

RZ2024-0002

Salinas

APPLICANT: BREANN SALINAS

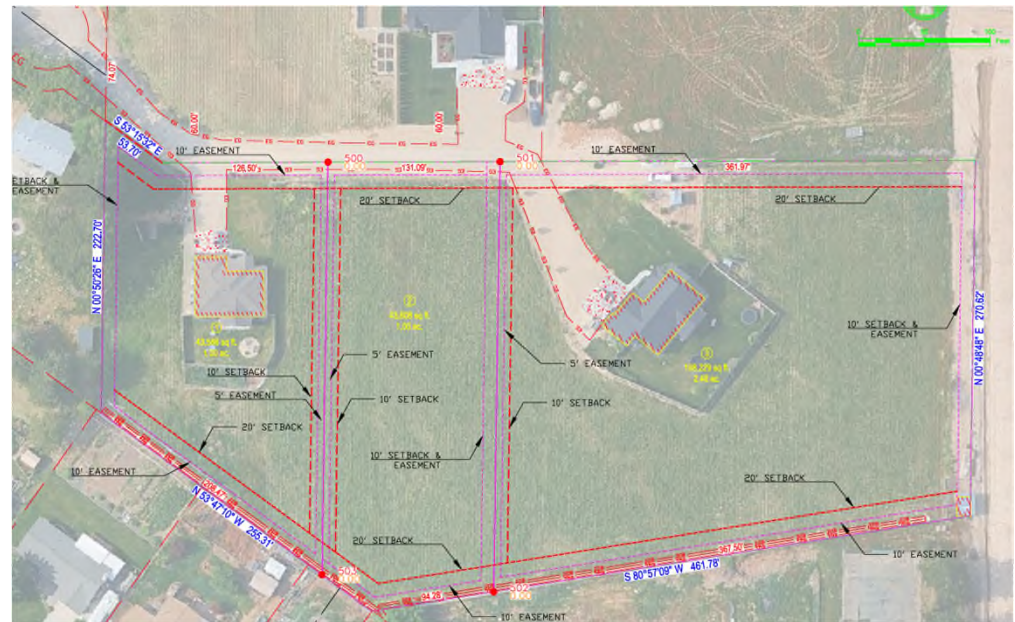
PROPERTY OWNER: JOSE RODRIGUEZ



REQUEST:

The applicant is requesting a rezone of approximately 4.50 acres from the “R-R” (Rural Residential) zone to the “R-1” (Single-Family Residential) zone.

There is no development agreement, but the applicant’s plans include dividing the property into three (3) parcels- two parcels one (1) acre and one (1) parcel with 2.5 acres.



GENERAL BACKGROUND:

- Parcel R32703010B is currently zoned Rural Residential (“R-R”) with a future zoning designation of Residential.
- The property was rezoned to R-R in 2019 (RZ2019-0022) and then divided via the administrative land division process into three (3) parcels.
- If the rezone is approved, the parcel will be required to go through the subdivision platting process to divide the property.



Planning and Zoning Commission Recommendation – Denial

- The Planning and Zoning Commission heard the case on August 21, 2025, and recommended denial.
- The P&Z Commission found the case not consistent with the Rezone Criteria B and C.
- Pursuant to Idaho Code 67-6519, the Commission provided two (2) options to potentially gain approval for the application (highlighted in yellow).

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case #RZ2024-0002, a zoning map amendment of Parcel R32703010B from the Rural Residential (R-R) zone to the Single-Family Residential (R-1) zone.

For denial:

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

1. Submit a conditional rezone to "R-1" with conditions restricting development to no more than three (3) lots and prohibiting secondary residences.
2. Connect to city services and or annex into the City of Caldwell when this becomes available to the subject property.

