



BOARD OF COUNTY COMMISSIONERS
FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Canyon County Development Services – ZV2022-0005

The Canyon County Board of County Commissioners considers the following:

1. Variance to allow the Oasis Road name to continue more than one hundred feet south to the Pinto Road unopened right-of-way and to amend road names within the Hill Ridge Estates Plat.
2. The request concerns roadways within the Hill Ridge Estates Subdivision (Oasis Road and Chadwick Lane). Also referenced as a portion of the NE Quarter of Section 3 and the NW Quarter of Section 2 in 5N, 3W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:
 - A. The record includes the application, staff report dated February 5, 2026, including its exhibits, and documents in Case File ZV2022-0005. The record also includes the hearing packet from the January 31, 2020, and June 10, 2020, appeal hearing, along with the associated Findings of Fact, Conclusions of Law, and Order for RD2019-0028-APL.
 - B. Notice of the public hearing was provided to property owners within 600’ of Chadwick Lane on January 5, 2026, and applicable agencies on December 31, 2025.
 - C. Testimony offered at the public hearing before the Board of County Commissioners on February 5, 2026. Including the testimony of Canyon County Sheriff’s Office GIS Analyst and members of the public.

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 §07-08 (Variance), CCCO §06-05-23 (Addressing Variance and Appeals), Canyon County Code §06-05-03 (Definitions), CCCO §06-05-13 (Street Names).

The application, ZV2022-0005, was presented at a public hearing before the Canyon County Board of County Commissioners on February 5, 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:

Addressing Variance Standards of Evaluation – CCCO §06-05-23(2)

Criteria Met?	Code Section	Criteria
No	CCCO §06-05-23(2) AND (2)A	<p>(2) Variances: The standards and requirements of these regulations may be modified or varied by the board if public interest is still served and when the enforcement of the rules will result in extraordinary hardship for those affected.</p> <p>(2)A An applicant for such a variance must state the extraordinary hardship caused by the regulations and prove said approval will not cause an adverse effect to the public health, safety and welfare of the community. In granting any variance or modification, the board</p>

		<p>may impose any conditions necessary, in order to secure substantial compliance with the general principles of this chapter.</p>
<p>Analysis</p>	<p>Public Interest and Adverse Impacts on Public Health, Safety, and Welfare: At the hearing, the Canyon County Sheriff’s Office GIS Analyst testified inconsistencies in street naming and addressing standards can delay emergency service response. He testified that in emergencies, such as a major medical event or a home invasion, these delays could result in the delay of lifesaving medical care or law enforcement intervention in a crime impacting the public health, safety, and welfare. The Board finds this testimony persuasive and cannot find the variance would be in the public interest because an emergency service delay would negatively affect the delivery of these services for current and future area residents endangering the public health, safety and welfare.</p> <p>Extraordinary Hardship: Hardships were identified during the 2020 public hearing related to the time and cost of changing addresses; however, those hardships would not be resolved by the proposed variance and associated conditions outlined in RD2019-0028-APL. Approval of the variance would allow property owners to retain the Oasis Road name, but address numbers would still be required to change to comply with Canyon County’s addressing grid. As a result, property owners would still need to update their address with agencies, notify personal and professional contacts, replace address numbers on mailboxes and buildings, and revise personal and business documents. Although some residents may have a long-standing connection to the Oasis Road name, the Board of County Commissioners finds the proposed variance would not alleviate the hardships associated with the address change. Regardless of whether a variance is granted, parcels R37643, R22788, R22786010, R22789, R22787, and R22785 will be required to change their address. Additionally, the Board understands that changing an address may be a temporary individual burden; however, it is not a burden the Board would deem “extraordinary.” It is the same burden that every individual bears when they move or, like in the case, when addressing is updated.</p> <p>Accordingly, the Board cannot find that the variance is in the public interest because the variance would cause adverse effects on the public health safety and welfare. Additionally, the Board does not find that enforcement of the addressing ordinance will cause an extraordinary hardship.</p>	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **denies** Case # ZV2022-0005, **denying** a variance to allow the Oasis Road name to continue more than one hundred feet south to the Pinto Road unopened right-of-way.

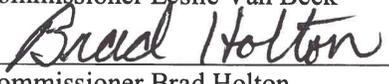
In denying this variance, the Board of County Commissioners has directed Development Services to complete the following steps:

1. Update addresses and road names within the Hill Ridge Estates Subdivision to correspond with the subdivision plat in accordance with the addressing ordinance. As part of the update the following will occur:
 - a. Notify property owners along the Pinto Road unopened right-of-way that the Pinto Road name may not be viable in the future with certified mail.
 - b. Coordinate with Gem County to determine if a road name change should be requested for Hill Ridge Road to maintain the Oasis Road name in accordance with the addressing ordinance.

DATED this 17th day of March, 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Brad Holton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Zach Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest: Jess Urresti, Clerk

By: 

Deputy

Date: 3/17/26