



**PLANNING AND ZONING COMMISSION**  
**FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER**

In the matter of the application of:

**Ransom – CU2024-0008**

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Use Permit

The applicant, Jeff Ransom, is requesting a conditional use permit for a RV storage and ministorage facility on approximately 2 acres in the “C-1” (Neighborhood Commercial) zone. The subject property is located at 13461 Hwy 44, Caldwell ID 83607, also referenced as Parcel R34719010A, a portion of the NE quarter of Section 11, T4N, R3W, BM, Canyon County, Idaho. The applicant is proposing 39 RV storage spots, 99 storage units, 6 ft vinyl fencing, and hours of 8 AM to 10 PM, Monday through Saturday.

**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 CU2024-0008.

**Applicable Law**

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-07 (Conditional Use Permits), Canyon County Code §07-02-03 (Definitions), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), Canyon County Code §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and Canyon County Code §09-09-17 (Area of City Impact Agreement).
  - a. Notice of the public hearing was provided pursuant to CCZO §07-05-01, Idaho Code §67-6509 and 67-6512.
  - b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.
  - c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCZO §07-07-01.
  - d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development; (6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCZO §07-07-17, and 07-07-19.

- e. Use Standards – Ministorage Facility: (1) Materials shall not be sold or delivered to customers directly from the storage compartment. *See* CCZO §07-14-21.
- 2. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCZO §07-03-01, 07-07-01.
- 3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).
- 4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.
- 5. 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.
- 6. 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. CCZO 07-05-03(1)(I).

**The application (CU2024-0008) was presented at a public hearing before the Canyon County Planning and Zoning Commission on February 20, 2025. 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 Canyon County Planning and Zoning Commission decides as follows:**

#### **CONDITIONAL USE PERMIT HEARING CRITERIA – CCZO §07-07-05**

##### **1. Is the proposed use permitted in the zone by conditional use permit?**

**Conclusion:** Yes, the proposed use is permitted in the zone by conditional use permit.

**Findings:** (1) The proposed use is permitted in the zone by conditional use permit, pursuant to County Ordinance 07-10-27 (Land Use Regulations (Matrix)). The proposed use consists of a ministorage and RV storage facility. See findings for criteria 2 detailing the nature of the request.

(2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0008.

(3) Evidence includes associated findings and evidence supported within this document.

##### **2. What is the nature of the request?**

**Conclusion:** The request is for a ministorage and RV storage facility.

**Findings:** (1) The applicant's site plan (Staff Report Exhibit A3) includes 39 RV storage spots (13 enclosed and 26 covered), 99 storage units, and a small office. The hours that the facility is accessible to customers are 8 a.m. to 10 p.m., Monday through Saturday, as confirmed by the applicant via a phone call. No employees are proposed. A 4 ft by 8 ft freestanding wall sign is proposed 12 feet above the ground (a sign permit will be required).

(2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0008.

(3) Evidence includes associated findings and evidence supported within this document.

##### **3. Is the proposed use consistent with the comprehensive plan?**

**Conclusion:** Yes, the proposed use is consistent with the comprehensive plan.

**Findings:** (1) The proposed use is consistent with the comprehensive plan. It aligns with the following goals, policies, and actions of the 2030 Canyon County Comprehensive Plan.

Goal/Policy/Action		Analysis
<b>G1.01.00</b>	<b>Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.</b>	Allowing this use would not obstruct property rights.
A1.01.00a	Require properties to conform to the zoning code before receiving additional zoning approvals.	The property is conforming to the zoning code.
P1.01.03	Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.	The conditions have been found to be necessary to mitigate potential issues with the proposal and have been reviewed by the applicant.
<b>G2.02.00</b>	<b>Promote housing, business, and service types needed to meet the demand of the future and existing population.</b>	Population in Canyon County and the Middleton area specifically is increasing. There is demand for this type of business.
P3.01.01	Direct business development to locations that can provide necessary services and infrastructure.	The property is located in the Middleton City Impact Area off of Highway 44. Adequate infrastructure is in place.
P3.01.02	Support suitable sites for economic growth and expansion compatible with the surrounding area.	The property is located in the Middleton City Impact Area off of Highway 44 and already has commercial zoning. The future land use designation is Industrial and most properties along Highway 44 have a future land use of Commercial.
<b>G3.05.00</b>	<b>Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.</b>	This is a commercial use and is a part of the overall economic stability of Canyon County.
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.	This business is compatible with agricultural uses in the vicinity as conditioned. Since it is just a storage use, no major impacts are anticipated.
P4.07.01	Plan land uses that are compatible with the surrounding community.	There is already an approved RV storage use in the vicinity, and various other commercial uses exist along Highway 44.
<b>G5.06.00</b>	<b>Encourage downward-facing lighting to improve public safety.</b>	As conditioned, lighting shall be downward-facing ( <b>Condition 5</b> ).

