In the matter of the application of:
Machsie Investments, LLC – CR2024-0006

The Canyon County Board of County Commissioners considers the following:

1) Conditional Rezone of Parcel R34169012 from the "A" (Agricultural) zone to the "CR-C-1" (Conditional Rezone-Single-Neighborhood Commercial) zone. The request includes a development agreement.
2) Location: Case CR2024-0006: The subject property is located at 0 Highway 20/26, Nampa; also referenced as a portion of the SE quarter of Section 22, T4N, R2W, BM, Canyon County, Idaho

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2024-0006.

      1. All exhibits can be found in the case staff report dated October 7, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-11-25 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).

   a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.

   b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCCO §07-06-07(1).

   c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCCO §07-05-01

2. The Board has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use. *See* I.C. §67-6504, §67-6511.

3. The Board has the authority to hear this case and make its own independent determination. *See* I.C. §67-6519, §67-6504, 67-6509 & 67-6511.

4. The Board can sustain, modify, or reject the Commission's recommendations. *See* CCCO §07-05-03.

5. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

6. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2024-0006, was presented at a public hearing before the Canyon County Board of County Commissioners on October 7, 2026, and continued to October 20, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Board of County Commissioners decides as follows:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis		The proposed conditional rezone change is generally consistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the future land use for the parcel as "Agriculture" (**Exhibit 3.B2.4**). "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value" (page 25, 2030 Comprehensive Plan). The Comprehensive Plan does not envision commercial zoning districts within the agricultural future land use designation. However, the parcel is located in the Nampa Area of City Impact, where the city's future land use plan designates the property for commercial use. The City of Nampa Highway 20/26 Specific Area Plan designates the area for "Agri-Business" and "Regional Commercial" uses. COMPASS forecasts a modest increase of 3 jobs over the next 25 years in the Traffic Analysis Zone (TAZ 2556) where the subject parcel is located. TAZs directly to the east, southeast, and south forecast growth of 239, 292, and 156 jobs, respectively (**Exhibit 3.B2.7**). Given the property's proximity to these job growth areas and the City of Nampa's future land use vision for the area, commercial use for the property is appropriate, provided adequate conditions are in place. Per Canyon County Code §07-06-07(3), a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. Furthermore, the Highway 20/26 and Franklin Road intersection will be a major intersection within the county that is not well suited to long-term agricultural use. Comments from the City of Nampa indicate that the proposed print shop, with a significant customer base consisting of agricultural-related businesses, aligns with the intent of the Highway 20/26 Specific Area Plan's "Agribusiness" land use designation. The City of Nampa requested that the applicant complete a pre-annexation process with the city. The Nampa City Council approved the pre-annexation request on April 6, 2026 (**Exhibit 3.D1.1**). The closest city limits are approximately 0.5 miles south on Franklin Rd. Parcel R34235, directly south of the subject property, does have a Canyon County future land use designation of commercial, and property 0.4 miles to the west is designated for future rural residential land uses that will serve as a transition into the more densely populated areas in Caldwell's Area of Impact (**Exhibit 3.B2.4**). Caldwell's comprehensive plan calls for a future 'Mixed-Use Center' along Highway 20/26. Mixed-use centers are intended to be hubs of intense commercial activity with office, personal services/restaurants, commercial/retail, and mixed-use developments.

As conditioned, the requested commercial zone and uses do align with the following goals and policies of the 2030 Comprehensive Plan:

Property Rights – Chapter 1

The request was processed per the following laws and ordinances, Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).

- **Goal G1.01.00**: Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.
- ***Policy P1.01.01****: No person shall be deprived of private property without due process of law.*
- ***Policy P1.01.03****: Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals.*

Population – Chapter 2

COMPASS forecasts an increase of 3 jobs and 0 households in the Traffic Analysis Zone (TAZ No. 2556) where the subject parcel is located over the next 25 years (**Exhibit B2.7**). More significant job and household growth is forecast for neighboring TAZs surrounding the intersection of Hwy 20/26 and Franklin Road.

