

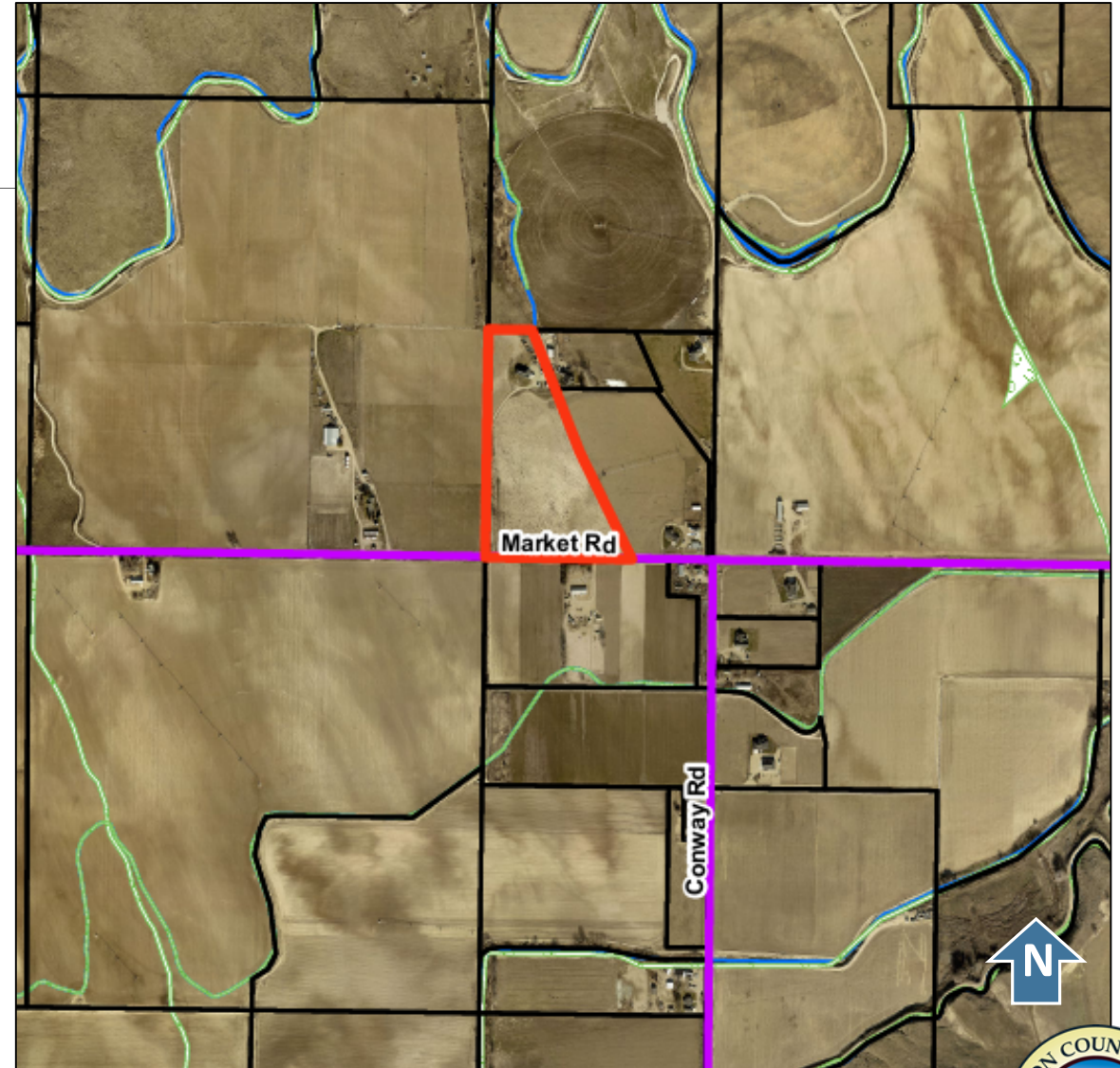
CR2024-00003 Stoffel

APPLICANT/OWNER: MATT AND STACY STOFFEL

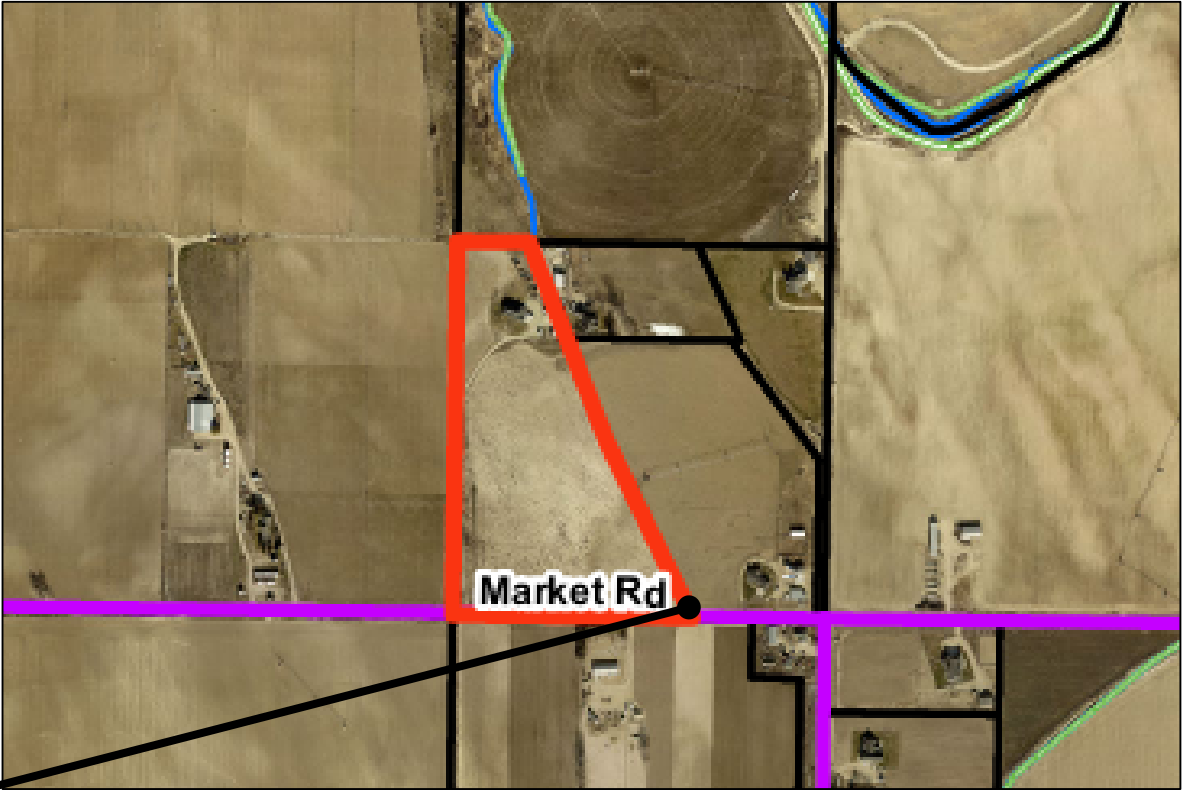
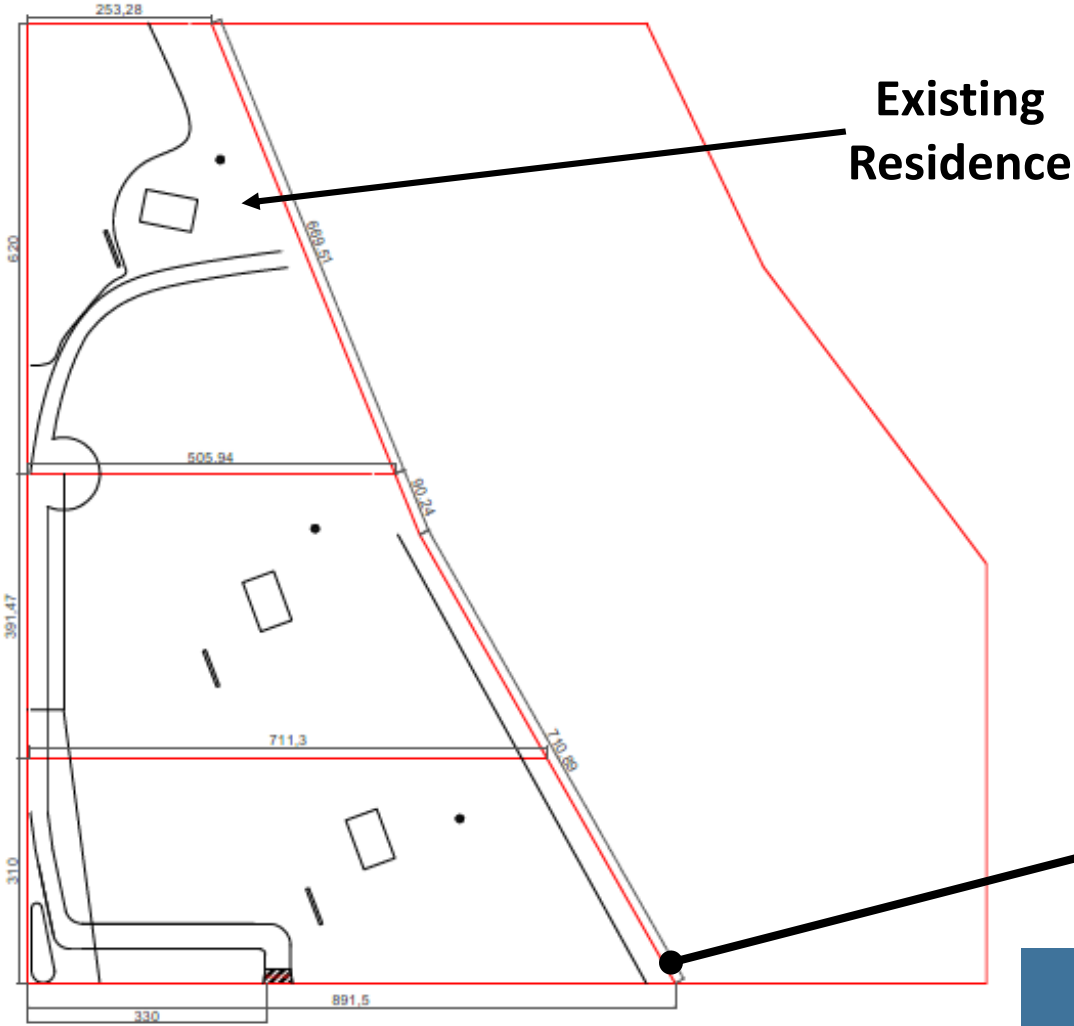


REQUEST:

- Conditional Rezone of Parcel R38277010 (16.26 acres) from “A” (Agricultural) zone to a “**CR-RR**” (Conditional Rezone-Rural Residential) zone.
- Development Agreement restricting lot sizes to a minimum of five (5) acres.



