



BOARD OF COUNTY COMMISSIONERS
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:

Goodwin – RZ2022-0016

The Canyon County Planning and Zoning Commission considers the following:

1. Conditional rezone of Parcel R31008 from an “A” (Agricultural) zone to a “CR-M-1” (Conditional Rezone - Light Industrial) zone to allow the existing RV storage facility and outdoor equipment rental use to remain on the property.
2. Development agreement is included to restrict future use to an RV storage facility, outdoor equipment rental, and caretaker residence (existing dwelling).
3. 16982 Madison Ave., Nampa. A portion of the NE¼ of Section 10, Township 3N, Range 2W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:
 - A. The record includes all testimony, the staff report, exhibits, and documents in Case File RZ2022-0016. All stated exhibits in this document can be found in the staff report addendum dated May 6, 2025.

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), and CCCO §09-11-25 (Area of City Impact Agreement).
 - 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 Board 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. *See I.C. §67-6504, §67-6511.*
3. The Board has the authority to hear this case and make its own independent determination. *See I.C. §67-6519, §67-6504, 67-6509 & 67-6511.*
4. The Board can sustain, modify, or reject the Commission’s recommendations. 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, RZ2022-0016, was presented at a public hearing before the Canyon County Board of County Commissioners on May 6, 2025. 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 Board of County Commissioners decides as follows:

CONDITIONAL REZONE CRITERIA – CCCO §07-06-07(6)

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: As conditioned (Attachment A), the proposed zone change is generally consistent with the 2030 Canyon County Comprehensive Plan.

Findings:

- (1) The 2030 Canyon County Comprehensive Plan designates the subject parcel and area south of Cherry Lane as “industrial” (Exhibit III.1.B.2d). North of Cherry Lane is an area designated as “residential”. The comprehensive plan encourages buffering and limiting uses in the area transition from one designation to another (Land Use & Community Design P4.04.05).
- (2) Most of the area south, west, and east of the subject parcel is located within the City of Nampa’s jurisdiction. The City’s comprehensive plan designated the subject parcel “industrial” (Exhibit III.1.B.2e).
- (3) As conditioned (Attachment A), the requested rezone will be limited to an RV storage facility, outdoor equipment rental, and caretaker residence uses (Exhibit III.2.A). As conditioned, the request aligns with, but is not limited to, the following goals and policies of the 2030 Canyon County Comprehensive Plan:
 - a. Property Rights P1.01.01: No person should be deprived of private property without due process of law.
 - b. Property Rights G1.02.00: Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance.
 - c. Economic Development P3.01.02: Support suitable sites for economic growth and expansion compatible with the surrounding area.
 - d. Land Use & Community Design P4.01.02: Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.
 - e. Land Use & Community Design P4.02.01: Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.
- (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: In consideration of the surrounding land uses, the proposed rezone to an “M-1” (Light Industrial) zone is more appropriate than the current zoning designation of “A” (Agricultural).

Findings:

- (1) The subject parcel is zoned “A” (Agricultural, Exhibit III.1.B.2c). The parcel is located adjacent to existing residential, agricultural, and industrial uses. A large area of industrial zoning and uses exists south and east of the subject property, which is located in the City of Nampa’s jurisdiction. Based on the size, location of the parcel, and location of the existing dwelling, agricultural use of the parcel does not exist and is not anticipated (Exhibits III.1.B.2b & h).