DATED this 4 day of September, 2025.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO


Robert Sturgill, Chairman

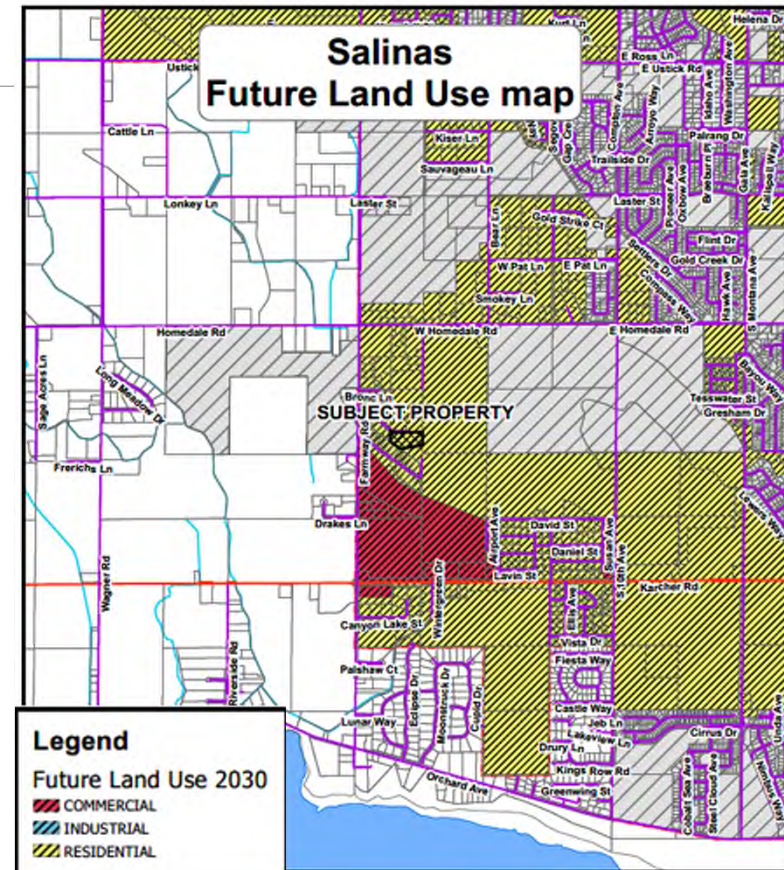
EVALUATION CRITERIA – CCCO § 07-06-05(1):

- A. Is the proposed zone change generally consistent with the comprehensive plan;
- B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation;
- C. Is the proposed zoning map amendment compatible with surrounding land uses;
- D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?
- E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment;
- F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development;
- G. Does the proposed zoning map amendment 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 created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts; and
- H. Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)



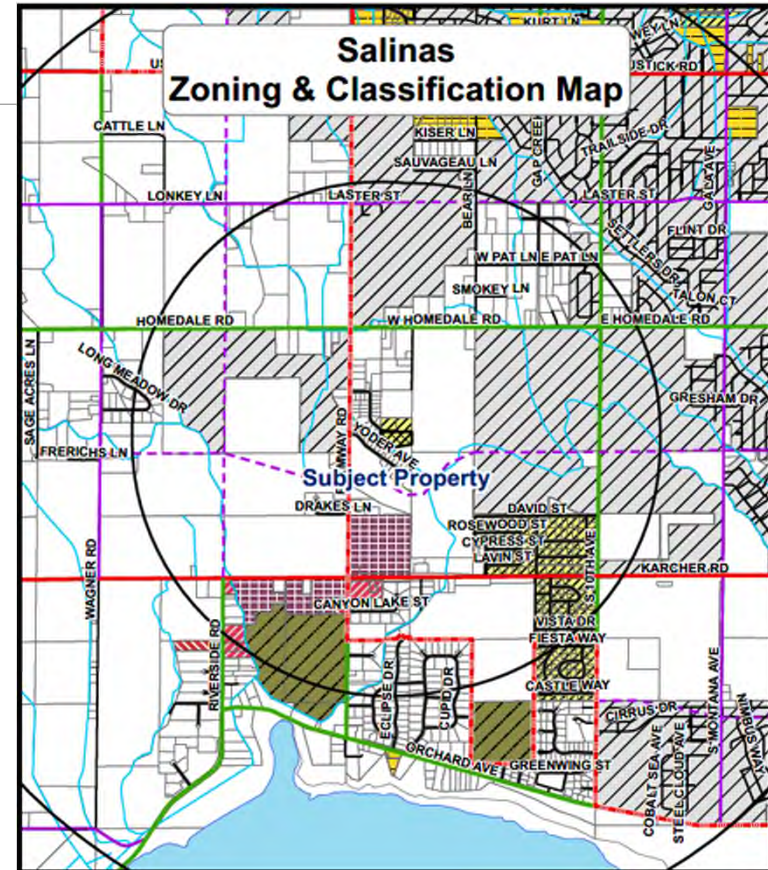
REZONE CRITERIA A: COMPREHENSIVE PLAN CONSISTENCY

