



PLANNING AND ZONING COMMISSION
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:

6 Point Properties LLC – RZ2022-0012

The Canyon County Planning and Zoning Commission considers the following:

- 1) Conditional Rezone of Parcel R32862 from an "A" (Agricultural) Zone to a "CR-R-1" (Conditional Rezone – Single Family Residential) Zone.
- 2) Development agreement limiting development to an average lot size of 1 acre, with no more than 48 buildable lots.
- 3) Location: The 62.97-acre parcel is located adjacent to 15453 Karcher Road (SH-55), Caldwell; also referenced as a portion of the NE¼ of Section 16, Township 3N, Range 3W, 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 RZ2022-0012
 - a. All exhibits can be found in the staff report dated March 20, 2025, and the addendum dated June 12, 2025.

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), and CCCO §09-01-21 (Area of City Impact Agreement).
 - 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 commission 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, including subdivision permits. *See* I.C. §67-6504, §67-6511.
3. 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. CCCO §07-03-01, 07-06-05.
4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §7-05-03.

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. 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, RZ2022-0012, was presented at a public hearing before the Canyon County Planning and Zoning Commission on June 12, 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 Planning and Zoning Commission decides as follows:

CONDITIONAL REZONE CRITERIA – CCCO §07-06-07(6)

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The request is generally consistent with the 2020 Canyon County Comprehensive Plan.

Findings: (1) The subject parcel is designated as "residential" in the 2020 Canyon County Comprehensive Plan's Future Land Use Plan (Exhibit B.2c).

"The residential designation is a zone specifically set aside for residential development. A minimum lot size is established in order to accommodate a septic system and a well on the same parcel. In areas where soils are not adequate to support septic systems, development alternatives must be considered. Residential development should be within areas that demonstrate a development pattern or residential land uses" (Page 12 of the 2020 Comp. Plan).

- (2) The subject parcel is located in the Caldwell Area of City Impact. The Caldwell 2040 Comprehensive Plan classifies the parcel and areas as "Residential Estates" (Exhibit B.2d). The "Residential Estates" classification includes land that is "suitable for low-density residential uses of a semi-rural character. This classification is intended to protect and enhance single-family living areas that are rural in character or otherwise transitional in relationship to more urbanized residential areas of higher density. Such areas may not necessarily have a full range of urban utilities and services contingent upon topography, density, lot size, and development designs. The residential density range shall not exceed two (2) dwelling units per gross acre" (Page 44 of the 2040 Caldwell Comprehensive Plan).
- (3) Based on population projection by COMPASS for Caldwell and Canyon County, the applicant finds the request addresses housing needs by providing residential development, which "will help reduce the need to provide housing in rural areas that are not anticipated to be annexed into city limits" (Exhibit A.2).
- (4) The request aligns with many goals and policies of the 2020 Comprehensive plan, including, but not limited to:
- **Property Rights Goal 1:** *Canyon County will ensure that land use policies, restrictions, conditions, and fees do not violate private property rights or create unnecessary technical limitations on the use of property.*
 - **Population Policy 2:** *Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.*

- **Economic Development Policy 6:** Encourage commercial and residential development in a controlled, planned, and constructive manner, which will enhance, not destroy, the existing lifestyle and environmental beauty of Canyon County.
- **Land Use Goal 1:** To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.
- **Land Use Policy 1:** Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact to surrounding areas.
- **Land Use Residential Policy 1:** Encourage high density development in areas of city impact.
- **Natural Resources Policy 4:** Use appropriate zoning designations and other strategies to minimize adverse impacts of development on natural resource areas.
- **Hazardous Areas Policy 2:** Discourage development in or near natural hazardous areas, such as airports, power line corridors, electrical substations, flood plains, unstable soil areas and steep slopes, high velocity wind and storm prone areas, except for industries, which may require these conditions.
- **Public Services, Facilities and Utilities Goal 1:** Canyon County will endeavor to provide public services and facilities related to solid waste management, emergency medical service, development review, law enforcement, community health, and other services for which it is responsible in a fair, efficient, and professional manner.
- **Transportation Goal 1.** Coordinate with and assist Canyon County Highway Districts, the Idaho Transportation Department (ITD), Valley Regional Transit (VRT), and the Community Planning Association of Southwest Idaho (COMPASS) in developing and managing a well-planned, sustainable, multimodal transportation system that provides for the safe, efficient, cost-effective movement of people and goods and that supports the region's residential, commercial, industrial, and public development vision.
- **Special Areas, Sites and Recreation Goal 1:** To encourage the preservation of recreational, historical, archeological, and architectural landmark areas of the county for the beneficial use of future generations.
- **Housing Goal 1:** Encourage opportunities for a diversity of housing choices in Canyon County.
- **Agriculture Policy 3:** Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.

For supporting evidence, see the findings in the subsequent criteria.

