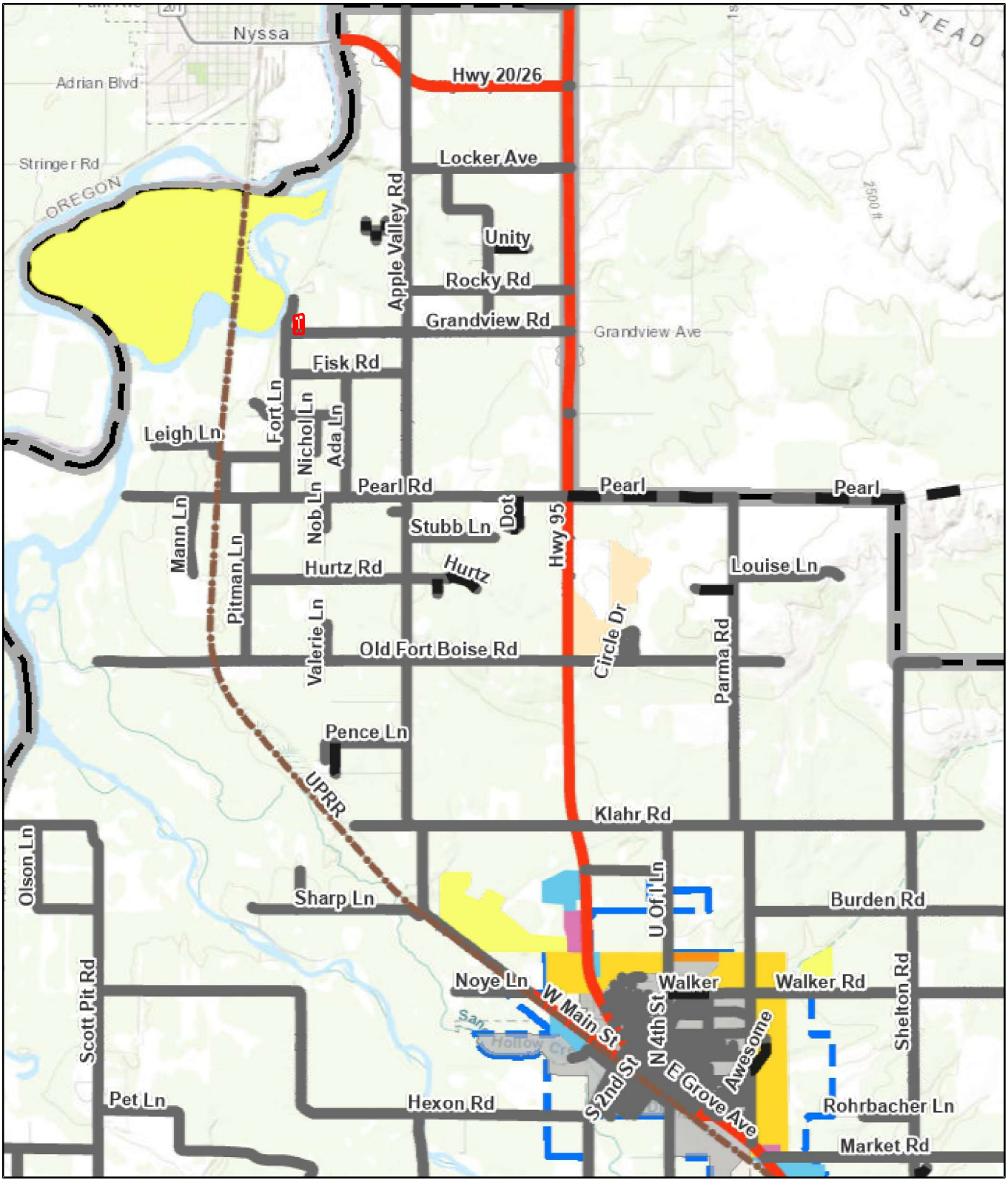


Exhibit B2.11


Desimini
Slope Percent Map
IDAHO LAND CO
STUTHEIT SUB
Grandview Rd
IDAHO INVESTMENT CO
Fort Ln
Fisk Rd
Ada Ln
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet

Canyon County, ID Web Map



2/6/2026, 1:25:02 PM

1:72,224

0 0.45 0.9 1.8 mi

0 0.5 1 2 km

Parcel Number Search _Query result

RAILROAD

CanyonCountyRoads

Hwy

Roads

Rail-Trail

CC_PrivateRoads

Current Zoning

RR (RURAL RESIDENTIAL)

