



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

In the matter of the application of:

**Mad River Development, LLC– CR2024-0001**

The Canyon County Planning and Zoning Commission considers the following:

- 1) Conditional Rezone of approximately 2.13 acres from the “R-R” (Rural Residential) zone to the “CR-C-1” (Conditional Rezone – Neighborhood Commercial) zone.
- 2) The request includes a Development Agreement restricting the development to the following uses: a staging area, contractor shop, caretaker residence, indoor recreation, landscaping business, and vehicle fueling station with convenience store. The applicant has also proposed restricting the hours of operation from 7:00 a.m. to 9:00 p.m. and adding a site-obscuring fence on the west side of the property.

**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 CR2024-0001.
1. All exhibits can be found in the case staff report dated April 2, 2026.

**Applicable Law**

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-11-25 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).
  - a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.
  - b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCCO §07-06-07(1).
  - c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCCO §07-05-01
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act (“LLUPA”) and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.

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| 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, CR2024-0001, was presented at a public hearing before the Canyon County Planning and Zoning Commission on April 2, 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: |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| County Ordinance and Review                                                                                                                                                                                                                                        |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Criteria Met?                                                                                                                                                                                                                                                      | Code Section | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| No                                                                                                                                                                                                                                                                 | 1            | <b>Is the proposed conditional rezone generally consistent with the comprehensive plan?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                    |              | <p>The proposed conditional rezone change is <u>not</u> generally consistent with the Comprehensive Plan.</p> <p>The Future Land Use Plan in the 2030 Canyon County Comprehensive Plan designates the parcel as “Residential” (<b>Staff Report Exhibit B2.10</b>). “The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity.” (Page 25, 2030 Comprehensive Plan).</p> <p>The 2030 Canyon County Comprehensive Plan does not promote commercial growth in the area (<b>Staff Report Exhibit B2.10</b>). “The commercial designation is intended to encourage commercial uses which can provide goods and services to businesses, travelers, and residents of the County” (Page 25, 2030 Comprehensive Plan). The closest commercial uses are found within the City of Nampa, approximately 0.8 miles to the northwest at the Nampa Gateway Center which has retail and restaurant uses (<b>Staff Report Exhibit B2.11</b>).</p> <p><b>Analysis</b></p> <p>City of Nampa’s Comprehensive Plan calls for “Low-Density Residential” for the subject property (<b>Staff Report Exhibit B2.11</b>). City of Nampa’s initial comment letter states the property is “...currently designated Low Density Residential on the Nampa Comprehensive Plan Future Land Use Map. Adjacent land use designations are Medium Density Residential and Community Mixed Use. The Future Land Use Map has a provision that allows designations to apply to or ‘stretch over’ adjacent parcels. In this case, the Community Mixed Use land use designation could be stretched over the three parcels to accommodate this business” (<b>Staff Report Exhibit D4</b>). Although the property may fit City of Nampa’s “Mixed-Use Designation,” the closest city limits are between 0.8 and 1-mile to the northwest and west and the Planning and Zoning Commission does not anticipate annexation of the properties to the west to occur quickly due to the number of residential parcels. The property better meets the 2030 Canyon County Comprehensive Plan by staying in its current designation of residential, as introducing a commercial zone would likely encourage commercial/mixed-use growth in an area that is predominantly a residential and agricultural area (<b>Staff Report Exhibits B2.1, B2.3, and B2.6</b>).</p> |

