

# RZ2024-0003

# Gayle Manufacturing

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APPLICANT: MATT WILKE

PROPERTY OWNER: GAYLE MANUFACTURING COMPANY, INC.



# REQUEST:

The applicant is requesting a conditional rezone of approximately 17.12 acres of a 33.16-acre property from an “A” (Agriculture) zone to the “CR-M-1” (Conditional Rezone -Light Industrial) zone.

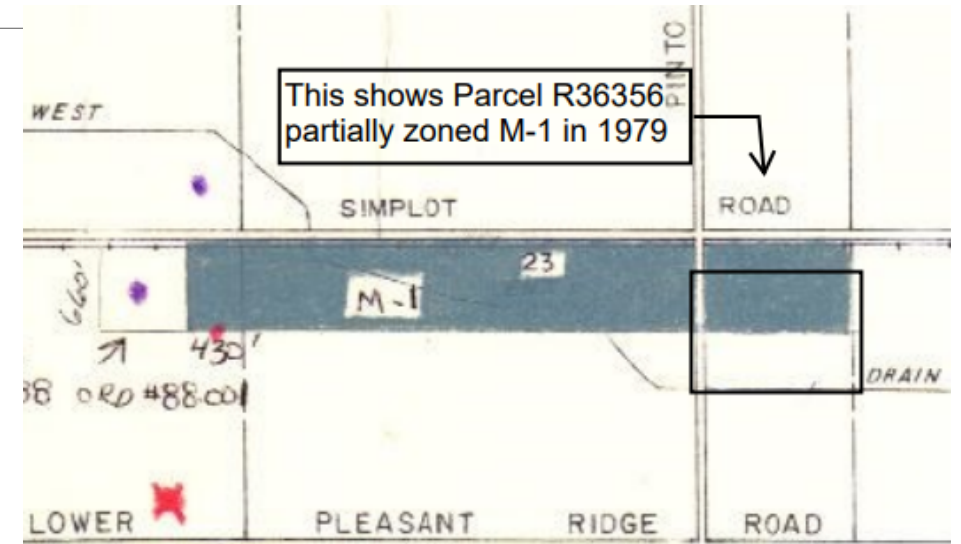
The applicant changed the application to a conditional rezone application on August 28, 2025.

- See Exhibit 6d for Applicant’s Proposed Changes to the Planning and Zoning Commission’s recommended conditions.



# GENERAL BACKGROUND:

- Parcel R36356 is currently partially zoned Agriculture (“A”) and partially zoned Light Industrial (“M-1”) with a future zoning designation of Industrial.
- The property is an original parcel and the partial M-1 zoning dates back to 1979 when Canyon County’s Zoning map was first adopted.
  - There was one (1) division on the property for exclusive use of a utility facility, but per CCCO §07-17-03(03), but it does not count towards the number of administrative land divisions available on the property.
- A private road name was approved for Metal Lane in 2025 (RD2025-0026).
- There is an occupied RV on site based on staff’s site visit on August 29, 2025.



## CONDITIONS OF APPROVAL

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 uses, but not limited to the following applicable agency requirements:
  - a. Southwest District Health (Staff Report Exhibit D1 and D1.1)
  - b. Idaho Transportation Department (Staff Report Exhibit D2)
  - c. Caldwell Rural Fire Protection District (Staff Report Exhibit D3)
  - d. Idaho Department of Environmental Quality (Staff Report Exhibit D4)
  - e. Highway District No. 4 (Staff Report Exhibit D5)
2. The developer shall comply with CCCO §07-06-07(4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
  - a. Commencement (or "commence") shall be as defined in CCCO §07-02-03 (Definitions Enumerated).
    1. A portion of R36356 (approximately 17.12 acres), as described in Staff Report Exhibit A11.1, shall be subject to the requirements of the "CR-M-1" Zone. The "CR-M-1" Zone is subject to the following on-going conditions:
      - a. The following uses are prohibited:
        - Animal cremation service
        - Arena (commercial)
        - Auction establishment
        - Batch plants
        - Bulk storage as an accessory use of any flammable liquid above or below ground
        - Church
        - Equipment rentals (outdoor)
        - Farm implement sales or service, farm supply sales
        - Fertilizer processing facility
        - Food processing facility
        - Impound yard
        - Indoor recreation
        - Kennel
        - Lumberyard
        - Mineral extraction (long term)
        - Mineral extraction (short term)
        - Ministorage and/or RV storage facility
        - Mobile or manufactured home sales
        - Mortuaries, cremation, and funeral home
        - Museum
        - Radio, television and broadcasting stations
        - Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants
        - Sale of heavy building materials and machinery
        - Sale of salvage goods
        - School (public or private)
        - School (vocational or trade)
        - Shooting range (indoor)
        - Shooting range (outdoor)
        - Telecommunication facility
        - Theater
        - Vehicle fueling station with convenience store
        - Vehicle sales lot
        - Winery, distillery, brewery

