



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

In the matter of the application of:  
**Evans – CR2024-0007**

The Canyon County Board of County Commissioners considers the following:

The applicant, Thomas C. Evans, is requesting a Conditional Rezone of approximately 3 acres of their 5.68 acres from an “A” (Agricultural) zone to a “CR-C-2” (Conditional Rezone - Service Commercial) zone. The request includes a development agreement to restrict the use to an RV storage facility.

The subject property is located at 12724 Ropers Lane, Nampa, ID 83651, also referenced as Parcel R32816, a portion of the SW¼ of Section 13, T3N, R3W, 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 CR2024-0007.
    1. All exhibits can be found in the Planning and Zoning Commission staff report dated February 17, 2026.
      - a. The Planning and Zoning Commission heard the case on November 6, 2025. After deliberation, the Planning & Zoning Commission (P&Z) recommended denial of the request because the zoning does not align with the City of Caldwell's or the county's comprehensive plan and may encourage future commercial use in an area planned for residential growth (**Exhibits 1 & 2**).
      - b. The Board of County Commissioners public hearing scheduled for February 17, 2026, was continued to March 17, 2026, upon request by the applicant (**Exhibits 4.c**).

**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 §09-01-21 (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. *See* CCCO §07-05-03.
5. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
6. 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, CR2024-0007, was presented at a public hearing before the Canyon County Board of County Commissioners on March 17, 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 Board of County Commissioners decides as follows:**

**Table 1. Conditional Rezone Standards of Evaluation Analysis**

Standards of Evaluation - CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	Code Section	
No	A1	<b>Is the proposed conditional rezone generally consistent with the comprehensive plan?</b>
Analysis	<p>The proposed conditional rezone is <u>not</u> generally consistent with the Comprehensive Plan.</p> <p>The 2030 Canyon County Comprehensive Plan designates the future land use of the parcel and area as “rural residential,” which provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses (<b>Exhibit 3.B.2c</b>).</p> <p>The requested rezone to a “C-2” (Service Commercial) zone with an RV storage facility use will allow a commercial use and designation in an area planned for residential, which could set a precedent. There are no commercial designations within the area. The nearest future land use designation for commercial growth is approximately 2,290 feet north of the subject parcel, located along Karcher Road/SH-55 (<b>Exhibit B.2c</b>).</p> <p>On November 6, 2025, the Planning and Zoning Commission found that the requested commercial zone does not align with the following goals and policies of the 2030 Comprehensive Plan (<b>Exhibit 1</b>):</p> <ul style="list-style-type: none"> <li>• <i>Population G2.02.00: “Promote housing, business, and service types needed to meet the demand of the future and existing population.”</i> <ul style="list-style-type: none"> <li>○ The Traffic Analysis Zone (TAZ) forecasts the area for residential household growth, but job growth is not anticipated except along Karcher Road/SH-55 (<b>Exhibit 3.B.2j</b>). The TAZ is used by COMPASS (Community Planning Association) as a tool to plan funding for future transportation needs.</li> </ul> </li> <li>• <i>Economic Development G3.05.00: “Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.”</i></li> <li>• <i>Land Use &amp; Community Design P4.03.01: Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.</i></li> </ul>	