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA | City of

EXHIBIT C

Site Visit Photos: December 3, 2025

Planning & Zoning Commission

Case# CR2025-0006

Hearing date: February 19, 2026

KEY	NAME: Desimini	CASE #: CR2025-0006

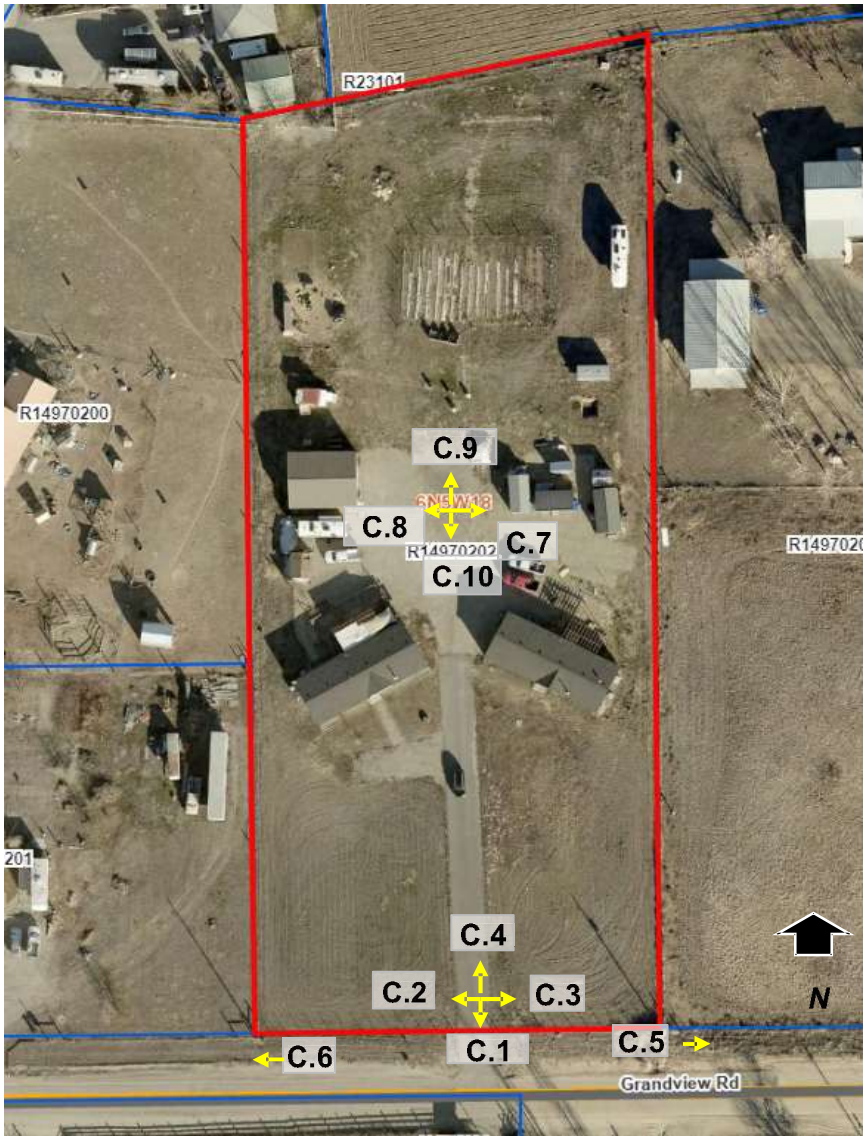


Exhibit: C
CR2025-0006
Site Visit Photos:
December 3, 2025

EXHIBIT: C.1



Driveway facing
Grandview Rd.

EXHIBIT: C.2



Subject Property
Facing West

EXHIBIT: C.3



EXHIBIT: C.4



EXHIBIT: C.5



EXHIBIT: C.6



EXHIBIT: C.7



EXHIBIT: C.8



EXHIBIT: C.9



Subject Property,
Facing North

EXHIBIT: C.10



Existing Homes,
Facing South

EXHIBIT D

Agency Comments Received by: February 9, 2026

Planning & Zoning Commission

Case# CR2025-0006

Hearing date: February 19, 2026

Karla Nelson

From: Caitlin Ross
Sent: Tuesday, June 10, 2025 8:14 AM
To: Karla Nelson
Subject: FW: [External] RE: Agency Notice CR2025-0006 / Desimini

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, June 10, 2025 8:06 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CR2025-0006 / Desimini

Hello,

After careful review of the transmittal submitted to ITD on June 5, 2025 regarding, CR2025-0006/Desimini, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you
Mila Kinakh
D3 Planning and Development
Administrative Assistant



From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 5, 2025 9:30 AM
To: 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>
Subject: Agency Notice CR2025-0006 / Desimini

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Karla Nelson

From: Jeff Rodgers <jeff@parmafire.us>
Sent: Monday, December 22, 2025 1:00 PM
To: Karla Nelson; ParmaRuralFire@gmail.com
Subject: [External] Re: CR2025-0006

No, they will not need to do anything with the fire department

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

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, December 22, 2025 10:54:06 AM
To: ParmaRuralFire@gmail.com <ParmaRuralFire@gmail.com>; Jeff Rodgers <jeff@parmafire.us>
Subject: CR2025-0006

Hello,
I'm hoping to take this case to a public hearing in February. The property at 29672 Grandview Rd (Parcel R14970202) is seeking a rezone so that it can be subdivided into two lots. They already have a primary residence and a secondary residence. If the application is approved, each new lot will contain an existing residence, and no new residences will be allowed.

Will the applicant need to do anything with Parma Fire if the application is approved? Nothing will change on the ground, but the existing homes will be on separate properties with separate ownership.

Thanks for your insight!

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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Karla Nelson

From: Cheever, Skyler <Skyler.Cheever@idwr.idaho.gov>
Sent: Monday, December 22, 2025 11:44 AM
To: Karla Nelson
Subject: [External] Splitting Water Right at 29674 Grandview Rd
Attachments: Permit Report 63-34887.pdf

Hello Ms. Nelson,

I took a look at the Water Permit and the property, 63-34887 (attached) and if the water right was split only one home, the one associated with the permit exclusively, would receive domestic in-house use. Domestic use on the permit is only for 1 home. The remaining home can use water from the exiting well so long as a shared well agreement is provided to the Department. If they don't have a shared well agreement the owner of the second property would need to have a well drilled. They can use water for their home under the domestic exemption, but I would recommend they apply for a new water right for in-house domestic use. I The permit also authorizes 2 acres of irrigation. This would be split proportionally between the two properties determined by the deeds provided with the Notice in Change of Water Right Ownership that would need to be submitted to the Department. If you have any other questions, please contact the Department at (208)-287-4800 or idwrinfo@idwr.idaho.gov.

