CR2025-0018/OR2025-0027 Notus-Parma Highway District No. 2

PROPERTY OWNER: NOTUS-PARMA HIGHWAY DISTRICT NO. 2

APPLICANT: ALEX JONES OF J-U-B ENGINEERS

REQUEST:

The applicant requests a Comprehensive Plan Map Amendment from Agricultural to Industrial and a Conditional Rezone from the “R-1” (Single-Family Residential) zone to the “CR-M-1” (Conditional Rezone –Light Industrial) zone of Parcel R38701, approximately 38 acres.

The applicant has proposed to restrict several uses within in the M-1 zone. See Exhibit 3.A2.1 for their proposed restricted uses.



Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case #CR2025-0018, a conditional rezone of approximately 38-acres (Parcel R38701) from the Single-Family Residential (R-1) Zone to the Conditional Rezone-Light Industrial (CR-M-1) Zone, subject to the conditions of the development agreement.

DATED this 17 day of September, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

Order

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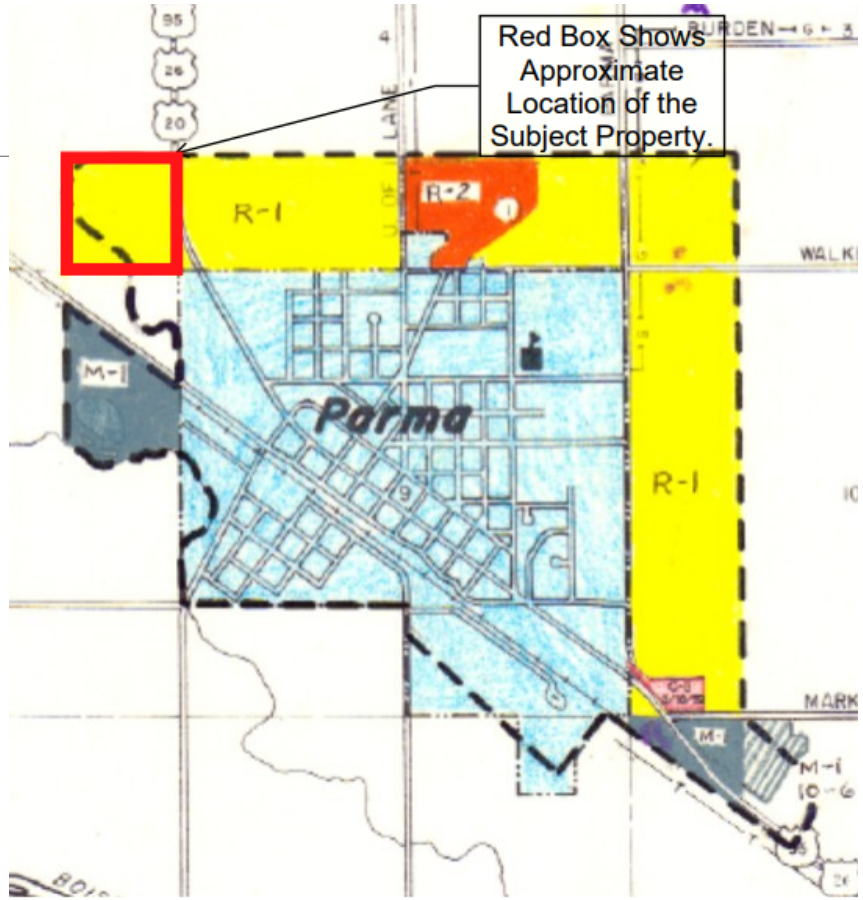
PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

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Planning and Zoning Commission Recommendation -Approval

GENERAL BACKGROUND:

- Parcel R38701 is currently zoned Single-Family Residential (R-1).
  - The zoning dates back to 1979.
- It is an original parcel per PI2022-0185.



1979 Zoning Map

COMPREHENSIVE PLAN AMENDMENT CRITERIA- (07-06-03(1)

(1) The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals and policies:

A. Is the requested type of growth generally in conformance with the comprehensive plan;

B. When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation;

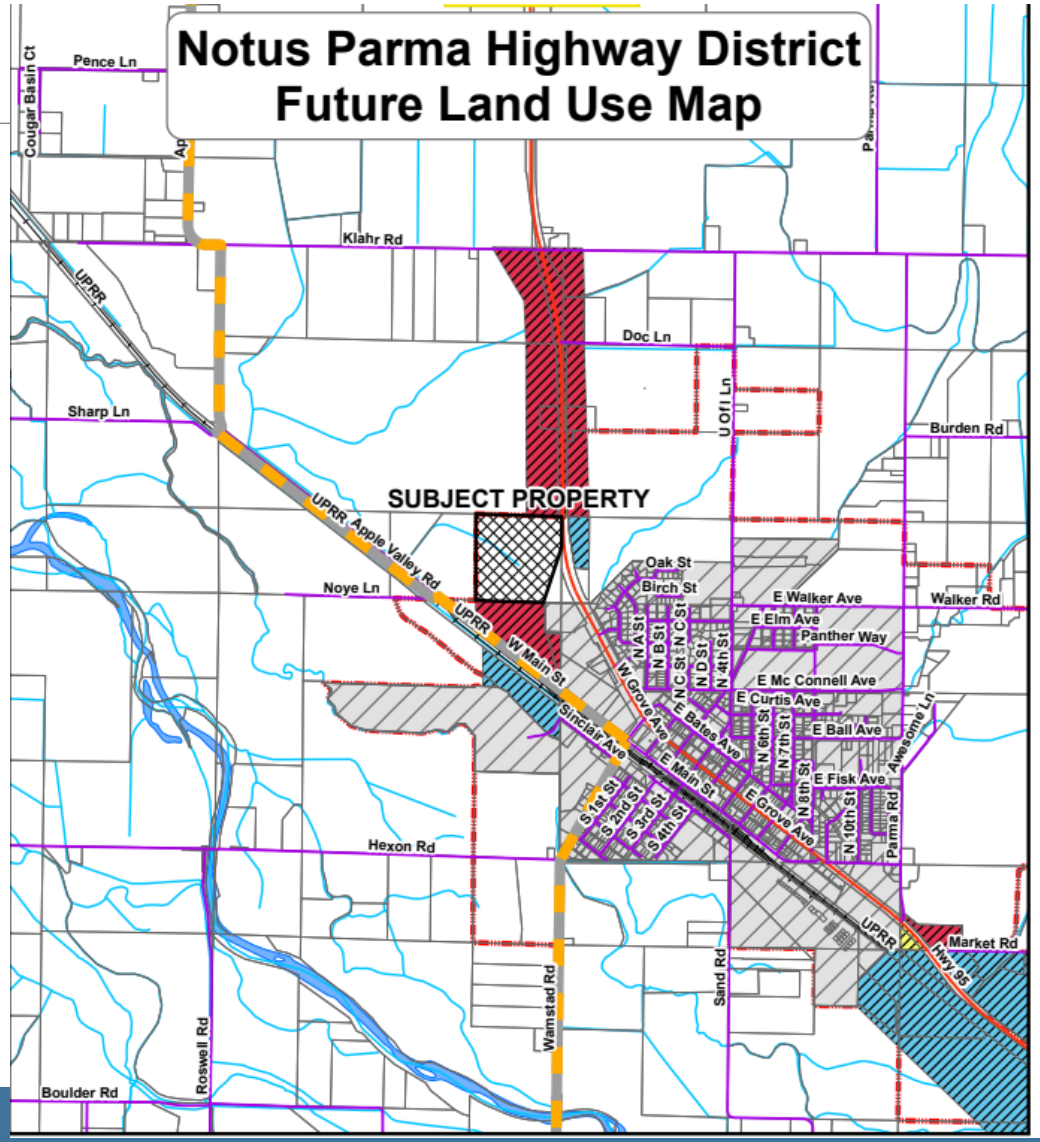
C. Is the proposed comprehensive plan amendment compatible with surrounding land uses;

D. Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted; and

E. Will the proposed comprehensive plan amendment impact public services and facilities. What measures will be implemented to mitigate impacts? (Ord. 11-003, 3-16-2011)

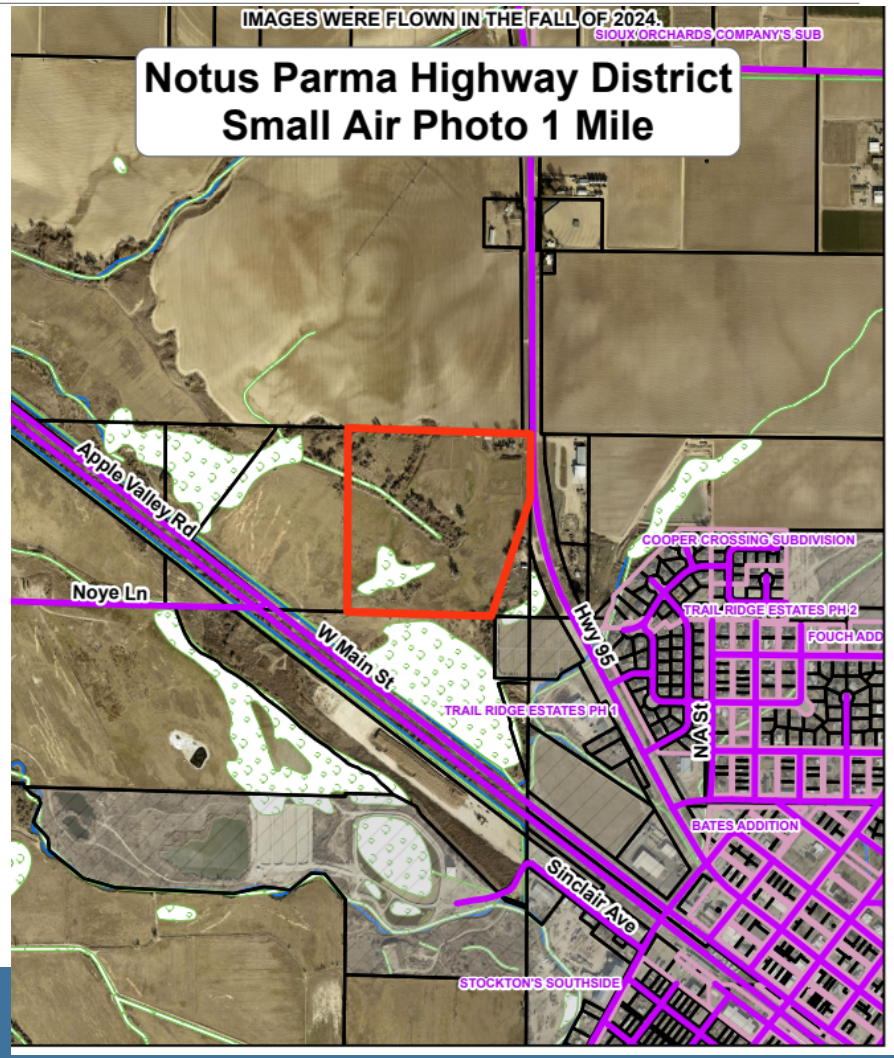
Comprehensive Plan Amend. Criteria 1: Conformance with Plan

- The Future Land Use Plan in the 2030 Comprehensive Plan designates the parcel as “agriculture.”
- The parcels directly to the north, south, and further east are designated as “commercial” and “industrial.”
- “The M-1 district provides and encourages the grouping of light industrial uses capable of being operated such that location and appearance of buildings and the treatment of the land about them will be unobtrusive and not detrimental to surrounding uses” (Page 27, 2030 Comprehensive Plan),