# Planning and Zoning Commission Recommendation: Approval with Conditions

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- b. Development shall maintain a 100-foot buffer along the southern property boundary that abuts the property zoned "A" (Agricultural) until such a time as the adjacent property to the south (Parcel R36366) is zoned similarly.
- c. All exterior lighting shall be fully cut off and fully shielded, and placed to direct the light source down and inside the property lines of the facility. All direct glare from the lights shall be contained within the facility area.
- d. Future industrial traffic shall be routed to and from the subject property to Simplot Blvd (State Highway 19) to reduce impact to surrounding uses south of the property. A sign directing traffic to and from the property shall be established on site to enforce this traffic route as vehicles are entering and exiting the property.
- e. Historic irrigation lateral, drain, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.
- f. Evidence shall be provided that the single-family residence on site will be used as a caretaker residence or it shall be removed from the property. Per CCCO §07-02-03 a caretaker is defined as: "A person properly designated to watch over property for security or maintenance."
- g. Prior to commencement (as defined in CCCO §07-02-03), the occupied RV must be removed from the property.

# EVALUATION CRITERIA – CCCO § 07-06-07(6)A:

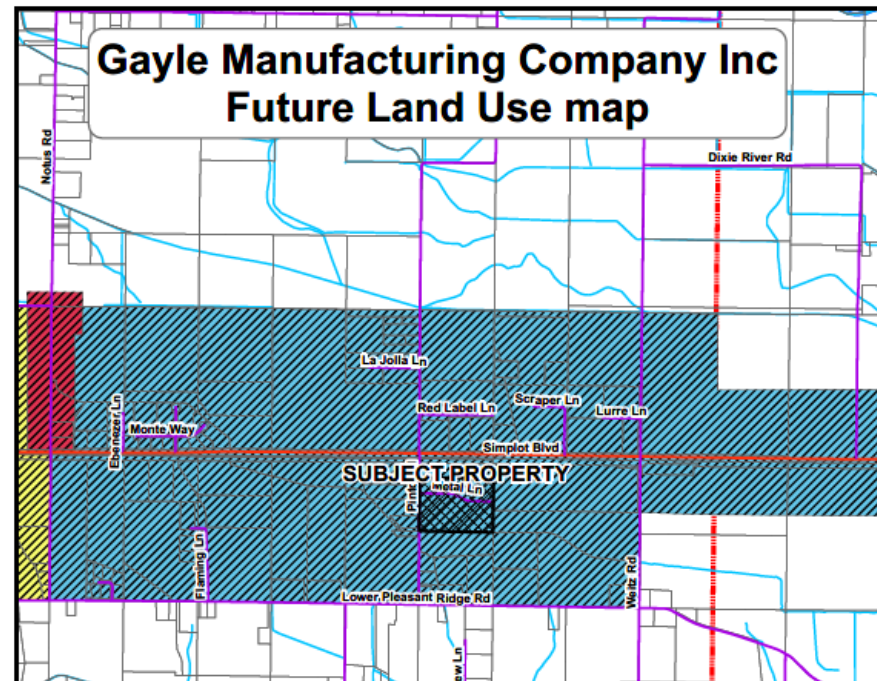
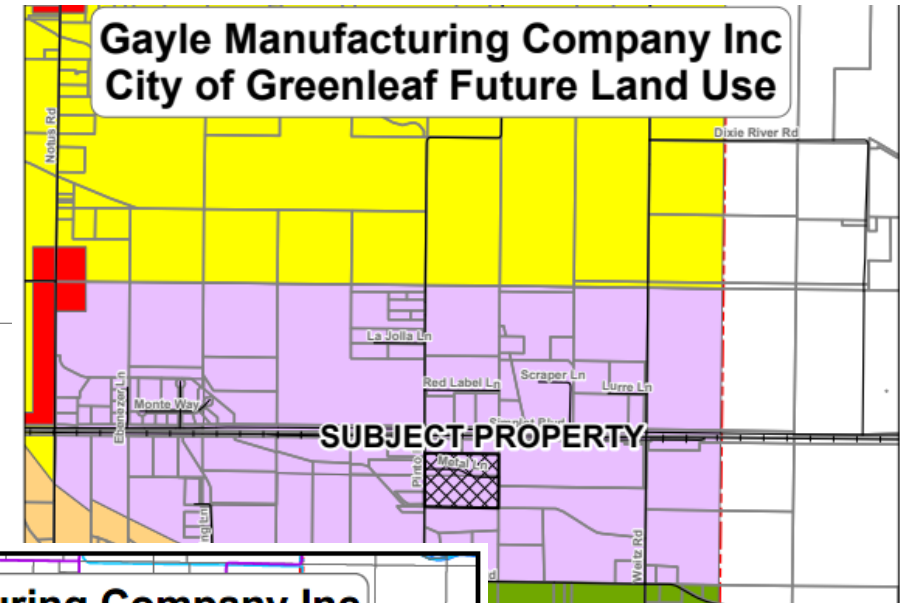
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1. Is the proposed conditional rezone generally consistent with the comprehensive plan;
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
3. Is the proposed conditional 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)