Best,

Skyler

Skyler Cheever
Water Resource Agent, Sr - State Office
skyler.cheever@idwr.idaho.gov
Idaho Dept. of Water Resources - State Office
322 E. Front St. PO Box 83720 Boise, ID 83720
(208)-287-4800 or www. Idwr.idaho.gov

Exhibit D3

Close

Water Permit Report: 63-34887(Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	KAREN J DESIMINI LIVING TRUST	29672 GRANDVIEW RD	PARMA	ID	83660-6316
Original Owner	STEVENS, JOYCE	1404 CENTER AVE	PAYETTE	ID	83661-2610
Original Owner	STEVENS, PAUL	1404 CENTER AVE	PAYETTE	ID	83661-2610
Previous Owner	EVERSON, CASSIE	29672 GRANDVIEW RD	PARMA	ID	83660
Previous Owner	EVERSON, TREVOR	29672 GRANDVIEW RD	PARMA	ID	83660
Previous Owner	MOON, MAUVIA	29672 GRANDVIEW RD	PARMA	ID	83660
Trustee	DESIMINI, KAREN	29672 GRANDVIEW RD	PARMA	ID	83660-6316

Water Permit Status

Priority Date : 4/13/2020
Status : Active

Water Source

Source	Tributary	Tributary Qualifier
GROUND WATER		

Points Of Diversion (Location)

Source	Township	Range	Section	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	06N	05W	18		SE	SW	CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.04 CFS	
DOMESTIC	01/01	12/31	0.04 CFS	
TOTAL			0.08 CFS	

Places of Use

Printable View | Paged View

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
06N	05W	18	4		SE	SW	2.0

Place of Use Legal Description : DOMESTIC (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
06N	05W	18	4		SE	SW	

Irrigation Totals

Total Acres	Acre Limit
2.00	

Conditions

Code	Condtions
046	Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.

943	The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.
WB7	This right when combined with all other rights shall provide no more than 0.03 cfs per acre nor exceed a combined annual maximum diversion volume of 9.0 af at the field headgate for the place of use.
R61	This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
WB5	Domestic use is for 1 home and does not include lawn, garden, landscape, or other types of irrigation.

Dates

Licensed Date :
Decreed Date :
Permit Proof Due Date : 8/1/2030
Permit Proof Made Date :
Permit Approved Date : 7/17/2020
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Water Supply Bank Enrollment Date Accepted :
Water Supply Bank Enrollment Date Removed :
Application Recevied Date: 4/13/2020
Protest Deadline Date: 7/6/2020

Other Information

State or Federal : S
Water District Number : 63
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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Karla Nelson

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Thursday, January 22, 2026 11:38 AM
To: Karla Nelson
Subject: [External] re: Legal Notice CR2025-0006 / Desimini 29672 Grandview Rd, Parma
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Karla,

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



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

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, January 20, 2026 1:43 PM
To: Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>;
Subject: Legal Notice CR2025-0006 / Desimini

Dear Agencies,

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

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

Karla Nelson

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, December 22, 2025 2:48 PM
To: Karla Nelson
Subject: [External] RE: CR2025-0006
Attachments: 29672 Grandview Rd - Final.pdf

Hi Karla,

I've attached a copy of the final inspection report for the septic system as a reference.

Provided that the proposed land division does not impact the location of the existing septic system and that all required separation distances to features of concern comply with IDAPA 58.01.03, SWDH has no concerns to the conditional use approval.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, December 22, 2025 10:42 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: CR2025-0006

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

Hi Anthony,
I'm hoping to take this case to a public hearing in February. The property at 29672 Grandview Rd (Parcel R14970202) is seeking a rezone so that it can be subdivided into two lots. They already have a primary

residence and a secondary residence. If the application is approved, each new lot will contain an existing residence, and no new residences will be allowed.

Will the applicant need to do anything with SWDH if the application is approved? Nothing will change on the ground, but the existing homes will be on separate properties with separate ownership.

Thanks for your insight!

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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FINAL/AS-BUILT - Subsurface Sewage Disposal

Exhibit D4.1

Public Health
Prevent. Promote. Protect.
Idaho Public Health Districts

SOUTHWEST DISTRICT HEALTH
13307 Miami Lane
Caldwell, Idaho 83607
(208) 455-5300

Permit #: 011959
Date Rcvd: 09/30/2022
Parcel #: R14970202 0

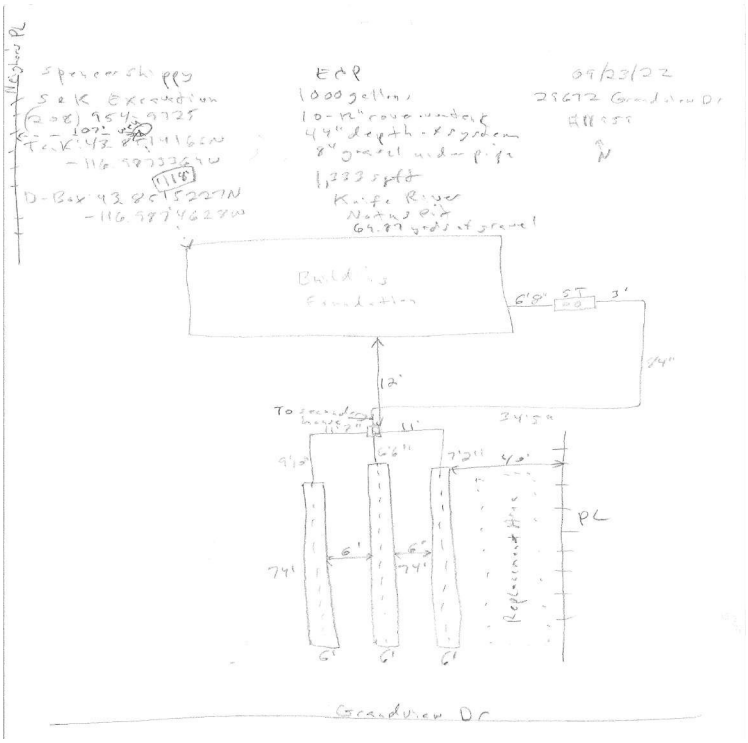
Applicant's Name: Tuttle, Gary
Owners Name: Karen Desimini
Property Address: 29672 Grandview Dr, Parma ID 83660

EHS: Anthony Lee

Legal Description: Township: 6N Range: 5W Section: 18
Lot: 3 Block: 1

Notes/ Conditions of Approval:

Neighbor's drainfield is 107 feet from adjacent well. Secondary house will be built once occupancy is granted and will apply of an TANK ONLY permit. It will require a 1000 gallon septic tank that will be connected to a Y-connection before the distribution box.