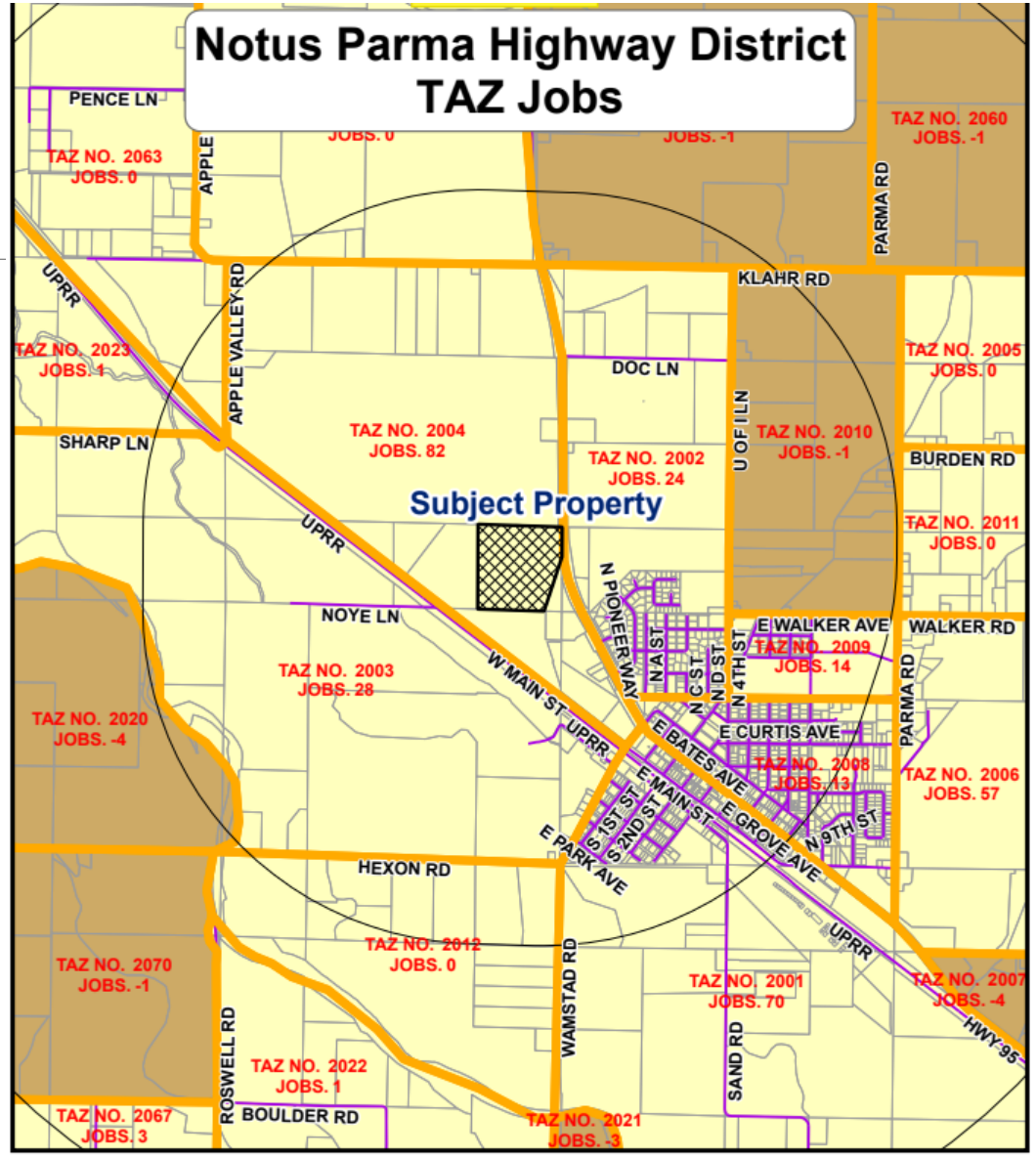
Comprehensive Plan Amend. Criteria B-C: Surrounding Land Uses & Compatibility

- The primary land uses found in the vicinity of the subject property are agricultural, residential, and commercial/industrial.
  - Residential subdivisions located within City of Parma on the eastern side of US-95
  - To the south along US-95, there are a variety of commercial and industrial businesses.
  - There is also existing commercial and industrial zoning to the north of the subject property.
  - Agricultural operations occur to the north, south, east, and west, but traffic is to be directed to US-95 so ag-operators are anticipated to be limitedly impacted.



