



Comprehensive Plan Update

CANYON COUNTY- PLANNING DIVISION,
MAY 28, 2026



Staff Priorities

1. Agricultural Zoning Districts (AC5, AC20, and AC40 along with RR) & Intensive Agricultural Overlay
2. Area Plan for Agricultural Tourism/Sunnyslope Specific Area Plan
3. Additional Overlay Areas
4. Areas of Impact
5. Pathways and Thoroughfare Plans

GROWING
TOGETHER



Comprehensive Plan 2030





Questions/Discussion

1. Are these the right priorities?
2. Workplan feedback?
3. Public Engagement Suggestions?
4. Consultant services?

1. Agricultural Zoning Districts & Intensive Agricultural Overlay

Agriculture

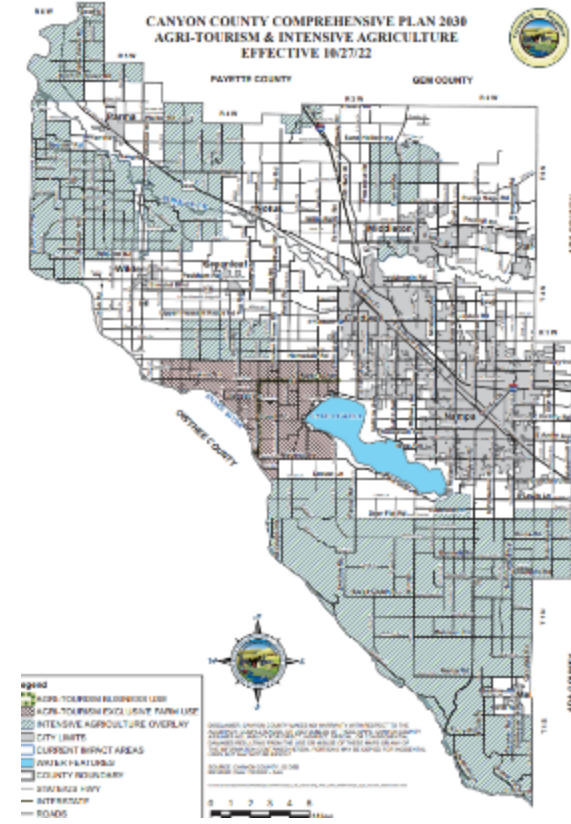
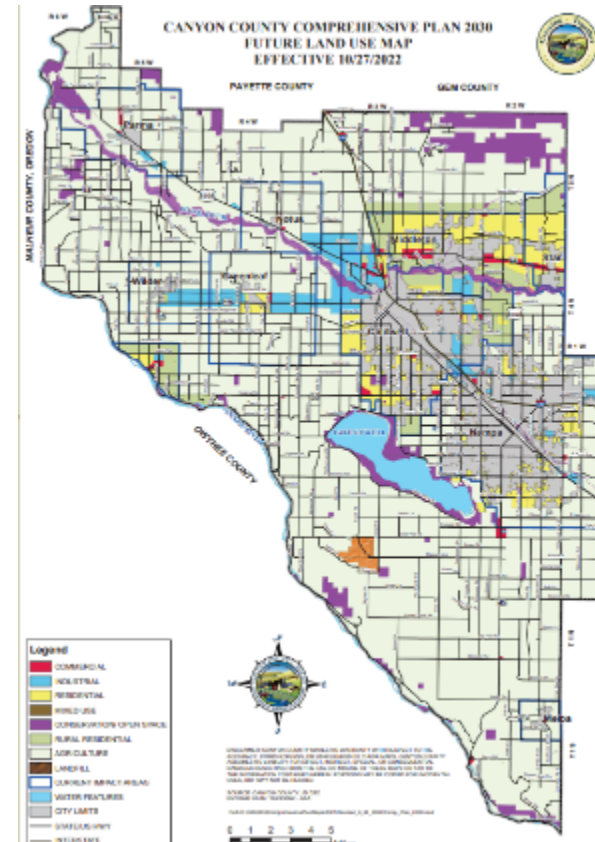
Description

The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value.

