

# RZ2025-0003 Brown

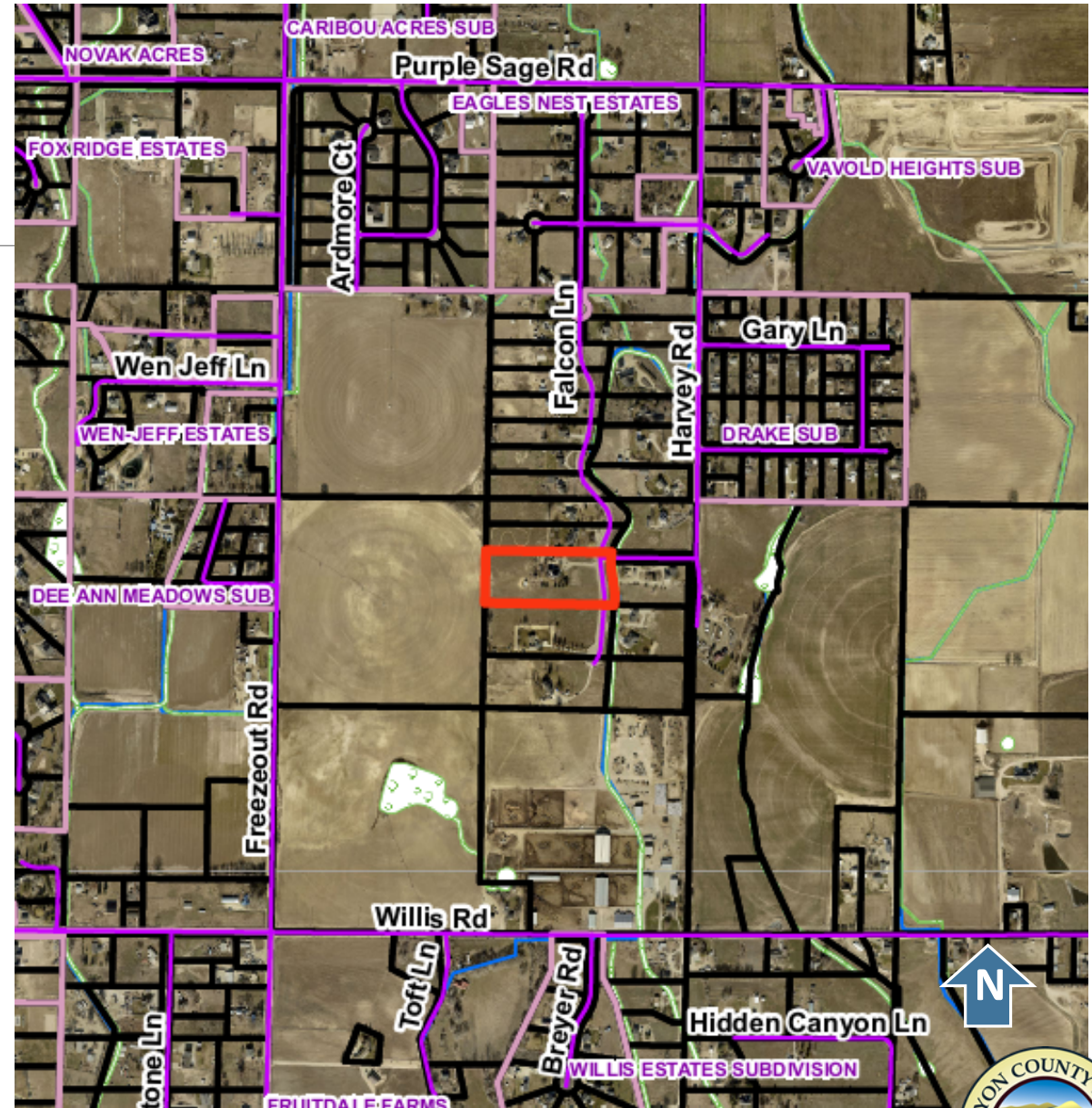
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APPLICANT/OWNER: COLBY AND AMY BROWN



# REQUEST:

- Rezone of Parcel R38160011 (6.19 acres) from “A” (Agricultural) zone to a “R-R” (Rural Residential) zone.