Site Plan



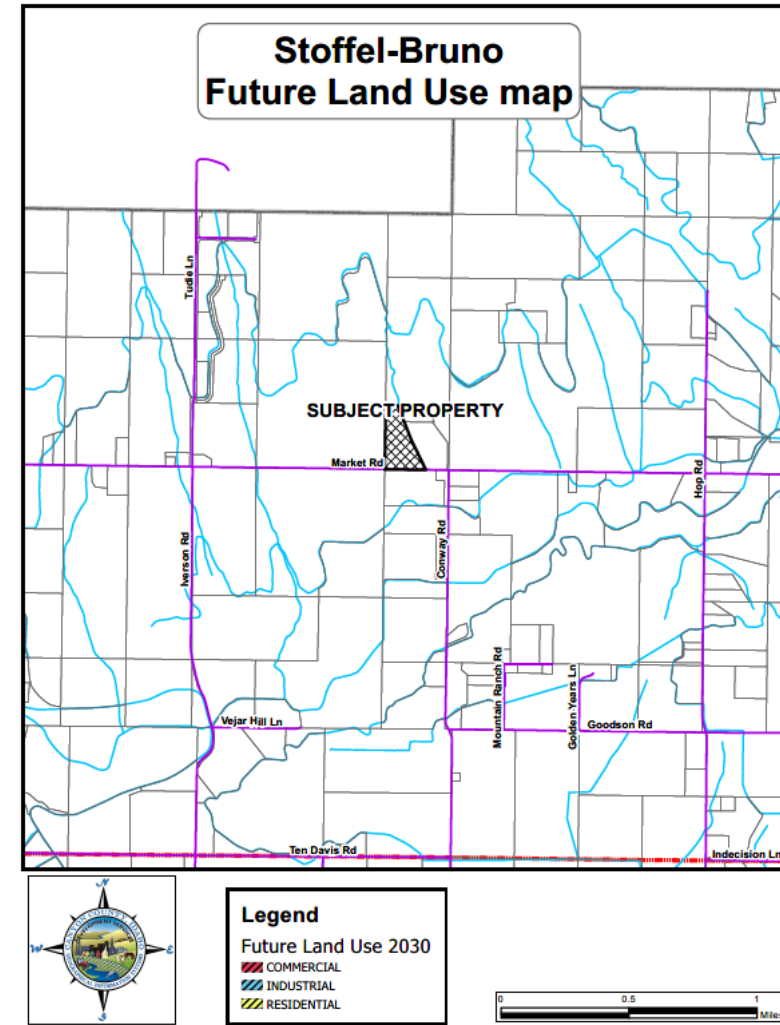
CONDITIONAL REZONE CRITERIA (07-06-07(6)A):

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)