- The request is consistent with 6 goals and 7 policies of the 2030 Comprehensive Plan.
- Canyon County's 2030 Comprehensive Plan designates the area as Residential.
- The parcel is within City of Caldwell's Impact Area. It does not match the City's Comprehensive Plan, but the City does not object to this rezone due to existing development in this area.



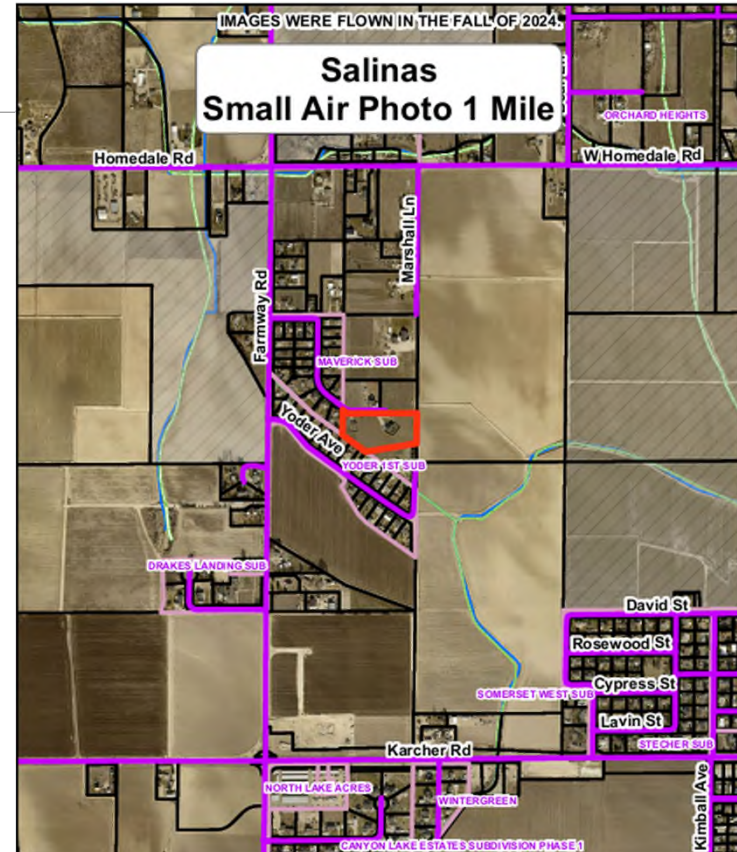
REZONE CRITERIA B-C: ZONING AND SURROUNDING LAND USES

- The surrounding area primarily contains residential and agricultural uses. This area appears to be a transition area between higher-density residential into larger agricultural parcels.
 - The Commission found the R-1 zone does not provide the appropriate transition.
- There has not been any Canyon County land use decisions that demonstrate this type of growth is occurring in the immediate area.
- No condition can be added restricting to the proposed site plan, meaning if the parcels are connected to city services the size can go down to 12,000 square feet.



REZONE CRITERIA D: CHARACTER OF THE AREA

- The surrounding area primarily contains residential and agricultural uses.
- The City does not object to this rezone due to existing development in this area.
- Although there are no conditions added, the applicant states they will be limited to the creation of three lots due to the septic tank and drainfield placement. Also, the private road lot will further limit how many lots can be created by the subject property.