Applicable Zone Districts R-R, AC-5, AC-20, AC-40

Intensive Agriculture

This overlay is applied to protect working lands and operations. These areas may have higher quality soils, water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety. (Map 2)



1. Agricultural Zoning Districts & Intensive Agricultural Overlay



Task	Description	Timeframe
Data Gathering	Lot size, soil quality, slopes, development, etc.	2 months
Advisory Committee	Stakeholders – draft criteria for AC-5, AC-20, AC-40 and Intensive Agriculture	2-3 months
Community Engagement	Vet committee recommendation with community	2-3 months
Synthesis	Draft code, text and maps for Comp Plan and Ordinance	2 months
Public Hearing Process	Update text, code and map based on outcomes	3 months

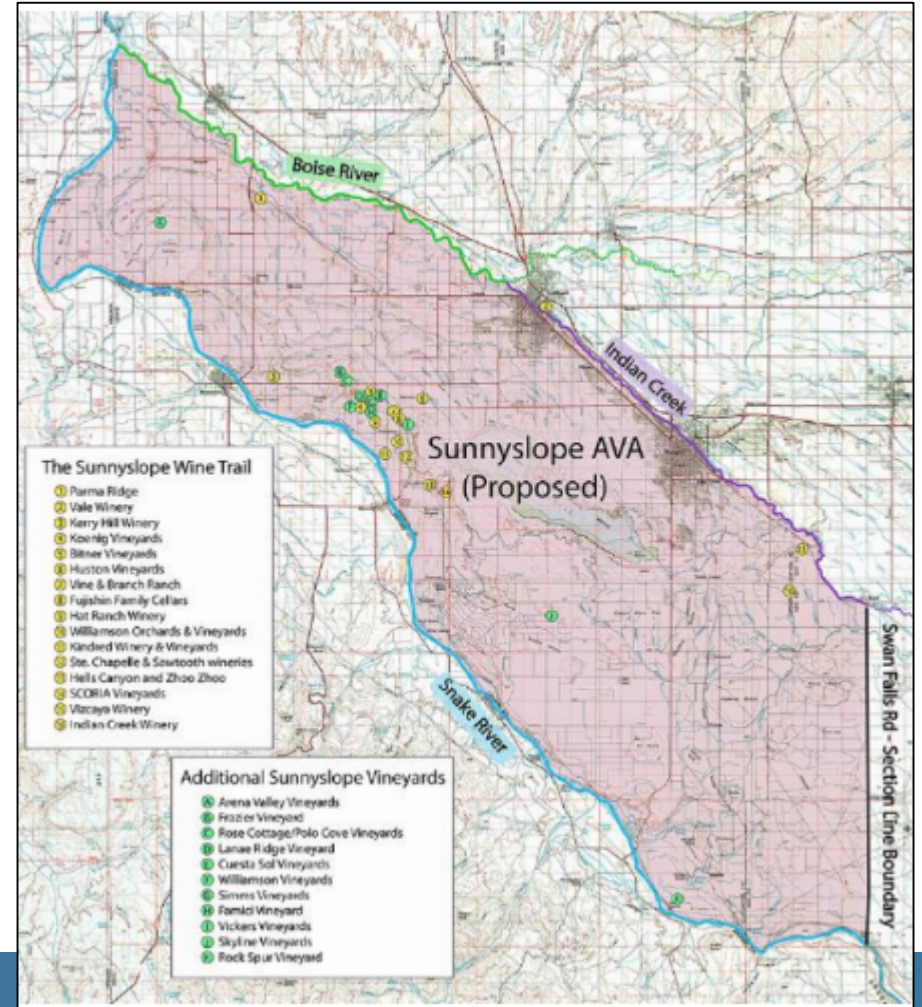
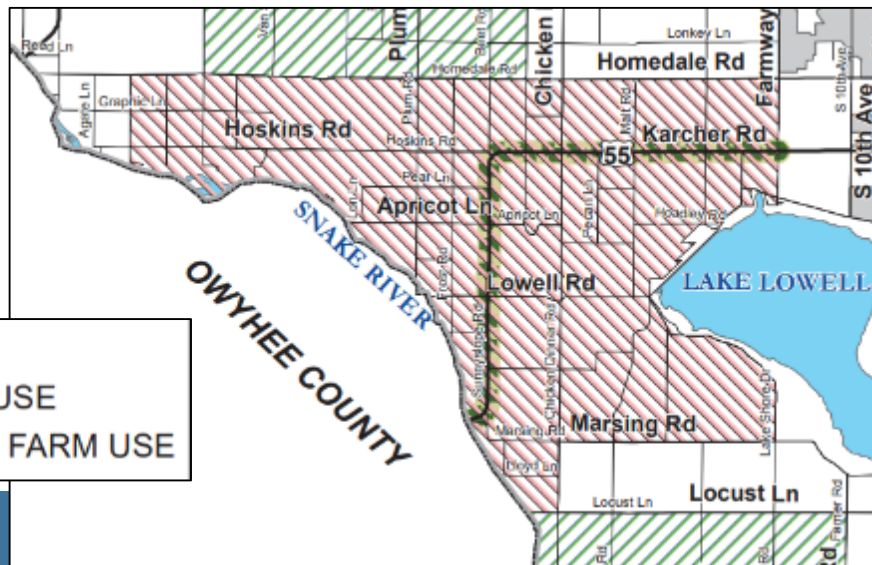
Potential Consultant Services in Red

