

CR2024-0001

Mad River Development

PROPERTY OWNER: MAD RIVER DEVELOPMENT

REGISTERED AGENTS: DARIN BARNES AND JENNA BARNES

REPRESENTATIVE: ELYSE FISHER AND MATT WILKE



REQUEST:

The applicant requests a Conditional Rezone from the “R-R” (Rural Residential) zone to a “CR-C-1” (Conditional Rezone – Neighborhood Commercial) zone of Parcel R27927, approximately 2.13 acres.

The request includes a Development Agreement restricting the development to the following uses: a staging area, contractor shop, caretaker residence, and indoor recreation. The applicant has also proposed restricting the hours of operation from 7:00 a.m. to 9:00 p.m. and adding a site- obscuring fence on the west side of the property.



Planning and Zoning Commission Meeting – Recommended Denial

MOTION: Commissioner Sheets moved to **recommend denial** of Case No. CR2024-0001, and adopt staff's Findings of Fact, Conclusions of Law. Seconded by Commissioner Mathews.

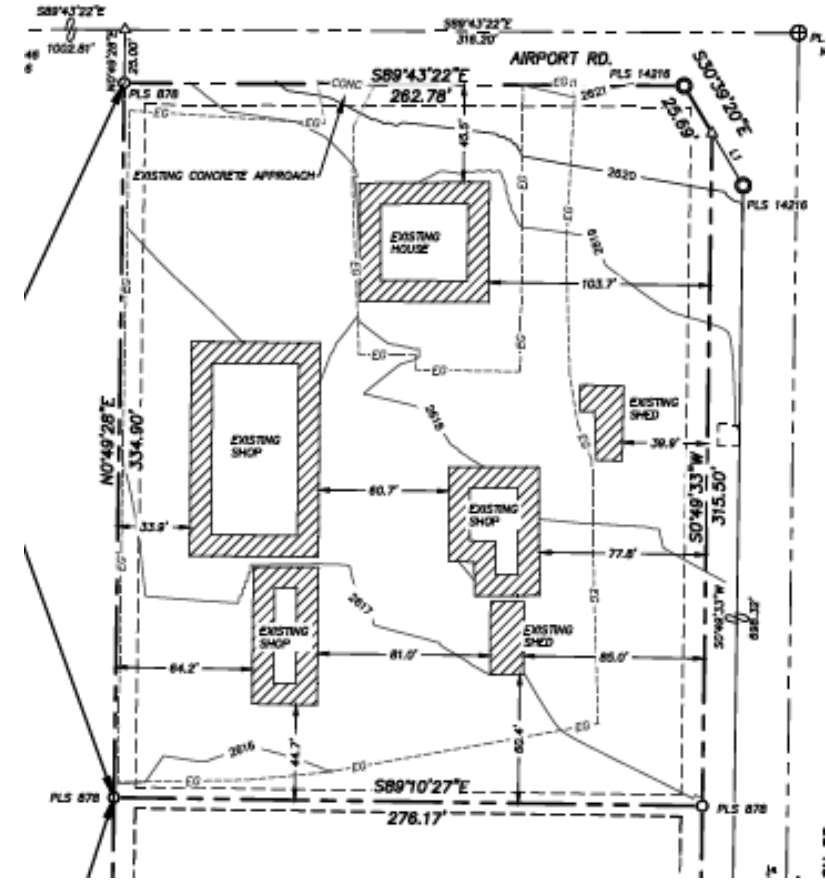
Discussion on the Motion:

Commissioner Nevill stated that the applicant will have an additional hearing before the Board of County Commissioners and suggested that the applicant work with Planner Bunn to get some of the items addressed because the Board would likely have the same questions.

Roll call vote: 6 in favor, 0 opposed, motion passed.

GENERAL BACKGROUND:

- Parcel R27927 is currently zoned Rural Residential with a future land use of Residential.
- This parcel was created via a land division in 2000.
- In 2023, a code enforcement case was opened due to having a trucking business.
- In 2025, another code enforcement violation was opened on the property due to having a personal-use only accessory structure with an expired building permit being used for a commercial business.



