

CR2025-00008

Roe

APPLICANT/REPRESENTATIVES: ALEXAS SLETTEN AND BRITTANY ANDREWS
PROPERTY OWNER: NANCY ROE



REQUEST:

The applicant is requesting to conditionally rezone an approximately 15.3-acre portion of the northeast corner of parcel R36020 (approximately 71.1 acres) to the Conditional Rezone-Rural Residential (“CR-R-R”) zone for the purpose of creating a rural residential parcel with one residential building permit.

The applicant’s request also includes a development agreement restricting the parcel to one (1) division, prohibiting secondary residences on the proposed 15-acre parcel, and restricting the building of the single-family residence and accessory personal-use only structures to a 3-acre building envelope in the northwest corner of the proposed 15-acre parcel.



Planning and Zoning Commission Recommendation -Denial

Order

Based upon the Findings of Fact, Conclusions of Law, and Order contained herein, the Planning and Zoning Commission **recommends denial** of Case #CR2025-0008, a conditional rezone of an approximately 15.3-acre portion of the northeast corner of Parcel R36020 (approximately 71.1 acres) to the Conditional Rezone-Rural Residential Zone.

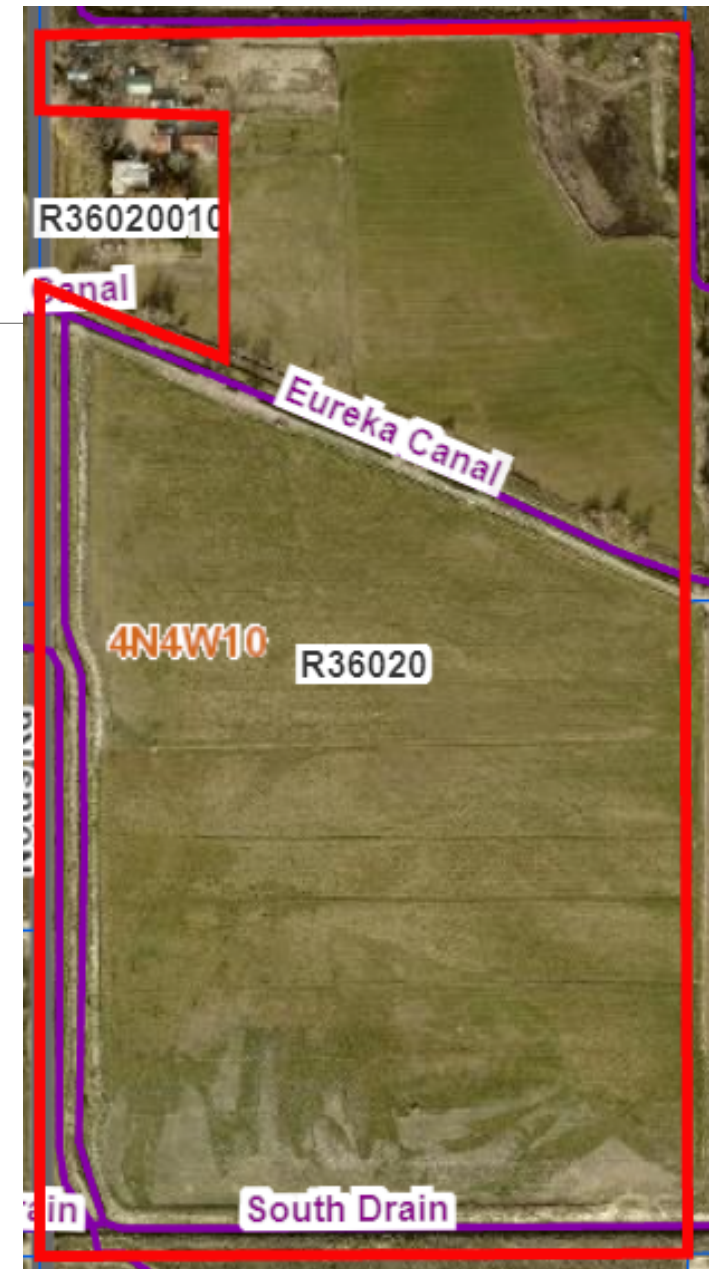
DATED this 20 day of August, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO


Robert Sturgill, Chairman

GENERAL BACKGROUND:

- Parcel R36020 is currently zoned Agricultural (“A”) with a future land use of Agriculture.
- This parcel was created via an administrative land division which was approved in 2004.
- There is currently a single-family residence, mobile home, and accessory structures on site.