2. Area Plan for Agricultural Tourism/Sunnyslope Specific Area Plan

Overlay	Description
Agritourism Exclusive Farm Use (AEFU)	The AEFU is a district where property owners sell and produce vertically integrated agriculture goods/services. Retail sales operations draw visitors/customers wanting to buy goods and services offered on said property. (Map 2)
Agritourism Business Use (ABU)	An ABU is an area adjacent to an AEFU and is used to host businesses that directly support agritourism-based operations. Businesses are sized and designed to align with the agritourism region. ABUs would be restricted from existing on major corridors and limited in size and number to fit the agritourism theme. The majority of supporting businesses, such as hotels and restaurants, should remain within city boundaries, and the development of such businesses should be restricted to maintain the agricultural feel of

Legend

-  AGRI-TOURISM BUSINESS USE
-  AGRI-TOURISM EXCLUSIVE FARM USE



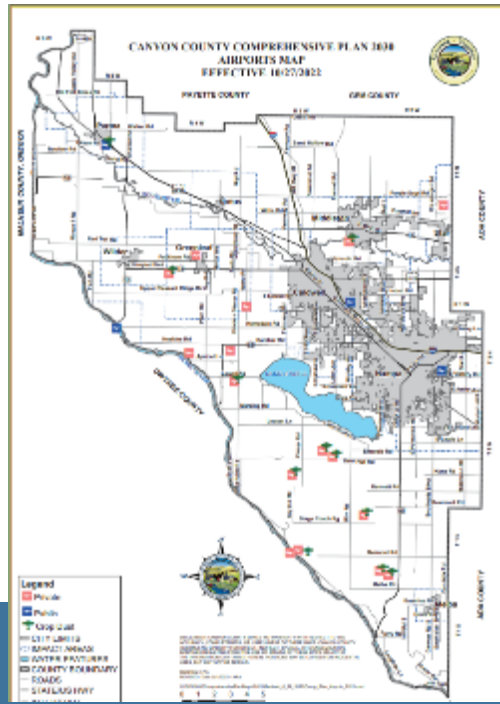
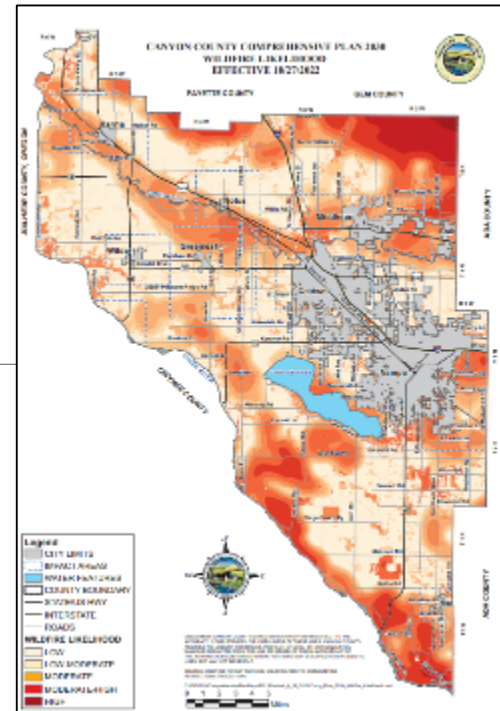
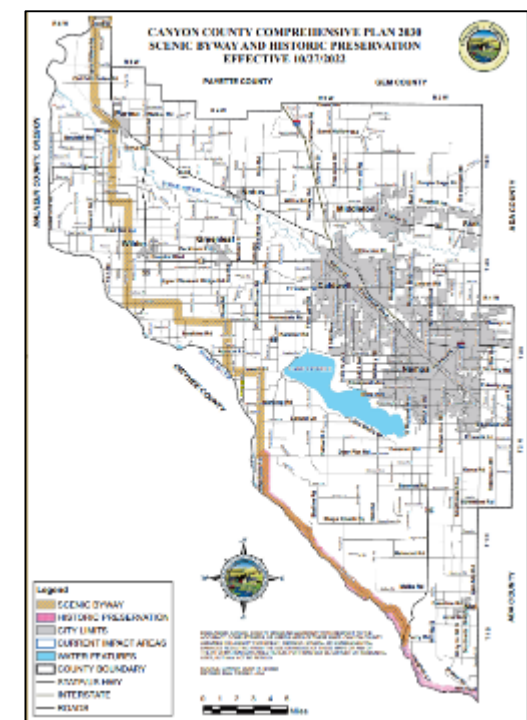
2. Area Plan for Agricultural Tourism/Sunnyslope Specific Area Plan