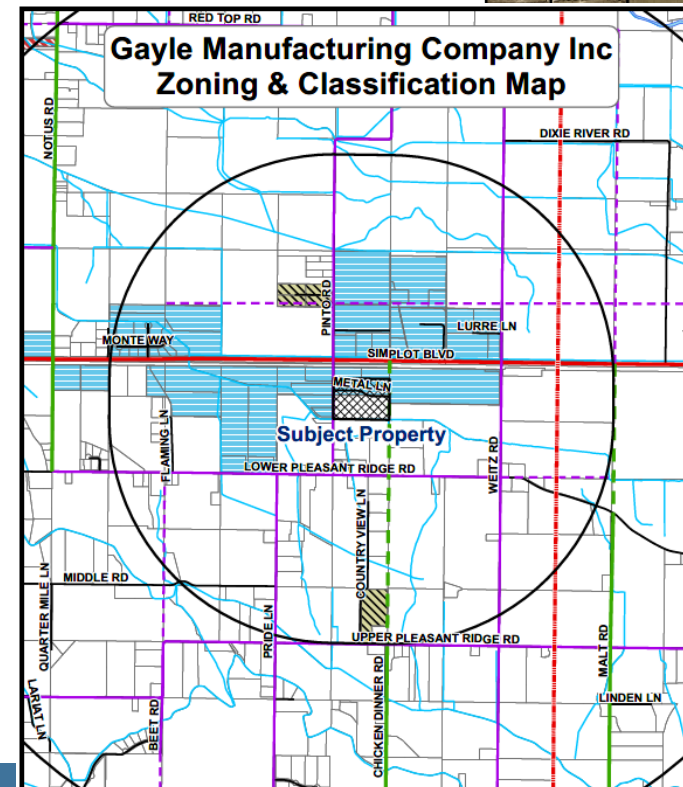
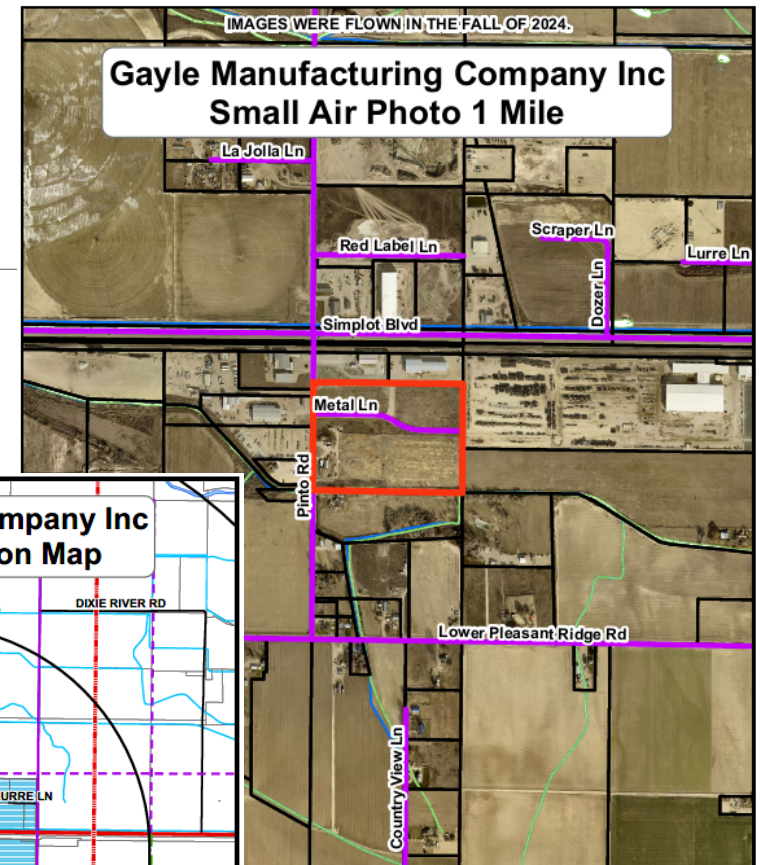
# CONDITIONAL REZONE CRITERIA 1: COMPREHENSIVE PLAN CONSISTENCY