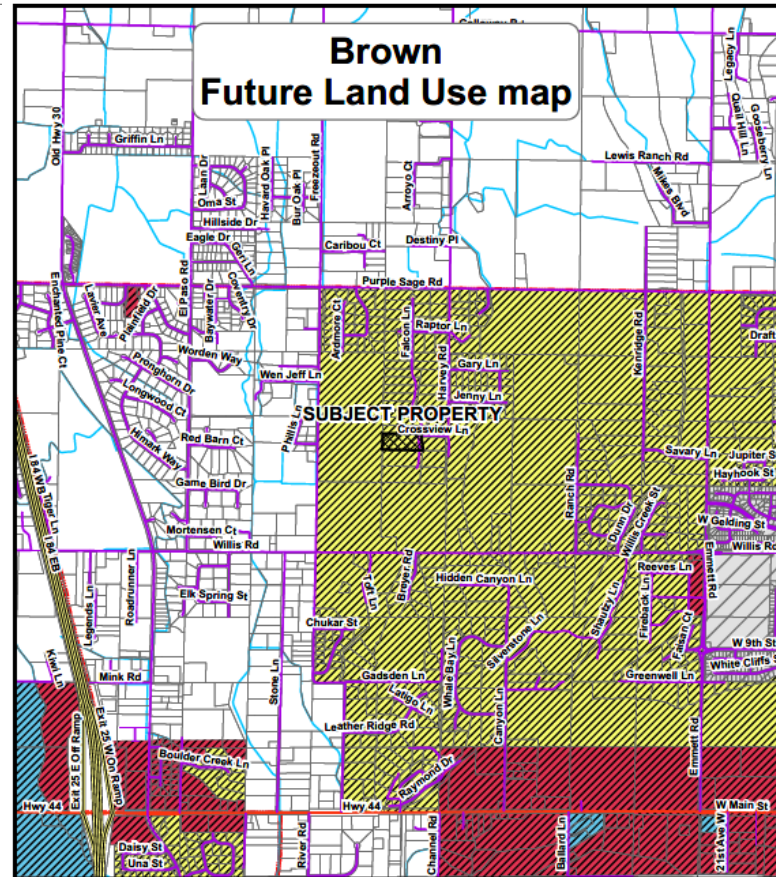
# REZONE CRITERIA (07-06-05):

- A. Is the proposed zone change **generally consistent with the comprehensive plan**;
- B. When considering the surrounding land uses, is the proposed zone change **more appropriate than the current zoning designation**;
- C. Is the proposed zoning map amendment **compatible** with surrounding land uses;
- D. Will the proposed zoning map amendment negatively affect the **character of the area**? What measures will be implemented to **mitigate impacts**?
- E. Will **adequate facilities and services** including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed zoning map amendment;
- F. Does **legal access** to the subject property for the zoning map amendment exist or will it exist at time of development; and
- G. Does the proposed zoning map amendment 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**?
- H. Will the proposed zoning map 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)



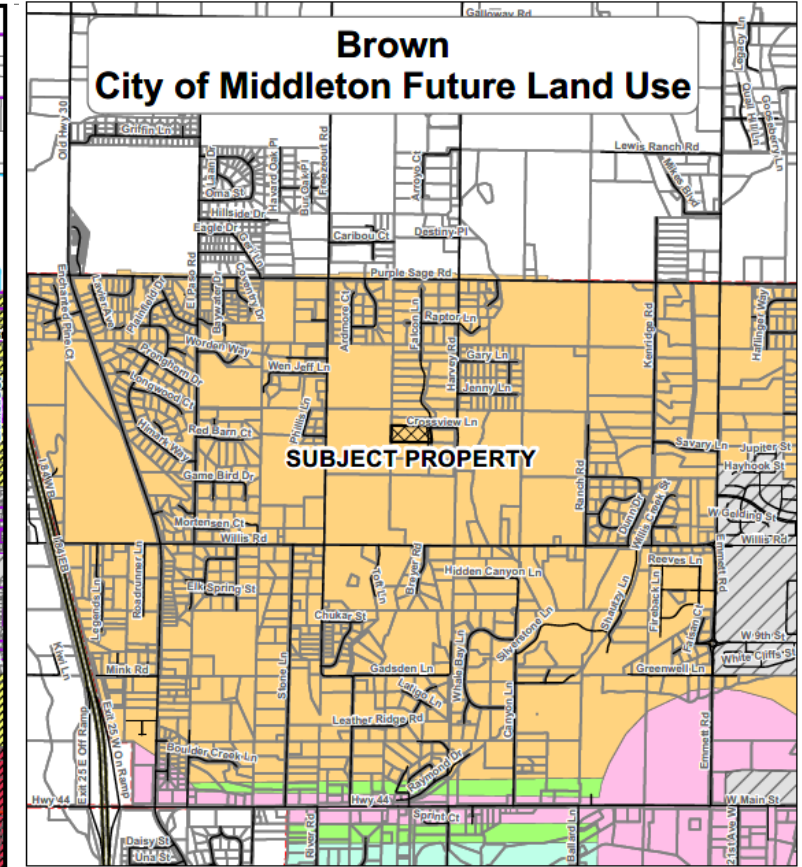
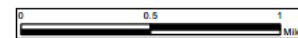
# REZONE CRITERIA A: COMPREHENSIVE PLAN CONSISTENCY

- 2030 Plan “Residential” designation for the property.
- Consistent with at least 8 goals and 7 policies of the 2030 Comprehensive Plan.