|                      | <p>The comprehensive plan amendment request is also not in general conformance with the following policies and goals contained within the 2030 Canyon County Comprehensive Plan:</p> <ul style="list-style-type: none"><li>• <b><u>Population G2.02.00:</u></b> “Promote housing, business, and service types needed to meet the demand of the future and existing population.”<ul style="list-style-type: none"><li>○ The Traffic Analysis Zone (TAZ) does not forecast this as a significant growth area for jobs between 2025 and 2050 (it shows an increase of 8 jobs by 2050) (<b>Staff Report Exhibit B2.9</b>). The TAZ is used by COMPASS (Community Planning Association) as a tool to plan funding for future transportation needs.</li></ul></li><li>• <b><u>Economic Development G3.05.00:</u></b> “Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.”<ul style="list-style-type: none"><li>○ The County identifies the area for residential growth, not commercial growth (<b>Staff Report Exhibit B2.10</b>).</li></ul></li><li>• <b><u>Land Use &amp; Community Design P4.03.01:</u></b> Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.<ul style="list-style-type: none"><li>○ The County identifies the area for residential growth, not commercial growth (<b>Staff Report Exhibit B2.10</b>).</li></ul></li><li>• <b><u>Land Use &amp; Community Design P4.03.02:</u></b> Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.<ul style="list-style-type: none"><li>○ The County identifies the area for residential growth, not commercial growth (<b>Staff Report Exhibit B2.10</b>).</li></ul></li></ul>                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                             |            |           |              |              |            |      |                                                                                                                   |     |  |
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| <b>Criteria Met?</b> | <b>2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?</b> |            |           |              |              |            |      |                                                                                                                   |     |  |
| <b>No</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                             |            |           |              |              |            |      |                                                                                                                   |     |  |
| <b>Analysis</b>      | <p>In consideration of the surrounding land uses, the proposed conditional zone change to Neighborhood Commercial (C-1) is not more appropriate than the current zoning designation of Rural Residential (R-R).</p> <p>The predominant land uses in the vicinity of the subject property consist of agricultural and residential activities. Parcels to the northeast, east, and southeast are used for agriculture—mainly pastureland with limited crop production. Residential properties of varying lot sizes are located to the west, east, north, and south (<b>Staff Report Exhibits B2.1, B2.3, B2.6, and B2.12</b>). Land-use approvals issued over the past five years indicate a trend toward continued residential development rather than commercial expansion within the area. Additionally, it should be noted that a conditional neighborhood commercial rezone heard in 2025 to the north of the subject property was denied (<b>Staff Report Exhibit B2.13</b>). The nearest approved zoning and land-use designation comparable to the request is located at the Nampa Gateway Center within the City of Nampa, approximately 0.8 miles northwest of the subject property (<b>Staff Report Exhibit B2.11</b>). While there are legal nonconforming industrial operations—situated on parcels currently zoned for rural residential uses—and some gravel extraction sites to the northeast and east, these uses are primarily concentrated farther along Airport Road and in the vicinity of McDermott Road and cannot be clearly identified/seen from the subject property (<b>Staff Report Exhibits B2.1, B2.3, and C</b>).</p> <p>Pursuant to CCCO §07-10-25 (5), the purpose of the C-1 (Neighborhood Commercial) Zone is to provide for local commercial service needs and to restrict incompatible uses. Although the applicant may support local services somewhat, the land use patterns do not support commercial uses yet.</p> <p><b>Existing Conditions within 1-Mile (Staff Report Exhibits B2.1 and B2.3):</b></p> <table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N/NE</td><td>Agricultural, Residential Uses, and Legal Nonconforming Gravel Pit and Industrial Uses to the North and Northeast</td><td>R-R</td><td></td></tr></table> |                                                                                                                                             |            | Direction | Existing Use | Primary Zone | Other Zone | N/NE | Agricultural, Residential Uses, and Legal Nonconforming Gravel Pit and Industrial Uses to the North and Northeast | R-R |  |
| Direction            | Existing Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Primary Zone                                                                                                                                | Other Zone |           |              |              |            |      |                                                                                                                   |     |  |
| N/NE                 | Agricultural, Residential Uses, and Legal Nonconforming Gravel Pit and Industrial Uses to the North and Northeast                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | R-R                                                                                                                                         |            |           |              |              |            |      |                                                                                                                   |     |  |

