

Deschutes Investments CR2025-0005

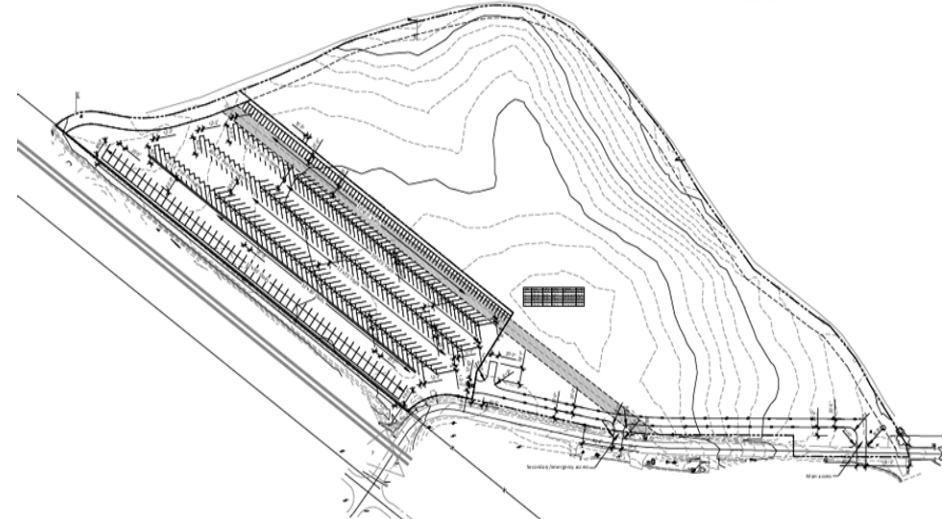
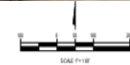
OWNER: DESCHUTES INVESTMENTS, LLC



REQUEST

CONDITIONALLY REZONE A PORTION OF PARCEL R28836 FROM "A" (AGRICULTURAL) TO "CR-C-2" (CONDITIONAL REZONE – SERVICE COMMERCIAL). THE REQUEST INCLUDES A DEVELOPMENT RESTRICTION THAT LIMITS THE REZONED AREA TO APPROXIMATELY 9 ACRES TO ESTABLISH AN RV/OUTDOOR STORAGE FACILITY. THE REMAINING ACREAGE WILL REMAIN ZONED "A".

LOCATION: 0 LOCUST LANE (NORTH OF 7519 E. LOCUST LANE)



BACKGROUND

Per PI2024-0088 (Exhibit B.3), the parcel is considered original (in existence September 6, 1979, CCCO §07-02-03).

In 2007, a conditional use permit was approved, allowing the development of 20 residential lots. However, the conditional use permit approval expired (CU2006-175, Exhibit B.4).