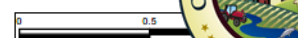
**Legend**  
Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL



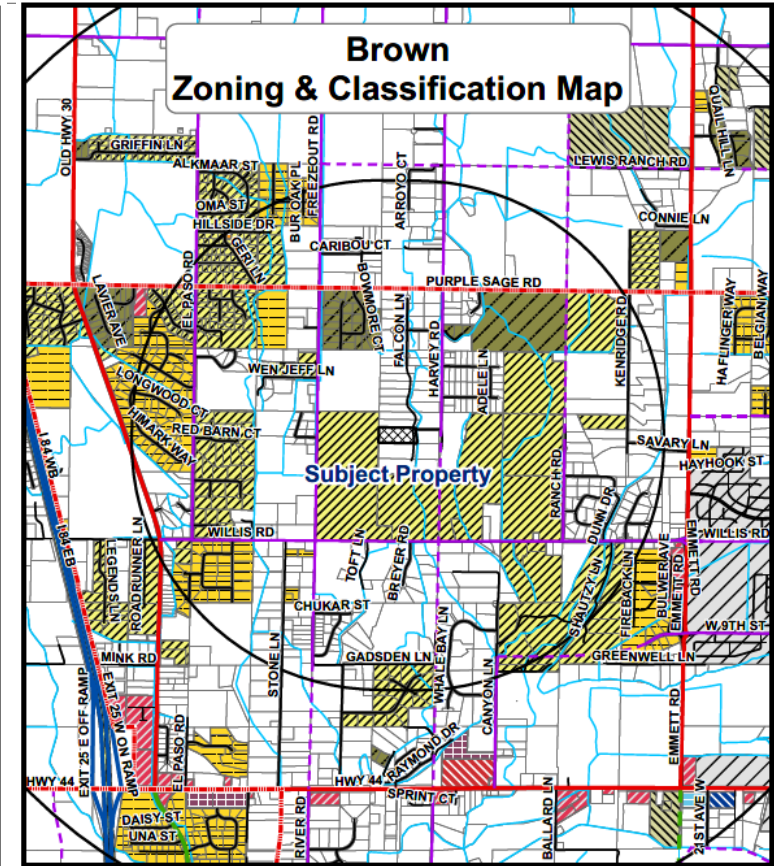
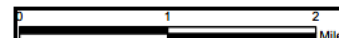
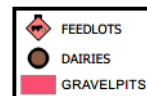
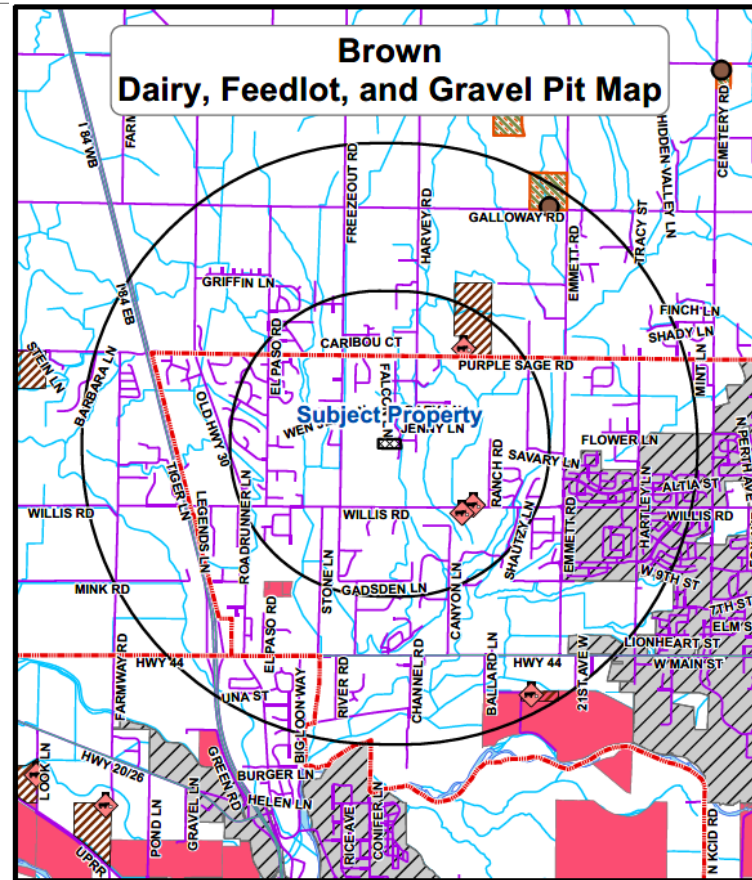
**MiddletonCompPlan**

- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented



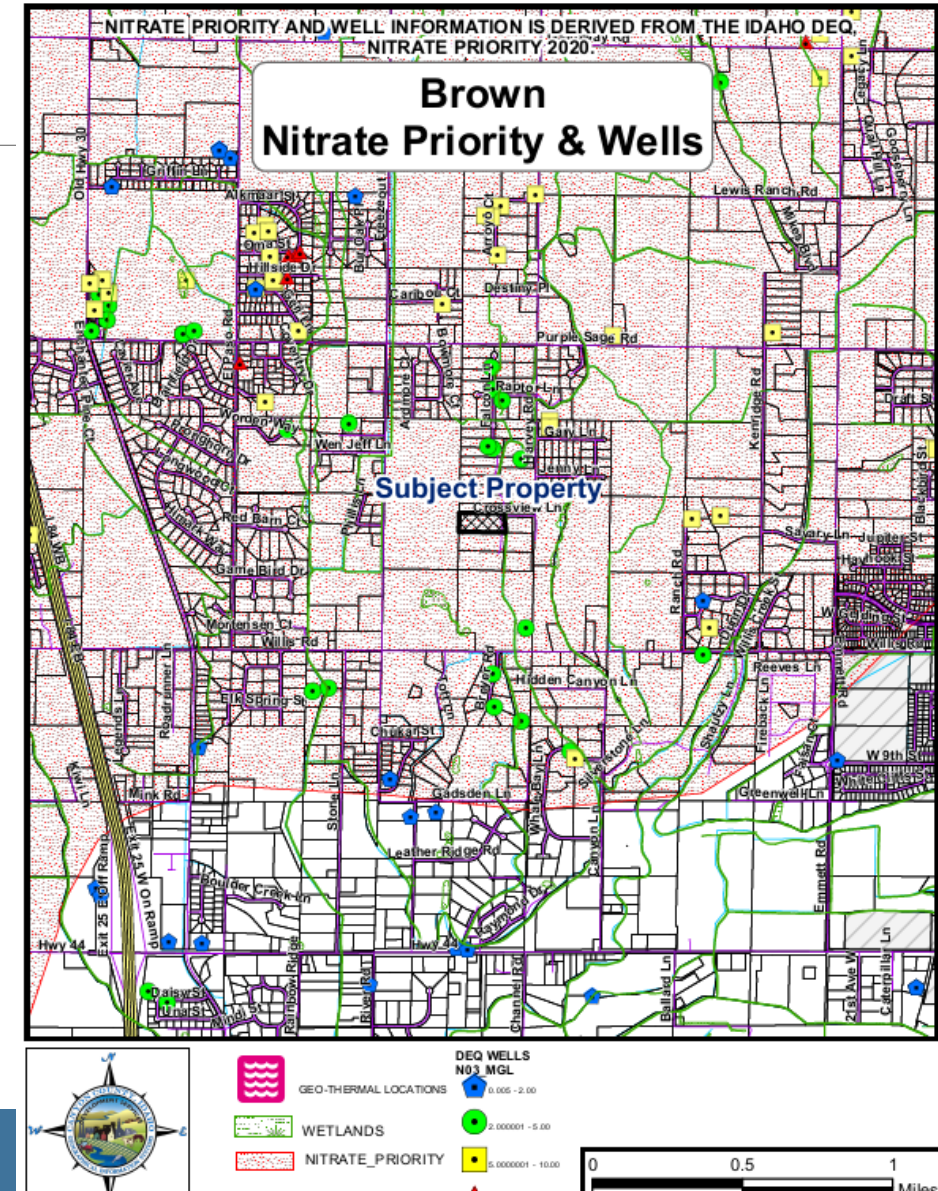
# REZONE CRITERIA B-D: APPROPRIATE ZONING, COMPATIBILITY & CHARACTER

- “A”, “RR”, “CR-RR”, “R-1” & “CR-R1” zoning in the surrounding area.
- 4 feedlots and 1 dairy within 2 miles
- 9.07-acre average lot size within 600’ notification radius.
- Unconditional rezone could result in up to 3 parcels and 6 dwelling units on the property.