	<ul style="list-style-type: none"> <li>• <u>Land Use &amp; Community Design P4.03.02</u>: 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 and City of Caldwell identify the area for residential growth, not commercial growth (<b>Exhibits 3.B.2c &amp; d</b>).</li> </ul> </li> </ul> <p>After considering all testimony, analysis and exhibits in the staff report, the Board of County Commissioners finds the request can align with the goals and policies regarding property rights, economic development, and land use in the 2030 Comprehensive Plan stated above, subject to conditions. However, the Board of County Commissioners finds that the request does not align with the county’s goals and policies regarding development in a city impact area. The request is in the Caldwell Impact Area (<b>Exhibit 3.B.2d</b>) and is surrounded by city jurisdiction. The city designates the area as “Neighborhood 2,” promoting 2-8 dwelling units per acre, and does not plan neighborhood-serving commercial in the area (<b>Exhibit 3.D.1</b>). Therefore, the request does not align with the 2023 Comprehensive Plan regarding aligning development with the city, especially when city service and infrastructure are available:</p> <ul style="list-style-type: none"> <li>• <u>Land Use &amp; Community Design P4.04.02</u>: Align planning efforts in areas of city impact.</li> <li>• <u>Land Use &amp; Community Design P4-04-04</u>: Where city services are available, encourage land adjacent to city limits to annex instead of developing inconsistently within the County.</li> <li>• <u>Land Use &amp; Community Design A4.0402b</u>: Coordinate County and city planning through collaborative planning processes, mutual agreements, and updated impact area agreements.</li> <li>• <u>Public Services, Facilities, Utilities G7.01.00</u>: Endeavor to continue providing reliable public services, public safety facilities, and public utilities that support existing developed areas and future growth.</li> <li>• <u>Public Services, Facilities, Utilities P7.01.01</u>: Encourage the extension of sewer infrastructure and wastewater treatment in areas of city impact.</li> <li>• <u>Public Services, Facilities, Utilities P7.01.02</u>: Encourage annexations within city impact areas where municipal services can be provided.</li> <li>• <u>Agriculture P12.01.02</u>: Encourage non-agricultural related development to the cities, areas of city impact, or other clearly defined and planned development areas. <ul style="list-style-type: none"> <li>○ The County and City of Caldwell identify the area for residential growth, not commercial growth (<b>Exhibits 3.B.2c &amp; d</b>).</li> <li>○ The parcel and surrounding area are in the Caldwell Area of City Impact. The city designates the area as “Neighborhood 2,” promoting 2-8 dwelling units per acre, and does not plan neighborhood-serving commercial in the area; and therefore, the use would be denied if annexed into the city (<b>Exhibit 3.D.1</b>). The parcel is surrounded by Peregrine Estates Subdivision (<b>Exhibit 3.B.3</b>).</li> </ul> </li> </ul>	
<p><b>Criteria Met?</b></p> <p style="text-align: center;"><b>No</b></p>	<p><b>A2</b></p>	<p><b>When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?</b></p>
<p><b>Analysis</b></p>	<p>In consideration of the surrounding land uses, the proposed conditional zone to “C-2” (Service Commercial) is <u>not</u> more appropriate than the current zoning designation of “A” (Agricultural).</p> <p>The property is zoned “A” (Agricultural). Pursuant to CCCO §07-10-25(1), the purpose of the “A” zoning district is to: <i>A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations; B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan; C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65; D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.</i></p>	