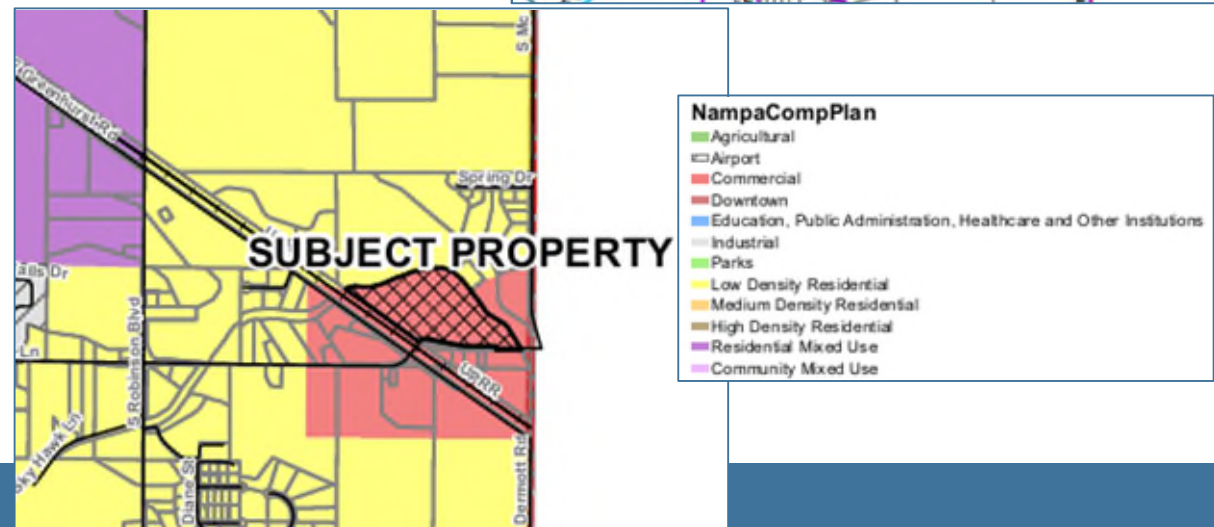
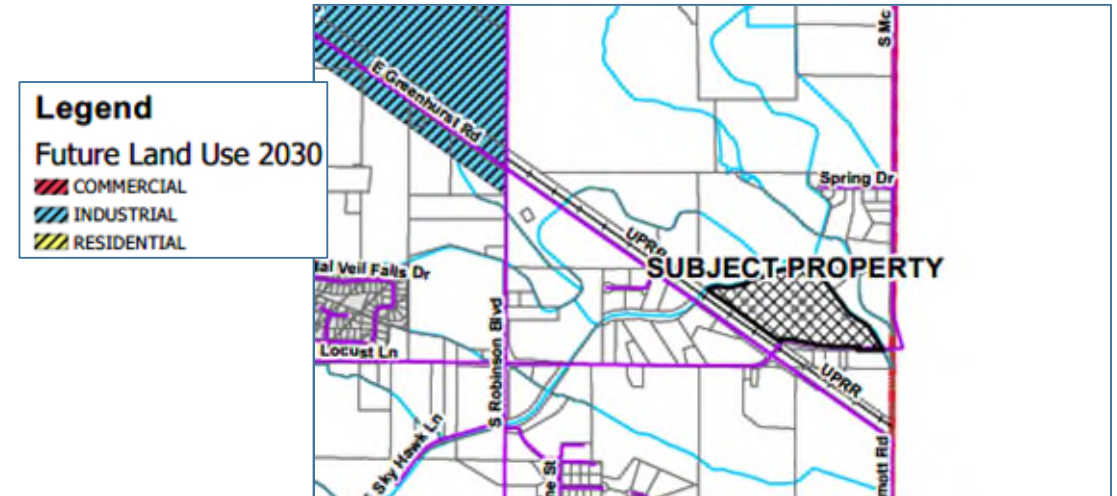
EVALUATION CRITERIA (07-06-07(6)A)

1. Is the proposed conditional rezone generally consistent with the comprehensive plan;
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
3. Is the proposed conditional rezone compatible with surrounding land uses;
4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;
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?
7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and
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?



