



Canyon County Planning and Zoning Commission
Amendment of Canyon County Zoning Ordinance
Spring 2025 Clean-up, OR2025-0001

Development Services Department, April 9, 2025

Findings of Fact, Conclusions of Law, and Order

Amendment of the Canyon County Zoning Ordinance to improve definitions, remove inconsistencies and insert a summary table of zoning processes.

Findings of Fact and Conclusion of Law

1. A public hearing was conducted in accordance with CCZO Chapter 7, Articles 5 and 6, and Idaho Code §67-6509 and §67-6511.
2. The request is not subject to the regulatory taking analysis provided for by section §67-8003.
3. There is no evidence that would demonstrate that the requested amendments are contrary to the Comprehensive Plan or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
4. In accordance with Canyon County Code §07-06-01(4)(A), the Planning and Zoning Commission considered the amendment and other evidence gathered through the public hearing process.

Recommended Amendments to proposed Ordinance

1. The Planning Commission recommended not making the following changes:
 - a. Pursuant to Idaho Code section 67-6522, the ~~board or commission~~ presiding party may combine related applications for the convenience of applicants. If combined applications are authorized, DSD shall establish forms and procedures to combine related applications for the convenience of applicants. Fees for combined permits shall be established through a board resolution as provided in article 4 of this chapter. (Ord. 10-006, 8-16-2010)
 - b. SECONDARY RESIDENCE: An additional dwelling, other than a temporary residence, that is attached or detached from the primary residence.

2. The Planning Commission recommended the follow additions or alterations to the proposed amendment:

- a. PRESIDING PARTY: The Board, commission, hearing examiner, or ~~Hearing Officer~~ Director.
- b. DWELLING UNIT: Shall constitute a structure providing complete, independent living facilities and designed for ~~or~~ and used as a residence for not more than one ~~family~~ household including permanent provisions for living, sleeping, eating, cooking, and sanitation. ~~with a kitchen and a bathroom permanently installed~~
- c. SINGLE-FAMILY DWELLING:
 - (1) A dwelling unit for one household ~~family~~.
 - (2) Any dwelling unit in which eight (8) or fewer unrelated mentally and/or physically handicapped or elderly persons reside and which is supervised and conforms to Idaho Code sections 67-6531 and 67-6532.
- d. The Planning Commission recommended various changes to the application summary matrix and these changes will be provided in attachment to the Board of County Commissioners.

Order

Based upon the Findings of Fact and Conclusions of Law contained herein, the Planning and Zoning Commission recommends approval of the OR2025-0001 with the amendments enumerated above to the Board of County Commissioners.

APPROVED this 1 day of May, 2025.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO



Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 1st day of May, in the year 2024^{5 JA}, before
me Jennifer D. Almeida, a notary public, personally appeared
Robert Stupill, 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