	<p>The 5.68-acre parcel currently has a dwelling, horse arena, and livestock pasture, which are allowed uses in the “A” Zone (<b>Exhibit 3.B.4</b>). The parcel also received an agricultural tax exemption because of the agricultural uses on the property and parcel size (<b>Exhibit 3.B.1</b>). The 2030 Canyon County Comprehensive Plan designates the future land use of the parcel and area as “rural residential” (R-R), where the current uses would be allowed if rezoned to “R-R” (<b>Exhibits 3.B.2c &amp; 3.B.4</b>). Parcels adjacent to the east (approximately 6 acres) of the subject parcel are still in county jurisdiction. The parcel maintains a rural/agricultural character with uses allowed and supported in the “A” zone (<b>Exhibits 3.B.2a &amp; b</b>) and would still be supported if rezoned to “R-R” as the 2030 County Comprehensive Plan designates.</p> <p>The parcel and area consist of best-suited soils (Class II) and are considered prime farmland (<b>Exhibit 3.B.h</b>). Most of the area surrounding the subject parcel is in Caldwell’s jurisdiction, where high-density residential is proposed and exists (<b>Exhibit 3.B.2d</b>). The Board of County Commissioners finds that due to the surrounding city development, the “A” zone is no longer an appropriate zone for the area.</p> <p>The applicant requests a conditional rezone to a “C-2” (Service Commercial) Zone. The request will include a development agreement restricting the use to an RV storage facility within a 3-acre area of the subject parcel. <i>See Exhibit 3.A.</i></p> <p>Pursuant to CCCO §07-10-25(1), the purpose of the “C-2” zoning district is to “provide areas where activities of a service nature, which are more intensive in character than in other Commercial Zones, may be carried out.”</p> <p>The Board of County Commissioners finds that the request does not align with the county’s goals and policies regarding development in a city impact area. The parcel and the surrounding area are in the Caldwell Area of City Impact. The city designates the area as “Neighborhood 2,” promoting 2-8 dwelling units per acre, and does not plan neighborhood-serving commercial in the area; and therefore, the use would be denied if annexed into the city (<b>Exhibit 3.D.1</b>). The parcel is surrounded by Peregrine Estates Subdivision, a city subdivision with city services and infrastructure (<b>Exhibit 3.B.3</b>). Therefore, the request from an Agricultural (A) zone to a service commercial zone (C-2) is not more appropriate.</p> <p><i>See analysis in criteria A1 and A4 below for additional supporting evidence.</i></p>	
<p><b>Criteria Met?</b> <b>Yes</b></p>	<p><b>A3</b></p>	<p><b>Is the proposed conditional rezone compatible with surrounding land uses?</b></p>
<p><b>Analysis</b></p>	<p>The proposed conditional rezone to “C-2” (Service Commercial) is compatible with surrounding land uses, subject to conditions.</p> <p>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.</p> <p>The surrounding land uses are Lakevue Elementary School and high-density residential subdivisions located in the Caldwell jurisdiction (<b>Exhibits 3.B.2a &amp; 3.C</b>). Within a one-mile radius, there are 41 subdivisions with an average lot size of 0.35, and existing zones in the area allow for residential development (<b>Exhibits 3.B.2e, f &amp; g</b>). The nearest similar commercial uses are located along Karacher Road (<b>Exhibit 3.B.2c</b>).</p> <p>The request is limited to the commercial use of an RV storage facility within a 3-acre area of the parcel with 150 storage spaces. The property will be improved with white vinyl fencing to reduce visual impacts, graded to retain runoff onsite, and fire hydrants will be installed using the existing ag-well. A six-inch gravel base will be added to the access and storage area to reduce dust. RV will have catch pans in case of any engine/transmission leaks (<i>See Exhibit 3.A for more details</i>).</p>	