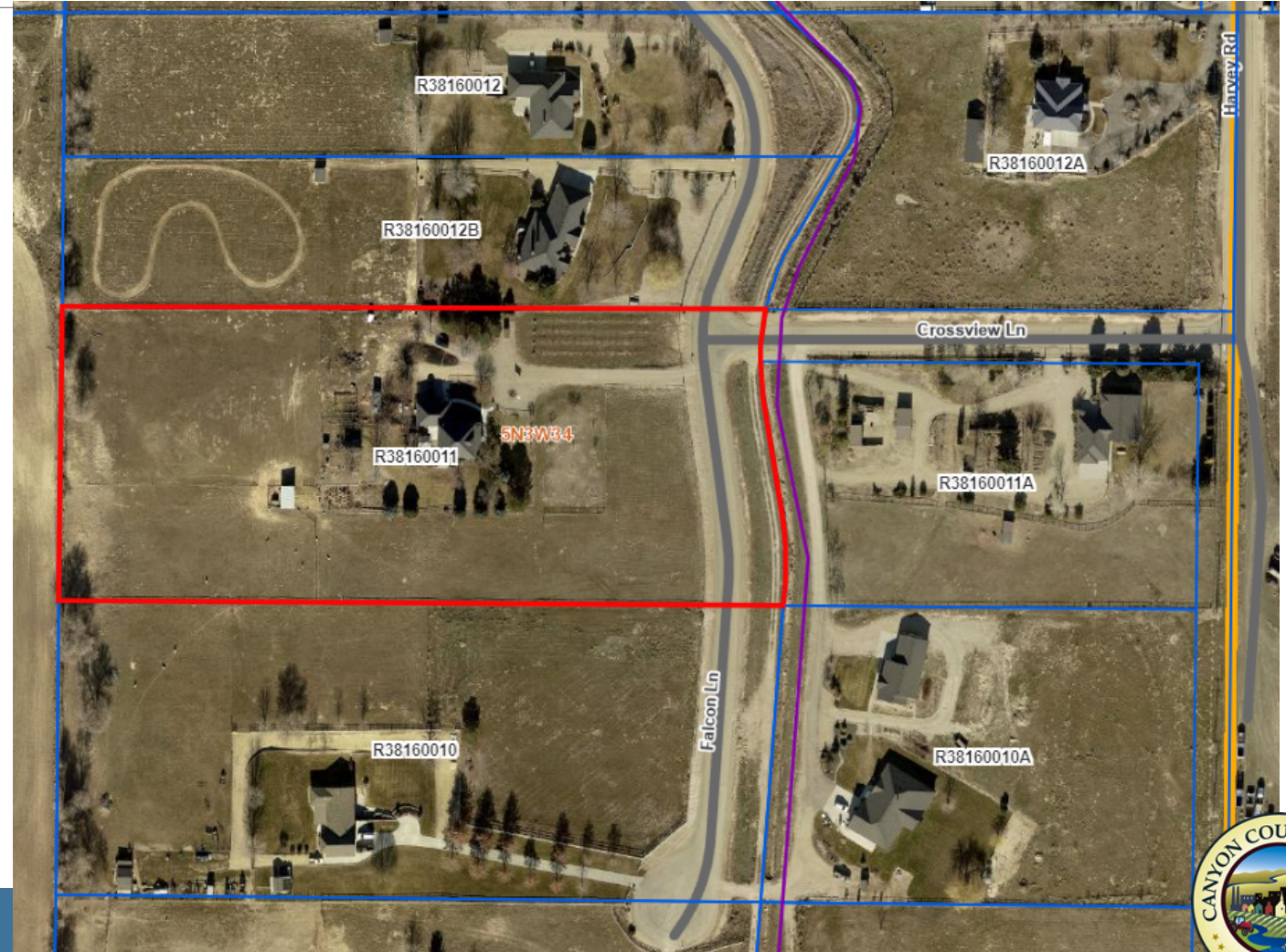
# REZONE CRITERIA E: ADEQUATE FACILITIES AND SERVICES

- **Sewer:** Individual Septic Systems
- **Water:** Individual Wells – In a Nitrate Priority Area
- **Drainage:** Historic drainage
- **Irrigation:** In BCID, it does not receive water from the District. Holds an active groundwater irrigation right
- **Utility:** Poles and services in the general vicinity



# REZONE CRITERIA F-G: PUBLIC STREET IMPROVEMENTS, TRAFFIC, ACCESS

- Highway District 4 –Driveway spacing minimum of 140 feet.
- 30' of ROW may need to be dedicated on either side of the centerline.
- The existing approach may need to be improved.
- Creation of one (1) additional parcel does not meet the threshold for a Traffic Impact Study. ITD did not have concerns.