- (2) The city and county's future land use plan promotes industrial and residential growth in the area (Exhibits III.1.B.2d & e). The subject parcel is located in an area where industrial growth is planned to transition into residential growth north of Cherry Lane. Some uses in the "M-1" Zone are not compatible with existing agricultural and future residential uses (Exhibit III.1.B.3).
- (3) A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit III.1.D.6). The request for denial is due to the parcel being contiguous to the city's jurisdiction, where annexation is possible. City services are in close proximity to the subject parcel (Exhibit III.1.D.5).
- (4) On January 6, 2025, the applicant amended their rezoning application to a conditional rezone, which limits use on the property to RV storage and outdoor equipment rental. DSD staff included the caretaker residence uses due to a single-family dwelling being prohibited in the "M-1" zone. Affected agency comments, including the City of Nampa's Engineering Department, do not oppose the requested uses (Exhibit III.1.D). No comments were received from property owners within 600 feet. Any change of use will require a new rezoning application or city annexation. As conditioned (Attachment A), the request minimizes impacts to surrounding agricultural zones and future growth areas. Therefore, the request is more appropriate than the current zone.
- (5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

3. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The conditional rezone request to an "M-1" Zone is compatible with surrounding land uses.

- Findings:**
- (1) Pursuant to CCCO §07-02-03, "land uses are compatible if: a) they do not directly or indirectly interfere with or conflict with or negatively impact one another, and b) they do not exclude or diminish one another's use of public and private services."
 - (2) The existing character of the area is a mix of agricultural, residential, and industrial uses (Exhibits III.1.B.2a & 1.C). A large area of industrial zoning and uses exists south and east of the subject property, which is located in the City of Nampa's jurisdiction (Exhibit III.1.B.2c).
 - (3) The city and county's future land use plan promotes industrial and residential growth in the area (Exhibits III.1.B.2.d & e). The subject parcel is located in an area where industrial is planned to transition into residential growth north of Cherry Lane. Some uses in the "M-1" Zone are not compatible with existing agricultural and future residential uses (Exhibit III.1.B.3).
 - (4) A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit III.1.D.6). The request for denial is due to the parcel being contiguous to the city's jurisdiction, where annexation is possible. City services are in close proximity to the subject parcel (Exhibit III.1.D.5).
 - (5) On January 6, 2025, the applicant amended their rezoning application to a conditional rezone, which limits use on the property to RV storage and outdoor equipment rental. DSD staff included the caretaker residence uses due to a single-family dwelling being prohibited in the "M-1" zone. *See Attachment A for development agreement conditions.*
 - (6) The parcel is located in a floodplain (AE Zone, Exhibit III.1.B.1). The existing RV storage and outdoor equipment rental uses are in violation (CDEF2022-0235, Exhibit III.1.A.2.c.1) which means the uses also do not comply with floodplain development permit requirements (Exhibits III.1.D.2 & 1.D.3). Inconsistency with floodplain development requirements (Chapter 7, Article 10A of the Canyon County Zoning Ordinance) presents a high risk of impacting surrounding uses during a flood event.

- a. The applicant submitted a floodplain development permit on January 6, 2025, but it was incomplete (Exhibit III.2.B). As a condition of the development agreement (Attachment A): *Within 90 days from the date the development agreement is signed, a floodplain development permit shall be submitted to the Development Services Department. Floodplain development permit compliance must be obtained within two years from the approval date of Case No. RZ2022-0016 unless the floodplain development permit is denied or expires due to inactivity. If the floodplain development permit is denied or expires (over 45 days without any action or activity), termination of this agreement per CCCO §07-06-07(7)I may be enacted before the two-year timeframe.*

- (7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: As conditioned (Attachment A), the proposed use will not negatively affect the character of the area.

