Planning and Zoning Commission
Hearing Date: June 4, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**RZ2025-0001**
APPLICANT/REPRESENTATIVE:	**Patty Clark**
PROPERTY OWNER:	**Jason Jackman**
APPLICATION:	**Conditional Rezone from the Agricultural (A) zone to the Conditional Rezone – Light Industrial (CR-M-1) zone.**
LOCATION:	**The subject property is located at 11583 Orchard Ave, Nampa, ID 83651 also referenced as Parcel R31482 (approximately 2.85 acres), a portion of the Northeast Quarter of the Northwest Quarter in Section 19, T3N, R2W, BM, Canyon County, Idaho.**
PLANNER:	**Emily Bunn, Principal Planner**
STAFF RECOMMENDATION:	**Denial**

REQUEST:
The property owner, Jason Jackman, represented by Patty Clark, is requesting a conditional rezone of approximately 2.85 acres from the "A" (Agricultural) zone to the "CR-M-1" (Conditional Rezone –Light Industrial) zone. The request includes a Development Agreement restricting the development to the following uses: manufacturing, assembling, fabricating, processing, packaging, repairing or storage uses, personal service shops, and a staging area. See CCCO §07-06-07(6)A4 for the applicant's proposed conditions.

PARCEL INFORMATION REPORT: *See **Exhibit B1** for information*

APPLICABLE CODE:
The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezone Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-11-25, (Area of City Impact Agreement), and §67-6519 (Application Granting Process).

BACKGROUND:
The original parcel was approximately 40-acres on September 6, 1979, per Canyon County Plat Maps. In 2003, the 40-acre original parcel was divided into two (2) parcels – one (1) parcel with 2.85 acres (Parcel R31482) and one (1) parcel with 36.6 acres (Parcel R31482010). At some point after the administrative land division, Parcel R31482010 was merged with the parcel south of it which is why the acreage is now 75.83 acres.

In July 2024, a code enforcement case was opened on the property due to a public nuisance violation (a number of tires were on site) and zoning violations due to the business uses without the appropriate zoning. In July 2024, a building permit was accepted for a fire repair on an accessory shop. The building permit was closed on November 2025 without a certificate of occupancy as the shear could not be verified (BP2024-0521). On January 28, 2025, a rezone application was applied to bring the zoning violations into compliance. In December 2025, the application was changed from a rezone to a conditional rezone application.

At the time the staff report is being written, the tires on site have been removed, so the public nuisance violation has been abated (**Exhibit D8**). According to a meeting staff had with the owner and the applicant, the business on site are as follows: tire business, a vinyl wrapping business, and a UTV business that manufactures accessories on site with a Computer Numerical Control (CNC) machine.

HEARING CRITERIA:

Table 1. Conditional Rezone Standards of Evaluation

<table>
<tr><td colspan="3">Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:</td></tr>
<tr><td colspan="3">County Ordinance and Review</td></tr>
<tr><td>Criteria Met?</td><td>Code Section</td><td>Criteria</td></tr>
<tr><td>No</td><td>1</td><td>Is the proposed conditional rezone generally consistent with the comprehensive plan?</td></tr>
<tr><td>Analysis</td><td colspan="2">The proposed conditional rezone change is <u>not</u> generally consistent with the Comprehensive Plan.

The Future Land Use Plan in the 2030 Canyon County Comprehensive Plan designates the parcel as “agriculture” (Exhibit B2.10). “The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value” (Page 25, 2030 Comprehensive Plan). The 2030 Canyon County Comprehensive Plan does not promote industrial growth in the area. There is a commercial future land use designation 0.50 miles to the east along Middleton Road (this area has largely not been rezoned to commercial), but no industrial uses are located nearby to demonstrate this area is trending to contain industrial uses.

City of Nampa’s limits are touching on the northern boundary. City of Nampa’s comment letter states the property is in the “Medium Density Residential” land use designation in Nampa’s 2040 Comprehensive Plan Future Land Use Map and “…the current land use of a staging area and commercial vehicle parking on the property on the Property is incompatible with the ‘Medium Density Residential Land Use’ designation” (Exhibit D2). Due to the incompatibilities with Nampa’s Future Land Use designation, the City opposes this application (Exhibit D2).

The conditional rezone request is also not in general conformance with the following policies and goals contained within the 2030 Canyon County Comprehensive Plan:
• <u>Population G2.02.00</u>: “Promote housing, business, and service types needed to meet the demand of the future and existing population.”
o The Traffic Analysis Zone (TAZ) does not forecast this as a significant growth area for jobs between 2025 and 2050 (it shows an increase of 3 jobs by 2050) (Exhibit B2.9). The TAZ is used by COMPASS (Community Planning Association) as a tool to plan funding for future transportation needs.
• <u>Economic Development G3.05.00</u>: “Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.”
o The County identifies the area for agriculture and the City of Nampa calls for residential growth, not industrial growth (Exhibits B2.10 and B2.11).
• <u>Land Use & Community Design P4.03.01</u>: Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.</td></tr>
</table>

	o The County identifies the area for agriculture and the City of Nampa calls for residential growth, not industrial growth (**Exhibits B2.10 and B2.11**). • **<u>Land Use & Community Design P4.03.02</u>**: Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns. o The County identifies the area for agriculture and the City of Nampa calls for residential growth, not industrial growth (**Exhibits B2.10 and B2.11**).

Criteria Met?	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
No		

Analysis

In consideration of the surrounding land uses, the proposed conditional zone change to Light Industrial (M-1) is not more appropriate than the current zoning designation of Agricultural (A).

The predominate land uses in the vicinity of the subject property consistent of residential and agricultural uses. Residential properties of varying lot sizes are found to the northeast, west, east, and southeast. The lot sizes vary in this area due to the high-density subdivisions located within city limits mainly found to the north, east, and southeast and the larger county subdivisions found to the west. There are also properties found in agricultural production to the north, northwest, northeast and immediately to the south. (**Exhibits B2.1, B2.3, and B2.6**). There is a coffee shop located 0.5 miles to the east along N Middleton Road, but there are no other approved commercial or industrial uses in the vicinity that are similar to the applicant's request.

The City of Nampa's are touching on the north boundary of the subject property and city limits are also found to the north, east, and south. Many of these annexed properties have either been developed into high-density residential subdivisions or are currently in the platting process with the City of Nampa. The number of lots in each subdivision in platting is between 10-421 lots, which will further trend the character of the area towards being residential (**Exhibit B2.6)**

Pursuant to CCCO §07-10-25 (5), the purpose of the M-1 (Light Industrial) Zone is to provide for and encourage the grouping together of light industrial uses capable of being operated under such standards as to location and appearance of buildings and the treatment of the land about them so that they will be unobtrusive and not detrimental to surrounding commercial or residential uses. Due to the residential uses currently planned and located within this area, the land use patterns do not support industrial uses in this area at this time.

Existing Conditions Within 1-Mile of the Subject Property (Exhibits B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N, NE, NW	**Agricultural and Residential Uses**	**City of Nampa Limits and A**	**R-1**
S, SE, and SW	**Agricultural, Residential Uses**	**A**	**R-1**
E	**Residential Uses with some scattered Commercial Uses**		
W	**Agricultural and Residential Uses**	**A**	

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

Surrounding Land Use Cases in the Last 5-Years (Exhibit B2.13):

1. RZ2020-0023 and SD2020-0042 – Rezone from A to R-1 and Preliminary Plat for Geneva Estates Subdivision– Denied
2. CU2025-0008 – Staging Area (Mytroga) – Denied

	3. CU2023-0005 – Wireless Telecommunications Facility (Wullner) – Denied 4. CU2023-0005-APL – Wireless Telecommunications Facility (Wullner) - Denied	
Criteria Met? **No**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Analysis	The proposed conditional rezone to M-1 is not compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. The proposed conditional rezone is not compatible with the surrounding land uses. The area surrounding the property is characterized primarily by residential development and agricultural uses. Within 1-mile of the subject property, there are 65 subdivisions with an average parcel size of 0.35 acres and 8 subdivisions in the platting process with an average lot size of 0.24 acres. Within the 600-foot notification distance, the average parcel size and median parcel size are 26.76 acres and 16.19 acres, respectively. The number of residential lots located in this area and that are planned in the future demonstrate this area is becoming more residential in nature, while the 600-feet notification distance shows the agricultural operations that exist within the area (**Exhibits B2.1, B2.3, B2.6, and B2.12**). Introducing industrial and commercial uses to the area may disrupt the residential quality of life with increased noise and traffic especially with no other zone helping transition between the two uses.	
Criteria Met? **No**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone will negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The character of the area is primarily residential and agricultural in nature. Residential properties of varying lot sizes are found to the northeast, west, east, and southeast. The lot sizes vary due to both city and county subdivisions located within the area. There are also properties found in agricultural production to the north, northwest, northeast and immediately to the south. The City of Nampa's limits are touching on the north boundary of the subject property and city limits are also found to the north, east, and south. Many of these annexed properties have either been developed into high-density residential subdivisions or are currently in the platting process with the City of Nampa. There are no other approved industrial uses in the vicinity that are similar to the applicant's request (**Exhibits B2.1, B2.3, B2.6, B2.12, and B2.13**) **The following measures will be implemented to mitigate the impact:** The applicant has agreed to enter into a development agreement to place conditions on the development in an effort to potentially mitigate impacts. The applicant is proposing to restrict the uses to manufacturing, assembling, fabricating, processing, packaging, repairing, storage uses, personal service shop, and a staging area (**Exhibits A2 and A8**). The applicant has also agreed to limit the hours of the operation to 8:00 a.m. to 5:00 p.m. and has proposed a site-obscuring fence or a landscaping buffer along the northern boundary of the property to obscure the business operations on site (**Exhibits A3 A8.1, A8.1a, and A8.1b**). Although the applicant's conditions aid in mitigating the effects on the character of the area, staff still has compatibility concerns due to the nearby residential uses and the area trending to contain more residential uses, particularly with the manufacturing occurring on site. If the Planning and Zoning Commission chooses to recommend approval of the conditional rezone, staff has recommended conditions #1-6 to address additional impacts to the area.	

Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, (an) individual septic system(s) are proposed for the development (**Exhibit A3**). Per Southwest District Health's (SWDH), comment letter, "This project does not require a Nutrient Pathogen Study if wastewater flows do not meet or exceed 600 gallons per day which will be based on the wastewater estimates outlined in the letter of intended use." SWDH also found that based on the outlined proposal, the applicant may need to apply for a septic system to expand the existing septic system or install a new one as currently there are no records for the sizing of the existing septic system to determine whether it can accommodate wastewater flows from the shop. Overall, SWDH does not have any concerns with rezoning the property, as long as the applicant meets all of SWDH's requirements (**Exhibits D3 and D3.1).** **Water:** Per the applicant's land use worksheet, water is proposed to be provided via (a) domestic well(s) (**Exhibit A3**). Individual wells are anticipated to adequately provide services for the potential development. Future development shall comply with IDWR standards at the time of building permit submittal. **Drainage:** Per correspondence with the applicant, stormwater drainage is naturally retained on site **(Exhibit A8)** **Irrigation:** Per the applicant's land use worksheet, there is surface irrigation water available to the property (**Exhibit A3**). The applicant reached out to Pioneer Irrigation District on May 6, 2026 to confirm there is an active water right associated with the property (**Exhibit A9**). **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on March 9, 2026 and April 30, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.
Criteria Met? **Yes**	**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?**
Analysis	The proposed conditional rezone does not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development at this time. Nampa Highway District No. 1 is not requiring public street improvements at this time and does not have any concerns over traffic patterns (**Exhibit D1**). Idaho Transportation Department does not have any comments or concerns currently as the application does not meet the thresholds for a Traffic Impact Study nor does it pose any safety concerns (**Exhibits D5**).
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone via Orchard Avenue.	

	Per Nampa Highway District No. 1, the applicant's "…only access they have to their property is the one at the eastern property boundary. The one at the west end is a ditch maintenance road for the irrigation district. It is not for use as their property access" (**Exhibit D1**). The property's access point will be required to have paved apron due to the business operations on site installed per Standard Drawing ACCHD-0106 (**Exhibit D1 and D1.1**).	
Criteria Met?	**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?**
Yes		
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** The subject property is serviced by Nampa School District #139. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on March 9, 2026 and April 30, 2026, and no comments were received by the school district. **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out March 9, 2026 and April 30, 2026, and no comments were received by the Sheriff's Office. **Fire Protection:** The subject property is under the jurisdiction of Nampa Fire Protection District (NFPD). The initial comment letter from Nampa Fire stated the fire district does not oppose the application and does not have any additional comments on the property (**Exhibit D6**). On May 20, 2026, NFPD sent another comment letter which stated the fire district "…does not approve of this rezone as requested as… [NFPD] does not know what the business occupancy is classified as and therefore cannot properly perform a plan review analysis to ensure proper life safety review" (**Exhibit D6.1**). On May 21, 2026, NFPD performed a site visit on the subject property and found that they did not have opposition to the request rezoning application as submitted after observation of the business operations (**Exhibit D6.2**). **Emergency Medical Services:** Canyon County Ambulance District sent estimated response times on April 24, 2026 for three (3) nearby stations: Station M43 is located approximately 4.42 minutes away, Station M45 is located approximately 5.29 minutes away, and Station M42 is located approximately 8.99 minutes away (**Exhibit D9**).	

Table 2. Area of City Impact

CCCO 09-11-03(2): Purpose: The purpose of these provisions is to promote the public health, safety, general welfare, peace, good order, comfort, and convenience of Canyon County and the inhabitants thereof by establishing regulations for the Nampa area of city impact, and further, to: **A. Facilitate Legal Duties or Parties: To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and** **B. Processing of Land Use and Land Division Applications: To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments, and subdivision plats and land division within the Nampa area of city impact in accordance with Idaho Code section 67-6526; and** **C. Economical and Compatible Infrastructure: To identify an urban fringe in the unincorporated area surrounding the city, within which there is potential for development or changes in land use that must be planned. designed and constructed in an orderly manner compatible with the city of Nampa for the city of Nampa to assure**

timely and/or economical provision of public services, such as: water supply, sewage and storm water collection and treatment, public safety services, airport, parks, and other community service facilities. **D. Compatible Land Use and Roads: To promote land use compatibility, maintain consistent and continuous street alignment, and support traffic flow objectives.**		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-11-25**	**APPLICATION PROCEDURES**: The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County, including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article. *09-11-17(3): All proposals…shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter, and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.*
Analysis	**Area of City Impact:** City of Nampa's limits are touching on the northern boundary. City of Nampa's comment letter states the property is in the "Medium Density Residential" land use designation in Nampa's 2040 Comprehensive Plan Future Land Use Map and "…the current land use of a staging area and commercial vehicle parking on the property on the Property is incompatible with the 'Medium Density Residential Land Use' designation" (**Exhibit D2**). Due to the incompatibilities with Nampa's Future Land Use designation, they oppose this application at this time (**Exhibit D2**).	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on March 9, 2026. Property owners within 600 feet of the subject property boundaries were notified on May 5, 2026. Full political notice was completed on April 30, 2026. A newspaper notice was published on April 30, 2026. The subject property was posted with a notice on May 5, 2026.