- (5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0012.

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

Conclusion: In consideration of the surrounding land uses, the proposed request to an "CR-R-1" (Single-Family Residential) zone is more appropriate than the current "A" (Agricultural) zone.

Findings: (1) The subject parcel, approximately 62 acres, is zoned "A" (Agricultural, Exhibit B.2e). Per CCCO section 07-10-25(1): "The purposes of the A (Agricultural) Zone 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 the 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."

The subject parcel consists of moderately suited soils and is considered prime farmland if irrigated (Exhibit B.2h). The Canyon Soil Conservation District does not recommend the approval of the request (Exhibit D.7).

- (2) Although there are still large agricultural parcels and uses in the vicinity (Exhibit B.2a & b), the applicant finds due to the immediate surrounding built environment of residential, the planned widening of Karcher Road/SH-55, and the forthcoming subdivision south of the subject parcel approved in 2021 (Exhibit B.5d), the property has become too fragmented for farming and can provide single-family housing for the growing area (Exhibit A.2).

The parcel is surrounded by residential development:

- The north boundary for the Parcel abuts Karcher Road and Somerset West Subdivision, zoned "R-R" (Rural Residential) and approved in 1974 with 57 lots (0.65-acre average lot size; Exhibit B.2g).
 - The south boundary abuts a 40-acre property in agricultural use (Exhibit B.2a), and Moonstruck Subdivision Phase 3 was approved in 2003 with 11 lots (1.09-acre average lot size, Exhibit B.2g).
 - The east boundary abuts Stecher Subdivision, Vanal Heights Subdivision, and El Rancho Heights, both zoned "R-R" (Rural Residential; Exhibit B.2e).
 - o Stecher Subdivision was approved in 1959 with 14 lots (0.72 acres average lot size). The subdivision was amended to include 49 lots in 1968 (0.62-acre average lot size, Exhibit B.5b).
 - o Vanal Heights Subdivision was approved in 1960 with 70 lots (0.41-acre average lot size; Exhibit B.5a).
 - o El Rancho Heights was approved in 1977 with 79 lots (0.43-acre average lot size, Exhibit B.5c)
 - The west boundary abuts Wintergreen Subdivision and Canyon Lake Estates (Exhibit B.2g).
 - o Wintergreen Subdivision was approved in 2000 with 7 lots (1.04-acre average lot size).
 - o Canyon Lake Estates Phase 1 was approved in 2008 with 19 lots (1.21-acre average lot size).
- (3) As conditioned (Attachment A), the request for an "R-1" (Single-Family Residential) zone allows an average minimum lot size of one acre (Exhibit F). Per CCZO Section 07-10-25(3): *"The purpose of the R-1 (Single-Family Residential) Zone is to promote and enhance predominantly single-family living areas at a low-density standard."*

The subject parcel is designated as "residential" in the 2020 Canyon County Comprehensive Plan's Future Land Use Plan (Exhibit B.2c & d). The subject parcel is located in the Caldwell Area of City Impact. City jurisdiction is approximately 0.25 miles from the subject parcel. The

Caldwell 2040 Comprehensive Plan classifies the parcel and areas as “Residential Estates” (Exhibit B.2d).

The request matches the existing built environment and zones found in the area.

- The parcel is located near residential and commercial zones (Exhibit B.2e & f).
- Within a one-mile radius, there are 35 platted subdivisions with a 0.55-acre average lot size (Exhibit B.2g).

- (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0012.

3. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The request to “CR-R-1” is compatible with surrounding land uses.

- Findings:**
- (1) Pursuant to CCCO §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. The subject parcel is designated as “residential” in the 2020 Canyon County Comprehensive Plan’s Future Land Use Plan (Exhibit B.2c). The Caldwell 2040 Comprehensive Plan classifies the parcel and areas as “Residential Estates” (Exhibit B.2d).
 - b. The applicant finds due to the immediate surrounding built environment of residential, the planned widening of Karcher Road/SH-55, and the forthcoming subdivision south of the subject parcel approved in 2021 (Exhibit B.4), the property has become too fragmented for farming and can provide single-family housing for the growing area (Exhibits A.2 & F).
 - c. The request matches the existing built environment and zones found in the area.
 - The parcel is located near residential and commercial zones (Exhibit B.2e & f).
 - Within a one-mile radius, there are 35 platted subdivisions with a 0.55-acre average lot size (Exhibit B.2g).
 - d. Subsequent residential development will be required to meet (1) subdivision platting requirements (Chapter 7, Article 17 of the Canyon County Code of Ordinances) and review by the City of Caldwell (Chapter 9, Article 1 of the Canyon County Code of Ordinances) which will ensure development complies with all applicable codes and requirements and that development remains compatible with the surrounding land uses.
- (2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0012.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed use will not negatively affect the character of the area. Any necessary measures to mitigate impacts can be addressed at the time of subdivision platting.