Task	Description	Timeframe
Data Gathering	Map agricultural activities, research best practices and conduct key stakeholder interviews/focus groups/surveys.	2 months
Community Engagement	Open house/pop-up events to share overlay area concepts, code alternatives, design considerations.	2 months
Synthesis	Draft code, text and maps for Comp Plan and Ordinance	1 months
Public Hearing Process	Update text, code and map based on outcomes	3 months

Potential Consultant Services in Red

3. Additional Overlay Areas

<p>Airport</p>	<p>The Airport Overlay provides zoning protection to airports and facilities' present and long-term use. Uses include airport-related activities, open space, and agricultural services harmonious with the airport's uses. (Map 3)</p>
<p>Scenic Byway and Historic Preservation</p>	<p>This overlay preserves and protects the country's cultural, architectural, and archaeological history and enhances the scenic resources of scenic byways. The overlay reduces visual obstructions, encourages conservation, and ensures that new development minimizes impacts through appropriate design. (Map 4)</p>
<p>Flood Hazard</p>	<p>The Flood Hazard Overlay guides development in the designated floodway and the flood plain of any watercourse to minimize the expense and inconvenience to the individual being flooded. (Chapter 5 - Map 7)</p>
<p>Wildfire Risk Areas</p>	<p>This overlay reflects areas of moderate to high wildfire risk as mapped in the Hazard Mitigation Plan. The overlay provides land management practices that minimize the expense and inconvenience of wildland fire damage to homes, life, and businesses. (Chapter 5 - Map 8)</p>
<p>Housing Authority</p>	<p>This overlay provides for the development of housing and community necessary facilities authorized by housing authorities under Idaho Code, Title 50, Section 19 and consistent with the Plan. Property falling under the overlay must 1. Be owned and operated by a housing authority authorized by Idaho Code §50-1905 and 2. Exist primarily to provide affordable project-based housing according to §50-1907.</p>
<p>Parks and Recreation</p>	<p>This overlay identifies areas of the County that should be reserved for parks and recreational uses that serve the community's needs.</p>