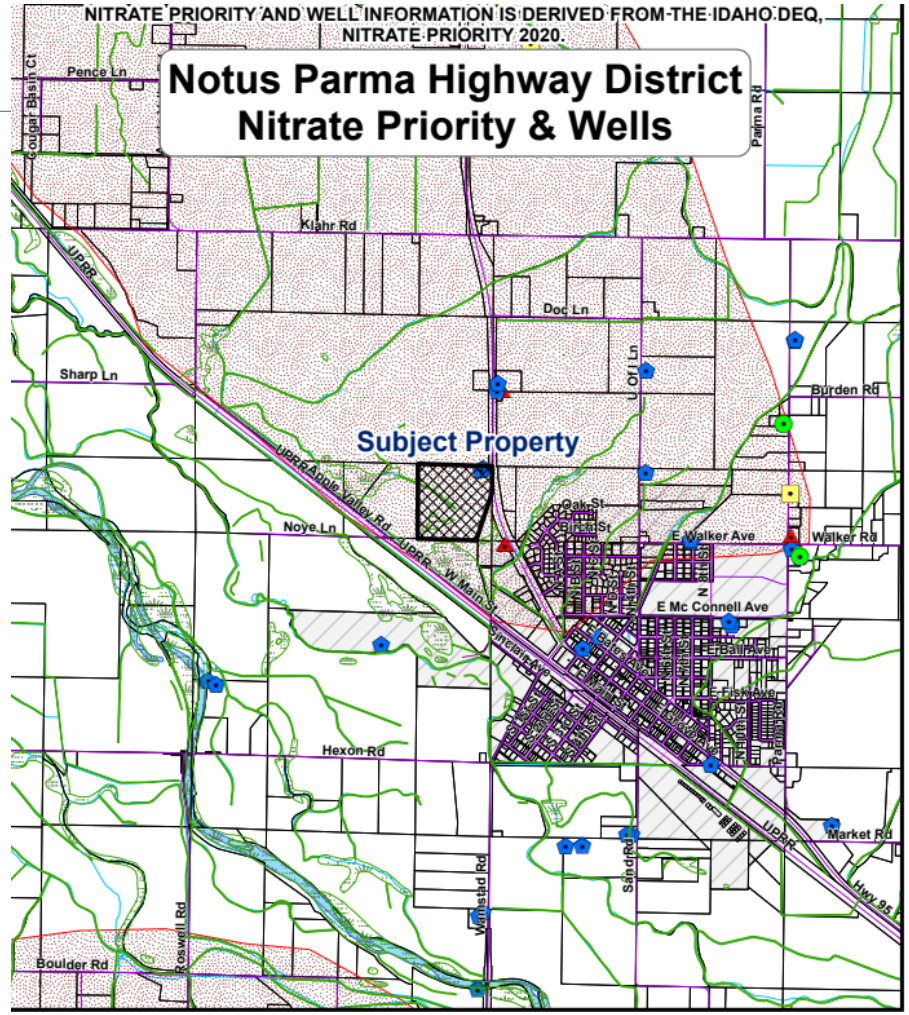
Comprehensive Plan Amend. Criteria D

- There is commercial and industrial zoning to the north and commercial/industrial businesses to the south along US-95.
  - Examples include: an agricultural laboratory, a dentist, an agricultural equipment supplier, storage units, and a construction company.
- Based on the TAZ forecasts, it shows this as a growth area between now and 2050 for jobs (projected growth is 82 jobs).



Comprehensive Plan Amend. Criteria 5 and Idaho Code §67-6537

- The proposed comprehensive plan amendment is not anticipated to impact public services and facilities.
- The nitrate priority and well map does not appear to show any ground water monitoring wells in the area with high nitrate levels.

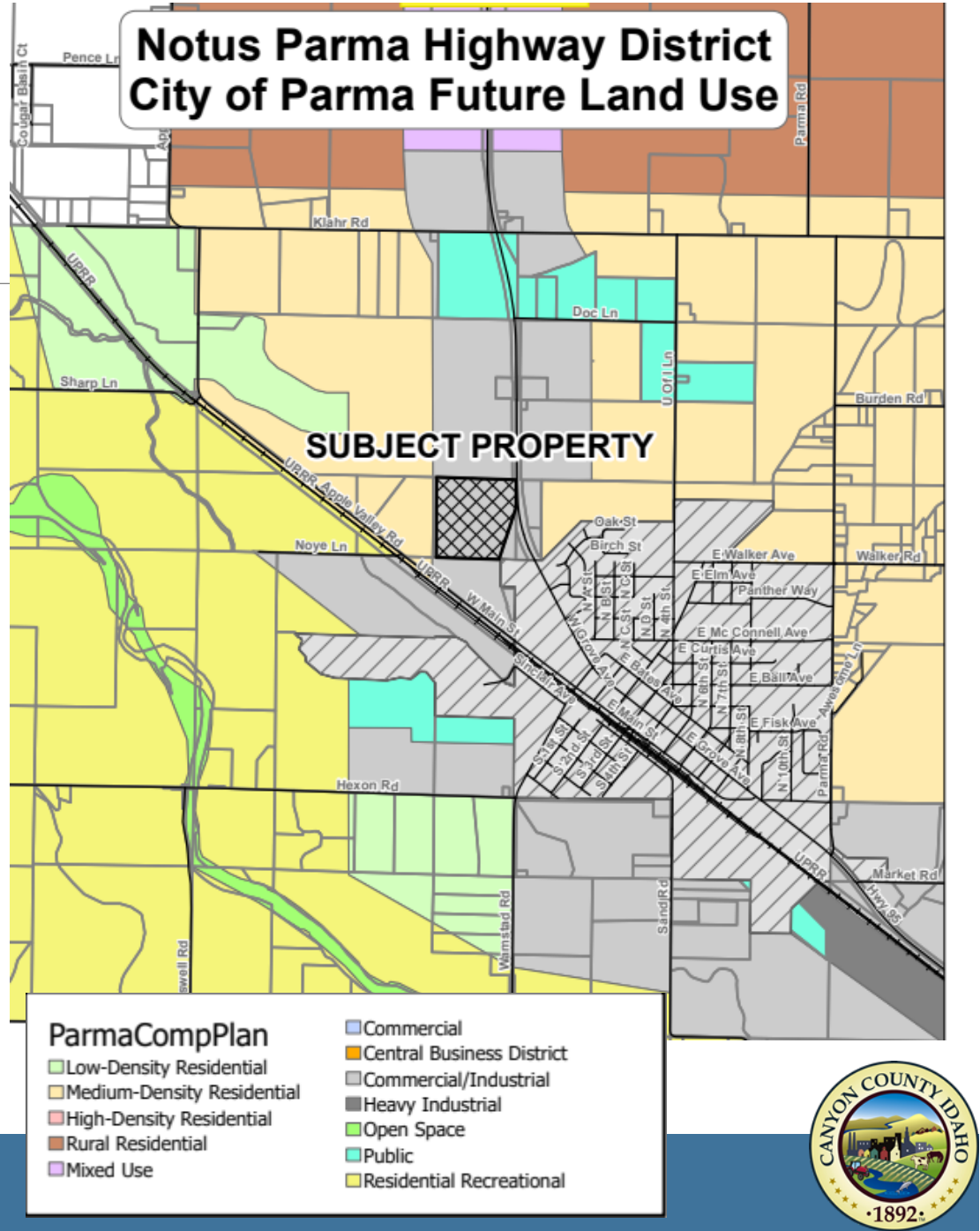


CONDITIONAL REZONE CRITERIA - (07-06-07(6)A):