- Findings:**
- (1) The character contains a mix of agricultural, residential, and commercial uses (Exhibit B.2a, B.2e, B.2f, B.2j & C).
- a. The subject parcel, two parcels to the south, and a few parcels to the north still maintain agricultural production on large agricultural parcels. Parcels R32869 and R32870 are both 40 acres and are in agricultural production (crops and livestock). Parcel R32870 was rezoned in 2019 to “CR-R-1” (RZ2019-0012, Exhibit B.4) and is currently in the platting process (Norse Landing Subdivision, Exhibit B.2g & B.5d).

- b. The parcel is located near residential and commercial zones (Exhibit B.2e & f).
 - c. Within a one-mile radius, there are 35 platted subdivisions with a 0.55-acre average lot size (Exhibit B.2g).
 - d. Based on the County and City of Caldwell Comprehensive Plans, residential and commercial growth is the character promoted in the area (Exhibit B.2c & B.2d).
- (2) On March 20, 2025, after hearing concerns from neighbors regarding city residential density impacts in an area that maintains a rural character (Exhibit G), the applicant agreed to table the hearing to amend the application to reduce residential density to maintain a one-acre lot size commensurate with recent land decisions in the area still within county jurisdiction (Exhibit F). *See Attachment A for conditions.*
- (3) Subsequent residential development will be required to meet (1) subdivision platting requirements (Chapter 7, Article 17 of the Canyon County Code of Ordinances) and review by the City of Caldwell (Chapter 9, Article 1 of the Canyon County Code of Ordinances) which will ensure development complies with all applicable codes and requirements and that development does not negatively impact the area.
- (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0012.

5. Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed conditional rezone?

Conclusion: Adequate sewer, water, drainage, irrigation, and utilities to accommodate the future development can be provided at the time of platting.

Findings: (1) The applicant states the sewer will be via an individual septic system, water via individual domestic wells, drainage to be retained on-site, irrigation via pressurized irrigation through a priority right irrigation well, and utilities via Idaho Power and Intermountain Gas (Exhibits A.2, A.4 & F).

The applicant's letter of intent is based on developing one-acre lot sizes. As conditioned (Attachment A), the "R-1" zone allows an average minimum lot size of one acre. Subsequent residential development will be required to meet (1) subdivision platting requirements (Chapter 7, Article 17 of the Canyon County Code of Ordinances) and review by the City of Caldwell (Chapter 9, Article 1 of the Canyon County Code of Ordinances), which will ensure development includes adequate services and facilities.

(2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0012.

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?

Conclusion: The subject property does have legal access. Access for residential development will be determined during the platting process.

Findings: (1) The property currently has frontage along SH-55 (Karcher) and Kimball Avenue (a local public road). Access to SH-55 from Kimball has been blocked by the Idaho Transportation Department. The property currently uses Vista Drive, a public road, to S. 10th Avenue, a minor arterial public road (Exhibits A.2, A.6 & F).

- (2) Future development will use SH-55, Vista Drive (local road through Vanal Heights Subdivision), and the stub road to the south parcel that will, once developed, provide additional access alternatives (Exhibits A.6 & B.5d). If the request is approved, subdivision platting is required, which requires access to meet public road and access requirements (CCCO §07-17-09).
- (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0012.

7. Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?

Conclusion: A Traffic Impact Study was provided demonstrating that a 49-residential-lot development will not have an impact.

Findings:

- (1) A revised Traffic Impact Study (TIS) was prepared on December 13, 2024 (Exhibits A.6 & F). The development of 49 residential lots is anticipated to create 523 trips per weekday, 39 trips during the AM peak hour, and 51 trips during the PM peak hour at full build-out. The development includes right-of-way dedication along SH-55 and internal public roads with access points from SH-55 (Ashland Drive), Kimball Avenue (Vista Drive), and a future stub to the south. With subdivision improvements, SH-55 improvements, and build-out of 2027, additional improvements/mitigation are not anticipated. As conditioned by the development agreement, development will not exceed the 48 residential lots (Attachment A).
- (2) Highway District #4 reviewed the initial and revised TIS and found the request with 49 lots is not anticipated to significantly degrade the Level of Service (LOS) at nearby intersections after SH-55 is widened to five lanes. Other impacts from the development will be mitigated by right-of-way dedication, frontage improvements, and impact fees (Exhibit D.11).
- (3) Idaho Transportation Department (ITD) accepts the TIS subject to right-of-way dedication for the Ashland Drive right-turn lane from SH-55 (Exhibit D.8). The dedication and improvement are necessary to support the future development of the south parcels that will be stubbed through the development on the subject parcel.
- (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0012.

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?

Conclusion: The request 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 can be addressed at the time of platting.