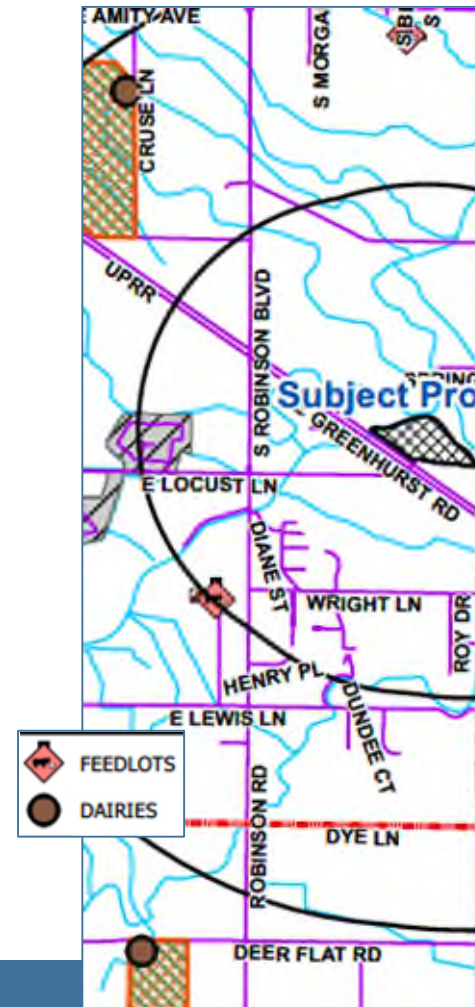
SUMMARY – COMPREHENSIVE PLAN

- The 2030 Canyon County Comprehensive Plan designates the future land use as “agriculture” (Exhibit B.2c).
- The property is located in the Nampa Area of City Impact, where the city’s future land use plan designates the property for commercial use. Some residential growth is planned to the west of the railroad tracks (Exhibit B.2d).
- Ada County & City of Kuna: Agricultural with existing rural residential.

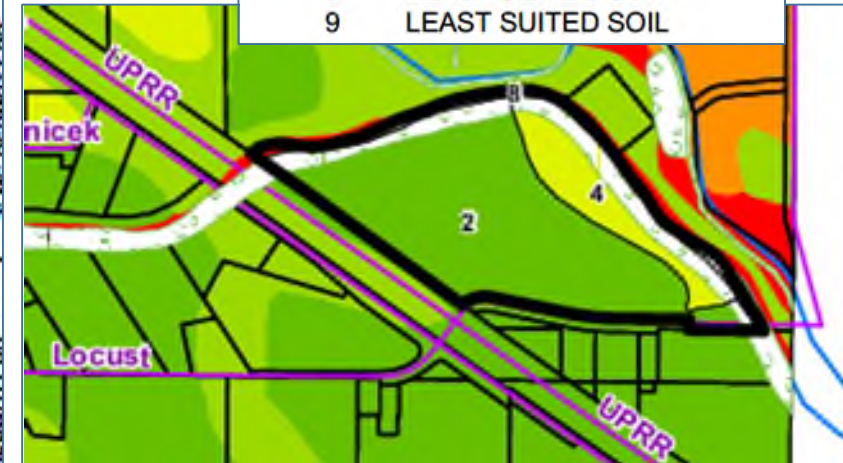


SUMMARY – SURROUNDING AREA/CHARACTER

- The subject property is currently zoned “A” (Agricultural).
- The parcel is currently in agricultural production, receiving agricultural tax exemption (Exhibit 3.B.1). The property consists of best or moderately suited soils (Exhibit 3.B.2h).
- The parcel is located within a two-mile radius of existing dairies and feedlots (Exhibit 3.B.2i).



