



Letter of Intent

July 2, 2025

Development Services Department
Canyon County
111 N. 11th Ave
Caldwell, ID 83605

Re: **Conditional Rezone Application – Machsie Investments, LLC
Hwy 20/26, R34169012**

Dear Planning. Staff,

Overview

The owner of the undeveloped property located at parcel R34169012 just Northwest of the intersection of Highway 20/26 and Franklin Rd. is proposing the new construction of an approx. 22,000 sq. ft. commercial building. The primary use will be a screen-printing shop, which produces marketing and promotional materials. The majority of their customer base is in the agriculture, agriculture supply, and farming industry. The building will also include a caretaker quarters.

The applicant is proposing a conditional rezone with a development agreement. The current zoning designation is A-Agriculture and we would be proposing a CR-C-1 Commercial zone. The project is located in the City of Nampa Area of Impact and included in the Highway 20/ 26 Special Area Plan with a commercial agri-business designation. The proposed use would be consistent with the City's Comprehensive Plan and Special Area Plan.

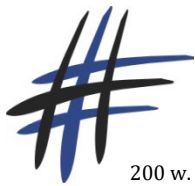
A conceptual site plan is included with this application. The access to the site will be from the southwest corner of the parcel from Highway 20/26. The site layout will provide ample parking for the proposed use. The layout provides adequate fire access lanes around the building. Exterior lighting will be compliant with dark sky standards and the Canyon County code. ITD has confirmed that the Highway 20/26 expansion will not take any additional right of way.

The applicant is proposing an individual domestic well and septic system on site. The proposed septic system and use is currently under review with Southwest District Health.

This small business will have little impact on traffic in the area. The business currently employs 15 people and generally sees around 10 customer visits per day. The hours of operation are proposed to be Monday through Friday 8:00 am to 5:00 pm.

Standards of Evaluation

1. Is the proposed conditional rezone generally consistent with the comprehensive plan;
The County's future land use designation is Agriculture. A Commercial designation and C-1 zone are directly across Hwy 20/26 to the south of the proposed project. The subject property is within the Nampa area of impact and their Highway 20 / 26 Specific Area Plan. Hwy 20/26 is scheduled to be widened from two lanes to 4 lanes starting in 2029. In the future, ultimate build out of the highway in that area will be seven lanes. The City of Nampa future land use designation is commercial with the specific area plan adding an emphasis on agribusiness. The



proposed business produces and sells promotional materials. The majority of their customer base is in agriculture related businesses. Nampa City staff has indicated that this definition meets the “Agribusiness” land use designation criteria indicated in the Hwy 20/26 Specific Area Plan.

This proposed project promotes the following goals of the comprehensive plan:

G1.01.00 - Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.

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

G3.01.00 - Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.

G3.04.00 - Increase agricultural-based and supportive businesses.

G3.05.00 - Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

G4.01.00 - Support livability and high quality of life as the community changes over time

G4.05.00 - Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy.

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

There is currently a mix of agriculture, commercial and residential uses in the area. This area is in transition. The City of Nampa Specific Area Plan designates the stretch of highway between Middleton Rd. and Franklin Rd. for a mix of regional commercial and agribusiness uses (Figure 1). ITD plans on widening this section of Hwy 20/26 to enhance mobility in the Treasure Valley. This will direct more traffic to Hwy 20/26 making it more attractive to commercial and mixed uses.

Below is an excerpt from the 20/26 Specific Area Plan:

“Many of the property owners in this area are seeking the ability to plan for the future development of their property (City of Nampa, n.d., FAQ).”

Reference: City of Nampa. (n.d.) *Highway 20/26 specific area plan*. Retrieved June 27, 2025 <https://storymaps.arcgis.com/stories/86ebf76bbbc477eb64eb0cf1246590d>

The widening on Hwy 20/26 will naturally bring more traffic to the area. Safety becomes a concern. Whether it is high traffic conflicts with slow moving farm equipment or livestock. Idaho Farm Bureau Insurance Company recommends the following:

“Whenever possible, choose routes that minimize interaction with high-speed traffic (Farm Bureau Insurance, n.d.).”

Reference: Farm Bureau Insurance. (n.d.) *Road Safety for Farm Equipment*. Retrieved July 2, 2025, <https://www.idahofarmbureauinsurance.com/protecting-your-world/road-safety-for-farm-equipment/>

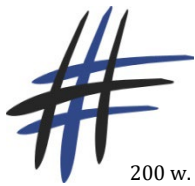
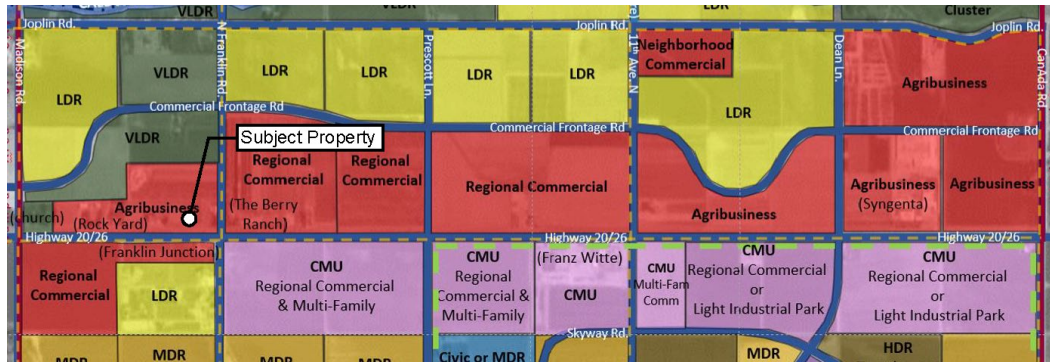


Figure 1

Hwy 20/26 Specific Area Plan



Note: Adapted From, City of Nampa Highway 20/26 Specific Area Plan, 2023, p. 12

The City of Caldwell has designated the area adjacent to Hwy 20/26 and in close proximity to the subject property as Mixed Use Center (Figure 2). Caldwell defines Mixed Use Centers as hubs of intense commercial activities that are located on major roads. The proposed use would be compatible with the future land uses to the east.

Figure 2

City of Caldwell Mixed Use Center Land Use

DESCRIPTION

Mixed Use Centers are hubs of intense commercial activities that attract people from all over the City and beyond. They are located on major roads, corridors, and transit lines. Development patterns are denser than surrounding areas and increase in intensity around infrastructure such as transit lines. These areas include denser housing options especially in areas with current or future transit service and where commercial areas transition to less dense residential place types.

Future Land Use

 Mixed Use Center



Note: Adapted From, Caldwell Comprehensive Plan, 2018, p. 40

To the west, the City of Star has designated the Hwy 20/26 corridor for commercial and mixed uses (Figure 3). As the figures show, the approximately 9 mile stretch of Hwy 20/26 between Hwy 16 and Interstate 84 has been designated for mixed or commercial uses. This rezone would align with policy P4.04.02 of the comprehensive plan. The policy states: “Align planning efforts in areas of city impact.”

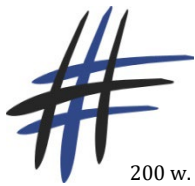
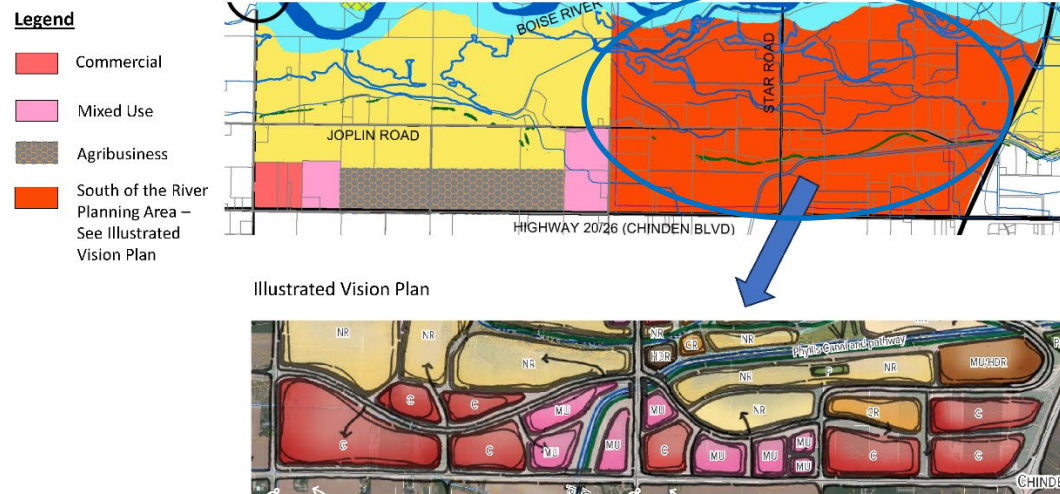


Figure 3

City of Star Future Land Use



Note: Adapted From, City of Star Comprehensive Plan Future Land Use Map, 2022 and South of the River Subarea Plan, 2022

3. Is the proposed conditional rezone compatible with surrounding land uses;
The proposed C-1 zone would be consistent with the C-1 zone across the street to the south. The parcels to the north and west are currently undeveloped. There is a residential use to the east. The use would be compatible with the City of Nampa's future land use designation of commercial for this stretch of the Hwy 20/26 corridor. The widening of Hwy 20/26 will increase traffic in the area and has the potential to attract commercial uses to the surrounding area.
4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
The proposed conditional rezone will not have a negative effect on the character of the area. The use will have little impact on traffic. The proposed business hours will be Monday through Friday 8:00 am to 5:00 pm. The business operation does not produce any unreasonable noise, odor, or other forms of pollution. Proposed lighting will be dark sky compliant and designed to reduce light trespass. This low impact use will serve as a buffer from Hwy 20/26 to the surrounding residential and agriculture uses.
5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;
Water and sewer will be provided by private systems. The septic permit is currently in review with Southwest District Health. Drainage will be retained onsite. Pressurized irrigation will be utilized in the landscape areas. In preparation for future City services the applicant is in discussions with ITD to extend sewer and water to the site. This extension would be coordinated with the US- 20/26 ChindenWest project.



**HATCH
DESIGN
ARCHITECTURE**

200 w. 36th St., Boise, Idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?
The proposed project does not require improvements to the public street. ITD has given preliminary approval for the location of the access shown on the site plan. Due to the proximity of the Franklin Rd. intersection, the access will be limited to a right in/right out only.
7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and
The parcel does not currently have an approach to Hwy 20/26. ITD has given preliminary approval for the location of the access shown on the site plan.
8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?
The proposed project will include fire life safety measures and security measures to minimize the impact to local emergency services. The building will be fire sprinklered per the authorities having jurisdiction.

