Planning and Zoning Commission
Hearing Date: May 21, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**RZ2025-0008**
APPLICANT/REPRESENTATIVE:	**Sergey Ludan**
PROPERTY OWNER:	**Sergey Ludan**
APPLICATION:	**Zoning Map Amendment from "RR" (Rural Residential) to "R1" (Single Family Residential) zone**
LOCATION:	**25 N. Watermill Lane, Nampa, Idaho, also referenced as parcel R27968 (2.92 acres), a portion of the SE quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho**
PLANNER:	**Deb Root, Principal Planner**
STAFF RECOMMENDATION:	**Denial**

REQUEST:
Sergey Ludan, is requesting an amendment to the official zoning map to rezone approximately 2.92 acres from an "R-R" (Rural Residential) zone to a "R1" (Single Family Residential) zone for the purpose of dividing the property into two parcels to separate the two existing homes. The subject property is located at 25 N. Watermill Lane, Nampa, Idaho, also referenced as Parcel R27968, a portion of the SE quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

PARCEL INFORMATION REPORT: *See Exhibit C.1 for information*

APPLICABLE CODE:
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 §07-06-05 (Zoning Amendment Criteria), 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).

BACKGROUND:
Parcel R27968 (2.92 acres) is zoned rural residential and is not an original parcel. The property was legally created by administrative decision, AD2019-0129, and recorded as instrument #2019-061556. The property contains two permitted residences and a barn that was renovated without a building permit. The barn was renovated with a non-compliant living quarters. DSD Building department conducted a special inspection on the renovated barn, SI2026-0003. Options were provided to remove the residential component(s) of the structure. The applicant indicated in an email response to the Building Department that the septic system cannot be expanded to accommodate an additional residence (Exhibit C4.3). It would also be the third residential structure on the property. The City of Nampa Engineering Department confirmed that the residence addressed as 5716 E. Victory (secondary residence) is currently receiving municipal water. The primary residence, addressed as 25 N. Watermill Lane, is not on municipal services.

HEARING CRITERIA:

Table 1. Zoning Map Amendment Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-06-05(1): The commission shall review the particular facts and circumstances of each proposed zoning amendment and make a recommendation regarding the same to the board. The presiding party shall make its review in terms of the following standards and shall find adequate evidence regarding the following criteria when evaluating the proposed zoning district boundary amendment:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**A**	**Is the proposed zone change generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the Comprehensive plan. The 2030 Comprehensive Plan identifies this area as Residential. The area has been zoned residential since the adoption of the 1979 Zoning Ordinance and Official Zoning Maps. The property is currently zoned Rural Residential and contains a primary and secondary residence on approximately 2.92 acres. The minimum acreage in the rural residential zone is two (2) acres. The applicant desires to separate the homes with the potential to increase the density of the subject properties with secondary residences. The request is consistent with the Population component including G2.02.00 and Land Use and Community Design including P4.01.02 (balance community interests and private property rights), P4.03.02 (do not fragment existing land use patterns), and the Housing component including G11.02.00 (maintain character while providing sufficient housing without fragmenting agricultural lands). The overarching goal of the 2030 Plan is to protect the agricultural resources of Canyon County. Development in an area that is designated and zoned residential is consistent with the general plan for the County.	
Criteria Met? **No**	**B**	**When considering the surrounding land uses, is the proposed land use <u>more</u> appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to "R1" (Single Family Residential) is not more appropriate than the current zoning designation of "RR" (Rural Residential). There were 34 properties notified within 600 feet of the subject property with an average lot size of 2.68 acres (**Exhibit C2f**). However, the R1 zone with a one acre minimum average lot size may be as appropriate as the current residential zoning designation in this residentially zoned and developed area of the county. Consider, the property is an area where the parcel sizes are transitioning to larger residential and agricultural parcels that lie within the City of Nampa impact area and have a path for eventual annexation from the south in the future. It may not be the appropriate time for the property to rezone for the purpose of potentially increasing density on the proposed properties but rather wait for annexation and municipal services to be available to support additional development. The property also lies within a nitrate priority area (**Exhibit C2.g)** The immediate area around the subject property consists of larger rural residential parcels that are developed with single family residential homes. There is one business approved through a conditional use permit for a tree service and firewood sales (CU2012-8) that lies immediately adjacent to the subject property on the west boundary (**Exhibit C4g**). The City of Nampa encourages consistency with the existing lot sizes in the immediate vicinity. There are 55 parcels in the south ½ of the southeast quarter [Joe Lane to Robinson between E. Victory and Joe Lane] and those parcels immediately adjacent to E. Victory on the south side of the road. The average lot size is 1.978 consistent with the two (2) acre minimum average lot size of the Rural Residential zoning designation. The parcels range in size from 0.64-11.80 acres. There are currently six (6) of the 55 parcels that have secondary residences inclusive of the subject property. (**Exhibit C4.f**).	

The City of Nampa limits are a ½ mile to the west of the subject property and there is municipal water in the road. The City of Nampa (**Exhibit E4**) requests that "*Properties seeking to develop within the Area of City Impact, that are contiguous to city limits, shall obtain a pre-annexation approval from the City in order to receive a letter of support for the project."* Staff notes that the property currently has municipal water available and further development inclusive of secondary residences should be connected to services where available. A pre-annexation agreement with the City of Nampa is encouraged for this property to develop further.

Pursuant to Canyon County ordinance §07-10-25 (2), the purpose of the "RR" (Rural Residential) zoning district is to "*encourage and guide growth in areas where a rural lifestyle may be determined to be suitable*." The minimum average lot size in the "RR" zone is two acres.

CCCO §07-10-25(3), the purpose of the "R1" (Single Family Residential) zoning district is to "*promote and enhance predominantly single family living areas at a low density standard*."

The minimum average lot size in the "R1" zone is one (1) acre; however, CCCO §07-10-21(2) Minimum Parcel or Lot Size provides for the following in the "R1" (Single Family Residential) zone: Footnote 1: "*For parcels within the Area of City Impact with central sewer and/or water services, the parcel or lot size may be reduced to 12,000 square feet.*"

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	**Residential**	**RR**	**R1**
S	**Residential & Agricultural**	**A**	**RR**
E	**Residential**	**RR**	**None**
W	**Residential**	**RR/City Limits**	**Airport overlay**

"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)

The subject property is on the boundary of residentially zoned property in this area of the county. The properties lying south of E. Victory are currently zoned agricultural with a mixed use of residential and agricultural. There are many large acre farms further south between E. Victory and E. Amity Roads. This property is in a transitional area to larger agricultural properties to the south.

Criteria Met?	**C**	**Is the proposed zoning map amendment compatible with surrounding land uses?**
Yes		

Analysis

The proposed rezone to "R1" (Single Family Residential) is generally compatible with surrounding land uses as proposed by the applicant.

The surrounding land use is primarily rural residential (**Exhibit C2.e**) and there is a tree service and firewood sales business immediately adjacent to the west. Additional development of the subject property could potentially result in some land use conflict due to the noise and unsightly nature of the existing permitted business. The Nampa Municipal Airport is located approximately 3600 feet to the west of the subject property (**Exhibit C4g**).

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. The property is currently zoned rural residential and is developed as a residential property (**Exhibit C2.e**). The proposed "R1" zoning would provide for the applicant to divide the property into at least two (2) parcels which could then potentially be further developed with secondary residences. The applicant remodeled and constructed a residential unit in an old barn without a building permit (**Exhibit C4.c & d**). Per Canyon County building department requirements, he has removed the kitchen components and indicated that the septic system for the home on the south portion of the property cannot be increased to accommodate the additional living unit. If rezoned and divided, the applicant could construct a secondary unit on each parcel if agency requirements are met. There are currently only six properties in the vicinity developed with multiple residences (**Exhibit C4.f**). The property has the potential to be less compatible with the surrounding land uses if developed into smaller acreages than proposed (See Criteria B above). Current and future locations, size and placements of septic systems would limit the number of parcels that could be created and platting as a residential subdivision would be required if more than one (1) additional parcel is created if the property is zoned to "R1" (Single Family Residential) and has municipal services available. There is an existing permitted (CU2012-8) business operating on the parcel immediately adjacent to the northwest corner of the subject property (**Exhibit C4.g**). The business is a landscape and tree service business that processes tree waste into chips and firewood. There have been noise complaints submitted to Canyon County Code Enforcement regarding the processing of the tree products. This business operation was approved with conditions in 2013 prior to division and construction on the subject property. Construction of additional residences immediately adjacent to the permitted business could result in further neighbor conflicts where the business may not be compatible with more dense development.	
Criteria Met? **Yes**	**D**	**Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed zoning map amendment may not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The character in the immediate area is rural residential transitioning to agricultural south of E. Victory Road. The average lot size of the 34 notified properties within 600 feet is 2.68 acres with a median lot size of 1.53 acres (**Exhibit C2.f**). Further review of the parcel sizes within the south one ½ of the quarter section and the residential properties south of E. Victory (immediately adjacent to the road) resulted in 55 parcels with an average lot size of 1.978 acres (**Exhibit C4.f**). As proposed the rezone to "R1" (Single Family Residential) for the purpose of dividing the 2.92 acre property into two (2) parcels to enable separation of the existing homes would create lots smaller than the average lot size in the vicinity but would not necessarily change the residential character of the area. The property lies within the Nampa area of city impact and with municipal water available, the property could be divided into lots smaller than the general area characteristics (see Criteria B above) however, the nature of how the property is currently developed with a very large estate home does not lend itself to further development beyond what is currently proposed. The area consists of larger parcels with significant open space that are currently zoned "RR" (Rural Residential) and the properties adjacent and south of E. Victory Road are zoned "A" (Agricultural) with productive agriculture southward. In general, there is not a significant pattern of redevelopment to higher density lots/parcels in this area of the county. Staff notes that the properties are located just east of the Nampa Municipal Airport and located approximately 700 feet east of the airport overlay area. There is also	

	an existing tree service and firewood sales business on the western boundary of the subject property (Exhibits C2.a, C2.e, C4.g).	
Criteria Met? **Yes**	**E**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. The property currently has two existing homes. The primary residence located at 25 N. Watermill Lane has an individual well and septic system. The secondary residence addressed as 5716 E. Victory Road is served by an individual septic system and is connected to municipal water. The barn that contained the unpermitted residence is located near to the home at 5716 E. Victory Road. The applicant indicated in an email to Assistant Building Official, Scott Hillman, that the septic for the existing home could not be expanded to accommodate the additional residence (Exhibit C4.3). **Sewer:** SWDH indicated that they do not have concerns with the application as proposed but would require a site evaluation application and soil suitability for any additional subsurface sewage disposal systems for any new structures on the site (Exhibit **Water:** Currently there is an existing private well for the primary structure and the secondary residence is connected to municipal water from the City of Nampa. **Drainage:** All stormwater drainage must be retained on site for current and future development. **Irrigation:** Irrigation water is provided by Nampa Meridian Irrigation District. The Schott Lateral bisects the property near the secondary residence. Structures cannot be built within the irrigation district easement for the Schott Lateral. NMID indicates in email dated 5-6-26 that the Schott Lateral has a 40 foot wide easement, 20 foot on each side of centerline (Exhibit E5). **Utility:** The utility companies were notified of the application and no comments were received stating that utilities would not be provided to accommodate the use. There are currently utilities provided to each of the residences on the property.	
Criteria Met? **Yes**	**F**	**Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?**
Analysis	The subject property has legal access for the zoning map amendment and/or will exist at the time of the development. See review and analysis detailed below. The subject properties are currently served by a private road, N. Watermill Lane, that takes access to E. Victory Road. The access is in conformance with the highway district requirements and ACCHD Standard Drawing #ACCHD-106 (Exhibit E1).	
Criteria Met? **Yes**	**G**	**Does the proposed zoning map amendment 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 created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?**

Analysis	The proposed project if approved will allow the applicant to divide the existing primary residence from the existing secondary residence and does not require public street improvements. The access to the public road from N. Watermill Lane, a private road, provides adequate access to and from the properties. If the rezone is approved and the land divided in accordance with the CCCO requirements then the applicant would have the option of applying for secondary residences on each of the two created parcels. Although this could increase the number of vehicle trips utilizing the private road for access to the public road system, the average daily trips is not expected to necessitate public street improvements to accommodate the use.	
Criteria Met? **Yes/No**	**H**	**Will the proposed zoning map 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. A request for comment from affected agencies was sent on January 13, 2026 in accordance with the requirements of the Canyon County Zoning Code and State Statutes. A list of agencies notified in the initial request for comment included Nampa City, Nampa Fire, Nampa School District and other affected agencies (Exhibit C3). **Schools:** Nampa School District was notified of the proposed rezone. Staff did not receive comment from the district. The rezone of the property is not expected to significantly impact the school district as the homes currently exist on the property. **Police:** The property lies within the jurisdiction of the Canyon County Sheriff's office. Staff did not receive a comment from the sheriff's office and the request is not anticipated to impact this service. **Fire protection & Emergency Medical Services:** The Nampa Fire District responded indicating that the site is 1.5 miles from Station #5 and the response time is approximately three (3) minutes. **The following measures will be implemented to mitigate impacts:** No mitigation measures have been proposed. There is no indication that mitigation is required for minimal impacts to services for the existing homes on the property.	

Table 2. Area of City Impact

CCCO §09-11-01: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Nampa area of city impact, the following ordinances apply, but the city of Nampa ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-11-1**	NAMPA
Analysis	**Area of City Impact:** The City of Nampa Planning and Zoning submitted a letter stating that they are not in favor of the application without pre-annexation approval from the City of Nampa. They further indicate that this area is designated for low density residential (1-2.5 units/acre). The current properties and rural character of the	

	area is viewed as Very Low Density. The City indicates that "*Development should be required to be compatible with the character of the area.*" Nampa also states, in line item #3, "*The property is surrounded by large lot residential properties on all sides except for a parcel on the west border that is utilized for large landscape materials and business operation. Subdivision lots should be as compatible as possible with existing residential lots within the limitations imposed by NCC 10-27-3.C.2.*" (**Exhibit D4**) This property is located in the Nampa Area of City Impact and there is municipal water available in the road adjacent to the property. The single-family residence addressed as 5716 E. Victory Road is connected to municipal water (Exhibit C4.1).

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on 1-13-26 & 4-16-26. Property owners within 300 feet of the subject property boundaries were notified on 4-16-26. Full political notice was completed on 4-16-26. A newspaper notice was published on 4-21-26. The subject property was posted with a notice on 4-20-26.

Pursuant to CCCO §01-17-07B - Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

AGENCY COMMENTS

All agency comments received by the aforementioned materials deadline are located in Exhibit E. Comments were received from Nampa Highway District, Nampa Fire Department, SWDH, Nampa City Planning and Zoning, and Nampa Meridian Irrigation District.

PUBLIC COMMENTS

Staff received one (1) total written public comments by the materials deadline of May 11, 2026. The comments were in opposition of the proposed rezone indicating that it is not consistent with the current density in the area. All public comments received by the aforementioned materials deadline are located in Exhibit F.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed rezone from "RR" (Rural Residential) to "R1" (Single Family Residential) is not compliant with Canyon County Ordinance 07-06-05. Staff finds that the proposed rezone to "R1" (Single Family Residential) is not as appropriate as the current designation of "RR" (Rural Residential). A full analysis is detailed within the staff report.

DECISION OPTIONS

- **Recommendation of Approval of the Application**: "I move to recommend approval of RZ2025-0008, Ludan Rezone, finding the application **meets** the criteria for approval under Article 07-06-05 of the Canyon County Zoning Ordinance: [*Cite reasons for recommendation of approval*].
- **Recommendation of Denial of the Application**: "I move to recommend denial of RZ2025-0008, Ludan Rezone, finding the application **does not** meet the criteria for approval under §07-06-05 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue RZ2025-0008, Ludan Rezone to a [*date certain or uncertain*]

EXHIBITS:

A. **Draft FCOS**
B. **Application Packet & Supporting Materials**
    1. Master Application
    2. Letter of Intent
    3. Site Plan
    4. Land Use Worksheet
    5. Neighborhood Meeting
    6. Miscellaneous
C. Supplemental Documents
    1. Parcel Information Report
    2. Cases Maps/Reports
        a. Aerial
        b. Vicinity Map
        c. 2030 Future Land Use Map
        d. Nampa Future Land Use Map
        e. Zoning and Classification
        f. Subdivision Map and Report
        g. Nitrate Priority Map
        h. Case Map and Summary
        i. 600 foot Notification Map
    3. Agency List Request for Comment
    4. Staff Property Review & History
        a. Nampa Engineering water to original home
        b. Primary home septic location
        c. Non-compliant barn renovation
        d. Code Enforcement / current barn
        e. Property History
        f. Parcel Size review
        g. Area Map GIS staff
D. Site Visit Photos:
    1. House photos and Watermill Lane: December 11, 2025
    2. Google Street View: July 2025 images
E. Agency Comments Received by: May 11, 2026
    1. Nampa Highway District #1, 01-13-26
    2. Nampa Fire District, 02-11-26
    3. Southwest District Health, 01-13-26
    4. Nampa City Planning and Zoning, 01-14-26
    5. Nampa Meridian Irrigation District, 5-6-26
F. Public Comments Received by: May 11, 2026
    1. DeBoer opposition, 5-7-26

EXHIBIT A:

DRAFT FCOs

EXHIBIT
A

PLANNING OR ZONING COMMISSION

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Ludan – RZ2025-0008

The Canyon County Planning and Zoning Commission considers the following:

Sergey Ludan, is requesting an amendment to the official zoning map to rezone approximately 2.92 acres from an "R-R" (Rural Residential) zone to a "R1" (Single Family Residential) zone for the purpose of dividing the property into two parcels to separate the two existing homes. The subject property is located at 25 N. Watermill Lane, Nampa, Idaho, also referenced as Parcel R27968, a portion of the SE quarter of Section 19, T3N, R1W, 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 RZ2025-0008.
1.	All exhibits can be found in the case file and the staff report dated May 21, 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 §07-06-05 (Zoning Amendment Criteria), 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.
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 §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. 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, RZ2025-0008, was presented at a public hearing before the Canyon County Planning and Zoning Commission on May 21, 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 Planning and Zoning Commission decides as follows:

EXHIBIT A
DRAFT FCOS

Standards of Evaluation – CCCO §07-06-05(1): The commission shall review the particular facts and circumstances of each proposed zoning amendment and make a recommendation regarding the same to the board. The presiding party shall make its review in terms of the following standards and shall find adequate evidence regarding the following criteria when evaluating the proposed zoning district boundary amendment:

County Ordinance and Review

Criteria Met?	Code Section	Criteria
Yes	**A**	**Is the proposed zone change generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the Comprehensive plan. The 2030 Comprehensive Plan identifies this area as Residential. The area has been zoned residential since the adoption of the 1979 Zoning Ordinance and Official Zoning Maps. The property is currently zoned Rural Residential and contains a primary and secondary residence on approximately 2.92 acres. The minimum acreage in the rural residential zone is two (2) acres. The applicant desires to separate the homes with the potential to increase the density of the subject properties with secondary residences. The request is consistent with the Population component including G2.02.00 and Land Use and Community Design including P4.01.02 (balance community interests and private property rights), P4.03.02 (do not fragment existing land use patterns), and the Housing component including G11.02.00 (maintain character while providing sufficient housing without fragmenting agricultural lands). The overarching goal of the 2030 Plan is to protect the agricultural resources of Canyon County. Development in an area that is designated and zoned residential is consistent with the general plan for the County.	
Criteria Met? **No**	**B**	**When considering the surrounding land uses, is the proposed land use <u>more</u> appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to "R1" (Single Family Residential) is not more appropriate than the current zoning designation of "RR" (Rural Residential). There were 34 properties notified within 600 feet of the subject property with an average lot size of 2.68 acres (**Exhibit C2f**). The property is an area where the parcel sizes are transitioning to larger residential and agricultural parcels that lie within the City of Nampa impact area and have a path for eventual annexation from the south in the future. It may not be the appropriate time for the property to rezone for the purpose of potentially increasing density on the proposed properties but rather to wait for annexation and municipal services to be available to support additional development. The property also lies within a nitrate priority area (**Exhibit C2.g)** The immediate area around the subject property consists of larger rural residential parcels that are developed with single family residential homes. There is one business approved through a conditional use permit for a tree service and firewood sales (CU2012-8) that lies immediately adjacent to the subject property on the west boundary (**Exhibit C4g**). The City of Nampa encourages consistency with the existing lot sizes in the immediate vicinity. There are 55 parcels in the south ½ of the southeast quarter [Joe Lane to Robinson between E. Victory and Joe Lane] and those parcels immediately adjacent to E. Victory on the south side of the road. The average lot size is 1.978 consistent with the two (2) acre minimum average lot size of the Rural Residential zoning designation. The parcels range in size from 0.64-11.80 acres. There are currently six (6) of the 55 parcels that have secondary residences inclusive of the subject property. (**Exhibit C4.f**). The City of Nampa limits are a ½ mile to the west of the subject property and there is municipal water in the road. The City of Nampa (**Exhibit E4**) requests that "*Properties seeking to develop within the Area of City Impact, that are contiguous to city limits, shall obtain a pre-annexation approval from the City in order to receive a letter of support for the project."* Staff notes that the property currently has municipal water available and further development inclusive of secondary residences should be connected to services where available. A pre-annexation agreement with the City of Nampa is encouraged for this property to develop further.	

Pursuant to Canyon County ordinance §07-10-25 (2), the purpose of the "RR" (Rural Residential) zoning district is to "*encourage and guide growth in areas where a rural lifestyle may be determined to be suitable*." The minimum average lot size in the "RR" zone is two acres.

CCCO §07-10-25(3), the purpose of the "R1" (Single Family Residential) zoning district is to "*promote and enhance predominantly single family living areas at a low density standard*."

The minimum average lot size in the "R1" zone is one (1) acre; however, CCCO §07-10-21(2) Minimum Parcel or Lot Size provides for the following in the "R1" (Single Family Residential) zone: Footnote 1: "*For parcels within the Area of City Impact with central sewer and/or water services, the parcel or lot size may be reduced to 12,000 square feet.*"

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	**Residential**	**RR**	**R1**
S	**Residential & Agricultural**	**A**	**RR**
E	**Residential**	**RR**	**None**
W	**Residential**	**RR/City Limits**	**Airport overlay**

"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)

The subject property is on the boundary of residentially zoned property in this area of the county. The properties lying south of E. Victory are currently zoned agricultural with a mixed use of residential and agricultural. There are many large acre farms further south between E. Victory and E. Amity Roads. This property is in a transitional area to larger agricultural properties to the south.

Criteria Met?	C	Is the proposed zoning map amendment **compatible** with surrounding land uses?
Yes		

Analysis

The proposed rezone to "R1" (Single Family Residential) is generally compatible with surrounding land uses as proposed by the applicant.

The surrounding land use is primarily rural residential (**Exhibit C2.e**) and there is a tree service and firewood sales business immediately adjacent to the west. Additional development of the subject property could potentially result in some land use conflict due to the noise and unsightly nature of the existing permitted business. The Nampa Municipal Airport is located approximately 3600 feet to the west of the subject property (**Exhibit C4g**).

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.

The property is currently zoned rural residential and is developed as a residential property (**Exhibit C2.e**). The proposed "R1" zoning would provide for the applicant to divide the property into at least two (2) parcels which could then potentially be further developed with secondary residences. The applicant remodeled and constructed a residential unit in an old barn without a building permit (**Exhibit C4.c & d**). Per Canyon County building department requirements, he has removed the kitchen components and indicated that the septic system for the home on the south portion of the property cannot be increased to accommodate the additional living unit. If rezoned and divided, the applicant could construct a secondary unit on each parcel if agency requirements are met. There are currently only six properties in the vicinity developed with multiple residences (**Exhibit C4.f**).

	The property has the potential to be less compatible with the surrounding land uses if developed into smaller acreages than proposed (See Criteria B above). Current and future locations, size and placements of septic systems would limit the number of parcels that could be created and platting as a residential subdivision would be required if more than one (1) additional parcel is created if the property is zoned to "R1" (Single Family Residential) and has municipal services available. There is an existing permitted (CU2012-8) business operating on the parcel immediately adjacent to the northwest corner of the subject property (**Exhibit C4.g**). The business is a landscape and tree service business that processes tree waste into chips and firewood. There have been noise complaints submitted to Canyon County Code Enforcement regarding the processing of the tree products. This business operation was approved with conditions in 2013 prior to division and construction on the subject property. Construction of additional residences immediately adjacent to the permitted business could result in further neighbor conflicts where the business may not be compatible with more dense development.	
Criteria Met? **Yes**	**D**	**Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed zoning map amendment may not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The character in the immediate area is rural residential transitioning to agricultural south of E. Victory Road. The average lot size of the 34 notified properties within 600 feet is 2.68 acres with a median lot size of 1.53 acres (**Exhibit C2.f**). Further review of the parcel sizes within the south one ½ of the quarter section and the residential properties south of E. Victory (immediately adjacent to the road) resulted in 55 parcels with an average lot size of 1.978 acres (**Exhibit C4.f**). As proposed the rezone to "R1" (Single Family Residential) for the purpose of dividing the 2.92 acre property into two (2) parcels to enable separation of the existing homes would create lots smaller than the average lot size in the vicinity but would not necessarily change the residential character of the area. The property lies within the Nampa area of city impact and with municipal water available, the property could be divided into lots smaller than the general area characteristics (see Criteria B above) however, the nature of how the property is currently developed with a very large estate home does not lend itself to further development beyond what is currently proposed. The area consists of larger parcels with significant open space that are currently zoned "RR" (Rural Residential) and the properties adjacent and south of E. Victory Road are zoned "A" (Agricultural) with productive agriculture southward. In general, there is not a significant pattern of redevelopment to higher density lots/parcels in this area of the county. Staff notes that the properties are located just east of the Nampa Municipal Airport and located approximately 700 feet east of the airport overlay area. There is also an existing tree service and firewood sales business on the western boundary of the subject property (Exhibits C2.a, C2.e, C4.g)	
Criteria Met? **Yes**	**E**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. The property currently has two existing homes. The primary residence located at 25 N. Watermill Lane has an individual well and septic system. The secondary residence addressed as 5716 E. Victory Road is served by an individual septic system and is connected to municipal water. The barn that contained the unpermitted residence is located near to the home at 5716 E. Victory Road. The applicant indicated in an email to Assistant Building Official, Scott Hillman, that the septic for the existing home could not be expanded to accommodate the additional residence (Exhibit C4.3).	

	Sewer: SWDH indicated that they do not have concerns with the application as proposed but would require a site evaluation application and soil suitability for any additional subsurface sewage disposal systems for any new structures on the site (Exhibit **Water:** Currently there is an existing private well for the primary structure and the secondary residence is connected to municipal water from the City of Nampa. **Drainage:** All stormwater drainage must be retained on site for current and future development. **Irrigation:** Irrigation water is provided by Nampa Meridian Irrigation District. The Schott Lateral bisects the property near the secondary residence. Structures cannot be built within the irrigation district easement for the Schott Lateral. NMID indicates in email dated 5-6-26 that the Schott Lateral has a 40 foot wide easement, 20 foot on each side of centerline (Exhibit E5). **Utility:** The utility companies were notified of the application and no comments were received stating that utilities would not be provided to accommodate the use. There are currently utilities provided to each of the residences on the property.	
Criteria Met? **Yes**	**F**	**Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?**
Analysis	The subject property has legal access for the zoning map amendment and/or will exist at the time of the development. See review and analysis detailed below. The subject properties are currently served by a private road, N. Watermill Lane, that takes access to E. Victory Road. The access is in conformance with the highway district requirements and ACCHD Standard Drawing #ACCHD-106 (Exhibit E1).	
Criteria Met? **Yes**	**G**	**Does the proposed zoning map amendment 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 created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?**
Analysis	The proposed project if approved will allow the applicant to divide the existing primary residence from the existing secondary residence and does not require public street improvements. The access to the public road from N. Watermill Lane, a private road, provides adequate access to and from the properties. If the rezone is approved and the land divided in accordance with the CCCO requirements then the applicant would have the option of applying for secondary residences on each of the two created parcels. Although this could increase the number of vehicle trips utilizing the private road for access to the public road system, the average daily trips is not expected to necessitate public street improvements to accommodate the use.	
Criteria Met? **Yes**	**H**	**Will the proposed zoning map 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. A request for comment from affected agencies was sent on January 13, 2026 in accordance with the requirements of the Canyon County Zoning Code and State Statutes. A list of agencies notified in the initial	

	request for comment included Nampa City, Nampa Fire, Nampa School District and other affected agencies (Exhibit C3). **Schools:** Nampa School District was notified of the proposed rezone. Staff did not receive comment from the district. The rezone of the property is not expected to significantly impact the school district as the homes currently exist on the property. **Police:** The property lies within the jurisdiction of the Canyon County Sheriff's office. Staff did not receive a comment from the sheriff's office and the request is not anticipated to impact this service. **Fire protection & Emergency Medical Services:** The Nampa Fire District responded indicating that the site is 1.5 miles from Station #5 and the response time is approximately three (3) minutes. **The following measures will be implemented to mitigate impacts:** No mitigation measures have been proposed. There is no indication that mitigation is required for minimal impacts to services for the existing homes on the property.

Table 2. Area of City Impact

CCCO §09-11-01: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Nampa area of city impact, the following ordinances apply, but the city of Nampa ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-11-1**	NAMPA
Analysis	**Area of City Impact:** The City of Nampa Planning and Zoning submitted a letter stating that they are not in favor of the application without pre-annexation approval from the City of Nampa. They further indicate that this area is designated for low density residential (1-2.5 units/acre). The current properties and rural character of the area is viewed as Very Low Density. The City indicates that "*Development should be required to be compatible with the character of the area.*" Nampa also states, in line item #3, "*The property is surrounded by large lot residential properties on all sides except for a parcel on the west border that is utilized for large landscape materials and business operation. Subdivision lots should be as compatible as possible with existing residential lots within the limitations imposed by NCC 10-27-3.C.2.*" (**Exhibit D4**) This property is located in the Nampa Area of City Impact and there is municipal water available in the road adjacent to the property. The single-family residence addressed as 5716 E. Victory Road is connected to municipal water (Exhibit C4.1).	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission forwards a recommendation of **denial** of Case # RZ2025-0008, a zoning map amendment of 2.92 acres from "RR" (Rural Residential) to "R1" (Single Family Residential).

For denial:

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. Submit application and fees for a development agreement providing for development restrictions of the property to ensure compatibility is maintained with the existing surrounding properties.
2. Wait until a path to annexation exists to increase the density of the property in this location.

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, 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: _____

My Commission Expires: _____

EXHIBIT B:

APPLICATION PACKET AND MATERIALS

EXHIBIT
B

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: SERGEY LUDAN	
	MAILING ADDRESS: 25 N. WATERMILL LN. NAMPA ID 83687	
	PHONE [redacted]	EMAIL: [redacted]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Sergey Ludan *Date:* 9/16/25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: 25 N. WATERMILL LN. NAMPA ID 83687	
	PARCEL NUMBER: R27968000	
	PARCEL SIZE: 2.92 Acre	
	CHECK THE APPLICABLE APPLICATION TYPE:	
WITH	☑ REZONE	☐ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
PROPOSED	CURRENT ZONING: RR	PROPOSED ZONING: R-1
IN	FLOOD ZONE (YES NO)	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER R2025-0008		DATE RECEIVED 12/3	
RECEIVED BY	APPLICATION FEE $1900		CK MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/21/23

EXHIBIT B1

ZONING AMENDMENT
PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07
Check the applicable application type:
☐ Rezone
☐ Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	✓	
Letter of Intent (see standards on next page)	✓	
Land Use Worksheet	✓	
Neighborhood Meeting form was completed and signed		
Completed Agency Acknowledgement form including:	✓	
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/Idaho Transportation Dept	✓	
Area of City Impact (If applicable)	✓	
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	
Deed or evidence of property interest to the subject property	✓	
Fee: **Rezone: Per Adopted Fee Schedule** **Conditional Rezone: Per Adopted Fee Schedule** **Text Amendment: Per Adopted Fee Schedule**		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:
When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: SERGEY LUDAN Date 9/16/25

DSD Planner: _____ Date _____

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/29/23

Sergey Ludan
25 N. Watermill Lane
Nampa, Idaho, 83687

October 30, 2025

Canyon County Development Services Department
111 North 11th Avenue, #310
Caldwell, Idaho, 83605

Dear Sir/Madam,

Re: Letter of Intent for Rezoning

I am writing to formally request the rezoning of my property at 25 North Watermill Lane from Rural Residential (RR) to Residential (R-1).

The purpose of this rezoning is to be able to split my property since there are currently 2 homes and 2 addresses. There shouldn't be any potential impacts, but if there will be any, I am committed to addressing them responsibly. I look forward to working collaboratively with the planning department.

Thank you for considering my request. Please feel free to contact me at [redacted] or [redacted] if you have any questions.

Sincerely,
Sergey Ludan

EXHIBIT
B2

EXHIBIT
B3

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☑ Individual Domestic Well ☐ Centralized Public Water System ☑ City
   - ☐ N/A – Explain why this is not applicable: _____
   - ☐ How many Individual Domestic Wells are proposed? 1 well @ 25 N. WATER mill / 5716 VICTORY RD HAS CITY WATER

2. **SEWER (Wastewater)** ☑ Individual Septic ☐ Centralized Sewer system
   - ☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**
   - ☐ Surface ☑ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
   - ☐ Pressurized ☐ Gravity ☑ pump

5. **ACCESS:**
   - ☐ Frontage ☑ Easement Easement width 44' Inst. # 2019-057329

6. **INTERNAL ROADS:**
   - ☐ Public ☑ Private Road User's Maintenance Agreement Inst # 2019-057329

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)
   - Type: _____ Height: _____

8. **STORMWATER:** ☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
   - ☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

   _____

EXHIBIT B4

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:**

☒ Residential 2 ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: CITY

3. **INCLUDED IN YOUR PROPOSED PLAN?**

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** _____

2. **DAYS AND HOURS OF OPERATION:**

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. **WILL YOU HAVE EMPLOYEES?** ☐ Yes If so, how many? _____ ☐ No

4. **WILL YOU HAVE A SIGN?** ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____Wall _____ Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** _____

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

   ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

   ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

   ☐ Other: _____

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date: Oct. 21, 2025

Dear Neighbor,
We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: Nov. 3, 2025
Time: 6 pm.
Location: 25 N. Watermill Ln. Nampa ID 83687
Property description: 19-3N-1W SE WILSON ORCHARD TRS TX 20029 IN BLK 31

The project is summarized below:

Site Location: 25 N. Watermill Ln. Nampa ID 83687
Proposed access: 0 Watermill Ln. Nampa ID 83687
Total acreage: 2.92 Acres
Proposed lots: 2

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact
Sergey Ludan
[redacted]
25 N. Watermill Ln. Nampa ID 83687

Sincerely,

EXHIBIT
B5

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 25 N. WATERMILL LN.	Parcel Number:		
City: NAMPA ID 83687	State: ID	ZIP Code: 83687	
Notices Mailed Date: 10/21/25	Number of Acres: 2.92	Current Zoning: RR	
Description of the Request: REZONE FROM RR to R-1			

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Sergey Lugan			
Company Name:			
Current address: 25 N. WATERMILL LN.			
City: NAMPA	State: ID	ZIP Code: 83687	
Phone:	Cell: [redacted]	Fax:	
Email: [redacted]			

MEETING INFORMATION

DATE OF MEETING: 11/3/25	MEETING LOCATION: 25 N. WATERMILL LN.	
MEETING START TIME:	MEETING END TIME:	
ATTENDEES:		

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Veniamin Radchuk		22 N Watermill Ln
2. Bogdan Mulyar		28 N. Watermill Ln.
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

_____

APPLICANT/REPRESENTATIVE (Signature): _____

DATE: ____/____/____

AGENCY ACKNOWLEDGMENT

Date:
Applicant:
Parcel Number:
Site Address:

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 09/29/2025 Signed: Anthony Lee

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Nampa Fire District

☒ Applicant submitted/met for informal review.