- Findings:**
- (1) The existing character of the area is a mix of agricultural, residential, and industrial uses (Exhibits III.1.B.2a & 1.C). All existing industrial uses in the area are located within the incorporated area of Nampa (Exhibits III.1.B.2.a & c).
 - (2) The city and county's future land use plan promotes industrial and residential growth in the area (Exhibits III.1.B.2.d & e). The subject parcel is located in an area where industrial growth transitions into residential growth. Some uses in the "M-1" Zone may negatively affect the residential character (Exhibit III.1.B.3).
 - (3) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were notified on April 2, 2025. A newspaper notice was published on April 4, 2025. Property owners within 600' were notified by mail on April 2, 2025. The property was posted on April 4, 2025
 - (4) A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit III.1.D.6). The request for denial is due to the parcel being contiguous to the city's jurisdiction, where annexation is possible. City services are in close proximity to the subject parcel (Exhibit III.1.D.5)
 - (5) On January 6, 2025, the applicant amended their rezoning application to a conditional rezone, which limits use on the property to RV storage and outdoor equipment rental. DSD staff included the caretaker residence uses due to a single-family dwelling being prohibited in the "M-1" zone. Affected agency comments, including the City of Nampa's Engineering Department, do not oppose the requested uses (Exhibit III.1.D). No comments were received from property owners within 600 feet. As conditioned (Attachment A), the request will not negatively affect the character of the area and is not anticipated to impact the City of Nampa's plans or city services. Any change of use will require a new rezoning application or city annexation.
 - (6) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

5. Will adequate facilities and services including sewer, water, drainage, irrigation, and utilities be provided to accommodate proposed conditional rezone?

Conclusion: The requested rezone to allow the established industrial uses to continue appears to have adequate services to serve the use.

- Findings:**
- (1) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were notified on April 2, 2025. A newspaper notice was published on April 4, 2025. Property owners within 600' were notified by mail on April 2, 2025. The property was posted on April 4, 2025
 - (2) Sewer: Individual septic (Exhibit III.1.A.4). City sewer services are in close proximity to the property (Exhibit III.1.D.5). Southwest District Health (SWDH) states the property is located

in a nitrate priority area (Exhibits III.1.D.7 & 1.B.2g). SWDH does not oppose the request subject to future septic systems being located outside of the floodway.

- (3) Water: Individual Domestic Well (Exhibit III.1.A.4). City water services are in close proximity to the property (Exhibit III.1.D.5).
- (4) Drainage: Borrow Ditches (Exhibit III.1.A.4). The location of the ditches was not provided.
- (5) Irrigation: Surface Irrigation Water (Exhibit III.1.A.4).
- (6) Utility: Utilities exist for the existing single-family dwelling. The required use does not require utility improvements (Exhibit III.1.A.4).
- (7) As conditioned (Attachment A), the request will be limited to an RV storage facility, outdoor equipment rental, and caretaker residence uses. As restricted, city services are not required. County rezoning or city annexation will be required before any use change.
- (8) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016

6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?

Conclusion: As conditioned (Attachment A), the requested rezone which will allow the established RV storage use to continue is not anticipated to impact existing and future traffic patterns.

- Findings:**
- (1) The applicant is requesting approval of the “M-1” Zone to abate the violation on the subject parcel regarding the establishment of an RV storage facility and equipment rental use (Exhibit III.1.A.2).
 - (2) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were notified on April 2, 2025. A newspaper notice was published on April 4, 2025. Property owners within 600’ were notified by mail on April 2, 2025. The property was posted on April 4, 2025
 - (3) The City of Nampa - Engineering Division finds that RV Storage has limited peak-hour movements and does not have any concerns regarding traffic impacts (Exhibit III.1.D.5). As conditioned (Attachment A), the request will be limited to an RV storage facility, outdoor equipment rental, and caretaker residence uses. As restricted, traffic impacts are not anticipated by the City of Nampa Engineering Division.
 - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

7. Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?

Conclusion: The subject property does have legal access to Madison Road, a principal arterial.

- Findings:**
- (1) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were notified on April 2, 2025. A newspaper notice was published on April 4, 2025. Property owners within 600’ were notified by mail on April 2, 2025. The property was posted on April 4, 2025
 - (2) The property has two access points onto Madison Road to provide ingress and egress for the existing dwelling and storage facility. The City of Nampa - Engineering Division states, “a variance to allow the northerly Madison Road access was granted since the access is pre-existing and the use is for RV Storage, which has limited peak-hour movements. Should the property ever be redeveloped, the northern access shall be disbanded and access established in accordance with all standards and guidelines of the City’s Access Management Policy and Construction Specifications” (Exhibit III.1.D.5). As conditioned (Attachment A), the request will be limited to an RV storage facility, outdoor equipment rental, and caretaker residence uses. As restricted, access meets the City of Nampa requirements.