Proposed Conditions of Approval

1. The subject parcel will be subject to the requirements of the CR-C-1 zone. The CR-C-1 zone is subject to the following conditions:
 - a. The following are the only allowed uses within the C-1 zone:
 1. Retail / Wholesale screen printing facility
 2. Offices
 3. Caretaker residence
 4. Accessory uses and/or structures to allowed uses
 5. Similar uses to allowed uses
2. Signage will comply the provisions set forth in 07-10-13 of the Canyon County Code. The sign will be located and designed to have little to no impact on the neighboring parcels.
3. All exterior lighting will be downward facing and shielded to prevent light trespass on the neighboring parcels.
4. The development of this will be in general conformance with this letter of intent.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE

Karla Nelson

From: Steve Thiessen [REDACTED] >
Sent: Wednesday, May 13, 2026 2:53 PM
To: Karla Nelson
Subject: Re: [External] Re: CR2024-0006

Hi Karla,

Let's stick with the C-1 zone. I like the fact that it is to our south also.

Thank you,
Steve

Steve Thiessen, AIT
Entitlement Director

Hatch Design Architecture

200 W. 36th Street, Boise, ID 83714

C: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, May 13, 2026 2:41 PM
To: Steve Thiessen <[REDACTED]>
Subject: RE: [External] Re: CR2024-0006

Thanks, Steve,

I think MU-A is the best zone for the mix of uses, and to me, it fits the location as it is on an arterial road within an area of impact. The risk with that zone is that we really haven't used it much, and there could be concerns from the decision bodies related to the number of uses that are allowed in that zone and the potential that surrounding properties will also request MU-A. The planning team assured me that C-1 could work with conditions, and the property to the south does have C-1 zoning. However, it is possible that the decision bodies might feel that the mix of uses doesn't fully fit in C-1 (hopefully that could be addressed in the DA). In terms of uses, I'm comfortable recommending approval with either zone (but the decision bodies might feel differently).

The other main concern for me, and I think will also be a concern for the hearing bodies, is access/traffic safety and ensuring cross-access. I'm glad that the property owner is willing to have a cross-access/easement condition. Since most of the properties in that area were divided illegally, having a more cohesive approach to access is important, and hopefully, that condition will get us to a safe result.

The zoning decision is yours. Both have some risks. Let me know if you would like to proceed with C-1 or if you prefer to request MU-A.



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Steve Thiessen <[REDACTED]>
Sent: Wednesday, May 13, 2026 1:55 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2024-0006

Hi Karla,

Thank you for getting back to me. I am fine with adjusting the allowed uses. The use is primarily a large retail screen print and embroidery shop. Yes, some of the items are produced for resellers. All other uses, including warehousing/storage, are an accessory use to the primary retail business. The reason for the size of the building is the size of the screen-printing machines. Each one requires around 3,000 sf for the machine and supporting equipment. We would be comfortable with a condition in regards to warehousing and distributing use for future tenants.

In regard to zoning, I am fine with whatever staff feels is most appropriate. I just want a zone that is compatible with our use and one that staff can support.

Please let me know if I need to revise the narrative. Thank you for your help on this.

Thank you,
Steve

Steve Thiessen, AIT
Entitlement Director

Hatch Design Architecture

200 W. 36th Street, Boise, ID 83714

C: [REDACTED]

[REDACTED]

[REDACTED]

E: [REDACTED]

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, May 13, 2026 12:24 PM
To: Steve Thiessen <[REDACTED]>
Subject: RE: [External] Re: CR2024-0006

Steve,

Sorry for the delay, I needed to talk this through with the team. Overall, the MU-A zone is a better fit for the specific uses that you are requesting, but the team was ok with going forward with the requested C-1 zone with some clarification. The code doesn't allow wholesale use in the C-1 zone but if that use is truly only for this one specific retail business, then it can be seen as an accessory to that main retail use. For the DA in your application, you list the uses that are allowable, including 1. Retail/Wholesale screen printing facility. For this first use, I'm comfortable going forward with C-1 if we add a parenthesis or explanation stating that the wholesale screen printing is an accessory use and in service to the primary retail use. Warehousing is also not allowed in the C-1 zone, and your letter of intent does not list a warehouse as a requested use. I assume the applicant will store some of the products for the retail business, but that a separate warehouse use is not being requested, and that warehousing does not need to be included as an allowed use in the DA? The concern is that if the structure includes a large storage space, future owners of the property could potentially use the space as a warehouse/distribution center that could entail much greater traffic/impacts than the applicant's business. Would you be comfortable with a DA condition that would require a Director's Decision for any new tenants to ensure that the use is still compatible as conditioned? Of course, once the property is annexed into Nampa, then this would no longer be a requirement.

Thanks,



Karla Nelson, AICP

Principal Planner

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Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Steve Thiessen <[REDACTED]>
Sent: Tuesday, May 5, 2026 12:15 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2024-0006

Hi Karla,

I went back through my notes when we started this process with Debbie a couple of years ago. It was determined that a conditional rezone to C-1, though not perfect, was the best fit. Below are the square footage breakdown and description of the use that was used to make that determination.

- The total building area is 24,475 sf.
- Screen printing and Embroidery: 12,650 sf
- Warehouse and storage: 6,000 sf
- Retail Sales and showroom: 1,200 sf
- Caretaker residence: 1,950 sf
- Admin, offices, break room, restrooms, and conference: 2,675 sf

Description of use:

Previously manufactured products are shipped into the facility. Designs are added either via screen printing or embroidery. These items are then distributed either directly to consumers or other retail or wholesale channels.

Nampa looks at this business as a service business. I would agree that it is similar to a personal service with accessory uses to support the main purpose of the business which is retail sales. Raw goods are not being manufactured onsite. Please let me know your thoughts on what would be the best path forward.

Thank you,
Steve

Steve Thiessen, AIT
Entitlement Director

Hatch Design Architecture

200 w. 36th Street, Boise, ID 83714

C: [REDACTED]

O: [REDACTED]

D: [REDACTED]

E: [REDACTED]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Tuesday, May 5, 2026 10:40 AM

To: Steve Thiessen <[REDACTED]>

Subject: RE: [External] Re: CR2024-0006

Hi Steve,

Unfortunately, the proposed uses don't really align with the requested C-1 zone. I've included a snippet from our use table below. The C-1 zone doesn't allow for any warehousing, manufacturing, or assembling. It sounds like most of the use will fall into those categories, so it is hard to make the case that the primary use is retail/office. Here are the options. Let me know which one the applicant wants to pursue:

1. Request the MU-A (Mixed Use Arterial) zone. This zone is listed as an allowable zone within the commercial future land use designation and would match Nampa's future land use designation for the

area. However, if the uses can't all fit under the allowed uses and you need that warehousing/wholesaling use, then a CUP will also be needed for that portion of the use.

- a. The county's future land use map does call for future agricultural use, and a comprehensive plan map amendment to commercial could potentially help your case if the proposed conditional rezone doesn't really fit within the agricultural designation.
2. Request the M-1 (Light Industrial) zone. This will allow for all of your requested uses, but it doesn't match the county or city comprehensive plan. We could try to make the case that, as conditioned, the use will be more commercial in nature, but it still might be hard to meet the alignment with the comprehensive plan criteria. A comprehensive plan map amendment could be included for industrial (but that might be hard to support in this area).
3. If you can make the case that the use truly is primarily office and retail, then you could stay the course with the requested C-1 zone and try to make the case that the other uses are incidental or similar to allowed uses. Given the square footage breakdown, I think this is a hard case to make. Also, our definition of accessory states that it is "a use not separately listed in the regulations pertaining to the zone, which is incidental and subordinate to the principal use of the property or premises." Since warehousing, wholesaling, and manufacturing are separately listed, I think it is hard to say they are accessory in this case.

I'm sorry that we didn't understand this use concern sooner, but it will be in the applicant's best interest to ensure we request a zone that will meet their needs. Let me know how they want to proceed.

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Caretaker residence	C	-	-	-	A	A	A	A	A
Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants	-	-	-	-	A	A	A	-	A
Warehousing, wholesaling and distribution facilities	-	-	-	-	-	C	A	A	C
Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses	-	-	-	-	-	-	A	A	A



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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Website: www.canyoncounty.id.gov

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From: Steve Thiessen <[REDACTED]>
Sent: Monday, May 4, 2026 3:58 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2024-0006

Good afternoon Karla,

Thank you for reaching out. The 18,825 sf of space is used for warehousing, screen printing, and embroidery of already finished goods. These items are then packaged for shipping or customer pickup. I will revise the parking calc to better reflect the use.

The site plan was included in our submittal to Nampa, but I do not believe the City evaluated the parking design.

Thank you,
Steve

Steve Thiessen, AIT
Entitlement Director

Hatch Design Architecture
200 W. 36th Street, Boise, ID 83714
C: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, May 4, 2026 3:08 PM
To: Steve Thiessen <[REDACTED]>
Subject: RE: [External] Re: CR2024-0006

Steve,

In looking more closely at the updated site plan, I don't think the requested C-1 zoning is what you need. What uses will actually occur in the 18,825 square feet of manufacturing/warehousing space shown on the updated site plan? Will the applicant truly be manufacturing in that space, or is it a warehouse for the print material? I want to make sure that when we send out the legal notice, we ask for the correct zoning district that will allow the applicants to do what they want to do. Your requested allowed uses include retail/wholesale screen printing as the first use. Our code places those uses in different zoning districts, and based on the preapplication notes, I had been thinking of the use as primarily office/retail and the screen printing as an accessory to that primary use. But it looks like most of the building space is manufacturing/warehouse, which requires different zones. If the use really isn't manufacturing but instead a warehouse for print material, then the C-2 zone is likely the best fit. If it is in fact, manufacturing, then we need to look to our M zones, which

would be harder to support in this area. Will there be frequent truck deliveries or heavy machinery used in the screen printing? If the primary use really is retail/office, then the C-1 might still work, but it is harder to see that with the updated site plan and breakdown of the space.

The Nampa pre-annexation includes a condition that Nampa code standards be followed for off-street parking, signage, landscaping, and fencing. The use doesn't fit neatly within Nampa's parking requirements. Has Nampa reviewed the site plan to see if it will meet their parking requirements? Thanks for sending over the approval letter from Nampa, have you also received the signed Development Agreement back from Nampa?

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

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From: Steve Thiessen <[REDACTED]>
Sent: Friday, April 10, 2026 1:03 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2024-0006

Good afternoon Karla,

I have attached the revised site plan with the parking calculations. The applicant is okay with shared or cross access, being a condition of approval. Please let me know if you have any questions or need additional information.