Date: 10/20/25 Signed:

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Nampa Highway Dist. #1

☒ Applicant submitted/met for informal review.

Date: 10-20-25 Signed: Edward H Reid

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Nampa & Meridian Irrigation Dist

☐ Applicant submitted/met for informal review.

Date: 10-20-2025 Signed: David Dl

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: Nampa

☐ Applicant submitted/met for informal review.

Date: 10/20/25 Signed:

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

EXHIBIT
B6
MISC.

2020-000758
RECORDED
01/06/2020 04:00 PM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 MBROWN $15.00
DEED
RADCHUK VENIAMIN P

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Sergey Ludan
3052 N. Mitchell St
Boise, Idaho 83704

(Space Above For Recorder's Use)

WARRANTY DEED

For value received, Sergey Ludan and Veniamin P. Radchuk, ("GRANTORS"), hereby convey, grant, bargain, sell, and transfer to Sergey Ludan and Natalia Ludan, a married couple, ("GRANTEES"), residing at 3052 N. Mitchell St., Boise, Idaho, 83704, and their successors and assigns forever, the following described real property located in Canyon County, Idaho, more particularly described to-wit:

A portion of Tract 31 of Wilson Orchard Tracts as filed in Book 4 of Plats at Page 10, records of Canyon County Idaho, located in the SW 1/4 of the SE 1/4 of Section 19, T.3N., R.1W., B.M., Canyon County, Idaho, more particularly described as follows:
Commencing at the E1/16 corner of said Section 19 from which the S1/4 corner of said Section 19 bears North 89°43'37" West, 1319.81 feet;
thence along the South boundary line of said Section 19 North 89°43'37" West, 295.90 feet;
thence leaving said South boundary line North 00°14'42" East, 25.00 feet to a point on the North right-of-way line of E. Victory Road, said point also being the REAL POINT OF BEGINNING;
thence along said North right-of-way line North 89°43'37" West, 189.57 feet;
thence leaving said right-of-way line North 04°10'42" West, 89.17 feet;
thence North 49°30'42" West, 55.69 feet;
thence North 02°52'42" West, 105.24 feet;
thence North 42°16'10" West, 158.00 feet to a point on the West boundary line of said Tract 31;
thence along the said West boundary line North 00°15'21" East, 120.00 feet;
thence leaving said West boundary line South 89°44'39" East, 351.44 feet;
thence South 00°14'37" West, 466.46 feet to the REAL POINT OF BEGINNING.
Containing 2.92 acres, more or less.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees and Grantees' successors and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees that Grantors are the owners in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by Grantees; and subject to reservations, restrictions, dedications, easements, rights of way, and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any, for the current year), which are not yet due and payable, and that Grantors will warrant and defend the same from all lawful claims whatsoever.

_____ Date ~~January 3 2020~~ January 6, 2020

Grantor's Signature
Veniamin Radchuk
7703 E Stonecastle Dr.,
Nampa, Idaho, 83687

_____ Date ~~January 3 2020~~ January 6, 2020

Grantor's Signature
Galina Radchuk
7703 E Stonecastle Dr.,
Nampa, Idaho, 83687

_____ Date January 3 2020

Grantor's Signature

Sergey Ludan
3052 N. Mitchell St.,
Boise, Idaho, 83704

_____ Date January 3 2020

Grantor's Signature

Natalia Ludan
3052 N. Mitchell St.,
Boise, Idaho, 83704

NOTARY ACKNOWLEDGMENT

State of Idaho)

County of Canyon)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that Sergey & Natalia Lutkin whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 3rd day of January, 2020.

_____ (SEAL)
Notary Public

My Commission Expires: 2/7/25

ARASELI BARRAGAN
Notary Public
State of Idaho
Commission No. 20190238

State of Idaho)

County of ~~Canyon~~ Ada

I, the undersigned, a Notary Public in said County, in said State, hereby certify that Veniamin & Galim Radchuk whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of Jenuary, 2020

_____ (SEAL)
Notary Public

My Commission Expires: 4/15/2025

FERNANDO SANCHEZ
Notary Public
State of Idaho
Commission No. 20190750

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 86999 Date: 12/3/2025

Date Created: 12/3/2025 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Sergey Ludan

Comments: Rezone application: RZ2025-0008

Site Address: 5716 E VICTORY RD, Nampa ID 83687 / Parcel Number: 27968000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Rezone	RZ2025-0008	$1,250.00	$0.00	$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	RZ2025-0008	$600.00	$0.00	$0.00
Planning - Case Mapping (Fee Per Case Set)	RZ2025-0008	$50.00	$0.00	$0.00

Sub Total: $1,900.00

Sales Tax: $0.00

Total Charges: $1,900.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	187262513	$1,900.00

Total Payments: $1,900.00

ADJUSTMENTS

Receipt Balance: $0.00

Issued By: pdilbeck

EXHIBIT C:

SUPPLEMENTAL DOCUMENTS

EXHIBIT
C

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R27968 PARCEL INFORMATION REPORT

12/9/2025 11:40:07 AM

PARCEL NUMBER: R27968
OWNER NAME: LUDAN SERGEY
CO-OWNER: LUDAN NATALIA
MAILING ADDRESS: 25 N WATERMILL LN NAMPA ID 83687
SITE ADDRESS: 25 N WATERMILL LN
TAX CODE: 1440000
TWP: 3N **RNG:** 1W **SEC:** 19 **QUARTER:** SE
ACRES: 2.92
HOME OWNERS EXEMPTION: Yes
AG-EXEMPT: No
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: RR / RURAL RESIDENTIAL
HIGHWAY DISTRICT: NAMPA HWY DIST #1
FIRE DISTRICT: NAMPA FIRE
SCHOOL DISTRICT: NAMPA SCHOOL DIST #131
IMPACT AREA: NAMPA
FUTURE LAND USE 2011-2022 : RES
FLU Overlay Zone Desc 2030:
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: RESIDENTIAL
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0384F

WETLAND: Riverine
NITRATE PRIORITY: ADA CANYON
FUNCTIONAL Classification: MINOR ARTERIAL
INSTRUMENT NO. : 2020000758
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 19-3N-1W SE WILSON ORCHARD TRS TX 20029 IN BLK 31
PLATTED SUBDIVISION: WILSON ORCHARD TRS
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RE
THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED I

EXHIBIT C1

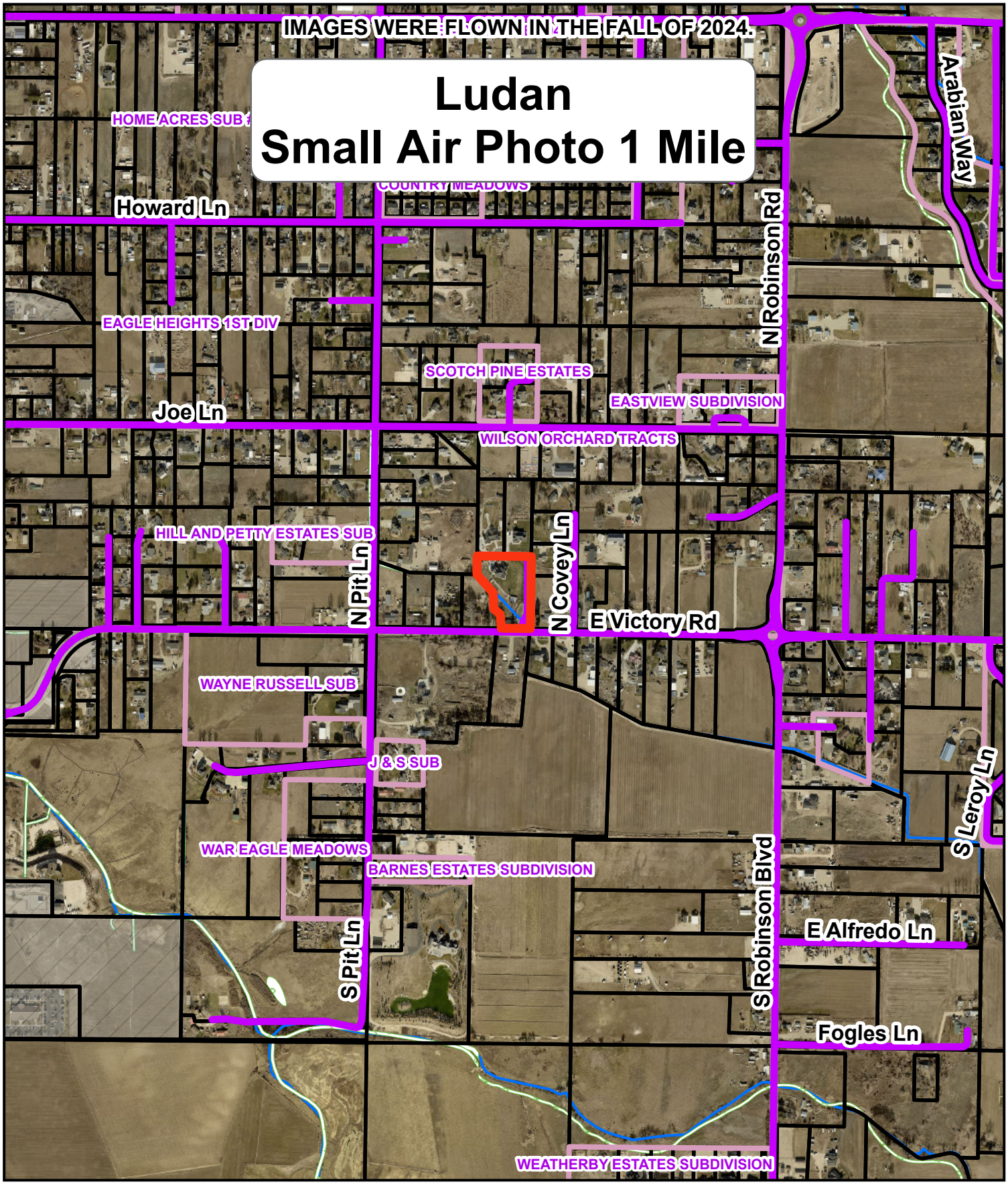
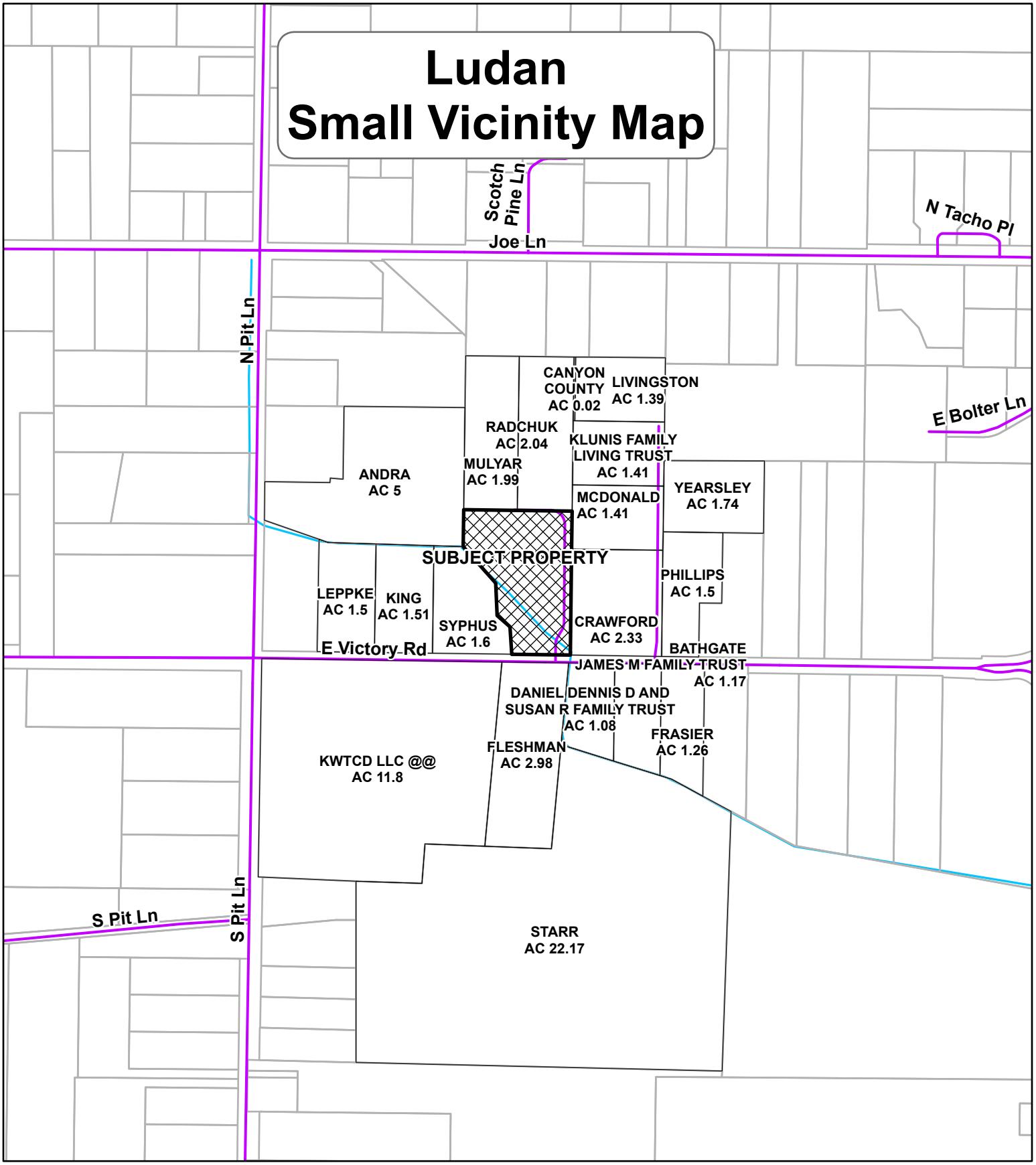
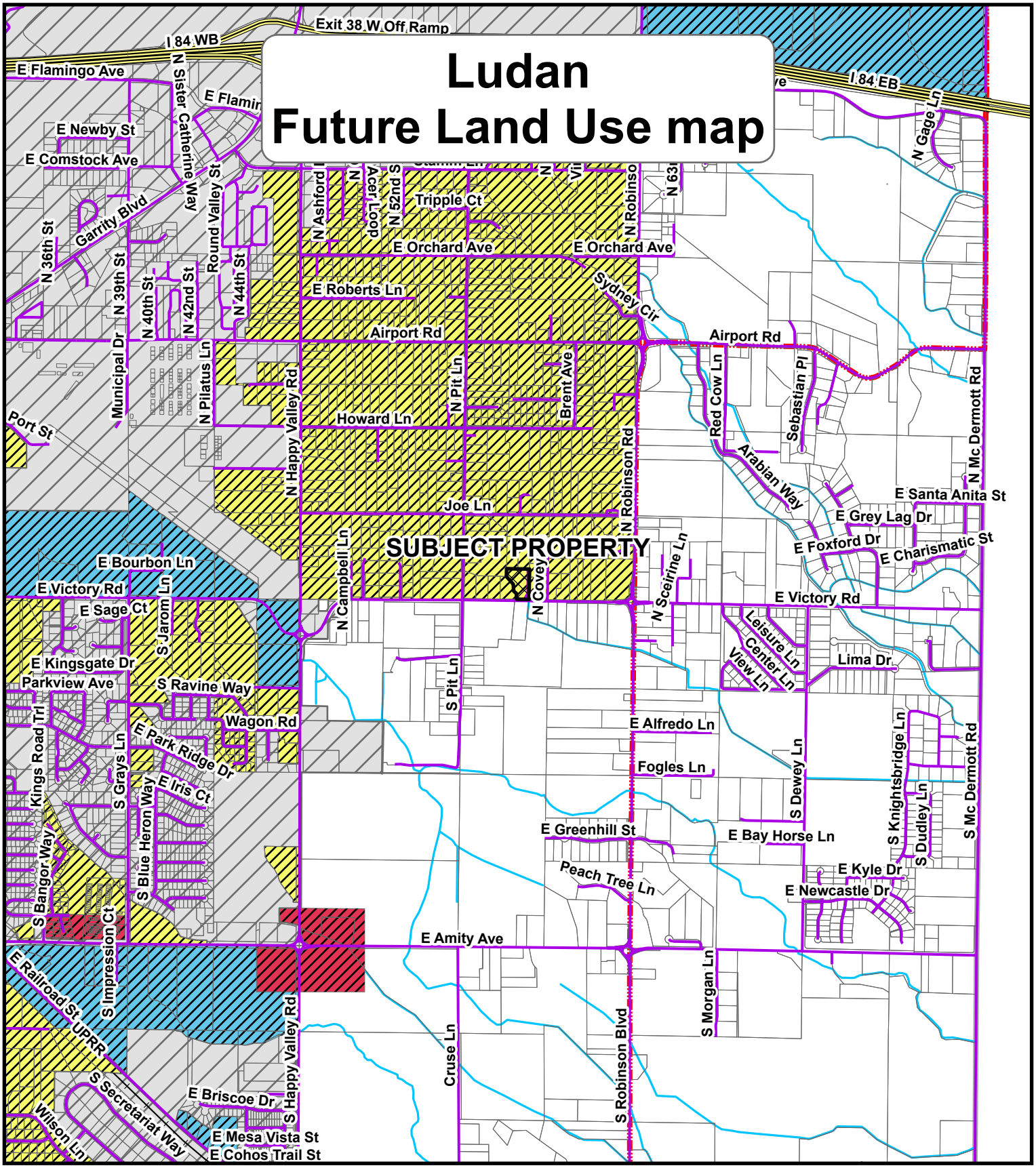