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

AGENCY COMMENTS

All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

PUBLIC COMMENTS

Staff did not receive public comments for this case.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone is not compliant with Canyon County Ordinance 07-06-07(6). A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed uses, but not limited to the following applicable agency requirements:
    a. Nampa Highway District No. 1 (**Exhibits D1 and D1.1**)
    b. Southwest District Health (**Exhibits D3 and D3.1**)
    c. Idaho Department of Environmental Quality (**Exhibit D4**)
    d. Idaho Transportation Department (**Exhibit D5**)
    e. Nampa Fire Protection District (**Exhibit D6.2**)
2. The developer shall comply with CCCO §07-06-07(4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
    a. Commencement (or "commence") shall be as defined in CCCO §07-02-03 (Definitions Enumerated).
3. The subject property (Parcel R31482; approximately 2.85 acres), shall be subject to the requirements of the "CR-M-1" Zone. The "CR-M-1" Zone is subject to the following on-going conditions:
    a. Development of the subject parcel shall be restricted to the following land uses:
        i. Caretaker Residence
        ii. Manufacturing, Assembling, Fabricating, Processing, Packaging, Repairing and Storage uses
        iii. Personal Service Shops
        iv. Staging Area
    b. HOURS OF OPERATION: The hours of operation for the business operations on site shall be 8:00 a.m. to 5:00 p.m. on Mondays, Tuesdays, Wednesdays, Thursdays, and Fridays.
    c. LIGHTING: All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance.
    d. All manufacturing, assembling, fabricating, processing, packing, and repairing shall take place within the buildings on site to aid in noise mitigation.
4. PARKING AND CIRCULATION PLAN: All parking spaces shall meet all applicable off-street parking requirements (CCZO §07-13-01 and §07-13-03). A parking and circulation plan drawn to scale must be submitted and obtain any necessary fire district and highway district approvals. The parking and circulation plan must be compliant with Canyon County's off-street parking requirements (CCZO 07-13-01 and 07-13-03). Evidence of consistency shall be turned into Canyon County DSD within 90-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order.
5. Within 180-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order and prior to any new building permit being applied for on the proposed parcels, the property owner shall apply for the appropriate building department application(s) as determined by Canyon County's Building Official to bring the buildings into compliance on site that are being used for business operations (**Exhibits D7 and D7.1**). Once the appropriate permit(s) are submitted, expiration or violation of said permit will also be considered a violation of this condition.

6. Within 180-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order, a berm with perma-bark and a site-obscuring fence with a combined total height of at least 8 feet shall be constructed on the northern and western boundary of Parcel R31482 as to obscure the business operations and storage of tools, equipment, etc. The placement of the berm and fence shall take into consideration any easements that may be in place and shall not be placed where the approved accesses are located.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve RZ2025-0001, Jackman, finding the application **does** meet the criteria for approval under Article 07-06-07(6) of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny RZ2025-0001, Jackman, finding the application **does not** meet the criteria for approval under 07-06-07(6) of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue RZ2025-0001, Jackman, to a [*date certain or uncertain*]

EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Master Application
   2. Revised Letter of Intent
      2.1. Original Letter of Intent
   3. Land Use Worksheet
   4. Neighborhood Meeting Materials
      4.1. Neighborhood Meeting Sign-In Sheet (October 2025)
      4.2. Neighborhood Meeting Sign-In Sheet (February 2026)
   5. Agency Acknowledgement
   6. Affidavit of Legal Interest
   7. Warranty Deed with Instrument No. 2022-048902
   8. Email Correspondence with Applicant and Property Owner as of May 15, 2026
      8.1. Email Correspondence with Applicant Property Owner on Fencing and/or Landscaping Barrier; Received May 19, 2026
         a. Applicant's Privacy Fencing Option
         b. Applicant's Landscaping Option
   9. Applicant's Email Correspondence with Pioneer Irrigation District; Received May 6, 2026
   10. Applicant Presentation Pictures; Received May 22, 2026

B. Supplemental Documents
   1. Parcel Information Report
   2. Cases Maps/Reports
      2.1. Small Air Photo (1-Mile) Map
      2.2. Small Vicinity Map
      2.3. Zoning and Classification Map
      2.4. Dairy, Feedlot, and Gravel Pit Map
      2.5. Soil and Prime Farmlands Map with Report
      2.6. Subdivision Map with Report
      2.7. Nitrate Priority and Well Map

2.8. Traffic Analysis Zone (TAZ) Household Map
2.9. Traffic Analysis Zone (TAZ) Job Map
2.10. Canyon County Future Land Use Map
2.11. City of Nampa Future Land Use Map
2.12. Lot Classification Map
2.13. Case Map with Report
2.14. Slope Map
2.15. Contour Map

C. Site Visit Photos: May 14, 2026

D. Agency Comments Received by: May 26, 2026

1. Nampa Fire Highway District No. 1; Received: March 9, 2026
   1.1. ACCHD Commercial Approach Specifications; Received: March 9, 2026
2. City of Nampa; Received: March 9, 2026
3. Southwest District Health; Received: March 9, 2026
   3.1. Southwest District Health Pre-Development Notes; Received: March 9, 2026
4. Idaho Department of Environmental Quality; Received: March 16, 2026
5. Idaho Transportation Department; Received: March 17, 2026
6. Nampa Fire Protection District Initial Correspondence; Received: March 31, 2026
   6.1. Nampa Fire Protection District Email Correspondence; May 20, 2026
   6.2. Nampa Fire Protection District Follow-up Email Correspondence after Site Visit; Received May 21, 2026
7. Canyon County Building Department; Received: April 21, 2026
   7.1. History of Building Permits on Site
8. Canyon County Code Enforcement Department Case Report on Property; Received April 22, 2026
   8.1. Canyon County Code Enforcement Department Email Correspondence on Certificate of Non-Compliance Payment; Received May 13, 2026
   8.2. Certificate of Non-Compliance Invoice; Dated February 25, 2026
9. Canyon County Ambulance District; Received April 24, 2026
10. Idaho Department of Water Resources (Floodplain); Received May 4, 2026

E. DRAFT Findings of Fact, Conclusions of Law, and Order of Decision (FCOs)

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case # RZ2025-0001

Hearing Date: June 4, 2026

Exhibit A1

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Jason Jackman	
	MAILING ADDRESS: 11583 Orchard Ave Nampa	
	[redacted]	EMAIL: [redacted]

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

Signature: _____ *Date:* 12-4-24

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Patty Clark	
	COMPANY NAME: Timberline Surveying	
	MAILING ADDRESS: 316 S Kimball Ave. Ste 207. Caldwell	
	[redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 11583 Orchard Ave. Nampa	
	PARCEL NUMBER: R31482	
	PARCEL SIZE: 2.85 Acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☒ REZONE	☐ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: AG	PROPOSED ZONING: C1 OR C2
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: AG

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	RZ2025-0001	DATE RECEIVED:	1-28-25
RECEIVED BY:	Josh Johnson	APPLICATION FEE: $950.00	CK MO (CC) CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/21/23

Exhibit A2

TIMBERLINE SURVEYING PLLC

To: Canyon County Planning and Zoning
From: Timberline Surveying

This letter of intent is written to accompany the application for a Conditional Rezone of parcel #R31482 in Nampa, located at 11583 Orchard Ave. The lot is currently in an AG zoning district and the owner desires to rezone to M-1, so that he can be in compliance to run his business, Double Ott, which manufactures/fabricates custom windshields for UTV's, side by sides, quads, etc. It is our belief that there would be no impact on traffic as the company has only one employee and creates virtually no customer traffic, as the custom windshields are shipped from the property, direct to the customer.

The owner, Jason Jackman is willing to discuss and consider any conditions relating to the business uses of the property. The business hours of operation are proposed to be 8:00 a.m. to 5:00 p.m.

We believe the following conditional uses may be considerations for the desired use of the property for the owner's business and we ask that you consider the following:

1. Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses
2. Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants
3. Staging area

If you have any questions, please call Patty Clark at [redacted] or email [redacted]

Thank you!

Patty Clark

Exhibit A2.1

TIMBERLINE
SURVEYING PLLC

To: Canyon County Planning and Zoning
From: Timberline Surveying

This letter of intent is written to accompany the application for Rezone of parcel #R31482 in Nampa, located at 11583 Orchard Ave. The lot is currently in an AG zoning district and the owner desires to rezone to C-1 so that he can be in compliance to run his business, Double Ott, which works on ATV's, side by sides, quads, etc, replacing windshields on those small "vehicles". It is our belief that there would be no impact on traffic as the company has only one employee and fewer than 1-2 customers per day. We have spoken with the city of Nampa and believe this request is consistent with eh city's comprehensive plan.

If you have any questions, please call Patty Clark at [redacted] or email [redacted]

Thank you!

Patty Clark

Timberline Surveying, PLLC
316 S Kimball Ave., Ste 207, Caldwell, ID 83605
(208) 465-5687

Exhibit A3

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
   ☐ N/A – Explain why this is not applicable: _____
   ☐ How many Individual Domestic Wells are proposed? _____

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

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

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

5. **ACCESS:**
   ☒ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:** n/a
   ☐ Public ☐ Private Road User's Maintenance Agreement Inst #_____

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

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

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☒ Commercial 1 ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Small Business

2. DAYS AND HOURS OF OPERATION:

☒	Monday	8:00 AM to	5:00 PM
☒	Tuesday	8:00 AM to	5:00 pm
☒	Wednesday	8:00 AM to	5:00 pm
☒	Thursday	8:00 am to	5:00 Pm
☒	Friday	8:00 am to	5:00 pm
☐	Saturday	_____ to	_____
☐	Sunday	_____ to	_____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 1 ☐ No

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

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

What type of sign: _____Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 10+

Is there is a loading or unloading area? Large lot

ANIMAL CARE-RELATED USES

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

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

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

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

   ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

   ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

   ☐ Other: _____

N/A

Exhibit A4.1

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 11583 Orchard Ave	Parcel Number: R31482		
City: Nampa	State: ID	ZIP Code: 83651	
Notices Mailed Date: 10/16/2024	Number of Acres: 2.85	Current Zoning: AG	
Description of the Request: Rezone from AG to Commercial			

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Patty Clark		
Company Name: Timberline Surveying		
Current address: 316 S Kimball Ave., Ste. 207		
City: Caldwell	State: ID	ZIP Code: 83605
Phone: [redacted]		Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 10/30/2024	MEETING LOCATION: 11583 Orchard Ave
MEETING START TIME: 5:00 pm	MEETING END TIME: 5:30 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. NO attendees		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Patty R Clark - Patty R Clark

APPLICANT/REPRESENTATIVE (Signature): Patty R Clark

DATE: 10 / 30 / 2024

Exhibit A4.2

NEIGHBORHOOD MEETING SIGN-UP

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

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 11583 Orchard Ave	Parcel Number: R31482	
City: Nampa	State: ID	ZIP Code: 83651
Notices Mailed Date: 2/12/2026	Number of Acres: 2.85	Current Zoning: AG
Description of the Request: Re-zone to M-1		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Patty Clark		
Company Name: Timberline Surveying		
Current address: 316 S Kimball Ave		
City: Caldwell	State: ID	ZIP Code: 83605
Phone: [redacted]	Cell:	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 02/23/2026	MEETING LOCATION: 11583 Orchard Ave
MEETING START TIME: 5:00 pm	MEETING END TIME: 5:30 pm

ATTENDEES: Meeting hosted by Jason Jackman

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. No Attendees		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

Revised 6/9/22

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Patty Clark

APPLICANT/REPRESENTATIVE (Signature):

DATE: 2 / 24 / 2026

Exhibit A5

AGENCY ACKNOWLEDGMENT

Date: 10/30/2024
Applicant: Jason Jackman
Parcel Number: R31482
Site Address: 11583 Orchard Ave.

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.
Date: 11/08/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Nampa Fire Protection District
☒ Applicant submitted/met for official review.
Date: 1/10/2025 Signed: Ron Johnson
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Nampa Hwy. Dist. #1
☒ Applicant submitted/met for official review.
Date: 1-9-25 Signed: Edward Thiel
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Pioneer Irrigation District
☒ Applicant submitted/met for official review.
Date: 11/21/2024 Signed: [signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City: Nampa
☒ Applicant submitted/met for official review.
Date: 1/10/25 Signed: Rodney A Ashby
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:
Date: _____ Signed: _____
Canyon County Development Services Staff

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

Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

Exhibit A6

AFFIDAVIT OF LEGAL INTEREST

I, Jason Jackman (name), 11583 Orchard Ave (address)

Nampa (city), ID (state), 83651 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Patty Clark - Timberline Surveying (name), 316 S Kimball Ave, Ste. 207, Caldwell, ID (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 30 day of January, 20 25.

(signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 5th day of Feb, in the year 2025, before me Marco V. Giron a notary public, personally appeared Jason Jackman, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

MARCO GIRON
NOTARY PUBLIC
Commission # 65694
My Commission Expires Jan 12, 2028
STATE OF IDAHO

Notary:

My Commission Expires: 1/12/28

UNOFFICIAL COPY

PioneerTitleCo.
GOING BEYOND

Exhibit A7

1872 South Eagle Road
Meridian, ID 83642

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

2022-048902
RECORDED
10/28/2022 11:26 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 JWINSLOW $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 818201 CJ/GC

WARRANTY DEED

For Value Received Eric Giovannucci, an unmarried man

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jason M. Jackman, a single man

hereinafter referred to as Grantee, whose current address is 11583 Orchard Avenue Nampa, ID 83651

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 10-24-2022

Eric Giovannucci

State of Idao, County of Ada

This record was acknowledged before me on October 24, 2022 by Eric Giovannucci

Signature of notary public
Commission Expires: 12-20-2023

CASSANDRA JOHNSON
COMMISSION #46368
NOTARY PUBLIC
STATE OF IDAHO

UNOFFICIAL COPY

UNOFFICIAL COPY

EXHIBIT A

This parcel is a portion of the Northeast Quarter of the Northwest Quarter of Section 19, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence

North 89° 46' 54" East along the North boundary of said Northeast Quarter of the Northwest Quarter a distance of 504.17 feet to a point on the centerline of the Stone Lateral, said point being the TRUE POINT OF BEGINNING; thence continuing

North 89° 46' 54" East along said North boundary a distance of 330.28 feet; thence

South 00° 06' 01" East a distance of 492.00 feet; thence

South 89° 46' 54" West parallel with the North boundary of said Northeast Quarter of the Northwest Quarter a distance of 132.33 feet to a point on the centerline of said Stone Lateral; thence traversing said centerline as follows:

North 33° 52' 40" West a distance of 36.04 feet;

North 28° 01' 49" West a distance of 232.04 feet; along a curve to the right having a central angle of 14° 59' 39" a radius of 395.51 feet, an arc length of 103.51 feet and a long chord which bears

North 20° 32' 00" West a distance of 103.21 feet;

North 13° 02' 10" West a distance of 125.70 feet;

North 07° 48' 23" West a distance of 37.73 feet to the TRUE POINT OF BEINNING.

UNOFFICIAL COPY

Exhibit A8

Emily Bunn

From: Emily Bunn
Sent: Friday, May 15, 2026 10:42 AM
To: Patty Clark; Jason Jackman
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

No, the staff report is subject to change but you can review it once it is posted online prior to the hearing date (it is posted one week before the hearing here: https://landhearingsagenda.canyoncounty.id.gov/Landing)

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark [redacted]
Sent: Friday, May 15, 2026 10:19 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>; Jason Jackman [redacted]
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hi Emily,

Thank you for this. Will you be sending us your preliminary report before the hearing date?

PATTY CLARK
TIMBERLINE SURVEYING

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office [redacted]
www.timberlinesurvey.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Friday, May 15, 2026 10:10 AM
To: Patty Clark <[redacted]>; Jason Jackman <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

Attached is an aerial of the subject property if you want to provided a more detailed site plan. This could be identifying how the buildings are used on site, storage areas of equipment, potential landscape buffer, etc.

I know yesterday Jason was interested in potentially doing a landscape buffer or berm along the northern boundary. I would suggest that if you would like to do a berm that the height be at least 8 feet in height. Below are some examples of potential conditions:

1. A living maintained minimum twenty (20) foot landscape buffer shall be planted along the northern boundary of the property. The landscape buffer shall contain a minimum of 60% mix of conifer trees (primarily of the spruce or fir variety) and a maximum of 40% mix of deciduous trees. The trees shall be located 15 feet apart from each tree base. A landscape and maintenance plan shall be submitted to the Development Services Director (or their designee) for review and approval prior to planting the landscape buffer. The landscape buffer shall respect easements located on the property.
2. A berm with perma-bark and a site-obscuring fence with a combined total height of at least 8 feet shall be constructed on the northern boundary of Parcel _____ as to obscure the business operations and storage of tools, equipment, etc. The placement of the berm and fence shall take into consideration any easements that may be in place and shall not be placed where the entrance is located.

If you have any other information or suggested conditions, please let me know.

If you would like to look at Canyon County's Land Use Matrix on the types of uses we have and which zones they are allowed in, here is the link: https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3051#JD_07-10-27

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark <[redacted]>
Sent: Thursday, May 14, 2026 10:00 AM

To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>; Jason Jackman <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Wonderful. We'll see you then. Thank you!