- ***Goal G2.02.00****: Promote housing, business, and service types needed to meet the demand of the future existing population.*

Economic – Chapter 3

The property is located along Highway 20/26 in an area where COMPASS forecasts an increase of 692 jobs and more than 1,000 households in a one-mile radius from the property by the year 2050. Given growth projections, neighborhood commercial uses could be appropriate for the area. The applicant contends that the proposed commercial building will primarily serve agriculture, agricultural supply, and the farming industry.

- ***Goal G3.01.00****: Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.*
- ***Goal G3.04.00:*** *Increase agricultural-based and supportive businesses.*
- ***Goal G3.05.00:*** *Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.*

Land Use – Chapter 4

The proposed conditional rezone to neighborhood commercial aligns with future land use plans adopted by the City of Nampa within the Area of Impact.

- ***Policy P4.03.03****: Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and, in some instances, may require conditions of approval to promote compatibility.*
- ***Policy P4.04.02:*** *Align planning efforts in areas of city impact.*

Transportation – Chapter 8

The proposed conditional rezone to neighborhood commercial aligns with the City of Nampa Hwy 20/26 Specific Area Plan, where "Agri-business" and "Regional Commercial" uses are envisioned.

- ***Policy P8.01.01****: Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services.*

Agriculture – Chapter 12

The proposed conditional rezone to neighborhood commercial is within the Nampa Area of Impact, approximately 0.5 miles north of the city limits. The property is within an area clearly defined and planned for development within the Highway 20/26 Specific Area Plan.

- ***Policy P12.01.02:*** *Encourage non-agricultural related development* to *the cities, areas of city impact, and other clearly defined and planned development areas.*

Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
Yes		

Analysis

In consideration of the surrounding land uses, the proposed conditional zone change to Neighborhood Commercial "CR-C-1" is more appropriate than the current Agricultural "A" zoning designation.

Existing

Properties within one (1) mile of the subject parcel are primarily zoned "A" (Agricultural) and the area is comprised primarily of agricultural uses interspersed with residential uses. Other sporadic zones in the area include "R-R" (Rural Residential), "CR-R-R" (Conditional Rezone Rural Residential), "CR-R-1" (Conditional Rezone Single-family Residential), and "C-1" (Neighborhood Commercial) (**Exhibit 3.B2.3**). There are agricultural fields to the north and west. C-1 zoning is found directly across Hwy 20/26 from the subject property, which until recently contained a gas station/convenience store. A church and U-pick berry farm are within half a mile of the property along Highway 20/26. The City of Nampa is approximately 0.5 miles to the south, and the property is within Nampa's Area of Impact (**Exhibit 3.B2.5**).

The subject property is currently zoned "A" (Agricultural). According to Canyon County Code of Ordinances (CCCO) §07-10-25 (1), the purposes of the existing "A" zoning district are to:

A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;
B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;
C. Protect fish, wildlife, and recreation resources, consistent with purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;
D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and
E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.

Proposed

The applicant is requesting a conditional rezone to "CR-C-1" (Conditional Rezone Neighborhood Commercial).

Pursuant to Canyon County ordinance 07-10-25 (5), the purpose of the proposed "C-1" Neighborhood Commercial zoning district is to provide for local commercial service needs and to restrict incompatible uses. The applicant is proposing a retail screen-printing shop, which produces marketing and promotional materials. According to the letter of intent, the majority of the customer base is in the agriculture, agriculture supply, and farming industry. A caretaker quarters is also proposed, and the applicant requests that the development agreement allow for the following uses: retail with an accessory screen printing facility and associated wholesale, offices, caretaker residence, accessory uses and/or structures to allowed uses, and similar uses to allowed uses. The applicant proposes 15 employees with hours of operation from 8 am to 5 pm Monday through Friday. Approximately 10 customers are anticipated daily.

The subject property is along Highway 20/26, where the City of Nampa has adopted plans that envision future commercial use, and commercial zoning exists directly to the south, demonstrating that a commercial zone could be more appropriate than the current agricultural zoning designation. The subject property is only 1.83 acres in size, making it too small for many agricultural land uses. The Idaho Transportation Department in 2024 estimated an Annual Average Daily Traffic volume of 15,500 on the section of Highway 20/26 abutting the subject property (**Exhibit 3.B3**). Given the volume and speed of traffic on Highway 20/26, navigating farm equipment for agricultural use would be challenging. Placing neighborhood commercial zoning along Highway 20/26 will provide a protective barrier from this corridor to the remaining agricultural uses found to the north. Proposed conditions of approval will limit allowed uses, and additional conditions of approval, such as cross-access agreements, will ensure that the proposed neighborhood commercial zoning is more appropriate than the existing agricultural zoning. Th

