

Machsie Investments, LLC

CR2024-00006

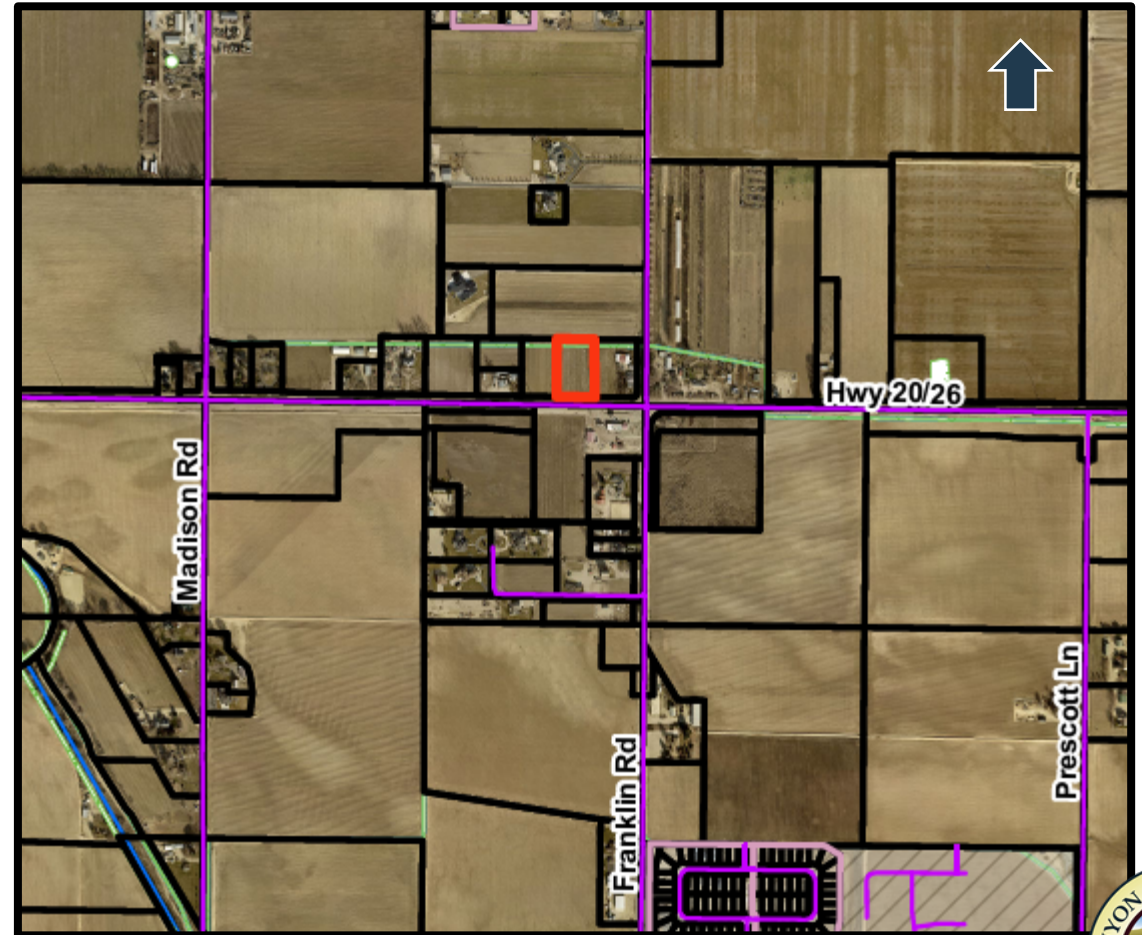
APPLICANT: HATCH DESIGN ARCHITECTURE

PROPERTY OWNER: MACHSIE INVESTMENTS, LLC

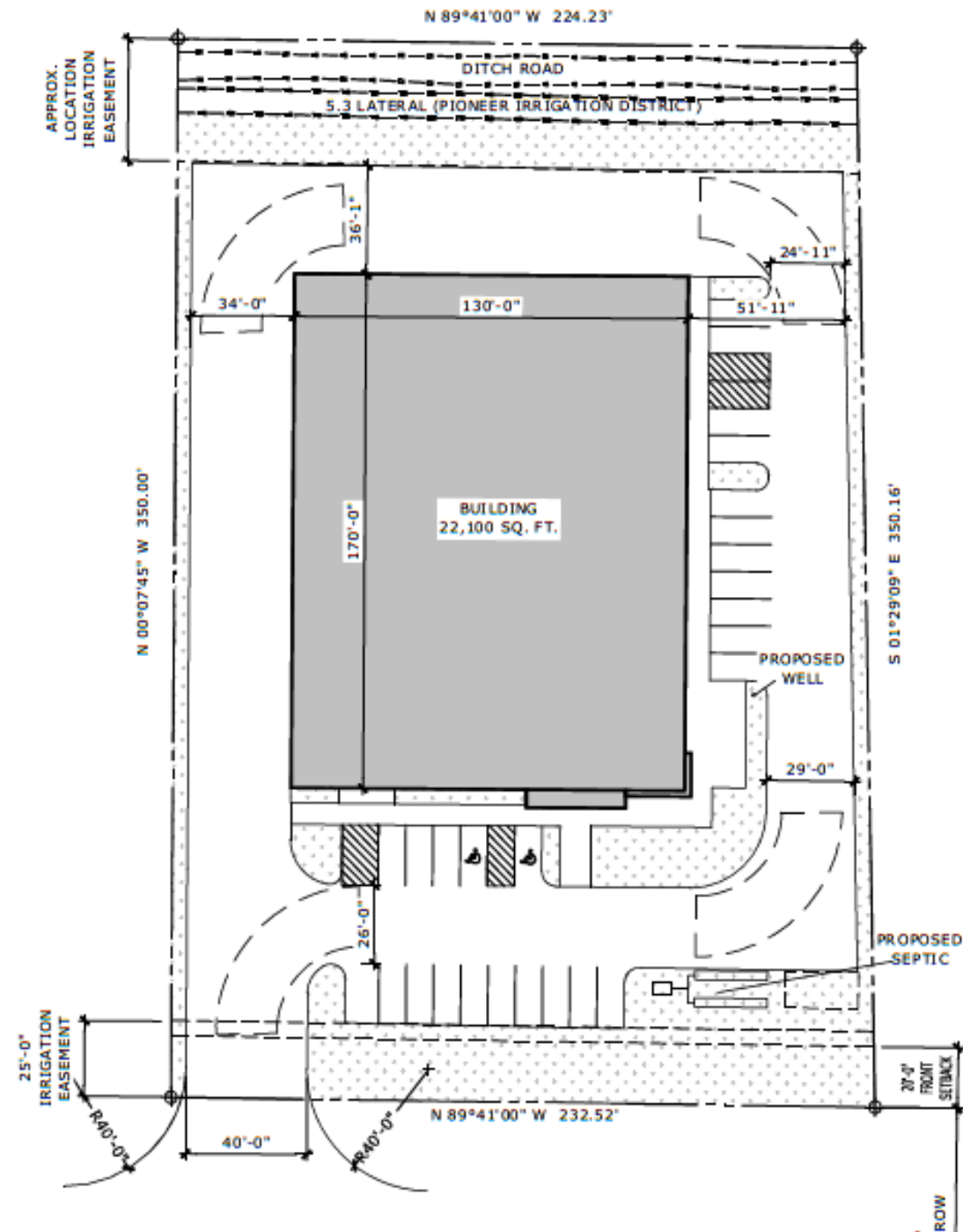


REQUEST

- Conditional rezone of Parcel R34169012 (1.83 acres) from an “A” (Agricultural) zone to a “**CR-C-1**” (Conditional Rezone- Neighborhood Commercial) zone.