P5.06.01	Lighting design should reduce the negative impacts of light pollution, including sky glow, glare, impacts on public health and safety, disruption of ecosystems, and hazards to wildlife.	As conditioned, lighting shall be downward-facing ( <b>Condition 5</b> ).
P12.01.02	Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.	This is a non-agricultural related development and is located within the Middleton City Impact Area.

- (2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0008.
- (3) Evidence includes associated findings and evidence supported within this document.

**4. Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

**Conclusion:** No, the proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

**Findings:** (1) As described below, there are already various commercial uses scattered throughout the area including approval for a RV storage lot.

**Adjacent Existing Conditions:**

Direction	Existing Use	Primary Zone	Other Zone
N	Agriculture	C-1	A, R-R
S	Agriculture	C-1	A
E	Agriculture and homes	C-1	A, CR-R-R
W	Agriculture	A	C-1

"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)

**Surrounding Lane Use Cases (Staff Report Exhibit B2.6):**

- RZ2019-0034 Mortensen: Rezone from "A" to "R-1". Approved. Approximately ¼ mile northeast of the subject property.
  - CU2021-0019 Idaho Materials and Construction: Mineral Extraction. Approved. Approximately 1,000 feet south of the subject property.
  - RZ2022-0006 Phoenix: Rezone from "A" to "CR-R-1". Approved. Approximately ¼ mile northwest of the subject property.
  - SD2023-0008 Sleepy Hollow Subdivision No. 2. Approved. Approximately ¼ mile northwest of the subject property.
  - CU2022-0032 Jones. CUP for school. Approved. Approximately ¼ mile northwest of the subject property.
  - CU2022-0031 Troups: Conditional Use Permit for RV storage. Approved. Approximately a ½ mile west of the subject property
- (2) Character of the Area:  
The area is a mix of agriculture, homes, and various commercial activities (a gym, a window cleaner's shop, a school bus yard). The property is located along a mile or so of Highway 44 which is less developed than the City of Middleton to the east and county subdivisions closer to I-84 on the west. The Boise River is approximately a half-mile to the south. The property is not

in the flood zone. A conditional use permit for mineral extraction for a duration of 15 years was approved on approximately 229 acres about 1,000 feet down the road from the subject property. During the site visit to the Ransom property, any activity that may have been occurring on the mineral extraction site was not noticeable

- (3) No public comments were received. Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on December 17, 2024. Newspaper notice was published on January 21, 2025. Property owners within 600' were notified by mail on January 21, 2025. The property was posted on January 21, 2025.
- (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0008.
- (5) Evidence includes associated findings and evidence supported within this document.

**5. Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**

**Conclusion:** Yes, the project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use.

**Findings: (1) Water:**

One individual well is proposed (Staff Report Exhibit A5).

**Sewer:**

A septic system is not proposed, nor are any bathrooms. This was confirmed with the applicant over the phone on February 11, 2025. The storage area does not require septic. RV wastewater will be taken care of appropriately off site. The applicant did meet with Southwest District Health prior to submittal (Staff Report Exhibit 6.2). In response to noticing, Southwest District Health provided a comment citing no concerns (Staff Report Exhibit D1).

**Irrigation:**

The irrigation needs of the facility will likely be less than what is currently on the property. The applicant states that there is pressurized irrigation from an irrigation well (Staff Report Exhibit A5). The applicant did meet with Canyon County Water Company and was provided a letter (Staff Report Exhibit A).

**Drainage and stormwater drainage facilities:**

The applicant does not state any issues with drainage. There are borrow ditches to help with stormwater drainage (Staff Report Exhibit A5). As conditioned, all runoff will be maintained on site (Condition 11).

**Utility Systems:**

Given the proximity to Middleton, any other necessary utilities such as gas, phone, internet are available. Providers of those utilities were notified and did not comment.

- (2) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on December 17, 2024. Newspaper notice was published on January 21, 2025. Property owners within 600' were notified by mail on January 21, 2025. The property was posted on January 21, 2025.
- (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0008.
- (4) Evidence includes associated findings and evidence supported within this document.

**6. Does legal access to the subject property for the development exist or will it exist at the time of development?**

**Conclusion:** Yes, legal access to the subject property for the development does exist.

- Findings:**
- (1) The property has frontage on Ballard Lane, a public road. The applicant had a pre-development meeting with Highway District No. 4. The proposed access point, improvement requirements, and the impact fee at that time are listed in the meeting minutes (Staff Report Exhibit 6.1).
  - (2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0008.
  - (3) Evidence includes associated findings and evidence supported within this document.