EXHIBIT
C2a

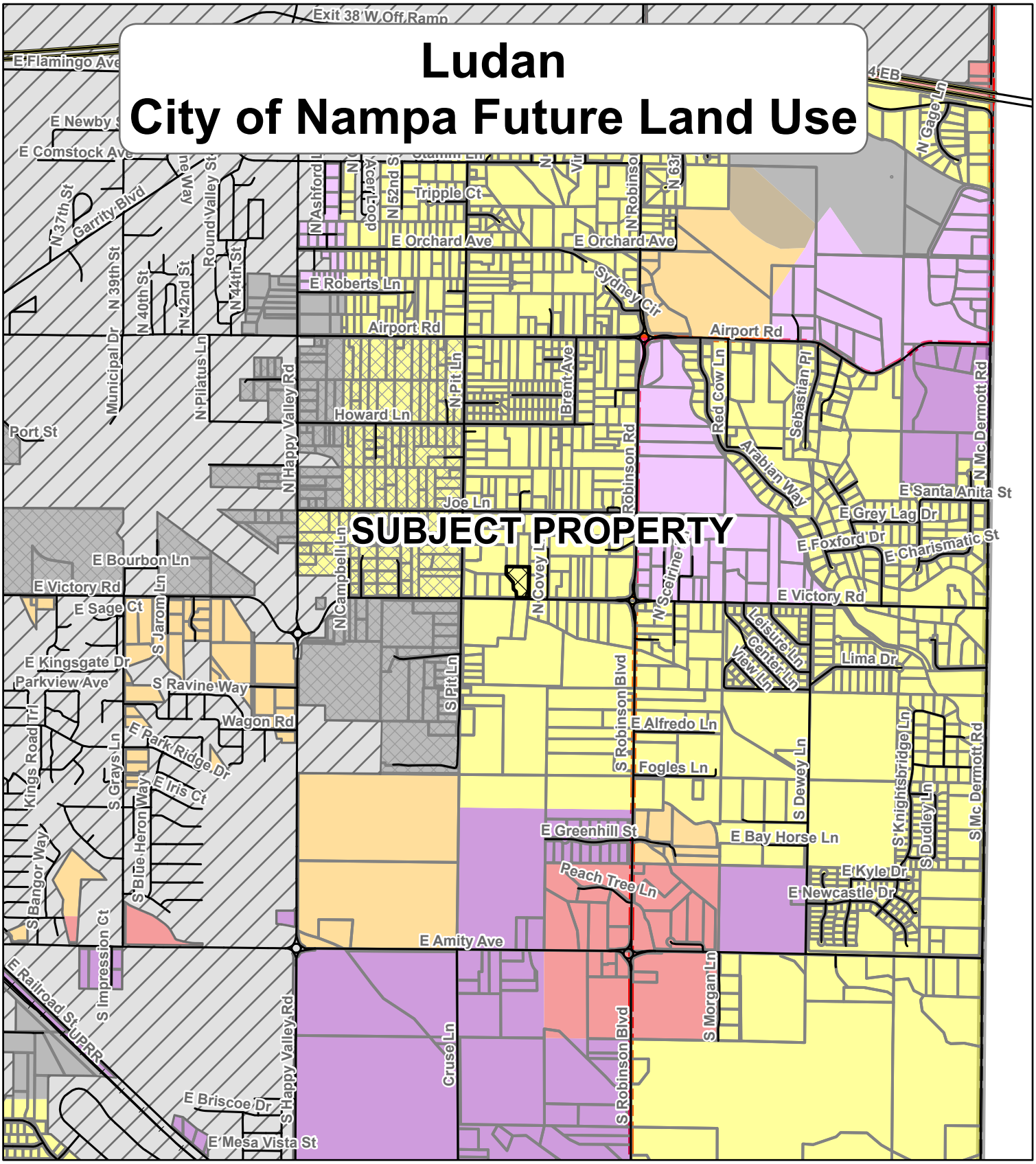
City_Limits
Wetlands

0 0.25 0.5 Miles


Ludan
Small Vicinity Map
Scotch Pine Ln
Joe Ln
N Tacho Pl
N Pit Ln
E Bolter Ln
CANYON COUNTY AC 0.02
LIVINGSTON AC 1.39
RADCHUK AC 2.04
KLUNIS FAMILY LIVING TRUST AC 1.41
MULYAR AC 1.99
ANDRA AC 5
MCDONALD AC 1.41
YEARSLEY AC 1.74
SUBJECT PROPERTY
PHILLIPS AC 1.5
LEPPKE AC 1.5
KING AC 1.51
SYPHUS AC 1.6
CRAWFORD AC 2.33
E Victory Rd
BATHGATE JAMES M FAMILY TRUST AC 1.17
DANIEL DENNIS D AND SUSAN R FAMILY TRUST AC 1.08
FRASIER AC 1.26
FLESHMAN AC 2.98
KWTCD LLC @@ AC 11.8
S Pit Ln
S Pit Ln
STARR AC 22.17
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
EXHIBIT
C2b
0
0.13
0.25
Miles


Ludan
Future Land Use map
Exit 38 W Off Ramp
I 84 WB
I 84 EB
E Flamingo Ave
N Sister Catherine Way
E Flamir
E Newby St
E Comstock Ave
Garrity Blvd
N 36th St
N 39th St
N 40th St
N 42nd St
N 44th St
Round Valley St
Municipal Dr
Port St
N Pilatus Ln
N Happy Valley Rd
N Ashford
N 52nd S
Tripple Ct
E Orchard Ave
E Orchard Ave
N Robinso
N 63
N Gage Ln
E Roberts Ln
Airport Rd
Airport Rd
Sydney Cir
N Pit Ln
Howard Ln
Brent Ave
Red Cow Ln
Sebastian Pl
N Mc Dermott Rd
Arabian Way
N Robinson Rd
E Santa Anita St
E Grey Lag Dr
E Foxford Dr
E Charismatic St
Joe Ln
SUBJECT PROPERTY
N Campbell Ln
N Covey
N Sceirine Ln
E Victory Rd
E Bourbon Ln
E Victory Rd
E Sage Ct
S Jarom Ln
Leisure Ln
Center Ln
View Ln
Lima Dr
E Kingsgate Dr
Parkview Ave
S Ravine Way
S Pit Ln
Wagon Rd
E Park Ridge Dr
E Alfredo Ln
Kings Road Trl
S Grays Ln
E Iris Ct
Fogles Ln
S Dewey Ln
S Knightsbridge Ln
S Dudley Ln
S Mc Dermott Rd
S Blue Heron Way
E Greenhill St
E Bay Horse Ln
S Bangor Way
Peach Tree Ln
E Kyle Dr
E Newcastle Dr
S Impression Ct
E Amity Ave
E Railroad St
UPRR
S Morgan Ln
Cruse Ln
S Robinson Blvd
S Happy Valley Rd
S Secretariat Way
E Briscoe Dr
Wilson Ln
E Mesa Vista St
E Cohos Trail St
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
EXHIBIT
C2c
0
0.5
1
Miles

Ludan
City of Nampa Future Land Use



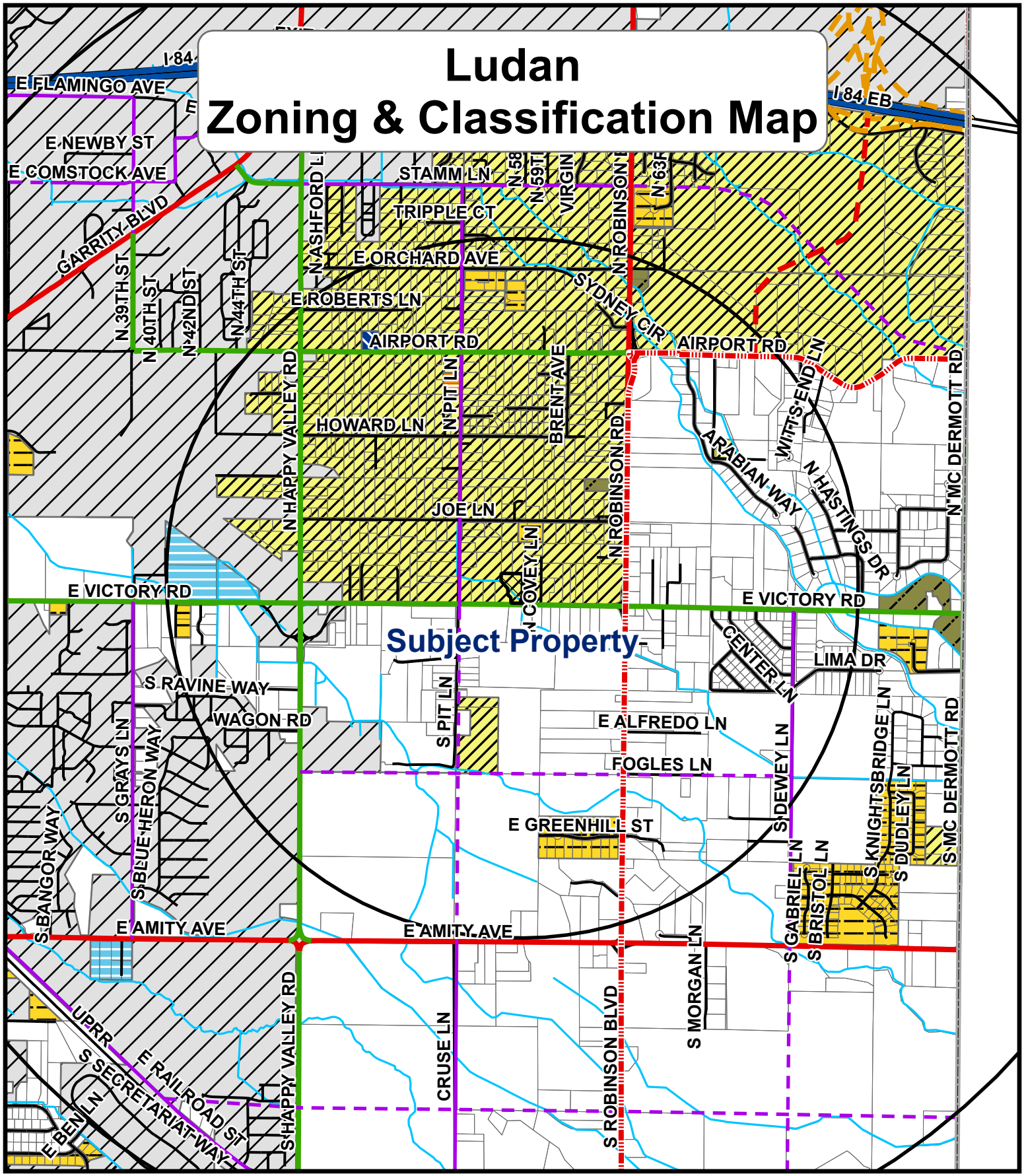
NampaCompPlan

- Airport
- Commercial
- Community Mixed Use
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use
- Unknown
- Very Low Density Residential

EXHIBIT
C2d

0 0.25 0.5 Miles

Ludan
Zoning & Classification Map



N
W E
S

RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1

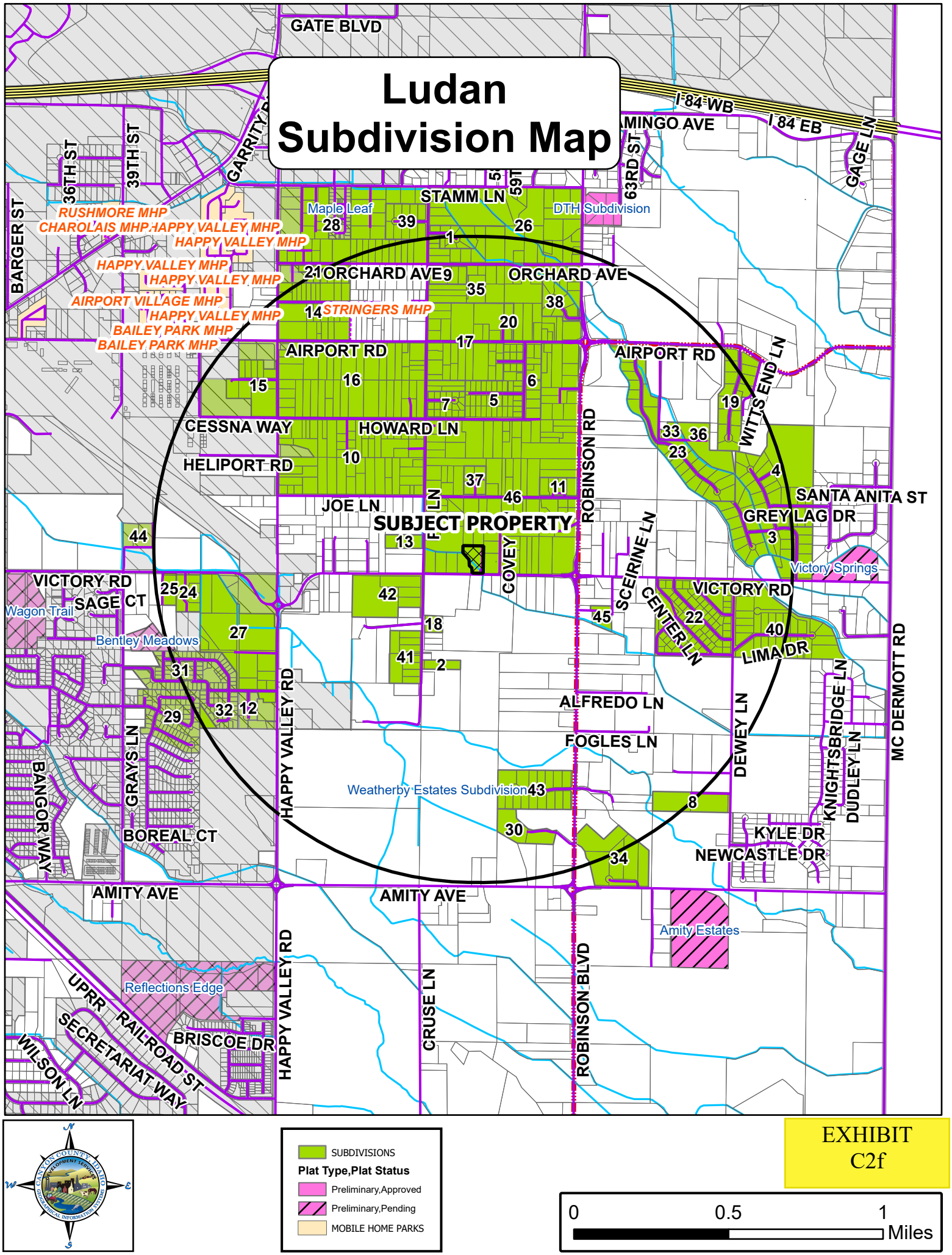
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE

OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL

PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR

EXHIBIT
C2e

0 0.25 0.5
Miles


Ludan Subdivision Map
GATE BLVD
I 84 WB
I 84 EB
AMINGO AVE
GAGE LN
63RD ST
59TH ST
39TH ST
36TH ST
BARGER ST
GARRITY RD
STAMM LN
Maple Leaf
DTH Subdivision
RUSHMORE MHP
CHAROLAIS MHP
HAPPY VALLEY MHP
HAPPY VALLEY MHP
HAPPY VALLEY MHP
HAPPY VALLEY MHP
AIRPORT VILLAGE MHP
HAPPY VALLEY MHP
BAILEY PARK MHP
BAILEY PARK MHP
STRINGERS MHP
ORCHARD AVE
ORCHARD AVE
AIRPORT RD
AIRPORT RD
WITTS END LN
CESSNA WAY
HOWARD LN
HELIPORT RD
ROBINSON RD
JOE LN
SUBJECT PROPERTY
COVEY LN
SCEIRINE LN
CENTER LN
SANTA ANITA ST
GREY LAG DR
Victory Springs
VICTORY RD
VICTORY RD
SAGE CT
Wagon Trail
Bentley Meadows
LIMA DR
ALFREDO LN
FOGLES LN
DEWEY LN
KNIGHTSBRIDGE LN
DUDLEY LN
MC DERMOTT RD
HAPPY VALLEY RD
GRAYS LN
BANGOR WAY
BOREAL CT
Weatherby Estates Subdivision
KYLE DR
NEWCASTLE DR
AMITY AVE
AMITY AVE
Amity Estates
HAPPY VALLEY RD
CRUSE LN
ROBINSON BLVD
Reflections Edge
UPRR RAILROAD ST
SECRETARIAT WAY
BRISCOE DR
WILSON LN
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
EXHIBIT
C2f
0
0.5
1
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
46	1147.61	1016	1.13