- The request includes a development agreement limiting allowed uses to:
 - Retail
 - Accessory Screen-Printing
 - Associated Wholesale
 - Offices
 - Caretaker Residence
 - Accessory uses and/or structures to allowed uses and similar uses to allowed uses.



SITE PLAN



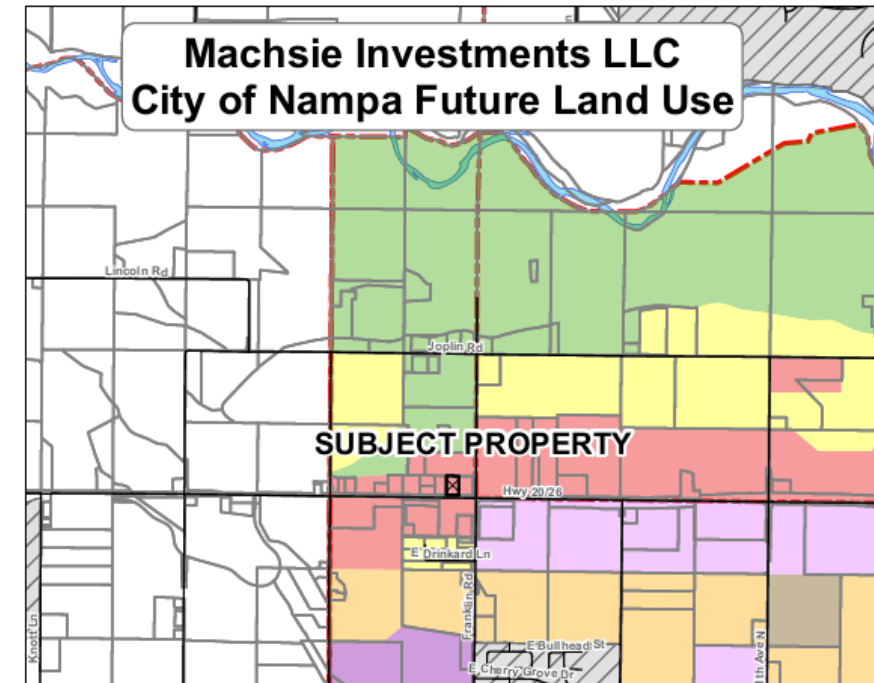
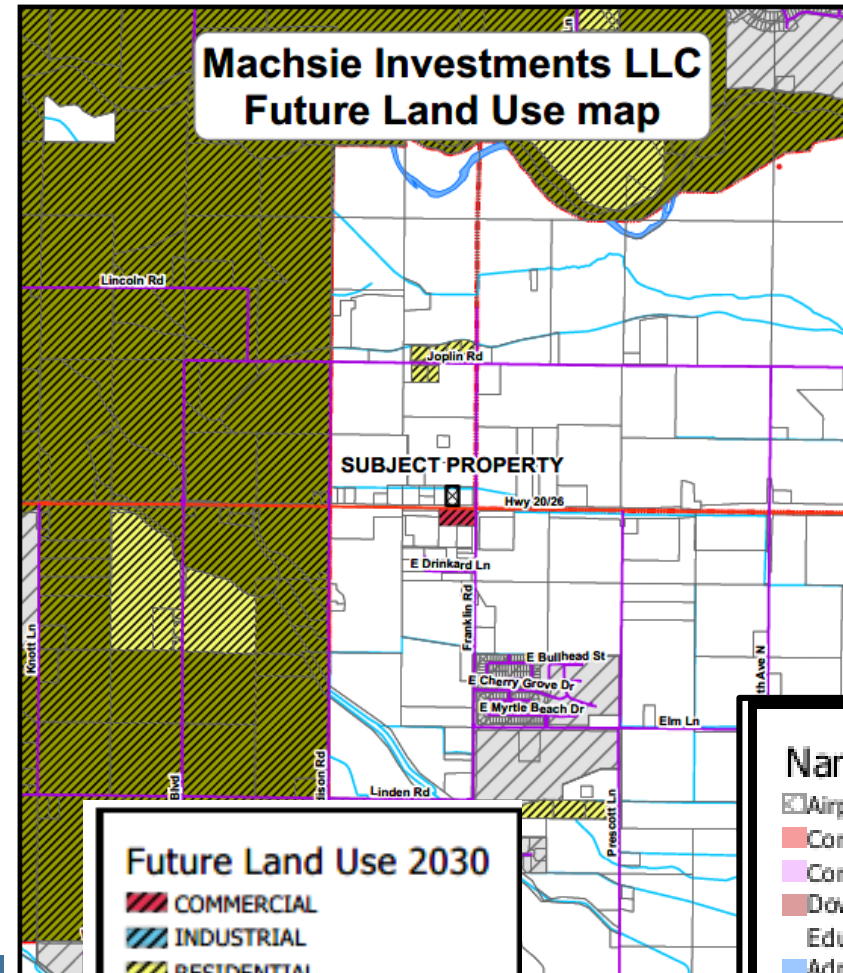
CONDITIONAL REZONE EVALUATION CRITERIA (07-06-07(6)A)