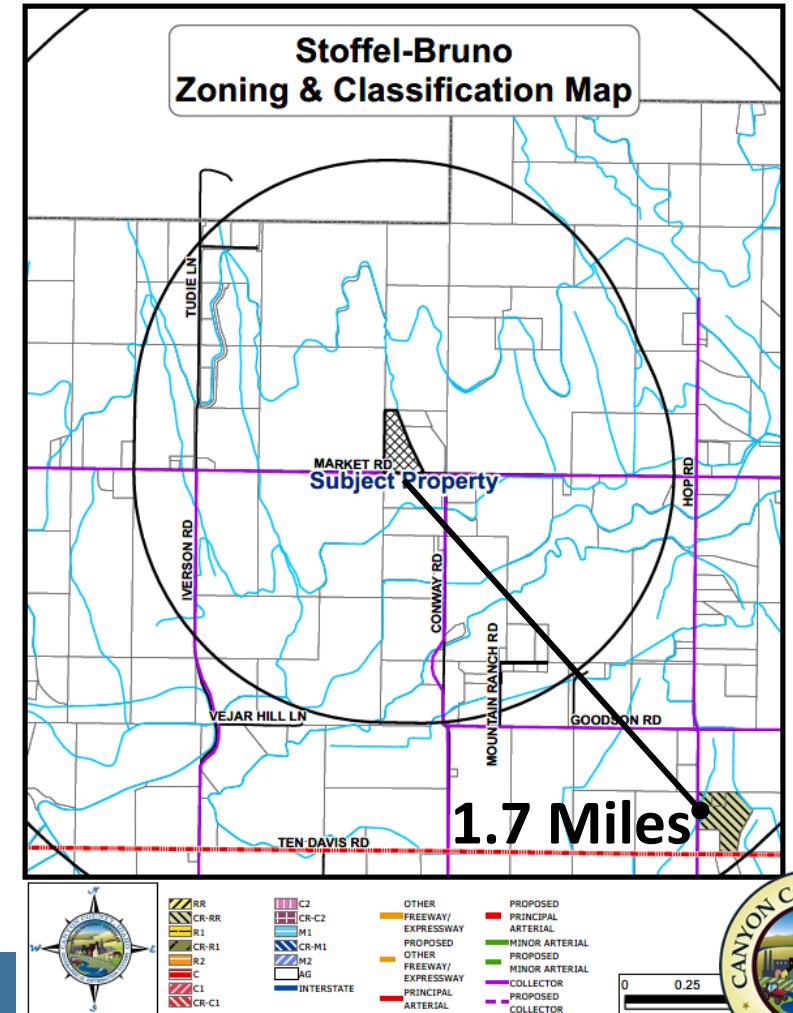
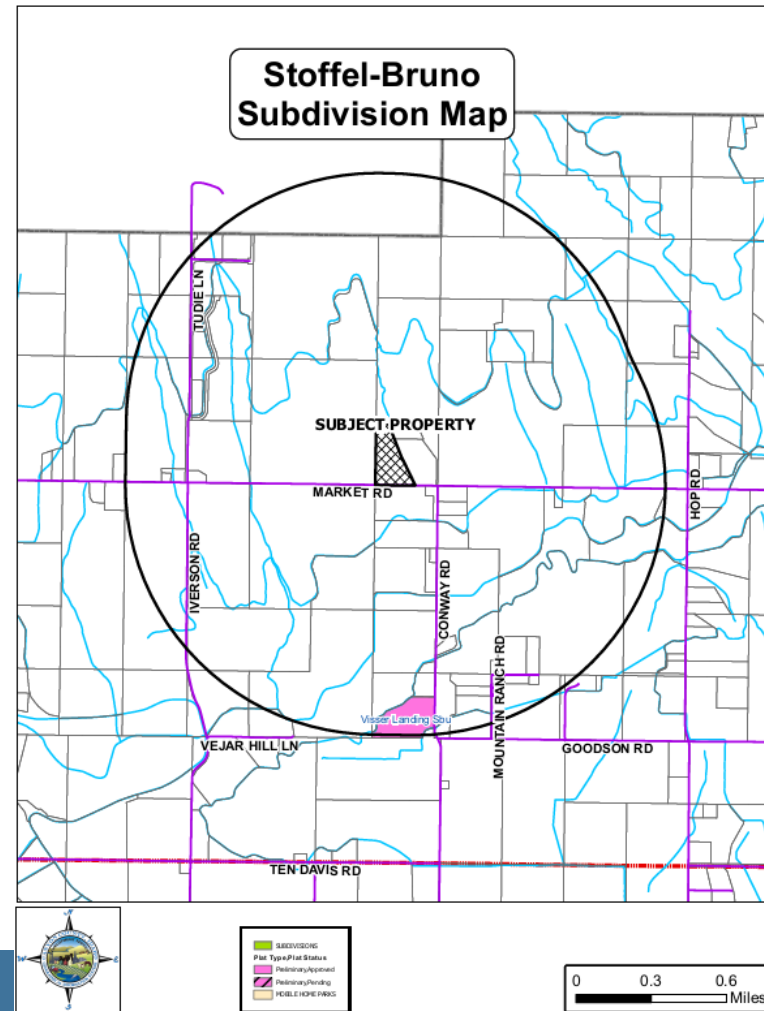
CONDITIONAL REZONE CRITERIA 1: COMPREHENSIVE PLAN CONSISTENCY

- 2030 Plan “Agriculture” designation for the property.
- Inconsistent with at least 1 goal and 8 policies of the 2030 Comprehensive Plan.



CONDITIONAL REZONE CRITERIA 2-3: APPROPRIATE ZONING & COMPATIBILITY

- Exclusively Agricultural zoning in the surrounding area.
- 1 subdivision in the platting Process.
- 54.7 acre average lot size within 600 ft.