**7. Will there be undue interference with existing or future traffic patterns?**

**Conclusion:** No, there will not be undue interference with the existing or future traffic patterns.

- Findings:**
- (1) Given that it is passive storage, ministorage and RV storage uses tend to have relatively low traffic compared to some of the other commercial uses which are allowed under the current zoning.
  - (2) The highway district and Idaho Transportation Department did not require a TIS (Traffic Impact Study) (Staff Report Exhibits A6.1 and D2).
  - (3) No public comments were received. Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on December 17, 2024. Newspaper notice was published on January 21, 2025. Property owners within 600' were notified by mail on January 21, 2025. The property was posted on January 21, 2025.
  - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0008.
  - (5) Evidence includes associated findings and evidence supported within this document.

**8. Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**

**Conclusion:** Essential services will be provided to accommodate the use including, but not limited to police and fire protection, emergency medical services, irrigation facilities. The use does not require school facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use.

**Findings: (1) School Facilities:**

The proposed ministorage/RV storage facility does not create a need for school facilities since the property will be used for storage and not inhabited structures.

**Police and Fire protection:**

Canyon County Sheriff's Office and Middleton Fire Protection District were notified of the request and did not comment. Ministorage/RV storage is not anticipated to cause issues for police or fire protection since the property will be used for storage and not occupied structures.

**Emergency Medical Services:**

Canyon County Paramedics/EMT was notified of the request and did not comment. Ministorage/RV storage is not anticipated to cause issues for emergency medical services since the property will be used for storage and not occupied structures.

**Irrigation Facilities:**

Irrigation facilities are likely not necessary for the use. However, the applicant states that there is pressurized irrigation from an irrigation well (Staff Report Exhibit A5).

- (2) No public comments were received. Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on December 17, 2024. Newspaper notice was published on January 21, 2025. Property owners within 600' were notified by mail on January 21, 2025. The property was posted on January 21, 2025.
- (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0008.
- (4) Evidence includes associated findings and evidence supported within this document.

**Canyon County Code §09-09-17 (Area of City Impact Agreement) - AREA OF CITY IMPACT AGREEMENT  
ORDINANCE**

**Conclusion:** The application and hearing process is compliant with the Middleton Area of City Impact Agreement.

**Findings:** (1) The property is located within the Middleton Area of City Impact. The City of Middleton was notified of the application on December 18, 2024, more than thirty (30) days prior to the hearing. A recommendation was not given. Per 09-09-11(3), the county may proceed without the recommendation of the city. A copy of the final decision shall be forwarded to the city.

**Order**

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CU2024-0008, a conditional use permit for ministorage and RV storage on parcel R34719010A, subject to the following conditions as enumerated:

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. All appropriate building permits and a new address shall be obtained prior to the commencement of use.
3. Prior to issuance of a certificate of occupancy, compliance with the International Fire Code is required, as evidenced by review and an approval letter from Middleton Fire District (CCCO §06-01-09(6) and CCCO §07-10-03(2)).
4. Prior to issuing a building permit, the development shall comply with the requirements and regulations of Highway District No. 4 as evidenced by an approval letter from Highway District No. 4 (Staff Report Exhibit A6.1).
5. 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.
6. 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.
  - a. Canyon County Water Company has a 25-foot easement from the existing inside top of the bank outward on both sides of the ditch. By law, this easement cannot be obstructed, altered, improved, or modified without the permission of Canyon County Water Company, LTD (Staff Report Exhibit A6.3).
  - b. Prior to issuing a building permit, the property owner shall submit improvement drawings for the project to Canyon County Water Company for review of impacts to the easement (Staff Report Exhibit D4).
7. Signage shall meet CCCO §07-10-13 requirements, and shall not exceed 32 sq. feet and 10 ft in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.



8. The hours that the facility is accessible to customers shall be 8 a.m. to 10 p.m., Monday through Saturday.
9. The proposed development shall be in general conformance with the applicant's site plan and Letter of Intent (Staff Report Exhibit A3, A5).
10. Materials shall not be sold or delivered to customers directly from the storage facility.
11. Runoff shall be maintained on the property.
12. This conditional use permit must follow land use time limitation as stated in CCCO §07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
  - a. Commencement shall be the date a zoning compliance is issued for a building related to the use.

DATED this 6 day of March, 2025.



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

  
Robert Sturgill, Chairman

State of Idaho )

SS

County of Canyon County )

On this 6<sup>th</sup> day of March, in the year 2025, before me Jennifer D Almeida a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: Jennifer D Almeida

My Commission Expires: 4/7/28