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?

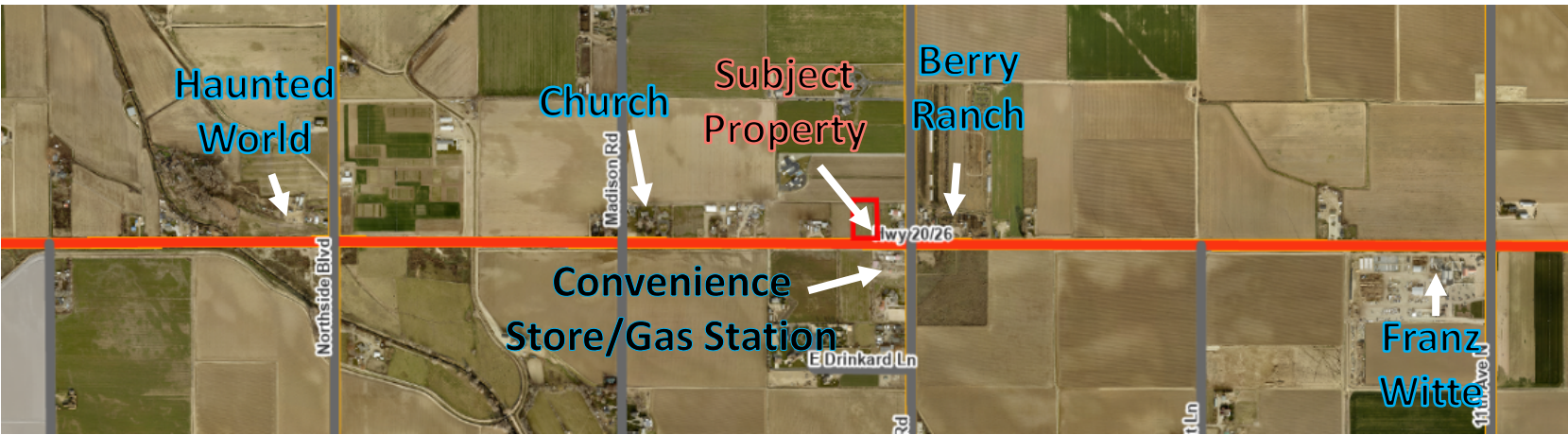


CONDITIONAL REZONE CRITERIA 1: COMPREHENSIVE PLAN CONSISTENCY

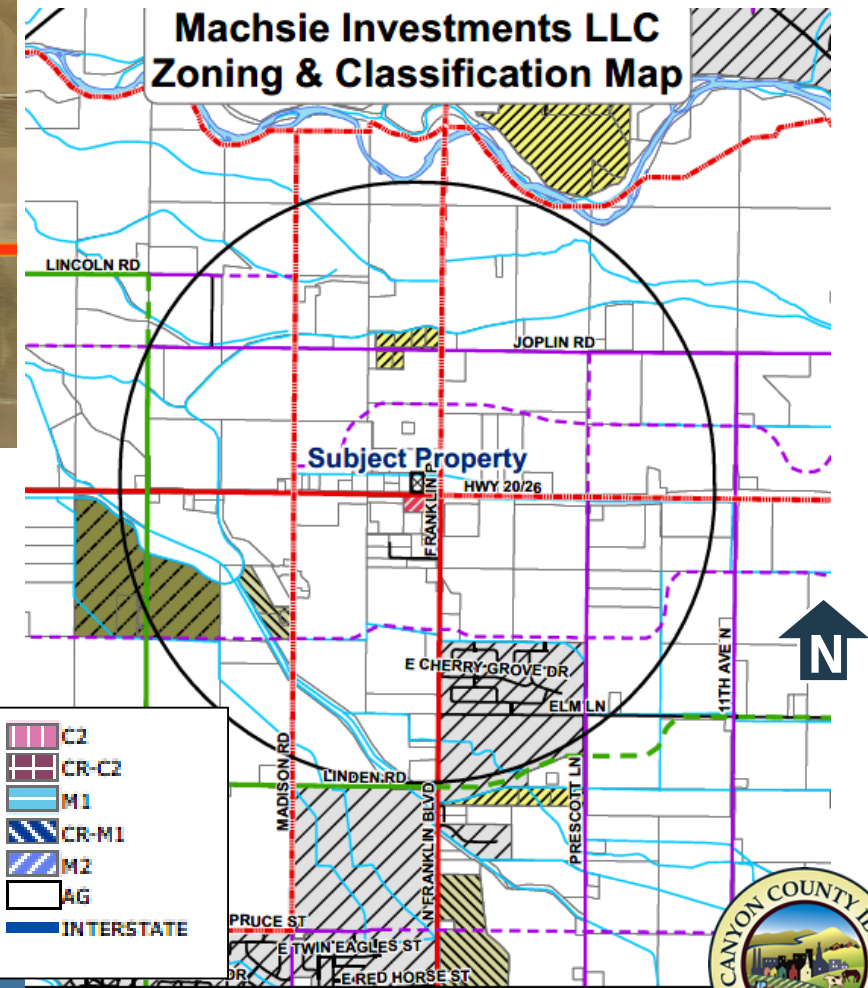
- 2030 Plan “Agriculture” designation for the property.
- Nampa Area of Impact, 0.5 miles from city boundary.
- Completed Pre-Annexation with Nampa
- Inconsistent with at least 3 goals and 4 policies of the 2030 Comprehensive Plan.