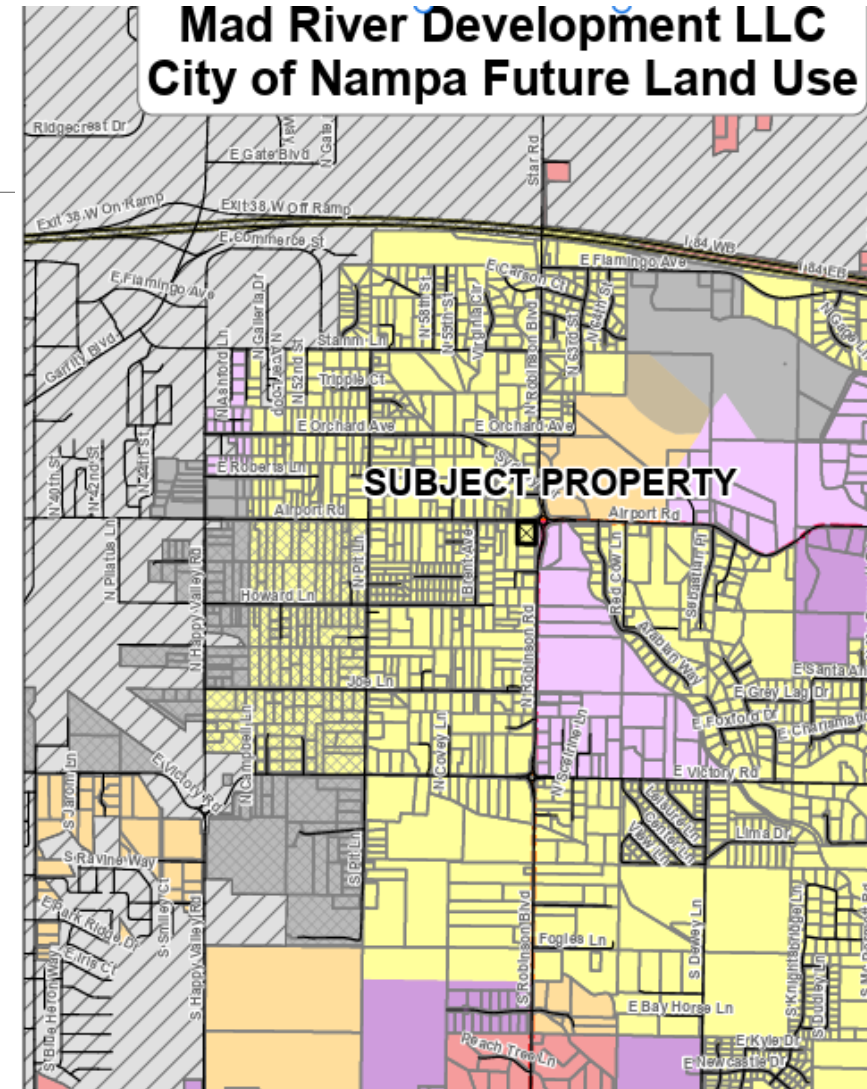
CONDITIONAL REZONE CRITERIA - (07-06-07(6)A):

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)