NEAREST RESIDENTIAL ZONING



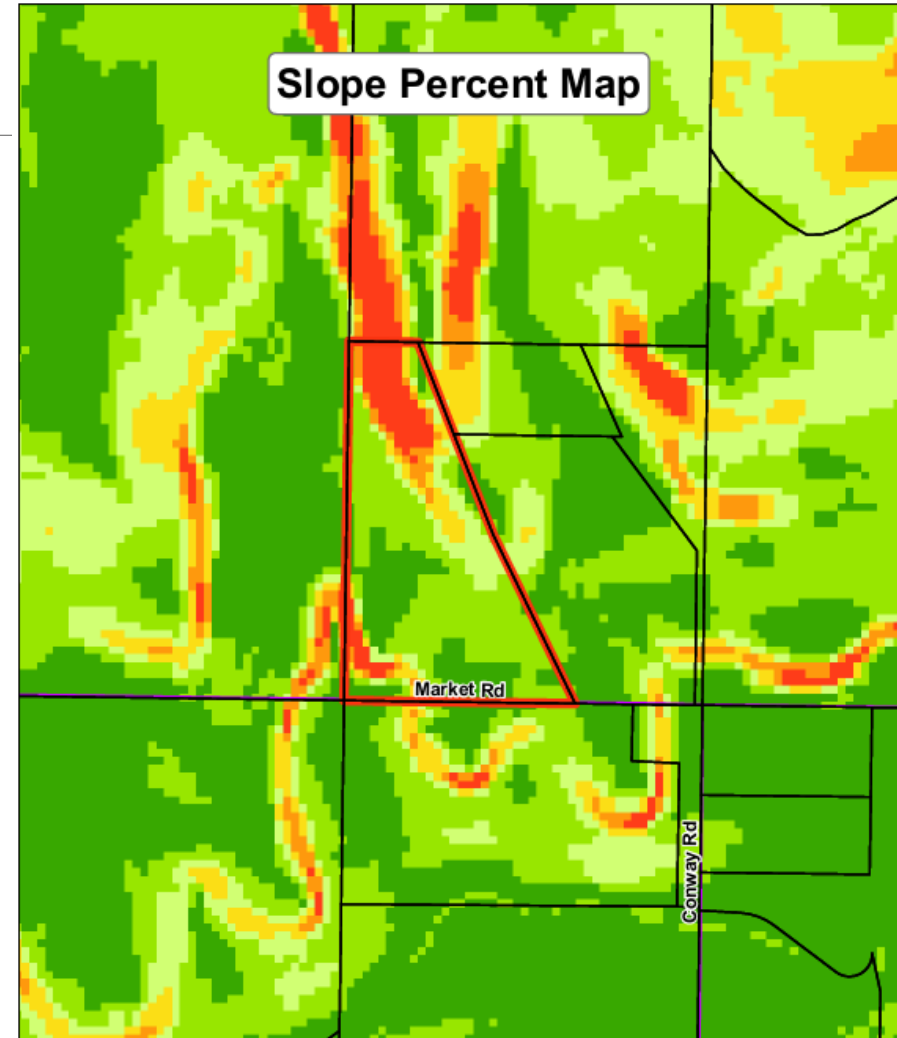
CONDITIONAL REZONE CRITERIA 4: AREA CHARACTER

- Area character is agricultural.
- Minimal impact of two (2) new residential lots.
- Mitigate impacts with 5-acre lot size.



CONDITIONAL REZONE CRITERIA 5: ADEQUATE FACILITIES AND SERVICES

- **Sewer:** Individual Septic Systems
- **Water:** Individual Wells – Not in a Nitrate Priority Area
- **Drainage:** Existing Retention Ponds
- **Irrigation:** Pressurized from a pump station
- **Utility:** Poles along property boundary



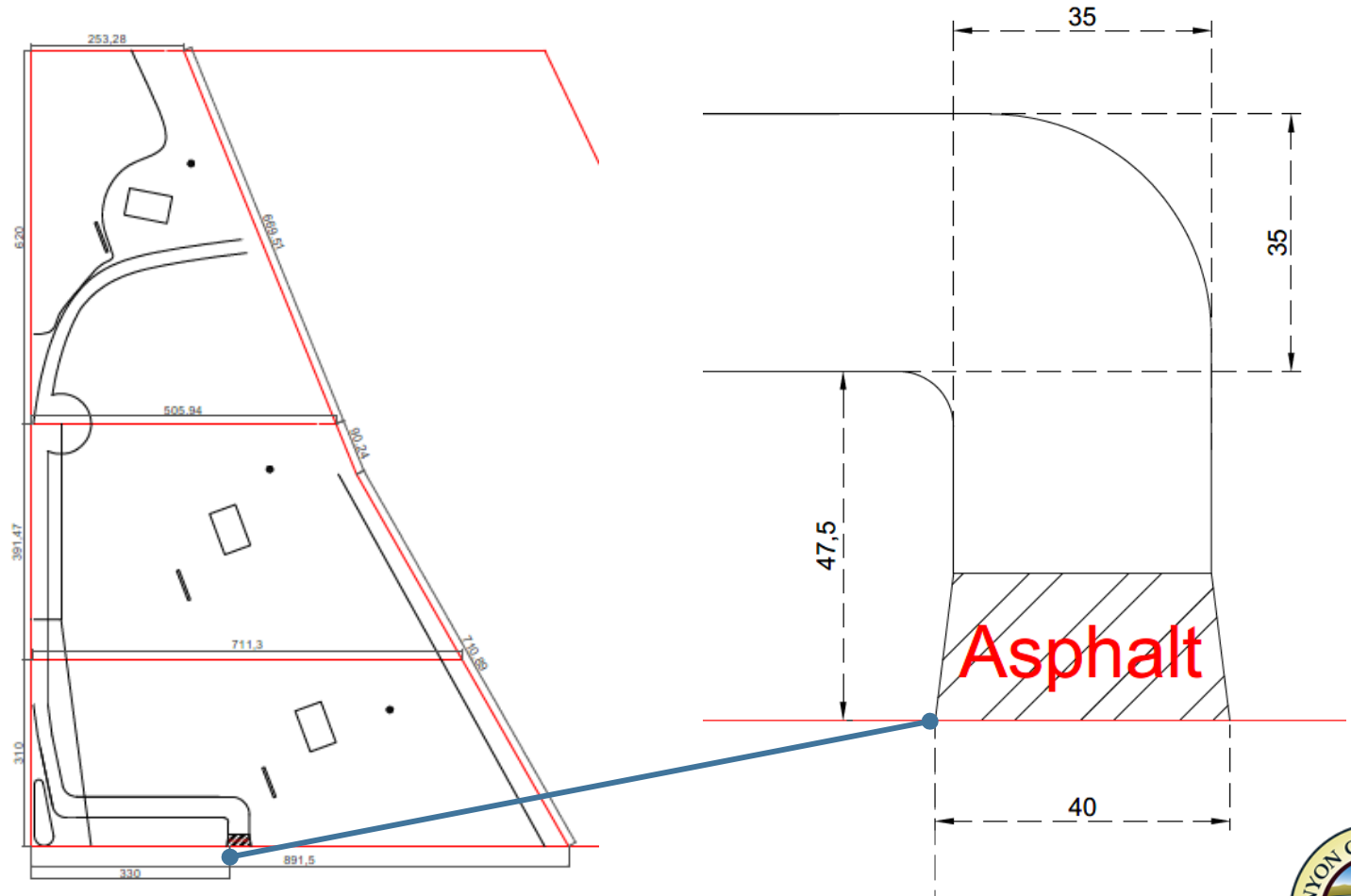
Slope Percent	
0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