CONDITIONAL REZONE CRITERIA 2-4: APPROPRIATE ZONING, COMPATIBILITY & CHARACTER

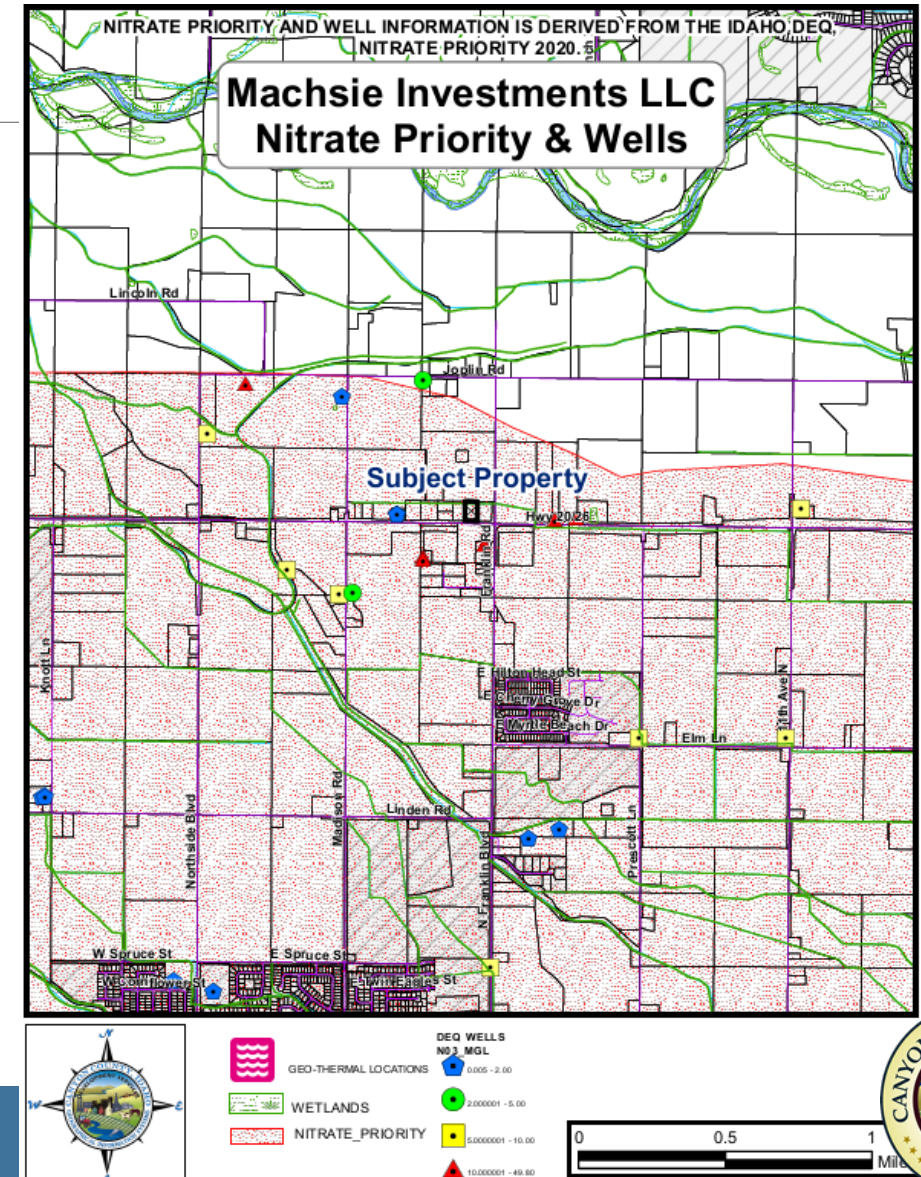


- Only 1 nearby parcel with “C-1” Neighborhood Commercial Zoning
- 22,000 sq ft building with (Retail (screen printing), Offices, Caretakers Residence, and Accessory/Similar Uses)