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





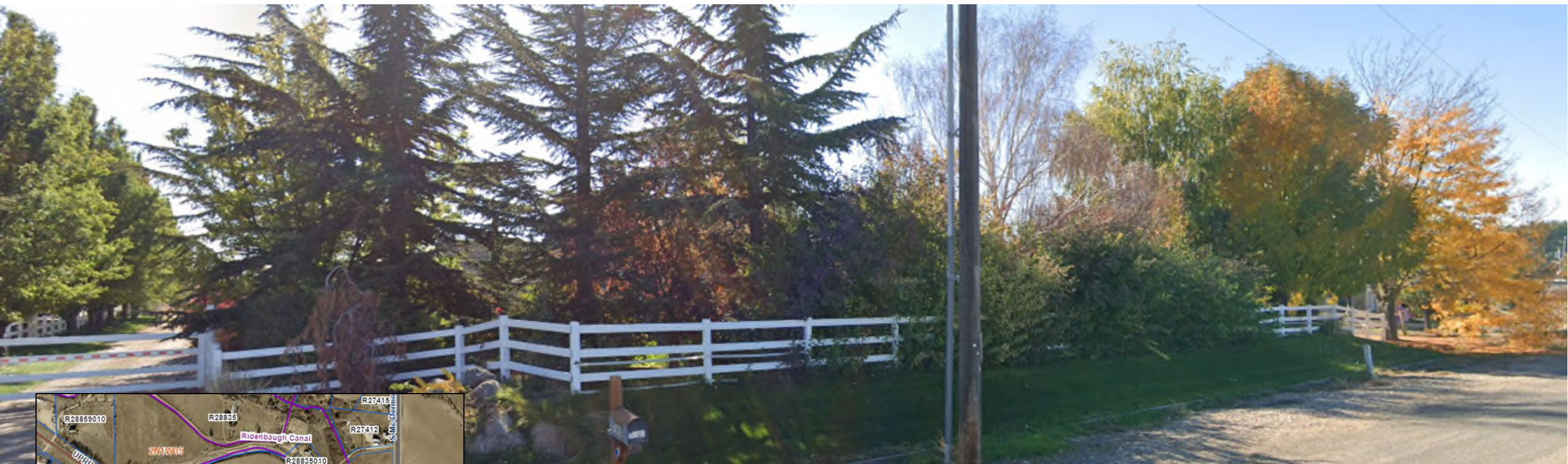






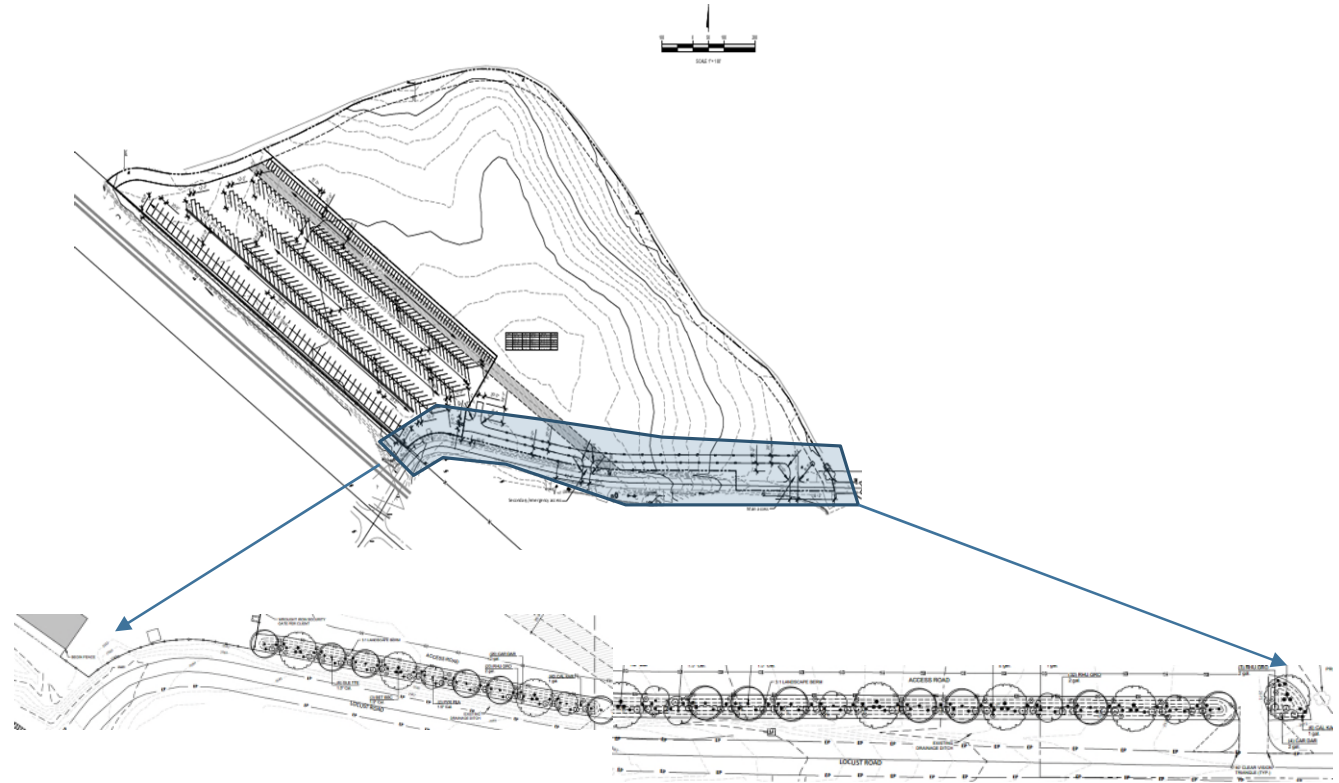






SUMMARY – SURROUNDING AREA/CHARACTER

- Proposal: Conditional rezone to “C-2” (Service Commercial).
- The request proposed 486 storage spaces for RVs and similar vehicles on 9 acres.
 - One 4’x8’ unlighted sign is proposed.
 - Hours of operation will be 7 am to 9 pm daily.
 - Landscaping, including shrubs and trees, is proposed along the frontage of Locust Road, while the remaining perimeter will have a 6-foot-tall white vinyl privacy fence.
 - No structures, septic, or wells are proposed. (Exhibits A.2, A.3, A.5, and A.12).
 - Exterior lighting is proposed, which will be muted, shielded, and directed away from existing residential uses.
 - The applicant states the location, adjacent to UPRR, plus added landscaping and fencing, provides the best location with minimum visual impacts. →
 - All other uses in the “C-2” zone are prohibited.



SUMMARY – SURROUNDING AREA/CHARACTER

- The request is less than a mile from an approved contractor shop/staging area/quasi-public use conditional use permit for Nampa-Meridian Irrigation District approved in 2024 (Exhibit 3.B.2f). Other than that, there are no similar uses.
- City jurisdiction: less than 1 mile.
- The subject parcel is located within 3 miles of four similar storage facilities, the closest being Amity Storage, 1.73 miles northwest (Exhibit 3.C). Nearest commercial/Industrial area: 1.8 miles northwest & 2.5 miles west.
- The subject parcel is located less than a mile from city jurisdiction (Exhibit 3.B.2a). Within one mile are 15 subdivisions equating to 267 lots. Two of the subdivisions are located in Nampa's jurisdiction (Exhibit B.2g).
- Traffic Analysis Zones (TAZ) for the area forecast some household and job growth in the area (Exhibit 3.B.2m).