Technical Allowance Granted: ☑ Yes ☐ No
Comments: **10% allowance for drainfield size at 1,332 square feet**

System Type: Gravel Drainfield	Gravel (Yards): 64.87 Knife River Notus Pit
System Mfg: N/A	Sand (Yards): N/A
Septic/ Trash Tank (Gal): 1000	Installation Depth (Inches): 44
Septic/ Trash Tank Mfr: Everlasting	Date Installed: 09-23-2022
Depth to Tank Lid (inches): 10-12	Rock Under Pipe (Inches): 6-8
Standpipe/ Riser (inches): N/A	Riser Longitude: -116.9873364W
Pump Tank (gallons): N/A	Riser Latitude: 43.8514166N
Pump Tank (Mfg): N/A	Well Installed ☑ Yes ☐ No
Drainfield Width (Ft): 6	Distance to Tank Ft): 50+
Drainfield Length (Ft): 222	Distance to Drainfield (Ft): 118
Drainfield Area Installed (Sq. Ft.): 1332	Valve: ☐ Yes ☑ No
Effective Area (Sq. Ft.): 1332	Dist-Box: ☑ Yes ☐ No
	Drop-Box: ☐ Yes ☑ No

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into and may be enforceable as part of the permit.

Installer Name: S & K Excavation
Installer Number: 2-46770

Signature: Unavailable
Date: 09/30/2022

By signing above, I certify that all answers and statements on this Final As-built are true and complete to the best of my knowledge.
OFFICIAL USE ONLY

☑ As-Built provided by EHS
☐ As-Built provided by Installer

Anthony Lee
EHS Final Inspection Signature

035 — EHS Code
09/30/2022 — Date

Karla Nelson

From: Farmers Cooperative Ditch Company Parma <fcdc1875@gmail.com>
Sent: Monday, December 22, 2025 1:12 PM
To: Karla Nelson
Subject: [External] Re: CR2025-0006

Good afternoon Karla, no the owners shouldn't have to do anything with us as they are not shareholders with Farmers Cooperative Ditch Company. I see we have already signed your agency acknowledgement everything looks ok on our end.

Thank you

Karan Eby/Courtney Nelson
Secretary/Bookkeeper
Farmers Co-Operative Ditch Company
Phone: (208)722-2010

On Mon, Dec 22, 2025 at 10:51 AM Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

> Hello Karan,
>
> I'm hoping to take this case to a public hearing in February. The property at 29672 Grandview Rd (Parcel R14970202) is seeking a rezone so that it can be subdivided into two lots. They already have a primary residence and a secondary residence. If the application is approved, each new lot will contain an existing residence, and no new residences will be allowed.
>
> Will the applicant need to do anything with Farmers Cooperative Ditch Co. if the application is approved? Nothing will change on the ground, but the existing homes will be on separate properties with separate ownership.
>
> Thanks for your insight!

Exhibit D5

Karla Nelson

From: Cooper Felton <cfelton@jub.com>
Sent: Wednesday, January 21, 2026 12:30 PM
To: Karla Nelson
Cc: Genia Watkins; Lynn Troxel; Tim Blair
Subject: RE: [External] RE: CR2025-0006

Hello Karla,

On behalf of Notus Parma Highway District No. 2, J-U-B Engineers has reviewed the proposed conditional rezone and future subdivision of Parcel R14970202 for transportation and access impacts in accordance with the *2022 ACCHD Highway Standards and Development Procedures*. Below are our comments on the rezone and subdivision:

- The proposed action will not increase the number of dwelling units and is not expected to generate additional traffic, so a Traffic Impact Study is not required.
- No additional approaches shall be permitted as a result of the rezone or subdivision. A shared-access easement or deed restriction shall be recorded ensuring both parcels have legal access via the existing approach. *(Sections 2020.060 & 3061.080)*
- The final plat shall include a note stating that access shall be shared via the existing approach and that no additional approaches shall be permitted without approval. The Highway District reserves the right to review and approve the preliminary and final subdivision plats. Final plat signatures are required prior to recording. *(Sections 2010.030-2010.040 & 2020.060)*

Please let us know if there are any questions or if clarification is needed on any of the above comments.

Thank you for your coordination!

COOPER FELTON, P.E (ID)
Project Engineer

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

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, January 12, 2026 3:04 PM
To: Lynn Troxel <lynntroxel@nphd.net>; Tim Blair <tblair@jub.com>
Cc: Genia Watkins <gwatkins@nphd.net>; Cooper Felton <cfelton@jub.com>
Subject: [EXTERNAL] RE: [External] RE: CR2025-0006

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

The conditional rezone will be heard by the Planning and Zoning Commission on February 19. Our materials deadline is February 9, having comments by that date would be ideal.

Thank you!

Exhibit D6

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Lynn Troxel <lynntroxel@nphd.net>
Sent: Monday, January 12, 2026 2:31 PM
To: Tim Blair <tblair@jub.com>; Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Genia Watkins <gwatkins@nphd.net>; Cooper Felton <cfelton@jub.com>
Subject: RE: [External] RE: CR2025-0006

Karla,

When do you need comments by?

Thanks,

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

From: Tim Blair <tblair@jub.com>
Sent: Monday, January 12, 2026 2:05 PM
To: Lynn Troxel <lynntroxel@nphd.net>; Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Genia Watkins <gwatkins@nphd.net>; Cooper Felton <cfelton@jub.com>
Subject: RE: [External] RE: CR2025-0006

Received, Thanks Lynn – We will review and respond in the next week or so if that works?

Tim
Timothy Blair, P.E. (ID, OR)

From: Lynn Troxel <lynntroxel@nphd.net>
Sent: Monday, January 12, 2026 12:35 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Genia Watkins <gwatkins@nphd.net>; Tim Blair <tblair@jub.com>
Subject: [EXTERNAL] RE: [External] RE: CR2025-0006

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

Karla,

Where it will need to be a subdivision for the split, I will have our Engineering review and respond.