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)

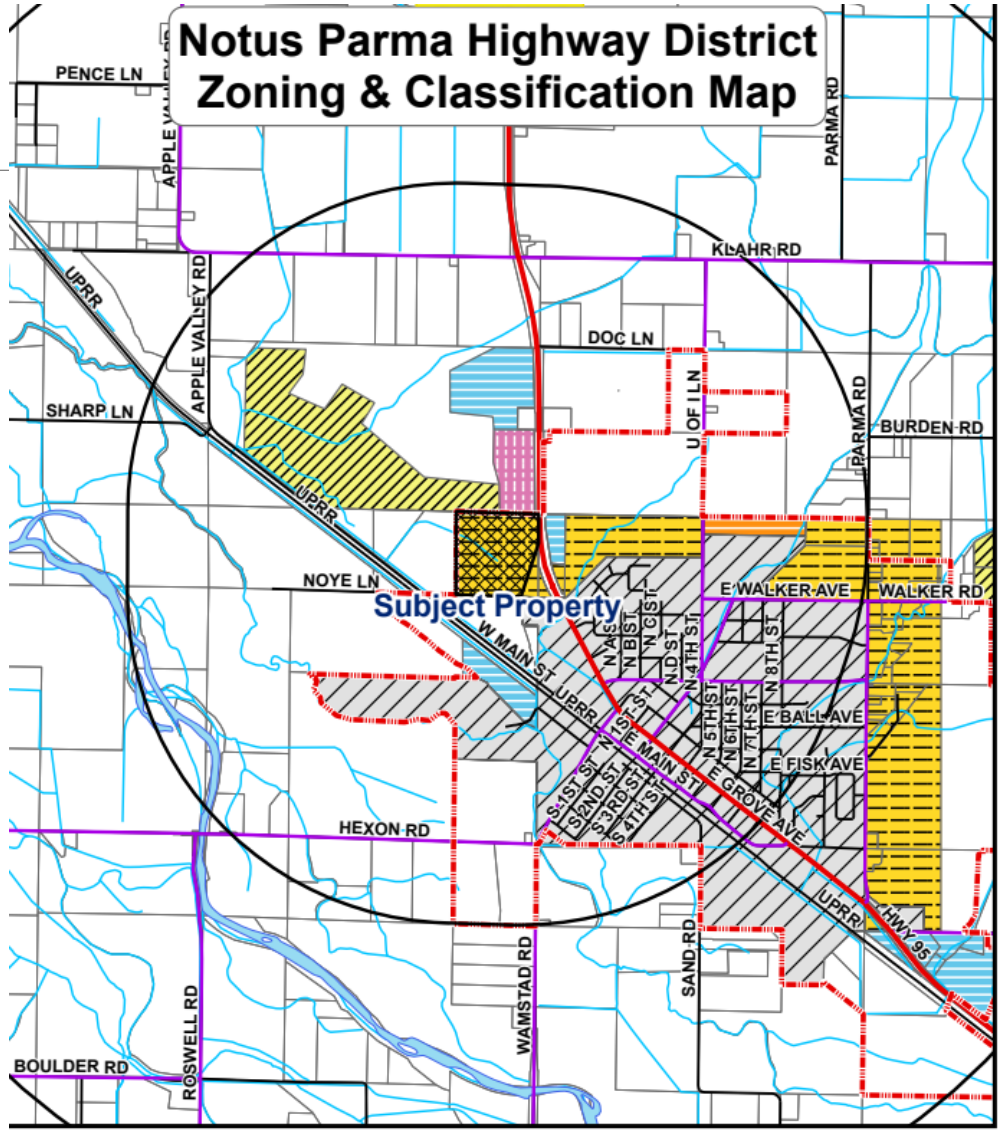
CONDITIONAL REZONE CRITERIA 1: COMPREHENSIVE PLAN CONSISTENCY

- R38701 (38 acres) is identified as Agriculture and the area directly to the north, south, and further east as “Commercial” and “Industrial.
- City of Parma’s Comprehensive Plan calls for “Commercial /Industrial.”
- The request is consistent with 6 goals and 6 policies of the 2030 Comprehensive Plan.



CONDITIONAL REZONE CRITERIA 2-4:

- The primary land use in the vicinity of the subject property are agricultural, residential, and commercial/industrial.
  - There is commercial and industrial zoning to the north.
- See **Exhibit 3.A2.1** for the applicant's restricted uses.
- The Planning and Zoning Commission has proposed additional conditions to limit the impacts to the area (see Exhibit 1).