0 200 400 600 Feet



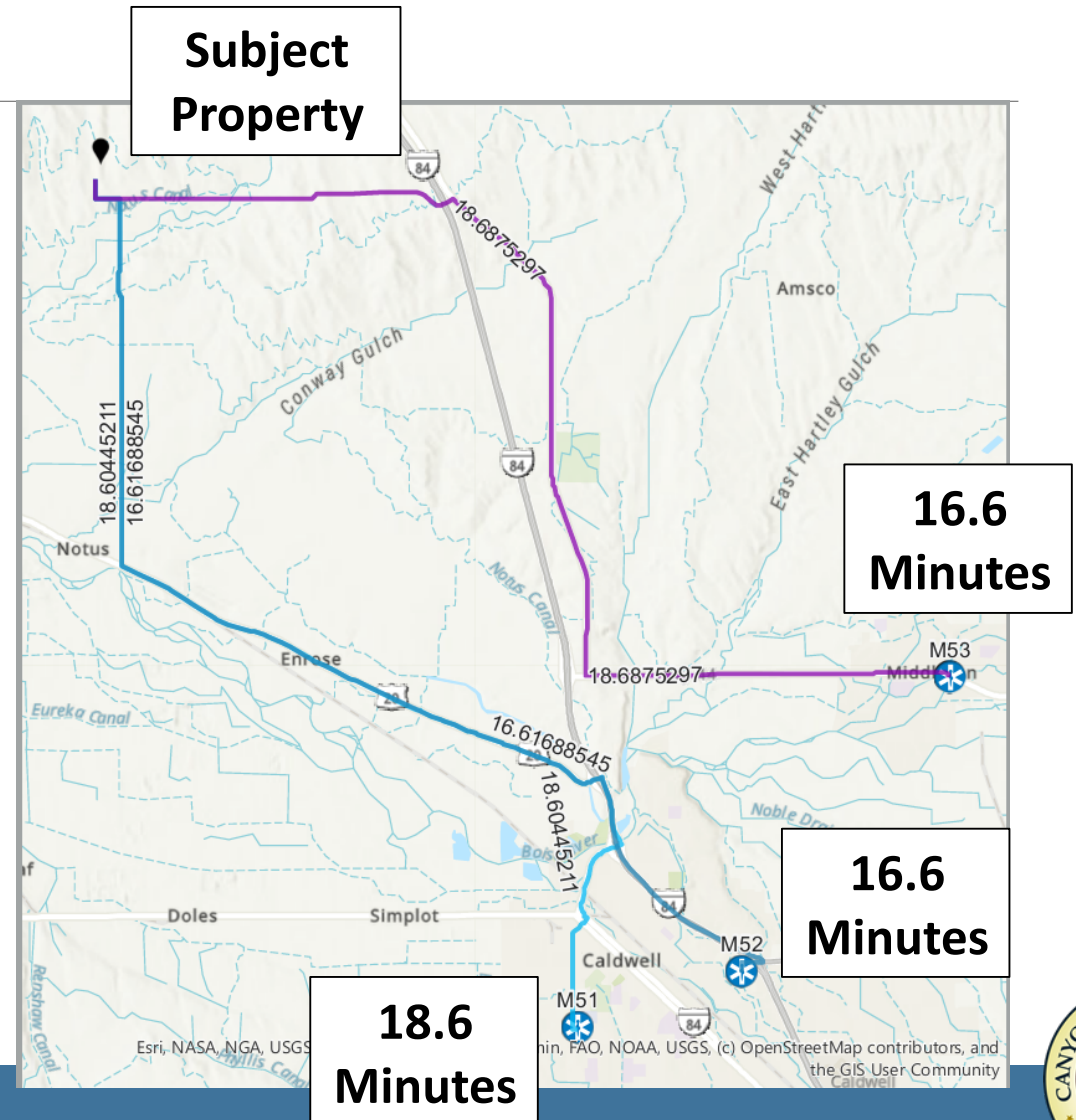
CONDITIONAL REZONE CRITERIA 6-7: PUBLIC STREET IMPROVEMENTS, TRAFFIC, ACCESS

- ITD did not have concerns.
- Notus Parma Highway District –Driveway spacing minimum of 330 feet on the same side of Market Rd.
- Creation of Two (2) additional lots does not meet the threshold for Traffic Impact Study.