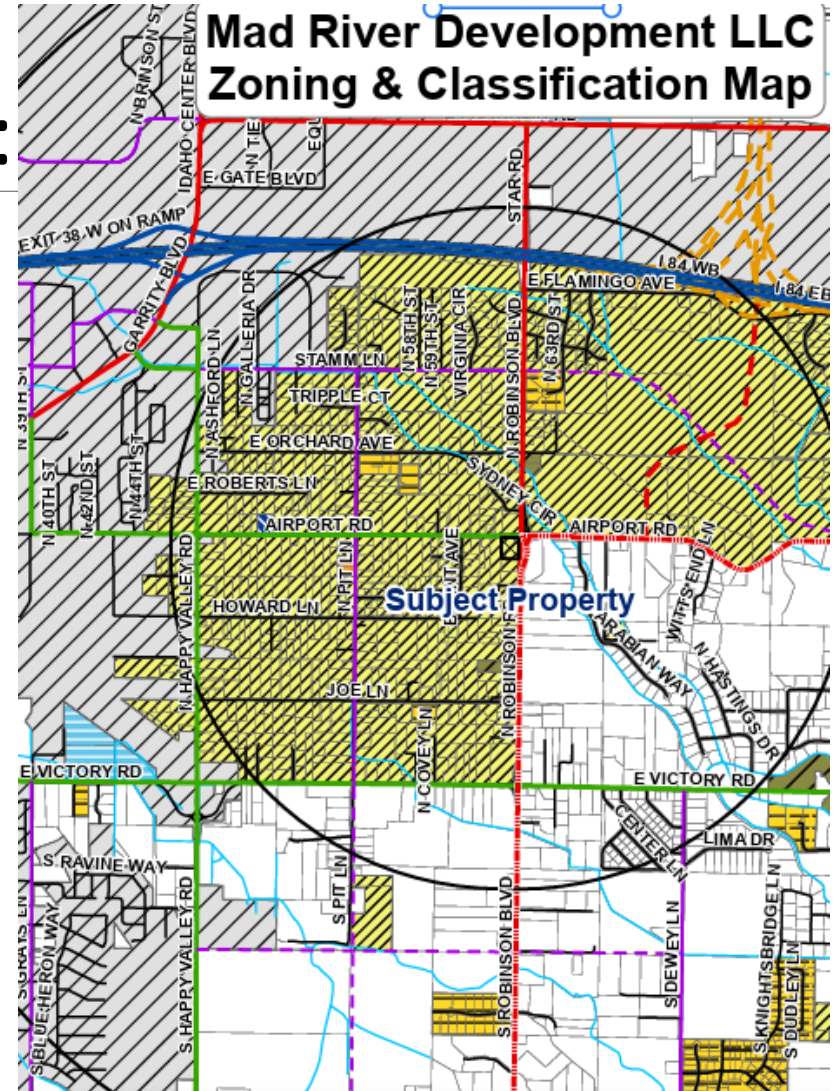
CONDITIONAL REZONE CRITERIA 1: COMPREHENSIVE PLAN CONSISTENCY

- R27927 (2.13+ acres) is identified as Residential.
- City of Nampa's Comprehensive Plan calls for "Low-Density Residential" but is adjacent to "Community Mixed Use."
- The request is not consistent with 2 goals and 2 policies of the 2030 Comprehensive Plan.



CONDITIONAL REZONE CRITERIA 2-4:

- The surrounding area primarily contains residential uses and some agricultural uses.
- The trends do not support residential growth at this time
 - Land use cases indicate a trend toward residential development rather than commercial expansion.
- Pursuant to Canyon County ordinance 07-10-25 (5), the purpose of the C-1 (Neighborhood Commercial) Zone is to provide for local commercial service needs and to restrict incompatible uses. Although the applicant may support local services somewhat, the land use patterns do not support commercial uses yet.
- See **Exhibit 6b** for applicant's proposed conditions of approval to limit impact to the character of the area.