On property behind house, facing West



On property behind house, facing Southwest



Single-Family Residence Facing West on US-95



Shed on Property Used for Equipment Storage

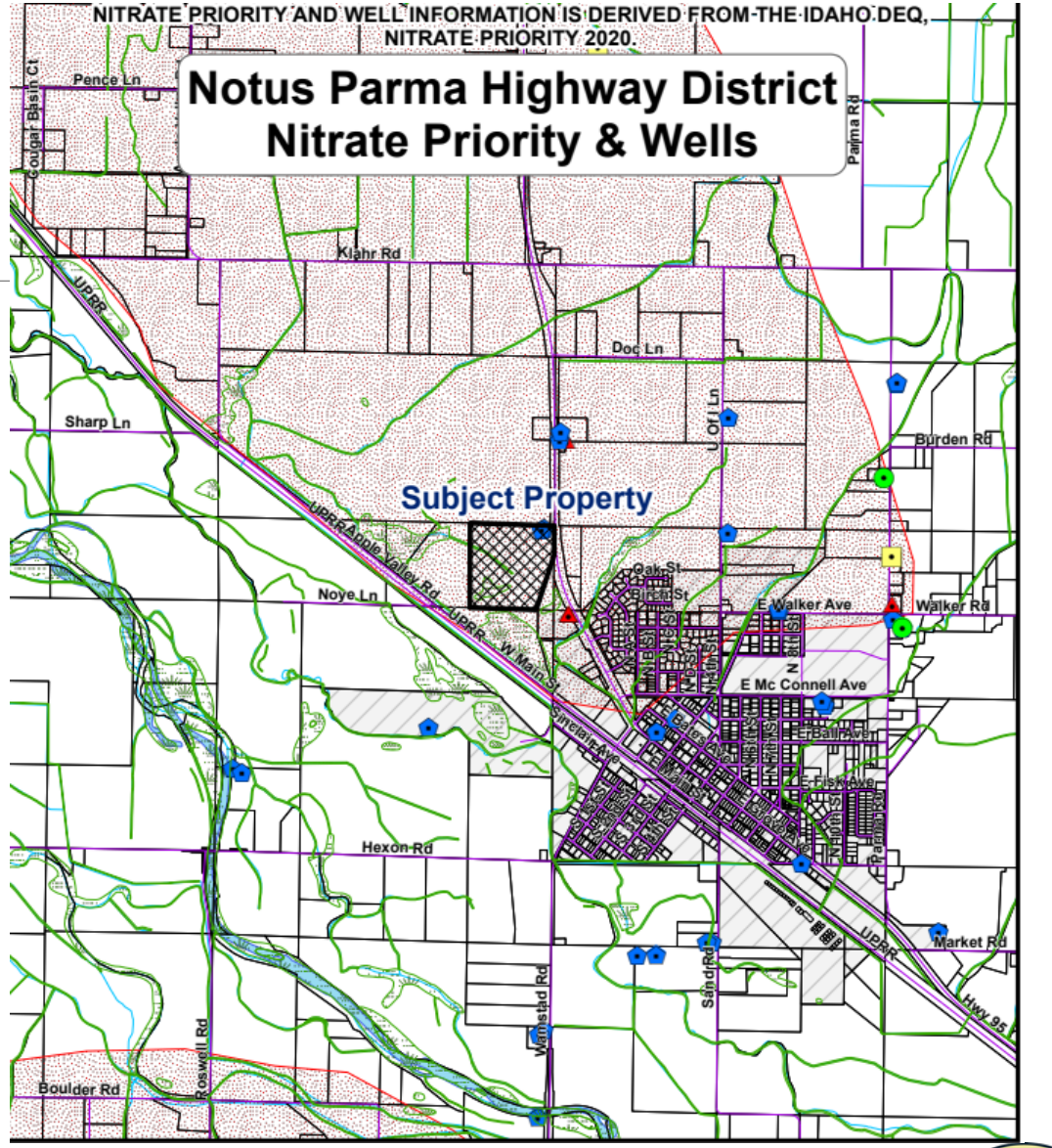


On property, facing South



CONDITIONAL REZONE CRITERIA 5: ADEQUATE FACILITIES AND SERVICES

- Sewer: Individual septic system(s) are planned
  - A N-P study may be required if the wastewater flow exceeds 600 gallons per day.
- Water: Individual well is on site.
- Drainage: Stormwater drainage is retained on site.
- Irrigation: Per the applicant, the property is irrigated via surface irrigation water shares from Farmers Cooperative Ditch Co.
- Utility agencies did not comment.



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

- Idaho Transportation Department is not requiring public street improvements at this time and does not have concerns with traffic patterns, but ITD reserves the right to make further comments or require a traffic analysis study at the time of an encroachment permit.