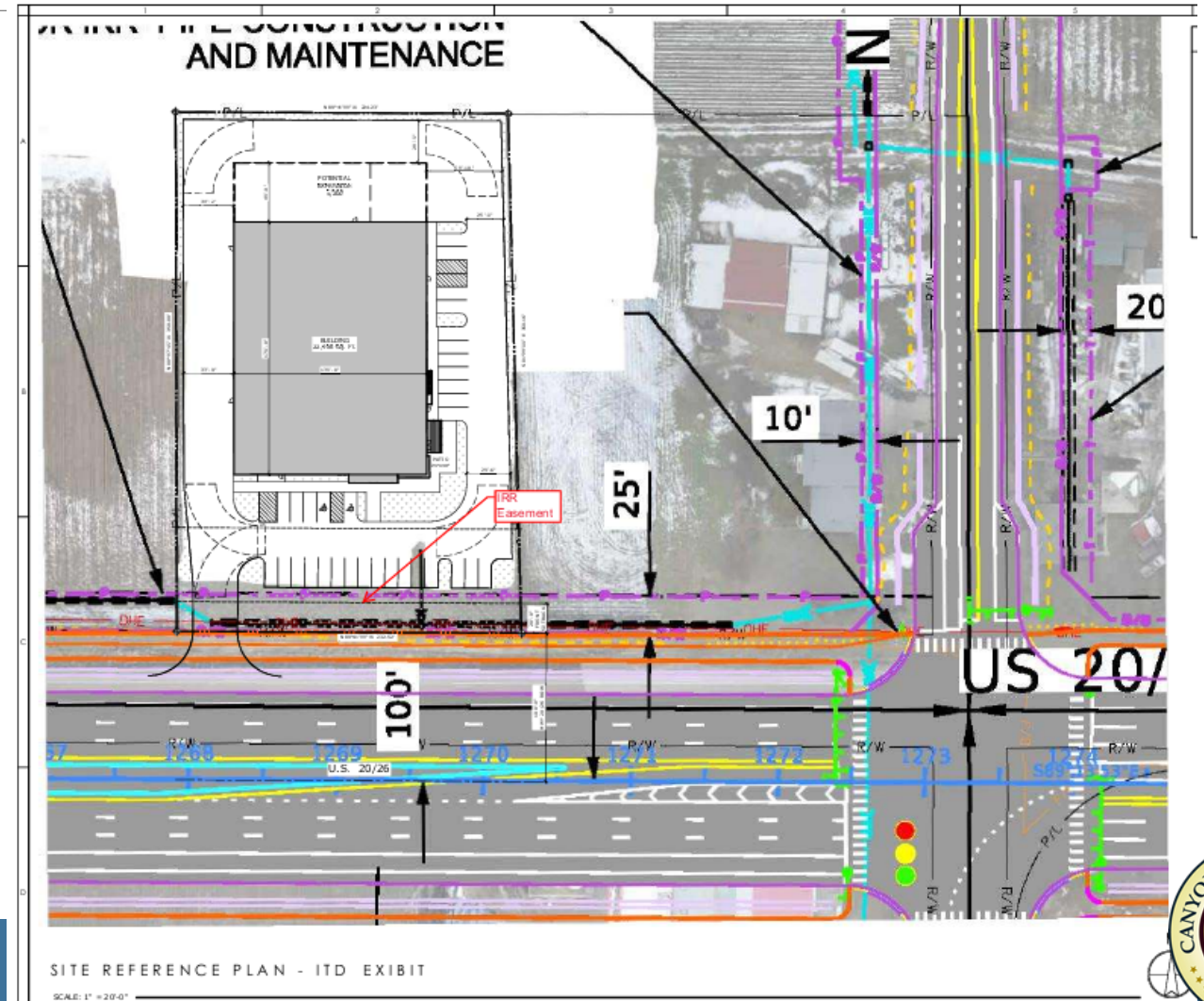
CONDITIONAL REZONE CRITERIA 5: ADEQUATE FACILITIES AND SERVICES

- **Sewer:** Individual Septic
- **Water:** Individual Well
- **Drainage:** On-site and with HWY 20/26 Widening
- **Irrigation:** Gravity from Pioneer Irrigation
- **Utility:** Overhead Transmission Lines on Frontage