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
2	25.80	43	0.60

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
34	2.68	1.53	0.02	22.17

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
1	1.40	6.00	4.00	4.00

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
APPLE CREEK ESTATES	1	3N1W18	4.80	10	0.48	COUNTY (Canyon)	1993
BARNES ESTATES SUBDIVISION	2	3N1W30	2.39	1	2.39	COUNTY (Canyon)	2020
BELMONT HEIGHTS	3	3N1W20	32.40	29	1.12	COUNTY (Canyon)	2001
BELMONT HEIGHTS #2	4	3N1W20	39.53	22	1.80	COUNTY (Canyon)	2002
CLARK THEURER #2	5	3N1W19	20.03	45	0.45	COUNTY (Canyon)	1977
CLARK THEURER REPLAT	6	3N1W19	9.49	11	0.86	COUNTY (Canyon)	1972
COUNTRY MEADOWS	7	3N1W19	6.69	19	0.35	COUNTY (Canyon)	1992
DUNSTAN SUB	8	3N1W29	10.22	2	5.11	COUNTY (Canyon)	2006
DUTTON SUBDIVISION	9	3N1W19	4.73	4	1.18	COUNTY (Canyon)	2018
EAGLE HEIGHTS 1ST DIV	10	3N1W19	76.42	64	1.19	COUNTY (Canyon)	1909
EASTVIEW SUBDIVISION	11	3N1W19	4.76	4	1.19	COUNTY (Canyon)	2006
HAPPY VALLEY ESTATES SUBDIVISION	12	3N2W25	4.05	5	0.81	NAMPA	2007
HILL AND PETTY ESTATES SUB	13	3N1W19	3.47	2	1.73	COUNTY (Canyon)	2005
HOME ACRES SUB #01	14	3N1W19	35.18	32	1.10	COUNTY (Canyon)	1940
HOME ACRES SUB #02	15	3N2W24	30.10	13	2.32	COUNTY (Canyon)	1940
HOME ACRES SUB #03	16	3N1W19	76.92	43	1.79	COUNTY (Canyon)	1942
HOME ACRES SUB #04	17	3N1W19	40.08	25	1.60	COUNTY (Canyon)	1942
J & S SUB	18	3N1W30	1.99	2	1.00	COUNTY (Canyon)	2004
JAIALDI ESTATES SUBDIVISION	19	3N1W20	18.36	14	1.31	COUNTY (Canyon)	2007
JUNELLE ACRES	20	3N1W19	2.37	2	1.18	COUNTY (Canyon)	2000
LAST ORCHARD SUB	21	3N1W19	2.40	4	0.60	0	1986
LEISURE HEIGHTS SUB	22	3N1W29	40.70	78	0.52	COUNTY (Canyon)	1972
LEXINGTON MEADOWS SUBDIVISION #1	23	3N1W20	30.93	29	1.07	COUNTY (Canyon)	2006
MASON CREEK ESTATES	24	3N2W25	6.37	6	1.06	COUNTY (Canyon)	2001
MASON CREEK MEADOWS	25	3N2W25	2.98	2	1.49	COUNTY (Canyon)	2008
NAMPA APPLE ORCHARD	26	3N1W18	75.11	39	1.93	COUNTY (Canyon)	1915
NAMPA ORCHARD TRACTS	27	3N2W25	60.51	22	2.75	COUNTY (Canyon)	1909
ORCHALARA HEIGHTS	28	3N1W18	67.80	48	1.41	COUNTY (Canyon)	1910
PARK RIDGE MEADOWS #1	29	3N2W25	21.62	79	0.27	NAMPA	2001
PEACH TREE ESTATES	30	3N1W30	7.73	2	3.86	COUNTY (Canyon)	1998
PHEASANT MEADOWS SUBDIVISION NO. 1	31	3N2W25	14.82	55	0.27	NAMPA	2018
PHEASANT MEADOWS SUBDIVISION NO. 2	32	3N2W25	15.30	58	0.26	NAMPA	2019
RED COW FOLD SUBDIVISION	33	3N1W20	2.47	2	1.23	COUNTY (Canyon)	2023
RODEO RANCH ESTATES	34	3N1W29	22.54	7	3.22	COUNTY (Canyon)	2001
RYSLANCHIK SUBDIVISION	35	3N1W19	3.53	4	0.88	COUNTY (Canyon)	2021
SCHWISOW POINTE SUB	36	3N1W20	8.67	2	4.34	COUNTY (Canyon)	2005
SCOTCH PINE ESTATES	37	3N1W19	4.20	4	1.05	COUNTY (Canyon)	2004
SYDNEY CIRCLE SUB	38	3N1W19	7.40	9	0.82	COUNTY (Canyon)	2004
TRIPPLE ESTATES	39	3N1W18	10.03	25	0.40	COUNTY (Canyon)	1996
VICTORY HEIGHTS SUB	40	3N1W29	38.36	29	1.32	COUNTY (Canyon)	1970
WAR EAGLE MEADOWS	41	3N1W30	11.36	9	1.26	COUNTY (Canyon)	1997
WAYNE RUSSELL SUB	42	3N1W30	19.08	4	4.77	COUNTY (Canyon)	2005
WEATHERBY ESTATES SUBDIVISION	43	3N1W30	20.14	18	1.12	COUNTY (Canyon)	2023
WHISKEY CREEK SUBDIVISION	44	3N2W24	5.08	2	2.54	NAMPA	2023
WHISPERING PINES GLEN SUBDIVISION	45	3N1W29	2.92	2	1.46	COUNTY (Canyon)	2011
WILSON ORCHARD TRACTS	46	3N1W19	221.59	128	1.73	COUNTY (Canyon)	1917

SUBDIVISIONS IN PLATTING

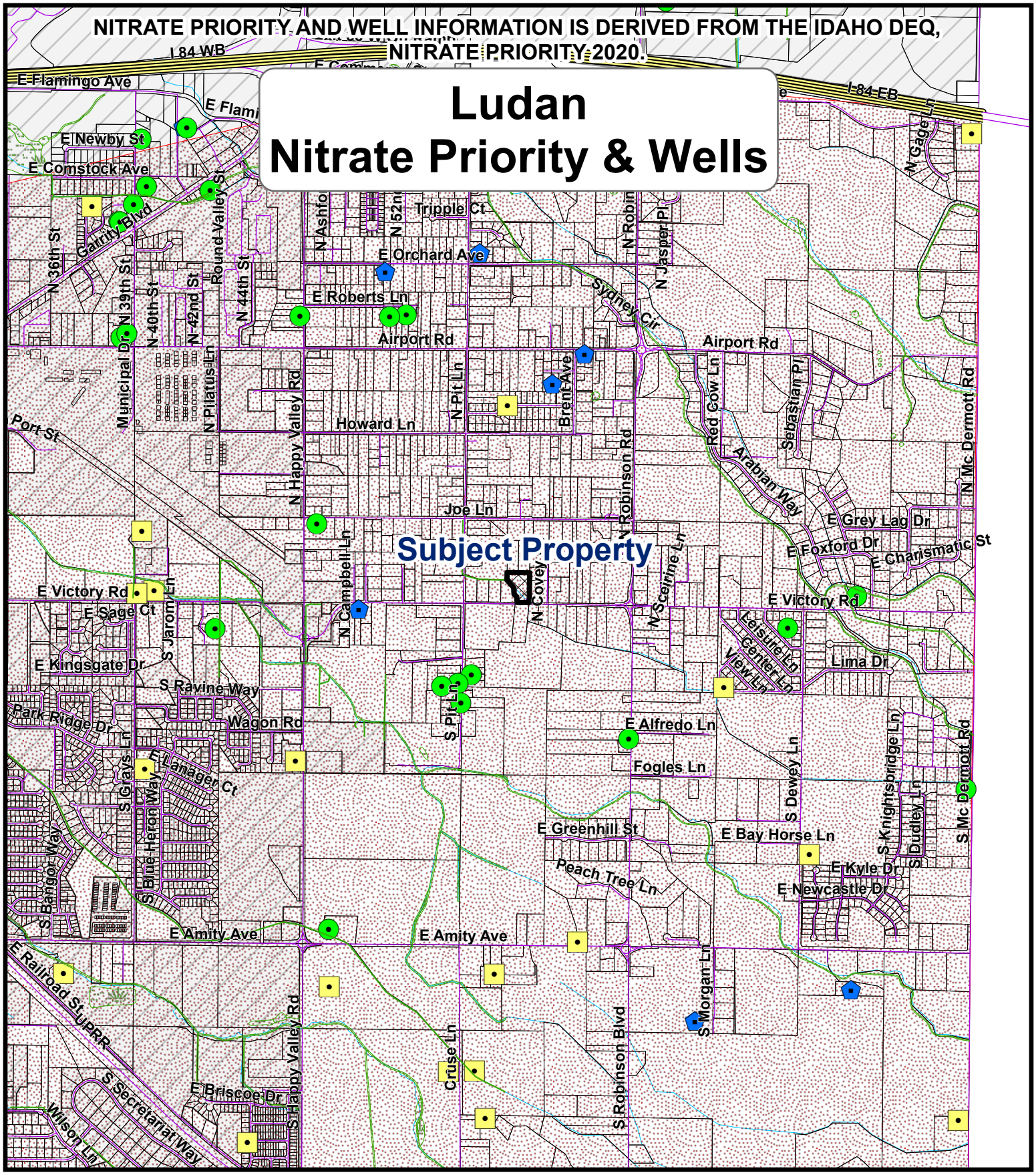
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Weatherby Estates Subdivision	20.12	18	1.12
Bentley Meadows	5.68	25	0.23

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…
Stringers MHP	5022 Airport Road	1.40	6	0.23	Canyon County

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.

Ludan
Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

WETLANDS

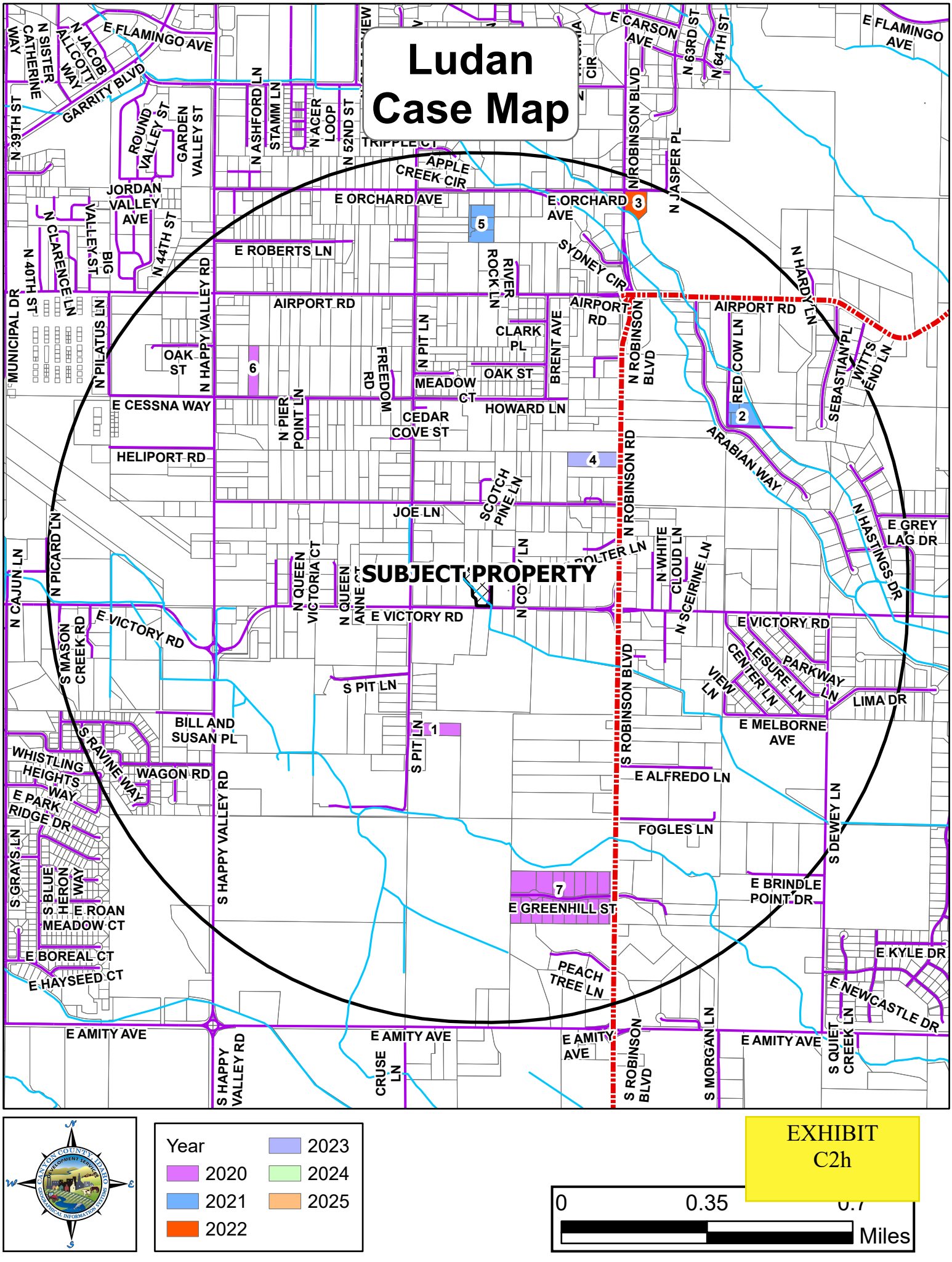
NITRATE_PRIORITY

DEQ WELLS
N03_MGL

- 0.005 - 2.00
- 2.000001 - 5.00
- 5.0000001 - 10.00
- 10.000001 - 49.80

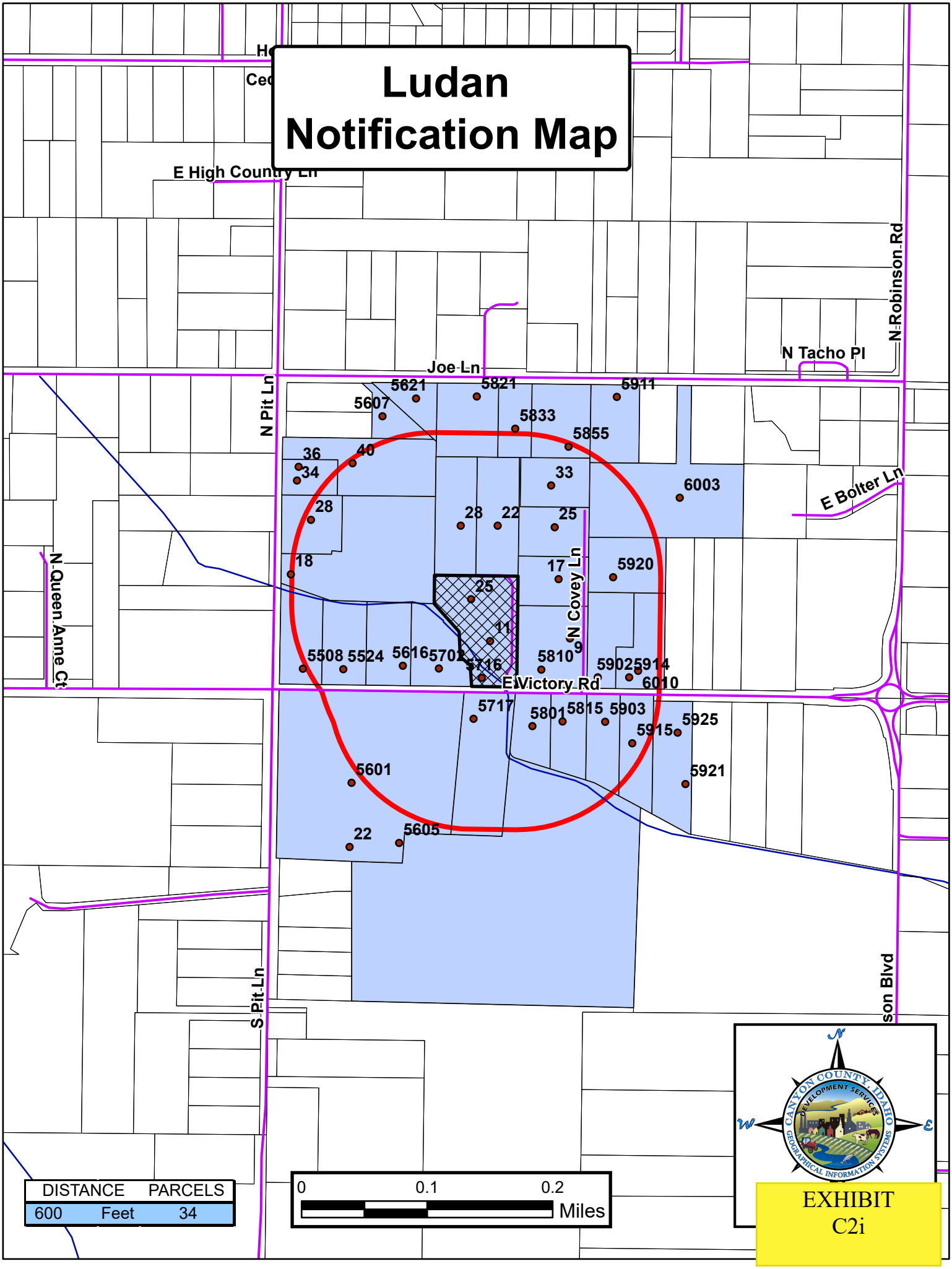
EXHIBIT
C2g

0 0.5 1 Miles


Ludan
Case Map
SUBJECT PROPERTY
E FLAMINGO AVE
E CARSON AVE
N 63RD ST
N 64TH ST
N SISTER CATHERINE WAY
N JACOB ALLCOTT WAY
GARRITY BLVD
N 39TH ST
ROUND VALLEY ST
GARDEN VALLEY ST
N ASHFORD LN
STAMM LN
N ACER LOOP
N 52ND ST
TRIPPLE CT
APPLE CREEK CIR
N ROBINSON BLVD
N JASPER PL
JORDAN VALLEY AVE
E ORCHARD AVE
N CLARENCE LN
VALLEY ST
BIG
N 40TH ST
N 44TH ST
E ROBERTS LN
RIVER ROCK LN
SYDNEY CIR
N HARDY LN
AIRPORT RD
MUNICIPAL DR
N PILATUS LN
N HAPPY VALLEY RD
OAK ST
FREEDOM RD
N PIT LN
CLARK PL
BRENT AVE
MEADOW CT
HOWARD LN
RED COW LN
SEBASTIAN PL
WITTS END LN
E CESSNA WAY
N PIER POINT LN
CEDAR COVE ST
ARABIAN WAY
HELIPORT RD
SCOTCH PINE LN
JOE LN
N HASTINGS DR
E GREY LAG DR
N PICARD LN
N CAJUN LN
N QUEEN VICTORIA CT
N QUEEN ANNE CT
N COLTER LN
N WHITE CLOUD LN
N SCEIRINE LN
E VICTORY RD
S MASON CREEK RD
S PIT LN
LEISURE CENTER LN
PARKWAY LN
VIEW LN
LIMA DR
BILL AND SUSAN PL
E MELBORNE AVE
S RAVINE WAY
WHISTLING HEIGHTS WAY
WAGON RD
E ALFREDO LN
E PARK RIDGE DR
S DEWEY LN
FOGLES LN
S GRAYS LN
S BLUE HERON WAY
E ROAN MEADOW CT
E GREENHILL ST
E BRINDLE POINT DR
E BOREAL CT
E KYLE DR
E HAYSEED CT
PEACH TREE LN
E NEWCASTLE DR
E AMITY AVE
S HAPPY VALLEY RD
CRUSE LN
S ROBINSON BLVD
S MORGAN LN
S QUIET CREEK LN
Year
2020
2021
2022
2023
2024
2025
EXHIBIT
C2h
0
0.35
0.7
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2020-0012	Plat - Barnes Estates Sub	Barnes Estates Sub	APPROVED
2	RZ2020-0018	Rezone AG to RR	Bruji Hans & Connie	APPROVED
3	RZ2022-0008	Rezone AG to CR-R1	Carlton	APPROVED
4	CR2022-0013	Rezone RR to CR-R1	Guzman	APPROVED
5	SD2019-0030	Short Plat- 3 lots	Ryslanchik Sub	APPROVED
6	PH2016-51-APL	Temp Public Qasi Religious related events	Wat Idahoophoxaiyaraam Inc.	APPROVED
7	SD2019-0053	Plat - Weatherby Estates	Weatherby Estates	APPROVED