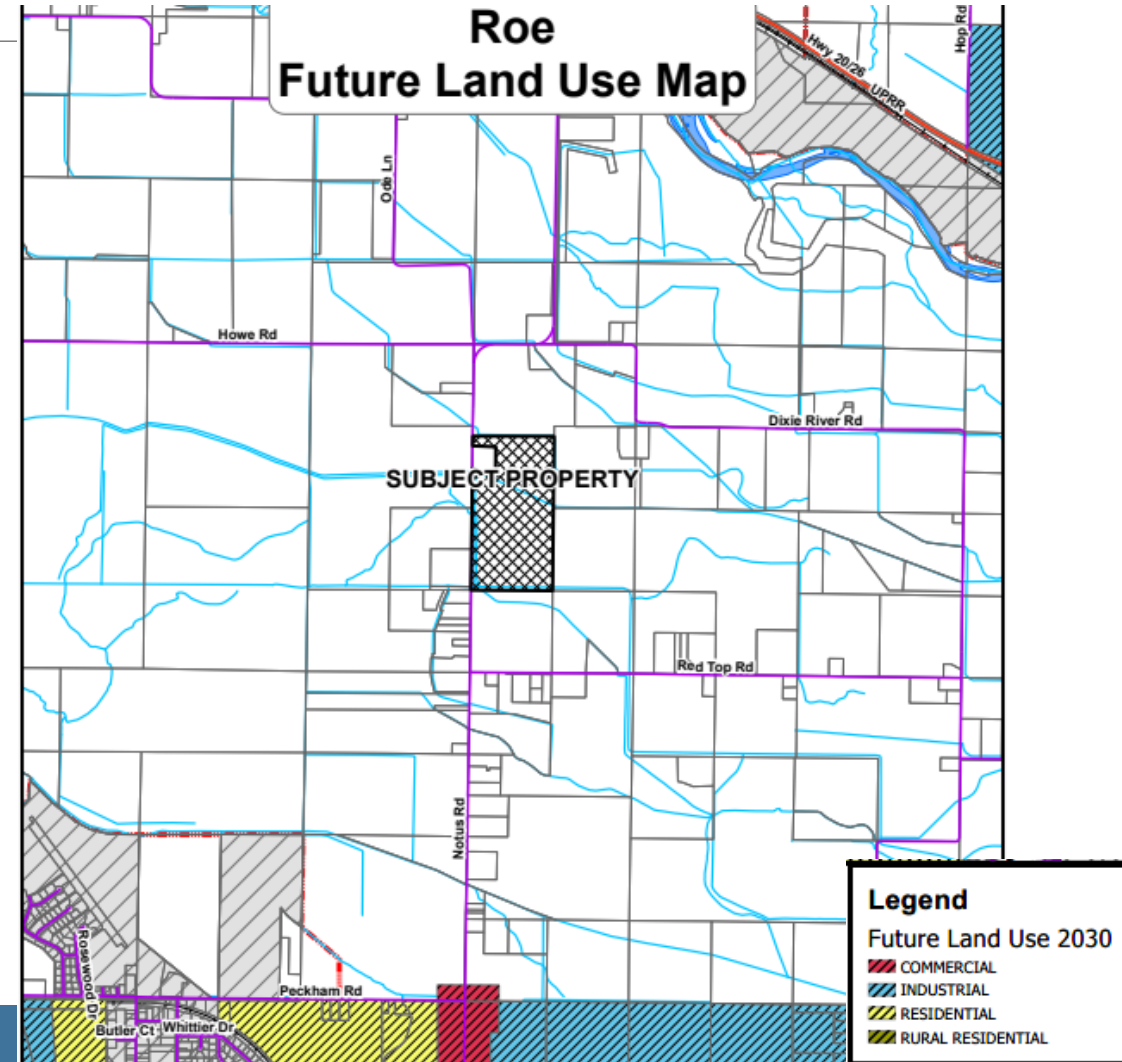
CONDITIONAL REZONE CRITERIA - (07-06-07(6)A):