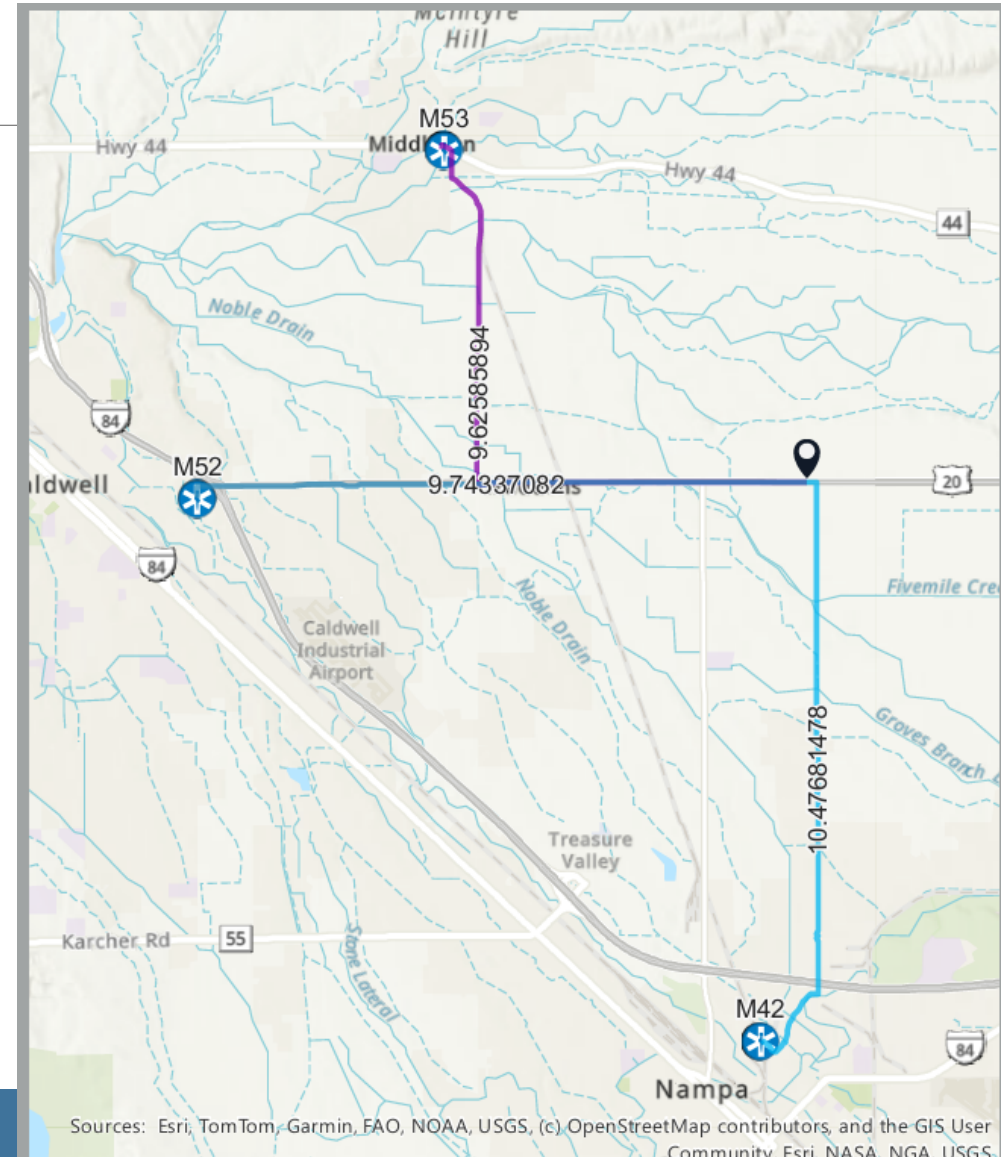
CONDITIONAL REZONE CRITERIA 6-7: PUBLIC STREET IMPROVEMENTS, TRAFFIC, ACCESS

- ITD – Right-of-Way Encroachment Permit with Turn-Lane Warrant Analysis
- Right-In/Right-Out Only
- Cross-Access/Shared-Access and
- Hwy 20/26 Expansion to 4 Lanes



CONDITIONAL REZONE CRITERIA 8:PUBLIC SERVICES AND FACILITIES

- **Schools, Police:** No comments were received.
- **EMS:** Canyon County Paramedics response times of 9.6 to 10.4 minutes.
- **Fire Protection:** An adequate water supply shall be provided.
 - Star Fire Protection District Station 51 is 5.4 miles from the property. Estimated 10-minute response time.
 - Nampa Fire District requirements shall be met.







NOTIFICATION (07-05-01) & COMMENTS:

Property Owners within 600' were notified on June 16, 2026, for the P&Z Hearing and September 1, 2026, for the BOCC Hearing:

- No (0) public comments received

Initial agency notice was sent on July 22, 2025. Agencies and a full political notice were sent out on June 11, 2026, with a materials deadline of July 6, 2026, for the P&Z Hearing and September 1, 2026, for the BOCC Hearing. Staff received comments from the following agencies:

- City of Nampa, Southwest District Health, Idaho Transportation Department, Highway District No. 4, Star Fire Protection District, Pioneer Irrigation, Canyon County Paramedics, Canyon County Soil Conservation District, Idaho Department of Water Resources – Floodplain, Idaho Department of Environmental Quality



DECISION OPTIONS:

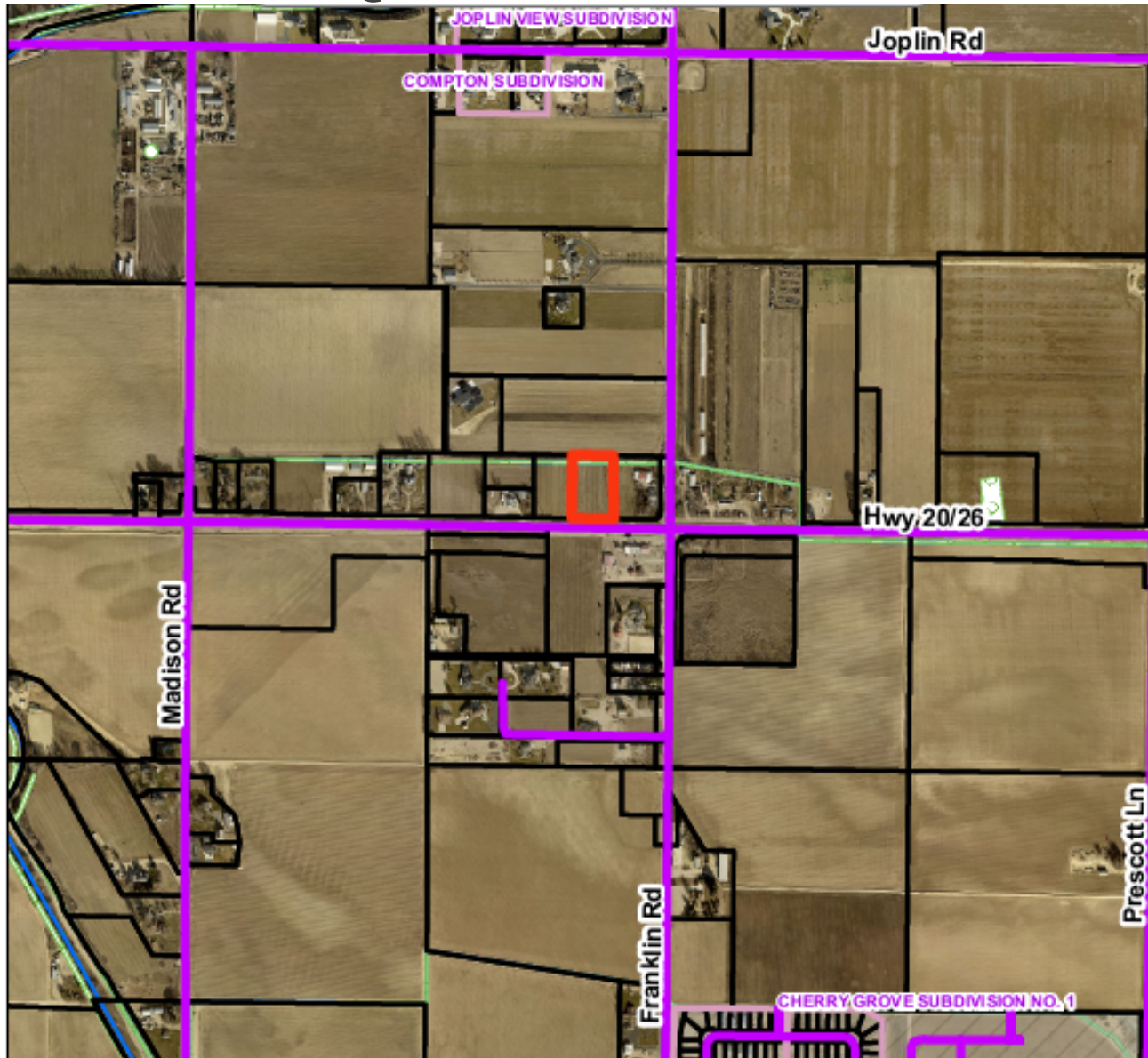
The Board of Canyon County Commissioners may **approve** the conditional rezone and direct staff to make findings of fact to support this decision;

The Board of Canyon County Commissioners may **deny** the conditional 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?



RECOMMENDATION & 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.
2. Compliance with the following, but not limited to, affected agency requirements shall be met before the commencement of use, as determined by certificate of occupancy issuance:
 - a. The applicant shall meet Southwest District Health (SWDH) requirements (**Exhibit D.5**) for the proposed use as evidenced by the applicant providing Development Services with a letter of review and approval from Southwest District Health.
 - b. The applicant shall meet all Idaho Transportation Department requirements, including an Idaho Transportation Department Right-of-Way Encroachment Permit, and a turn lane warrant analysis will be required (**Exhibit D.3, D3.1, and D3.2**).
 - c. Star Fire Protection District requirements (**Exhibit D.4**).
 - d. Pioneer Irrigation District requirements (**Exhibit D.7**)
 - e. City of Nampa pre-annexation conditions (**Exhibit D1.1**)
3. Allowed uses are limited to the following:
 - a. Retail (with an accessory screen-printing facility and associated wholesale)
 - b. Offices
 - c. Caretaker's residence
 - d. Accessory uses and/or structures to allowed uses
 - e. Similar uses to allowed uses