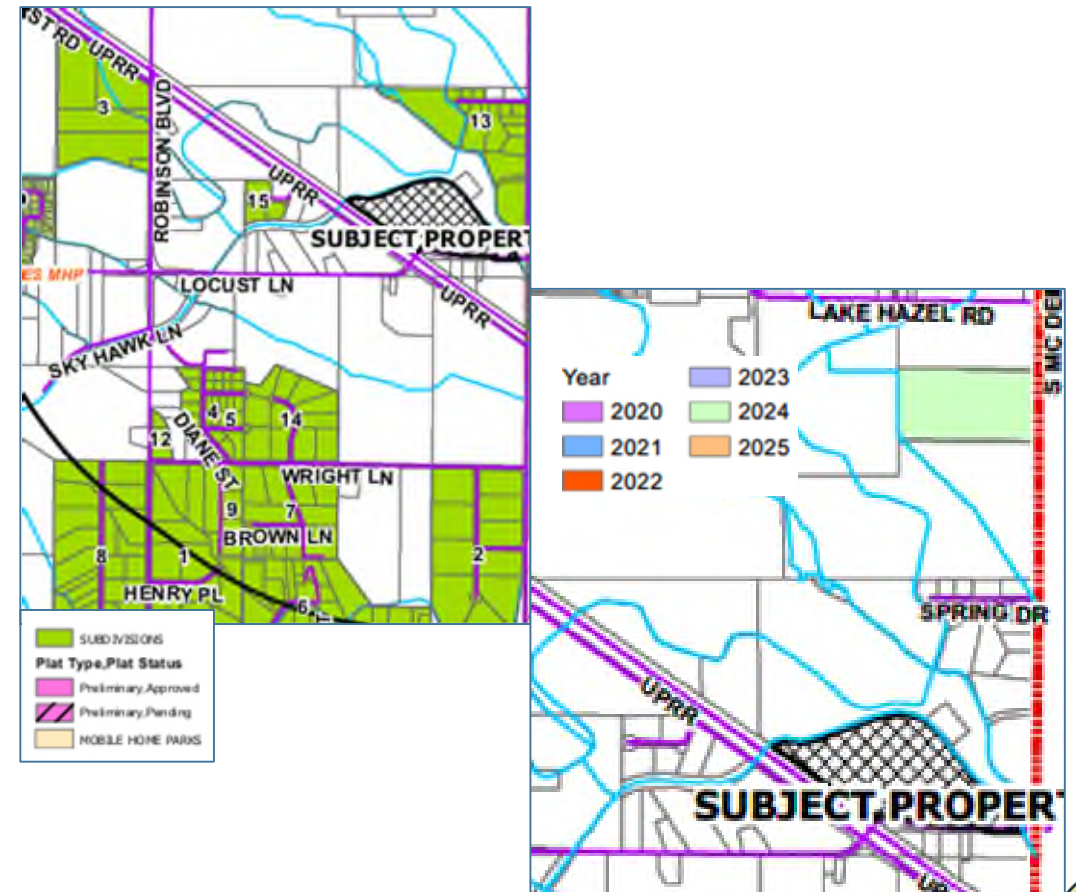
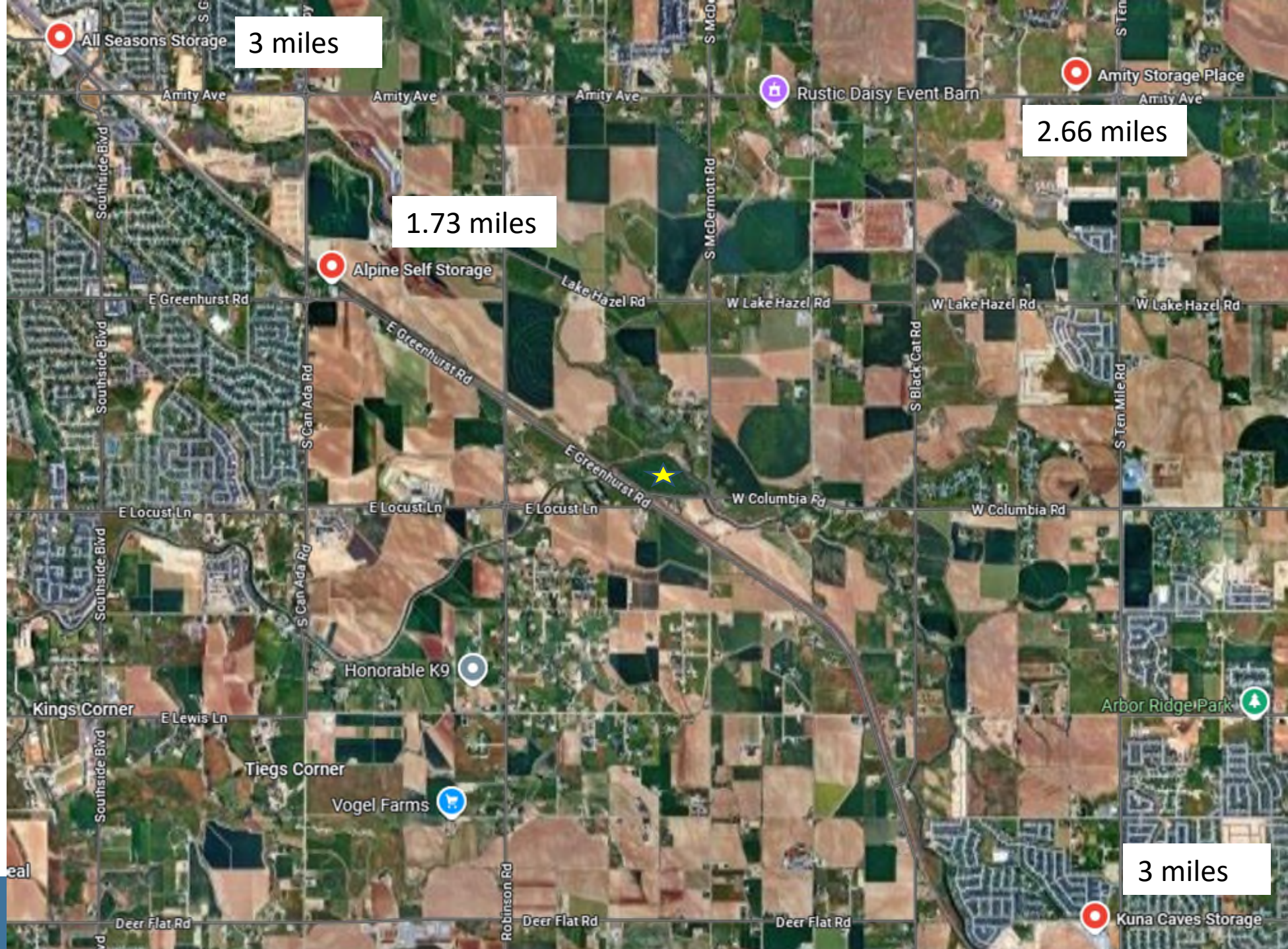