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? (Ord. 16-007, 6-20-2016)



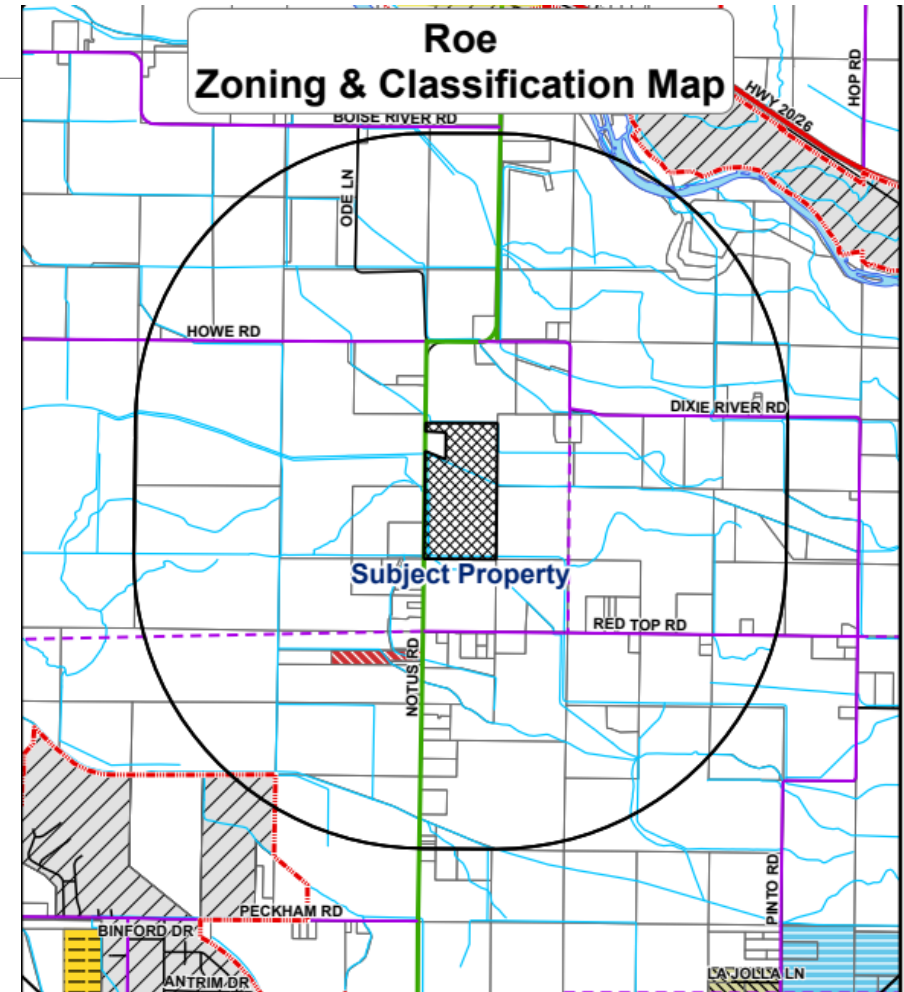
CONDITIONAL REZONE CRITERIA 1: COMPREHENSIVE PLAN CONSISTENCY

- R36020 (71.12 acres) is designated as agriculture in Canyon County's future land use map. No rural residential growth is identified in this area.
 - There is agricultural uses on site, such as raising alfalfa and grazing cattle.
- The request is not consistent with 3 goals and 4 policies of the 2030 Comprehensive Plan.