Existing Conditions within a one-mile Radius (Exhibit 3.B2.3 and 3.B2.1):

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural and Residential	A	RR
S	Commercial (gas station), Agricultural, and Residential	A	C1, and City Zoning
E	Agricultural, Residential, and Retail Nursery Uses	A	
W	Agricultural, Residential, and Special Event Uses	A	CR-R1, CR-RR

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

Within one mile of the site, three (3) land use cases have been approved since 2020 within the County:

- DA2020-0001 – Modify Development Agreement – Approved
- CR2020-0005 – Conditional Rezone from "A" to "CR-R-1" – Approved
- OR2020-0005 – Comprehensive Plan Map Amendment from Agricultural to Residential – Approved

Other Cases:
RZ2022-0015 – Conditional Rezone from "A" to "CR-C-2" - Withdrawn

Criteria Met?		
Yes	3	**Is the proposed conditional rezone compatible with surrounding land uses?**

Analysis

The proposed conditional rezone to "CR-C-1" is compatible with surrounding land uses.

Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another, and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.

This parcel is in the Nampa Area of Impact and is designated for future commercial uses within Nampa's Comprehensive Plan. The property fronts Highway 20/26 and is approximately 275 feet west of the Franklin Road intersection. A gas station/convenience store was, until recently, located on the southwest corner of the intersection. The Berry Ranch, with a farm store, seasonal events, and a u-pick berry farm, is located on the northeast side of the intersection. Other nearby land uses include a church, agricultural fields, and residential uses. Six platted subdivisions are within one (1) mile of the subject property, with an average lot size of 0.31 acres; four of these subdivisions are within the City of Nampa. Another five (5) subdivisions are in the platting process, with an additional 1,721 lots proposed for the surrounding 1-mile radius (**Exhibit 3.B2.11**).

As conditioned, the proposed conditional rezone will be compatible with surrounding land uses. The development agreement will allow for limited uses of retail and associated screen printing/wholesale, office, caretaker's residence, accessory uses, and similar uses to the allowed uses. The applicant proposes to build a 22,000-square-foot commercial building on the property if the conditional rezone is approved. The site plan details 32 parking spaces, 2 of which are ADA. Exterior lighting is proposed to be compliant with dark sky standards and Canyon County code. The applicant contends that the business operation will not produce any unreasonable odor or pollution, and that the dark sky-compliant lighting will reduce light trespass to adjacent properties. The applicant's letter of intent states that this low-impact use will serve as a buffer from Hwy 20/26 to the surrounding residential and agricultural uses (**Exhibit 3.A2.1**). Land uses in the area include commercial on the southwest corner of the Highway 20/26 and Franklin Road intersection, demonstrating that commercial use can be compatible with surrounding land uses (**Exhibit 3.B2.3**). Planned