CONDITIONAL REZONE CRITERIA 8:PUBLIC SERVICES AND FACILITIES

- **Schools, Police:** No comments were received.
- **Canyon County Paramedics:** 16.6 to 18.6 minutes
- **Fire Protection:** 5-minute response time (3.8 miles) from Caldwell Rural Fire Station 18.
 - Applicant CC&R's include a minimum 20-foot firebreak along the perimeter of each lot.





Existing Home



Subject Property



Driveway & Market Rd., Facing South



Market Rd., Facing East



Market Rd., Facing West





Driveway Facing North
09/29/2025 12:29



Driveway Facing Southwest
09/29/2025 12:34





Facing West

09/29/2025 12:31



Facing East

09/29/2025 12:31



NOTIFICATION (07-05-01) & COMMENTS:

Property Owners within 600' were notified on October 30, 2025, for the P&Z Hearing and March 5, 2026, for the BOCC Hearing :

- Three (3) public comments were received for the P&Z hearing
- No additional public comments were received for the BOCC hearing

Initial agency notice was sent on July 3, 2025. Agencies and a Full Political was sent out on September 11, 2025, with a materials deadline of October 30, 2025, for the Planning and Zoning Commission Hearing. Agencies and Full Political were sent out on March 5, 2026, for the BOCC Hearing. Staff received comments from the following agencies:

- Nampa Highway District No.1, Idaho Transportation Department, Southwest District Health, Idaho Department of Environmental Quality, Caldwell Rural Fire District, Canyon County Soil Conservation District, Black Canyon Irrigation District, Canyon County Paramedics, Canyon County Engineering.



DECISION OPTIONS:

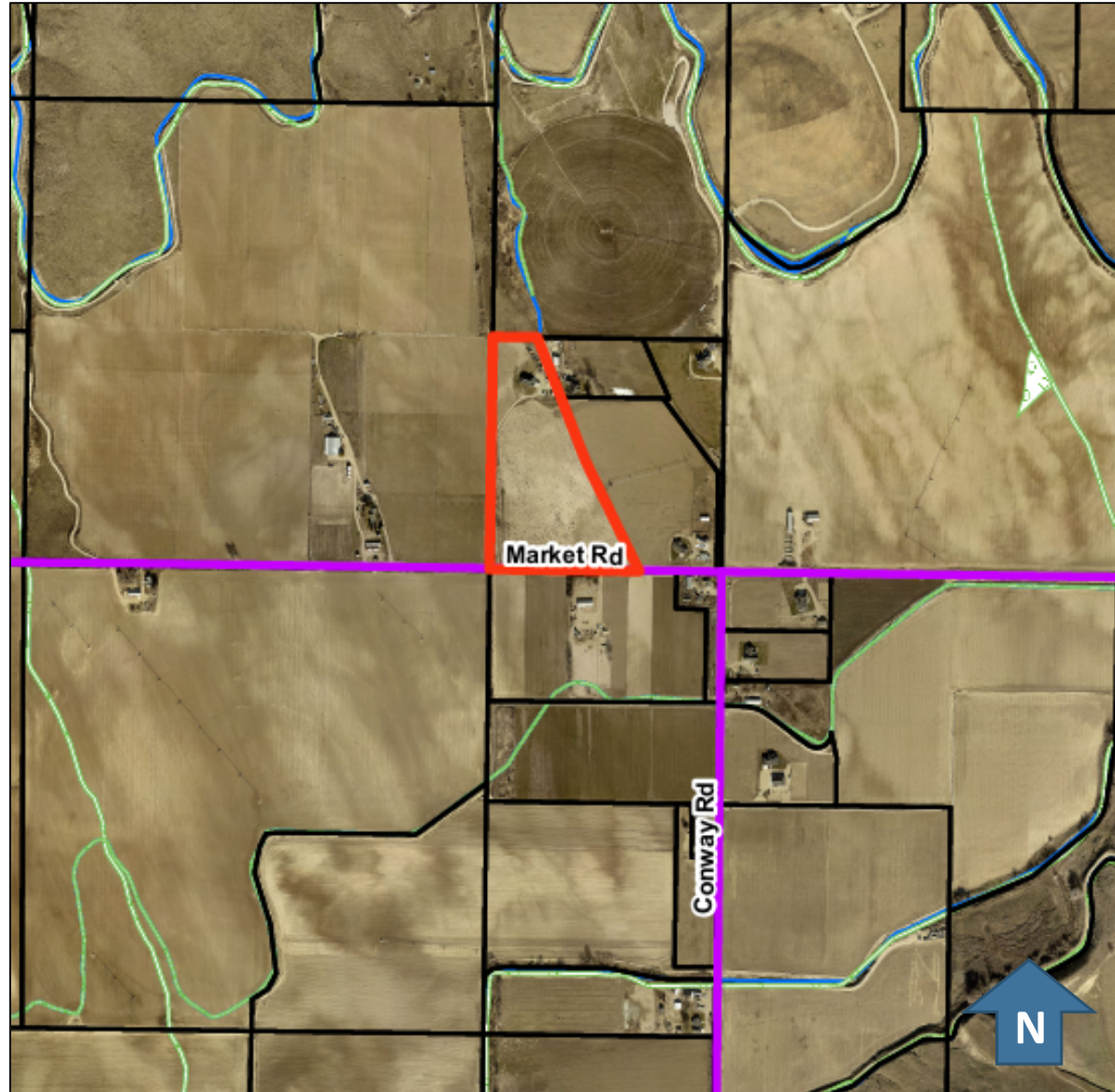
The Board of County Commissioners may **approve** the conditional rezone with conditions and direct staff to make findings of fact to support the decision;

