

RZ2025-0005 Whiting

APPLICANT/PROPERTY OWNER: SHELLEY WHITING





REQUEST:

The applicant is requesting a rezone of approximately 3.17 acres from the “R-R” (Rural Residential) zone to the “R-1” (Single-Family Residential) zone.

There is no development agreement, but the applicant’s plans include dividing the property into three (3) parcels



Planning and Zoning Commission Recommendation - Approval

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **recommends approval** of Case #RZ2025-0005 a zoning map amendment for Parcel R27949 (3.17 acres) from the Rural Residential (R-R) zone to the Single-Family Residential (R-1) zone.

DATED this 16th day of April, 2026.

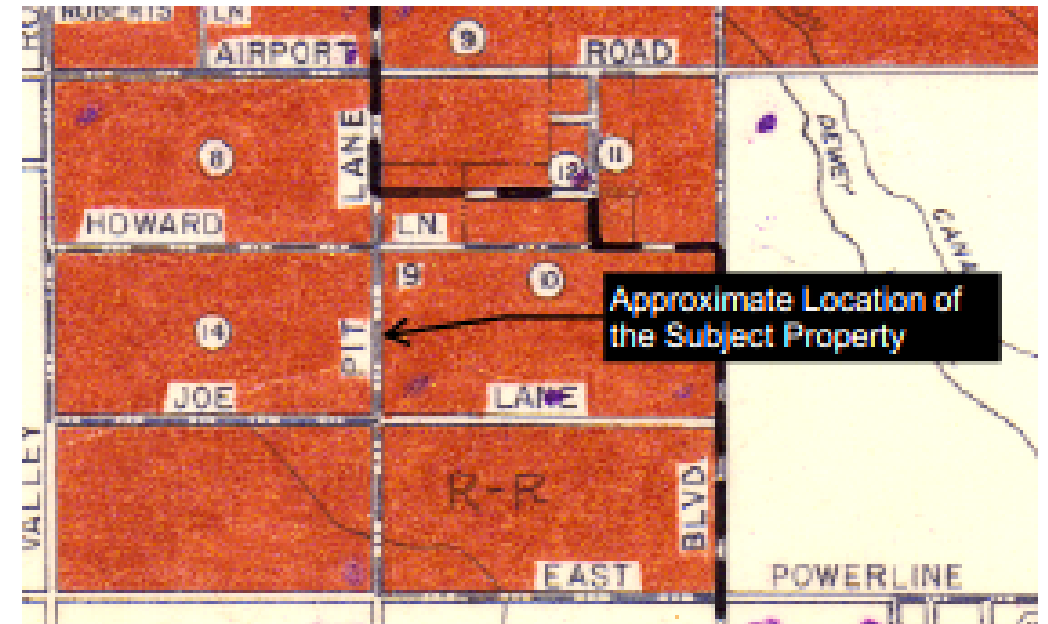
**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**



Brian Sheets, Acting Chairman

GENERAL BACKGROUND:

- Parcel R27949 is currently zoned Rural Residential (“R-R”) with a future zoning designation of Residential.
- The property has been divided as rural residential since 1979 (see map to the left).
- The property is an original parcel dating back to 1979 per PI2024-0003.
- If the rezone is approved, the parcel can go through the administrative land division process to divide into three (3) parcels as currently proposed.
- The property appeared to have a staging area during staff’s site visit. This use has since been removed.