	widening and associated Idaho Transportation Department improvements to Highway 20/26 could encourage additional commercial use along this corridor.	
Criteria Met? **Yes**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	As conditioned, the proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The existing character of the surrounding area is primarily agricultural, with sporadic large residential parcels. A gas station was until recently located on the southwest corner of the Highway 20/26 and Franklin Road Intersection. Other traffic-generating uses within a half mile of the property along Highway 20/26 include a church and a u-pick berry farm. Franz Witte Nursery is less than one mile to the east, and Haunted World is just over a half mile to the west. More intensive commercial uses are found 1.4 miles to the west within the City of Caldwell along the Highway 20/26 corridor. The proposed 22,000 square foot structure, approximately 28.5 feet in height, will be larger than other structures in the area. However, the subject property is located along Highway 20/26, a major east-west corridor connecting the cities of Boise and Caldwell. According to 2024 data from the Idaho Transportation Department, the Annual Average Daily Traffic (AADT) count in front of the property was approximately 15,500 vehicles (**Exhibit 3.B3**). This substantial traffic volume brings an automobile-oriented character to the primarily agricultural area. The property's frontage on Highway 20/26, combined with the presence of nearby commercial establishments and other traffic-generating uses, supports the conclusion that the proposed conditional rezone to neighborhood commercial is in character with the surrounding area. **The following measures will be implemented to mitigate the impact** The applicant proposes limiting uses on the property to retail with accessory screen printing/wholesale, offices, caretaker residence, accessory uses, and similar uses to the allowed uses (**Exhibit 3.A2.1**). Exterior lighting will be downward-facing, and the development will be in general conformance with the letter of intent and site plan. The applicant is agreeable to a condition of approval requiring a shared access/cross-access easement to ensure that multiple access points are not placed on Highway 20/26 in this area. The City of Nampa pre-annexation agreement states that the applicant shall comply with Nampa City Code standards for off-street parking, signage, landscaping, and fencing (**Exhibit 3.D1.1**). The Board of County Commissioners included an additional condition requiring a Director's Decision for any new tenants to ensure compliance with the Development Agreement and associated C-1 zone.	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** An individual septic is proposed. Comments from Southwest District Health indicate that a Nutrient Pathogen Study may be required, depending on the estimated total wastewater flow (**Exhibit 3.D5**). Test holes were conducted on May 3, 2024, but a system has not been determined. Southwest District Health is not concerned with the use, provided all requirements are met. An 18-inch sewer main is approximately 0.5 miles south of Highway 20/26 on N. Franklin Blvd. Per the pre-annexation agreement, upon availability, the applicant will be able to connect to city utilities, including sewer (**Exhibit 3.A9.5 and 3.D1.1**). **Water:** An individual domestic well is proposed. Idaho Department of Water Resources was notified of this request, but no comments were received. Future development shall comply with IDWR standards at the time of building permit submittal. There are five (5) wells in close proximity to the subject property with nitrate levels above the 10 MGL standard level (**Exhibit 3.B2.13**). At the time of hearing a subdivision application,	

	the Board of Canyon County Commissioners could require that drilling of the proposed wells be done to check for nitrate levels before approval (**CCCO §07-17-31**). A 12-inch domestic water main is approximately 0.5 miles south of Highway 20/26. Any on-site wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with state and local regulations before connection to city services (**Exhibit 3.A9.5 and 3.D1.1**). **Drainage:** Stormwater drainage is proposed to be retained on-site. Drainage will be improved with Highway 20/26 construction. **Irrigation:** Pressurized irrigation will be provided to the landscaped areas on the property. According to correspondence from Pioneer Irrigation District, the property does have surface irrigation water rights (**Exhibit 3.D7.1**). The lateral on the north side of the property has a 16-foot easement from the top of bank on both sides, and any crossing would require an agreement with Pioneer Irrigation District. Written permission must be obtained from Pioneer Irrigation District before any modification or encroachment of the easement (**Exhibit 3.D7**). According to the pre-annexation agreement with the City of Nampa, the property shall be annexed into the Nampa Municipal Irrigation District at the time of connection and prior to being served by the City's pressure irrigation system (**Exhibit 3.D1.1**). A 12-inch pressure irrigation main line is found approximately 0.5 miles south on N Franklin Blvd (**Exhibit 3.A9.5**). **Utility:** An Idaho Power overhead transmission line runs across the front of the property. Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on July 22, 2025, and June 11, 2026. No agency comments were provided when the staff report was written.
Criteria Met? **Yes**	**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?**
Analysis	The proposed conditional rezone may require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below and have been included as proposed conditions of approval. Comments from the Idaho Transportation Department detail that the applicant will be required to submit an ITD Right-of-Way Encroachment Permit. A turn-lane warrant analysis will be required as part of this application to determine if a right-turn lane into the property is warranted. Depending on the warrant analysis outcome and timing of ITD's planned improvements along Highway 20/26, the applicant may or may not be responsible for constructing the turn lane (**Exhibit 3.D3.2**). Highway District 4 estimates 21 peak-hour trips for the proposed use and does not anticipate the traffic to affect the current or future local road system. Highway District 4 also states that a cross-access easement or public roadway from adjoining parcels is desired to provide access to Franklin Road and to minimize the number of direct access points to Highway 20/26 (**Exhibit 3.D.2**). **The following measures will be implemented to mitigate impacts:** Conditions of approval will require compliance with Idaho Transportation Department and Highway District No. 4 requirements, including provisions for a cross-access and through-access easement with parcels R34169010D, R34169010A, R34169010C and R34169010B. Once the adjacent properties develop and access along Franklin Road becomes available, the property owner may be required to close access along Highway 20/26 (**Exhibit 3.D3.1**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**