PATTY CLARK
TIMBERLINE SURVEYING

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, May 14, 2026 9:59 AM
To: Patty Clark <[redacted]>; Jason Jackman <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

My coworker and I plan to leave the office around 10:45 a.m. or so, so I should be there between 11:00 a.m. – 11:10 a.m.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark [redacted]
Sent: Thursday, May 14, 2026 9:50 AM
To: Jason Jackman <[redacted]>; Emily Bunn <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Good Morning Emily,

Just following up to see if you have narrowed down a time when you expect to arrive at this property. Currently Jason is not on site but his son is. However, both Jason and I plan to head over as soon as we get word from you. Thanks!

PATTY CLARK

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Patty Clark
Sent: Wednesday, May 13, 2026 3:45 PM
To: Jason Jackman <[redacted]>; Emily Bunn <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hi Emily,

Can you shoot me an email or call when you are headed out to this property tomorrow? I am planning to be there as well. Thanks!

PATTY CLARK

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Jason Jackman <[redacted]>
Sent: Wednesday, May 13, 2026 2:22 PM
To: Patty Clark <[redacted]>; Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Yes absolutely come by anytime let me and I can meet you there
Thank you Jason
Sent from my iPhone

> On May 13, 2026, at 2:01 PM, Patty Clark <[redacted]> wrote:
>
> Jason – Can you give the green light for Emily to do the site visit tomorrow? After that, I suggest we schedule another in person meeting with her to discuss her comments outlined below and potential additional conditions that would help get this re-zone passed.

PATTY CLARK

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, May 13, 2026 12:46 PM
To: Patty Clark <[redacted]>; Jason Jackman <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

Are you okay if I stop by the property to take some pictures for the hearing bodies for the upcoming hearing between 10:00 a.m. to 12:00 p.m. as I asked below? I just need pictures of the property and the surrounding area, I do not need any pictures of inside of any of the buildings.

A couple of comments:

There are some areas in the Canyon County that support industrial and commercial operations (specifically along Simplot Blvd and Hwy 44). The cities also tend to have more opportunities for commercial and industrial properties. This area is trending residential and so the concern is if industrial/commercial uses are compatible with the area.

The Planning and Zoning Commission could view this case differently from my recommendation, so I would continue to keep the case in our office so if the property is approved for the rezone, the property can be brought into compliance with our zoning regulations. I have not seen a property go through the hearing process with the types of uses you are requesting in this area and I do not know how the public will react, so it could either way.

I understand below you say that Mr. Jackman does plan to live on the property, but the property is currently for sale and if he sells the property, the business operations on site could be different. For example: right now a CNC machine may only be used to manufacture windshields. If someone moves in, they could do different types of manufacturing on site which results in a different effect to the area. So, this rezone applies to any future business with the same types of uses and it is important to consider this the types of conditions attached with the conditional rezone.

Thank you for the below information, do you have any suggestions for additional conditions that may help the property meld more with the area given the residential and agricultural nature of the area?

Also, from what I understood, more than one of the shops on site are used for business operations? Is this not the case?

If you want to give me a call to discuss anything further, please let me know.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark <[redacted]>
Sent: Wednesday, May 13, 2026 12:06 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>; Jason Jackman <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hi Emily,

At this point we are starting to wonder if the potential of being approved for this re-zone is a lost cause. We feel like there is no great answer for the 4 questions posed below. In my/our opinion, the property and surrounding area WAS ideal for the business Mr. Jackman conducts, when he purchased the property. As far as the comprehensive plan is concerned, I think it's obvious that the comprehensive plan is not in support of anything "commercial". Can you give us an idea of if you think there is any chance this will be approved? Anyway, for now, I have provided some answers to the four questions. Please let me know your thoughts. Thanks!

1. Is the proposed conditional rezone generally consistent with the comprehensive plan; No- however, Mr. Jackman does live on the property and plans to continue to. He is not looking to turn the property into a full commercial property. The business that Mr. Jackman runs from his residential property is a small business that is fully contained within the shop that is already on the property. The business sees virtually no live customers and generates no traffic. The business does not change the look, feel, traffic conditions or current vibe of property or the surrounding area.

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation; Currently, there are only 8 properties near enough to have been on the neighborhood meeting notice list. Two of those properties appear to be schools or churches. During our neighborhood meetings, we only received calls or drop ins from one or two neighbors and both were in support of the rezone. The current zoning designation is somewhat confusing to us considering the current and prior layout and uses of the immediate area. Regardless, if this property were to be granted this conditional rezone, we can assure all that there will be virtually no noticeable or visual changes to the property, other than complying with any required conditions that are imposed as a result.

3. Is the proposed conditional rezone compatible with surrounding land uses; Yes – currently the surrounding land use appear to be similar and compatible with the business that Mr. Jackman is desiring to conduct on his property.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts? No- Mr. Jackman is not looking to turn the property into a full commercial property. The business that Mr. Jackman runs from his residential property is a small business that is fully contained within the shop that is already on the property. The business sees virtually no live customers and generates no traffic. The business does not change the look, feel, traffic conditions

or current vibe of property or the surrounding area. Mr. Jackman is seeking to obtain this rezone with the intention of continuing to run his small business, contained within the space of the existing shop and will comply with any implemented conditions or measures the county deems necessary to mitigate any potential impacts.

PATTY CLARK

TIMBERLINE SURVEYING

316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: ([redacted]
www.timberlinesurvey.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, May 12, 2026 10:56 AM
To: Patty Clark <[redacted]>; Jason Jackman <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

I need to do a site visit to get photos of the property to include in the record for the hearing bodies to review. Are you okay if I stop by Thursday (May 14th) between 10:00-12:00 p.m. to get some photos?

Also, I am having a hard time finding evidence to support the conditional rezone findings for questions 1-4. This is mainly due to the area being primarily residential in nature (and trending towards being residential) and the future land use map for Canyon County and City of Nampa not calling for an industrial zone in this area. If you have any changes you want to make to the application, such as adding more proposed conditions or editing the requested uses, please let me know.

These are the four questions I am having a hard time getting findings for your reference (you can also find them here: https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-2744):

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

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

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

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

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark <[redacted]>
Sent: Wednesday, May 6, 2026 8:46 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>; Jason Jackman <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Yes, I should be getting an email from Pioneer Irrigation shortly. I will forward it over as soon as it comes through.

PATTY CLARK
TIMBERLINE SURVEYING

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, May 6, 2026 8:42 AM
To: Patty Clark <[redacted]>; Jason Jackman <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

Could you potentially get that in writing from the irrigation district so I can that in the staff report?

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm

Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark <[redacted]>
Sent: Wednesday, May 6, 2026 8:36 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>; Jason Jackman <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Good Morning Emily,

I called Pioneer Irrigation District and confirmed that the property does have irrigation water rights.

PATTY CLARK
TIMBERLINE SURVEYING

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, May 5, 2026 3:43 PM
To: Jason Jackman <[redacted]>
Cc: Patty Clark <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Thank you for the quick response.

Do you have surface irrigation water rights? Or were those rights abandoned?

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Jason Jackman <[redacted]>
Sent: Tuesday, May 5, 2026 3:40 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Patty Clark <[redacted]>
Subject: Re: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Yes storm water is retained naturally contained on site and I do not irrigate the property
Thank you Jason

Sent from my iPhone

> On May 5, 2026, at 3:25 PM, Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:
>
> Jason,
>
> I see you just called. Unfortunately my phone system is down, so if you could email me your questions, I would appreciate it so I can get back to you.
>
> Sincerely,
> <image001.png>
> Emily Bunn,
> Principal Planner
> Canyon County Development Services Department
> 111 N. 11th Ave., #310, Caldwell, ID 83605
> Direct Line: (208) 454-6632
> Email: emily.bunn@canyoncounty.id.gov
> Website: www.canyoncounty.id.gov
>
> Development Services Department (DSD)
> Monday, Tuesday, Thursday and Friday
> 8am – 5pm
> Wednesday
> 1pm – 5pm
>
> PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.
>
> **From:** Emily Bunn
> **Sent:** Tuesday, May 5, 2026 3:13 PM
> **To:** 'Patty Clark' <[redacted]>
> **Cc:** 'jjackman.ata@hotmail.com' <[redacted]>
> **Subject:** RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)
>
> Hello,
>
> I am just following up on getting answers on the following questions I sent last week:

1. Your land use worksheet does not mention how stormwater is addressed. It is retained on site? Do you utilize swales, ponds, borrow ditches or something else to retain stormwater drainage?
2. I see on the land use worksheet you have surface irrigation water. Do you irrigate the property? If so, through what method: Pressurized irrigation or gravity?

Sincerely,
<image001.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Wednesday, April 29, 2026 4:51 PM
To: 'Patty Clark' <[redacted]>
Cc: 'jjackman.ata@hotmail.com' <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

First:

If you could also please give me the following information (as this is asked in the code criteria for conditional rezones), I would much appreciate it:

1. Your land use worksheet does not mention how stormwater is addressed. It is retained on site? Do you utilize swales, ponds, borrow ditches or something else to retain stormwater drainage?
2. I see in the land use worksheet you have surface irrigation water. Do you irrigate the property? If so, through what method: Pressurized irrigation district or gravity?

Second:

Your case has been officially scheduled for the June 4th Planning and Zoning Commission Meeting at 6:30 p.m (see attached for the schedule letter). The meeting will be held in the Canyon County Administration Building in the Public Meeting Room (this is the large room on the 1st floor). If you want to have a visual aid to present during your 10-minutes of applicant testimony, please make sure to send this to me 10-days before the hearing. My suggestion is to base your presentation/speech on the eight criteria questions for conditional rezones as this what the Planning and Zoning Commission will

base their recommendation to the Board of Canyon County Commissioners on. You can review the eight questions here:

1. Is the proposed conditional rezone generally consistent with the comprehensive plan;
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
3. Is the proposed conditional rezone compatible with surrounding land uses;
4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;
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?
7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and
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? (Ord. 16-007, 6-20-2016)

Also, based on my conversation with Jason, the following uses are requested:

1. Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses
2. Personal service shop
3. Staging Area

No vehicle service facility and ministorage/RV storage is requested at this time.

Sincerely,
<image001.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Thursday, April 23, 2026 4:31 PM
To: 'Patty Clark' <[redacted]>
Cc: 'jjackman.ata@hotmail.com' <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

I have been working through the staff report for your case, and I have a few additional questions/suggestions. See below:

1. If you do vehicle service facility operations on site, you might also request this use.
2. Your land use worksheet does not mention how stormwater is addressed. It is retained on site? Do you utilize swales, ponds, borrow ditches or something else to retain stormwater drainage?
3. I see in the land use worksheet you have surface irrigation water. Do you irrigate the property? If so, through what method: Pressurized irrigation district or gravity?
4. Attached are the comments I have receive so far. If you have any questions for these agencies, please reach out to them.

Sincerely,
<image001.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Wednesday, April 22, 2026 11:52 AM
To: Patty Clark <[redacted]>
Cc: [redacted]
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

I am working through the staff report for your case and I want to be sure I am capturing all of these uses on site:

1. To capture the UTV accessory manufacturing occurring on site, you requested the following uses to be allowed: Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses. From what I understand, the tire business is no longer operating on site. However, if it is going to operate on site, these uses should cover it.
2. For the vinyl wrapping business, you requested it be allowed under the land use matrix designation of:" Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants." I am assuming you do not want

some of these on site (such as hotels, motel, restaurants, banks), so I would suggest taking out some of the uses you do not think will be on site and just restrict it to what is happening on site or what you foresee happening on site (such as potential retail sales). If you plan to request less of these uses, please just let me know via email.

3. I have noticed that on the property there are some storage uses on site (trailers, trucks, some RVs, etc). With the amount of them on site, I am concerned this constitutes either a "Commercial and private off street parking facilities for vehicles" or "Ministorage and/or RV storage facility." I bring this up, because if you are going to continue allowing these storage uses, you might ask for one or both of these uses as well.
4. Also, I apologize if my February 5th email was confusing. A conditional rezone/rezone is tied to the land, not the change ownership, so what uses you are requesting now would also apply to another owner.

I am currently looking at getting your case scheduled on June 18, 2026 in front of the Planning and Zoning Commission. All the materials you want the Commission to consider will need to be submitted 10-days prior to the hearing. You will get 10-minutes to present your case so if you want a visual aid to use during your presentation, please make sure to submit this 10-days before the hearing. I can talk you more through the set up of the structure of the hearing as we get closer.

Please keep an eye out for correspondence from me on the case in case I have any additional questions that is relevant to the staff report.

Sincerely,
<image001.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Friday, March 6, 2026 12:03 PM
To: 'Patty Clark' <[redacted]>
Cc: [redacted]
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

I just wanted to let you know that initial agency notice for this case is going out on March 9th. The due date for agency response will be April 8th, 2026.

Sincerely,
<image001.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark <[redacted]>
Sent: Wednesday, February 25, 2026 10:10 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: [redacted]
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Yes, it is my understanding that the current owner is still wanting to proceed with the re-zone as he is not certain the property will sell and he may end up keeping it.

PATTY CLARK
<image002.png>

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, February 25, 2026 10:08 AM
To: Patty Clark [redacted]>
Cc: [redacted]
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

Thank you for sending this my way.

I have noticed that the property is for sale (https://www.realtor.com/realestateandhomes-detail/11583-Orchard-Ave_Nampa_ID_83651_M15442-22078) Are you wanting to continue the rezone application? If not, know that if a new owner wants to do similar business operations, they will also need to rezone the property or/and apply for a conditional use permit (depending on the operations).

Sincerely,
<image001.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark <[redacted]>
Sent: Wednesday, February 25, 2026 10:01 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: [redacted]
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Good Morning Emily,

The neighborhood meeting was held on Monday. There were no attendees. I have attached the notice that was mailed and the meeting sign in sheet. Please let us know if anything else is required at this time. Thank you !

PATTY CLARK
<image002.png>

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Patty Clark
Sent: Wednesday, February 11, 2026 9:13 AM
To: 'Emily Bunn' <Emily.Bunn@canyoncounty.id.gov>
Cc: '[redacted] <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Good Morning Emily,

Can you please send me the neighborhood meeting requirements and the list of neighbors to get the notice? I want to make sure nothing has changed since our last one.

PATTY CLARK
<image002.png>

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office [redacted]
www.timberlinesurvey.com

From: Patty Clark
Sent: Thursday, January 29, 2026 11:06 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: [redacted] - 11583 Orchard Rezone (RZ2025-0001)

Received. This will be our 3rd neighborhood meeting on this project. I will get started on the notice letter.

PATTY CLARK
<image002.png>

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office [redacted]
www.timberlinesurvey.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, January 29, 2026 10:25 AM
To: Patty Clark <[redacted]>
Cc: [redacted]
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

I wanted to make sure you got my below email.

Please let me know if you have any questions.

Sincerely,
<image001.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday

1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Wednesday, January 21, 2026 4:00 PM
To: 'Patty Clark' <[redacted]>
Cc: [redacted]
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hi Patty,

I apologize about the delay in getting back to you on this I wanted to check in with my supervisor on the change of zone and if it impacts the case.

Due to the change in the application to M-1 (rather than a commercial zoning), the neighborhood meeting for the case will need to be redone as when the previous neighborhood meeting was done, it was presented to the neighbors as a commercial rezoning case, not a light industrial rezoning case. I have attached the 600 foot list with the zoning amendment application (the application includes neighborhood meeting materials).

If you have any questions, please do not hesitate to reach out.

After the neighborhood meeting has been redone, then I can get the case moving through initial agency notice process.

Sincerely,
<image001.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark <[redacted]>
Sent: Monday, January 12, 2026 4:23 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Please see attached.

PATTY CLARK
<image002.png>

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, January 12, 2026 4:20 PM
To: Patty Clark <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hi Patty,

Manufacturing, assembling, fabricating, etc. are not allowed in the C-1 or C-2 zone. Therefore, if you want these uses on site, you need to request either the light industrial or heavy industrial zone. Please review the land use matrix here: https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3051

Also, please make sure to pick one zone, as the Commission will not choose which zone is more appropriate, as it is the applicant's decision.