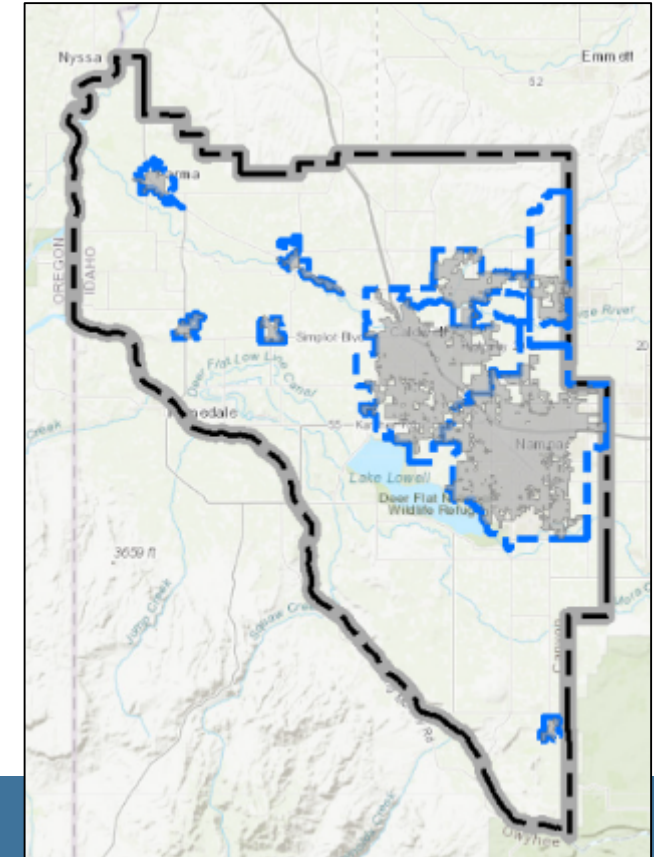
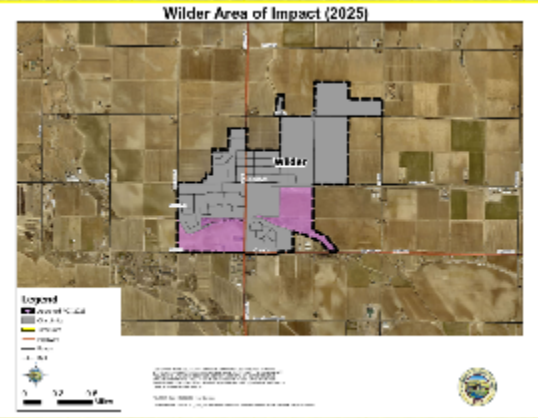
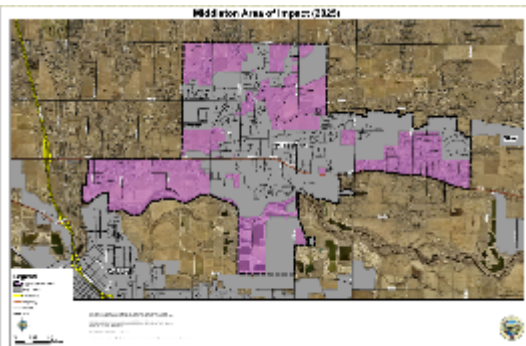
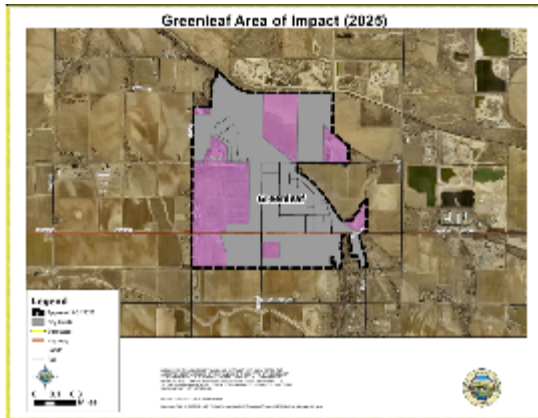
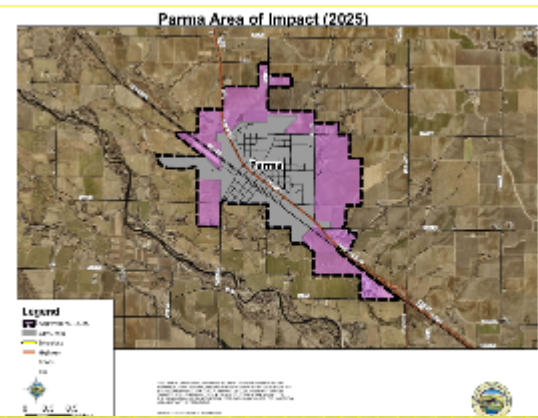