# REZONE CRITERIA H:PUBLIC SERVICES AND FACILITIES

- **Schools, Police:** No comments were received.
- **Canyon County Paramedics:** 9.8 to 13.8 minutes
- **Fire Protection:** 11-minute response time (5.5 miles) from Middleton Rural Fire Station 52.
  - Fire suppression sprinklers are planned for the new residence.

## MIDDLETON RURAL FIRE DISTRICT

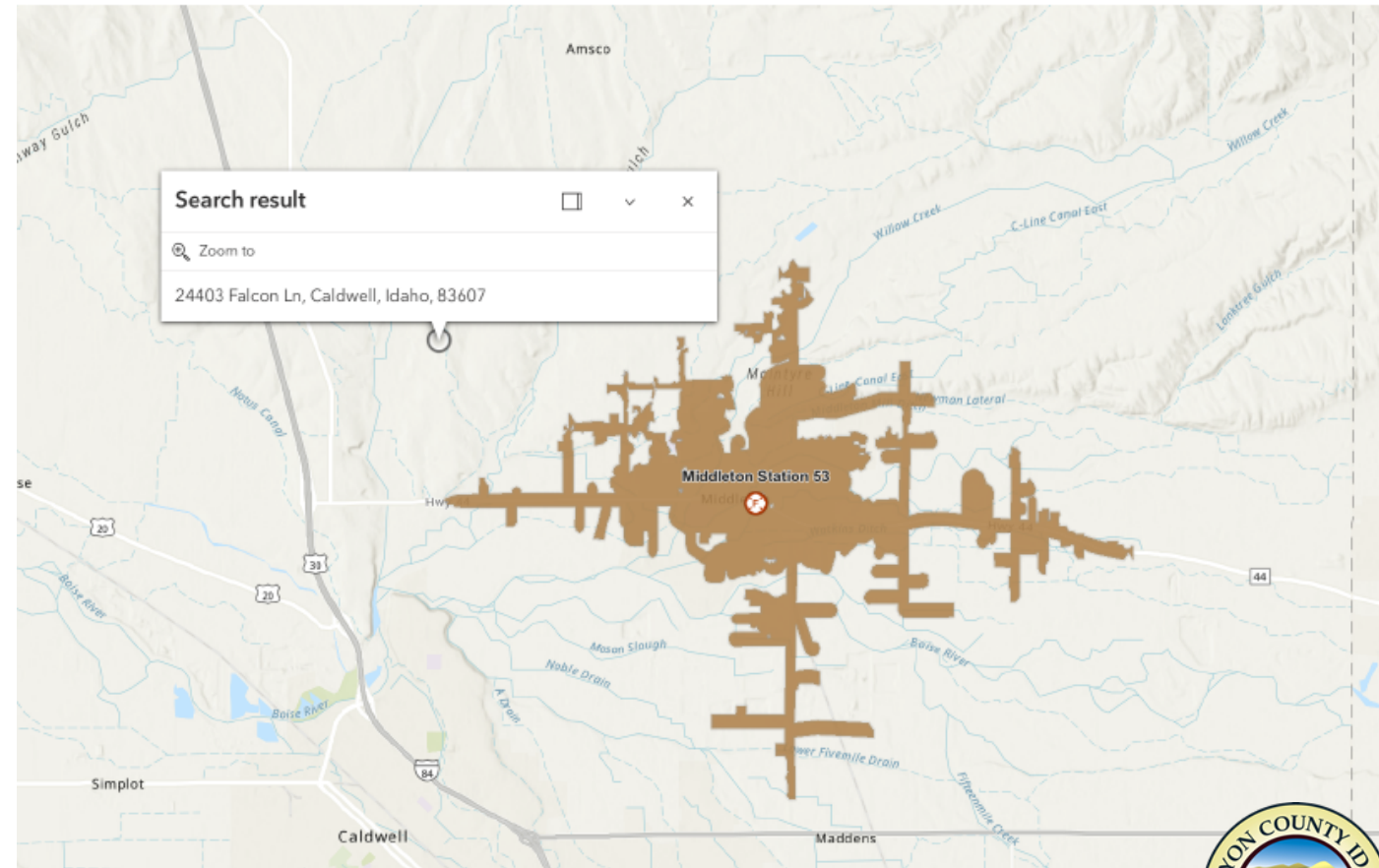
### STATION 53 SERVICE MAP - 5 MINUTE RESPONSE TIME