Ludan
Notification Map
E High Country Ln
N Robinson Rd
N Tacho Pl
Joe Ln
N Pit Ln
E Bolter Ln
N Queen Anne Ct
N Covey Ln
E Victory Rd
S Pit Ln
son Blvd
5621
5821
5911
5607
5833
5855
36
40
34
33
6003
28
28
22
25
18
17
5920
25
11
9
5508
5524
5616
5702
5716
5810
5902
5914
6010
5717
5801
5815
5903
5925
5915
5601
5921
22
5605
DISTANCE PARCELS
600 Feet 34
0 0.1 0.2
Miles
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
EXHIBIT
C2i

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 N. 11TH Ave. Ste 310 • Caldwell, Idaho 83605
Phone (208) 454-7458 • ZoningInfo@canyoncounty.id.gov

LEGAL NOTICE TRANSMITTAL

Case #: RZ2025-0008 Transmittal Date: Jan. 13, 2026 Planner: Deb Root, Principal Planner

Owner: Sergey Ludan Applicant: same

☒ P&Z ☐ Hearing Examiner ☐ BOCC

JEPA: Nampa City ☒ FULL POLITICAL

City
- ☐ Caldwell
- ☐ Greenleaf
- ☐ Homedale
- ☐ Marsing
- ☐ Melba
- ☐ Middleton
- ☒ Nampa
- ☐ Notus
- ☐ Parma
- ☐ Star
- ☐ Wilder

School District
- ☐ Caldwell
- ☐ CWI
- ☐ Homedale
- ☐ Kuna
- ☐ Liberty Charter
- ☐ Marsing
- ☐ Melba
- ☐ Meridian/West Ada
- ☐ Middleton
- ☒ Nampa
- ☐ Notus
- ☐ Parma
- ☐ Vallivue
- ☐ Wilder

☒ **Southwest District Health**

Fire District
- ☐ Caldwell
- ☐ Homedale
- ☐ Kuna
- ☐ Marsing
- ☐ Melba
- ☐ Middleton
- ☒ Nampa
- ☐ Parma
- ☐ Star
- ☐ Upper Deer Flat
- ☐ Wilder
- ☐ State Fire Marshal

Highway District
- ☐ Hwy District 4
- ☐ Golden Gate
- ☒ Nampa
- ☐ Notus-Parma

Library District
- ☐ Kuna
- ☐ Lizard Butte
- ☐ Wilder

Utilities
- ☒ CenturyLink
- ☒ Intermountain Gas
- ☒ Idaho Power
- ☒ Ziply

Irrigation, Drain & Flood Districts
- ☐ Black Canyon Irrigation Dist.
- ☐ Boise-Kuna Irrigation Dist.
- ☒ Boise Project Board of Control
- ☐ Caldwell Water & Sewer
- ☐ Canyon County Water Co.
- ☐ Canyon Ditch Co.
- ☐ Eureka Irrigation District
- ☐ Farmer Cooperative Ditch Co.
- ☐ Farmers Union Ditch Co.
- ☐ Franklin Ditch Co.
- ☐ Lower Center Point
- ☐ Mason Creek Ditch Co.
- ☐ Middleton Mill Ditch/Irrigation
- ☒ Nampa – Meridian
- ☐ New York
- ☐ Newman Ditch
- ☐ Pioneer
- ☐ Pioneer Dixie Ditch
- ☐ Poor Boy Ditch
- ☐ Riverside Irrigation District
- ☐ Riverside Ditch
- ☐ Wilder Irrigation
- ☐ Settlers Irrigation
- ☐ Siebenberg Co-op Ditch
- ☐ Star Sewer & Water
- ☐ Drainage District 2
- ☐ Drainage District 3
- ☐ Drainage District 4
- ☐ Drainage District 6
- ☐ Flood District 10
- ☐ Flood District 11

Transportation
- ☐ ACHD
- ☒ Brown Bus Company
- ☐ Caldwell Transportation
- ☒ COMPASS
- ☐ Idaho Transportation Dept
- ☒ Valley Regional Transit

Emergency Services
- ☒ Canyon County Sheriff
- ☒ Emergency Mgmt. Coordinator
- ☒ CC Paramedics / EMT
- ☐ Homedale City Ambulance
- ☐ Marsing Ambulance
- ☐ Melba Quick Response
- ☒ Nampa Police Department

Other
- ☐ Army Corps of Engineers
- ☐ Deer Flat National Wildlife Refuge
- ☐ Farm Service Agency
- ☐ Greater Middleton Area Rec
- ☐ Melba Gopher District
- ☐ Mosquito Abatement
- ☐ Natural Resource Conservation Dist.
- ☐ Ten-Davis Recreation
- ☐ Destination Caldwell
- ☐ Owyhee County, Dir of Planning
- ☐ Media
- ☐ Cemetery
- ☐ US Postal Service
- ☐ _____

Canyon County
- ☐ CC Animal Control
- ☐ CC Assessor's Office
- ☐ CC Elections
- ☐ CC Farm Bureau
- ☐ CC Historical Society
- ☐ CC Parks & Recreation
- ☐ CC Weed & Gopher Control
- ☐ CC Soil Conservation District

Canyon County
- ☒ CC DSD Building Dept.
- ☒ CC DSD Code Enforcement
- ☒ CC Engineering Dept.
- ☒ CC GIS Dept.

Government
- ☐ Bureau of Land Management
- ☐ Bureau of Reclamation
- ☐ Dept of Environmental Quality
- ☐ Environmental Protection Agency

Government
- ☐ Farm Service Agency
- ☐ FEMA
- ☐ ID Dept of Water Resources/water rights
- ☐ Idaho Fish & Game
- ☐ Idaho State Dept of Agriculture
- ☐ Dept of Lands/ SW Area Mgr.
- ☐ ID Agricultural Aviation Association
- ☐ Energy and Mineral Resources (OEMR)
- ☐ US Department of Agriculture

EXHIBIT C3

Debbie Root

From: Daniel Badger <BadgerD@cityofnampa.us>
Sent: Thursday, December 11, 2025 2:55 PM
To: Debbie Root
Subject: Re: [External] RE: Parcel R27968 25 N. Watermill Lane and 5716 E. Victory

Debbie,
The city provides domestic water service to the structure at 5716 E Victory Road. Since they have connected we have changed some of our processes for allowing city service outside of city limits if they are proposing lot sizes that would need to connect to City services beyond what has already been connected they would need to go through our pre-annexation process for approval.

Daniel Badger, P.E

City Engineer | Development Engineering

Office: (208) 468-5469 | Cell: (208) 936-5690

500 12th Avenue South | Nampa, ID 83651

cityofnampa.us | Stay Connected

From: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Sent: Thursday, December 11, 2025 2:46 PM
To: Daniel Badger <BadgerD@cityofnampa.us>
Subject: RE: [External] RE: Parcel R27968 25 N. Watermill Lane and 5716 E. Victory

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hi Daniel,

I am just following up on my question to Doug—makes sense he sent it to Engineering. Checking to see if 5716 E. Victory home has city water connection? It seems that there wasn't water available for the assisted living application that was across the street so just trying to verify the applicants assertion that the home is on city water but the new home was not connected to water?

Thanks for your help.

Respectfully,

Deb Root, MBA

EXHIBIT
C4.a

BP2020-0746

FINAL/AS-BUILT - Subsurface Sewage Disposal

Public Health
Idaho Public Health Districts

SOUTHWEST DISTRICT HEALTH
13307 Miami Lane
Caldwell, ID 83607 (208) 455-5400

Permit #: 003405
Date Rcvd: 05/18/2021
Parcel #: 27968000 0

Owners Name: SERGEY LUDAN
Property Address: 25 N. Watermill Lane NAMPA ID 83687

Subdivision: WILSON
Township: 3N
Range: 1W
Section: 19
Block: 31
Lot: 26 ORCHARD
Size (Acres):

System Type: Gravel Drainfield	Gravel (Yards): 45
System Mfg: NA	Sand (Yards): 51
Septic/Trash Tank (Gal.): 1500	Installation Depth (Inches): 48"
Septic/Trash Tank Mfr: Old Castle	Date Installed: 03-15-2021
Depth to Tank Lid (Inches): At grade.	Rock Under Pipe (Inches): 6"
Standpipe / Riser (Inches): NA	Riser Longitude: 43.577247
Pump Tank (Gal.): N/A	Riser Latitude: -116.500962
Pump Tank Mfg: N/A	Well Installed ☐ Yes ☒ No
Drainfield Width (Ft.): 6	Distance to Tank (Ft.): N/A
Drainfield Length (Ft.): 90+90+48	Distance to Drainfield (Ft.):N/A
Drainfield Area Installed (Sq Ft.): 1368	Valve: ☐ Yes ☑ No
Effective Area (Sq Ft.): 1368	Dist-Box: ☑ Yes ☐ No
	Drop-Box: ☐ Yes ☑ No

Technical Allowance NOT Granted or is not required

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into and may be enforceable as part of the permit.

Notes/Conditions of Approval:

Installer: Timkins LLC (002877)

Signature:

Date: 05/18/2021

By signing above, I certify that all answers and statements on this Final As-built are true and complete to the best of my knowledge.

OFFICIAL USE ONLY

RECEIVED
JUL 28 2021
CANYON COUNTY
DEVELOPMENT SERVICES

Stephen Fitzpatrick
EHS Final Inspection Signature

87
EHS Code

05/18/2021
Date

Staff Exh

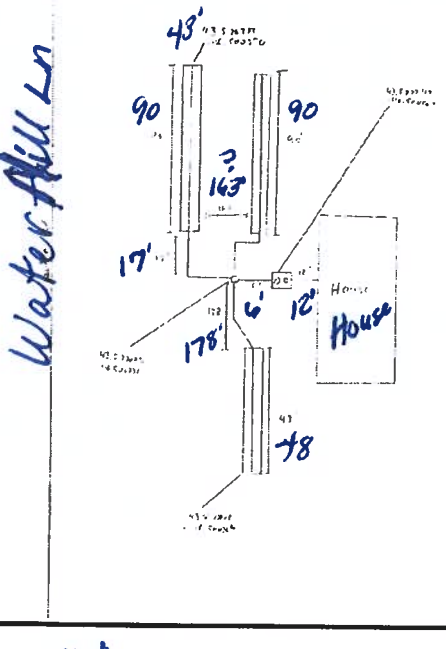
EXHIBIT
C4.b

SOUTHWEST DISTRICT HEALTH

Final/As-built

Original file name: 20210518160756412_0001.png

18-May-2021 4:22 PM



Permit #: 003405

05/18/2021

Ludan

Debbie Root

From: Scott Hillman
Sent: Wednesday, February 25, 2026 10:11 AM
To: Debbie Root
Subject: FW: [External] Re: Inspection Results for SI2026-0003

FYI

Regards,

Scott Hillman
Assistant Building Official
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Work: 208-454-7340 Cell: 208-366-9094
Email: Scott.Hillman@canyoncounty.id.gov

From: Scott Hillman
Sent: Thursday, February 19, 2026 10:05 AM
To: Ludan Design <ludandesign@gmail.com>
Subject: RE: [External] Re: Inspection Results for SI2026-0003

Sergey,

I need to add that the conditions I listed in my previous email would address reducing this to something other than a residence. If the intent is to keep the improved space, then the improvements, like the hook-up to the existing septic system, MEP inspections, and zoning compliance would still need to be met.

If you have any questions please give me a call.

Spoke with Scott re: Building Permit requirement – addition of stairs to bldg and electrical/mechanical

Expansion – Structure does not meet setbacks on west prop bndry. – May possibly comply with Nampa city setbacks

Regards,

Scott Hillman
Assistant Building Official
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Work: 208-454-7340 Cell: 208-366-9094
Email: Scott.Hillman@canyoncounty.id.gov

From: Scott Hillman
Sent: Thursday, February 19, 2026 8:45 AM

EXHIBIT
C4.c

To: Ludan Design ludandesign@gmail.com
Cc: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>
Subject: RE: [External] Re: Inspection Results for SI2026-0003

Sergey,

You would need to remove one of the elements necessary to make that a residence. If you were to remove and cap off the kitchen sink, or bathroom toilet for example, this could not be a residence as it would lack one of the necessary elements. The space could remain as a craft room, or similar use, just not a residence.

Regards,

Scott Hillman
Assistant Building Official
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Work: 208-454-7340 Cell: 208-366-9094
Email: Scott.Hillman@canyoncounty.id.gov



From: Ludan Design <ludandesign@gmail.com>
Sent: Wednesday, February 18, 2026 12:56 PM
To: Scott Hillman <Scott.Hillman@canyoncounty.id.gov>
Subject: [External] Re: Inspection Results for SI2026-0003

Hi Scott,
I have to go with option 2 due to inability to increase the septic system. Let me know what are my next steps

Thank you.

Ludan Design
208-283-0630

------ Original Message ------
From "Scott Hillman" <Scott.Hillman@canyoncounty.id.gov>
To "ludandesign@gmail.com" <ludandesign@gmail.com>
Date 2/3/2026 4:03:46 PM
Subject Inspection Results for SI2026-0003

Inspection Result for: **SI2026-0003**.

The Inspection Result is: **Complete**.

The inspection is complete, the applicant must bring the structure into compliance as indicated in the inspection and building department notes. dr

See Attachment!

Regards,

Scott Hillman
Assistant Building Official
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Work: 208-454-7340 Cell: 208-366-9094
Email: Scott.Hillman@canyoncounty.id.gov

INSPECTION RESULTS

Canyon County
Development Services Department
111 North 11th Ave., Suite 310, Caldwell, ID 83605
For Inspections Call: (208) 454-7460

SCAN ME

Scan This Code to View
Inspection Results Online.

Result:	**Complete**	**Date:**	2/3/2026

Permit No.:	SI2026-0003	**Site Address:**	25 N WATERMILL LN
Inspection Type:	Special Inspections	**Inspector:**	**SCOTT HILLMAN (208)366-9094**

Option 1:
1. Add 5/8" type X drywall to walls, ceilings and supporting structures of the first floor.
2- Any added or updated Mechanical, Electrical and Plumbing work will need to be permitted and inspected.
3- The exterior stairs will need to bear on frost protected footings.
4- The stairs, including the handrail, will need to comply with R311.7.
5- Will need SWDH permit for the septic system.
6- Will need a Fire District access / turn-around approval.
7- Will need an Approach Approval from the Highway District.
8- Provide a smoke detector.
9- Need to confirm that the ceiling height meets code requirements.

Option 2:
1- Reduce the improvements to structure such that it is not considered a residence. This could be accomplished by removing the kitchen or bathroom.

Debbie Root

From: Debbie Root
Sent: Friday, December 19, 2025 12:53 PM
To: Ludan Design
Cc: Tom Crosby
Subject: RE: [External] Re: RZ2025-0008 Rezone from RR to R1

Mr. Ludan,

Thank you for the information. Please work with the building department to bring the "renovations" into compliance with the zoning and building code. There was a lot of work completed on this structure without a building permit based upon the code enforcement pictures that we have on file.

It is in your interest to bring this into compliance prior to staff taking your application to hearing.

Respectfully,

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

From: Ludan Design <ludandesign@gmail.com>
Sent: Thursday, December 18, 2025 3:38 PM
To: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Subject: [External] Re: RZ2025-0008 Rezone from RR to R1

Hi Debbie,
This is an o d barn which we inherited with the purchase of the property in 2019. Yes, we have renovated it, but nobody lives in it. Next to it as a chicken coop

Thank you.

Ludan Design
208-283-0630

------ Original Message ------
From "Debbie Root" <Debbie.Root@canyoncounty.id.gov>
To "ludandesign@gmail.com" <ludandesign@gmail.com>
Date 12/11/2025 2:20:48 PM
Subject RZ2025-0008 Rezone from RR to R1

Mr. Ludan,

Staff Exh.

I have been assigned your rezone application. I am currently doing my background research and reviewing the case file.

I note that there is a structure along the west property boundary near that original home that appears to have been significantly remodeled and is possibly being utilized as a home or an apartment. I do not find any building permits for this structure or any change of use that may have occurred. If you could please provide information on the use and re-construction of this unit I would appreciate it.

I have not scheduled this for hearing nor sent out for agency comment at this time. I will be working towards scheduling when I have completed my review of your application.



Respectfully,

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034



Code Enforcement Photo
R27968 taken 9-18-2018

This structure has been remodeled and appears to be an additional residence on the property based on Google Street View image take July 2025
No building permits





Thursday, October 25, 2018 10:31:55 AM - DSD Viewer

Staff Exh.