Bronc Lane Facing Northeast



God's Way Lane (Private)



Primary Single-Family Residence



Facing Northeast Showing Field and Primary Residence



Facing Northeast on God's Way Lane Showing Adjacent Farms

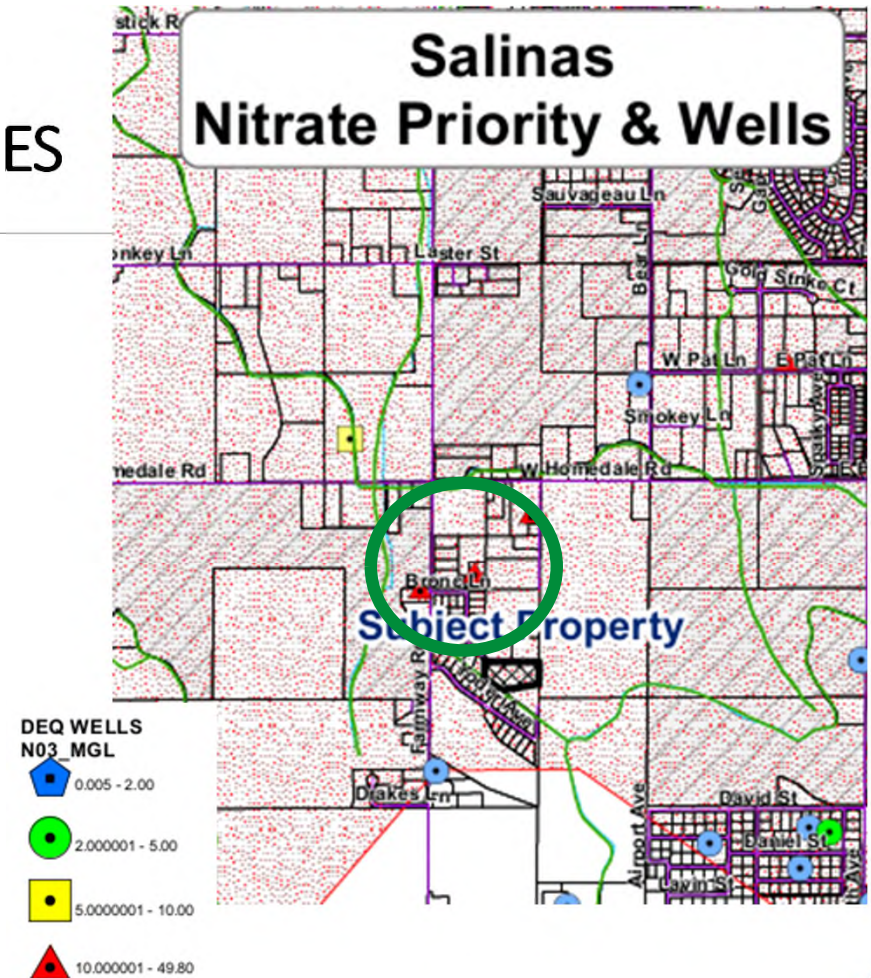


Secondary Single-Family Residence



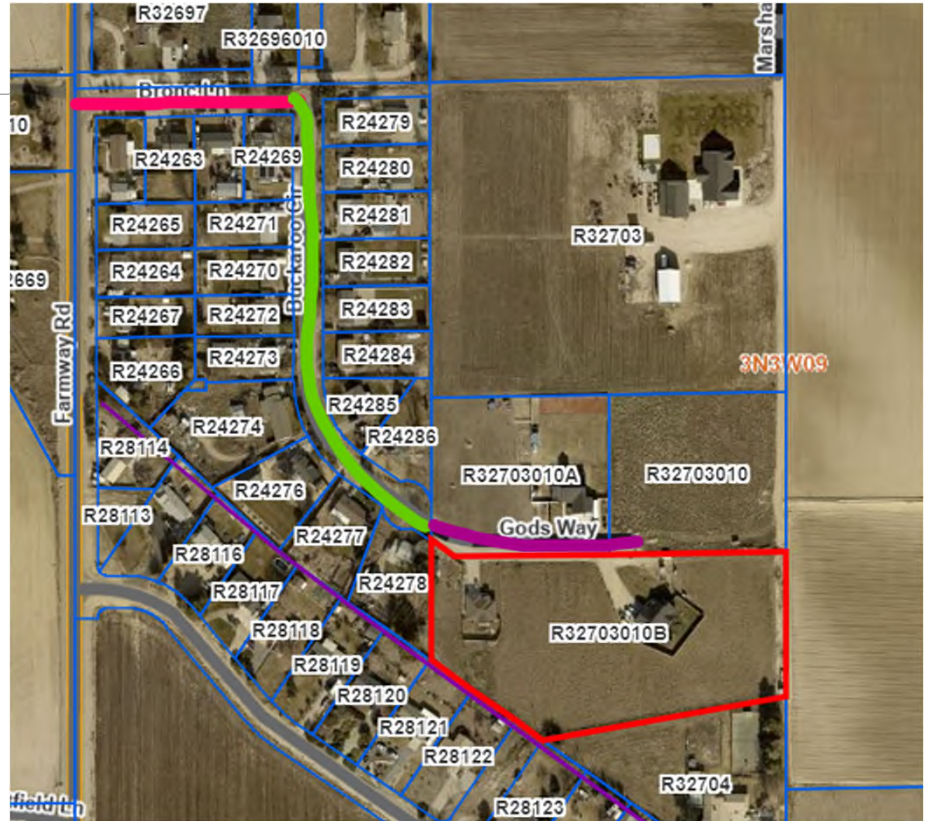
REZONE CRITERIA E: ADEQUATE FACILITIES AND SERVICES

- Sewer: Individual septic systems exist for the two (2) residences on site. N-P study required during subdivision process.
- Water: Individual wells are requested for each lot.
 - There are three (3) wells north of the property with high nitrates (green circle)
- Drainage: Stormwater drainage is currently retained by burrow ditches
- Irrigation: Served by Boise Project/Wilder Irrigation.
 - Current water right to be divide amongst proposed lots.
 - Pressurized irrigation to be used for lawn and gravity irrigation for remaining pasture.
- Utility agencies did not comment.



REZONE CRITERIA F: LEGAL ACCESS

- The subject property does have legal access for the rezone via a God's Way Lane (a private road – shown in purple).
- See Exhibit 3.A6 for access easement and 3.A10.1 for recorded Road User's Maintenance Agreement.
- To access the private road, the property owners travel through Bronc Lane (shown in purple) and Buckaroo Circle (shown in green) which are both public roads.



REZONE CRITERIA G: PUBLIC STREET IMPROVEMENTS AND TRAFFIC IMPACTS

- Per Highway District No. 4, no public street improvements are required as the approach to God's Way Lane was previously improved in 2020.
- Due to only two (2) parcels being proposed, there does not appear to be a need to implement mitigation of traffic impacts.

Bronc Lane Approach to God's Way Lane



Bronc Lane Facing Northeast Near Western Property Line