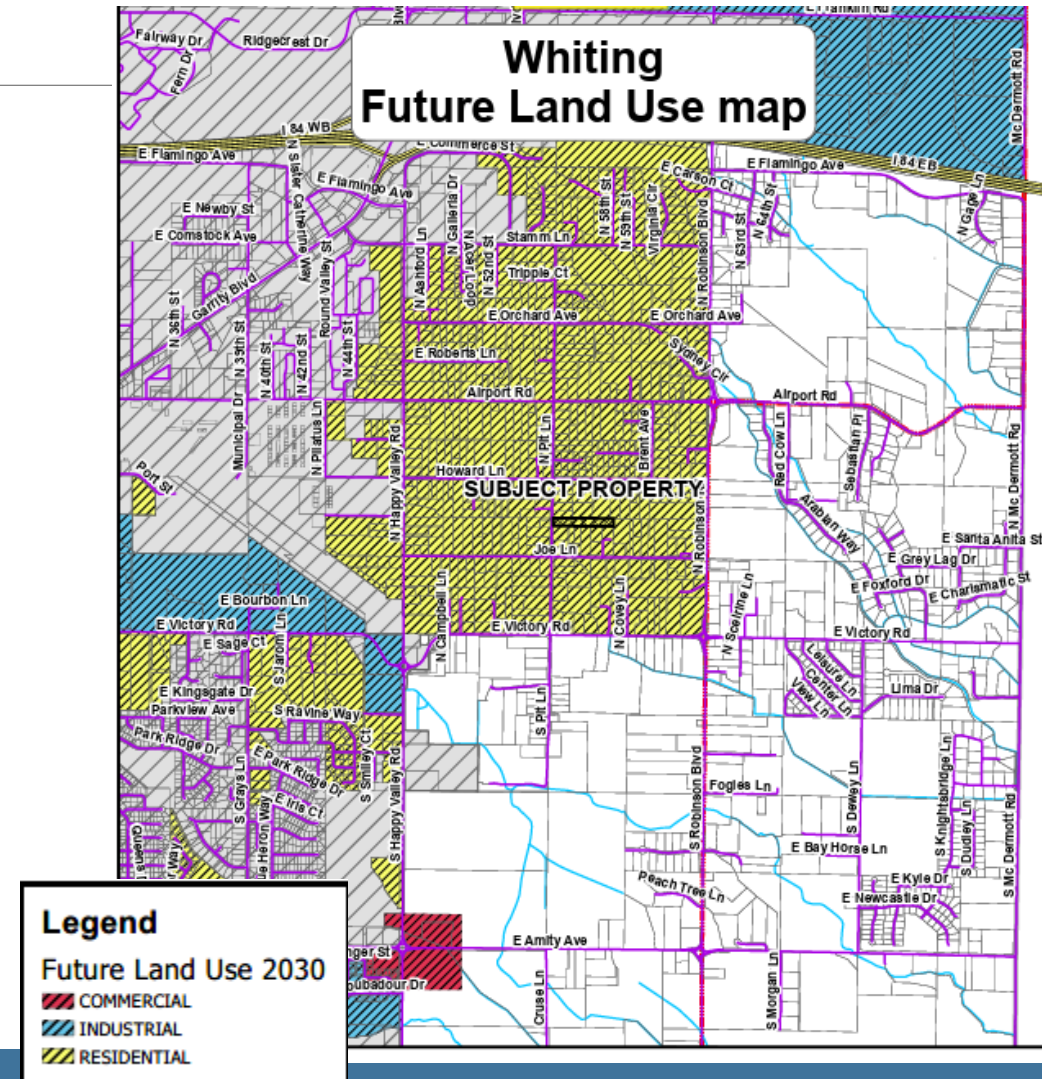
EVALUATION CRITERIA – CCCO § 07-06-05(1):

- 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 the proposed zoning map amendment;
- F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development;
- 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 created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts; and
- 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)