The Board of County Commissioners may **deny** the conditional rezone; or

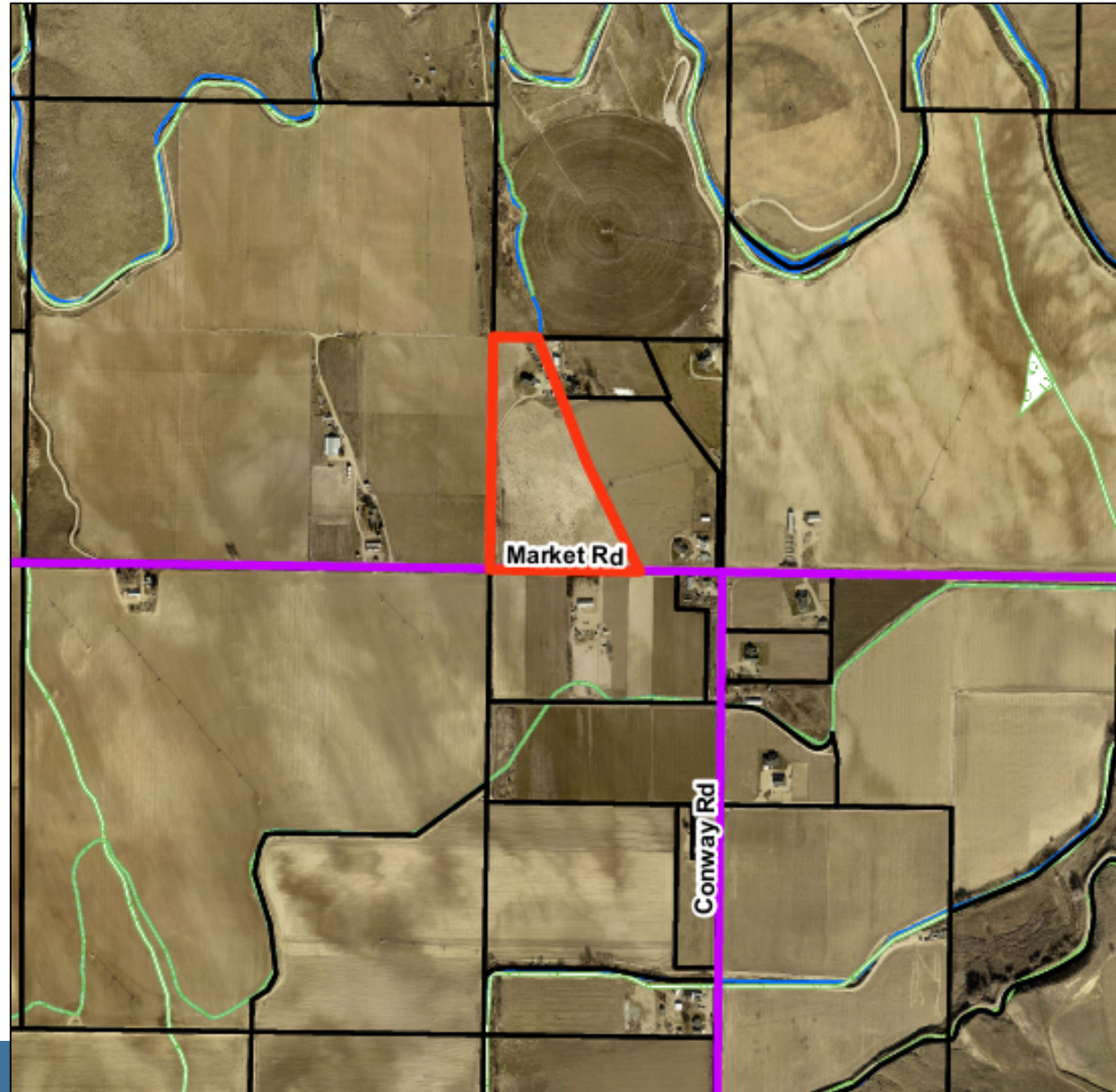
The Board of County Commissioners may **table or continue** the hearing to a later date and request additional information on specific items.



Questions?



CR2024-0003



POTENTIAL 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, including but not limited to:
 - a. Comments received from Southwest District Health dated October 2, 2025 (**Exhibit D4**)
 - b. Comments received from Notus Parma Highway District No. 2 dated July 11, 2025 (**Exhibit D3**)
 - c. Comments received from Black Canyon Irrigation District dated October 7, 2025 (**Exhibit D5**).
 - d. Comments received from Caldwell Rural Fire District dated October 7, 2025 (**Exhibit D6**)
 - e. Comments received from Canyon County Engineering dated November 3, 2025 (**Exhibit D8**)
2. The subject parcel shall be divided per the subdivision requirements of Chapter 7, Article 17 of the Canyon County Code of Ordinances.
3. The development of the subject parcels shall be restricted to a minimum lot size of 5 acres and will include no more than 3 residential lots.
4. The developer shall comply with CCZO §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.”
5. 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.