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

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, January 12, 2026 10:01 AM
To: Lynn Troxel <lynntroxel@nphd.net>
Cc: Genia Watkins <gwatkins@nphd.net>
Subject: RE: [External] RE: CR2025-0006

Lynn,
Thank you for your comments. For this case, a subdivision will be required to split the property if the conditional rezone is approved. Let me know if that changes any of the highway district requirements.

Thank you,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Lynn Troxel <lynntroxel@nphd.net>
Sent: Wednesday, December 24, 2025 8:51 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Genia Watkins <gwatkins@nphd.net>
Subject: [External] RE: CR2025-0006

Karla,

The same shared approach will need to remain the same as it is today. If the rezone and lot split is approved, we would need a copy of the Record of Survey and the Road User's Maintenance Agreement that have been recorded for our files.

Best regards,

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

From: Genia Watkins <gwatkins@nphd.net>
Sent: Tuesday, December 23, 2025 6:42 AM
To: Lynn Troxel <lynntroxel@nphd.net>
Subject: FW: CR2025-0006

Genia Watkins
District Secretary/Treasurer
Notus Parma Highway District No. 2
208-722-5343

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, December 22, 2025 10:48 AM
To: Genia Watkins <gwatkins@nphd.net>
Subject: CR2025-0006

Hello Genia,

I'm hoping to take this case to a public hearing in February. The property at 29672 Grandview Rd (Parcel R14970202) is seeking a rezone so that it can be subdivided into two lots. They already have a primary residence and a secondary residence. If the application is approved, each new lot will contain an existing residence, and no new residences will be allowed.

Will the applicant need to do anything with Notus Parma Highway No. 2 if the application is approved? Nothing will change on the ground, but the existing homes will be on separate properties with separate ownership.

Thanks for your insight!

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

Brad Little, Governor
Jess Byrne, Director

January 26, 2026

Karla Nelson, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
karla.nelson@canyoncounty.id.gov

Subject: Legal Notice CR2025-0006 / Desimini

Dear Ms. Nelson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

Exhibit D7

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

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

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

Exhibit D7

EXHIBIT E

Public Comments Received by: February 9, 2026

Planning & Zoning Commission

Case# CR2025-0006

Hearing date: February 19, 2026

Karla Nelson

From: 2c@growingtogetheridaho.org
Sent: Thursday, January 29, 2026 1:41 PM
To: Karla Nelson; Canyon County Zoning Info
Subject: [External] Letter from Growing Together Re: Desimini CR2026-0006
Attachments: Letter of Opposition for Desimini from Growing Together.pdf

Hello Karla,

Please include the attached letter of opposition signed by George Crookham on behalf of the Growing Together Advisory Board, with the file for Desimini, CR2025-0006 that will be heard on 2/19/26.

Thank you for your assistance with processing this letter.

Connie Lou

Connie Lou Aebischer
Consultant for
GROWING TOGETHER
Protecting Agriculture.
Empowering Communities.

Growing Together LLC
301 Warehouse St.
Caldwell, ID 83605

January 29, 2026

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 N. 11th Avenue, Suite 203
Caldwell, ID 83686

Re: Opposition to Case No. CR2025-0006 – Karen Desimini Conditional Rezone (AG to R-1)

To the Canyon County Planning & Zoning Commission,
Growing Together is writing in opposition to the above-referenced application requesting a conditional rezone from Agriculture (AG) to Single Family Residential (R-1) on a 2.6-acre parcel currently containing two manufactured homes.

While we understand the applicant's motivation may be tied to mortgage financing, inheritance, or a desire to place the parcels into separate trusts, these are private ownership considerations—not legitimate planning justifications to introduce a residential zoning district into an area that remains predominantly agricultural and rural residential in character.

Key concerns include:

1. **Comprehensive Plan Conflict**

   The property is designated Agriculture on the Future Land Use Map and lies within the Intensive Agriculture Overlay. A rezone to R-1 is directly inconsistent with this designation. Per Idaho Code and long-standing planning principles, a comprehensive plan map amendment should be required prior to consideration of any rezone request that conflicts with the existing plan.

2. **Illegal Spot Zoning**

   This application represents a textbook case of **illegal spot zoning**—a zoning change made to benefit a single property owner without regard to the surrounding land uses or the Comprehensive Plan. In **Balser v. Kootenai County, 110 Idaho 37 (1985)**, the Idaho Supreme Court held that such rezonings are invalid when they "single out a lot or small area for treatment incompatible with the surrounding area, for the benefit of an owner and to the detriment of the public." Approval of this rezone would create an isolated zoning pocket, lacking any connection to a broader public benefit or planning rationale, and would open the door to further spot zoning requests throughout the County.

3. **Fragmentation of Agricultural Lands**

Exhibit E1

Allowing this parcel to divide and rezone based on inheritance undermines Canyon County's broader agricultural preservation goals. It could set a dangerous precedent: if every parcel with two residences was eligible for division and rezoning, this would facilitate the piecemeal fragmentation of agricultural land—one of the very concerns the Comprehensive Plan aims to avoid.

4. **Inconsistent with Existing Lot Pattern**

   Only one parcel south of Grandview is under 2 acres, while the majority are over 4 acres, reflecting the area's rural and agricultural character. Though five nearby parcels to the west and north are under 2 acres, their legal status is unclear and some may have been created administratively prior to the adoption of current ordinances. These should not be used as justification for further rezoning or division, especially when they may not represent legal, buildable lots under current standards.

5. **Single Family Use Already Permitted in AG Zone**

   The Agricultural zoning already permits a primary and a secondary residence—the stated use by the applicant. This removes any urgency to rezone, as the property's existing zoning already allows the intended residential use. The presence of two homes should not be retroactively used to justify a split, especially when permits for such dwellings were issued under the understanding they would remain part of a single legal parcel.

6. **Preservation of Planning Integrity**

   The parcel, as it currently exists, fits well with the rural-residential living that defines the area. The presence of 160+ acres of actively farmed land to the east reinforces the fact that this area has not transitioned to suburban density, and that rezoning would represent a shift away from sound planning principles toward parcel-by-parcel exceptions.