God's Way Facing Northeast



God's Way Lane Facing East



REZONE CRITERIA H: PUBLIC SERVICES AND FACILITIES

- Schools: Vallivue School District states they can accommodate this development due to its small size.
- Police: No comments were received.
- Fire Protection: Caldwell Rural Fire District comment letter outlined fire code requirements and conditions of approval that must be met.
 - The estimated response time is 9 minutes pending call volume.
- EMS: Estimate response time is 6.5 minutes from Station M 51, 12.5 minutes from the M52 Station, and 13.38 minutes from the M43 Station.



NOTIFICATION (07-05-01) & COMMENTS:

Neighbors within 600' were notified on July 17, 2025 for the P&Z Hearing and October 31, 2025 for the BOCC Hearing:

- No comments were received by neighbors.

Initial agency noticing and JEPA notice was sent on April 18, 2025. Agencies and a Full Political was sent out on July 17, 2025. For the BOCC hearing, agencies were notified on October 31, 2025. Staff received comments from the following agencies:

Southwest District Health, City of Caldwell, Idaho Department of Environmental Quality, Boise Project Board of Control, Vallivue School District #139, Highway District No. 4, Caldwell Rural Fire Protection District, Idaho Department of Water Resources (Floodplain Dept.), City of Nampa, and Canyon County Ambulance District.



Decision Options:

The Board of Canyon County Commissioners may **approve** the rezone and direct staff to make findings of fact to support this decision;

The Board of Canyon County Commissioners may **deny** the rezone; or

The Board of Canyon County Commissioners may **table or continue** the hearing to a later date and request additional information on specific items.

Questions?