Thank you,
Steve

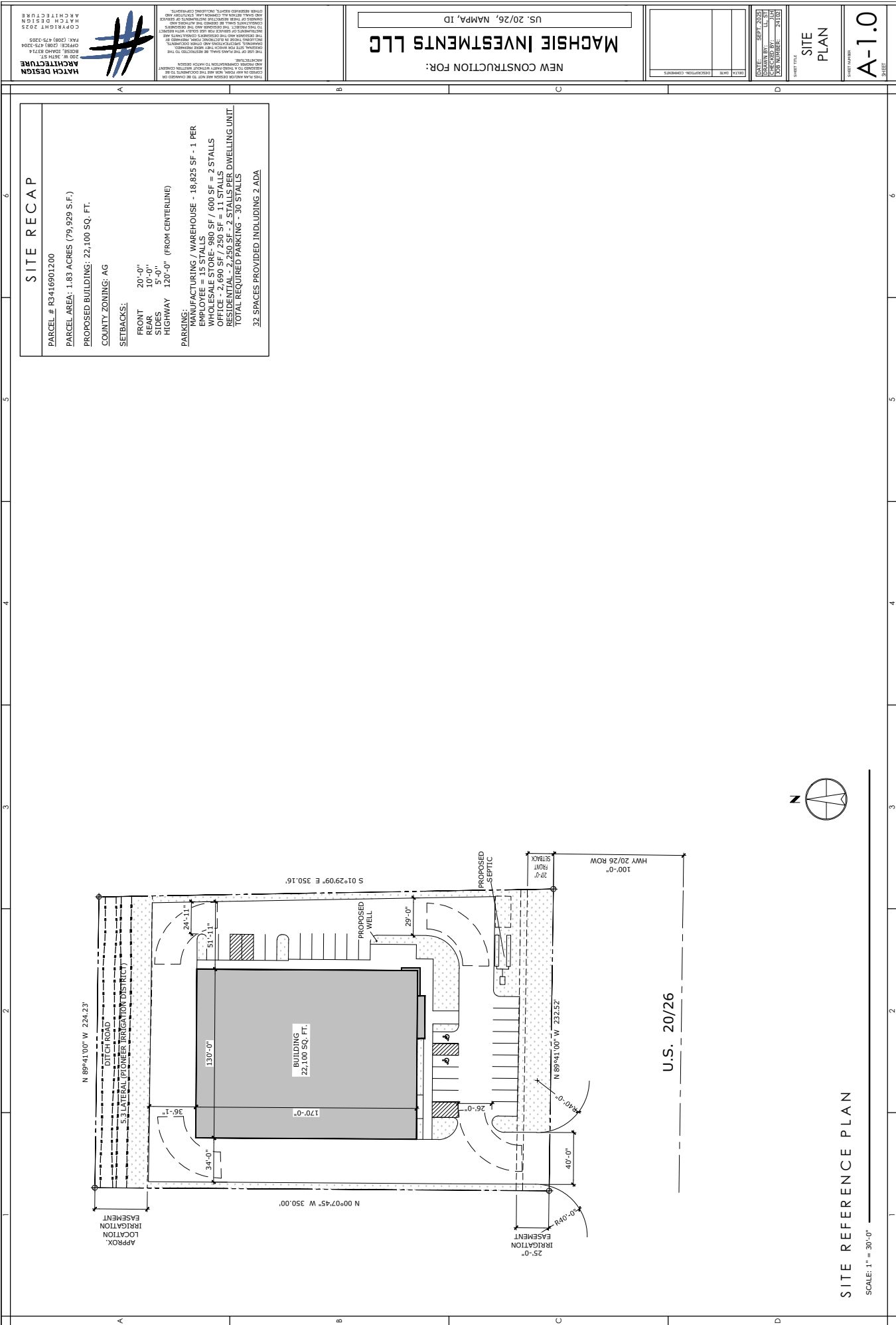
Steve Thiessen, AIT

Hatch Design Architecture

200 W. 36th Street, Boise, ID 83714

C: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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SITE RECAP

PARCEL # R3416901200

PARCEL AREA: 1.83 ACRES (79,929 S.F.)

PROPOSED BUILDING: 22,100 SQ. FT.

COUNTY ZONING: AG

SETBACKS:

FRONT 20'-0"

REAR 10'-0"

SIDE 5'-0"

HIGHWAY 120'-0" (FROM CENTERLINE)

PARKING:

MANUFACTURING / WAREHOUSE - 18,825 SF - 1 PER

OFFICE - 2,690 SF - 2 STALLS

VEHICLE STORAGE - 600 SF / 600 SF = 2 STALLS

OFFICE - 2,690 SF / 250 SF = 11 STALLS

RESIDENTIAL - 2,250 SF - 2 STALLS PER DWELLING UNIT

TOTAL REQUIRED PARKING - 30 STALLS

32 SPACES PROVIDED INCLUDING 2 ADA

SITE REFERENCE PLAN

SCALE: 1" = 30'-0"

HATCH DESIGN
ARCHITECTURE
200 N. 3RD ST.
BOISE, IDAHO 83714
PHONE: (208) 255-3004
FAX: (208) 479-1203
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NEW CONSTRUCTION FOR:
MACHSIE INVESTMENTS LLC
US, 20/26, NAMPA, ID

DATE	DESCRIPTION / COMMENTS

DATE: SEPT 2025
DESIGNED BY: JH
CHECKED BY: JH
DATE: SEPT 2025
DATE: SEPT 2025

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0

From: Steve Thiessen <[REDACTED]>
Sent: Tuesday, April 7, 2026 11:12 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2024-0006

Good morning Karla,

City council approved the pre-annex last night as presented. I have attached the staff report with the proposed conditions of approval. We are meeting with ownership to discuss the impacts of the cross and shared access.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture
200 W. 36th Street, Boise, ID 83714
C: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, April 6, 2026 4:07 PM
To: Steve Thiessen <[REDACTED]>
Subject: RE: [External] Re: CR2024-0006

Hi Steve,

Based on my understanding of the use I think it best fits in the office category: 1 parking space/250 square feet of net floor area. Retail calls for 1 parking space/200 square feet of net floor area, and wholesale stores allow for 1 space/600 square feet of net floor area.

The code does allow us to calculate the various uses so say 50% of the net floor area is wholesale then we could apply the wholesale standard to that portion of the building and 50% could be held to the office standard (if that is how the building is divided).

Are you comfortable with a condition of approval that requires cross access? Knowing that these nearby parcels are likely to develop, having multiple access points along this stretch will increase traffic impacts and HD4 comments speak to a desire to see cross-access/shared access points.

Let me know how the Nampa hearing goes and if they included any conditions of approval.

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Steve Thiessen <[REDACTED]>
Sent: Monday, April 6, 2026 10:26 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2024-0006

Hi Karla,

Please see responses to your questions below.

Is the building 22,100 sq ft. gross or net?

This is the gross square footage. Please let me know what the requirements will be.

Do you have a revised site plan showing cross access? Is the plan to keep the access point where it is shown on the site plan, or have any arrangements been made with the neighboring properties?

There have been discussions with the neighbor to the west to share access. We have yet to see a development plan to the east, so at this time we are proposing to leave the access where it is. During initial discussions with ITD, the current location of the access location was deemed to be satisfactory.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture

200 W. 36th Street, Boise, ID 83714

C: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Friday, April 3, 2026 4:23 PM

To: Steve Thiessen <[REDACTED]>

Subject: RE: [External] Re: CR2024-0006

Hi Steve,

I'm working on the staff report so we can hopefully get this to the county P&Z in June (hoping that we get documents from Nampa back by then). In looking at our parking calculations, I'm not sure the site plan is compliant. Is the building 22,100 sq ft. gross or net?

Also, I know you have been working on cross-access. Do you have a revised site plan showing cross access? Is the plan to keep the access point where it is shown on the site plan, or have any arrangements been made with the neighboring properties?

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Steve Thiessen <steve@hatchda.com>

Sent: Monday, September 29, 2025 3:34 PM

To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Subject: Re: [External] Re: CR2024-0006

Good afternoon Karla,

We will proceed with the pre-annex with Nampa. I will update the site plan showing the cross access with the neighbors to the west and access easement along the northern boundary.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture

200 W. 36th Street, Boise, ID 83714

C: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, September 25, 2025 1:25 PM
To: Steve Thiessen <[REDACTED]>
Cc: Jeffery Hatch <[REDACTED]>
Subject: RE: [External] Re: CR2024-0006

Hi Steve,

I think going through the pre-annexation with Nampa would likely help your case with the County. In the County we don't have a lot of commercial areas and some of the approval criteria might be difficult for the commissioners to make at this time, as the surrounding area is still largely agricultural. I anticipate (although I don't know for sure) that approval through Nampa and agreement to their standards would help alleviate many of their potential concerns. The decision of course is up to you and your clients.

Part of my review involves a site visit and I plan to get out there sometime early next week to take site pictures. Please let the owners know so they aren't concerned if they hear about a county vehicle and employee on the property.

All the best,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Steve Thiessen <[REDACTED]>
Sent: Wednesday, September 24, 2025 8:40 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Jeffery Hatch <[REDACTED]>
Subject: Re: [External] Re: CR2024-0006

Good morning Karla,

We will be discussing cross access with ownership this Monday. Please see responses below to your questions:

A few other questions, I noticed your site plan doesn't show the irrigation lateral and easement, have you talked with Pioneer Irrigation District on what they will allow in the easement. Based on the site plan it looks like you are proposing a drive aisle in that area?

There have been initial discussions with Kirk Meyer at Pioneer and ITD in regards to the lateral. Please see the attached email and site plan with proposed ITD layout at ultimate 20/26 buildout.

Is the building double story and what is the proposed height? And, are you planning on pursuing the pre-annexation process with Nampa?

A portion of the building will be two-story. The proposed height is 28.5'. We have discussed pre annexation during our pre-app with the City. I beleive we are planning on pursuing the agreement. Does the County prefer these agreements?

Please let me know if you have any additional questions or comments.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture

200 w. 36th Street, Boise, ID 83714

C: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Tuesday, September 23, 2025 4:02 PM

To: Steve Thiessen <[REDACTED]>

Cc: Jeffery Hatch <[REDACTED]>

Subject: RE: [External] Re: CR2024-0006

Hi Steve,

The attached comments from the Highway District state they would like to see a cross access easement or public roadway from adjoining parcels as they develop to provide access to Franklin Rd. I imagine along the northern portion of the properties (Parcels R34169011, & R34169012 and west) or perhaps an easement through the Drinkard property to the north, but I imagine crossing the lateral would be a challenge. I will also follow up with them.

A few other questions, I noticed your site plan doesn't show the irrigation lateral and easement, have you talked with Pioneer Irrigation District on what they will allow in the easement. Based on the site plan it looks like you are proposing a drive aisle in that area?

Is the building double story and what is the proposed height? And, are you planning on pursuing the pre-annexation process with Nampa?

Thanks!