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|                      | S/SE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Residential Uses and some Agricultural Uses                                                                                                     | R-R | A           |
|                      | E                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Agricultural and Residential Uses                                                                                                               | A   |             |
|                      | W                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Residential Uses                                                                                                                                | R-R | R-1, CR-M-1 |
|                      | "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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                 |     |             |
|                      | <b>Surrounding Land Use Cases in the Last 5 Years (Staff Report Exhibit B2.13):</b><br>1. CR2023-0005 – Rezone from R-R to C-1 – Denied<br>2. RZ2020-0018 – Rezone from A to R-R – Approved<br>3. RZ2022-0008 – Rezone from A to CR-R-1 – Approved<br>4. SD2018-0013 – Preliminary Plat for DTH Subdivision – Approved<br>5. CR2022-0013 – Rezone from R-R to CR-R-1 – Approved<br>6. SD2019-0030 – Short Plat for Ryslanchik Subdivision – Approved<br>7. PH2016-51-APL – Similar Use to a Church CUP – Approved                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                 |     |             |
| <b>Criteria Met?</b> | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Is the proposed conditional rezone compatible with surrounding land uses?</b>                                                                |     |             |
| No                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |     |             |
| <b>Analysis</b>      | 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.<br><br>The proposed conditional rezone is not compatible with the surrounding land uses. The area surrounding the property is characterized primarily by residential development, with some agricultural uses interspersed throughout. Within 1 mile of the subject property, there are 46 subdivisions with an average parcel size of 1.15 acres. The 600-foot notification distance contains parcels with an average parcel size of 1.59 acres and median parcel size of 1 acre. Agricultural activities—mainly pastureland with limited crop production—are located on parcels to the northeast, east, and southeast. Residential uses occur in all directions, with parcel sizes varying across the surrounding area ( <b>Staff Report Exhibits B2.1, B2.3, B2.6, and B2.12</b> ). Although the applicant is proposing to limit the allowed uses on site, the Planning and Zoning Commission still finds compatibility concerns with the nearby residential uses, particularly with the inclusion of a fueling station and convenience store and potentially incompatible hours of operation (7:00 a.m. to 9:00 p.m.). |                                                                                                                                                 |     |             |
| <b>Criteria Met?</b> | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?</b> |     |             |
| No                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |     |             |
| <b>Analysis</b>      | The proposed conditional rezone may negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below.<br><br><b>Character of the Area:</b><br>The character of the area is primarily residential with some agricultural uses. There are parcels to the northeast, east, and southeast that contain agricultural uses (mainly pasturage with some crop production) on varying parcel sizes. There are also parcels to the west, east, north, and south that contain residential uses on varying acreage sizes ( <b>Staff Report Exhibits B2.1, B2.3, B2.6, and B2.12</b> ). The nearest approved similar zone and designation is the Nampa Gateway Center within Nampa city jurisdiction, approximately 0.8 miles northwest of the subject parcel ( <b>Staff Report Exhibit B2.11</b> ). There are legal nonconforming industrial uses (the properties with these uses are zoned residential) and gravel pits found to the northeast and east but are primarily located further down Airport Road and near McDermott Road and cannot be spotted from the subject property ( <b>Staff Report Exhibits B2.1, B2.3, and C</b> ).<br><br><b>The following measures will be implemented to mitigate the impact</b><br>The applicant has agreed to enter into a development agreement to place conditions on the development in an effort to potentially mitigate impacts. The applicant is proposing to restrict the uses to a caretaker                                                                                                                                                                                                                                                |                                                                                                                                                 |     |             |