PROPERTY LINE ADJUSTMENT & ADMINISTRATIVE LAND SPLIT RECORD OF SURVEY FOR

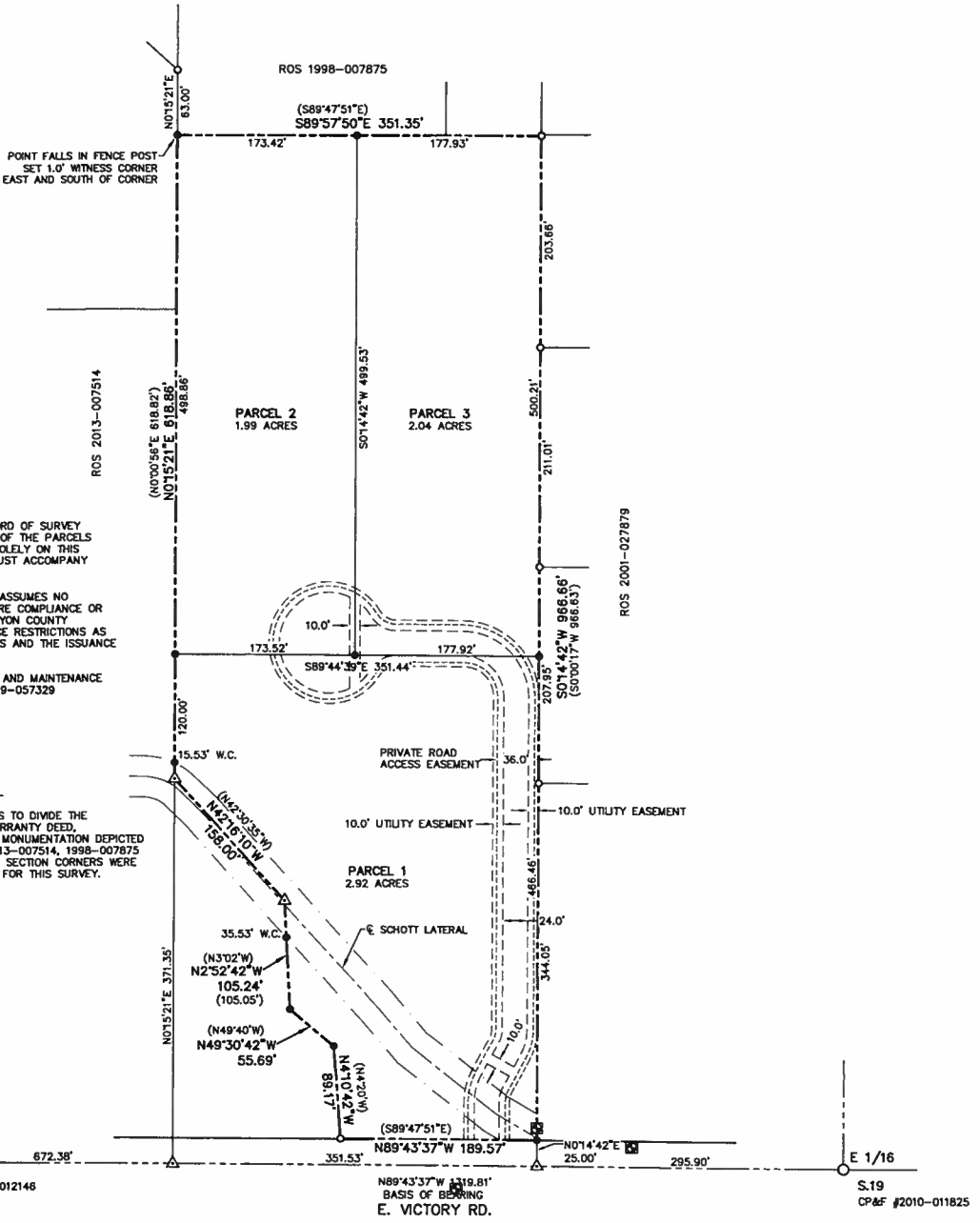
RADCHUK, LUDAN, ZINCHUCK

A PORTION OF TRACTS 26 AND 31 OF WILSON ORCHARD TRACTS
LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 19,
T.3N., R.1W., B.M., CANYON COUNTY, IDAHO
2019

EXHIBIT
C4.e

2019-059615
RECORDED
12/09/2019 10:08 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
gs=1 PBRIDGES $5.00
SURVEY
IDAHO SURVEY GROUP LLC

Prod History



N

10 40 160
0 20 80 320

SCALE: 1" = 80'

LEGEND

○	FOUND 1/2" IRON PIN PLS 3627 UNLESS OTHERWISE NOTED
○	FOUND 5/8" IRON PIN AS NOTED
◉	FOUND ALUMINUM CAP MONUMENT
●	SET 1/2 IRON PIN WITH CAP
△	CALCULATED POINT
(120')	RECORD DATA
	PROPERTY BOUNDARY LINE
	PARCEL LINE
	SECTION LINE
	CENTERLINE
	PRIVATE ROAD ACCESS EASEMENT LINE–SEE NOTE 3
	PUBLIC UTILITY EASEMENT LINE–SEE NOTE 3
	SCHOTT LATERAL EASEMENT LINE

NOTES:

1. THE RECORDING OF THIS RECORD OF SURVEY DOES NOT ENABLE THE OWNERS OF THE PARCELS TO CONVEY OWNERSHIP BASED SOLELY ON THIS MAP. A WRITTEN CONVEYANCE MUST ACCOMPANY SUCH A CHANGE IN OWNERSHIP.

2. IDAHO SURVEY GROUP, LLC. ASSUMES NO LIABILITY FOR PRESENT OR FUTURE COMPLIANCE OR NON-COMPLIANCE WITH THE CANYON COUNTY PLANNING AND ZONING ORDINANCE RESTRICTIONS AS IT PERTAINS TO BUILDING PERMITS AND THE ISSUANCE THEREOF.

3. SEE EASEMENT, ROAD USER, AND MAINTENANCE AGREEMENT INSTRUMENT NO. 2019-057329

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE PROPERTY DESCRIBED IN THE WARRANTY DEED, INSTRUMENT NO. 2016-047126. MONUMENTATION DEPICTED ON RECORD OF SURVEYS NO. 2013-007514, 1998-007875 AND 2001-027879 AND EXISTING SECTION CORNERS WERE HELD AS CONTROLLING CORNERS FOR THIS SURVEY.

CERTIFICATE OF LAND SURVEYOR

I, GREGORY G. CARTER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF IDAHO PERTAINING TO PLATS AND SURVEYS.

PROFESSIONAL LAND SURVEYOR LICENSED
7729
12/9/19
STATE OF IDAHO
GREGORY G. CARTER

GREGORY G. CARTER — LICENSE NO. 7729

RECORDING INDEX NUMBER: 314-19-2-3-0-04-010

ISG IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

P:\Radchuk topo mid 19-157\dwg\MLD Survey.dwg 12/9/2019 8:37:41 AM

2019-061556
RECORDED
12/17/2019 04:42 PM
00486411201900615560150154
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=15 DLSTEPHENS $52.00
MISC
VENIAMIN RADCHUCK

DSD Director Administrative Decision/ Property Boundary Adjustment

Canyon County Code of Ordinances
§07-18-01, §07-10-17 & §07-10-03

Case Number: AD2019-0129

Parcel(s): R27968 and R27955010

Property Owner/Applicant(s): Veniamin Radchuk & Sergy Ludan

Request: The applicants are requesting a land division, property boundary adjustment and access easement reduction for Parcels R27968 (0.46 acres) and R27955010 (6.48 acres). The parcels are zoned "R-R" (Rural Residential, two acre average minimum lot size).

Land Division/Property Boundary Adjustment: Both parcels are original (created prior to September 6, 1979; Tax 1 and Tax 2 19-3N-1W). Therefore, the parcels are eligible for a land division (CCZO §07-18-01). The result of the request will adjust the boundaries of Parcel R27968 from 0.46 to 2.92 acres and divide the remainder of Parcel R27955010 into two lots with an average lot size of two acres. The result is consistent with CCZO §07-18-01 (Administrative Land Division).

The request is consistent with all property boundary adjustment requirements (CCZO §07-10-17). The adjustment does not create building permit eligibility, create any additional parcels, or relocate building permits. The adjustment is more than 80 feet. However, the adjustment makes Parcel R27968 conforming to "R-R" zone minimum lot size and setback requirements. The result does not create injury, damage or safety hazards.

Private Road: The request includes a private road, N. Watermill Lane. The private road name was approved by the City of Nampa (Instrument No. 2019-037702). The private road includes a road user's maintenance agreement consistent with CCZO Section 07-10-03(1)B3 (Instrument No 2019-057329). Private road construction and road signage is required to be installed consistent with CCZO 07-10-03(3) prior to certificate of occupancy.

Easement Reduction: The private road access and utility easement is a total of 56 feet wide. CCZO Section 07-10-03(1)B2 requires a 60 foot access easement. Therefore, the applicants are requesting an easement reduction in accordance with CCZO Section 07-10-03(1)D. The reduction request provides adequate access to the three parcels and will not create injury, damage or safety hazards.

The private road crosses Schott Lateral, maintained by Nampa-Meridian Irrigation District. The applicant has a license agreement with the Nampa and Meridian Irrigation District for crossing and improvements to the lateral (Instrument No. 2019-042135).

Nampa Highway District approves the private road access subject to the existing access to R27968 be abandoned. The applicant has signed a deed restriction agreeing to Nampa Highway District's requirements (Instrument No. 2019-038169). Nampa Highway District #1 requires an approach permit prior to issuance of any building permits.

The parcel shall be divided in substantial compliance with Instrument No. 2019-059615, as follows:

Property Boundary Adjustment
Parcel 1: From 0.43 acres to 2.92 acres (existing dwelling)

Land Division
Parcel 2: 1.99 acres (building permit available)
Parcel 3: 2.04 acres (building permit available)

Decision: The application to complete a land division, property boundary adjustment and access easement reduction for Parcels R27968 and R27955010, subject to CCZO §07-18-01, §07-10-17 and §07-10-03 is **APPROVED** subject to the following conditions:

1) All development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2) The private road shall be built to meet the minimum construction standards (CCZO Section 07-10-03(3). Prior to final inspection, certification by a licensed engineer that the road was built to code shall be submitted.
3) A private road sign conforming to Nampa Highway District #4 standards shall be erected and maintained at the property owners' expense. Verification of installation of road signs shall be provided to DSD prior to Certificate of Occupancy
4) An approach permit is required by Nampa Highway District #1 prior to issuance of any building permits. The existing driveway access to R27968 shall be abandoned in accordance to Nampa Highway District #1 requirements prior to Certificate of Occupancy.

Patricia Nilsson — December 13, 2019

Director — Date

State of Idaho)
SS
County of Canyon County)

On this 13th day of December, in the year of 2019, before me Kathleen Frost, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

KATHLEEN FROST
COMMISSION #67887
NOTARY PUBLIC
STATE OF IDAHO

Notary: K Frost

My Commission Expires: 6-3-2022

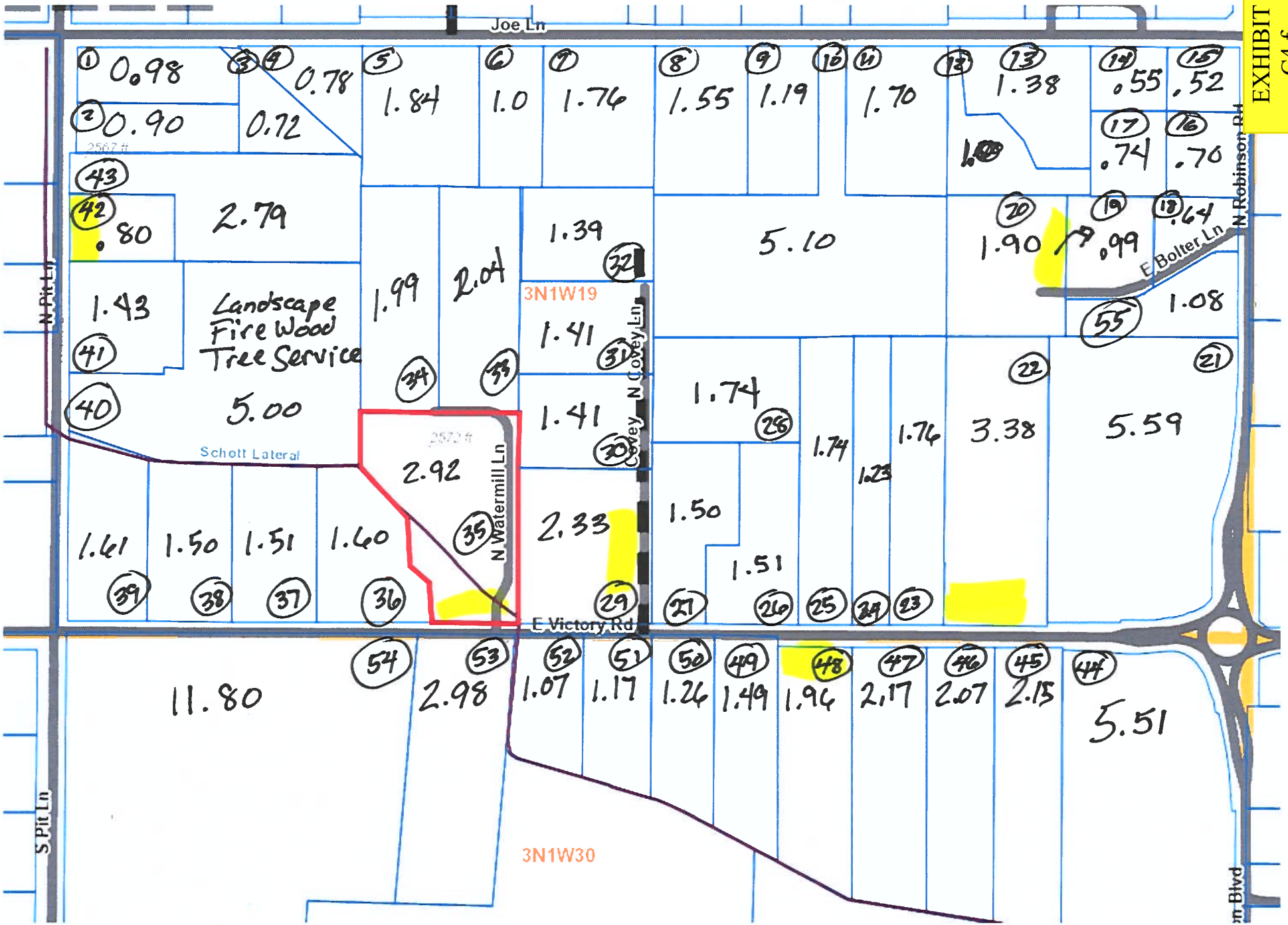
Middle Maps



PT T-1

Prop History
Staff

EXHIBIT
C4.f

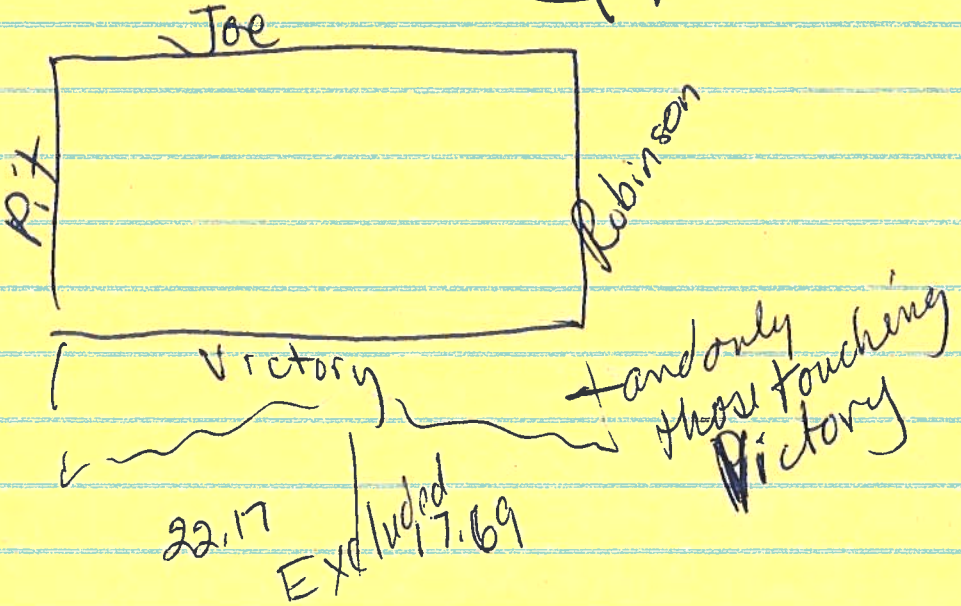


6 parcels have secondary residences w/ legal address

N of Victory	S of Victory	Fill	Joe Lane
1.61 ✓	5.51	1.43	.9
1.5 ✓	2.15	5.00	.98
5.59 ✓	2.07	1.08 ✓	.72
3.38 ✓	2.17	.64 ✓	.78
1.76 ✓	1.96	.99 ✓	1.84
1.23 ✓	1.49	1.9 ✓	1.0
1.74 ✓	1.26	5.10 ✓	1.76
1.51 ✓	1.17	1.74 ✓	1.55
1.50 ✓	1.07	1.41 -	1.19
2.33 ✓	2.98	1.41 -	1.70
2.92 ✓	11.80	1.39 -	1.20
1.60 -		2.04 -	1.38
1.51 -		1.99 -	0.55
		2.79 -	0.74
		.80 -	0.52
			0.70