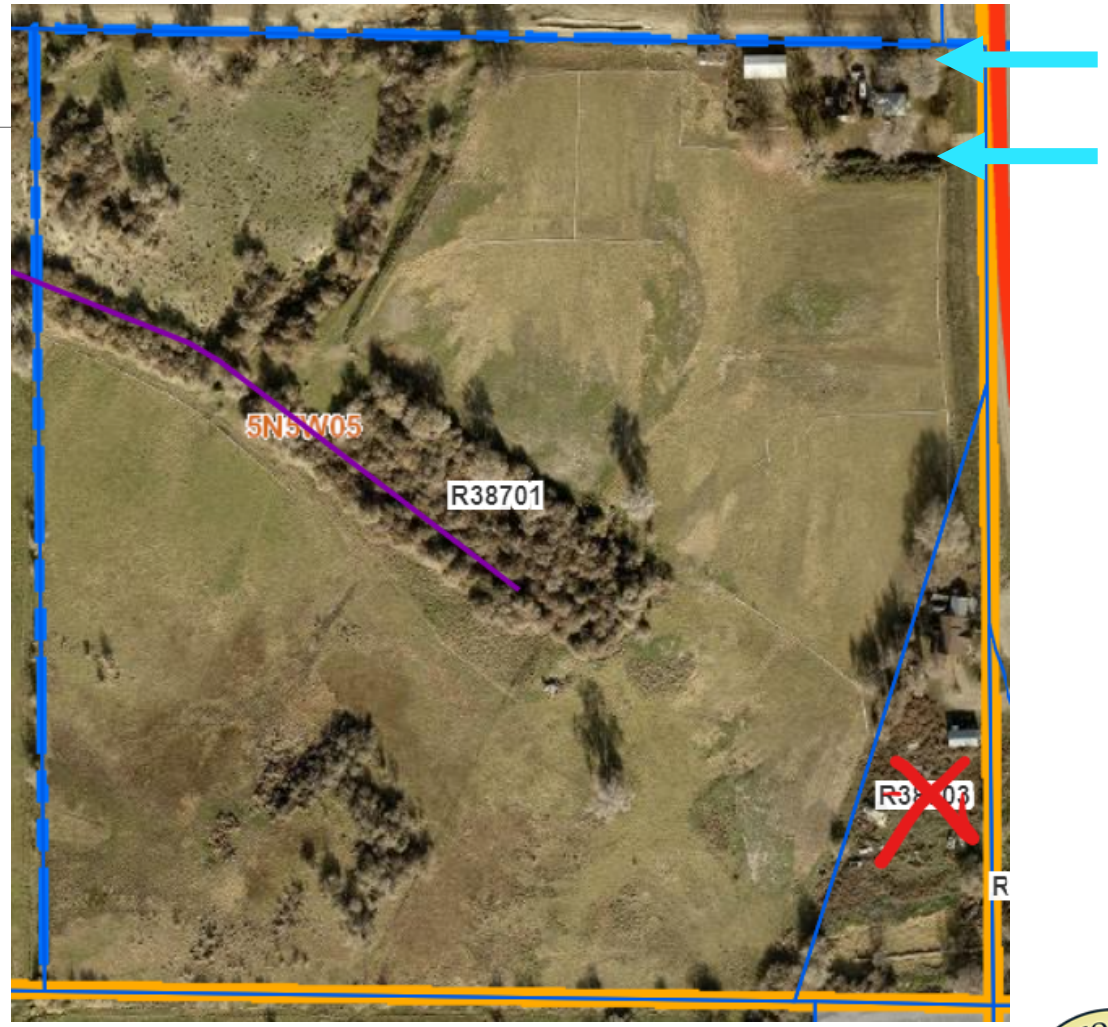
Entrance SH-95 Facing South



Entrance SH-95 Facing North

CONDITIONAL REZONE CRITERIA 7: LEGAL ACCESS

- The subject property does have legal access off US-95 via two (2) access points.
- At the time of development, Idaho Transportation Department stated that an encroachment permit for a commercial two-way approach will be needed.
- ITD will likely request that the northernmost access be the commercial two-way access due to the alignment with the cross-street running east-to-west.



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 acknowledges that their times are slightly extended in this location, but it does appear to be across from Parma Fire Department which also has ALS transport capabilities.



Parma Rural Fire District Station Across from the Subject Property

NOTIFICATION (07-05-01) & COMMENTS:

Initial agency noticing and JEPA notice was sent on March 23, 2026. Agencies and a Full Political was sent out on August 13, 2026, September 24, 2026, and October 15, 2026. Staff received comments from the following agencies:

Southwest District Health, Idaho Department of Environmental Quality, Idaho Transportation Department, Parma Rural Fire District, Canyon County Paramedics, Farmers' Cooperative Ditch Co, City of Parma, City of Nampa, Idaho Department of Water Resources (Floodplain), and Community Planning Association (COMPASS).

Neighbors within 600' were notified on August 14, 2026 for the P&Z Hearing:

- No comments were received.

Neighbors within 600' were notified on September 29, 2026, and October 20, 2026 for the BOCC Hearing:

- No comments were received.

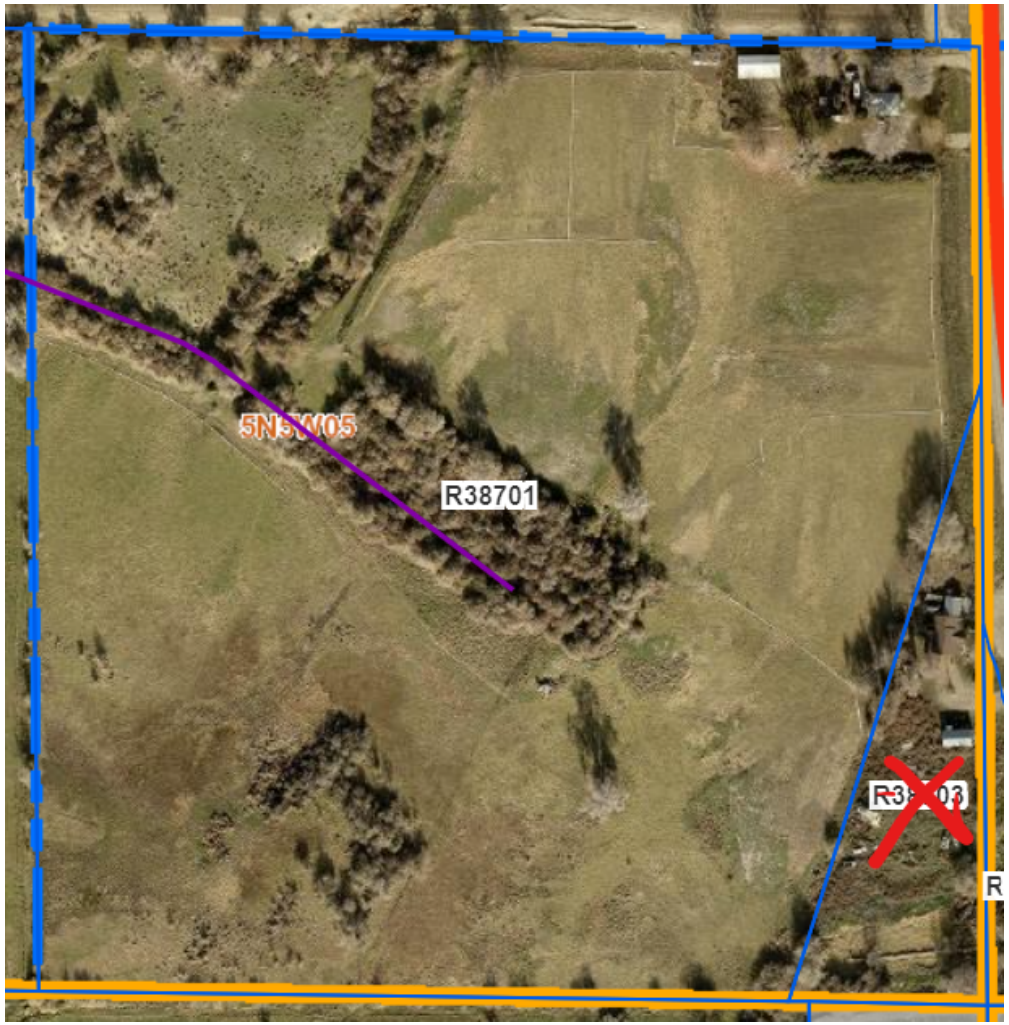
Decision Options:

The Board of Canyon County Commissioners may **approve** the comprehensive map amendment and conditional rezone and direct staff to make findings of fact to support this decision;

The Board of Canyon County Commissioners may **deny** the comprehensive map amendment and 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?



P&Z Commission's Conditions of Approval

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.
   a. 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.
   b. If any of the buildings on site are to be used for business operations, the property owner shall apply for a change of occupancy to commercial or the appropriate building department application(s) as determined by Canyon County's Building Official. Once the appropriate permit is submitted, expiration or violation of said permit will also be considered a violation of this condition
2. The developer 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."
   Commencement shall be as defined in CCCO §07-02-03 (Definitions Enumerated) or when Notus-Parma Highway District No. 2 begins utilizing the subject property for their operations (which may include staging their equipment on site or utilizing a structure for their operations).

P&Z Commission's Conditions of Approval Pt.2

3. The subject property (Parcel R38701; approximately 38 acres) shall be subject to the requirements of the "CR-M-1" Zone. The "CR-M-1" Zone is subject to the following on-going conditions:
   a. The following uses shall be allowed within the "CR-M-1" Zone:
      - Accessory uses and/or structures to allowed uses
      - Agriculture
      - Animal facility (small) on 5 acres or more
      - Animal facility (small) on less than 5 acres
      - Bulk Storage as an accessory use of any flammable liquid above or below ground
      - Caretaker residence
      - Commercial and private off-street parking facilities for vehicles
      - Contractor shop
      - Offices
      - Private tower with antenna
      - Public uses and quasi-public uses
      - Similar uses to allowed use
      - Staging area
      - Telecommunication facility
      - Transit or trucking terminal and/or service facility
      - Vehicle service facility
      - Warehousing, wholesaling, and distribution facilities

P&Z Commission's Conditions of Approval Pt.3

b: Due to the proximity to residential uses and zoning, the following uses shall be permitted through a conditional use permit:

- Agricultural research facility
- Airpark
- Animal hospital
- Batch plants
- Church
- Equipment rentals (outdoor)
- Farm implement sales or service, farm supply sales
- Fertilizing processing facility
- Firewood sales
- Fireworks sales
- Food processing facility
- Indoor recreation
- Kennel
- Landscape business
- Mortuaries, cremation, and funeral home
- Museum
- Nursery
- Nursery (retail/wholesale)
- Outdoor sales or displays (accessory to allowed use)
- Light manufacturing, assembly, testing and/or packaging facilities
- Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses
- Mineral extraction (long-term)
- PUDs
- Radio, television and broadcasting stations
- Rehabilitation of manufactured/mobile homes
- Rendering plant
- Retail stores, personal service shops, banks, hotels, motels, microbrewery, and restaurants
- Sale (commercial) of hay, grain, seed and related supplies
- Sale of heavy building materials and machinery
- Sale of savage goods
- School (vocational or trade)
- Similar uses to a conditional use
- Taverns, lounges, or wine bars
- Theater
- Utility distribution system
- Utility facility
- Vehicle fueling station with convenience store
- Vehicle sales lot
- Water infiltration
- Winery, distillery, brewery

P&Z Commission's Conditions of Approval Pt.4

c: Due to the proximity to residential uses and zoning, the following uses shall be permitted through a director's decision:

- Accessory uses and/or structures to a permitted use
- Mineral extraction (short-term)
- Private roads and driveways serving 2 properties
- Public service agency telecommunications facilities 75 feet or greater
- Small wind energy systems

d. LIGHTING: All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance.
e. Per CCCO §07-13-01(8), every open off-street parking area having more than four (4) parking spaces shall be hard surfaced as defined in CCCO §07-02-03.
f. BUFFER FOR PARCEL R38703: Development shall maintain a 70-foot weed-free buffer measured from the western boundary line of Parcel R38703 until such time that the parcel is zoned similarly.
g. SETBACKS: There shall be a 30' building setback along the northern, eastern, western, and southern property lines. The section line setback shall remain unless waived by the highway district having jurisdiction (CCCO §07-10-21(1)B3(B)).

P&Z Commission's Conditions of Approval Pt.5

4. Within two (2) years of the Board of Canyon County Commissioner's signature of the Findings of Fact, Conclusions of Law, and Order of Decision, a six (6) foot site obscuring fence shall be placed along the subject property's eastern boundary along the frontage of US-95. The fencing shall take into consideration the section line setback unless waived by the highway district having jurisdiction (CCCO §07-10-21(1)B3(B)).
5. Within two (2) years of the Board of Canyon County Commissioner's signature of the Findings of Fact, Conclusions of Law, and Order of Decision, a twenty (20) foot landscape buffer, living and maintained, shall be planted along the eastern boundary in front of the required fencing along the frontage of US-95. The landscape buffer shall contain a minimum of 60% mix of conifer trees (primarily of the spruce or fir variety) and a maximum of 40% mix of deciduous trees. The trees shall be located 15 feet apart from each tree base. A landscape and maintenance plan shall be submitted to the Development Services Director (or their designee) for review and approval prior to planting the landscape buffer.