For these reasons, we respectfully recommend denial of Case No. CR2025-0006. The County has consistently emphasized the importance of protecting farmland, maintaining consistency with the Comprehensive Plan, and avoiding incremental zoning changes that erode agricultural areas. Approval of this application would undermine these priorities and open the door to further fragmentation and precedent-setting rezone requests.
Thank you for considering this opposition and for your continued commitment to thoughtful land use planning in Canyon County.

Respectfully,

George Crookham
for the Growing Together Advisory Board
Growing Together (GT) LLC



Snake River Canyon Scenic Byway

Showcasing the beauty and agricultural heritage of the Snake River Canyon

To: Canyon County Planning and Zoning Commission
Fr: Board of Directors, Snake River Canyon Scenic Byway
Re: Case No. CRE2025-0006
Date: February 9, 2026

The Snake River Canyon Board of Directors is opposed to this conditional rezone and development for the same reasons we have opposed any development within a Comprehensive Plan designated land use of Agricultural and a rezone from the current agricultural zoning. While we recognize that this current request is only asking for one more additional lot, the rezone to R-1 opens up future development opportunities that could result in a higher density than we feel appropriate for this primarily agricultural area.

We reiterate our concerns below when a rezone is proposed within the current agricultural zone:

1. The request is within the viewshed of the Snake River Canyon Scenic Byway, and will negatively impact the "Agricultural nature" of the Byway's immediate surroundings. The Byway was approved by the Canyon County BOCC and ITD as Idaho's only "Agriculturally themed" Byway, and the proposed zoning does not in any way represent or protect the agricultural history, nature and value of the area as currently designated by the Plan. This proposal is a little more than a mile from the Byway, and in the heart of production agriculture land, and will negatively impact the Byway's viewshed, which highlights agriculture, not residential subdivisions.

2. The insertion of a Single Family Residential zone in this area of the county will change the essentially "agricultural" character of the area. It will adversely affect the agricultural way-of-life of the neighbors who choose to live surrounded by production agriculture. In other words, it will negatively affect the neighbor's property rights.

Its' negative impact on traffic and the movement of farm equipment in the area provides a dangerous situation for current residents and farmers alike.

3. The insertion of a Single Family Residential zone in the middle of an agricultural zone, is a "foot-in-the-door" for further development of residential housing in an Ag zone. This property is on the border of the designated ag transition zone. This zone, completely surrounded by agriculture, is the very opposite of protecting existing ag operations that are the economic backbone of our county. And we have seen over and over, once a residential zone is placed into the middle of Ag land, it is quickly joined by other residential zones. Residential development of any kind in the agriculture zone negatively affects the character of the area, and can lead to the complete destruction of production agriculture and the neighbor's agricultural way-of-life.

4. In all, this development does not follow nor comply with the land use goals laid out in the county's own Comprehensive Plan, in particular:

P4.03.01 Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.

A4.04.02c Align zoning districts with communities, corridors, and landscapes to achieve consistency in the development pattern while protecting natural resources and farmland.

P4.05.01 Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.

G4.07.00 Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.

P4.07.02 Discourage incompatible development near existing agricultural businesses that would cause the operator undue hardship through complaints, traffic, or other complications

Feel free to contact Teri Ottens, Board Secretary/Treasurer at 208-869-6832 with any further questions.

EXHIBIT F

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

Planning & Zoning Commission

Case# CR2025-0006

Hearing date: February 19, 2026

In the matter of the application of:
Karen Desimini – CR2025-0006

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of Parcel R14970202 from the "A" (Agricultural) zone to the "CR-R-1" (Conditional Rezone-Single-Family Residential) zone. The request includes a development agreement to allow only one (1) additional parcel and prohibits secondary dwellings.
2) Location: Case CR2025-0006: The subject property is located at 29672 Grandview Road, Parma, ID 83660 also referenced as Lot 3, Block 1 of Stutheit Subdivision, Parcel R14970202, a portion of the SW ¼ of Section 18, T6N, R5W, BM, Canyon County, Idaho

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2025-0006.

      1. All exhibits are located in the case staff report dated February 19, 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)), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).

   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, CR2025-0006, was presented at a public hearing before the Canyon County Planning and Zoning Commission on February 19, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Conditional Rezone Standards of Evaluation		
Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
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 parcel is located in an area designated for agricultural use by the 2030 Comprehensive Plan Future Land Use Map. Page 25 of the plan describes the 'Agricultural' designation as follows: "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." The property and the surrounding area are further designated as an intensive agricultural overlay. Page 28 of the Plan describes the intensive agricultural overlay as follows: "This overlay is applied to protect working lands and operations. These areas may have higher-quality soils, greater water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety." The Plan does not contemplate residential zoning in this area. However, Per Canyon County Code §07-06-07(3), a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. The conditional nature of the rezone, which in this case will allow for a single division and no additional residential structures, will align with existing residential and agricultural uses in the area. The request generally complies with the following goals and policies of the 2030 Comprehensive Plan: Property Rights 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). • 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.	

	• Policy No. 3: Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals. Population COMPASS forecasts an increase of 27 households in the Traffic Analysis Zone (TAZ No. 2062) where the subject parcel is located over the next 25 years (**Staff Report Exhibit B2.9**). The proposed conditional rezone to single-family residential will not add residential growth and is supported by the following: • Policy No. 1: Plan for anticipated population and households that the community can support with adequate services and amenities. • Goal No. 2: Promote housing, business, and service types needed to meet the demand of the future and existing population. Economic Development • Goal No. 5: Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability. Land Use and Community Design The proposed conditional rezone will not allow for additional residential development, as the existing homes will be retained on each new lot, and secondary dwellings will be prohibited. This change to the zoning map without any changes to what is built on the ground is supported by: • Policy No. 1.1: Maintain a balance between residential growth and agriculture that protects the rural character. • Policy No. 1.2: Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights. • Goal No. 2: Ensure that growth maintains and enhances the unique character throughout the County. • Policy No. 2.1: Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. • Policy No. 3.2: Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns. • Policy No. 3.3: Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and, in some instances, may require conditions of approval to promote compatibility. • Goal No. 7: Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to the good quality of life. • Policy No. 7.1: Plan land uses that are compatible with the surrounding community. Housing Goals The proposed rezone will allow the applicant to request a subdivision of the property. The existing residential homes will be retained, one on each lot, and secondary residences will be prohibited. While the approval will not increase the amount of housing, it will allow for each existing home to be owned separately, and will not further fragment agricultural resources • Goal No.1: Encourage opportunities for a diversity of housing choices in the County. • Policy No. 1.1: Encourage a variety of housing sizes that meet the needs of families, various age groups, and incomes. • Goal No. 2: Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources. • Goal No. 3: Discourage housing in incompatible areas.
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, and as conditioned, the proposed zone change to "CR-R-1" is more appropriate than the current zoning designation of "A".	