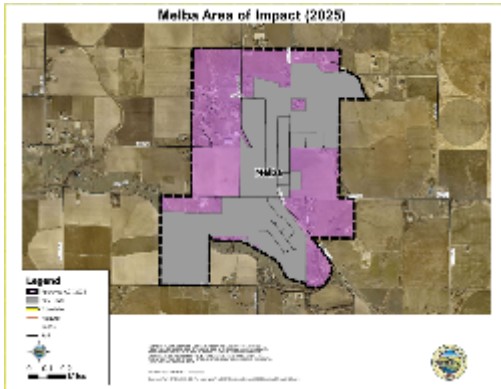
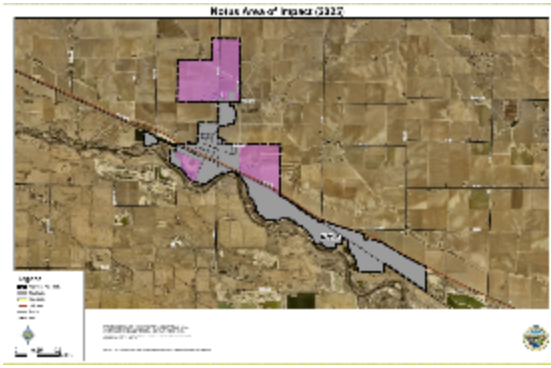
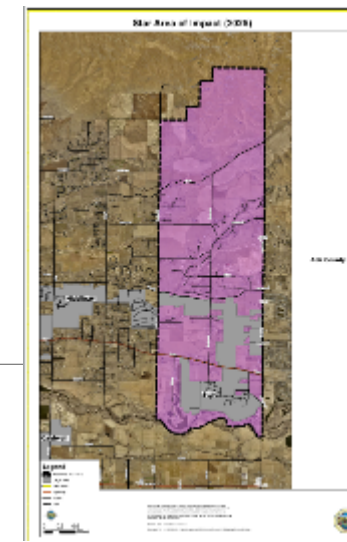
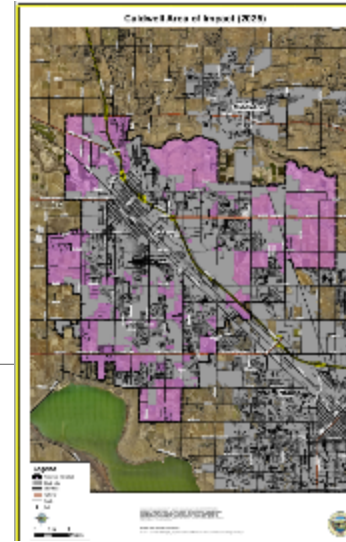
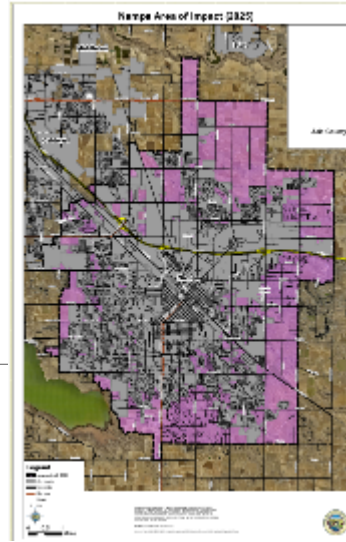