PROJECT LOCATION: 24403 FALCON LN., CALDWELL ID 83644

BY: VICTOR ISLAS, DEPUTY CHIEF 11/18/2025

Canyon County Case: RZ2025-0003 - R3816011

CURRENT RESPONSE





Existing Home

07/15/2025 10:07





Subject Property, Facing West

07/15/2025 10:09





Falcon Ln Facing North  
07/15/2025 10:08



Falcon Ln Facing South

07/15/2025 10:08





Crossview and Falcon Ln  
Facing East

07/15/2025 10:08



Facing East

07/15/2025 10:08



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

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Property Owners within 600' were notified on December 16, 2025, for the P&Z Hearing and April 2, 2026, for the BOCC Hearing:

- Zero (0) public comments were received

Initial agency notice was sent on June 6, 2025. Agencies and a Full Political was sent out on December 16, 2025 and April 2, 2026 with a materials deadline of April 27, 2026. Staff received comments from the following agencies:

- Idaho Transportation Department, Southwest District Health, Idaho Department of Environmental Quality, Middleton Rural Fire District, Canyon County Soil Conservation District, Black Canyon Irrigation District, Canyon County Paramedics.



# DECISION OPTIONS:

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

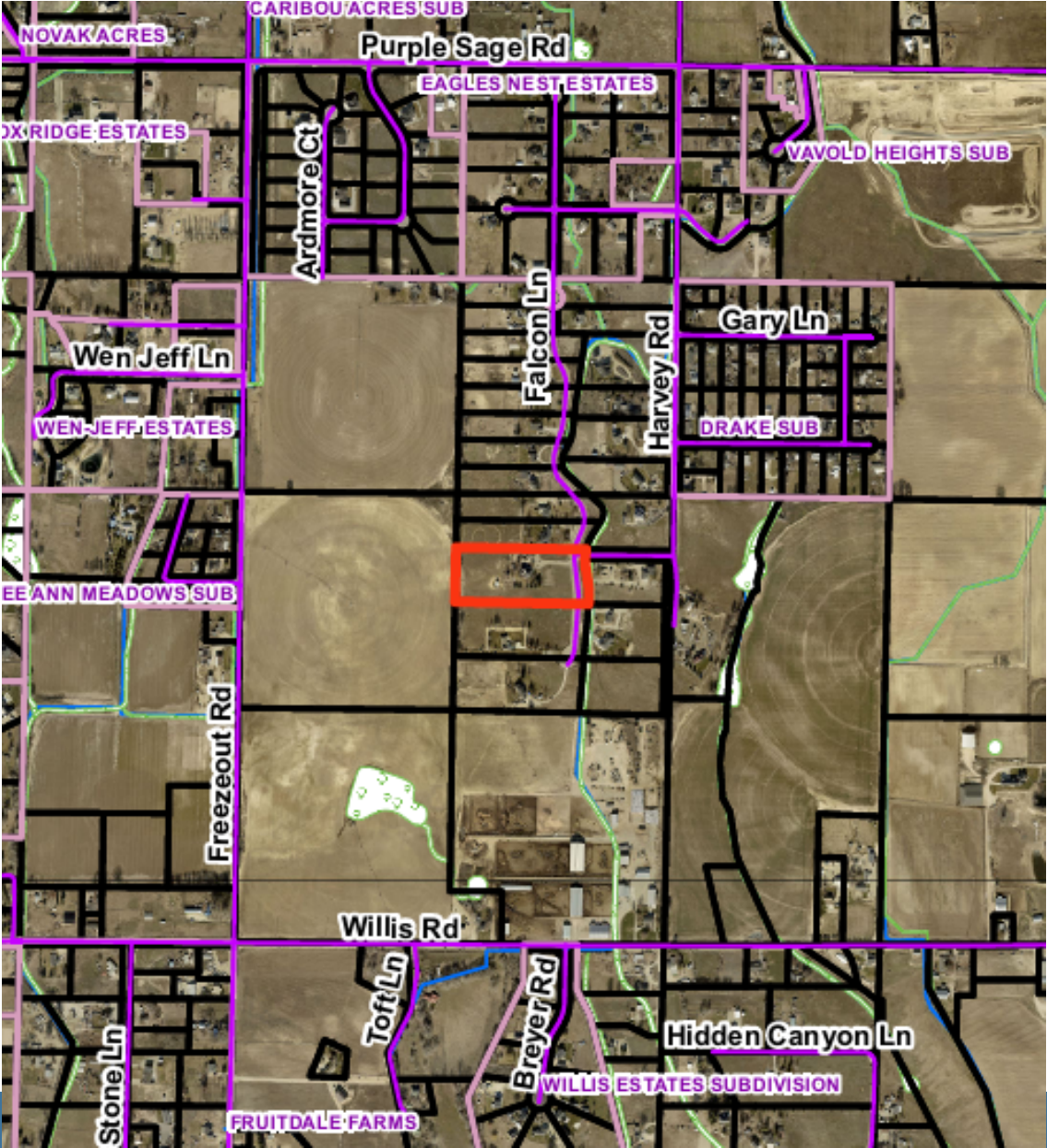
The Board may **deny** the rezone and direct staff to make findings of fact to support this decision; or

The Board may **table or continue** the hearing to a later date and request additional information on specific items or re-notice the request as a conditional rezone.