- The request is consistent with 6 goals and 7 policies of the 2030 Comprehensive Plan.
- Canyon County's and City of Greenleaf's Comprehensive Plans designates this area as Industrial.



# CONDITIONAL REZONE CRITERIA 2-4: LAND USES, ZONING, AND CHARACTER OF THE AREA

- The surrounding area primarily contains industrial and agricultural uses. This area appears to be a transition area between industrial properties into large agricultural parcels.
- The subject property and some properties to the west have been partially zoned light industrial since 1979, but this area did not start largely transitioning to include more industrial zoning until the early and mid-2000s.
  - Since this timeframe, several rezones have occurred to the north, east, and west, which have transitioned the character of the area to include both industrial and agricultural uses
- See recommended conditions of approval #2a, #2b, and #2c.



Taken on Pinto Road Facing East  
Showing Paved Apron on Property



Shows Western Property Boundary Line Facing South



Taken on Metal Lane Facing South



Taken on Metal Lane Facing East  
Showing Eastern Property Line



Single-Family Residence





# CONDITIONAL REZONE CRITERIA 5: ADEQUATE FACILITIES AND SERVICES

- Sewer: An individual septic system is on site. No concerns from SWDH.
- Water: Individual well is currently on site.
- Drainage: Stormwater drainage is currently retained on site.
- Irrigation: Not in an irrigation district, but was a water right from the West End Drain.
  - USBR stated it is 55' from the centerline on the north side of the canal.
- Utility agencies did not comment.

Southern Boundary of Subject Property, shows where West End Drain is located



# CONDITIONAL REZONE CRITERIA 6: PUBLIC STREET IMPROVEMENTS AND TRAFFIC IMPACTS

- Per Highway District No. 4: “Industrial uses can vary significantly in traffic density, and specific impacts and will be mitigated through right-of-way dedication, public improvements, transportation impact fees.”
- The Planning and Zoning Commission has recommended a condition that states: “Future industrial traffic shall be routed to and from the subject property to Simplot Blvd (State Highway 19) to reduce impact to surrounding uses south of the property. A sign directing traffic to and from the property shall be established on site to enforce this traffic route as vehicles are entering and exiting the property.”