Analysis	The subject property will have legal access for the conditional rezone at the time of the development. See the review and analysis detailed below. The property has frontage on Highway 20/26, which is classified as a principal arterial. The applicant will be required to submit an Idaho Transportation Department Right-of-Way Encroachment permit application for approaches (ITD Form 2109). The Idaho Transportation Department has a planned widening project for the highway. Right of way has already been dedicated for the highway improvements. During construction, the Idaho Transportation Department will obtain a construction easement on a portion of the subject property. The applicant will be required to work with ITD to determine if a turn lane warrant analysis will need to be completed. Access will be located on the western edge of the property and will be restricted to right-in/right-out, and ITD may condition the approach onto Highway 20/26 as temporary until a connection to Franklin Road can be established (**Exhibit 3.D3, 3.D3.1 and 3.D3.2**). The applicant has agreed to enter a cross-access/shared-access agreement with undeveloped parcels to the north and west (**Exhibit 3.A9.1**).	
Criteria Met? **Yes**	**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?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** Parcel R34169012 is serviced by Vallivue School District No. 139. It is not anticipated that any impacts or accommodations will be needed for a conditional zoning change to neighborhood commercial. Agency notices were sent out on July 22, 2025, and June 11, 2026, and no comments were received by the school district. **Police:** The Canyon County Sheriff's Office is required to provide services to the property. Overall, the conditional rezone is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency notice was sent out on July 22, 2025, and June 11, 2026, and no comments were received by the Sheriff's Office. **Fire protection & Emergency Medical Services:** Star Fire Protection District provided comments on July 22, 2025. The development shall comply with the 2018 International Fire Code and shall provide an adequate water supply for firefighter operations. The Fire District has a response goal of five (5) minutes. Star Fire Station 51 is 5.4 miles away from the subject property with a response time of 10 minutes under ideal driving conditions (**Exhibit 3.D4**). The City of Nampa pre-annexation staff report includes comments from the Nampa Fire District indicating that they are not opposed to the application, subject to conditions. Fire hydrants capable of producing the required fire flow shall be located along approved fire lanes. If the structure is greater than 30 feet in height, an aerial fire access roadway at least 26 feet wide will be required, and the roadway shall be located at least 15 feet but no more than 30 feet from the building (**Exhibit 3.A9.5**). Applicant correspondence details that the proposed building will be 28.5 feet in height, and the proposed site plan appears to meet Nampa Fire District access and road width requirements (**Exhibit 3.A9.1.c and 3.A4**). The Nampa Fire District Strategic Plan states that the response objective for Nampa Fire District is to arrive at 90 percent of emergency medical incidents within 5 minutes of the alarm time and within 5 minutes and 20 seconds to fire incidents. The subject property is approximately 3.6 miles from Nampa Fire Station No. 3 with an approximate response time of 6 minutes (**Exhibit 3.A9.5**).	

Table 2. Area of City Impact

CCCO §09-11-03(2): Purpose: The purpose of these provisions is to promote the public health, safety, general welfare, peace, good order, comfort, and convenience of Canyon County and the inhabitants thereof by establishing regulations for the Nampa area of city impact, and further, to:

A. Facilitate Legal Duties or Parties: To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and

B. Processing of Land Use and Land Division Applications: To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments, and subdivision plats and land division within the Nampa area of city impact in accordance with Idaho Code section 67-6526; and

C. Economical and Compatible Infrastructure: To identify an urban fringe in the unincorporated area surrounding the city, within which there is potential for development or changes in land use that must be planned. designed and constructed in an orderly manner compatible with the city of Nampa for the city of Nampa to assure timely and/or economical provision of public services, such as: water supply, sewage and storm water collection and treatment, public safety services, airport, parks, and other community service facilities.

D. Compatible Land Use and Roads: To promote land use compatibility, maintain consistent and continuous street alignment, and support traffic flow objectives.