Property from Airport Road Facing Southeast



Residence on Site



Shows Area to the East of the Single-Family Residence Facing Southeast



Facing West on Robinson Blvd Showing Buildings on Site and Trailers

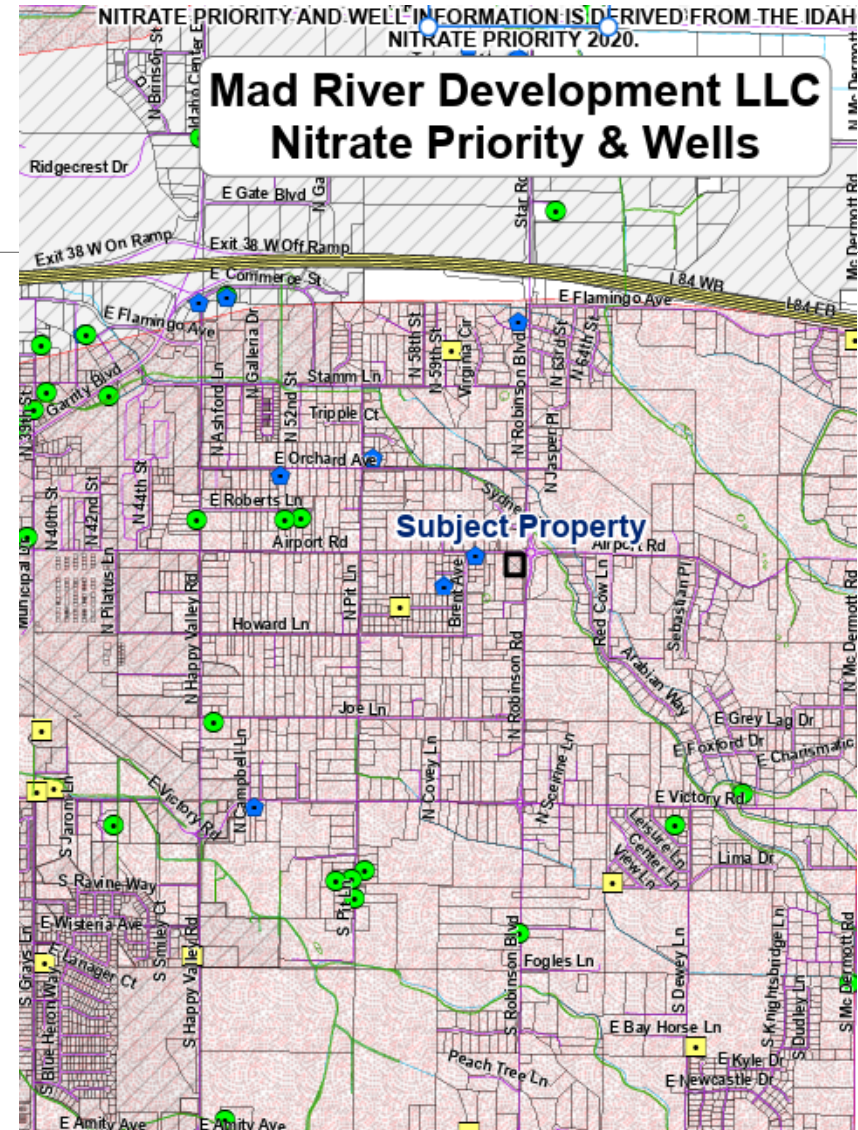


Facing North on Public ROW Dedication along Eastern Boundary of Property



CONDITIONAL REZONE CRITERIA 5: ADEQUATE FACILITIES AND SERVICES

- Sewer: An Individual septic system is planned
 - Per SWDH, a nutrient pathogen study may be required.
 - The gas station was not discussed with SWDH.
- Water: Individual wells are planned
- Drainage: Stormwater drainage is retained on site.
- Irrigation: The property has surface irrigation water and is irrigated with the use of gravity irrigation.
- Utility agencies did not comment.



CONDITIONAL REZONE CRITERIA 6: PUBLIC STREET IMPROVEMENT AND TRAFFIC PATTERNS/IMPACTS

- Currently, there are two curb cut approaches onto Airport Road
- The curb cut approaches will be required a paved apron to limit the effects to the public road.
- Nampa Highway District No. 1 stated for commercial businesses, such as a fueling station/convenience store, this may require a traffic impact study and additional public ROW dedication.
- ITD found the application does not meet thresholds for a Traffic Impact Study, nor does it pose a safety concern.