Sincerely,
<image001.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark <[redacted]>
Sent: Monday, January 12, 2026 4:19 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>; [redacted]
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

My apologies… Please disregard the last one sent and replace it with this one, attached. Thanks!

PATTY CLARK
TIMBERLINE SURVEYING



316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Patty Clark
Sent: Monday, January 12, 2026 4:15 PM
To: 'Emily Bunn' <Emily.Bunn@canyoncounty.id.gov>; [redacted]
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Good Afternoon Emily,

Please see the attached updated letter of intent. Thank you!

PATTY CLARK

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, January 12, 2026 3:50 PM
To: Patty Clark <[redacted]>; [redacted]
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

Any update on the letter of intent?

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark <[redacted]>
Sent: Monday, December 22, 2025 4:49 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>; [redacted]
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Thank you Emily,

We will work on what we need to and I will get you the updated letter of intent shortly.

Merry Christmas!

PATTY CLARK
<image002.png>

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, December 22, 2025 11:24 AM
To: Patty Clark <[redacted]>; [redacted]
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

Thank you for the meeting today.

Based on our conversation at the meeting:

1. The uses currently on site are the UTV Business, Tire Business, and Vinyl Wrapping Business
    1. The UTV and Tire Businesses would constitute "Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses" per CCZO §07-10-27. The UTV business would constitute under this use due to the manufacturing/processing/packing uses because you are manufacturing the accessories on site with a CNC machine. The tire business would fall under "storage uses."
    2. The Vinyl Wrapping Business appears to be considered a personal service facility, which is found under "Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants" per CCZO §07-10-27.
2. Hours of operation are proposed to be 8:00 a.m. to 5:00 p.m. and it sounded like you are fine with conditioning the property to these hours?
3. It appears you have a site-obscuring fence on the eastern boundary at this time. Another condition that may be added is having fencing on the northern boundary as well, unless you have another idea for a barrier, like a landscaping buffer.
4. The RVs stored on site are for personal use and are not being lived in at this time from our conversation.

You can find our land use matrix here:

https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3051

You can also find definitions to some of the uses in our definition section (not all of the uses in the land use matrix are defined): https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-2371

Next steps:

1. Based on the uses requested above, it sounds like the best zone would be Light Industrial (M-1) with conditions. If you want to make this a conditional rezone application, the extra fee would be $500 for the development agreement (the credit card authorization form is attached in case you wanted to pay through this route for the development agreement, but you can also pay via cash, check, etc.)
2. If you are changing the application request as outlined above, I would also request you update the letter of intent to state what your new request is so that is clear what zone you are requesting and uses that will be present on site.
3. I would also suggest including a site plan to your application so you can identify fencing on site, what the buildings on site and being used for, where parking is proposed, etc. It helps the hearing bodies understand what is taking place on site and helps with my analysis.

Please let me know if you have any more questions.

Sincerely,
<image001.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Tuesday, December 16, 2025 9:32 AM
To: Patty Clark <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

Let's do next Monday (the 22nd) at 9:30 a.m. if that works good for you two.

Sincerely,
<image001.png>
Emily Bunn,

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark <[redacted]>
Sent: Tuesday, December 16, 2025 9:26 AM
To: Jason Jackman <[redacted]>; Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Can we do tomorrow at 9 am or next Monday the 22nd at 9 am?

PATTY CLARK
<image002.png>

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Jason Jackman <j[redacted]>
Sent: Tuesday, December 16, 2025 9:25 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Patty Clark <[redacted]>
Subject: Re: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Yes Lets schedule a meeting to clarify some things and options going forward, I am available anytime during those hours.

Thank You Jason J

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, December 16, 2025 9:09 AM
To: 'Jason Jackman' <[redacted]>
Cc: 'Patty Clark' <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

I was talking with Patty yesterday and it sounds like the conditional rezone is the path you want to go going forward?

If so, do you have any suggestions for which conditions you are okay with placing on the property? For example, certain hours of operation, having a condition on outdoor lighting, restricting the uses that will be on the property, either having a buffer or fence around the property, etc.

Possible conditions:

1. Development of the subject parcel shall be restricted to the following land uses:
    1. Caretaker Residence
    2. Vehicle Service Facility
    3. Staging Area
    4. All other land uses are prohibited. A land use change will require the development agreement to be terminated and require city annexation or a new rezoning application to be approved.
2. All exterior lighting shall be fully cut off and fully shielded, and placed to direct the light source down and inside the property lines of the facility. All direct glare from the lights shall be contained within the facility area.
3. HOURS OF OPERATION FOR _____: The hours of operation shall be 7:00 a.m. to 7:00 p.m. on Mondays, Tuesdays, Wednesdays, Thursdays, Fridays, and Saturdays.

4. Within 180-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order, a 6-foot site-obscuring fence shall be constructed on the southern , eastern, and western boundaries as to obscure the business operations and storage of tools, and equipment.

Also, Patty suggested schedule a meeting to make sure we all are on the same page for your property. Are there some times you are available Thursday or Friday this week? Or next week? In general, 9:00 a.m. and after and before 4:00 p.m. works for me.

Sincerely,
<image001.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Monday, December 15, 2025 9:56 AM

To: 'Jason Jackman' <[redacted]>
Cc: 'Patty Clark' <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

I am just following up on my below email to see if you have an update on your case?

Sincerely,
<image001.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Monday, December 8, 2025 4:15 PM
To: 'Jason Jackman' <[redacted]>
Cc: Patty Clark <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

I chatted with Patty earlier, but if either of you have an update on your case, please let me know.

I have just a few cases in front of yours, so the sooner you can give me an update, the sooner I can get your case moving through the process.

Sincerely,
<image001.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Jason Jackman <[redacted]>
Sent: Friday, November 14, 2025 10:21 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Patty Clark <[redacted]>
Subject: Re: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

All the tires are completely gone outside
Thank you Jason
Sent from my iPhone

> On Nov 14, 2025, at 9:27 AM, Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:
>
> Hello,
>
> Also I was looking through the code enforcement file and it appears tires were still present on the property at the end of October (see below). If these are still present on site, please let me know what the plan is for the tires. Are you planning on storing tires on site? Or are these to be removed?
>
> <image004.png>
>
> Sincerely,
> <image005.png>
> Emily Bunn,
> Principal Planner
> Canyon County Development Services Department
> 111 N. 11th Ave., #310, Caldwell, ID 83605
> Direct Line: (208) 454-6632
> Email: emily.bunn@canyoncounty.id.gov
> Website: www.canyoncounty.id.gov
>
> Development Services Department (DSD)
> Monday, Tuesday, Thursday and Friday
> 8am – 5pm
> Wednesday
> 1pm – 5pm
>
> PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.
>
> ---
>
> **From:** Patty Clark <[redacted]>
> **Sent:** Thursday, November 13, 2025 4:21 PM
> **To:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>;
> [redacted] <[redacted]>

Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Emily,

Another thing we wanted to inquire about is if the property could subdivided with a plat process. He is considering going that route, rather than the re-zone if that is an option at all. If so, do you know how many lots the property would be eligible for?

PATTY CLARK
<image006.png>

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Patty Clark
Sent: Thursday, November 13, 2025 4:16 PM
To: 'Emily Bunn' <Emily.Bunn@canyoncounty.id.gov>;
[redacted] <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Good Afternoon Emily,

Please see the notes regarding your inquiries, in the email below. Thank you!

PATTY CLARK
<image006.png>

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, October 30, 2025 9:23 AM
To: Patty Clark <[redacted]>;
[redacted] <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

Per our phone conversation yesterday, I am waiting on the below information to get you moving on the first step of the public hearing process:

1. I noticed the City of Nampa recently annexed some property north of the subject property. Due to now touching city limits, I would highly discussing annexing into the City of Nampa to see what options are available to the property within the city's jurisdiction. If you decide City of Nampa is not a good option, I would appreciate some information on why staying within Canyon County' s jurisdiction is better suited so this can be added into the staff report especially because at this time our Comprehensive Plan does not support the zone you are requesting in this area, as this question would likely be anticipated at the public hearing.
    1. I spoke with Rodney at the City of Nampa. Property is medium density residential designation – City of Nampa would not support, even if we applied for re-zone with the county . Property is eligible for annexation but not eligible for rezone to commercial. They would write a letter of opposition either way.
1. I see your application is a request to rezone to C-1 (Neighborhood Commercial) but according to the business' website (https://www.doubleottutva.com/) it appears that manufacturing of parts for ATVs (see below for what I am referring to) is also taking place alongside a vehicle service facility. It also appears people will come on site for sales of vehicle sales and potentially other forms of sales (such as tires, etc.)? Does this all sound correct? If not, please let me know. I would also appreciate any and all uses outside of the residence on site so this can accurately reflected in the report and I can make sure the correct zone is being requested.
    2. No tire business is being conducted on the premises. All tires have been removed or stored away. No manufacturing is being done. Any indication of manufacturing has been removed from the company website.
1. I see you applied for a rezone and not a conditional rezone. I am concerned that without a conditional rezone, the appropriate conditions cannot be added to mitigate the effects to the area for commercial and industrial uses. The type of rezone case you applied for does not allow the hearing bodies to add any conditions, which can make it difficult to demonstrate that the rezone you are requesting will not affect the character of the area when there is no conditions to prevent other types of uses on site, hours of operation, etc. If you decide to "switch" to a conditional rezone, please let me know and I will let you know the added fees and on changing your letter of intent.
    3. The property owner is open to this. Can you give us an idea of what sort of conditions would be applied?

1. The future land use for this parcel is zoned "Agriculture" and a Commercial/Industrial is not mapped out in this immediate vicinity in our Comprehensive Plan for 2030. The first criteria in

the rezone and conditional rezone code states: “Is the proposed conditional rezone generally consistent with the comprehensive plan?” At this time, the Comprehensive Plan does not support Commercial/Industrial uses in the immediate area, so without a Comprehensive Plan Map Amendment, I will not be able to provide findings in the affirmative for the first criteria. Please let me know if you plan on submitting a Comprehensive Plan map Amendment with this application. I have attached the Comprehensive Plan Amendment for your review.

4. The property owner is open to this if this is the only possibility of potentially getting approved for the re-zone.

Sincerely,
<image005.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Friday, October 17, 2025 1:36 PM
To: 'Patty Clark' <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

I am following up on my email below to see if you have an update for this case?

Sincerely,
<image005.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday

8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Friday, October 10, 2025 12:11 PM
To: 'Patty Clark' <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

I left a message with your office, but if you could let me know an update on this case, I would much appreciate it.

If you and the applicant would like to meet to go over any questions please let me know that as well.

Sincerely,
<image005.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Thursday, September 18, 2025 8:10 PM
To: 'Patty Clark' <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hi Patty,

I wanted to follow-up and see if you have any updates on this case? Also, were you able to talk to the City of Nampa to see if annexation is a good option for the property owner?

If you have any questions on the process, please let me know.

Sincerely,
<image005.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Thursday, August 28, 2025 4:31 PM
To: 'Patty Clark' <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Changing the language in the Comprehensive Plan is not required for a map amendment.

Sincerely,
<image005.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark <[redacted]>
Sent: Thursday, August 28, 2025 4:23 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Would changing the language in the comprehensive plan be required for any reason if we were to apply for the Comprehensive Plan Map Amendment?

PATTY CLARK
<image006.png>

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Emily Bunn
Sent: Thursday, August 28, 2025 4:18 PM
To: Patty Clark <[redacted]m>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

The fee is actually $3850. The Comprehensive Plan Text Amendment is only if you are applying to change the language in the comprehensive plan, when you would only be applying to change the future land use.

Sincerely,
<image005.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark [redacted]>
Sent: Thursday, August 28, 2025 4:15 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hi Emily,

Sorry I missed your call back today. I was just hoping you could confirm that the application fees for the Comprehensive Plan Amendment would be all of the highlighted ones in the application packet that you provided, all of which total $8450? Thanks!

PATTY CLARK
<image006.png>

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Patty Clark
Sent: Thursday, August 28, 2025 10:14 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hi Emily,

I am working on this and plan to get answers to you early next week. Thank you for your patience.

PATTY CLARK
<image006.png>

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Emily Bunn
Sent: Monday, August 18, 2025 4:20 PM
To: Patty Clark <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

I am following up on my questions on your case below to see if you have any additional information or questions?

Sincerely,
<image005.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Tuesday, July 29, 2025 3:26 PM
To: 'Patty Clark' <[redacted]>
Subject: RE: [External] FW: Jackman - 11583 Orchard Rezone (RZ2025-0001)

Hello,

I am the planner assigned to case #RZ2025-0001 to rezone Parcel R31482. I have been reviewing your case and have the following questions:

1. I noticed the City of Nampa recently annexed some property north of the subject property. Due to now touching city limits, I would highly discussing annexing into the City of Nampa to see what options are available to the property within the city's jurisdiction. If you decide City of Nampa is not a good option, I would appreciate some information on why staying within Canyon County' s jurisdiction is better suited so this can be added into the staff report especially because at this time our Comprehensive Plan does not support the zone you are requesting in this area, as this question would likely be anticipated at the public hearing.
2. I see your application is a request to rezone to C-1 (Neighborhood Commercial) but according to the business' website (https://www.doubleottutva.com/) it appears that manufacturing of parts for ATVs (see below for what I am referring to) is also taking place alongside a vehicle service facility. It also appears people will come on site for sales of

vehicle sales and potentially other forms of sales (such as tires, etc.)? Does this all sound correct? If not, please let me know. I would also appreciate any and all uses outside of the residence on site so this can accurately reflected in the report and I can make sure the correct zone is being requested.

3. I see you applied for a rezone and not a conditional rezone. I am concerned that without a conditional rezone, the appropriate conditions cannot be added to mitigate the effects to the area for commercial and industrial uses. The type of rezone case you applied for does not allow the hearing bodies to add any conditions, which can make it difficult to demonstrate that the rezone you are requesting will not affect the character of the area when there is no conditions to prevent other types of uses on site, hours of operation, etc. If you decide to "switch" to a conditional rezone, please let me know so I can reflect this in the application.
4. The future land use for this parcel is zoned "Agriculture" and a Commercial/Industrial is not mapped out in this immediate vicinity in our Comprehensive Plan for 2030. The first criteria in the rezone and conditional rezone code states: "Is the proposed conditional rezone generally consistent with the comprehensive plan?" At this time, the Comprehensive Plan does not support Commercial/Industrial uses in the immediate area, so without a Comprehensive Plan Map Amendment, I will not be able to provide findings in the affirmative for the first criteria. Please let me know if you plan on submitting a Comprehensive Plan map Amendment with this application. I have attached the Comprehensive Plan Amendment for your review.

<image007.png>

Sincerely
<image005.png>
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark <[redacted]>
Sent: Tuesday, July 29, 2025 3:10 PM

To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] FW: Jackman - 11583 Orchard Rezone

Hi Emily,

Regarding manufacturing on site, please see the email below from the owner, Jason Jackman. Thank you!

PATTY CLARK
<image006.png>

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Jason Jackman
Sent: Tuesday, July 29, 2025 3:04 PM
To: Patty Clark <[redacted]>
Subject: Jackman

Double Ott Only Installs Aftermarket Plastic windows/Roofs! We do not manufacture any parts, we do have a Lathe that cuts the material to fit but its Material pre Bought not made here!

Thank You Jason Jackman

Exhibit A8.1

Emily Bunn

From: Patty Clark <[redacted]>
Sent: Tuesday, May 19, 2026 12:43 PM
To: Emily Bunn; [redacted]
Subject: RE: [External] RE: 11583 Orchard - RZ2025-0001

Emily,

Jason would prefer the fencing.

PATTY CLARK
TIMBERLINE SURVEYING

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: ([redacted]
www.timberlinesurvey.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, May 19, 2026 10:15 AM
To: Patty Clark <[redacted]>; [redacted]
Subject: RE: [External] RE: 11583 Orchard - RZ2025-0001

Hello,

Is there a certain one you would prefer to propose to the Commission?

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Patty Clark <[redacted]>
Sent: Tuesday, May 19, 2026 9:32 AM

To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>; [redacted]
Subject: [External] RE: 11583 Orchard - RZ2025-0001

Good Morning Emily,

Please see the attached phots of potential privacy screening options. We would like for these to be included and taken into consideration in preparation for the hearing. Thank you!