Exhibit F

Existing Conditions:

The surrounding area contains residential and agricultural uses. The closest single-family residential zoning (R-1) is found four (4) miles to the southeast near the city of Parma. However, properties with residential uses, comparable in size to those proposed, are adjacent to the subject property and can be found in the surrounding area. Rural Residential (R-R) zoning is found less than 600 feet to the west (**Staff Report Exhibit B2.3**). There are nine subdivisions within a one-mile radius of the property with an average lot size of 9.56 acres (**Staff Report Exhibit B2.7**). Eight out of the nine subdivisions were platted between 1909 and 1916, primarily with 5-acre lots. While these older subdivisions are zoned "A" Agricultural, many of the lot sizes are functionally more aligned with residential zoning. Within the 600-foot notification radius, three (3) of the thirteen (13) lots are smaller than the one-acre minimum lot size allowed within the proposed R-1 Single Family Residential Zone (**Staff Report Exhibit B2.2**).

The subject property consists of class 3 moderately suited soil that is considered prime farmland if irrigated (**Staff Report Exhibit B2.6**). The property does not have surface irrigation water rights, but groundwater irrigation is allowed with the domestic well (**Staff Report Exhibits A6, D5, and D3).** There are two (2) feedlots within a two-mile radius of the property (**Staff Report Exhibit B2.5**). The property contains a primary (BP2022-0725) and secondary residence (BP2022-0726), accessory structures (BP2022-1185, BP2022-1137), gardens, and small animals such as chickens, ducks, and goats (**Staff Report Exhibit A2**).

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Residential and Agricultural	A	
S	Residential	A	
E	Residential and Agricultural	A	
W	Residential, River, and Agricultural	RR and A	

"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:

There are no recent land use cases within a one-mile radius of the property.

Rezoning Request

The request is to conditionally rezone the subject property to the CR-R-1 Zone, subject to the conditions of a development agreement. Pursuant to Canyon County Ordinance 07-10-25(3), the purpose of the R-1 Single-Family Residential zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.

The subject property is surrounded primarily by residential land uses, with lot sizes ranging from approximately 0.6 acres to 4.38 acres (**Staff Report Exhibits B2.2, 2.1, and 2.10**). Agricultural crop production is located approximately 400 feet to the east, adjacent to the river, and along Apple Valley Road (**Staff Report Exhibit B2.1**). Comments received from the Growing Together Advisory Board note that approval of the rezone would create an isolated zoning pocket that would open the door to further spot zoning requests in the County. However, Canyon County Code §07-06-07(3) specifically states that a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. The conditional nature of the rezone will not allow for increased development on the property and will maintain compatibility with adjacent and nearby properties that predominantly contain residential use on lots that are under 5 acres in size (**Staff Report Exhibits B2.1 and B2.10**).

The surrounding lot size pattern, with lots that are frequently under five acres in size (**Staff Report Exhibit B2.10**), largely resulted from subdivisions established in the early 1900s. Many of the underlying

Exhibit F

	subdivision lots in the area remain valid and could be reestablished or further divided through an administrative process under the current Canyon County Code. Given the prevalence of residential lots under five (5) acres in size, the proposed conditional rezone to R-1 is consistent with existing land uses (**Staff Report Exhibit B2.10**). Additionally, the rezone will not increase the number of residential units on the subject property. *See further analysis in sections 3 and 4 for additional evidence.*	
Criteria Met? **Yes**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Analysis	The proposed conditional rezone to "CR-R-1" is compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. The proposed conditional rezone to Single-Family Residential (R-1) is compatible with surrounding land uses, which are primarily residential lots under five (5) acres and agriculture (**Staff Report Exhibit B2.1**). The proposed rezone is intended to facilitate the subdivision of the property into two (2) lots, each greater than one (1) acre in size. The applicant legally built a secondary residence on the property, and the proposed rezone will allow for that residence to be separately owned. The letter of intent details that the request for the rezone pertains to matters of inheritance and will allow the property to be held in two separate trusts (**Staff Report Exhibit A2**). No additional development is planned on the property, and a condition of approval will prohibit secondary residences. The use will maintain its existing compatibility with surrounding land uses, as surrounding properties will not experience any physical changes on the land. No additional traffic, noise, construction, or activity is anticipated with this rezone request. There are nine subdivisions within a one-mile radius of the subject property with an average lot size of 9.56 acres (**Staff Report Exhibit B2.7**). While the proposed lots at just over one acre will be smaller than the surrounding average lot sizes, there are other similarly sized parcels in the area. Within the 600-foot notification radius, there are three lots smaller than those proposed, and aerial imagery, as well as the lot classification map of the surrounding one-mile area, show several other similar-sized lots (**Staff Report Exhibits B2.2, B2.1, and B2.10**). Furthermore, not all the underlying 1900s subdivision lots have been resurrected. If property owners choose to exercise currently allowed administrative processes within the Canyon County Code, residential lots between 1 and 5 acres in size could become more prevalent in the surrounding area. While this proposal will require a rezone and subdivision, the proposed lot sizes are commensurate with previous land divisions within half a mile of the subject parcel: • R23079010B0/B2 – CU2004-599 & LS2004-956: 1.01 & 1.11 acres • R23071010/11 – LS2004-950: 0.60 & 1.26 acres • R23065010 – LS2005-68: 1.51 acres • R23079010C/C1 – LS2004-955: 0.28 & 1.38 acres • R23101010A/B – LS2004-944: 0.6 & 0.57 acres • R23079010A/A1 – LS2006-129: 2.3 & 2.32 acres *See further analysis in sections 2 and 4 for additional evidence.*	
Criteria Met? **Yes**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