RE: Machsie Investments - Conditional Rezone Application

From Kirk Meyers <kirk@pioneerirrigation.com>

Date Thu 8/15/2024 3:15 PM

To Lauryn Lanterman <[REDACTED]>

Cc Jeffery Hatch <[REDACTED]>; Steve Thiessen <[REDACTED]>; Dave Watkins <davew@pioneerirrigation.com>

 1 attachment (75 KB)

20240815134342.pdf;

Lauryn,

Attached is the signed acknowledgment form.

Also, your site plan is showing a parking lot over Pioneers 5.3 lateral that lateral has an easement of 16' from top of bank on both sides. Piping the lateral is a possibility but you will need to apply for an encroachment with Pioneer.

Per Idaho Code, 42-1209, written permission must be obtained from Pioneer Irrigation District, prior to any modification or encroachment of the 5.3 Lateral or corresponding easements.

Thanks,

Kirk Meyers
Asst. Superintendent
(208) 459-3617 (Office)
(208)250-8223 (Cell)

From: Lauryn Lanterman <[REDACTED]>

Sent: Thursday, August 8, 2024 3:15 PM

To: Kirk Meyers <kirk@pioneerirrigation.com>

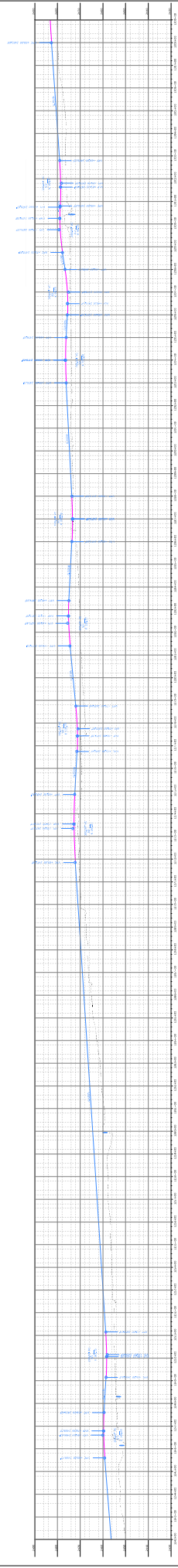
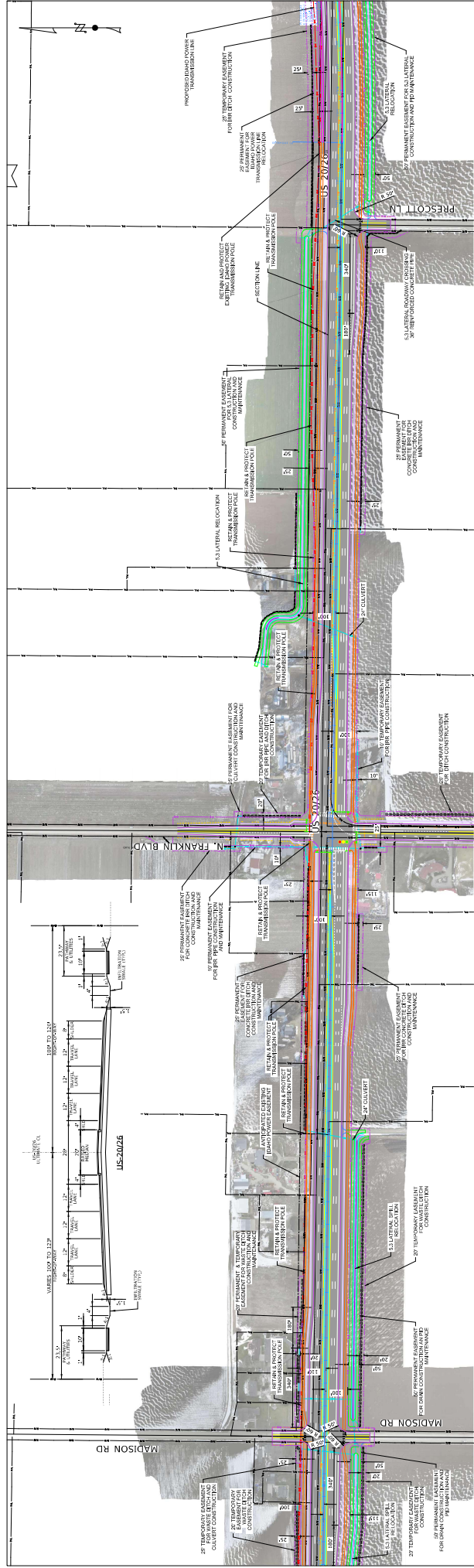
Cc: Jeffery Hatch <[REDACTED]>; Steve Thiessen <[REDACTED]>

Subject: Machsie Investments - Conditional Rezone Application

Good Afternoon Kirk,

We are currently working on a Conditional Rezone Application and map amendment for a project located off of Hwy 20/26 just northwest of the Franklin intersection. For the application, we are required to have various departments sign a document that states we have contacted you for any feedback.

The proposed project is an approximately 22,000 sf building to house a screen-printing business. We would be proposing a commercial or industrial zone rather than the current agri-



US-20/26, MIDDLETON RD TO STAR RD
Project No. 233337
Key No. 233337

US-20/26 Ultimate Concept Design

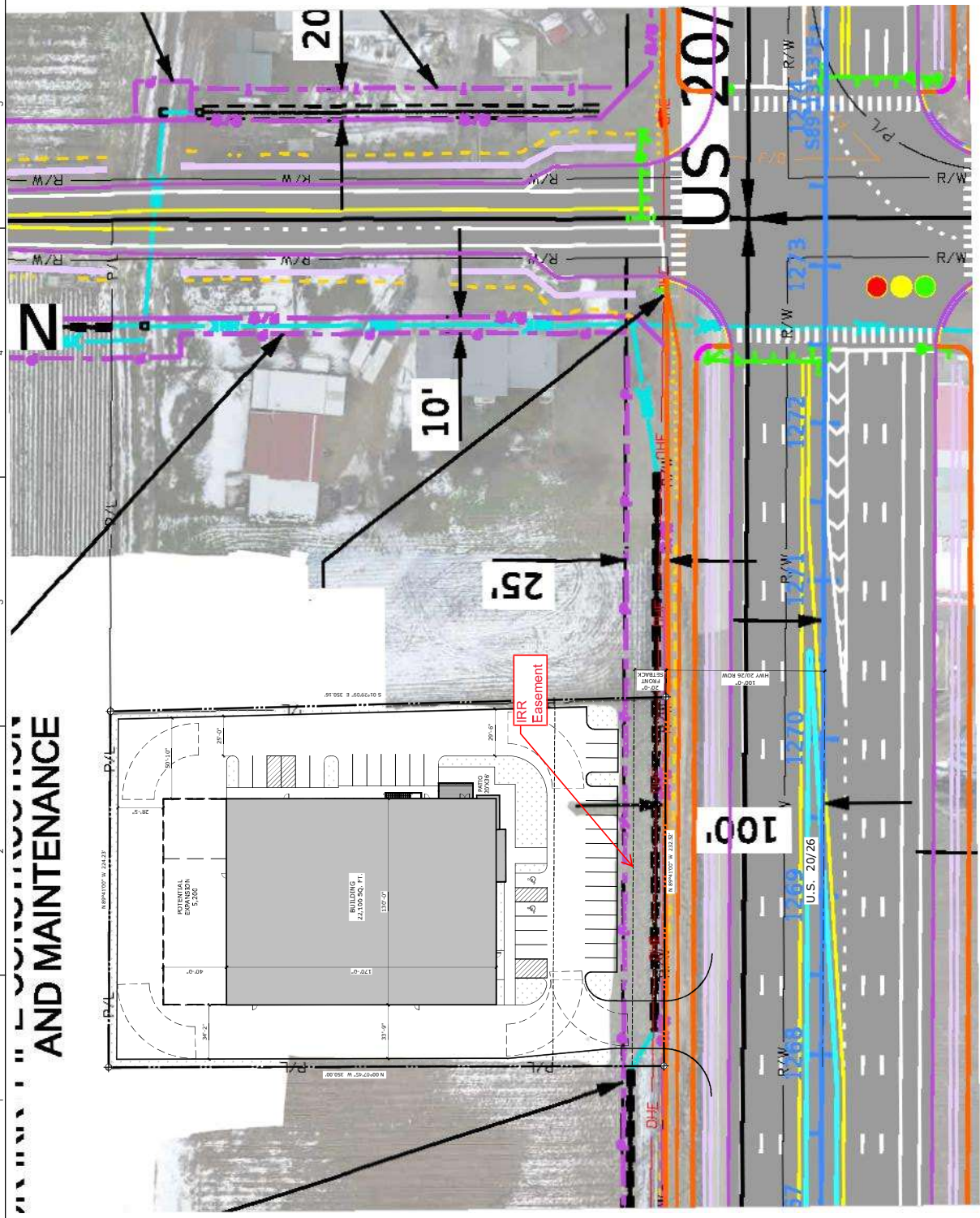
CREATED: 2/23/2022
REVISED: 5/19/2022
SHEET 3 OF 5

Scale (Feet)

200' 0' 200' 400'

1" = 100'

SITE RECAP
 PARCEL # R3416901200
 PARCEL AREA: 1.83 ACRES (79,929 S.F.)
 PROPOSED BUILDING: 22,100 SQ. FT.
 COUNTY ZONING: AG
 SETBACKS:
 FRONT 20'-0"
 SIDE 15'-0"
 REAR 15'-0"
 HIGHWAY 120'-0" (FROM CENTERLINE)
 PARKING:
 32 SPACES PROVIDED
 2 ADA



SITE REFERENCE PLAN - ITD EXHIBIT
 SCALE: 1" = 20'-0"

Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.govWebsite: www.canyoncounty.id.gov

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From: Steve Thiessen <[REDACTED]>
Sent: Tuesday, September 23, 2025 3:18 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Jeffery Hatch <[REDACTED]>
Subject: Re: [External] Re: CR2024-0006

Hi Karla,

There have been discussions with the neighbors to the west in regard to 20/26 access. HD4 mentions access to Franklin. Has the highway district stated where they would like to see this access? I will be meeting with ownership next week to discuss.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture

200 w. 36th Street, Boise, ID 83714

C: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, September 23, 2025 2:43 PM
To: Steve Thiessen <[REDACTED]>
Cc: Jeffery Hatch <[REDACTED]>
Subject: RE: [External] Re: CR2024-0006

Hello Steve,

I have three cases before yours. Each planner here typically brings one case to hearing per month (which ends up being 4 cases at a hearing), if we do more than that the hearings run far too late. Even with four we are typically here until past midnight. I expect that we will be able to get your case scheduled for a hearing in January.

Your response to the questions below will help make sure that we have everything in order and we are able to schedule.