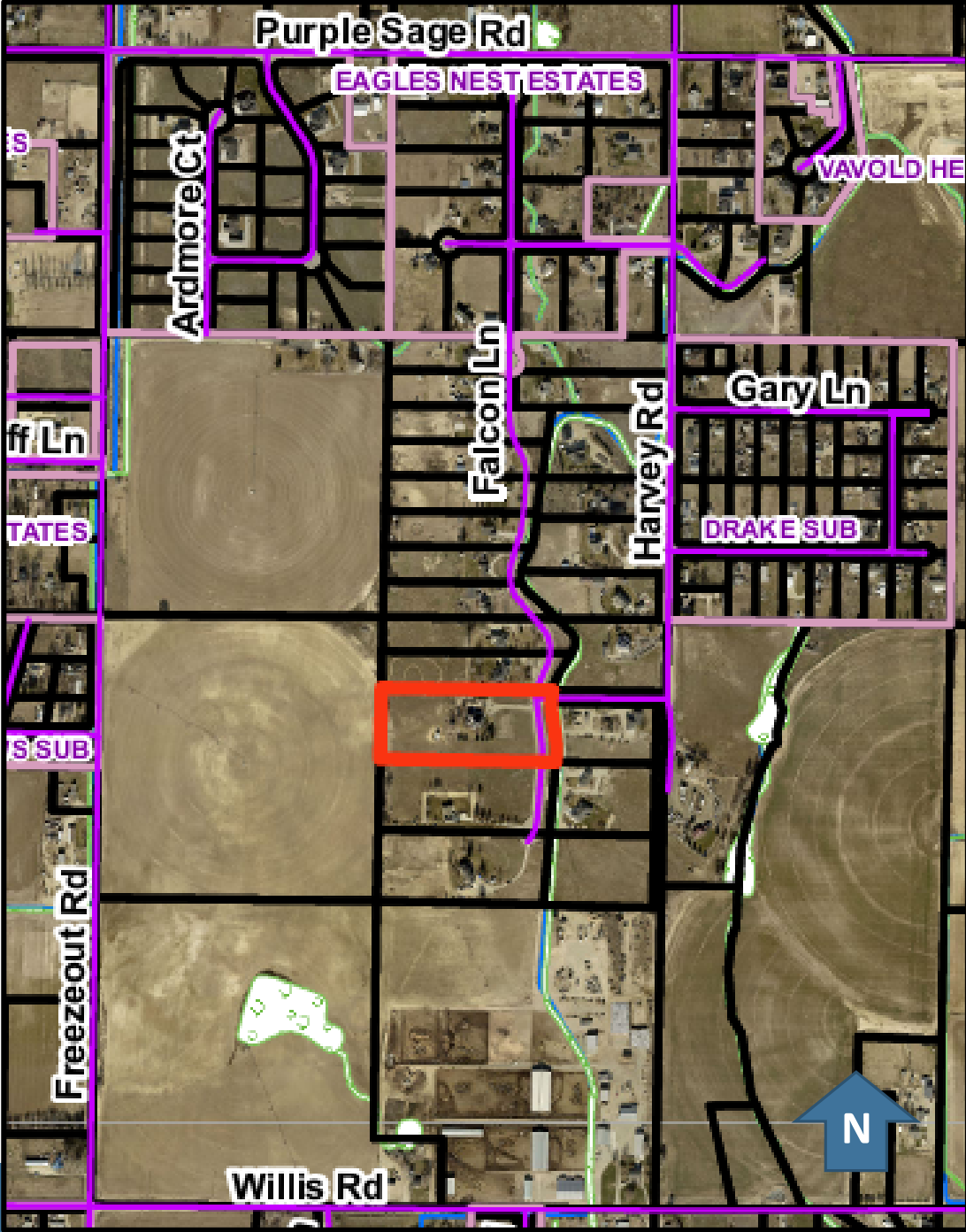
The Board may **remand** the hearing to the Planning and Zoning Commission as a conditional rezone.



# Questions?



RZ2025-0003



# POTENTIAL CONDITIONAL REZONE CONDITIONS

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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. The subject parcel shall be subdivided in compliance with Chapter 7, Article 17 of the Canyon County Code of Ordinances (CCCO), subject to the following restrictions:
  - a. The parcel shall be divided a maximum of one (1) time.
3. The request 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.”