PATTY CLARK
TIMBERLINE SURVEYING

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Friday, May 15, 2026 11:11 AM
To: Patty Clark <[redacted]>; [redacted]
Subject: FW: 11583 Orchard - RZ2025-0001

Hello,

I did forget to mention this yesterday. But the code enforcement department asked that I remind you that the certificate of noncompliance invoice has not been paid.

If you have any questions please reach out to your code enforcement officer: Jason.Hackney@canyoncounty.id.gov

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Kathy Husted <kathy.husted@canyoncounty.id.gov>
Sent: Wednesday, May 13, 2026 2:50 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Cc: Jason Hackney <Jason.Hackney@canyoncounty.id.gov>
Subject: 11583 Orchard - RZ2025-0001

With respect to subject property and RZ2025-0001 scheduled for hearing on 6/4/2026, please be advised that as of today's date (5/13/2026), the Admin Fee of $500 for the Certificate of Noncompliance is unpaid. The invoice was sent to the property owner on 2/25/2026 – copy attached.

Please let me know if you need additional information.
Thank you,
Kathy

Kathleen Husted
Code Enforcement Admin
kathy.husted@canyoncounty.id.gov
CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
www.canyoncounty.id.gov
Office: 208-402-4165/Direct: 208-454-7461
111 North 11th Avenue #310 – Caldwell ID 83604
Office Hours:
Monday, Tuesday, Thursday and Friday 8am – 5pm
Wednesday 1pm – 5pm


Exhibit A8.1a


Exhibit A8.1b

Exhibit A9

Emily Bunn

From: Patty Clark <[redacted]>
Sent: Wednesday, May 6, 2026 8:55 AM
To: Emily Bunn
Cc: '[redacted]'
Subject: [External] FW: 11583 Orchard Ave.

Please see the email below. Thank you!

PATTY CLARK

TIMBERLINE SURVEYING

TIMBERLINE SURVEYING
316 S Kimball Ave., Ste 207
Caldwell, ID 83605
Office #: [redacted]
www.timberlinesurvey.com

From: Megan McGuire <megan@pioneerirrigation.com>
Sent: Wednesday, May 6, 2026 8:54 AM
To: Patty Clark <[redacted]>
Subject: 11583 Orchard Ave.

Good morning,

This email is confirming that the property address known as 11583 Orchard Avenue, Nampa-ID (parcel number R31482000) does have an active water right, through Pioneer Irrigation District. If you have any further questions, please don't hesitate to reach out.

Kind Regards,

Megan McGuire
Secretary/Treasurer
Pioneer Irrigation District
208-459-3617, EXT: 3

Exhibit A10


LAGUNA
DOUBLEOFFUTVA.COM
SMARTSHOP II
LAGUNA


AMERICAN TIRE
208-453-9999

CRAFTSMAN

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case # RZ2025-0001

Hearing Date: June 4, 2026

Exhibit B1

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

R31482 PARCEL INFORMATION REPORT

4/24/2026 12:03:35 PM

PARCEL NUMBER:	R31482
OWNER NAME:	JACKMAN JASON M
CO-OWNER:	
MAILING ADDRESS:	11583 ORCHARD AVE NAMPA ID 83651
SITE ADDRESS:	11583 ORCHARD AVE
TAX CODE:	1440000
TWP:	3N **RNG:** 2W **SEC:** 19 **QUARTER:** NW
ACRES:	2.85
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	Nampa
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	PIONEER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0375F
WETLAND:	Riverine
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	MINOR ARTERIAL
INSTRUMENT NO. :	2022048902
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	19-3N-2W NW TX 04667 IN NENW
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Exhibit B2.1

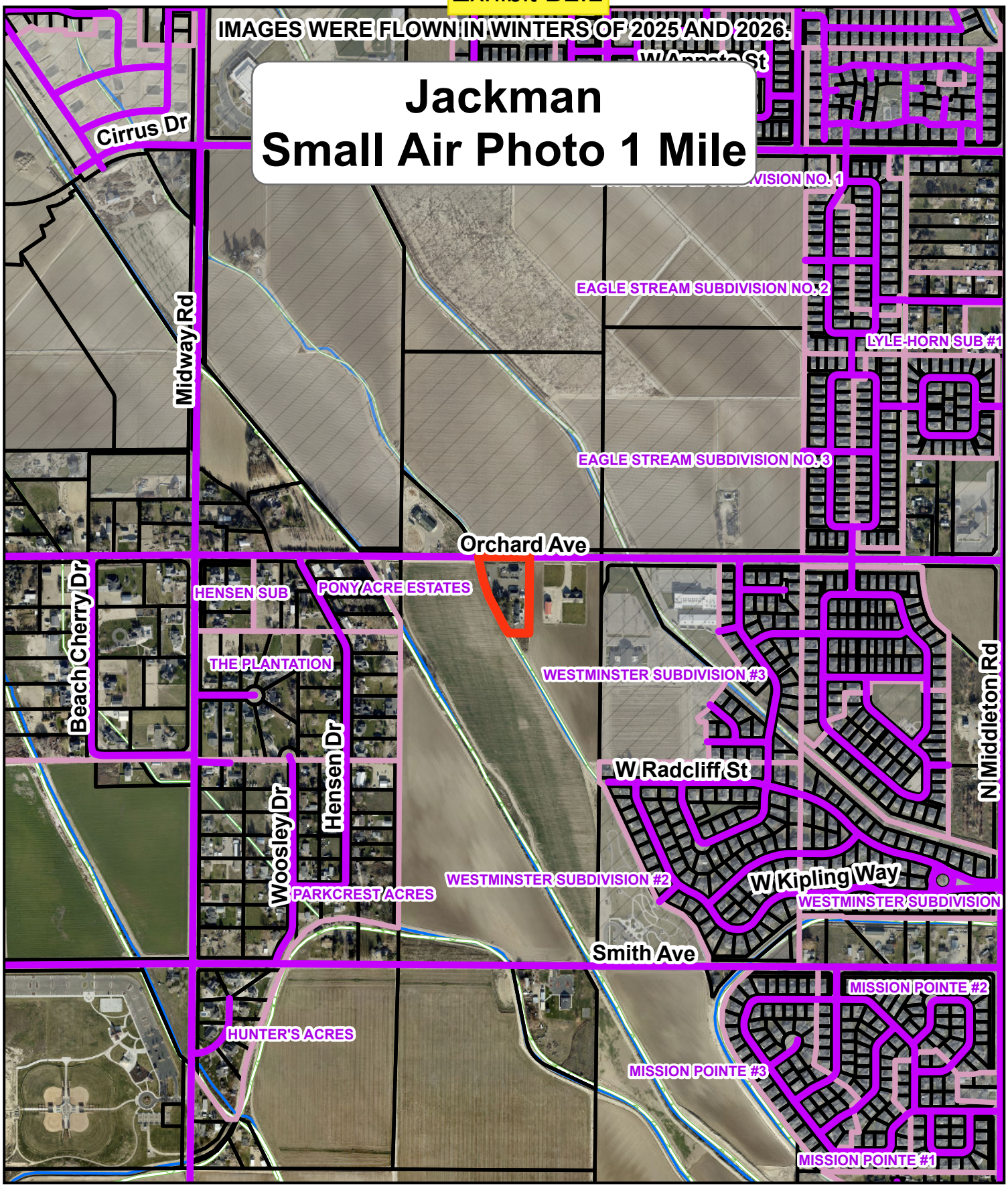
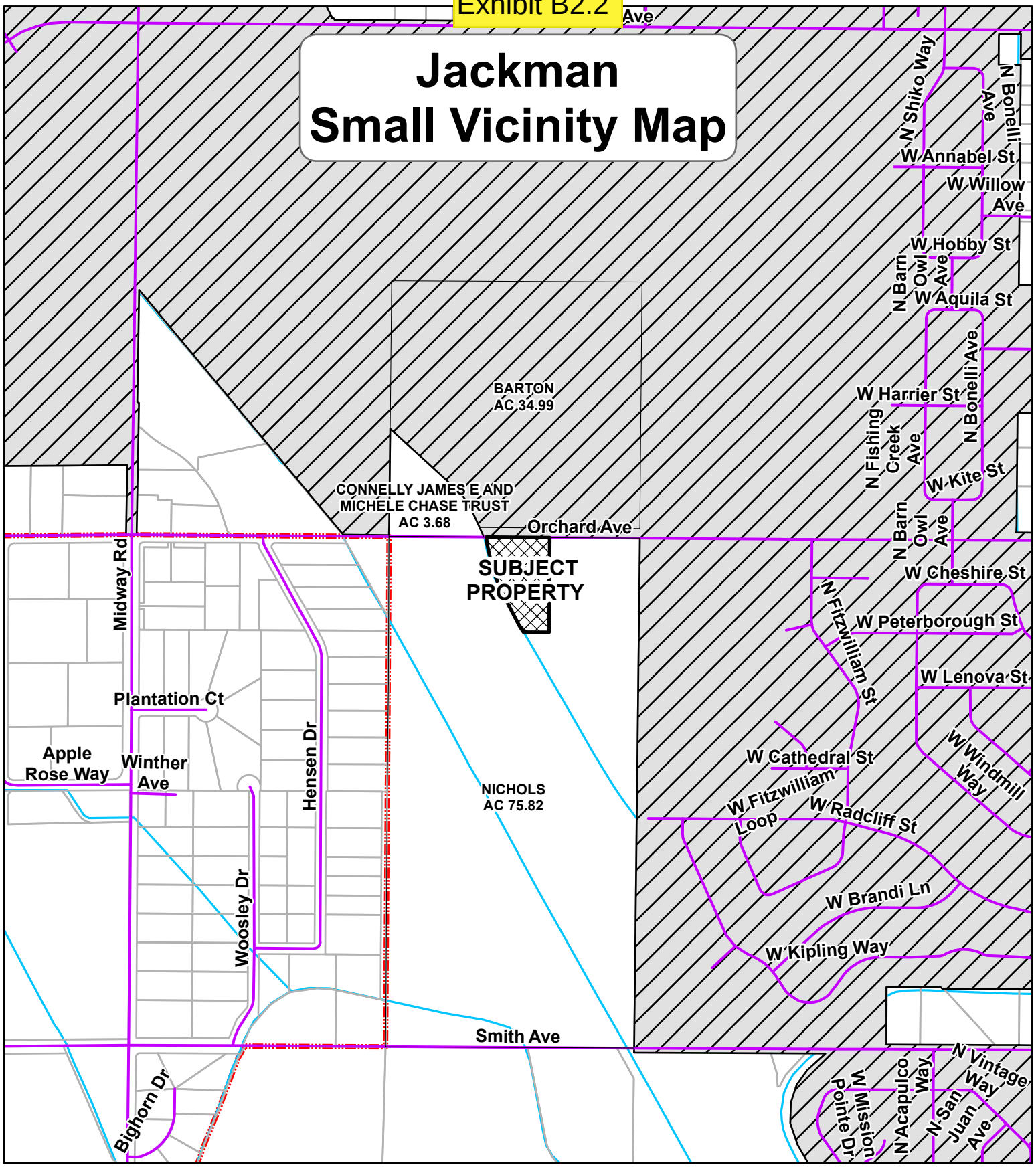
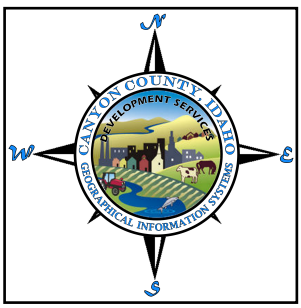

IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026.
Jackman
Small Air Photo 1 Mile
Cirrus Dr
Midway Rd
EAGLE STREAM SUBDIVISION NO. 2
LYLE-HORN SUB #1
EAGLE STREAM SUBDIVISION NO. 3
Orchard Ave
HENSEN SUB
PONY ACRE ESTATES
THE PLANTATION
WESTMINSTER SUBDIVISION #3
Beach Cherry Dr
Hensen Dr
Woosley Dr
N Middleton Rd
W Radcliff St
WESTMINSTER SUBDIVISION #2
W Kipling Way
WESTMINSTER SUBDIVISION
PARKCREST ACRES
Smith Ave
MISSION POINTE #2
HUNTER'S ACRES
MISSION POINTE #3
MISSION POINTE #1
City_Limits
Wetlands
0
0.25
0.5
Miles

Exhibit B2.2

Jackman
Small Vicinity Map





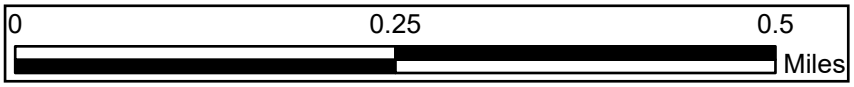
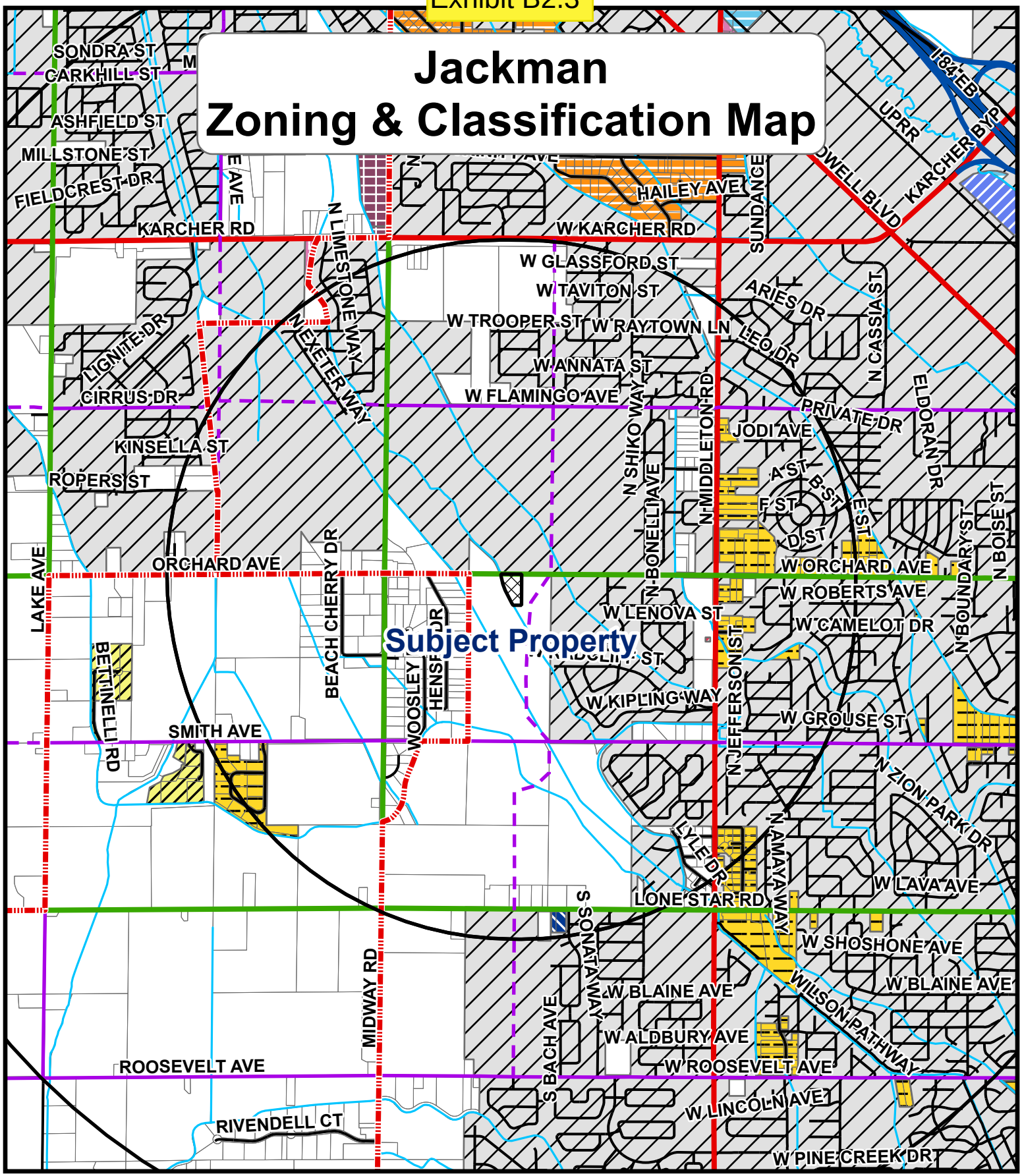
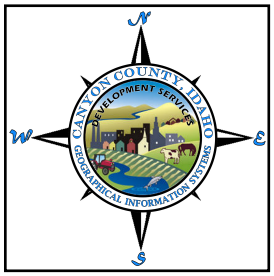