Exhibit 3.B.2f



All Seasons Storage

3 miles



Amity Storage Place

2.66 miles



Alpine Self Storage

1.73 miles



Honorable K9



Vogel Farms



Arbor Ridge Park



Kuna Caves Storage

3 miles

SUMMARY – SERVICES

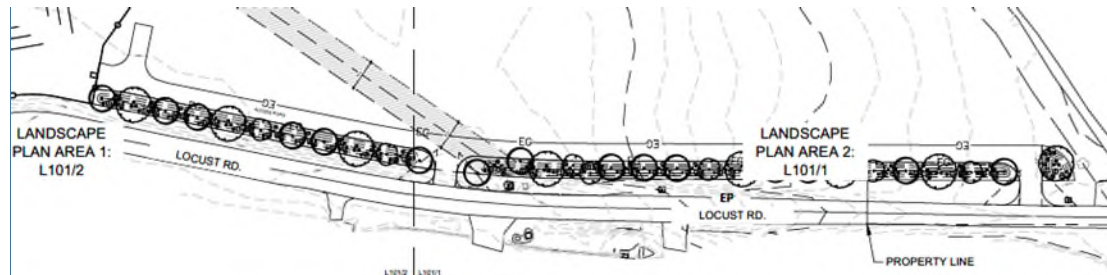
- Domestic water is not required. No offices or bathrooms proposed (Exhibits 3.A.2 & 3.A.5).
- A septic system or wastewater disposal is not proposed for the outdoor storage facility. City services are approximately a mile from the request.
- The property has surface water rights from the Nampa & Meridian Irrigation District. The rights will be utilized for the remaining agricultural ground and landscaping (Exhibits 3.A.2, 3.A.3 & 3.A.5).
- Exterior light will require power from Idaho Power (Exhibit 3.A.3).
- **Fire:** Approximate response time of 8 minutes from Nampa Fire Station 2. No issues.
- **Irrigation:** Powell Lateral must be protected. Easement minimum: 35 feet. Any encroachments without a signed license agreement and approved plan before construction are unacceptable (Exhibit 3.D.4).
- No comments from Nampa School District, Canyon County Sheriff's Office, or Canyon County Ambulance/EMT.



SUMMARY – ACCESS/TRAFFIC

■ ACCESS:

- Access for use will consist of a main access that leads to a gated area with an electronic keypad. The proposal includes a secondary emergency access from Locust Road (Exhibits 3.A.2 & 3.A.3).
- Nampa Highway District approved an access variance, subject to a deed restriction (Exhibit 3.D.2).



■ TRAFFIC:

- The applicant provided a TIS for the proposed use dated July 2025 (Exhibit 3.A.11). The study finds that the use will generate 87 new daily trips, with 6 new trips occurring in the AM peak hour and 8 new trips occurring in the PM peak hour. All intersections operate at an acceptable level, and a westbound right turn lane at Locust Lane and McDermott intersection is warranted.
- The applicant is working with the Nampa Highway District No. 1 to complete the review of the TIS. Prior to the commencement of use, Nampa Highway District must complete the review of the TIS, and any required improvements must be completed (Exhibit 3.A.11 & 3.A.12).