CONDITIONAL REZONE CRITERIA 2-3: ZONING DESIGNATION AND SURROUNDING LAND USES

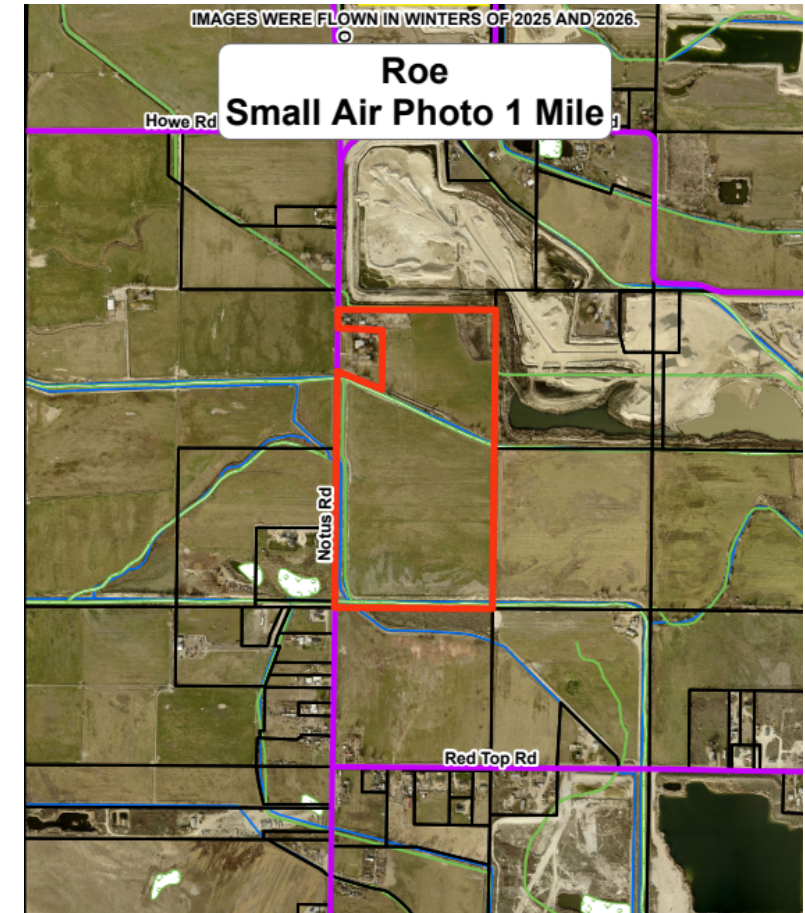
- The surrounding area primarily contains agricultural uses with some mineral extraction operations.
 - There are several mineral extraction approved in all directions of the property.
 - No residential subdivisions or rural residential zoning located within 1-mile of the subject property.
- The applicant's request also includes a development agreement with the following restrictions:
 - One (1) division
 - Prohibiting secondary residences on the proposed 15-acre parcel
 - Restricting the building of the single-family residence and accessory personal-use only structures to a 3-acre building envelope
- Due to the surrounding land uses and the lack of rural residential zoning and subdivisions, the conditional rezone to rural residential is not more appropriate or compatible with the surrounding land uses.



CONDITIONAL REZONE

CRITERIA 4: CHARACTER OF THE AREA

- The surrounding area primarily contains agricultural uses and some mineral extraction operations.
- The applicant's request also includes a development agreement with the following restrictions:
 - One (1) division
 - Prohibiting secondary residences on the proposed 15-acre parcel
 - Restricting the building of the single-family residence and accessory personal-use only structures to a 3-acre building envelope



Driveway found on the subject property and Parcel R36017 along the Northern Boundary



Single-Family Residence and Mobile Home near Northern Boundary



Driveway along the Northern Boundary facing Southeast.