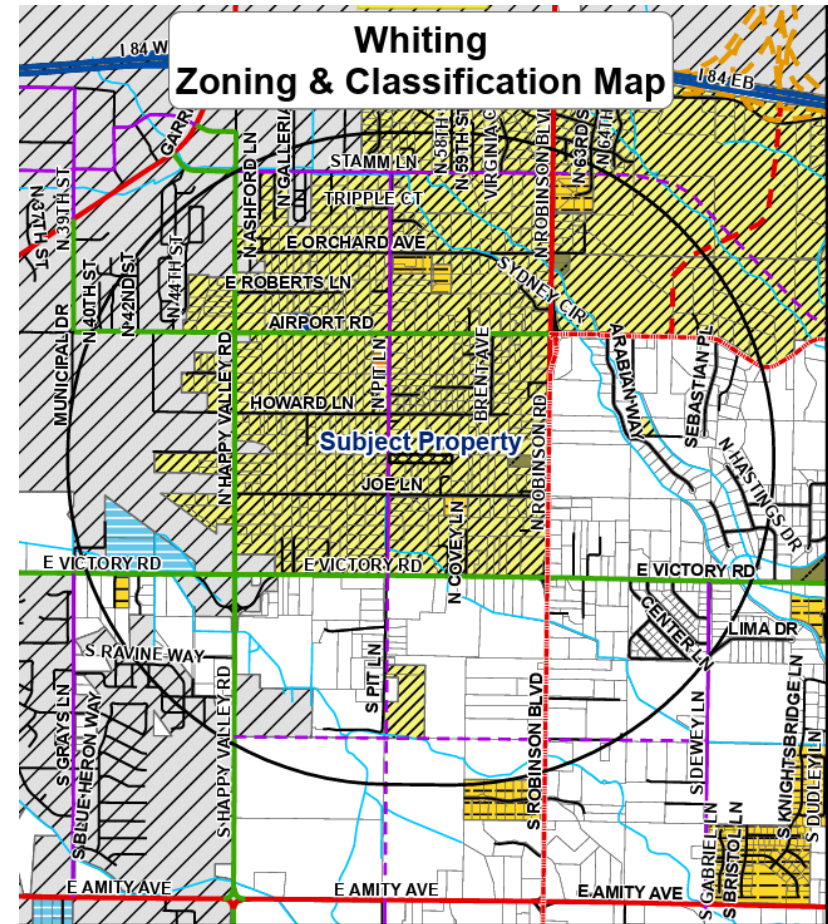
REZONE CRITERIA 1: COMPREHENSIVE PLAN CONSISTENCY

- The request is consistent with 6 goals and 7 policies of the 2030 Comprehensive Plan.
- The Future Land Use Map in the Comprehensive Plan designates the area as Residential.
- The parcel is within City of Nampa's Impact Area with a future land use designation of Low Density Residential (calls for 1-acre in size).



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

- The surrounding area primarily contains residential uses.
- There are 52 platted subdivisions within 1-mile of the subject property. Within 600-feet of the property, the average and median lot sizes for parcels within 600-feet of the subject property are 1.42 and 1.03 acres, respectively.
 - The applicant's plan is to divide the parcel into three (3) parcels with the average and median parcel sizes.
- The subject property is contained with TAZ Zone "2431" which forecasts an increase of 17 households by 2050.
- City of Nampa limits are found west, northwest, and southwest of the subject property with the closest being 0.3 miles to the west.
- The land use cases within the past 5-years demonstrate the area is trending towards having more residential uses.