All the best,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Steve Thiessen <[REDACTED]>
Sent: Tuesday, September 23, 2025 2:37 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Jeffery Hatch <[REDACTED]>
Subject: [External] Re: CR2024-0006

Good afternoon Karla,

Thank you for reaching out. We look forward to working with you on this project. Do you have an idea when the hearing date will be for this one?

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture

200 w. 36th Street, Boise, ID 83714

C: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: Lauryn Allen <[REDACTED]>
Sent: Monday, September 22, 2025 2:51 PM
To: Steve Thiessen <[REDACTED]>
Subject: Fw: CR2024-0006

Lauryn (Lanterman) Allen, AIT

Hatch Design Architecture

200 w. 36th Street

Boise, ID 83714

O: [REDACTED]

[REDACTED]

[REDACTED]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Monday, September 22, 2025 2:47 PM

To: Jeffery Hatch <[REDACTED]>; Lauryn Allen <[REDACTED]>

Subject: CR2024-0006

Hello Jeff and Lauryn,

In an effort to get through our backlog of cases more quickly your conditional rezone for Parcel R34169012 on Hwy 20/26 has been reassigned to me. The initial agency notice was sent out in July, I've attached the responses we have received so far.

Comments from the City of Nampa indicate that they will not be supportive of the request unless the applicant completes a pre-annexation process with them first? This isn't a requirement of Canyon County but I wanted to see if you plan on going through that process?

Highway District 4 is interested in a cross-access easement from adjoining parcels to allow for access to Franklin Road once they develop, would you be supportive of a cross-access condition of approval? Similarly, ITD is interested in shared access with neighboring properties for the access on Hwy 20/26.

I think this was probably already explained but I want to make sure you understand that if the conditional rezone is approved a subdivision will be required prior to you being able to submit for a commercial building permit. The property was illegally split without county approval and more than 4 splits have occurred from the original parcel (as it existed when our code went into effect in 1979). Since Idaho statutes and our code only allow 4 administrative splits a subdivision application will be required to fix that issue.

Please let me know if you have any concerns with the agency comments we have received.

Thank you,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Michelle Barron

From: Victor Islas <vislas@midstarfire.org>
Sent: Tuesday, July 22, 2025 3:52 PM
To: Michelle Barron
Subject: [External] FD Comments CR204-0006

AHJ: Star Fire Protection District
Location: 0 Hwy 20/26 (R34169012)
Case No: CR2024-0006

The Star Fire Protection District has reviewed the information provided by Canyon County. Our comments are as follow:

1. The fire district does have a process to provide a full staff report for land development project. The application can be found at www.midstarfire.org At this time the fire district does not have any application for this property or project.
2. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the Canyon County Idaho.
3. Will essential services be provided to accommodate requested use?
 - a. This development will be serviced by Star Fire Station 51 located at 11665 W State St., Star, ID
4. Will services be negatively impacted by such use or require additional public funding to meet the needs created by the requested use? 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?
 - a. This development is will not have access to a municipal water supply. The development will be responsible for providing adequate water supply for firefighter operations as outlined in IFC 2018.
5. What is the estimated response time to the subject property? Is this response time adequate for life safety concerns?
 - a. Star Fire Station 51 is 5.4 miles with a travel time of 10 minute under ideal driving conditions to the purposed entrance of off Hwy 44.
 - b. The Fire District level of service expectation goal is 5 minutes. This development sits outside of the Fire District service level expectations when resources are available.

Please let me know if you have any questions.

DC Islas

Victor Islas, Deputy Chief

Middleton Rural Fire District Star Fire Protection District

A: 11665 W. State St. Suite B, Star, ID 83669

P: (208) 286-7772 **M:** (208) 860-1078

E: vislas@midstarfire.org **W:** www.midstarfire.org

We are social!: <https://linktr.ee/dcmidstarfd>

Michelle Barron

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, July 23, 2025 8:23 AM
To: Michelle Barron
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2024-0006 / Machsie Investments, LLC
Attachments: Pre.Development.Notes.Signed.08.21.2024.pdf

Hi Michelle,

- 1.) Will a Nutrient Pathogen Study be required? **This project may need to conduct a Nutrient Pathogen Study, depending on the estimated total wastewater flow specified in the letter of intended use.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes were conducted on 05/03/2024, but a system type has not been determined by 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 the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see the attached pre-development notes. SWDH is currently awaiting approval of the Non-Domestic Wastewater Application as part of the review process.

Please let me know if you have any questions.

Thank you,



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, July 22, 2025 8:50 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>;



Pre-Development Meeting

Name of Development: Machsie Investments
Applicant: Lauryn Lanterman w/Machsie Investments
P.E./P.G.: _____
All others in Attendance: Jeff Hatch w/Hatch Design Architecture

_____ EHS#035 Date 08/21/2024

Number of Lots or Flow: N/A Acreage of Proposed Development: 1.84
Location of Development: TBD Hwy 20/26
Nampa, ID 83651
R34169012

Project in Area of Concern: Designated NP Area Groundwater/Rock <10' >10' GW
Level 1 NP Necessary for N: Depending on wastewater flows of 600GPD or more

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 has consulted with Southwest District Health (SWDH) regarding the proposed mixed-use commercial building and a 2-bedroom residential screen-printing facility. Test holes were conducted on May 3, 2024, which indicated loamy sand soils. No groundwater was encountered during the excavation. During the consultation, it was recommended that the Letter of Intended Use be revised to include estimated wastewater flows for the entire project. The applicant also indicated plans for the a future drive-through coffee shop to be connected to the proposed septic system. A Nutrient Pathogen (NP) Study may be required if the total projected wastewater flow reaches or exceeds 600 GPD. At this time, the project is proposing only domestic wastewater, and a Non-domestic Wastewater Application is not required for approval unless the Department of Environmental Quality (DEQ) states otherwise. An existing irrigation ditch on the property is proposed to be piped. Anthony Lee

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.

Michelle Barron

From: Richard.Sims <middletown.rich@gmail.com>
Sent: Wednesday, July 23, 2025 6:39 PM
To: Michelle Barron
Subject: [External] CR2024-0006

Canyon County Soil Conservation District has no comments for this application.
Rich Sims
Sent from my iPhone

Karla Nelson

From: Kirk Meyers <kirk@pioneerirrigation.com>
Sent: Monday, May 4, 2026 10:25 AM
To: Karla Nelson
Subject: [External] RE: CR2024-0006

Follow Up Flag: Follow up
Flag Status: Flagged

Karla,

Thanks for reaching out! The lateral on the north is the 5.3 lateral and is a Pioneer facility. The easement for the 5.3 lateral is 16' from top of bank on both sides and crossing it would require an agreement with PID.

Per Idaho Code, 42-1209, written permission must be obtained from Pioneer Irrigation District, Prior to any modification or encroachment of the 5.3 lateral or corresponding easements.

Thanks,

Kirk Meyers
Superintendent
Cell (208) 250-8223
Office (208) 459-3617

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Friday, May 1, 2026 8:29 AM
To: Kirk Meyers <kirk@pioneerirrigation.com>
Subject: CR2024-0006

Hello Kirk,

I have a conditional rezone case that I'm hoping to bring to the planning and zoning commission in June. The application materials are attached, the property is located on Highway 20/26 (Parcel R34169012 – shown below). They are looking to build a commercial building primarily for screen printing, and they will also have a caretaker's residence on the second floor. It looks like there is an irrigation lateral on the north side of the property. Do you know if the property has surface irrigation water rights, and do you have any other comments from the irrigation district that should be included as conditions for the rezone? The highway district would like them to have a cross-access agreement to eventually allow for access on Franklin Road, which would likely entail crossing the lateral.

Thank you for any insights you may have!

Karla Nelson

From: Kirk Meyers <kirk@pioneerirrigation.com>
Sent: Wednesday, May 6, 2026 9:06 AM
To: Karla Nelson
Subject: RE: [External] RE: CR2024-0006

Yes, this property has a surface water right.

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, May 4, 2026 4:34 PM
To: Kirk Meyers <kirk@pioneerirrigation.com>
Subject: RE: [External] RE: CR2024-0006

Thank you, Kirk, very helpful! Are you able to confirm that they have a water right for surface irrigation? The property was previously split without approval from the county, so I'm not sure if the water rights needed to be divided or have already been divided from the surrounding parcels?



Karla Nelson, AICP

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Kirk Meyers <kirk@pioneerirrigation.com>
Sent: Monday, May 4, 2026 10:25 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] RE: CR2024-0006

Karla,

Thanks for reaching out! The lateral on the north is the 5.3 lateral and is a Pioneer facility. The easement for the 5.3 lateral is 16' from top of bank on both sides and crossing it would require an agreement with PID.

Per Idaho Code, 42-1209, written permission must be obtained from Pioneer Irrigation District, Prior to any modification or encroachment of the 5.3 lateral or corresponding easements.

Thanks,

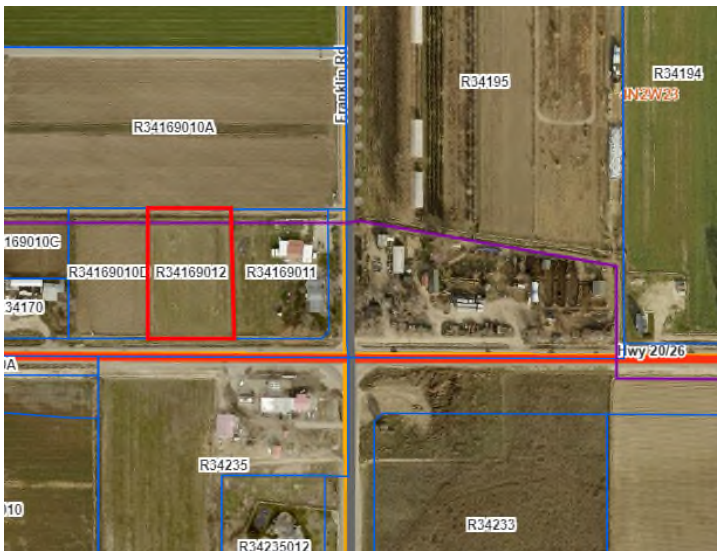
Kirk Meyers
Superintendent
Cell (208) 250-8223
Office (208) 459-3617

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Friday, May 1, 2026 8:29 AM
To: Kirk Meyers <kirk@pioneerirrigation.com>
Subject: CR2024-0006

Hello Kirk,

I have a conditional rezone case that I'm hoping to bring to the planning and zoning commission in June. The application materials are attached, the property is located on Highway 20/26 (Parcel R34169012 – shown below). They are looking to build a commercial building primarily for screen printing, and they will also have a caretaker's residence on the second floor. It looks like there is an irrigation lateral on the north side of the property. Do you know if the property has surface irrigation water rights, and do you have any other comments from the irrigation district that should be included as conditions for the rezone? The highway district would like them to have a cross-access agreement to eventually allow for access on Franklin Road, which would likely entail crossing the lateral.