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|                      | residence, staging area, contractor shop, landscaping business, indoor recreation, and vehicle fueling station with convenience store. The applicant has also stated they would like to limit the hours of operation from 7:00 a.m. to 9:00 p.m. and are open to adding a sight-obscuring fence on the west side of the property to limit the property to the west's view ( <b>Staff Report Exhibits A2 and A2.2</b> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                         |
| <b>Criteria Met?</b> | <b>5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?</b>                                                                                                                         |
| <b>Yes</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                         |
| <b>Analysis</b>      | <p>The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein.</p> <p><b>Sewer:</b><br/>Per the applicant's land use worksheet, (an) individual septic system(s) are proposed for the commercial development (<b>Staff Report Exhibit A3</b>). Per Southwest District Health's (SWDH) comment letter, "...a nutrient pathogen study may be required if the total wastewater flow meets or exceeds 600 gallons per day. The applicant must submit a letter of intended use outlining the total wastewater flow, among other criteria" Additionally, SWDH states that a site evaluation has not been conducted on site yet as no septic systems have been proposed for the requested use. SWDH does not have any concerns with rezoning the property, as long as the applicant meets all of SWDH's requirements (<b>Staff Report Exhibits D3 and D3.1</b>).</p> <p>It is important to note that that applicant requested to add a vehicle fueling station with a convenience store as one of the uses conditioned to be allowed on site in early 2026, so SWDH did not discuss their requirements for this type of use at their pre-development meeting. SWDH requirements will need to be met for any future septic systems proposed on site (<b>Staff Report Exhibit D3.2</b>).</p> <p><b>Water:</b><br/>Per the applicant's land use worksheet, (an) individual well(s) are proposed for the commercial development (<b>Staff Report Exhibit A3</b>). Notice was given to Idaho Department of Water Resources, but no comments were received. Future development shall comply with IDWR standards at the time of building permit, etc.</p> <p><b>Drainage:</b><br/>Per the land use worksheet, stormwater drainage is retained via borrow ditches (<b>Staff Report Exhibit A3</b>).</p> <p><b>Irrigation:</b><br/>Per the land use worksheet, the property is irrigated with surface irrigation water via gravity irrigation (<b>Staff Report Exhibit A3</b>).</p> <p>The property is under the jurisdiction of Boise Project Board of Control/Nampa-Meridian Irrigation District (NMID). NMID sent a comment letter on March 19, 2026 which stated, "Providing all storm drainage is retained on-site there will be no impact to Nampa-Meridian Irrigation District (NMID). Therefore, no further review will be required at this time." NMID also stated that a Land Use Change Application must be submitted if any surface drainage leaves the site and private lateral must be protected (<b>Staff Report Exhibit D11</b>).</p> <p><b>Utility:</b><br/>Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 23, 2025 and February 26, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.</p> |                                                                                                                                                                                                                                                                                         |
| <b>Criteria Met?</b> | <b>6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>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?</b> |
| <b>Yes</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                         |
| <b>Analysis</b>      | The proposed conditional rezone may require public street improvements to provide adequate access to and from the subject property to minimize undue interference with future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                         |

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|                      | <p>Per Nampa Highway District No. 1, the subject property is adjacent to Airport Road and Robinson Boulevard. Per NHD#1 Functional Classification Map, Airport Rd. is designated as a Principal Arterial and Robinson Blvd. is designated as a Minor Arterial. Commercial accesses are required to have a paved apron installed per ACCHD Standard Drawing #ACCHD-106 (<b>Staff Report Exhibit D1</b>). Currently, there are curb cut approaches onto Airport Road where the applicant is proposing access. The curb cut approaches will require a paved apron to limit the effects to the public road (<b>Staff Report Exhibit D1.1</b>). Nampa Highway District also added to their comment letter on February 10, 2026, which stated “For commercial business such as a fueling station/convenience store will require a Traffic Impact Study be done to evaluate the impacts to intersections in the area. It may also require additional ROW dedication along Airport Rd and Robinson Rd” (<b>Staff Report Exhibit D1.1</b>).</p> <p>Idaho Transportation Department does not have any comments or concerns currently as the application does not meet the thresholds for a Traffic Impact Study nor does it pose any safety concerns (<b>Staff Report Exhibits D5 and D5.1</b>).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                             |
| <b>Criteria Met?</b> | 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?</b>                                                                                                  |
| <b>Yes</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                             |
| <b>Analysis</b>      | <p>The subject property does have legal access to Airport Rd for the development. See the review and analysis detailed below.</p> <p>The subject property has access off Airport Road currently. There were curb cut approaches added to the property that were paved when the roundabout to the northeast of the property was developed. These curb cut approaches will need paved aprons to limit effects to the public road. (<b>Staff Report Exhibits D1 and D1.1</b>).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                             |
| <b>Criteria Met?</b> | 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>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?</b> |
| <b>Yes</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                             |
| <b>Analysis</b>      | <p>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.</p> <p><b>Schools:</b><br/>The subject property is serviced by Nampa School District #139. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on April 23, 2025 and February 26, 2026, and no comments were received by the school district.</p> <p><b>Police:</b><br/>The subject property is under the jurisdiction of the Canyon County Sheriff’s Office. The Canyon County Sheriff’s Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out April 23, 2025 and February 26, 2026 and no comments were received by the Sheriff’s Office.</p> <p><b>Fire Protection:</b><br/>Nampa Fire Protection District sent a comment letter on December 30, 2025 which outlined international fire code requirements, such as water supply and fire access requirements. At the time of building permit submittal, a preliminary fire permit is required (<b>Staff Report Exhibit D8</b>). Prior to Canyon County issuing certificate of occupancy, an approved fire permit is required.</p> <p><b>Emergency Medical Services:</b><br/>Canyon County Ambulance District sent three (3) estimated response times for the subject property on December 25, 2025- Station M44 is approximately 5.84 minutes from the property, Station M42 is approximately 8.44 minutes from the property, and Station M41 is approximately 11.84 minutes from the property. These response times may vary depending on driving conditions and call volume (<b>Staff Report Exhibit D7</b>).</p> |                                                                                                                                                                                                                             |