Exhibit B2.3

Jackman
Zoning & Classification Map



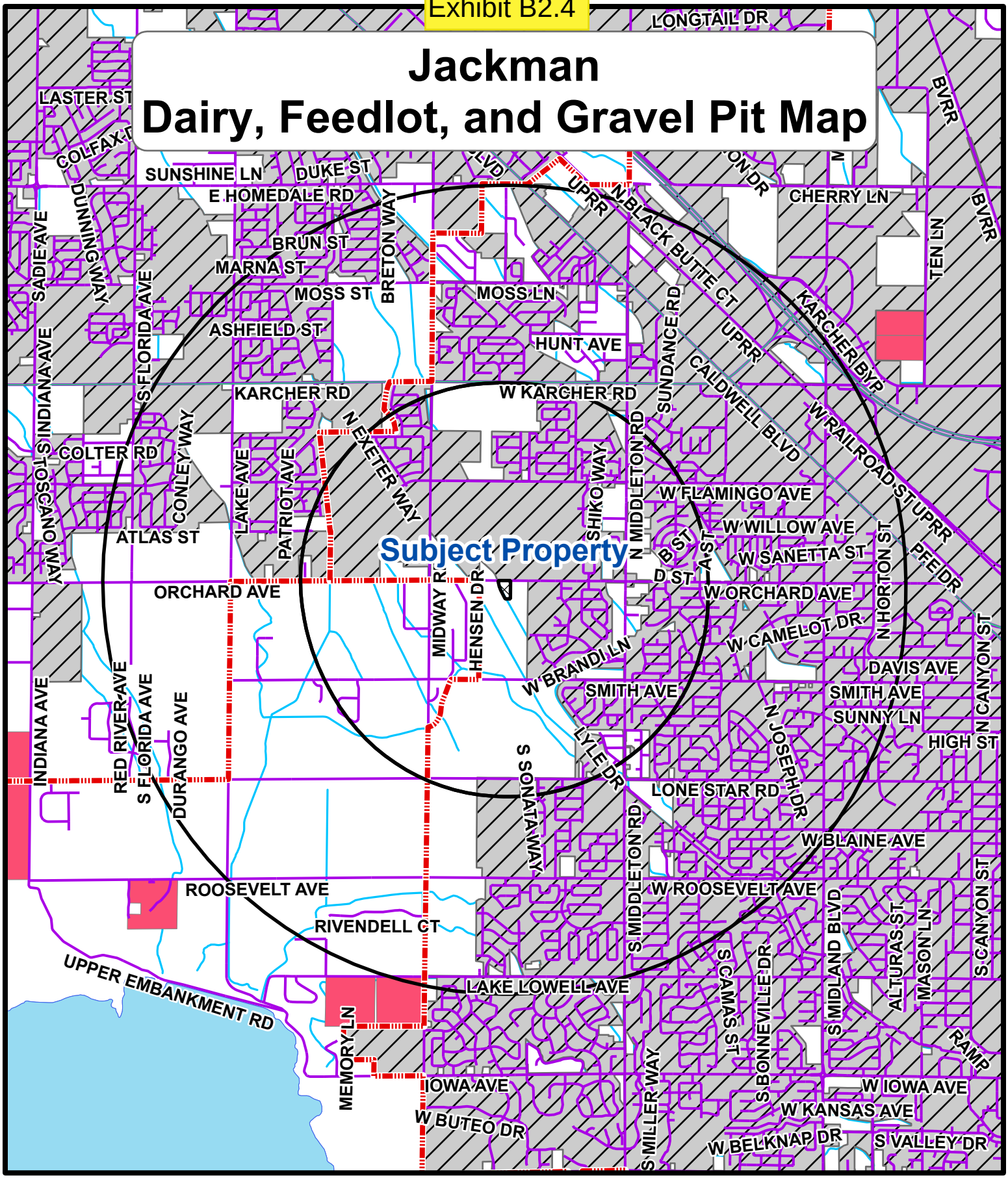


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit B2.4

Jackman
Dairy, Feedlot, and Gravel Pit Map



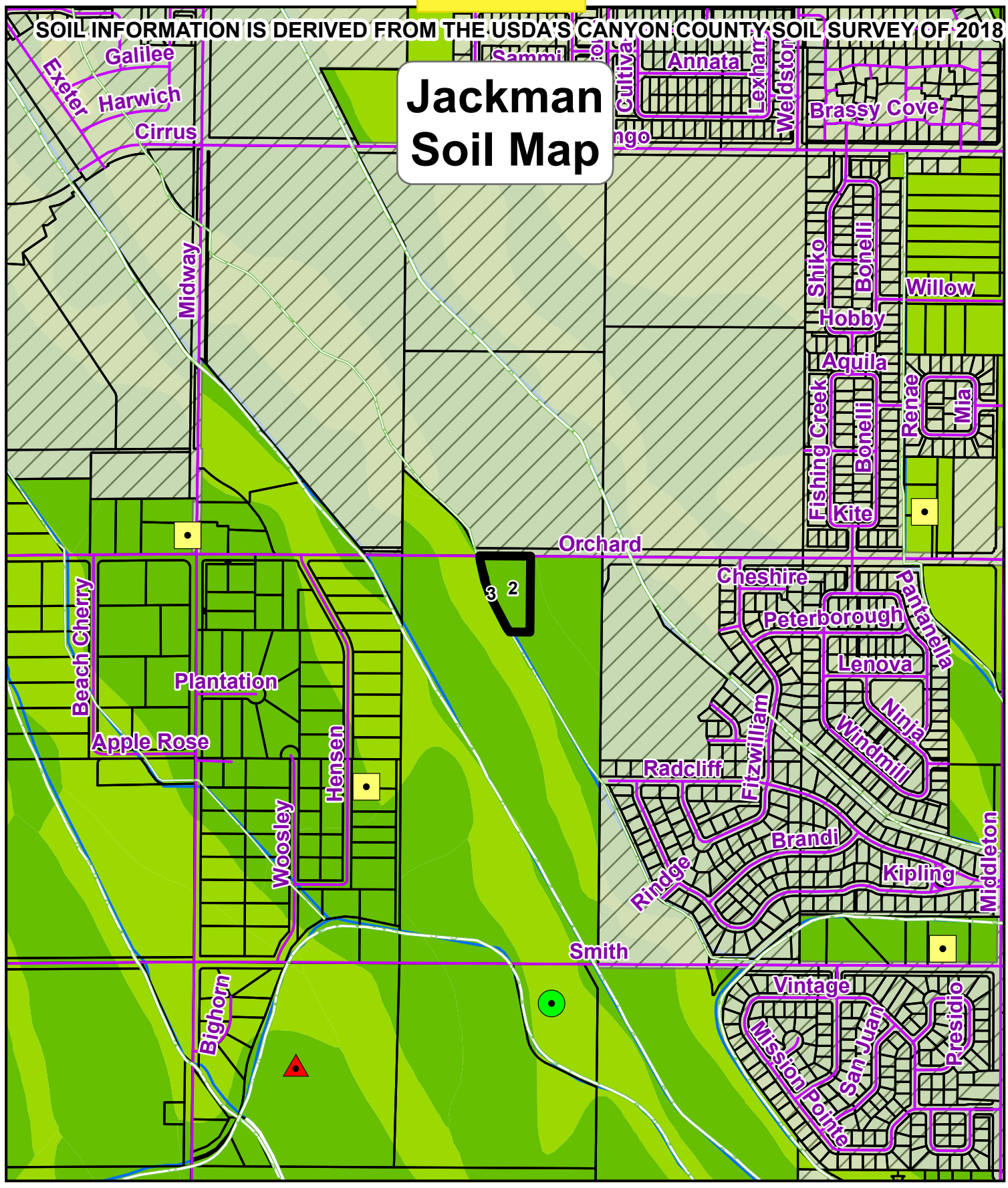
FEEDLOTS

DAIRIES

GRAVELPITS

0 1 2 Miles

Exhibit B2.5



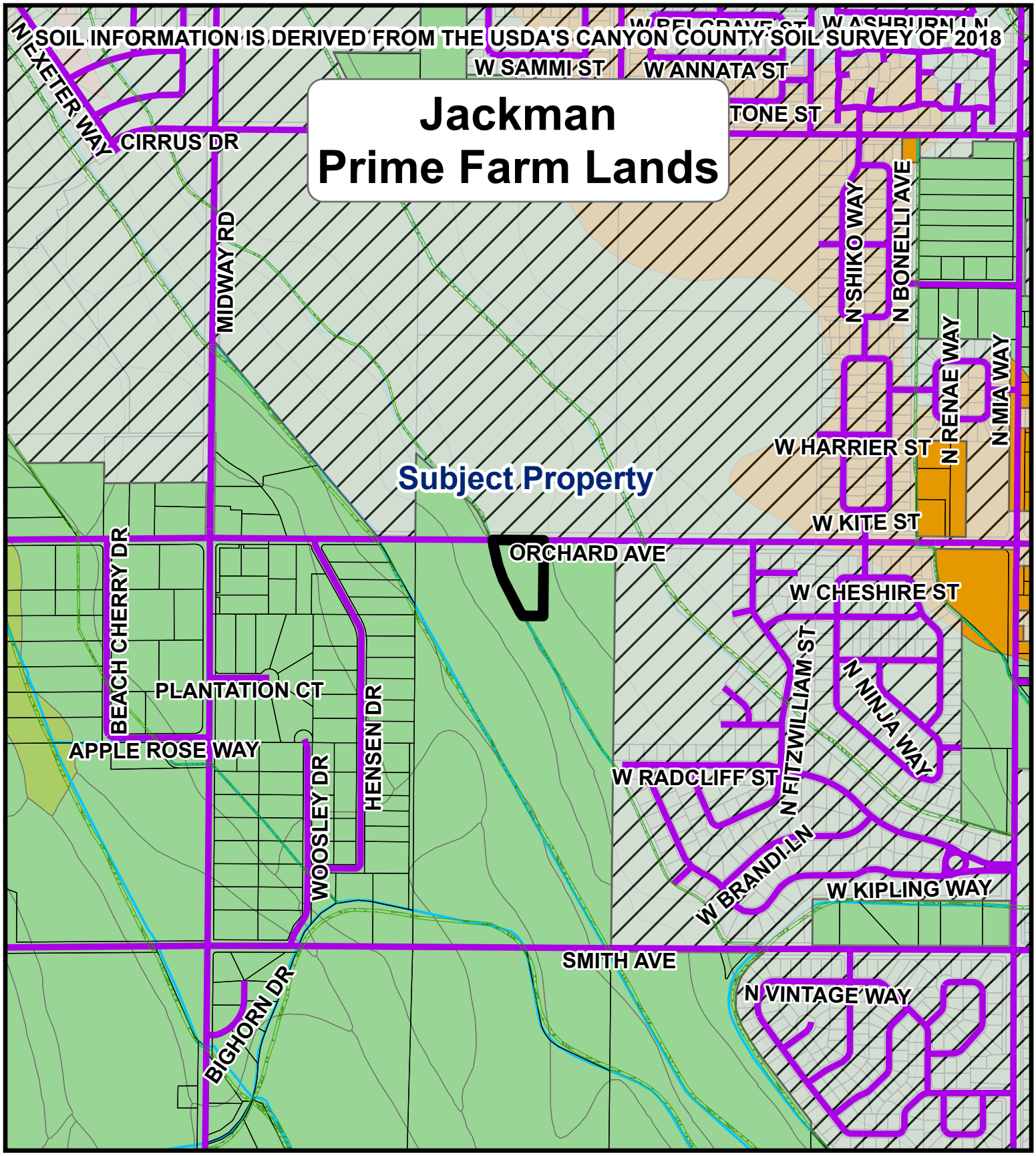
Nitrate Priority Wells

- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000

IDWR_2C_Geothermal_

Wetlands

0 0.25 0.5 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Jackman
Prime Farm Lands
Subject Property
N EXETER WAY
CIRRUS DR
MIDWAY RD
W SAMMI ST
W ANNATA ST
TONE ST
N SHIKO WAY
N BONELLI AVE
N RENAE WAY
N MIA WAY
W HARRIER ST
W KITE ST
ORCHARD AVE
W CHESHIRE ST
N FITZWILLIAM ST
N NINJA WAY
W RADCLIFF ST
W BRANDI LN
W KIPLING WAY
SMITH AVE
N VINTAGE WAY
BEACH CHERRY DR
PLANTATION CT
APPLE ROSE WAY
HENSEN DR
WOOSLEY DR
BIGHORN DR
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	112709.75	2.59	90.82%
3	MODERATELY SUITED SOIL	11393.75	0.26	9.18%
		124103.49	2.85	100%

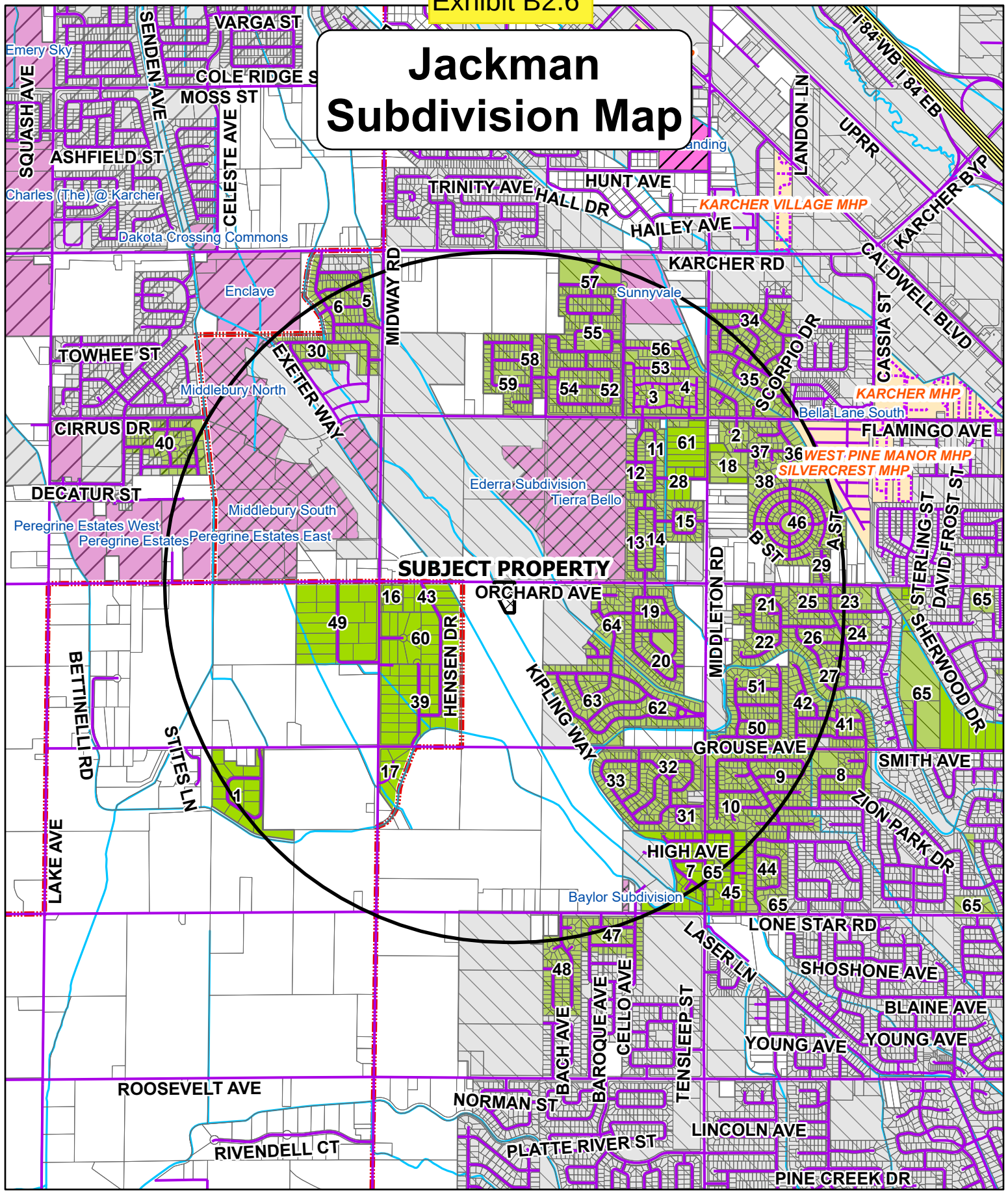
FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PhA	Prime farmland if irrigated	112709.75	2.59	90.82%
PpB	Prime farmland if irrigated	11393.75	0.26	9.18%
		124103.49	2.85	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