Airport Road Accesses

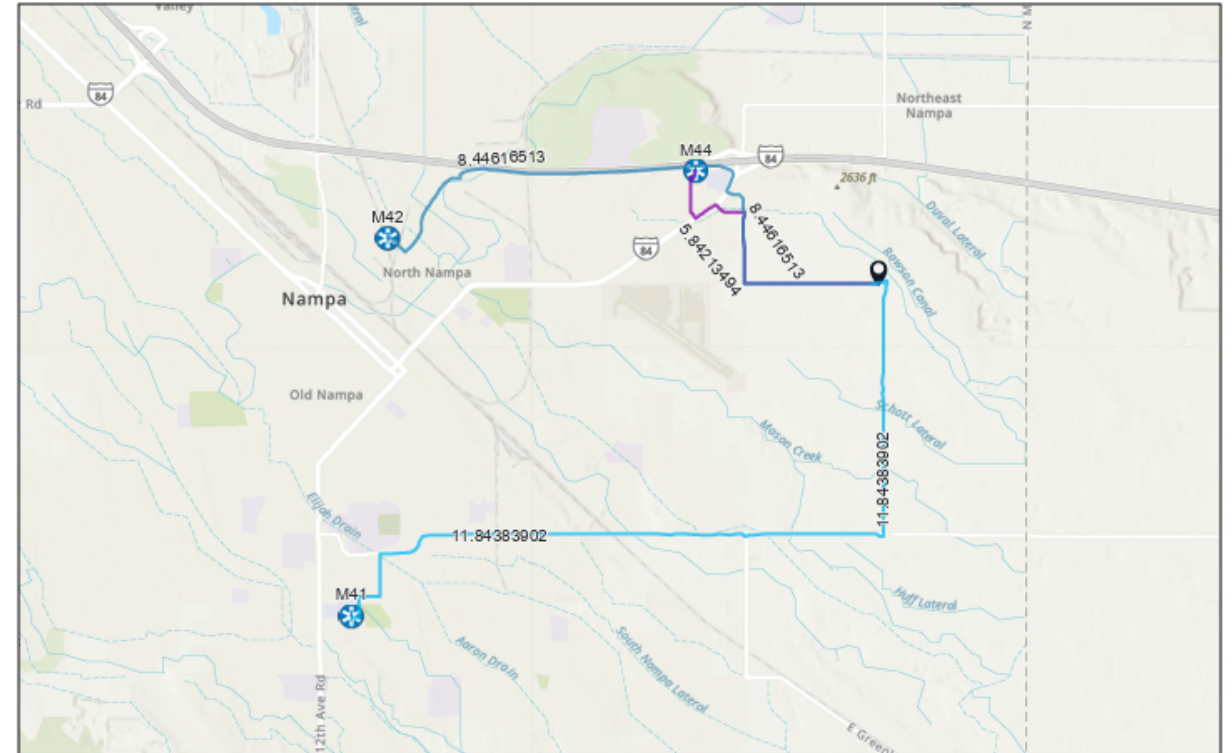
CONDITIONAL REZONE CRITERIA 7: LEGAL ACCESS

- The subject property does have legal access for the conditional rezone off of Airport Road
- Nampa Highway District No. 1 will require the curb cut approaches to have paved aprons to limit the effects to the public road.



CONDITIONAL REZONE CRITERIA 8: PUBLIC SERVICES AND FACILITIES

- Schools: No comments were received
- Police: No comments were received.
- Fire Protection: Nampa fire does not oppose the application. The estimate response time is 1 minute.
- EMS: Canyon County Paramedics sent three (3) response times for different stations – 5.84 minutes, 8.44 minutes, and 11.84 minutes.



NOTIFICATION (07-05-01) & COMMENTS:

Initial agency noticing and JEPA notice was sent on April 23, 2025. Agencies and a Full Political was sent out on February 26, 2026 and July 8, 2026. Staff received comments from the following agencies:

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

Neighbors within 600' were notified on February 26, 2026 for the P&Z Hearing:

No public comments were received.

Neighbors within 600' were notified on July 8, 2026 for the BOCC Hearing:

Four (4) public comments were received in opposition.



Decision Options:

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?