Findings:

- (1) Future development will be served by the Vallivue School District (Exhibit B.1). The District has concerns about the capacity of Vallivue High School. Current enrollment is approximately 1,300 students with a capacity of 1,800 students. The District states two elementary schools will open in the Fall of 2025. The letter does not oppose the request or recommend any mitigation measures (Exhibit A.2 & D.2). Per Exhibit H.1, updated letter from Vallivue School District: "Currently, the surrounding schools can accommodate such a small development. The district's main concern is with large swaths of land approved for major development that could compromise the district's overall capacity to provide appropriate services over the next ten years."

No comments were received from the Brown Bus Company or Caldwell Transportation.

- (2) Served by the Canyon County Sheriff's Office. No comments were received.

- (3) The property is served by the Caldwell Rural Fire Protection District (Exhibit B.1). The district can approve the request subject to compliance with code requirements and conditions of approval (Exhibits D.3 & H.4). The nearest station is Station 2. Distance: 2.8 miles. The estimated response time is 8 minutes. Conditions include fire hydrants, roadway widths, access roads, and addressing requirements. See condition no. 3 of the development agreement conditions regarding fire hydrants (Attachment A). No comment was received from Canyon County Paramedics/EMT.
- (4) The United States Forest Canal that lies within the boundary of the subject parcel is operated and maintained by the Boise Project Board of Control. The Boise Project Board of Control asserts the federal easement of 25 feet northwest and 25 feet southwest of the canal's centerline. Landscaping other than gravel is not approved in the easement. Fencing, gates, and pathways may be constructed off the canal easement. Any improvements within the easement or any piping/relocation of the canal must be approved by the Bureau of Reclamation and the Boise Project Board of Control prior to construction. Any roadways and utilities crossing the canal must be approved through a crossing agreement by the Bureau of Reclamation and the Boise Project (Exhibit D.1). No comment was received from Wilder Irrigation District.
- (5) Mitigation: If the request is approved, subdivision platting is required, which requires notification to affected essential services for review and comments before subdivision approval (CCCO §07-17-09).
- (6) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0012.

CCCO §09-01-21: AREA OF CITY IMPACT AGREEMENT

Conclusion: The City of Caldwell submitted a letter dated January 4, 2024 (Exhibit D.4). The letter states the subject parcel is located in the City of Caldwell's Area of City Impact and within 0.25 miles of the City of Caldwell's incorporated limits. The parcel is designated as Residential Estates in the City of Caldwell's Comprehensive Plan.

The City of Caldwell is working on a comprehensive plan update. "Although this area currently is designated as Residential Estates in the City's current Comprehensive Plan, there is potential for this land use designation to change to a Highway Corridor zone in the future" (Page 2 of the letter). Zones in the Highway Corridor designation would allow for a mixed-use land-use designation that combines higher-density residential with commercial services.

The City of Caldwell is not opposed to the proposed rezone to low-density residential, but would like to see the frontage along Karcher Road preserved for commercial services at a minimum. If approved, the City of Caldwell would request that street landscape buffers along Karcher Road and Kimball Avenue be installed per the City of Caldwell's Landscaping Ordinances. This would include the requirement for all common open space, buffers between different land uses, and pathways. Any connection to City services would require a formalized Municipal Services Agreement to be entered into. If the request is approved, subdivision platting is required, which requires notification to the City of Caldwell and compliance with Caldwell's subdivision and landscaping ordinances unless waived by the County (CCCO §07-17-09 and §09-01-19).

The applicant finds that the project as requested is compatible with the existing built environment, compatible with the City's adopted comprehensive plan, and currently does not have a path to annexation (Exhibit A.2). As conditioned, the request complies with the city's residential estates designation and intent when was the future land use designation at the time of application submittal (Exhibit B.2d & G).

- Findings:**
- (1) See Exhibits A.2 & F (Applicant Letter of Intent/Revised Application), B.2 (Case Maps), D.4 & D.5 (City of Caldwell letters), and G (P&Z Minutes March 20, 2025).
 - (2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0012.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval of** Case # RZ2022-0012, a conditional rezone of Parcel R32862 from an "A" (Agricultural) Zone to a "CR-R-1" (Conditional Rezone – Single Family Residential) Zone subject to conditions of the development agreement (Attachment A).

DATED this 12 day of June, 2025.

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


Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 12th day of June, in the year 2025, before me Caitlin Ross, 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: Caitlin Ross

My Commission Expires: 5/7/2031

ATTACHMENT A

DEVELOPMENT AGREEMENT CONDITIONS

1. All 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. The subdivision of the subject parcel, R32862, shall maintain an average lot size of 1 acre, with no more than 48 buildable lots.
3. The subdivision will provide fire hydrants connected to a well, water tank, or an alternative method of water supply as deemed appropriate by the Caldwell Fire Department and in accordance with the International Fire Code.
4. 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."