Pinto Road Facing South



Pinto Road Facing North

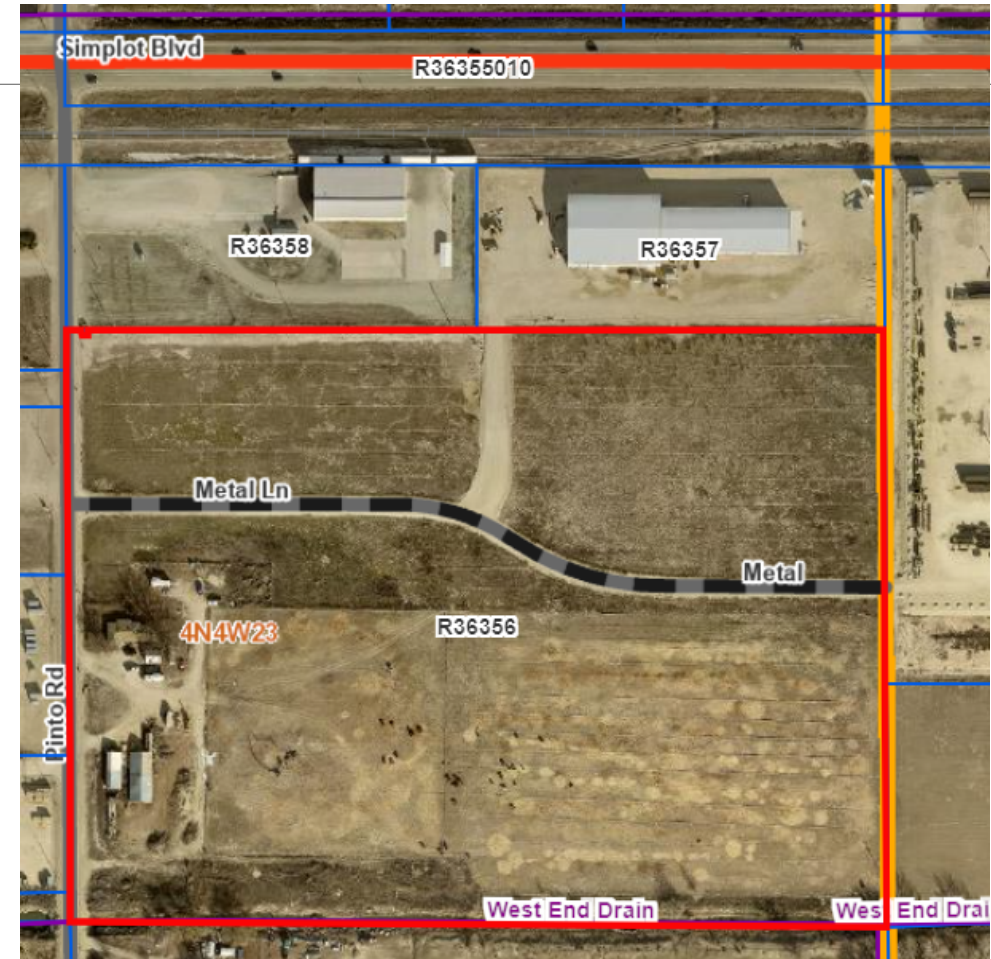


Intersection of Simplot Blvd and  
Pinto Road



# CONDITIONAL REZONE CRITERIA 7: LEGAL ACCESS

- The applicant states the access to the property will be from Simplot Blvd (State Highway 19) to Pinto Rd (Public Road) to Metal Lane (private)
- Idaho Transportation Department did not have any concerns at this time, as no direct access to Simplot Blvd/Highway 19 is being requested and will not be granted,
- Highway District No.4 approved a commercial approach permit which is suitable to serve industrial development of the property.
- The property owner created Metal Lane in 2025 (**Exhibit 3.B5** for Director's Decision).



# CONDITIONAL REZONE CRITERIA 8: PUBLIC SERVICES AND FACILITIES

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- Schools: Vallivue School District did not sent a comment.
- 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 nearest fire station is 3.9 miles and estimated response time is 6 minutes pending call volume.
- EMS: Estimated response time three (3) different stations – Station M51 is 8.37 minutes, Station M52 is 10.95 minutes, and Station M53 is 15.81 minutes.



# NOTIFICATION (07-05-01) & COMMENTS:

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Neighbors within 600' were notified on September 8, 2025 for the P&Z Hearing and January 5, 2026 for the BOCC Hearing :

- 7 comments were received in opposition for the P&Z Hearing,
- 2 comments were received in opposition for the BOCC Hearing.

For the P&Z Commission Hearing, initial agency noticing and JEPA notice was sent on June 16, 2025 and the full political notice was sent out on August 14, 2025 with a materials deadline of September 8, 2025. For the BOCC Hearing, agencies were notified on December 31, 2025. Staff received comments from the following agencies:

Southwest District Health, Idaho Transportation Department, Caldwell Rural Fire Protection District, Idaho Department of Environmental Quality, Highway District No. 4, City of Nampa, Idaho Department of Water Resources (Floodplain Dept.), Canyon County Ambulance District, Pioneer Irrigation District, Idaho Department of Water Resources (Water Rights), and Bureau of Reclamation.



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        - Telecommunication facility
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# Planning and Zoning Recommended Conditions of Approval

- b. Development shall maintain a 100-foot buffer along the southern property boundary that abuts the property zoned "A" (Agricultural) until such a time as the adjacent property to the south (Parcel R36366) is zoned similarly.
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# Decision Options:

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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?