Thank you for any insights you may have!



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Michelle Barron

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Monday, August 18, 2025 3:18 PM
To: Michelle Barron
Cc: [REDACTED]
Subject: [External] CR2024-006 Machsie Rezone
Attachments: Franklin Rd_US 2026- CR2025-006 Machsie Rezone.pdf

Michelle-

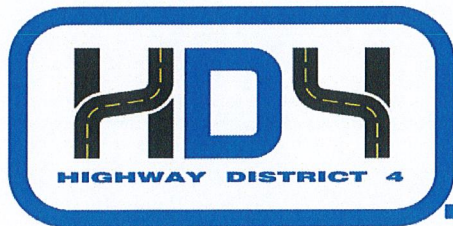
Please see the attached comments from HD4 regarding the proposed conditional rezone for Parcel R34169012 north of US 20/26. Please let me know if there are questions on these comments.

Respectfully,

Chris Hopper, P.E.
District Engineer



Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135 Ext. 104



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

August 18, 2025

Canyon County Commissioners, P&Z Commission, & Development Services
111 N. 11th Ave Suite 140
Caldwell, Idaho 83605
Attention: Michelle Barron, Planner

**RE: CR2024-006 Machsie Conditional Rezone- CR-C-1 Neighborhood Commercial
Canyon County Parcel R34169012 aka 0 Highway US 20/26**

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a rezone of the above described parcel for purposes of establishing neighborhood commercial zone for operation of a screen printing shop. The subject property is located on the north side of US 20/26 (Chinden Rd) approximately 430-ft west of Franklin Rd in the SE ¼ Section 22 T4N R2W. HD4 offers the following comments on the proposed use:

General

The subject property consists of one parcel, totaling approximately 1.83 acres. The parcel has approximately 232 feet of frontage on US 20/26 (Chinden Rd) along the southerly boundary. There is no other public road access available to the subject property. The application materials indicate the applicants are requesting to rezone the property from agricultural to CR-C-1 Neighborhood Commercial, which would be eligible for the following uses:

1. Retail/wholesale screen printing facility
2. Offices
3. Caretaker residence
4. Accessory uses and/or structures
5. Similar uses to those provided above.

US 20/26 is a state highway operated and maintained by Idaho Transportation Department. HD4 recommends the County solicit comments directly from ITD regarding access for the proposed use.

Access

The subject property is served by a circular driveway approach to US 20/26, generally centered on the parcel. Idaho Transportation Department has sole authority over access to US 20/26.

Although there is currently no direct access to Franklin Rd available to the subject property, HD4 would seek to require a cross access easement or public roadway from adjoining parcels as they develop to provide access to Franklin Rd, and minimize the number of direct access points to US 20/26. Such future access is dependent on timing and conditions of future development, and cannot be assured at this time.

Transportation Impacts

The rezone application provided by the applicants indicates the property will be used for a commercial screen printing shop, and that the “business currently employs 15 people and generally sees around 10 customer visits per day”. This implies 25 trips per day, with 10-15 trips being in the PM peak hour.

Traffic impacts from development projects are typically estimated using the ITE Trip Generation Manual (11th Edition). The categories below are the best available in that reference to compare the proposed use:

Use	ITE Code	Units	# of Units Proposed	PM Peak Trips	Daily Trips
Copy/Print/Express Ship Store	920	Employees	15	60	NA
Specialty Trade Contractor	180	Employees	15	11	54
Specialty Trade Contractor	110	Gross Floor Area	22,000 sf	42	216
General Light Industrial	110	Employees	15	7	47
General Light Industrial	110	Gross Floor Area	22,000 sf	14	107

NA- Not Available

As the proposed use does not include copy or shipping services, the 920 Copy/Print/Express Ship store category is not the best estimate of traffic generated by the use. The two most similar land use categories are 180 Specialty Trade Contractor and 110 General Light Industrial. Both of these use categories provide similar numbers to the applicant’s traffic estimates using the current number of employees. When the facility size is used, a 22,000 sf facility appears to typically generate higher peak hour volumes (14 – 42 trips) than that estimated by the applicant. This implies the facility is larger than the current business space, and is likely to expand both employee trips and customer trips compared to the current business operations. A mid-range of 21 peak hour trips from the proposed use is suggested to capture future business growth.

For comparative purposes, the 21 peak hour trips is approximately equivalent to 10 single family residences.

HD4 does not have traffic impact fees in effect for this portion of Canyon County, but has completed a planning study and is beginning the process to seek approval of a Capital Improvement Plan and Impact Fee for this area. Traffic impacts from the proposed use are not anticipated to materially affect the current or future local road system.

HD4 does not oppose the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read 'CH', with a long horizontal flourish extending to the right.

Chris Hopper, P.E.
District Engineer

File: Franklin Rd_US 20/26 CR2024-006 Machsie Print Shop

Karla Nelson

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Wednesday, September 24, 2025 8:54 AM
To: Karla Nelson
Subject: RE: [External] Re: CR2024-0006

Future access would be along north boundary to maximize separation from Franklin/US 20-26 intersection. Access could also be from parcel to the north depending upon type of future development.

Respectfully,

Chris Hopper, P.E.
District Engineer



Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135 Ext. 104

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, September 24, 2025 8:29 AM
To: Chris Hopper <chopper@hwydistrict4.org>
Subject: FW: [External] Re: CR2024-0006

Hi Chris,
The conditional rezone for Parcel R34169012 on US 20/26 was reassigned to me. I've attached the comments you provided in August. For the cross-access easement, do you have a location in mind where it would be most desirable? I'm assuming along the northern portion of the parcel. See the applicant's email below; they are meeting with the owners next week and will discuss options.

Thanks for your insights!



Karla Nelson, AICP

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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Karla Nelson

From: Lenny Riccio <lrccio@hwydistrict4.org>
Sent: Wednesday, May 13, 2026 12:05 PM
To: Karla Nelson
Cc: Kendra Conder; Michael Kaes
Subject: RE: [External] RE: CR2024-0006

Karla,

1. Should I say that the cross-access/easement locations will be reviewed by the applicable highway district with the preliminary plat **or Administrative Land Division whichever comes first.**
2. Access to Chinden is within ITD's jurisdiction. Just know these private properties will coordinate amongst themselves and utilize a private road or a public road to get to Franklin.

Regards,

Lenny Riccio, P.E.
Transportation Planner
Senior Assistant Engineer



Highway District No. 4

www.hwydistrict4.org

15435 Hwy 44

Caldwell, ID 83607

Phone: (208) 454-8135 Ext 117

Fax: (208) 454-2008

**To enter review queue hard copies of plans required*

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, May 13, 2026 11:59 AM
To: Lenny Riccio <lrccio@hwydistrict4.org>
Cc: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Michael Kaes <MKaes@hwydistrict4.org>
Subject: RE: [External] RE: CR2024-0006

Hi Lenny,

Thank you for sending this over, it is very helpful! Yes, R34169010 was divided illegally, I think sometime around 2023. I'll include a condition that the applicant will need to include a cross-access and through access easement to the property to the west and north. Should I say that the cross-access/easement locations will be reviewed by the applicable highway district with the preliminary plat?

Kendra, previous comments from Nikki indicated that the applicant would likely be granted a right in, right out shared access point on the western edge of the parcel but that it might only be granted temporary access if HD4 identifies a future access road to Franklin., is that still accurate?

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Lenny Riccio <lriccio@hwydistrict4.org>

Sent: Monday, May 11, 2026 3:57 PM

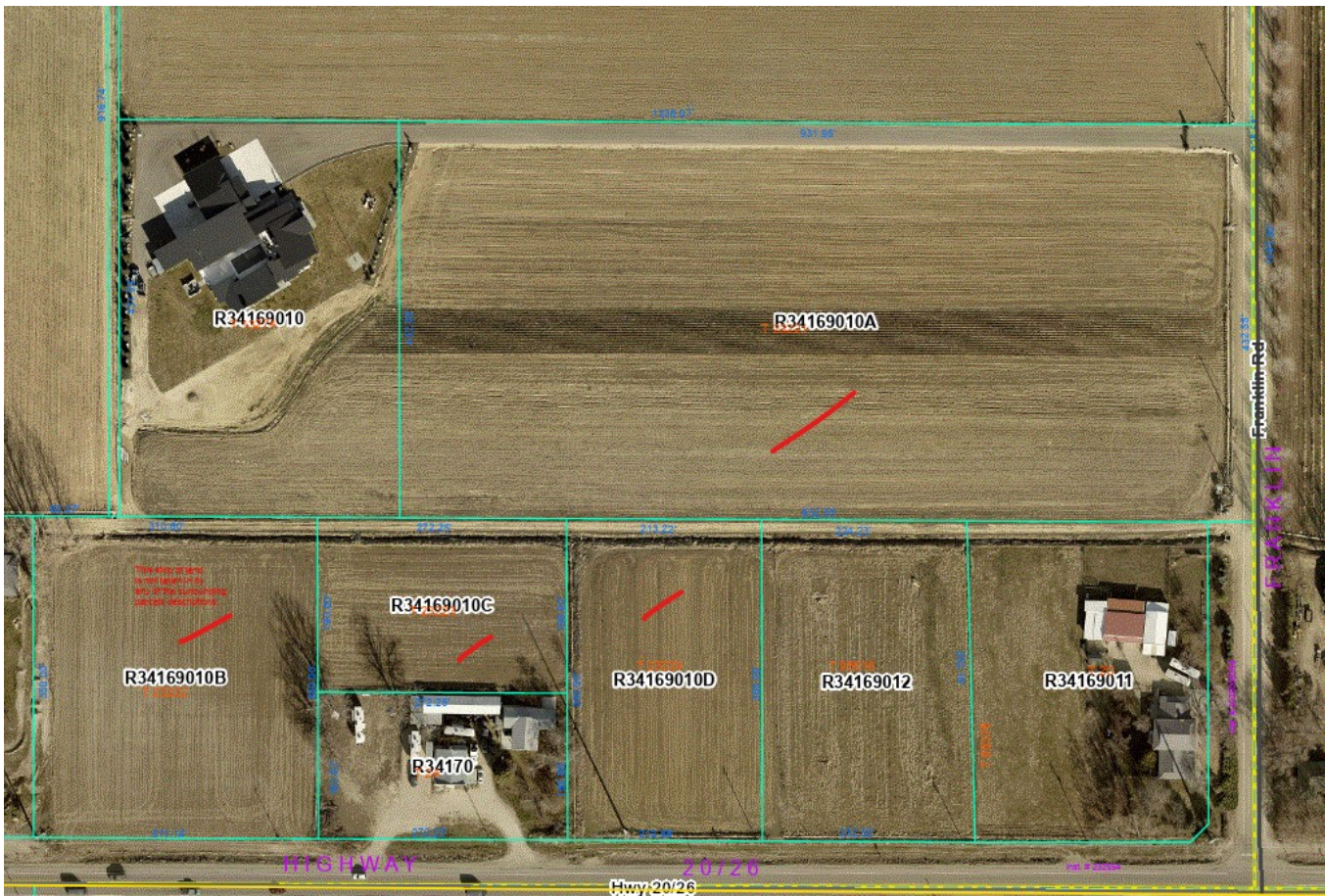
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Cc: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Michael Kaes <MKaes@hwydistrict4.org>

Subject: [External] RE: CR2024-0006

Karla,

Thanks for the email. HD4 staff at time of administrative land division comment letter will direct R34169010A-D where their approach onto Franklin can be located. Is R34169010 also a part of that illegal split?