	<p>On November 6, 2025, the Planning and Zoning Commission found that the requested commercial zone and use were incompatible with the surrounding land uses. However, the Board of County Commissioners finds that the use could be compatible with the surrounding residential development, subject to conditions that reduce significant impacts. Subject to conditions, the use could provide storage services that could benefit a growing residential neighborhood with restrictive CC&amp;Rs regarding RVs.</p>	
<b>Criteria Met?</b>	<b>A4</b>	<b>Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?</b>
<b>No</b>		
<i>Analysis</i>	<p>Without improvements and buffers, the proposed conditional rezone <u>will</u> negatively affect the character of the area.</p> <p><b>Character of the Area:</b> The surrounding land uses are Lakevue Elementary School and high-density residential subdivisions such as Peregrine Estates (<b>Exhibit 3.B.3</b>) located in the Caldwell jurisdiction. The nearest similar commercial uses are located along Karacher Road (SH-55). <i>See Exhibits 3.B.2c &amp; d.</i></p> <p><b>The following measures will be implemented to mitigate impacts:</b> The applicant process is limited to the commercial use of an RV storage facility within a 3-acre area of the parcel with 150 storage spaces. The property will be improved with white vinyl fencing to reduce visual impacts, graded to retain runoff onsite, and fire hydrants will be installed using the existing ag-well. A six-inch gravel base will be added to the access and storage area to reduce dust. RV will have catch pans in case of any engine/transmission leaks. <i>See Exhibit A.</i></p> <p>The Board of County Commissioners finds that the applicant did not adequately demonstrate or provide conditions to reduce impacts to the surrounding residential development. Evidence such as landscaping plans, lighting plans, access plans, and buffers was not provided. The burden of persuasion is upon the applicant to prove that all criteria are satisfied (CCCO §07-05-03). Without plans and conditions demonstrating that the use could be mitigated, impacts such as visual, traffic, lighting, dust, and noise in a high-density residential subdivision are unknown. Therefore, this criterion cannot be met.</p>	
<b>Criteria Met?</b>	<b>A5</b>	<b>Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, be provided to accommodate the proposed conditional rezone?</b>
<b>Yes</b>		
<i>Analysis</i>	<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> RV storage only; no septic or sewer required (<b>Exhibit A</b>). A septic system exists for the existing dwelling (<b>Exhibit D.7</b>). City services are available in the adjacent subdivision, Peregrine Estates (<b>Exhibit B.3</b>). Southwest District Health does not oppose the request (<b>Exhibit D.7</b>).</p> <p><b>Water:</b> RV storage only; no domestic water required. The existing dwelling is served by a well (<b>Exhibit A</b>). City services are available in the adjacent subdivision, Peregrine Estates (<b>Exhibit B.3</b>).</p> <p><b>Drainage:</b> All runoff is to be retained on-site (<b>Exhibit A</b>).</p> <p><b>Irrigation:</b> No irrigation water required for the RV storage facility. The applicant states there is an ag-well that will be used for fire suppression via fire hydrant (<b>Exhibit A</b>).</p> <p><b>Utility:</b> The property has existing utilities, such as Idaho Power, as there is an existing dwelling and outbuildings (<b>Exhibit C</b>). The uses may require other permits or permissions from utility companies such as Idaho Power, Intermountain Gas, Sparklight, etc., depending on use.</p>	
<b>Criteria Met?</b>	<b>A6</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</b>

Yes		<b>interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?</b>
<i>Analysis</i>		Comments from the Idaho Transportation Department and Highway District #4 demonstrate that the request creates insignificant traffic impacts based on the use and estimated location of clients that will utilize the facility ( <b>Exhibits D.3 &amp; 8</b> ). Additionally, the existing private road that serves the property is currently being improved to be a public road as part of the final phase of Peregrine Estates Subdivision ( <b>Exhibit B.3</b> ).
Criteria Met?	A7	<b>Does legal access to the subject property for the conditional rezone exist, or will it exist at the time of development?</b>
Yes		
<i>Analysis</i>		The subject property does have legal access. The property uses Roper Lane, a private road, that is currently being improved to be a public road as part of the final phase of Peregrine Estates Subdivision ( <b>Exhibits B.3 &amp; D.6</b> ). Once a public road, Highway District #4 (HD4) approval will be required prior to commencement of use. HD4 does not oppose the request ( <b>Exhibit D.3</b> ).
Criteria Met?	A8	<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>
Yes		
<i>Analysis</i>		<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> The parcel is served by the Vallivue School District. The district was noticed on May 23, 2025, and on October 2, 2025. No comments were received. Based on the requested use, the request is not anticipated to impact the school district.</p> <p><b>Police:</b> The parcel is served by the Canyon County Sheriff's Department. The department was noticed on May 23, 2025, and on October 2, 2025. No comments were received. Based on the requested use being storage only, the request is not anticipated to impact the department.</p> <p><b>Fire protection &amp; Emergency Medical Services:</b> Nampa Fire District (NFD) is not opposed to the request, subject to conditions regarding fire hydrant spacing and fire flows, and fire access (<b>Exhibit D.4</b>). The applicant states the fire suppression water source will be from an agricultural well through a fire hydrant (<b>Exhibit A</b>). Idaho Department of Water Resources (IDWR) and NFD will review the hydrant to ensure it meets minimum requirements. IDWR and NFD may require connection to city services to meet fire hydrant requirements. If so, annexation will be required.</p> <p>The request is located approximately 3.1 miles from Nampa Fire Station #4. Response time is to be approximately 9 minutes. The use does not negatively impact NFD's level of service (<b>Exhibit D.4</b>).</p> <p>The parcel is served by the Canyon County Paramedics/EMT. The agencies were noticed on May 23, 2025, and October 2, 2025. No comments were received. Based on the requested use being storage only (<b>Exhibit A</b>) and meeting fire district hydrant and fire access requirements (<b>Exhibit D.4</b>), the request is not anticipated to impact the agency's ability to serve the parcel.</p> <p><b>The following measures will be implemented to mitigate impacts:</b></p> <ul style="list-style-type: none"> <li>- See <b>Exhibit D.4</b> for hydrant and fire access requirements, including adequate turnarounds and access/road construction requirements.</li> <li>- See <b>Exhibit D.1</b> for City of Caldwell recommended conditions regarding paved roads/access.</li> </ul>