**Table 2. Area of City Impact**

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

**A. Facilitate Legal Duties or Parties:** To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and

**B. Processing of Land Use and Land Division Applications:** To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments, and subdivision plats and land division within the Nampa area of city impact in accordance with Idaho Code section 67-6526; and

**C. Economical and Compatible Infrastructure:** To identify an urban fringe in the unincorporated area surrounding the city, within which there is potential for development or changes in land use that must be planned, designed and constructed in an orderly manner compatible with the city of Nampa for the city of Nampa to assure timely and/or economical provision of public services, such as: water supply, sewage and storm water collection and treatment, public safety services, airport, parks, and other community service facilities.

**D. Compatible Land Use and Roads:** To promote land use compatibility, maintain consistent and continuous street alignment, and support traffic flow objectives.

**County Ordinance and Review**

| <b>Criteria Met?</b> | <b>Code Section</b> | <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Yes</b>           | <b>09-11-25</b>     | <p><b>APPLICATION PROCEDURES:</b> The following procedures shall be adhered to in processing applications within the Nampa area of city impact:</p> <p>(1) Land Use Applications: All land use applications submitted to Canyon County, including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article.</p> <p><i>09-11-17(3): All proposals...shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter, and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.</i></p>                                                                                                                                                                                                                                                                                       |
| <b>Analysis</b>      |                     | <p><b>Area of City Impact:</b></p> <p>The City of Nampa sent a comment letter on April 28, 2025, which stated the property is "...currently designated Low Density Residential on the Nampa Comprehensive Plan Future Land Use Map. Adjacent land use designations are Medium Density Residential and Community Mixed Use. The Future Land Use Map has a provision that allows designations to apply to or "stretch over" adjacent parcels. In this case, the Community Mixed Use land use designation could be stretched over the three parcels to accommodate this business" (<b>Staff Report Exhibit D4</b>). The Planning and Zoning Commission finds that although the uses the applicant is proposing may meet the Community Mixed Use land use designation, the closest city limits are between 0.8 and 1 mile to the west and northwest. The Planning and Zoning Commission does not anticipate annexation of the properties to the west to occur quickly due to the number of residential parcels, so it is better to consider Canyon County's Comprehensive Plan over the City of Nampa's.</p> <p>The City of Nampa has a policy that properties seeking development shall go through a pre-annexation process to receive a letter of support from the City of Nampa to Canyon County. Nampa requests that the applicant go through a pre-annexation process with the City of Nampa prior to continuing the entitlement process with Canyon County, otherwise the City requests denial of this application" (<b>Staff Report Exhibits D4 and D4.1</b>). At this time, the applicant has not applied or obtained a pre-annexation agreement with the City of Nampa.</p> |

**Order**

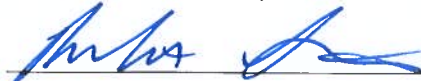
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case # CR2024-0001, a conditional rezone of Parcel R27927, approximately 2.13 acres, from the "A" (Agricultural) zone to the "CR-C-1" (Conditional Rezone – Neighborhood Commercial) zone.

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

1. The applicant may consider waiting until the area development trends and Comprehensive Plan support residential development of the property.

DATED this 2 day of April, 2026.

**PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO**



Robert Sturgill, Chairman

State of Idaho )

SS

County of Canyon County )

On this 2nd day of April, in the year 2026, before me CAITLIN ROSS, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.



Notary: CAITLIN ROSS

My Commission Expires: 5/7/2031