For consideration of parcel R34169012 I attached a recorded cross access easement from another project to assist in writing your condition. Consider the following: Use the below paragraph in drafting your condition and please consider including affected parcel numbers.

1. Grantor hereby agrees to grant to Beneficiary, for this purpose of ingress/ egress to Pinto Road, a non-exclusive CROSS- ACCESS and THROUGH- ACCESS EASEMENT (“the

CROSS ACCESS and THROUGH ACCESS EASEMENT AGREEMENT

Page

easement”), for the benefit of Canyon County parcels R36388, R36388010, R36355011A, R36355011B. The easement is more particularly described in the attached Exhibits A & B.

Regards,

Lenny Riccio, P.E.
Transportation Planner
Senior Assistant Engineer



Highway District No. 4

www.hwydistrict4.org

15435 Hwy 44

Caldwell, ID 83607

Phone: (208) 454-8135 Ext 117

Fax: (208) 454-2008

**To enter review queue hard copies of plans required*

From: Chris Hopper <chopper@hwydistrict4.org>

Sent: Monday, May 4, 2026 9:03 AM

To: Lenny Riccio <lriccio@hwydistrict4.org>

Subject: FW: CR2024-0006

See request below from Karla

Respectfully,

Chris Hopper, P.E.

District Engineer Emeritus

Effective March 11, 2026 Mike Kaes, P.E. is the District Engineer for Highway District No. 4. I am winding down my responsibilities to the District as I prepare to retire in May.



Highway District No. 4

15435 Hwy 44

Caldwell, Idaho 83607

208-454-8135 Ext. 104

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Thursday, April 30, 2026 4:10 PM

To: Kendra.Conder@itd.idaho.gov; Chris Hopper <chopper@hwydistrict4.org>

Subject: CR2024-0006

Hello Kendra and Chris,

I'm hoping that we can bring CR2024-0006 to the Planning and Zoning Commission in June. The subject parcel (R34169012) was divided illegally, so if the conditional rezone is approved, an after-the-fact subdivision application will be required to recognize the property boundary.

The parcel is on Hwy 20/26 about 300 feet west of the Franklin Rd. intersection, and we have had preapplication meetings with the property owner directly to the west (R34169010D, R34169010C, and R34169010B), so I think that property is likely to develop. Given how close these properties are to the intersection and based on your attached comments, I would like to include a condition of approval requiring cross access, but I'm not exactly sure how best to word the condition. It sounds like cross access to the north to allow for future access to be taken from Franklin Road would be ideal. Based on recent pre-application meetings, my guess is that the property directly to the west will be redeveloped first. Do you have any proposed language for a cross-access condition? Would the following meet your needs:

- A cross-access easement and maintenance agreement shall be recorded with adjoining parcels to the north and west prior to final plat approval. The easement location(s) shall be approved by the Idaho Transportation Department and Highway District No. 4.

Thank you for any guidance you may have to ensure that we capture the appropriate conditions.

Michelle Barron

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Monday, August 4, 2025 10:38 AM
To: Michelle Barron
Cc: Caitlin Ross
Subject: [External] RE: Agency Notice CR2024-0006 / Machsie Investments, LLC
Attachments: TR_Machsie Investments, LLC 080425.pdf

Hi Michelle,

Please see attached document for ITD's comments.

Thank you!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

[Book a Meeting with Me!](#)

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, July 22, 2025 8:50 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2024-0006 / Machsie Investments, LLC



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

August 4, 2025

Michelle Barron
Canyon County Development Services Department
111 North 11th Avenue, Ste 310
Caldwell, Idaho 83605

VIA EMAIL

Development Application	CR2024-0006
Project Name	Machsie Investments, LLC
Project Location	US-20/26 MP 30.16 left
Project Description	Conditional rezone from Agriculture to Neighborhood Commercial for 22,000sqft Commercial building
Applicant	Jeff Hatch & Lauryn Lanterman; Hatch Design Architecture

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. This project abuts the state highway system.
2. Please ensure the applicant is informed of the requirement to submit an ITD Right-of-Way Encroachment Permit Application for Approaches or Public Streets (ITD Form 2109). As part of this application, a turn lane warrant analysis will be required to determine if a right-turn lane into the property is warranted.
3. When future commercial development occurs on adjacent parcels, ITD will strongly encourage the shared use of the proposed approach with neighboring properties to support efficient access management.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov

Karla Nelson

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Monday, October 20, 2025 9:11 AM
To: Steve Thiessen
Cc: Kendra Conder; Karla Nelson
Subject: [External] RE: Machsie Project
Attachments: HD4 8.18.25.pdf; Machsie Site Plan-A-1.0.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Steve,

Thanks again for taking the time to chat today. I just wanted to send a quick recap of what we discussed on the phone:

1. I'll reach out to Karla at Canyon County to confirm whether this parcel was part of a lot split and to identify the access point that should be used.
 - a. If no access was identified at the time of the lot split, ITD will allow a new access to be established for the parcel.
 - b. If an access was identified and remains a feasible option, ITD will require access to be taken at that location.
2. Regarding access from Franklin Road, since there's currently no public or private road providing access to your client's parcel, ITD will not require access to be taken from that direction. However, if HD4 identifies a future backage road, ITD will likely condition the approach onto US-20/26 as temporary until that connection is built.

Lastly, I want to acknowledge that you've shown a proposed shared access with the neighboring parcel to the west; thank you for proactively planning for that coordination!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

[Book a Meeting with Me!](#)

From: Niki Benyakhlef
Sent: Monday, October 20, 2025 8:10 AM
To: 'Steve Thiessen' <[REDACTED]>
Cc: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Subject: RE: Machsie Project

Hi Steve,

I have a few questions before I can answer your questions. Would you mind giving me a call? I'll be available until 1pm today.

Thank you!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

[Book a Meeting with Me!](#)

From: Steve Thiessen <[REDACTED]>
Sent: Friday, October 17, 2025 10:12 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

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Good morning Niki,

I hope all is going well. We recently received comments from HDA in regard to our Machsie Project. They mentioned closing access to Hwy 202/26 and requiring access off of Franklin in the vicinity of the current canal road in the future. This brings up a couple of questions.

1. Can ITD restrict access to a permitted access?
2. Would the proposed public road location be too close to the signalized intersection?
3. We are proposing a shared access with the neighbors to the west, can this access be wider than 40'? The neighbor's proposed business utilizes large trucks and equipment.

Thank you for your help on this. We are hoping to have County approval in early 2026. I have attached the latest site plan and email from HD4. Please let me know if you have any questions.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture

200 W. 36th Street, Boise, ID 83714

C: [REDACTED]

O: [REDACTED]
[REDACTED]
[REDACTED]

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From: Steve Thiessen <[REDACTED]>
Sent: Monday, February 24, 2025 12:50 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

Hi Niki,

Thank you for your time today. I would like to recap what was discussed on the Machsie Project. ITD will require a shared access with the project to the West. Access can be a max of 40' wide with radii up to 40'. Is there anything else you would like to add?

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Tuesday, April 2, 2024 3:28 PM
To: Steve Thiessen <[REDACTED]>
Subject: RE: Machsie Project

Hello Steve –

Attached is the signed form.

No additional ROW will be taken aside from the temporary .04 acres during construction.



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Steve Thiessen <[REDACTED]>
Sent: Tuesday, April 2, 2024 3:00 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

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Good afternoon Niki,

I believe ownership is meeting with Epic today to go over the TCE. Will there be any additional ROW taken beyond what is already shown on the preliminary site plan. Can you please sign the attached agency acknowledgment form?

Thank you,

Steve

Steve Thiessen, AIT

[Hatch Design Architecture](#)

200 w. 36th Street

Boise, ID 83714

O: [REDACTED]

[REDACTED]

[REDACTED]

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

Sent: Tuesday, April 2, 2024 2:15 PM

To: Steve Thiessen <[REDACTED]>

Subject: RE: Machsie Project

Hi Steve!

I'm so sorry it took me so long to get back to you!

It looks like we are only going to need a temporary easement from you of 0.04 ac. This will only be needed during the duration of construction along that area of the road and the easement goes away after the construction project is complete.

Please let me know if you have any other questions.

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, March 22, 2024 1:54 PM
To: Steve Thiessen <[REDACTED]>
Subject: RE: Machsie Project

Hi Steve –

I'm going to have my ROW agent for the project take a look at this on Monday and verify.

I'll be in touch!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Steve Thiessen <[REDACTED]>
Sent: Thursday, March 21, 2024 3:31 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Cc: Josh Nopens <Josh.Nopens@itd.idaho.gov>
Subject: Re: Machsie Project

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Good afternoon Niki,

I overlayed your illustration with our site plan. Looks like the ROW shifts 50' to the south. Please review and let me know if this looks correct.

Thank you,

Steve

Steve Thiessen, AIT

[Hatch Design Architecture](#)

200 w. 36th Street

Boise, ID 83714

O: [REDACTED]

[REDACTED]

[REDACTED]

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From: Steve Thiessen <[REDACTED]>
Sent: Thursday, March 21, 2024 9:46 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

Good morning Niki,

Thank you for the clarification. I measured from the center of the intersection also. We will meet with ownership this evening and go over this. I will submit the preliminary findings to the County. I will let you know if anything else comes up.

Thank you,

Steve

Steve Thiessen, AIT

[Hatch Design Architecture](#)

200 w. 36th Street

Boise, ID 83714

O: [REDACTED]

[REDACTED]

[REDACTED]

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

Sent: Thursday, March 21, 2024 9:41 AM

To: Steve Thiessen <[REDACTED]>

Subject: RE: Machsie Project

Hi Steve –

Your current site plan already shows the proposed access along the parcel's western boundary line. I think that will be a good place to start. As far as your question about measuring the distance, GREAT

QUESTION! When dealing with access we measure from the corner of the intersection and not the center of the intersection. Many people confuse that.