3. Additional Overlay Areas

Task	Description	Timeframe
Data Gathering	Research best practices, interview subject matter experts and consider overlay boundaries and development standards	2-3 months
Engagement	Pop-up events focused on specific overlay areas with agency partners and community survey	2 months
Synthesis	Draft code, text and maps for Comp Plan and Ordinance & Re-engage subject matter experts.	1 months
Public Hearing Process	Update text, code and map based on outcomes	3 months

Potential Consultant Services in Red

4. Area of Impact



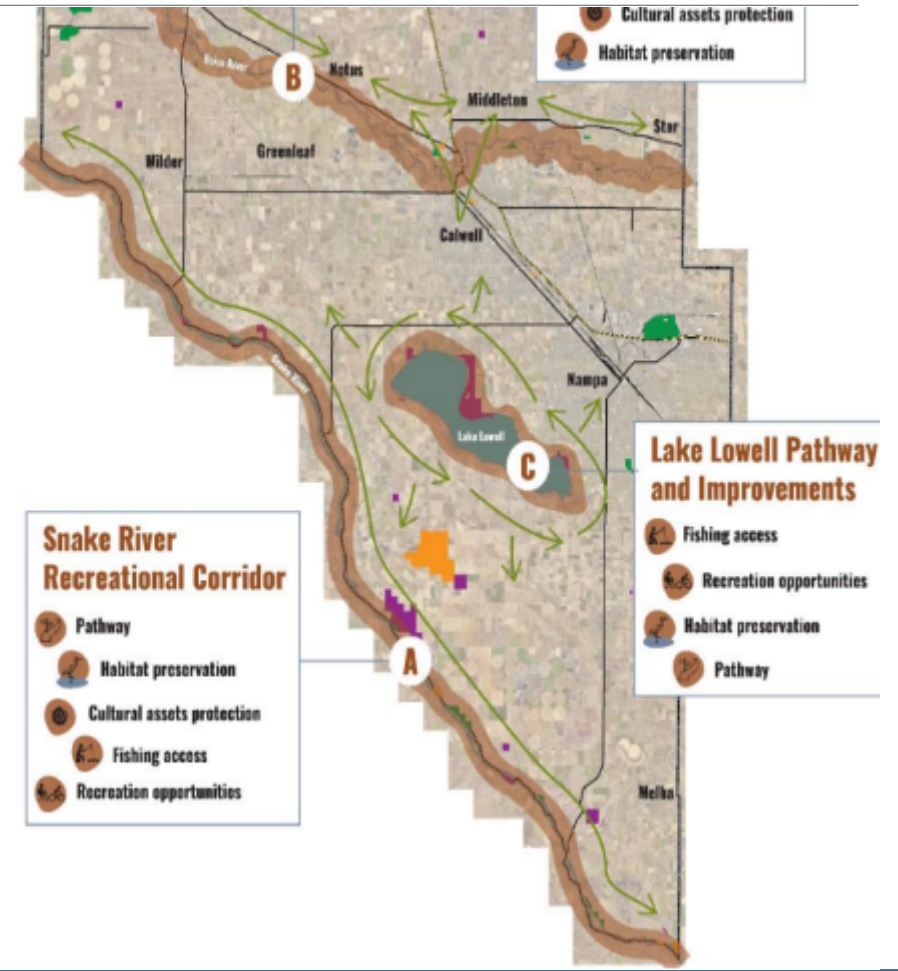
4. Areas of Impact

Task	Description	Timeframe
Step 1: Comp. Plan Amendment		
Review	Assess required amendments (Plan text (policies) and Map)	2 weeks
Coordination	City and County coordination on policy revisions	1 months
Synthesis	Draft code, text and maps for Comp Plan	1 months
Public Hearing	Take plan amendments through hearing process	3-4 months
Step 2: Code Amendment-City/County Agreement		
Coordination	City and County coordination on agreement language	3 months
Synthesis	Finalize draft code based on coordination	1 month
Public Hearing	Take final text amendments through hearing process	3-4 months

5. Pathways and Thoroughfare Plan

P8.03.01	Develop multi-use trails to connect to regional trails and roadways.
P8.03.02	Support alternative modes of travel.
G9.01.00	Expand and enhance the connectivity of trails and pathways systems within Canyon County.
A9.01.00a	Update ordinances to require easement dedications and design standards for pathways for land use projects.
G9.03.00	Support development of private recreation facilities as part of development processes.
P9.03.01	Encourage the development of neighborhood trail systems into subdivision design.

G8.01.00	Actively participate in regional transportation planning.
A8.01.00	Update the Functional Classification Map in the Plan as soon as COMPASS releases updated versions.
P8.01.01	Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services.
A8.01.01a	Collaborate with and assist Canyon County highway districts, the Idaho Transportation Department (ITD), Valley Regional Transit (VRT), and the Community Planning Association of Southwest Idaho (COMPASS).



5. Pathways and Thoroughfare Plan

Task	Description	Timeframe
Coordination	Coordination with COMPASS, Canyon County Parks, Pathways & Cultural Resources, Highway Districts, & Cities to understand plans and seek alignment	2-3 months
Community Engagement	Survey public and stakeholders on pathway proposal/and any future land uses changes. Open House/ Pop-up events	2 months
Synthesis	Draft code, text and maps for Comp Plan and Ordinance	2 months
Public Hearing Process	Update text, code and map based on outcomes	3 months

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