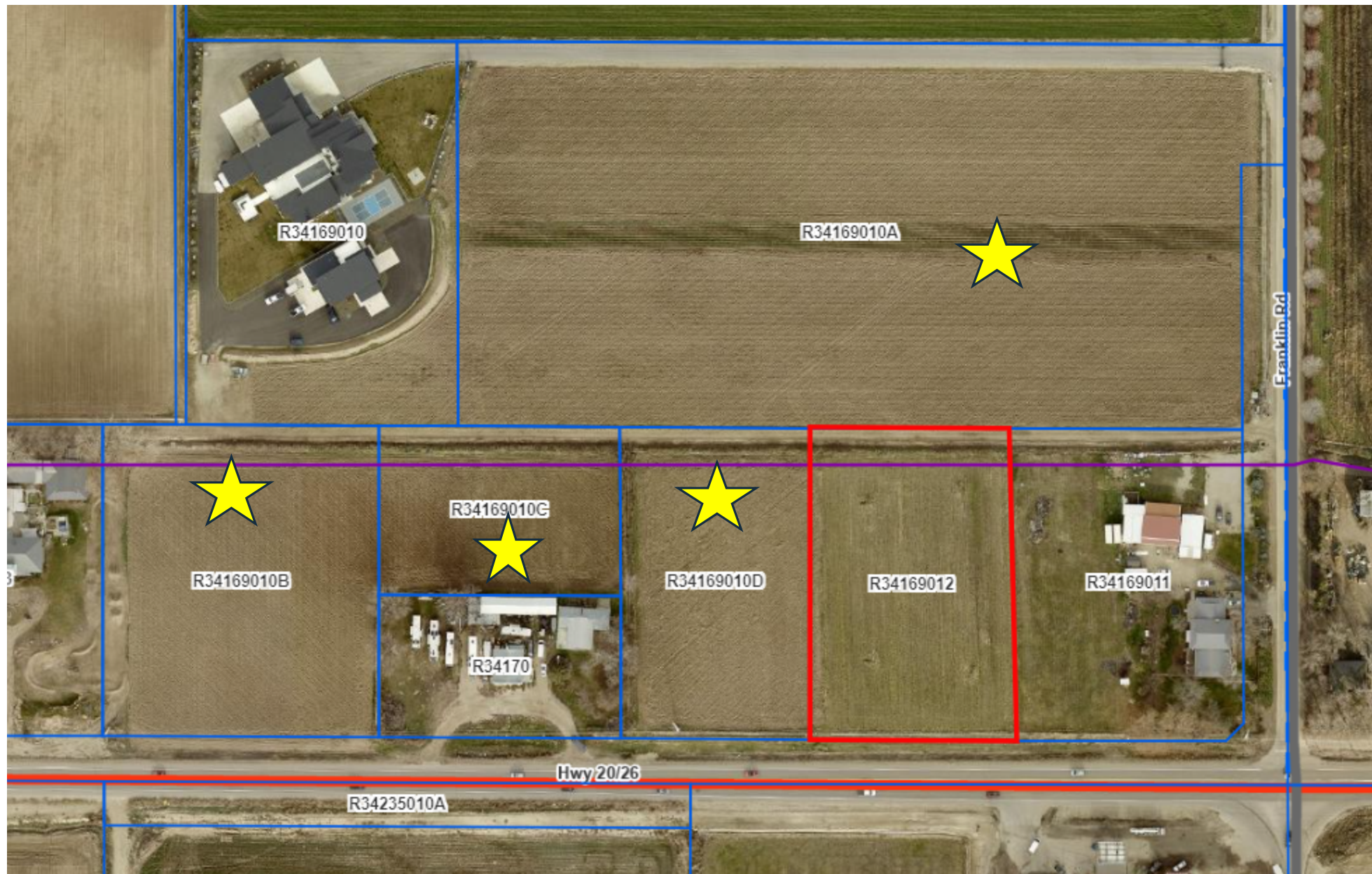
RECOMMENDATION & CONDITIONS:

4. A cross-access and through access easement shall be recorded with Parcels R34169010A, R34169010D, R34169010C, and R34169010B for ingress/egress. The access location shall be reviewed by the applicable highway district and/or the Idaho Transportation Department.
5. The applicant shall not impede or disrupt existing irrigation structures, i.e., drains, laterals, or supply ditches, on and adjacent to the subject property.
6. Signs shall comply with Canyon County Code, and a sign permit shall be submitted prior to installation of any signs that require permitting in accordance with §07-10-13.
7. The proposed development shall be in general conformance with the applicant's site plan and Letter of Intent unless otherwise conditioned (**Exhibits A2.1 and A4.1**).
 - a. HOURS OF OPERATION: The hours of operation shall be 8:00 a.m. to 5:00 p.m. on Monday - Friday
 - b. The driveway/drive aisle shall be built to the minimum standards detailed in CCCO §07-10-03 unless otherwise conditioned.

The Commission could also consider:

8. Until the property is annexed into the City of Nampa, a Director's Decision shall be required for any new tenants to ensure compliance with the Development Agreement and associated C-1 zone.





Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Caretaker residence	C	-	-	-	A	A	A	A	A
Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants	-	-	-	-	A	A	A	-	A
Warehousing, wholesaling and distribution facilities	-	-	-	-	-	C	A	A	C
Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses	-	-	-	-	-	-	A	A	A

- The total building area is 24,475 sf.
- Screen printing and Embroidery: 12,650 sf
- Warehouse and storage: 6,000 sf
- Retail Sales and showroom: 1,200 sf
- Caretaker residence: 1,950 sf
- Admin, offices, break room, restrooms, and conference: 2,675 sf