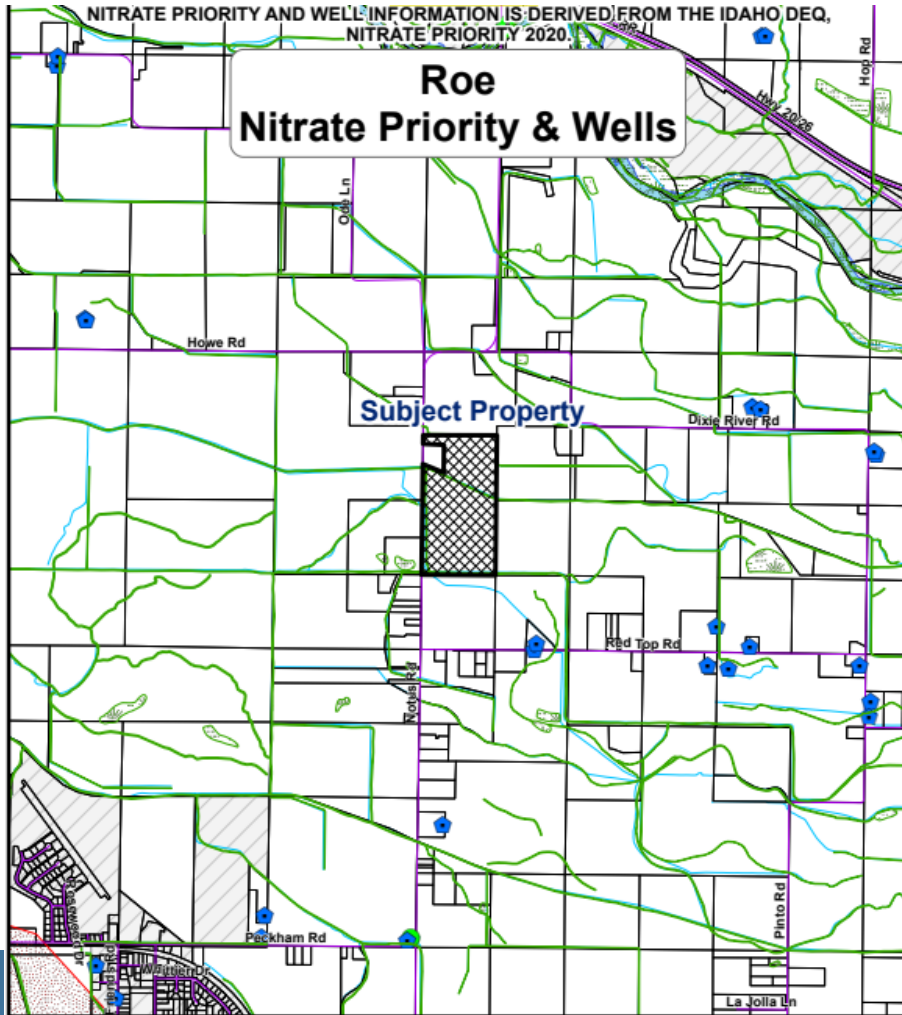
The proposed 15-acre division near the Northern Boundary facing East and South



Eureka Canal



CONDITIONAL REZONE CRITERIA 5: ADEQUATE FACILITIES AND SERVICES



- Sewer: Individual septic system
- Water: Individual well
- Drainage: Stormwater drainage is retained with culverts that run alongside the western property line.
- Irrigation: Surface irrigation water is currently provided via gravity irrigation.
- Utility agencies did not comment.