avg 1.978 acres

108.83 acres ~~55~~ parcels



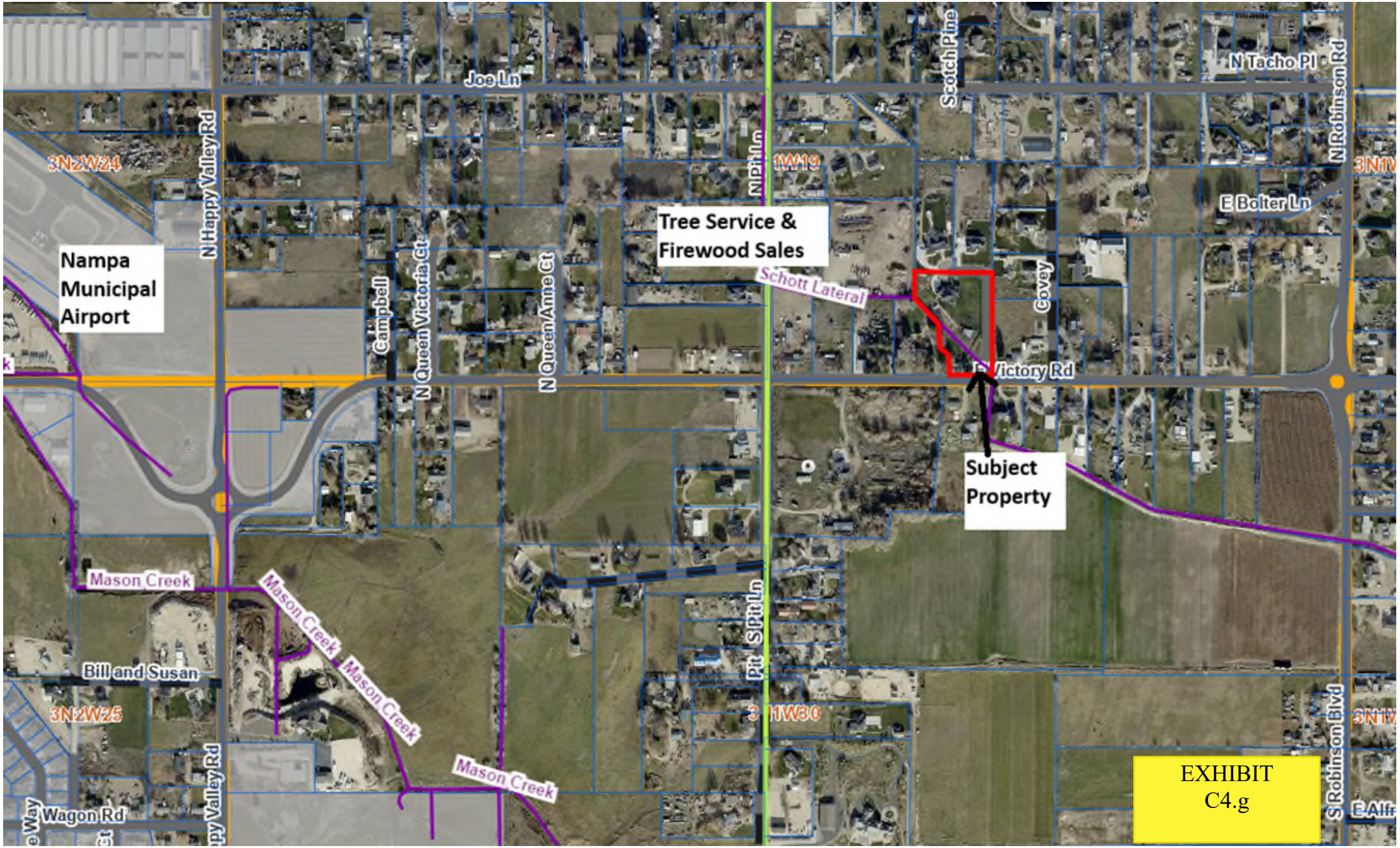

Joe Ln
N Happy Valley Rd
3N2W24
Nampa
Municipal
Airport
Campbell
N Queen Victoria Ct
N Queen Anne Ct
N Pit Ln
1W19
Tree Service &
Firewood Sales
Schott Lateral
Scotch Pine
Covey
N Tacho Pl
N Robinson Rd
E Bolter Ln
Victory Rd
Subject
Property
Mason Creek
Mason Creek
Mason Creek
Mason Creek
Bill and Susan
3N2W25
Pit S Pit Ln
1W30
S Robinson Blvd
Wagon Rd
EXHIBIT
C4.g

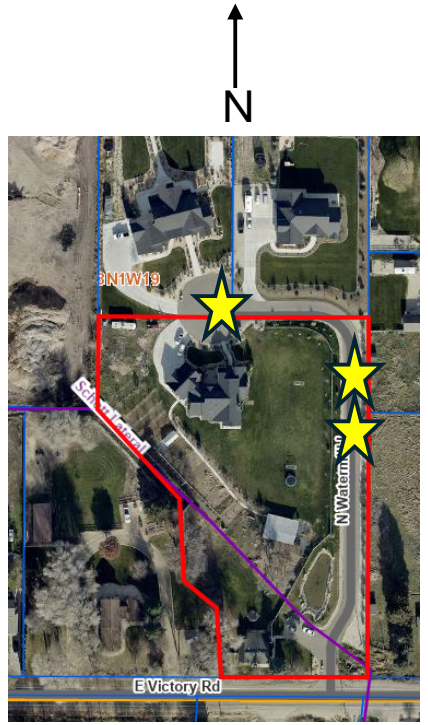
EXHIBIT D:

SITE VISIT PHOTOS

EXHIBIT
D







Below: Looking from Watermill Lane towards the accessory barn and towards E. Victory Road to the south.



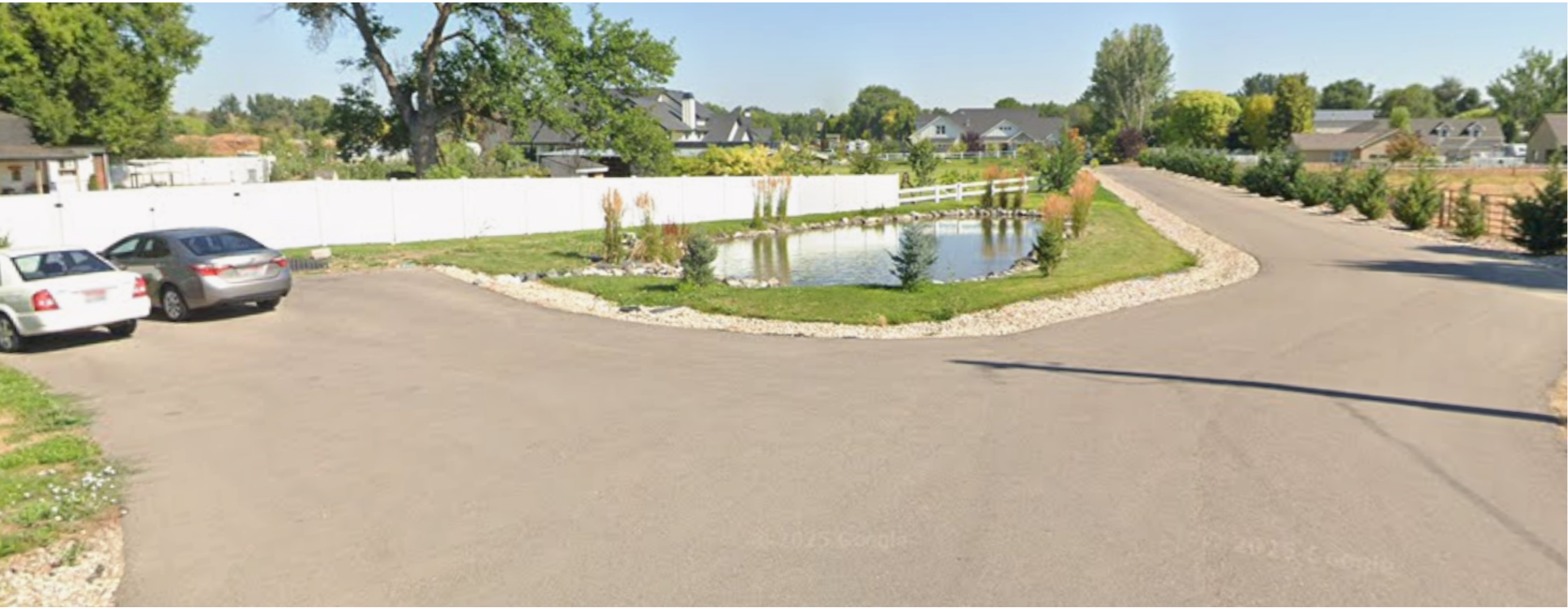
Below: North side of primary residence. Tree service business is west of the privacy fence.





Google Maps Streetview: Secondary Residence at 5716 E. Victory Road (July 2025)

From Watermill lane looking westerly/northwesterly



Google Maps Streetview: Secondary Residence
at 5716 E. Victory Road (July 2025)

From Watermill lane looking northward from
intersection of Watermill and E. Victory Road





Right: Google Maps Streetview: Secondary Residence at 5716 E. Victory Road (July 2025)

From Watermill lane looking southerly and southeasterly along E. Victory Road

EXHIBIT E:

AGENCY COMMENTS

EXHIBIT
E

Debbie Root

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, January 13, 2026 11:53 AM
To: Debbie Root
Subject: [External] FW: Agency Notice RZ2025-0008 / Ludan
Attachments: ludan agency notice packet.pdf

Good Morning Debbie,

Nampa Highway District requires a paved apron be installed per ACCHD Standard Drawing #ACCHD-106 on any approach serving 3 or more residences. There is already a paved apron installed on this approach so this requirement is already met if this is only going to be a Land Split. They will need to submit a "Land Split Application" for our official review of the split as a condition of our approval.

If it is to be a platted subdivision, they will need to go through the subdivision submittal and review process of the Highway District for plat approval.

Let me know if you have any other questions or comments.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, January 13, 2026 10:25 AM
To: cstauffer@nsd131.org; dleon@nsd131.org; eddy@heritagewifi.com; effingere@nampafire.org; prevention@nampafire.org; knute.sandahl@doi.idaho.gov; Eddy Thiel <eddy@nampahighway1.com>; brandy.walker@centurylink.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; jessica.mansell@intgas.com; monica.taylor@intgas.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; EOlvera@nmid.org; nmid@nmid.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; brentc@brownbuscompany.com; gis@compassidaho.org; webmaster@valleyregionaltransit.org; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; makline2@marathonpetroleum.com
Subject: Agency Notice RZ2025-0008 / Ludan

EXHIBIT E1

NAMPA FIRE 1891 DIST
EXCELLENCE
SERVICE
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: February 11, 2026

TO: Canyon County Development Services Department – Planning and Zoning

FROM: Elijah Effinger, Nampa Fire Protection District, Fire Marshal

APPLICANT: Sergey Ludan

OWNER: Sergey Ludan

PROJECT ADDRESS: 25 N. Watermill Lane

RE: Ludan RZ2025-0008

This application is for a rezone of approximately 2.92 acres from an "R-R" zone to a "R1" zone.

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1.5 miles from Nampa Fire Station 5 with an approximate response time of 3 minutes.

EXHIBIT
E2

Debbie Root

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, January 13, 2026 4:44 PM
To: Debbie Root
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice RZ2025-0008 / Ludan
Attachments: Pre.Development.Notes.Signed.09.19.2025.pdf

Hi Deb,

1.) Will a Nutrient Pathogen Study be required? **This project does not require a Nutrient Pathogen Study based on its proposed use.**
2.) Will adequate sanitary systems be provided to accommodate the use? **The applicant will need to apply for a site evaluation and conduct test holes with SWDH.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

See the attached pre-development notes.

Let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, January 13, 2026 10:25 AM
To: cstauffer@nsd131.org; dleon@nsd131.org; eddy@heritagewifi.com; effingere@nampafire.org; prevention@nampafire.org; knute.sandahl@doi.idaho.gov; eddy@nampahighway1.com; brandy.walker@centurylink.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; jessica.mansell@intgas.com; monica.taylor@intgas.com;

EXHIBIT E3

Pre-Development Meeting

Name of Development: Rezoning Application
Applicant: Sergey Ludan
P.E./P.G.:
All others in Attendance:

EHS#035 Date 09/29/2025

Number of Lots or Flow: 1 Acreage of Proposed Development: 7.92
Location of Development: 25 N. Watermill Rd
Caldwell, ID 83
R27968000 0

Project in Area of Concern: Designated NP area Groundwater/Rock <10' >36" hardpan
Level 1 NP Necessary for N: Not at this time

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ■, City ■, Community □, Public Water Supply □
BRO meeting for PWS, Com: No

Information Distributed: SER □, NP Guidance □, Non-Domestic WW ap. □

Additional Comments: The applicant consulted with Southwest District Health (SWDH) regarding the proposed rezoning of the property from Rural Residential (RR) to Residential 1 (R-1), in conjuction with a proposed subdivision of the 7.92 acre parcel into two (2) lots measuring approximately 1.00 acre and 1.92 acres, respectively. The existing residence is currently served by an individual well and septic system. A neighoring residence to the south is connected to city water and is also served by a septic system. At this time, SWDH has no objections to the proposed rezoning or land division. However, should the County permit the construction of a secondary residence on the property, the applicant will be required to submit a site evaluation application to access site and soil suitablity for any additional subsurface sewage disposal system. All vertical and horizontal separation distances must meet all rules and regulations specified in IDAPA.58.01.03.

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

PLANNING AND ZONING DEPARTMENT

TO: Deb Root

DATE: January 14, 2026

FROM: Doug Critchfield, Principal Planner

RE: **Case No. RZ2025-0008:** The applicant, Sergey Ludan, is requesting a rezone of approximately 2.92 acres from an "R-R" (Rural Residential) zone to a "R1" (Single Family Residential) zone. The subject property is located at 25 N. Watermill Lane, Nampa, Idaho, also referenced as Parcel 27968, a portion of the SE quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

The Property is in the Nampa Impact Area and is subject to comment by the City of Nampa for consideration by the Canyon County Board of Commissioners pursuant to the Joint Exercise of Power Agreement between the City of Nampa and Canyon County.

Nampa provides the following comments:

1. The Property is designated 'Low Density Residential' on the Nampa Comprehensive Plan Future Land Use Map. The 'Low Density Residential' land use designation description is as follows:

   "This land use designation has a density of 1 to 2.5 dwelling units per acre (gross). Its character is less rural than the Very Low Density Residential land use designation. Residential dwelling units in land use designation should be single-family detached. Development should be required to be compatible with the character of the area. High- and Medium-density development should not be allowed in this land use designation. In Nampa, typical developments have included single- family homes with garage fronts that face the street, residential landscaping, sidewalks, and quiet residential streets."

2. Nampa's zoning code for subdivision lot size in the Low Density Residential designation indicates that following (NCC 10-27-3.C.2):

Single-Family Residential Zoning Districts - Lot Size and Density - Standard Subdivision					
Future Land Use Designation	**Zoning District**	**Min Lot Size per DU**	**Max Lot Size per DU**	**Minimum Property Width (feet)**	**Required Mean Property Depth (feet)**
LDR	RS-22	22,000	43,560	80	80
LDR	RS-18	18,000	36,000	80	80
LDR	RS-15	15,000	30,000	60	80
LDR	RS-12	12,000	24,000	60	80

EXHIBIT E4

3. The property is surrounded by large lot residential properties on all sides except for a parcel on the west border that is utilized for a large landscape materials and business operation. Subdivision lots should be as compatible as possible with existing residential lots within the limitations imposed by NCC 10-27-3.C.2.

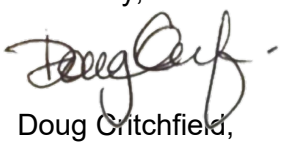
4. Nampa Code indicates the following:

   "Properties seeking connection to city utilities, that are not contiguous to city limits, shall obtain a pre-annexation approval from the City prior to connecting to city utilities.

   Properties seeking to development within the Area of City Impact, that are not contiguous to city limits, shall obtain a pre-annexation approval from the City in order to receive a letter of support for the project. (NCC 10-2-4.I)"

Nampa respectfully requests that the property owner obtains pre-annexation approval from the City of Nampa with a pre-annexation agreement that is signed and recorded, otherwise, Nampa respectfully requests denial of this application.

Sincerely,



Doug Critchfield,
Principal Planner, Long Range Planning
Planning & Zoning Department
critchfieldd@cityofnampa.us
(208) 468-5442

EDC
file

Debbie Root

From: Greg Curtis <GCurtis@nmid.org>
Sent: Wednesday, May 6, 2026 2:52 PM
To: Debbie Root
Subject: [External] RE: Easement question: Schott Lateral

Forty feet total, twenty feet each side of centerline.

Question back is our property at McDermott and Lake Hazel now out of the City of Nampa's impact area?

Thanks,
Greg

Greg G Curtis
Capital Projects Manager
Nampa & Meridian Irrigation District
1503 1st Street South Nampa, Idaho 83651
Phone:208-466-7861

Website:www.nmid.org

From: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Sent: Wednesday, May 6, 2026 2:49 PM
To: Greg Curtis <GCurtis@nmid.org>
Subject: Easement question: Schott Lateral

Greg,

Is there a specific easement width for the Schott Lateral?

EXHIBIT
E5



Respectfully,

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

EXHIBIT F:

PUBLIC COMMENTS

EXHIBIT
F

5/6/026

Dear Canyon County Development Services
Care of: Deb Root
RE: Case RZ2025-0008 25 N Watermill Lane

We respectfully oppose the requested rezone from Rural Residential (R-R) to Single Family Residential (R1).

The existing Rural Residential zoning is appropriate for this area and reflects the long-established character of the surrounding community. This area consists primarily of acreages, small hobby farms, open space, and lower-density residential uses. Many residents specifically chose to live here because of the rural environment and lifestyle that the current zoning was intended to preserve.

The proposed R1 zoning would introduce a level of density that is incompatible with the surrounding land uses and would negatively alter the rural character of the area. Increased density brings additional traffic, congestion, noise, and pressure on rural infrastructure and services that were not designed for suburban-style development patterns.

Our neighborhood citizens have been showing up to meetings to express our desire to maintain our R-R zoning and do not desire to see any type of change in density zoning.

Our road system is experiencing severe traffic and safety concerns, and additional residential density would intensify those impacts. We are already struggling with the safety issues with livestock, walking dogs and cycling in our area. Increased vehicle trips and higher-density development create greater safety concerns and interfere with the existing rural nature of the community. For this reason, we are working to protect our way of life.

Approving this rezone would also set a precedent for additional higher-density rezonings in the future, gradually eroding the rural residential character that current residents relied upon when purchasing and investing in their properties.

For these reasons, we do not believe the requested zoning amendment is more appropriate than the existing Rural Residential zoning designation, nor do we believe it is compatible with the surrounding land uses or consistent with preserving the character of the area.

We respectfully ask the Planning & Zoning Commission to deny this rezone request.

Sincerely,

Gary & Tina DeBoer

5925 E Victory Road
Nampa ID 83687

EXHIBIT
F1