Exhibit B2.6


Jackman Subdivision Map
SUBJECT PROPERTY
VARGA ST
SENDEN AVE
COLE RIDGE S
MOSS ST
SQUASH AVE
ASHFIELD ST
CELESTE AVE
Emery Sky
Charles (The) @ Karcher
Dakota Crossing Commons
TRINITY AVE
HALL DR
HUNT AVE
HAILEY AVE
KARCHER VILLAGE MHP
I-84 WB I-84 EB
UPRR
LANDON LN
KARCHER BYP
KARCHER RD
CALDWELL BLVD
CASSIA ST
MIDWAY RD
Enclave
Sunnyvale
SCORPIO DR
KARCHER MHP
Bella Lane South
TOWHEE ST
EXETER WAY
Middlebury North
CIRRUS DR
FLAMINGO AVE
WEST PINE MANOR MHP
SILVERCREST MHP
Ederra Subdivision
Tierra Bello
DECATUR ST
Middlebury South
Peregrine Estates West
Peregrine Estates
Peregrine Estates East
B ST
A ST
STERLING ST
DAVID FROST ST
ORCHARD AVE
MIDDLETON RD
SHERWOOD DR
HENSEN DR
KIPLING WAY
BETTINELLI RD
STITES LN
GROUSE AVE
SMITH AVE
ZION PARK DR
HIGH AVE
Baylor Subdivision
LONE STAR RD
LASER LN
SHOSHONE AVE
BLAINE AVE
YOUNG AVE
LAKE AVE
BACH AVE
BAROQUE AVE
CELLO AVE
TENSLEEP ST
ROOSEVELT AVE
NORMAN ST
LINCOLN AVE
RIVENDELL CT
PLATTE RIVER ST
PINE CREEK DR
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.25
0.5
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
65	1163.28	3369	0.35

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
8	454.04	1876	0.24

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
9	26.76	16.19	1.02	75.83

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
1	30.54	166.00	5.00	5.00

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
ARBOR LANDING SUBDIVISION	1	3N3W24	21.00	17	1.24	COUNTY (Canyon)	2020
ARCHER POINTE SUB	2	3N2W17	5.04	18	0.28	NAMPA	2003
BRASSY COVE SUBDIVISION	3	3N2W18	19.38	65	0.30	NAMPA	2007
BRASSY COVE SUBDIVISION NO. 2	4	3N2W18	0.43	2	0.21	NAMPA	2013
BROWNSTONE ESTATES SUBDIVISION NO. 1	5	3N3W13	11.70	50	0.23	NAMPA	2020
BROWNSTONE ESTATES SUBDIVISION NO. 3	6	3N3W13	14.00	56	0.25	NAMPA	2020
DAHL SUB	7	3N2W19	18.78	27	0.70	0	1971
DISCOVERY POINTE #1	8	3N2W20	17.89	62	0.29	NAMPA	2002
DISCOVERY POINTE #3	9	3N2W20	28.29	110	0.26	NAMPA	2004
DISCOVERY POINTE #4	10	3N2W20	24.37	99	0.25	NAMPA	2004
EAGLE STREAM SUBDIVISION NO. 1	11	3N2W18	8.78	30	0.29	NAMPA	2017
EAGLE STREAM SUBDIVISION NO. 2	12	3N2W18	9.39	39	0.24	NAMPA	2018
EAGLE STREAM SUBDIVISION NO. 3	13	3N2W18	10.79	42	0.26	NAMPA	2019
EAGLE STREAM SUBDIVISION NO. 4	14	3N2W18	9.11	41	0.22	NAMPA	2019
EDMONDS HOLLOW SUBDIVISION	15	3N2W18	9.15	39	0.23	NAMPA	2019
HENSEN SUB	16	3N2W19	4.32	7	0.62	0	2004
HUNTER'S ACRES	17	3N2W19	8.90	9	0.99	0	2003
J J JENKINS SUB	18	3N2W17	8.63	12	0.72	NAMPA	1972
JASPER RIDGE SUBDIVISION NO. 1	19	3N2W19	17.51	75	0.23	NAMPA	2023
JASPER RIDGE SUBDIVISION NO. 2	20	3N2W19	14.52	47	0.31	NAMPA	2023
LAURELWOOD #1	21	3N2W20	10.68	42	0.25	NAMPA	2000
LAURELWOOD #2	22	3N2W20	12.13	48	0.25	NAMPA	2001
LOTUS SPRINGS #1	23	3N2W20	8.83	29	0.30	NAMPA	1999
LOTUS SPRINGS #2A	24	3N2W20	5.80	22	0.26	NAMPA	2000
LOTUS SPRINGS #3	25	3N2W20	7.97	32	0.25	NAMPA	1999
LOTUS SPRINGS #4	26	3N2W20	10.75	41	0.26	NAMPA	2002
LOTUS SPRINGS #5	27	3N2W20	8.95	34	0.26	NAMPA	2003
LYLE-HORN SUB #1	28	3N2W18	6.00	7	0.86	0	1972
MATTINGLY CREEK SUBDIVISION	29	3N2W17	3.25	25	0.13	NAMPA	2020
MIDDLEBURY NORTH SUBDIVISION NO. 1	30	3N3W13	20.50	74	0.28	NAMPA	2024
MISSION POINTE #1	31	3N2W19	8.89	33	0.27	NAMPA	2003
MISSION POINTE #2	32	3N2W19	23.24	85	0.27	NAMPA	2004
MISSION POINTE #3	33	3N2W19	14.70	57	0.26	NAMPA	2004
NEW KARCHER ESTATES #1	34	3N2W17	16.74	59	0.28	NAMPA	1985
NEW KARCHER ESTATES #2	35	3N2W17	39.43	126	0.31	NAMPA	1987
NEW KARCHER ESTATES #3	36	3N2W17	12.07	36	0.34	NAMPA	1991
NEW KARCHER ESTATES #4	37	3N2W17	8.06	32	0.25	NAMPA	1992
NEW KARCHER ESTATES #5	38	3N2W17	3.44	12	0.29	NAMPA	1992
PARKCREST ACRES	39	3N2W19	36.39	37	0.98	0	1972
PEREGRINE ESTATES SUBDIVISION NO. 5	40	3N3W13	24.55	74	0.33	CALDWELL	2022
PHEASANT RIDGE #1	41	3N2W20	14.97	59	0.25	NAMPA	1998
PHEASANT RIDGE #2	42	3N2W20	15.43	59	0.26	NAMPA	1999
PONY ACRE ESTATES	43	3N2W19	9.60	8	1.20	0	1971
SCHOMBURG PLACE SUBDIVISION	44	3N2W20	17.94	65	0.28	NAMPA	2008
SHERVIK'S REPLAT	45	3N2W20	17.03	35	0.49	0	1973
SILVERCREST ESTATES	46	3N2W17	38.78	177	0.22	NAMPA	1991
SONATA POINTE SUBDIVISION NO. 1	47	3N2W30	15.23	53	0.29	NAMPA	2017
SONATA POINTE WEST SUBDIVISION NO. 1	48	3N2W30	20.56	74	0.28	NAMPA	2021
STEPHENS ORCHARD TRACTS AMENDED	49	3N3W24	40.38	17	2.38	0	1990
SUMMER BREEZE #1	50	3N2W20	18.04	69	0.26	NAMPA	2000
SUMMER BREEZE #2	51	3N2W20	14.25	60	0.24	NAMPA	2001
SUNNYVALE SUBDIVISION NO. 1	52	3N2W18	10.97	46	0.24	NAMPA	2020
SUNNYVALE SUBDIVISION NO. 2	53	3N2W18	8.90	30	0.30	NAMPA	0
SUNNYVALE SUBDIVISION NO. 3	54	3N2W18	15.71	64	0.25	NAMPA	2021

SUNNYVALE SUBDIVISION NO. 4	55	3N2W18	22.27	95	0.23	NAMPA	2022
SUNNYVALE SUBDIVISION NO. 5	56	3N2W18	7.67	28	0.27	NAMPA	2022
SUNNYVALE SUBDIVISION NO. 6	57	3N2W18	18.44	37	0.50	NAMPA	2025
SUNNYVALE WEST SUBDIVISION NO. 1	58	3N2W18	10.74	44	0.24	NAMPA	2022
SUNNYVALE WEST SUBDIVISION NO. 2	59	3N2W18	15.49	69	0.22	NAMPA	2024
THE PLANTATION	60	3N2W19	25.54	21	1.22	0	2000
VAUGHN ESTATES	61	3N2W18	11.75	10	1.17	NAMPA	1971
WESTMINSTER SUBDIVISION	62	3N2W19	20.23	61	0.33	NAMPA	2005
WESTMINSTER SUBDIVISION #2	63	3N2W19	30.06	98	0.31	NAMPA	2006
WESTMINSTER SUBDIVISION #3	64	3N2W19	16.50	51	0.32	NAMPA	2007
WESTVIEW	65	3N2W20	182.44	287	0.64	NAMPA	1912

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Sunnyvale	38.66	237	0.16
Enclave	46.75	190	0.25
Middlebury North	122.33	387	0.32
Peregrine Estates East	20.38	58	0.35
Baylor Subdivision	1.26	10	0.13
Middlebury South	105.78	376	0.28
Ederra Subdivision	41.56	197	0.21
Tierra Bello	77.32	421	0.18

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
Silvercrest MHP	1907 West Flamingo Ave	30.54	166	5.44	City of Nampa

Exhibit B2.7

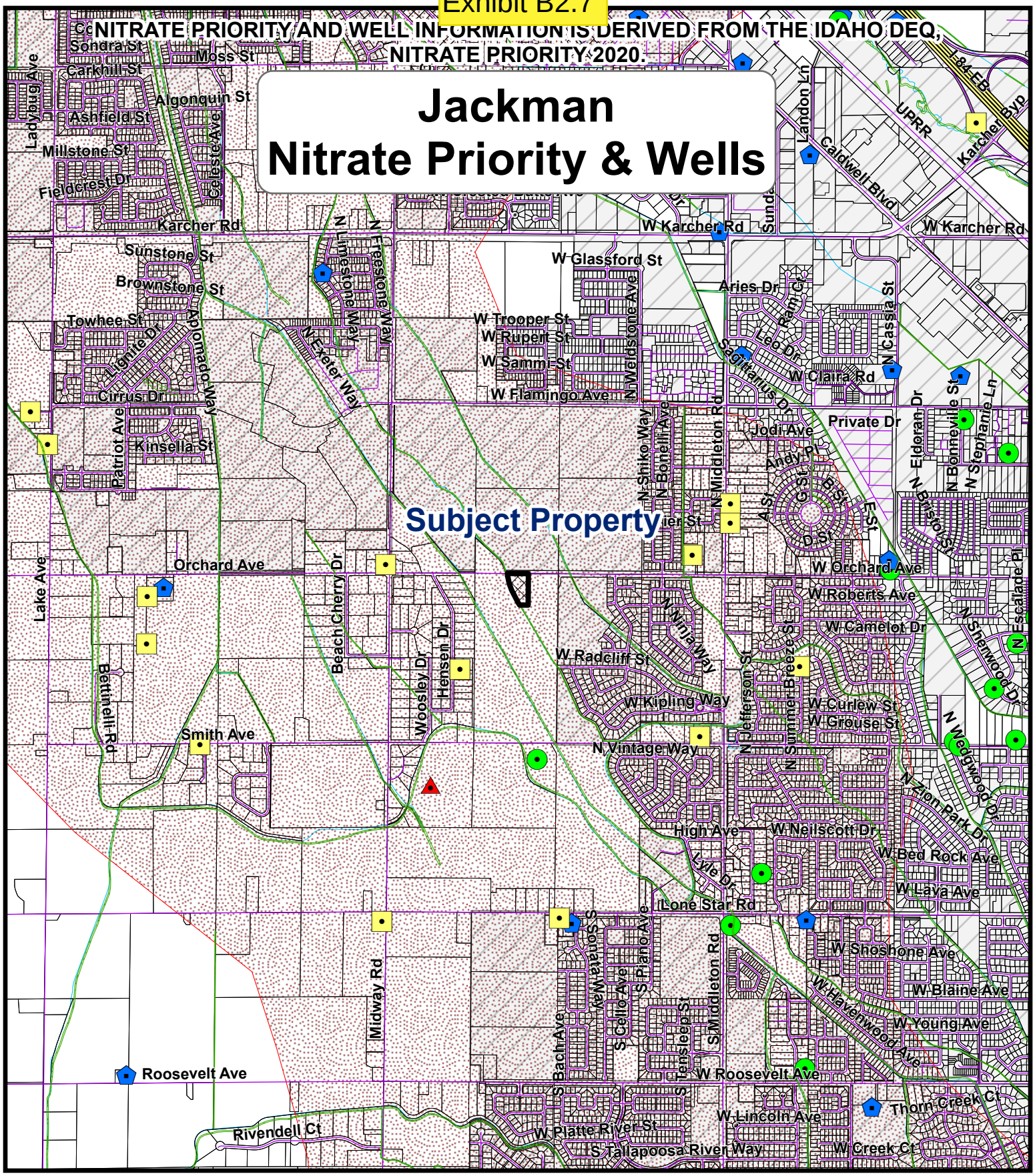

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020
Jackman
Nitrate Priority & Wells
Subject Property
Sondra St
Moss St
Carkhill St
Algonquin St
Ashfield St
Millstone St
Fieldcrest Dr
Ladybug Ave
Celeste Ave
Karcher Rd
Sunstone St
Brownstone St
Towhee St
Lignite Dr
Cirrus Dr
Apalomado Way
Patriot Ave
Kinsella St
N Freestone Way
N Lumberstone Way
N Exeter Way
W Glassford St
W Trooper St
W Rupert St
W Sammi St
W Flamingo Ave
N Weldstone Ave
Aries Dr
Ram Ct
Lee Dr
Sagittarius Dr
W Claira Rd
N Cassia St
W Karcher Rd
Landon Ln
Caldwell Blvd
UPRR
I-84 EB
Karcher Byp
N Shiko Way
N Bonneville Ave
N Middleton Rd
Jodi Ave
Andy Pl
A St
B St
C St
D St
E St
Private Dr
N Eldoran Dr
N Bonneville St
N Stephanie Ln
N Escalade Pl
W Orchard Ave
W Roberts Ave
W Camelot Dr
N Shenwood Dr
N Wedgwood Dr
N Zion Park Dr
Lake Ave
Orchard Ave
Beach Cherry Dr
Hensen Dr
Woosley Dr
Bettinelli Rd
Smith Ave
W Radcliff St
N Vinita Way
W Kipling Way
N Vintage Way
N Jefferson St
Summit Breeze St
W Curlew St
W Grouse St
High Ave
W Neilscott Dr
W Bed Rock Ave
W Lava Ave
Lone Star Rd
V Ave Dr
S Bach Ave
S Piano Ave
S Cello Ave
S Tansley St
S Middleton Rd
W Shoshone Ave
W Blaine Ave
W Young Ave
W Haven Wood Ave
W Roosevelt Ave
Midway Rd
Roosevelt Ave
Rivendell Ct
W Platte River St
S Tallapoosa River Way
W Lincoln Ave
Thorn Creek Ct
W Creek Ct
GEO-THERMAL LOCATIONS
WETLANDS
NITRATE_PRIORITY
DEQ WELLS
N03_MGL
0.005 - 2.00
2.000001 - 5.00
5.0000001 - 10.00
10.000001 - 49.80
0
0.5
1
Miles