Taken on Pit Lane Showing Fence
on Western Boundary Line



Showing Pasture on the Eastern
Portion of the Property



Taken Near Entrance of Property
Showing Pasture Facing East



Single-Family Residence



Shop on Site

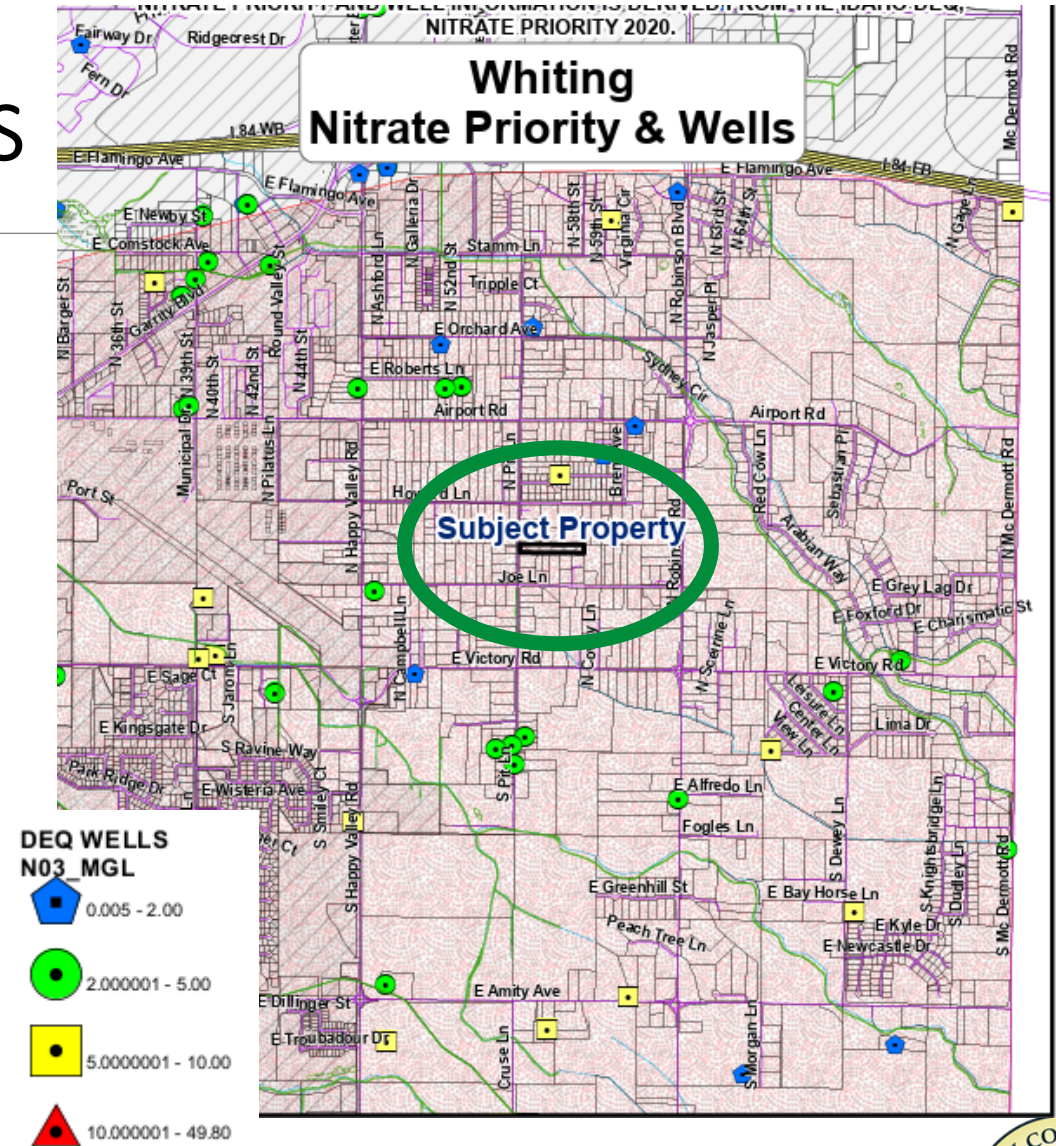


Rock Climbing Structure on Site



REZONE CRITERIA 5: ADEQUATE FACILITIES AND SERVICES

- Sewer: Sewer is proposed to be provided via individual septic tanks. No N-P study is required and separation distances will be dealt with at the
- Water: Individual wells are planned for additional lots.
- Drainage: Stormwater drainage is currently retained on site.
- Irrigation: Served by Boise Project/Nampa-Meridian Irrigation District
 - See site plan for preliminary irrigation plan.
 - NMID did not have any concerns as not facilities are impacted.
- Idaho Power suggested relinquishing an easement on site that is no longer utilized.
- Utility agencies did not comment.



REZONE CRITERIA 6: LEGAL ACCESS

- The subject property does have legal access off of Pit Lane (a public road) and is classified as a Rural Local Road.
- A private road will need to be create prior to building permit issuance for the 3rd house off of the current driveway.



Paved Driveway Entrance to Pit Lane

REZONE CRITERIA 7: PUBLIC STREET IMPROVEMENTS AND TRAFFIC IMPACTS

- Nampa Highway District No. 1 is not requiring any public street improvements at this time nor does it have traffic pattern concerns.
- Idaho Transportation Department does not have concerns.
- Due to only three (3) parcels proposed, it does not appear that mitigation of traffic needs to occur at this time.