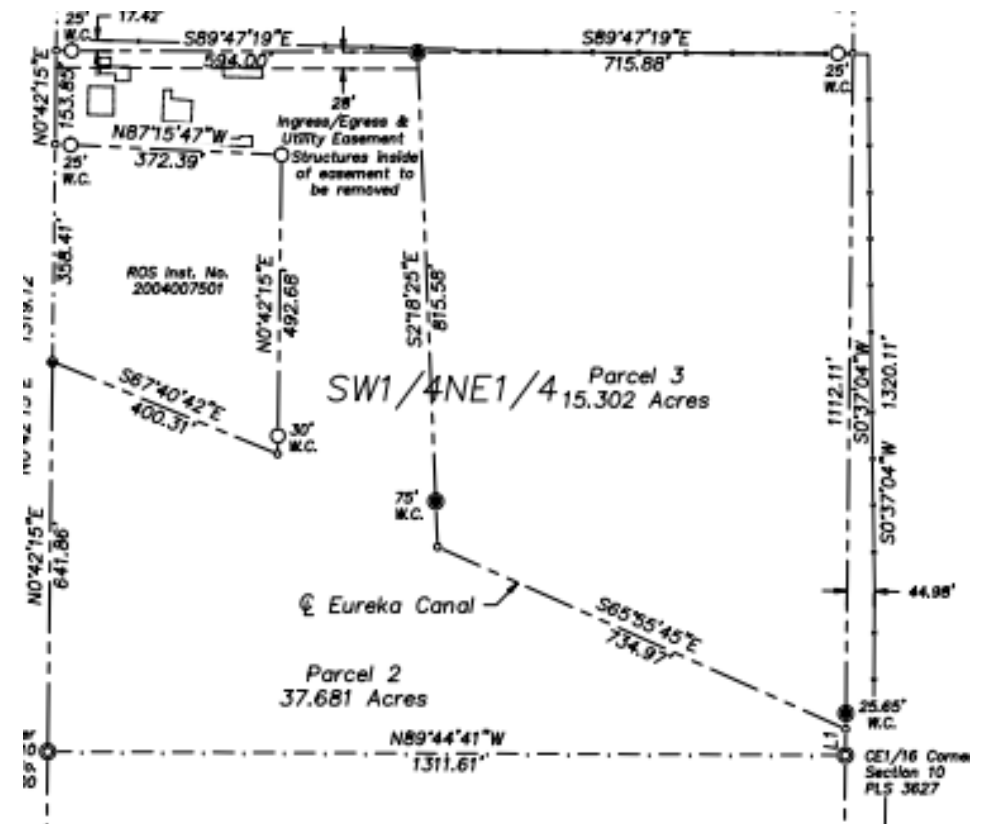
CONDITIONAL REZONE CRITERIA 6: PUBLIC STREET IMPROVEMENT AND TRAFFIC PATTERNS/IMPACTS

- Golden Gate Highway District No. 3 (GGHD#3) and Idaho Transportation Department (ITD) are not requiring public street improvements and do not have concerns over traffic patterns.