COMMENTS

Notification was completed per CCCO §07-05-01.

P&Z Comments

- City of Nampa Planning and Zoning Commission, dated May 14, 2025 (Ex. D.1)
- Nampa Highway District No. 1, last email dated July 21, 2025 (Ex. D.2)
- Nampa Fire District, received June 16, 2025 (Ex. D.3)
- Nampa-Meridian Irrigation District, dated June 4, 2025 (Ex. D.4)
- Canyon County Soil Conservation District, dated June 10, 2025 (Ex. D.5) - Opposed
- Southwest District Health, received May 16, 2025 (Ex. D.6) – No concerns
- Idaho Transportation Department, received May 27, 2025 (Ex. D.7) – No concerns
- Idaho Dept. Water Resources – NFIP, received June 8, 2025 (Ex. D.8) – No floodplain
- Idaho Dept. Environmental Quality, dated July 7, 2025 (Ex. D.9)
- Josh & Karen Kling, Received July 28, 2025 (Ex. E.1) - Opposed
- Debbie Kling, Received July 28, 2025 (Ex. E.2) - Opposed



RECOMMENDATION CONDITIONS

In consideration of the application, staff concludes that the proposed conditional rezone is compliant with CCCO Section 07-06-07(6)A subject to the recommended conditions:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. **Nampa Highway District must complete the traffic impact study and access review, and any required improvements must be completed prior to the commencement of use (Exhibits D.2, A.11 & A.12).**
2. The “CR-C-2” (Conditional Rezone – Service Commercial) zone shall apply to 8.92 acres of Parcel R28836 (Exhibit A.4). The remaining 21.28 acres shall remain zoned “A” (Agricultural)
 - a. **Prior to the commencement of use, an administrative land division shall be submitted and approved by DSD, dividing the “C-2” zoned portion of the parcel from the “A” Zone. The “A” Zone shall be labeled “agricultural only – no building permits or entitlements”.**
3. **Development of the subject parcel shall be restricted to the following land uses:**
 - a. **RV Outdoor Storage facility: The use shall be substantially consistent with the letter of intent, land use worksheet, site plan, and landscaping plan (Exhibits A.12, A.3 & A.5). Exterior light shall be shielded downward and directed away from surrounding residential uses. The use shall not be expanded or extended unless the parcel is annexed into the city or rezoned.**
 - b. **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.”



P&Z RECOMMENDATIONS (Ex. 1 & 2)

The Planning and Zoning Commission recommends **denial** of Case #CR2025-0005 finding:

Criteria 2 – More Appropriate: In consideration of the surrounding land uses, the proposed conditional zone to “CR-C-2” (Conditional Rezone – Service Commercial) is not more appropriate than the current zoning designation of “A”.

Criteria 3 – Compatibility: When considering the definition of compatibility, the proposed conditional rezone to “CR-C-2” (Conditional Rezone – Service Commercial) is not compatible with surrounding land uses.

Criteria 4 – Character Impact: The proposed conditional rezone will negatively affect the character of the area.

Criteria 6 – Traffic: The proposed conditional rezone will have impacts. Evidence of appropriate improvements to minimize undue interference with existing and/or future traffic patterns has not been provided. Letters received in opposition (Exhibit E), as well as testimony received during the hearing, expressed concerns regarding access and traffic not adequately addressed by the Nampa Highway District or the TIS. Existing sight obstruction problems on Locust Lane and issues with UPRR and canal crossing traffic will be increased by the request. After the testimony, evidence was not provided by the applicant to adequately address traffic concerns.

DECISION OPTIONS

The Board may:

- Approve the request subject to development agreement conditions (as recommend or as modified).
- Denial as recommend by the P&Z.
- Continue the hearing to request additional information be submitted.



Questions?