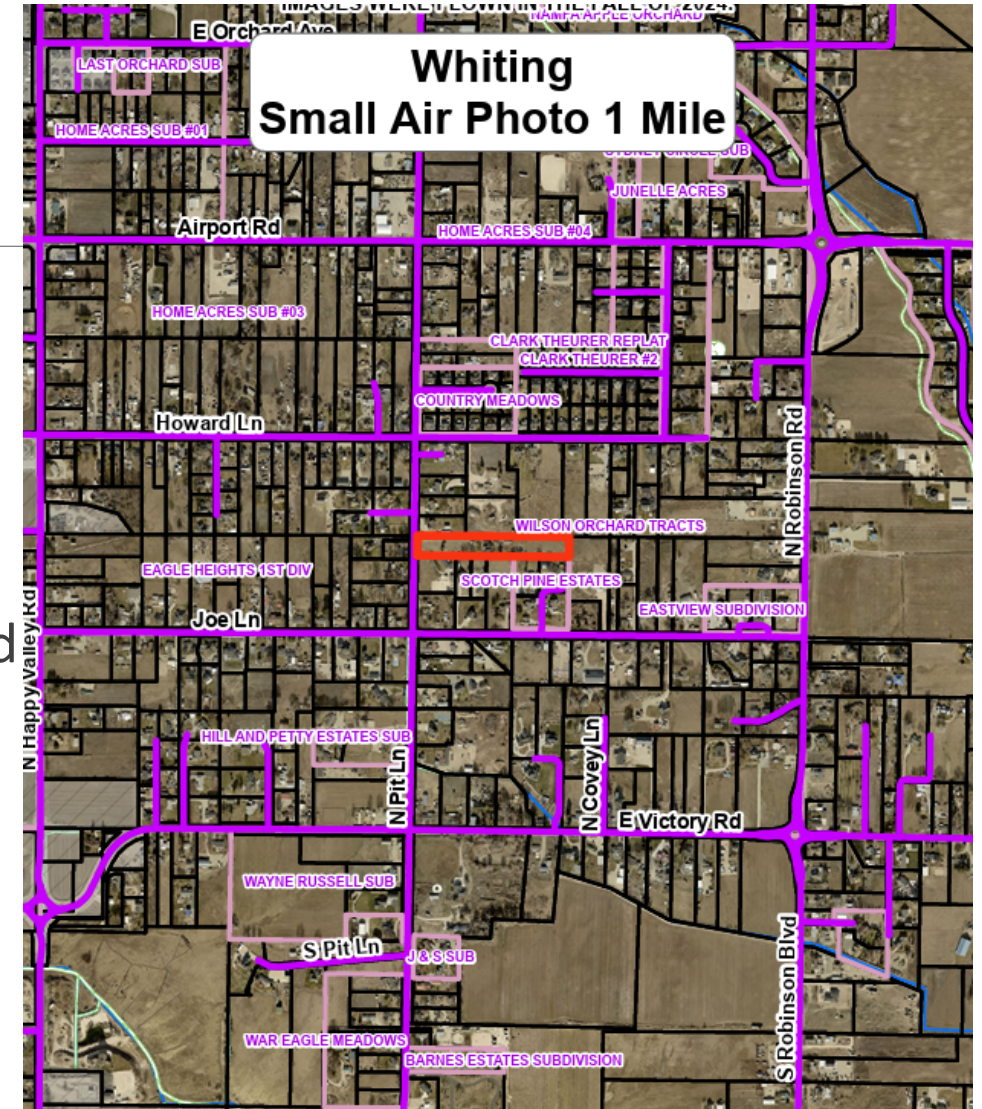
Pit Lane Facing North



Pit Lane Facing South

REZONE CRITERIA 8: PUBLIC SERVICES AND FACILITIES

- Schools: No comments were received from Nampa School District
- Police: No comments were received from Canyon County's Sheriff's Office.
- Fire Protection: Nampa Fire Protection District comment letter outlined fire code requirements and conditions of approval that must be met.
 - The estimated response time is 3 minutes pending call volume.
- EMS: Estimated response time is 6.18 minutes from Station M44, 8.83 minutes from the M52 Station, and 10.54 minutes from the M41 Station.



NOTIFICATION (07-05-01) & COMMENTS:

Neighbors within 600' were notified on March 12, 2026 for the P&Z Hearing:

- One public comment was received in support.

Neighbors within 600' were notified on June 25, 2026 for the BOCC Hearing:

- No public comments were received.

Initial agency noticing and JEPA notice was sent on October 20, 2025. Agencies and a Full Political was sent out on March 12, 2026 and June 25, 2026. Staff received comments from the following agencies:

Nampa Highway District No. 1, Southwest District Health, City of Nampa, Canyon County Code Enforcement Department, Idaho Transportation Department, Idaho Department of Environmental Quality, Nampa Fire Protection District, Idaho Department of Water Resources (Floodplain), Idaho Power Company, Nampa-Meridian Irrigation District, and Canyon County Paramedics.



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?