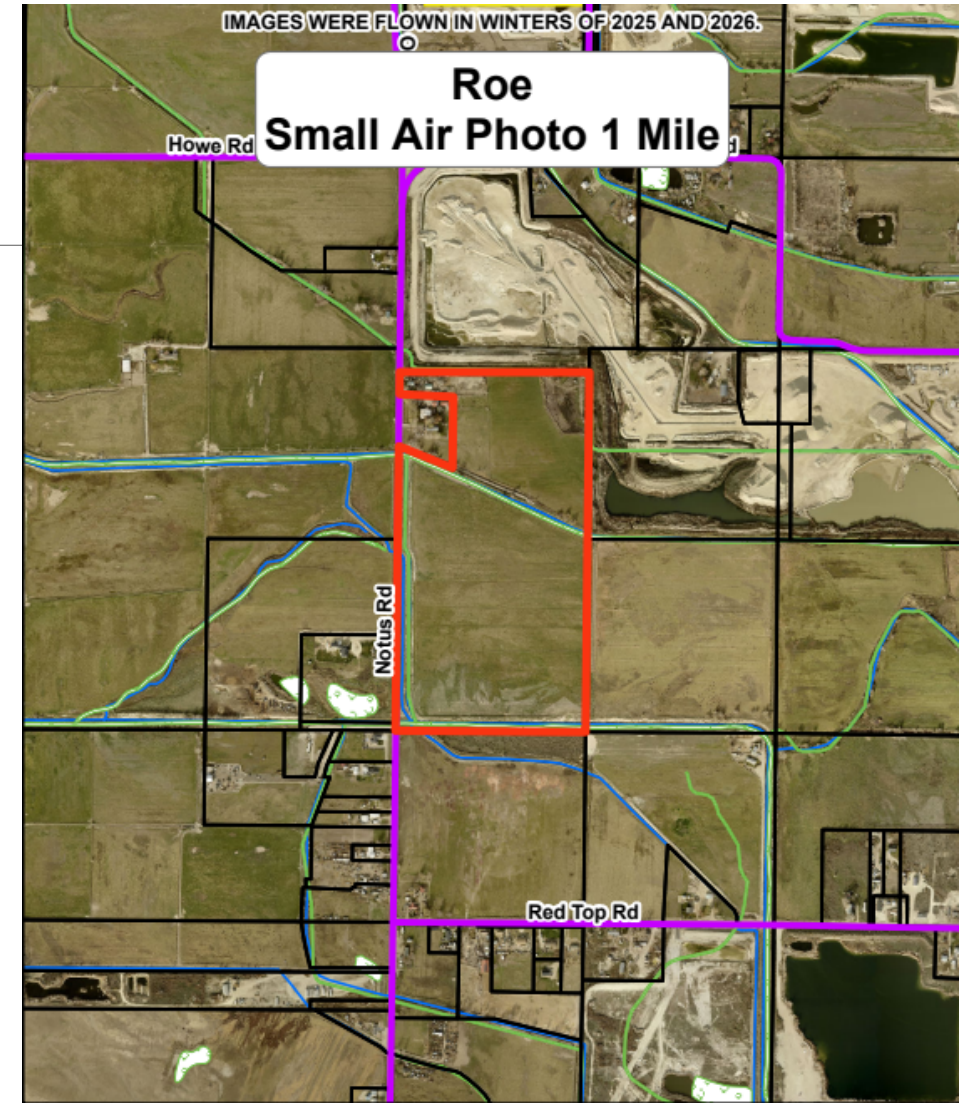
CONDITIONAL REZONE CRITERIA 7: LEGAL ACCESS

- The property owner is currently utilizing a driveway found immediately north of the subject property.
- The applicant is proposing a 28' access easement along the northern boundary to provide access.
- Golden Gate Highway District stated in their comment letter that they do not allow new direct accesses of Minor Arterials. However, they are okay with the applicant expanding/widening the access point to the north of the property in order to provide access with the 28' access easement.



CONDITIONAL REZONE CRITERIA 8: PUBLIC SERVICES AND FACILITIES

- Schools: No comments received.
- Police: No comments were received.
- Fire Protection: Caldwell Rural Fire District outlined relevant fire requirements. Estimated response time is 5 minutes.
- EMS: Canyon County Paramedics sent three (3) response times for different stations – 11.63 minutes, 13.3 minutes, and 16.58 minutes



NOTIFICATION (07-05-01) & COMMENTS:

Initial agency noticing and JEPA notice was sent on April 9, 2026. Agencies and a Full Political was sent out on July 2, 2026 and September 17, 2026. Staff received comments from the following agencies:

Southwest District Health, Caldwell Rural Fire District, Idaho Transportation Department, Canyon County Soil Conservation District, Golden Gate Highway District No. 3, Canyon County GIS Department, Canyon County Ambulance District, City of Nampa, and Idaho Department of Water Resources (Floodplain).

Neighbors within 600' were notified on July 2, 2026 for the P&Z Hearing:

- One (1) public comment was received.

Neighbors within 600' were notified on September 21, 2026 for the BOCC Hearing:

- No public comments were received.