- (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: As conditioned (Attachment A), the request is not anticipated to impact essential services.

- Findings:**
- (1) Schools: No comment was received from the Nampa School District. Kuna School District provided an email stating the property is not located in their district (Exhibit III.1.D.9).
 - (2) Police: No comment was received from the Canyon County Sheriff's Office.
 - (3) Fire protection & Emergency Medical Services: Nampa Fire District does not oppose the rezone for an RV Storage Facility. The parcel is located approximately one (1) mile from Nampa Fire Station 3 with an approximate response time of 3 minutes. The use can be served without negative impacts on the District's response times and does not require additional public funding (Exhibit III.1.D.8). No comments were received from the EMT/Ambulance.
 - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

Canyon County Code of Ordinances §09-11-25 - AREA OF CITY IMPACT AGREEMENT ORDINANCE

Conclusion: The property is located within the Nampa Area of City Impact. A notice was sent to the City of Nampa per CCCO §09-11-25 (09-11-17(3)).

- Findings:**
- (1) A notice by 09-11-17(3) was sent to the City of Nampa on March 12, 2024. A hearing notice was also sent on January 30, 2025, and April 2, 2025.
 - (2) A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibits III.1.D.6 & 4.C). The request for denial is due to the parcel being contiguous to the city's jurisdiction, where annexation is possible.
 - (3) As conditioned (Attachment A), the request will be limited to RV storage, outdoor equipment rental, and caretaker residence uses. Affected agency comments, including the City of Nampa's Engineering Department, do not oppose the requested uses (Exhibit III.1.D). Any change of use will require a new rezoning application or city annexation. Therefore, the request is not anticipated to impact the city's future land use plans.
 - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.



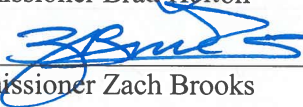
Order

Based upon the Findings of Fact, Conclusions of Law, and Order contained herein, the Board of County Commissioners **approve** Case # RZ2022-0016, a conditional rezone of Parcel R31008 from “A” to “CR-M-1” subject to conditions of the development agreement (Attachment A).

DATED this 9th day of June, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

- ☒ Motion Carried Unanimously
☐ Motion Carried/Split Vote Below
☐ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	<input checked="" type="checkbox"/>	_____	_____
 _____ Commissioner Brad Holton	<input checked="" type="checkbox"/>	_____	_____
 _____ Commissioner Zach Brooks	<input checked="" type="checkbox"/>	_____	_____

Attest: Rick Hogaboam, Clerk

By: JR088
Deputy

Date: 06-09-25

ATTACHMENT A

DRAFT CONDITIONS OF APPROVAL

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. Within 90 days from the date the development agreement is signed, a floodplain development permit shall be submitted to the Development Services Department. Floodplain development permit compliance must be obtained within two years from the approval date of Case No. RZ2022-0016 unless the floodplain development permit is denied or expires due to inactivity. If the floodplain development permit is denied or expires (over 45 days without any action or activity), termination of this agreement per CCCO §07-06-07(7) may be enacted before the two-year timeframe.
2. Development of the subject parcel shall be restricted to the following land uses:
 - a. RV Storage: The use shall not exceed 46 storage spaces. Hours of operation shall be from 9 am to 5 pm, Monday through Saturday.
 - b. Outdoor Equipment Rental: The existing U-Haul rental area and signage area shall not be expanded or extended.
 - c. Caretaker Residence: The existing dwelling is the caretaker residence.
3. All other land uses are prohibited. A land use change will require the development agreement to be terminated and require city annexation or a new rezoning application to be approved.
4. The developer shall comply with CCCO §07-06-07(4) Time Requirements: “All conditional rezones for a land use shall commence within two (2) years of the approval of the board.”