County Ordinance and Review

Criteria Met?	Code Section	Criteria
Yes	**09-11-25**	**APPLICATION PROCEDURES:** The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article. 09-11-17(3): *All proposals...shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter, and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.*
Analysis	**Area of City Impact:** *The property is located in the Nampa Area of City Impact, where the city's future land use plan designates the property for commercial (**Exhibit 3.B.2.5**). Nampa defines the commercial designation as: Includes retail establishments and marketplace development such as food markets, restaurants, office, medical, and other professional businesses, and services (Page 88, 2040 Nampa Comprehensive Plan).* *The City of Nampa was provided notification of the case on July 22, 2025, and June 11, 2026. A comment letter was received from the City of Nampa stating that the proposed use aligns with the "Agribusiness" land use designation criteria indicated in the Highway 20/26 Specific Area Plan (**Exhibit 3.D1**). The City of Nampa requires that property owners within their Area of Impact complete a pre-annexation process with the City in order to obtain a letter of support.* The applicant was approved for pre-annexation by the City of Nampa's City Council on April 6, 2026. See **Exhibit 3.D1.1** for the letter sent to the applicant from the City with the conditions included in the development agreement. The property will be annexed into the City of Nampa when any portion of the property is contiguous to Nampa city limits.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners approve Case # CR2024-0006, a zoning map amendment of approximately 1.83 acres (Parcel R34169012) from the "A" Agricultural Zone to the "CR-R1" Conditional Rezone-Neighborhood Commercial Zone subject to conditions of the development agreement (Attachment A).

DATED this 17th day of November, 2026.

CANYON COUNTY BOARD OF COMMISSIONERS

✓ Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
did not participate Commissioner Leslie Van Beek			
Brad Holton Commissioner Brad Holton	✓		
Commissioner Zach Brooks	X		

Attest: Jess Urresti, Clerk

By: JRoss
Deputy

Date: 11-17-26

ATTACHMENT A

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.

2. Compliance with the following, but not limited to, affected agency requirements shall be met before the commencement of use, as determined by certificate of occupancy issuance:
    a. The applicant shall meet Southwest District Health (SWDH) requirements (**Staff Report Exhibit 3.D.5**) for the proposed use as evidenced by the applicant providing Development Services with a letter of review and approval from Southwest District Health.
    b. The applicant shall meet all Idaho Transportation Department requirements, including an Idaho Transportation Department Right-of-Way Encroachment Permit, and a turn lane warrant analysis will be required (**Staff Report Exhibit 3.D.3, 3.D3.1, and 3.D3.2**).
    c. Star Fire Protection District requirements (**Staff Report Exhibit 3.D.4**).
    d. Pioneer Irrigation District requirements (**Staff Report Exhibit 3.D.7**)
    e. City of Nampa pre-annexation conditions (**Staff Report Exhibit 3.D1.1**)

3. Allowed uses are limited to the following:
    a. Retail (with an accessory screen-printing facility and associated wholesale)
    b. Offices
    c. Caretaker's residence
    d. Accessory uses and/or structures to allowed uses
    e. Similar uses to allowed uses

4. A cross-access and through-access easement shall be recorded with Parcels R34169010A, R34169010D, R34169010C, and R34169010B for ingress/egress. The access location shall be reviewed by the applicable highway district and/or the Idaho Transportation Department.

5. The applicant shall not impede or disrupt existing irrigation structures, i.e., drains, laterals, or supply ditches, on and adjacent to the subject property.

6. Signs shall comply with Canyon County Code, and a sign permit shall be submitted prior to installation of any signs that require permitting in accordance with §07-10-13.

7. The proposed development shall be in general conformance with the applicant's site plan and Letter of Intent unless otherwise conditioned (**Staff Report Exhibits 3.A2.1 and 3.A4.1**).
    a. HOURS OF OPERATION: The hours of operation shall be 8:00 a.m. to 5:00 p.m. on Monday - Friday
    b. The driveway/drive aisle shall be built to the minimum standards detailed in CCCO §07-10-03 unless otherwise conditioned.

8. Until the property is annexed into the City of Nampa, a Director's Decision shall be required for any new tenants to ensure compliance with the Development Agreement and associated C-1 zone.