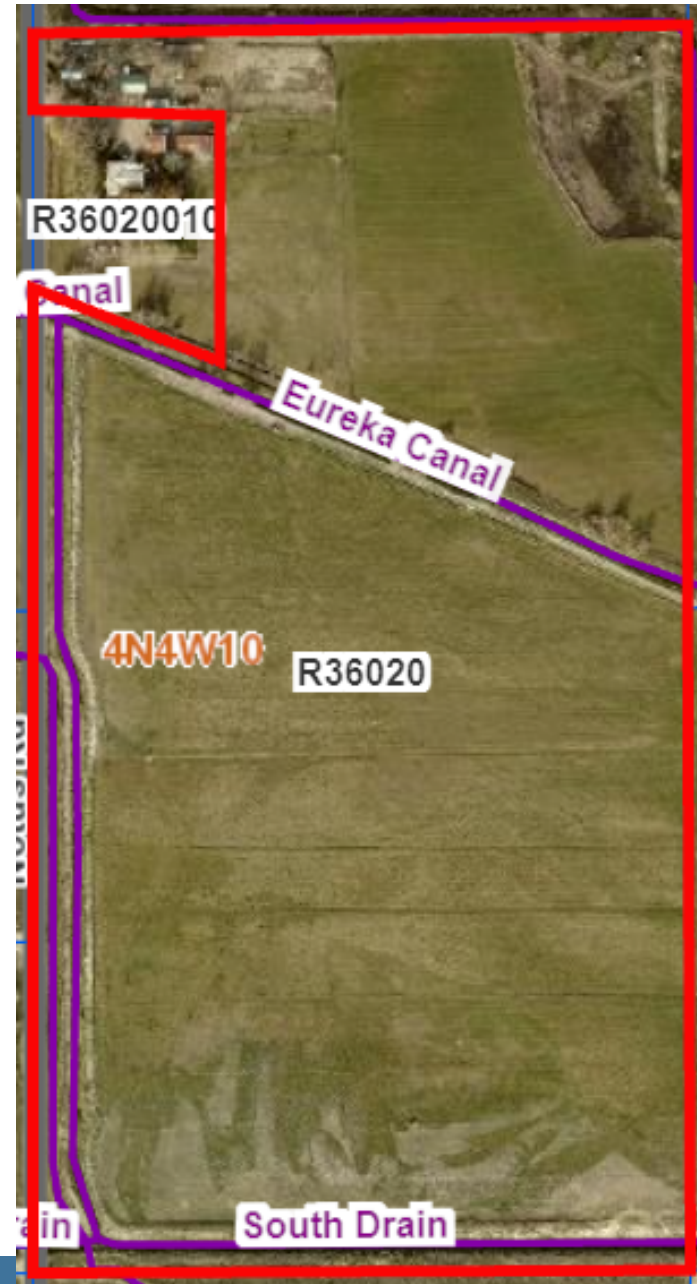
Decision Options:

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?



Staff's Proposed Conditions Pt. 1

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property.
2. The subject parcel, approximately 71.12 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinance (CCCO) and be in substantial compliance with the site plan (**Exhibit 3.A3**).
 - a. Further divisions of the subject parcels are prohibited.
 - b. Secondary residences are prohibited on the proposed 15-acre parcel.
 - c. At the time of an administrative land division, the following building envelope restriction shall be added to the record of survey:
 - i. For the proposed 15-acre parcel, a single-family residence and accessory personal-use only structures shall only be permitted within a 3-acre building envelope located within the northwest corner of the proposed parcel as identified in **Exhibit 3.A3.2**. All areas outside of the building envelope shall remain open with no structures except structures that qualify as an agricultural building/structure per CCCO §06-01-07.

-
3. At the time of the administrative land division decision, a note shall be added to the recorded survey associated with the decision, which states: Current and future property owners understand they are choosing to live in an area with gravel pits, which may include noises, smells, dust, vibrations, traffic impacts, and lights that may be a nuisance to residential uses.
 4. At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
 5. If the mobile home on site (as identified in **Exhibit 3.B4**) is moved to a different location on the property, a building permit as determined by Canyon County's Building Official will be required.