Exhibit F

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 rural with large residential lots and nearby fields in crop production. The Snake River is approximately 330 feet to the west, and recreational opportunities are found approximately 2 miles south at the Fort Boise Wildlife Management Area. The community of Nyssa, Oregon, is a six-minute drive to the northwest. Large agricultural fields are found nearby, but the immediate area surrounding the subject property and south of Grandview Road is defined by lots approximately 0.5 to 5 acres in size (**Staff Report Exhibits B2.10, B2.1, and B2.2**). The proposed rezone will not increase density or development in the area. If approved, the property will be subsequently subdivided, allowing the existing single-family home and secondary residence to be placed on their own lots under separate ownership. No additional development is planned, secondary residences will be prohibited, and the character of the area will be unchanged. **The following measures will be implemented to mitigate the impact** To ensure that the character of the area remains unchanged, a proposed condition of approval will prohibit secondary residences, and the property will be divided in substantial conformance with the site plan (**Staff Report Exhibit A3**). See recommended conditions beginning on page 8. *See further analysis in sections 2 and 3 for additional evidence.*	
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. The applicant's letter of intent states that adequate facilities are already in place for the residences on the parcel, with no additional services needed for water, sewer, or irrigation (**Staff Report Exhibit A2**). **Sewer:** A shared septic system is in place to serve the primary and secondary residences on the property. Comment from Southwest District Health states that they are not concerned with the rezone, provided the future subdivision does not impact the location of the existing septic system and that all required separation distances to features of concern comply with IDAPA 58.01.0 (**Staff Report Exhibit D4**). **Water:** The property has an existing domestic well that the applicant intends to share between the two future lots (**Staff Report Exhibits A2, A4, and A9**). The subdivision plat will require compliance with Idaho Department of Water Resources standards, including a shared well agreement. The property is not within a nitrate priority area. The nearest well with known nitrate levels elevated to the water standard of 10 milligrams per liter is approximately 0.7 miles to the south (**Staff Report Exhibit B2.8**). **Drainage:** Existing drainage patterns will be maintained and retained on site (**Staff Report Exhibit A4**). The subsequent subdivision plat will be required to demonstrate that stormwater runoff will be maintained onsite. **Irrigation:** Correspondence with the Farmers' Cooperative Ditch Company confirms that the property does not have surface irrigation water rights (**Staff Report Exhibits A6 and D5**). Irrigation will be provided through the Idaho Department of Water Resources (IDWR) via a domestic well or irrigation well water rights. Comments from IDWR state that the property does currently have groundwater rights with permit 63-34887 that allows for two (2) acres of irrigation for one home. Water can be shared and split equally between the	

	lots if a shared well agreement is provided to IDWR. Without a shared well agreement, the owner of the second home/property would need to drill a new well (**Staff Report Exhibit D3**). **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on June 4, 2025, and January 20, 2026. No agency comments were provided by those services at the time the staff report was written. The existing homes are served by utilities, and no changes are anticipated with this request.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property or to minimize undue interference with existing and/or future traffic patterns created by the proposed development. The request allows two existing dwellings to be located on separate lots. Condition number 3 prohibits secondary dwellings, and as a result, the request will not increase vehicle trips. Idaho Transportation Department (ITD) does not have any concerns regarding the request as it does not meet the threshold for a traffic study, nor does it pose any safety concerns (**Staff Report Exhibit D1**). Comment from Notus Parma Highway District No. 2 further details that the proposal is not expected to generate additional traffic and that a traffic impact study is not required (**Staff Report Exhibit D6**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone and will continue to have legal access if the property is subdivided. See the review and analysis detailed below. Access to the homes comes from a shared driveway onto Grandview Road, a local public road. Notus Parma Highway District No. 2 provided a comment stating that no additional approaches shall be permitted as a result of the rezone or subdivision and that a shared access easement or deed restriction shall be recorded with the subdivision plat, ensuring both parcels have legal access via the existing approach (**Staff Report Exhibit D6**).	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** The request will not increase the student population and is not anticipated to impact Parma School District #137. Notice was provided to the school district on June 4, 2025, and January 20, 2026; no comments were received. **Police:** The subject parcels are under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. The rezone will not result in additional dwelling units and is not anticipated to cause a negative impact or require additional public funding. Agency comments were sent out on June 4, 2025, and January 20, 2026, and no comments were received by the Sheriff's Office. **Fire protection & Emergency Medical Services:**	

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	Correspondence with the Parma Fire Department confirmed that no fire department conditions will be required (**Staff Report Exhibit D2**). The fire department signed off on the residences and driveway when the primary and secondary residence building permits were approved. No additional residences will be allowed if the conditional rezone and subsequent subdivision are approved.

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case # CR2025-0006, a conditional rezone of 2.6 acres subject to conditions of the development agreement (Attachment A).

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

ATTACHMENT A

DRAFT CONDITIONS OF APPROVAL

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    a. All requirements of the Idaho Department of Water Resources shall be followed, see Exhibit D3.
2. The subject parcel, R14970202, shall be subdivided in compliance with Chapter 7, Article 17 of the Canyon County Code of Ordinances (CCCO), subject to the following restrictions:
    a. The parcel shall be divided a maximum of one (1) time, in substantial compliance with the applicant's site plan (Exhibit A.3).
3. Secondary residences per CCCO §07-02-03, §07-10-27, and §07-14-25 are prohibited.
4. The request shall comply with CCCO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."