**Table 2. Area of City Impact - Caldwell**

**CCCO §09-01-21: Caldwell Area of City Impact – Zoning Ordinance Amendment Proposals: All proposed amendments to the text and/or map of the Canyon County zoning ordinance or subdivision regulations, which may relate to the Caldwell area of city impact, shall be referred by the county to the city of Caldwell in the same**

manner as provided for in subsection 09-01-17(3) of this article. Any recommendation of the city of Caldwell shall be considered in the same manner as provided for in subsection 09-01-17(3) of this article.

CCCO §09-01-17(3): Notice of all proposals to amend the county comprehensive plan, which may pertain to the Caldwell area of city impact but which do not originate from the city of Caldwell, shall be given to the city of Caldwell community development director at least thirty (30) calendar days prior to the first county public hearing at which such proposal is considered by the county, and the city of Caldwell 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 Caldwell at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Caldwell, the recommendation shall be given consideration by the county, provided it is factually supported. Such a recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Caldwell.

**County Ordinance and Review**

Criteria Met?	Code Section
Yes	<b>§09-01-21 Caldwell Area of City Impact – Zoning Ordinance Amendment Proposals</b>
<i>Analysis</i>	<p>A notice was sent to the City of Caldwell on May 23, 2025, per CCCO §09-01-21.</p> <p>The City of Caldwell submitted a letter dated June 12, 2025 (<b>Exhibit D.1</b>). The letter states the subject parcel is in the City of Caldwell’s Area of City Impact and adjacent to the City of Caldwell’s incorporated limits. The parcel is designated for the “Neighborhood 2” designation per the city’s comprehensive plan. The subject parcel is surrounded by city residential development, such as Peregrine Estates, a 2-8 dwelling unit per acre development. If the property were to be annexed, the requested use would be considered “Automotive - Storage (Outdoor),” which would be prohibited; and therefore, it would be denied.</p> <p>The City of Caldwell does not object to the use, but does have serious concerns regarding the location and lack of site improvements. If approved, the City of Caldwell requests the following conditions:</p> <ol style="list-style-type: none"> <li>1. <i>A landscape buffer installed along the north, east, and south property lines consistent with Caldwell City Code landscaping requirements that include trees that touch at maturity and groundcover that adds to the buffering requirements.</i></li> <li>2. <i>A minimum 6’ solid fence along the entire perimeter; and</i></li> <li>3. <i>All internal drive aisles (where the vehicles drive, not the storage spaces) to be paved with asphalt or concrete that can hold a minimum of 80,000 pounds for emergency service vehicles.</i></li> </ol>


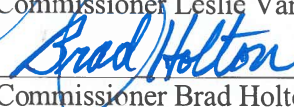
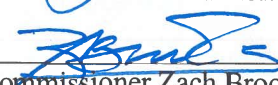
**Order**

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **denies** Case # CR2024-0007, a conditional rezone of approximately 3 acres of the 5.68-acre parcel (R32816) from an "A" (Agricultural) zone to a "CR-C-2" (Conditional Rezone - Service Commercial) zone.

DATED this 1<sup>st</sup> day of April, 2026.

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: Jess Urresti, Clerk

By: J Ross  
\_\_\_\_\_  
Deputy

Date: 04.01.26