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Steve Thiessen <[REDACTED]>
Sent: Thursday, March 21, 2024 8:18 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning Niki,

Thank you for sending this over. I will overlay this on the site plan to see how it works with our site plan. This should be good enough for the planning side. How is the distance from the intersection measured? Thank you for your help on this.

Thank you,

Steve

Steve Thiessen, AIT

[Hatch Design Architecture](#)

200 w. 36th Street

Boise, ID 83714

O: [REDACTED]
[REDACTED]
[REDACTED]

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

Sent: Wednesday, March 20, 2024 1:59 PM

To: Steve Thiessen <[REDACTED]>

Subject: RE: Machsie Project

Hi Steve –

It was so nice getting to talk to you today. Hopefully, I'll be able to provide you some helpful resources and information for you to pass on to the landowners.

Attached are the plans that the Right of Way. Page 3 is the page that has the parcel you are interested in on it. If you have questions about the lines and what they indicate, please call me and I can walk you through it.

The access you are requesting is considered "C" as it is a driveway downstream from a Public Road. This portion of the road is transitional between Rural and Urban and therefore, the distance from the Franklin will have to be 500ft. Your parcel frontage ends at approximately 500' from the Franklin Blvd intersection, therefore, when you apply for a permit, I would recommend applying for an approach at the edge at your parcel. I would also recommend applying for a Right In/Right Out (RIRO) only. Per the plans, the approach is placed in a location that will not allow for traffic to safely make a left hand

turn across five lanes of traffic. We do not approve left hand turning movements across center turn lanes when they begin to taper. Please see attached plan sheet for the visual.

[Middleton to Star Project Page](#)

[Online Permit Application](#)

Online Permit Application Tips: At the top of the page, select **Payment Info**, then scroll down the page and select **District 3 Payment Portal**. Then using the drop-down menu select type of approach being applied for. Proceed back to the main page and click the button for **Approaches** and proceed to the web form. The following documents will need to be uploaded while the permit is being filled out. Please have the documents ready and upload them via the online tool to prevent any delay in the processing of the permit.

Below are the required documents that will need to be uploaded while filling out the permit form online. You may upload the documents with the online system.

- Copy of the latest deed for the parcel. If the parcel has been split, please supply a copy of the latest deed for each parcel.
- If the parcel is split or there are multiple parcels, provide a recorded cross-access or access easement documentation for all parcels showing they will be utilizing the requested access point.
- Site plan for the full site at buildout.
- A Traffic Impact Study may be required if the site will be used for any commercial business or does not meet IDAPA 39.03.42 access requirements.
- Civil drawings for the approach showing approach style, radii dimensions, approach width at the back of radii or right-of-way line, and materials typical section.
- Photos looking in each direction away from the proposed (or existing) approach as if you were a driver exiting the approach.

You will need to submit a Traffic Control Plan designed by a certified Traffic Control Supervisor (must include signature, certification number, and contact information) or designed and stamped by an Engineer licensed in Idaho. This may be done at any point before beginning any work within the ITD right-of-way. Without an approved traffic control plan, no work is allowed within the ITD right-of-way.

Please let me know if I am missing any other information in this email that I told you I would get to you. And do not hesitate in reaching out if you have any questions.

Thanks!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Steve Thiessen <[REDACTED]>
Sent: Thursday, March 14, 2024 1:20 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Cc: Josh Nopens <Josh.Nopens@itd.idaho.gov>
Subject: Machsie Project

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Good morning Niki,

I am working on a project located a little west of the Northwest corner of Hwy 20/26 and Franklin Rd in Canyon County. Debie Root asked us to reach out to discuss the access to the property and whether any additional ROW will be required. I have attached a vicinity map for reference. Please review and let me know if you have any questions or comments.

Karla Nelson

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Wednesday, May 13, 2026 3:07 PM
To: Karla Nelson; Lenny Riccio
Cc: Michael Kaes
Subject: RE: [External] RE: CR2024-0006

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Karla,

Apologies for the delayed response! Yes, Niki's original comments would still apply. The exact access location is TBD until we receive a permit application.

Depending on the timing of the project, we'll need the applicant to construct the right-in/right-out. I'm unsure of how we'll ask them to construct that (i.e., center median, shur curb, traffic separator, etc.), but we'll address that with a permit.

Our 20/26 project is on hold so we will not be coming through and making improvements this year.

Please let me know if there are any additional questions.

Kendra Conder

District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



YOUR Safety ••• YOUR Mobility ••• YOUR Economic Opportunity

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, May 13, 2026 11:59 AM
To: Lenny Riccio <lrccio@hwydistrict4.org>
Cc: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Michael Kaes <MKaes@hwydistrict4.org>
Subject: RE: [External] RE: CR2024-0006

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Lenny,

Thank you for sending this over, it is very helpful! Yes, R34169010 was divided illegally, I think sometime around 2023. I'll include a condition that the applicant will need to include a cross-access and through access easement to the property to the west and north. Should I say that the cross-access/easement locations will be reviewed by the applicable highway district with the preliminary plat?

Kendra, previous comments from Nikki indicated that the applicant would likely be granted a right in, right out shared access point on the western edge of the parcel but that it might only be granted temporary access if HD4 identifies a future access road to Franklin., is that still accurate?

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Lenny Riccio <lriccio@hwydistrict4.org>

Sent: Monday, May 11, 2026 3:57 PM

To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Cc: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Michael Kaes <MKaes@hwydistrict4.org>

Subject: [External] RE: CR2024-0006

Karla,

Thanks for the email. HD4 staff at time of administrative land division comment letter will direct R34169010A-D where their approach onto Franklin can be located. Is R34169010 also a part of that illegal split?



PLANNING AND ZONING DEPARTMENT

DATE: July 28, 2025

TO: Michelle Barron, Canyon County Development Services

RE: **Case No. CR2024-0006:** The applicants, Jeff Hatch & Lauryn Lanterman, Hatch Design Architecture, representing Machsie Investments, LLC, request a Conditional Rezone of parcel R34169012, approximately 1.83 acres, from an “A” (Agricultural) zone to a “CR-C-1” (Conditional Rezone – Neighborhood Commercial) zone. The request includes a Development Agreement that restricts development to specific uses. The subject parcel is located at 0 Highway 20/26, Nampa, Idaho; North of Highway 20/26 to the West of Franklin Road, also referenced as a portion of the SE¼ of Section 22, T4N, R2W, BM, Canyon County, Idaho.

Michelle,

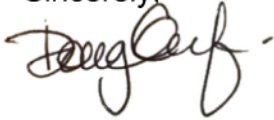
Nampa Planning and Zoning Staff met on June 6th at 4:00 PM at Nampa Development Services Center with the owners of Machsie Investments and their representatives regarding the proposed land use for the Muchsie Investment property (parcel # R34169012). Nampa staff indicated that the Hwy 20/26 Specific Area Plan indicates this parcel to be within the “Agribusiness” land use designation with the following definition:

“Agribusiness are business that are related to agricultural sales and services. This includes ag supply stores, implement services, research facilities, garden supply centers, nurseries, and similar businesses. These would not include uses such as feed lots, dairies, animal husbandry, and animal rendering services. They could include pet and farm supply stores with small animal sales.” (20/26 SAP. p. 24)

The owner of Machsie Investments indicated that the proposed business is a print shop that produces and sells promotional materials, and that their majority customer base is agricultural-related businesses. Nampa staff indicated that this definition meets the “Agribusiness” land use designation criteria indicated in the Hwy 20/26 Specific Area Plan. Nampa staff also indicated that it will request through the JPA agreement between Nampa and Canyon County that a condition be placed upon the property through a development agreement between the owner of Machsie Investments and Canyon County that the property will be used primarily as a agricultural-related business.

The City of Nampa requires that property owners in Canyon County in the Nampa Impact Area complete a pre-annexation process with the City of Nampa to receive support from the City for their requests for entitlements from Canyon County (NCC 10-2-4.1). Once that process is complete and approved by the Nampa City Council, Nampa will issue a letter of support for the application. Otherwise, Nampa will not support this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Critchfield", with a stylized flourish at the end.

Doug Critchfield
Principal Planner
Nampa Planning Dept.

E-mail address: critchfielddd@cityofnampa.us
(208) 468-5442

EDC/dc file



April 7, 2026

Steve Thiessen
Hatch Design Architecture
200 W. 36th Street
Boise, ID 83714

Via email: [REDACTED]

RE: Pre-annexation and Pre-zoning to BC (Community Business) zoning district at 0 Hwy 20/26 and development agreement, approval for parcel #R34169012, located in the SE 1/4 of Section 22, T4N, R2W, BM, for Steve Thiessen - Hatch Design Architecture representing Machsie Investments LLC (**PANN-00002-2025**).

Dear Applicants:

The Nampa City Council, during their regularly scheduled public hearing of April 6, 2026, after receiving testimony and reviewing your application, voted to approve the request referenced above. The Council made their decision contingent on Developer/Development compliance with the following conditions of approval:

1. Applicant/ surveyor shall adhere to the following Nampa City Code standards:
 - a. Nampa City Code 10-16 BC (Community Business) Zoning District (upon annexation)
 - b. Nampa City Code 10-22 Off-Street Parking
 - c. Nampa City Code 10-23 Signage
 - d. Nampa City Code 10-1-6, and 10-33 Landscaping
 - e. Nampa City Code 10-34-10.A.7.a: Fencing/Screening
2. Applicants shall work with Highway District #4 for access to the property from Franklin Road.
3. The applicant will be required to apply for an ITD encroachment permit for the access onto 20/26. Applicant shall work with ITD to determine if a turn lane warrant analysis will need to be completed.
4. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development and prior to connection to City services.
5. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation

system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.

6. Upon availability of and choosing to connect to City utilities, Owner shall be subject higher monthly billing rates until such time that the property annexes into the City of Nampa.
7. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
8. Developer shall coordinate with ITD improvement plans to construct side path along the street frontage in accordance with current adopted specifications and policies at time of property development.
9. Developer shall construct frontage improvements along street frontage in accordance with Nampa City Code Section 9-3-1 at time of property development.
10. If required, Developer shall submit a Traffic Impact Study prepared in accordance with the City of Nampa Traffic Impact Study Policy at the time of permit application to be reviewed and approved by the Nampa Engineering Division.
11. Applicant shall adhere to all Nampa Fire District standards, requirements, codes.
12. The applicant shall work with the City of Nampa and the Pioneer Irrigation District to determine the landscaping layout along Highway 20/26.

Per condition #7 above, a development agreement is required. The City will send you a copy of an unsigned development agreement for your signature and return to the City of Nampa for signature and resolution.

If you should have any questions concerning this matter, please contact me during normal business hours, Monday through Friday, at (208) 468-5442.

Sincerely,



Doug Critchfield, ASLA
Principal Planner
Nampa Planning & Zoning Department
On Behalf of the Nampa City Council