Exhibit B2.8

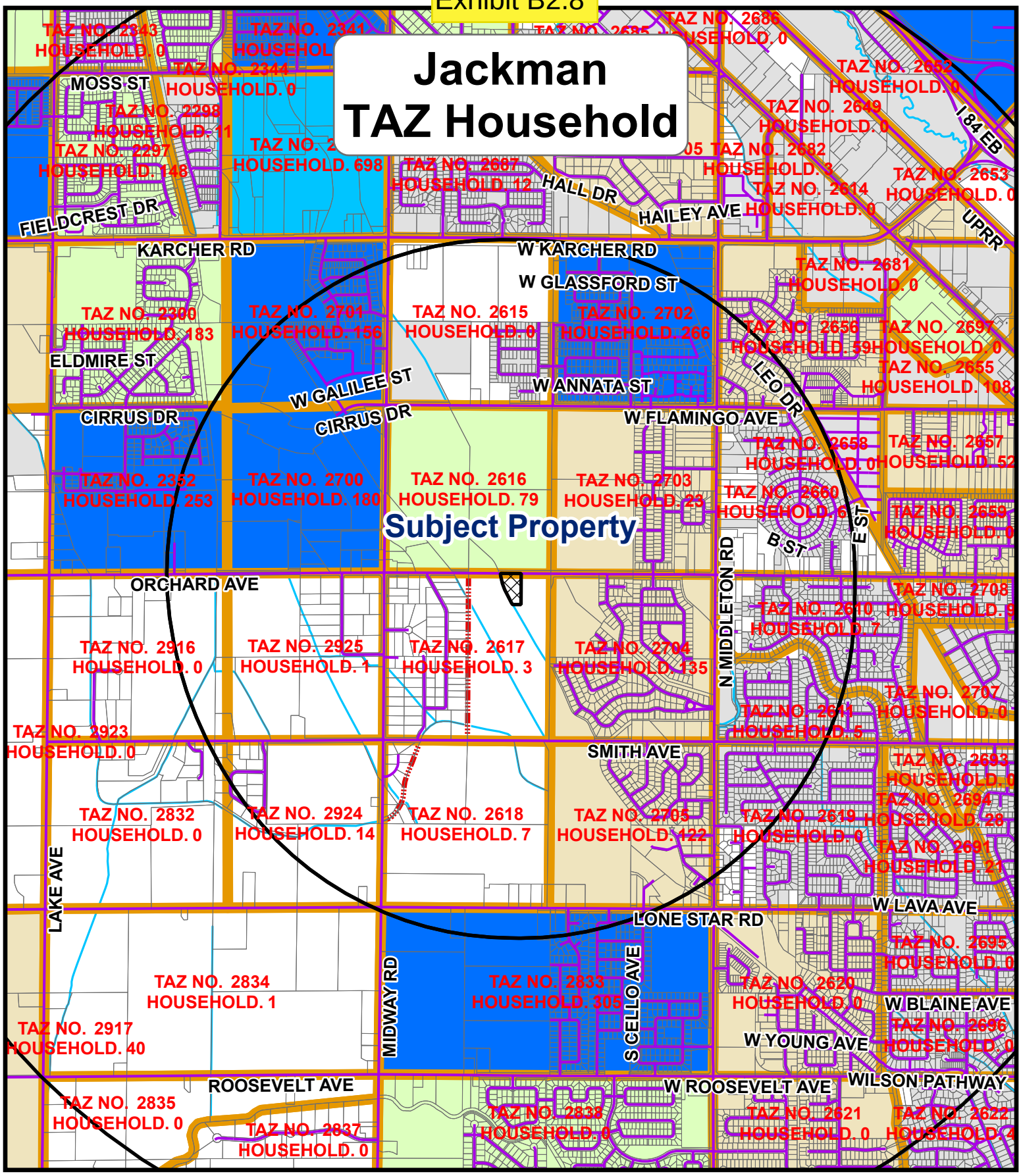
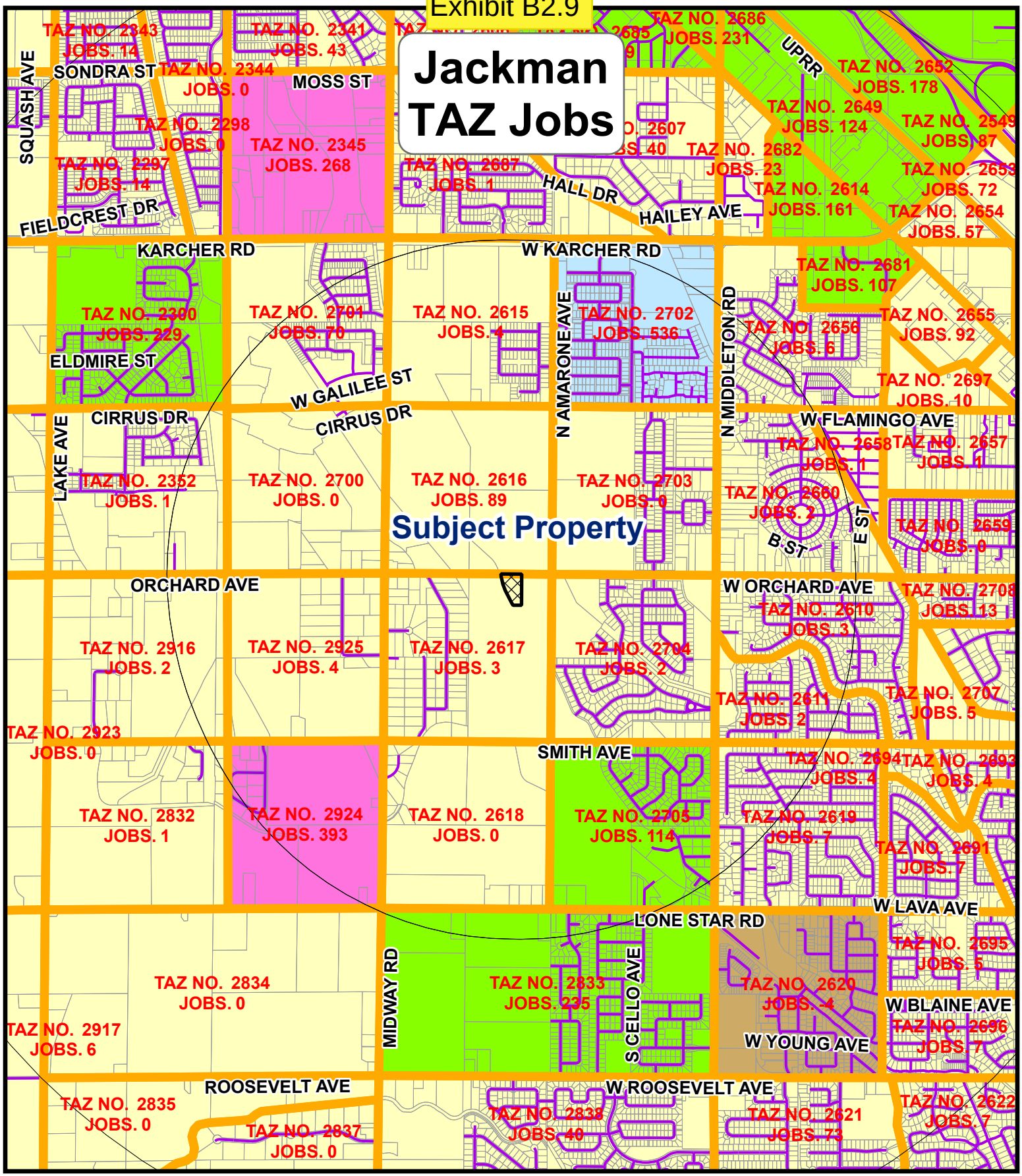

Jackman
TAZ Household
Subject Property
TAZ NO. 2343 HOUSEHOLD. 0
TAZ NO. 2341 HOUSEHOLD
TAZ NO. 2344 HOUSEHOLD. 0
TAZ NO. 2686 HOUSEHOLD. 0
TAZ NO. 2652 HOUSEHOLD. 0
TAZ NO. 2649 HOUSEHOLD. 0
TAZ NO. 2682 HOUSEHOLD. 3
TAZ NO. 2614 HOUSEHOLD. 0
TAZ NO. 2653 HOUSEHOLD. 0
TAZ NO. 2298 HOUSEHOLD. 11
TAZ NO. 2297 HOUSEHOLD. 148
TAZ NO. 2 HOUSEHOLD. 698
TAZ NO. 2687 HOUSEHOLD. 12
TAZ NO. 2681 HOUSEHOLD. 0
TAZ NO. 2300 HOUSEHOLD. 183
TAZ NO. 2701 HOUSEHOLD. 156
TAZ NO. 2615 HOUSEHOLD. 0
TAZ NO. 2702 HOUSEHOLD. 266
TAZ NO. 2656 HOUSEHOLD. 59
TAZ NO. 2697 HOUSEHOLD. 0
TAZ NO. 2655 HOUSEHOLD. 108
TAZ NO. 2352 HOUSEHOLD. 253
TAZ NO. 2700 HOUSEHOLD. 180
TAZ NO. 2616 HOUSEHOLD. 79
TAZ NO. 2703 HOUSEHOLD. 23
TAZ NO. 2658 HOUSEHOLD. 0
TAZ NO. 2657 HOUSEHOLD. 52
TAZ NO. 2660 HOUSEHOLD. 6
TAZ NO. 2659 HOUSEHOLD. 0
TAZ NO. 2916 HOUSEHOLD. 0
TAZ NO. 2925 HOUSEHOLD. 1
TAZ NO. 2617 HOUSEHOLD. 3
TAZ NO. 2704 HOUSEHOLD. 135
TAZ NO. 2708 HOUSEHOLD. 9
TAZ NO. 2610 HOUSEHOLD. 7
TAZ NO. 2707 HOUSEHOLD. 0
TAZ NO. 2611 HOUSEHOLD. 5
TAZ NO. 2923 HOUSEHOLD. 0
TAZ NO. 2832 HOUSEHOLD. 0
TAZ NO. 2924 HOUSEHOLD. 14
TAZ NO. 2618 HOUSEHOLD. 7
TAZ NO. 2705 HOUSEHOLD. 122
TAZ NO. 2693 HOUSEHOLD. 0
TAZ NO. 2694 HOUSEHOLD. 28
TAZ NO. 2619 HOUSEHOLD. 0
TAZ NO. 2691 HOUSEHOLD. 21
TAZ NO. 2834 HOUSEHOLD. 1
TAZ NO. 2833 HOUSEHOLD. 305
TAZ NO. 2695 HOUSEHOLD. 0
TAZ NO. 2620 HOUSEHOLD. 0
TAZ NO. 2917 HOUSEHOLD. 40
TAZ NO. 2696 HOUSEHOLD. 0
TAZ NO. 2835 HOUSEHOLD. 0
TAZ NO. 2837 HOUSEHOLD. 0
TAZ NO. 2838 HOUSEHOLD. 0
TAZ NO. 2621 HOUSEHOLD. 0
TAZ NO. 2622 HOUSEHOLD. 4
FIELDCREST DR
MOSS ST
KARCHER RD
W KARCHER RD
HALL DR
HAILEY AVE
I 84 EB
UPRR
W GLASSFORD ST
ELDMIRE ST
W GALILEE ST
W ANNATA ST
LEO DR
CIRRUS DR
W FLAMINGO AVE
B ST
E ST
N MIDDLETON RD
ORCHARD AVE
SMITH AVE
LAKE AVE
LONE STAR RD
W LAVA AVE
MIDWAY RD
S CELLO AVE
W BLAINE AVE
W YOUNG AVE
ROOSEVELT AVE
W ROOSEVELT AVE
WILSON PATHWAY
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles

Exhibit B2.9

Jackman TAZ Jobs



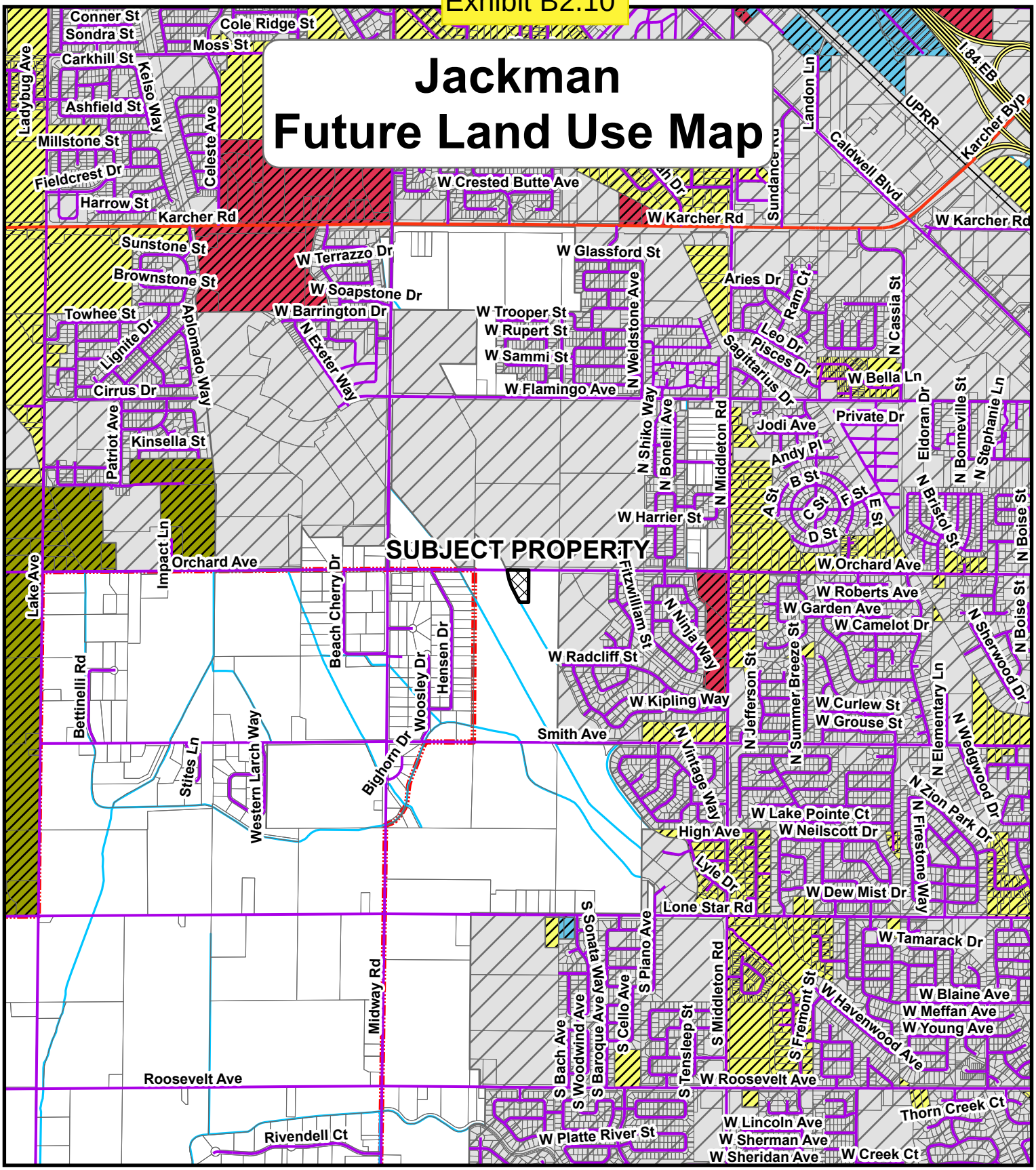
Jobs 2025-2050

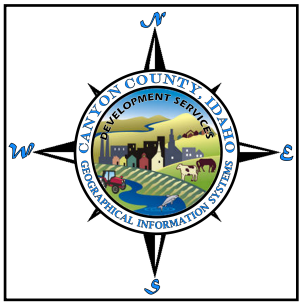
-1	251 - 500
0 - 100	501 - 1000
101 - 250	1001 - 2148

0 0.5 1 Miles

Exhibit B2.10

Jackman
Future Land Use Map





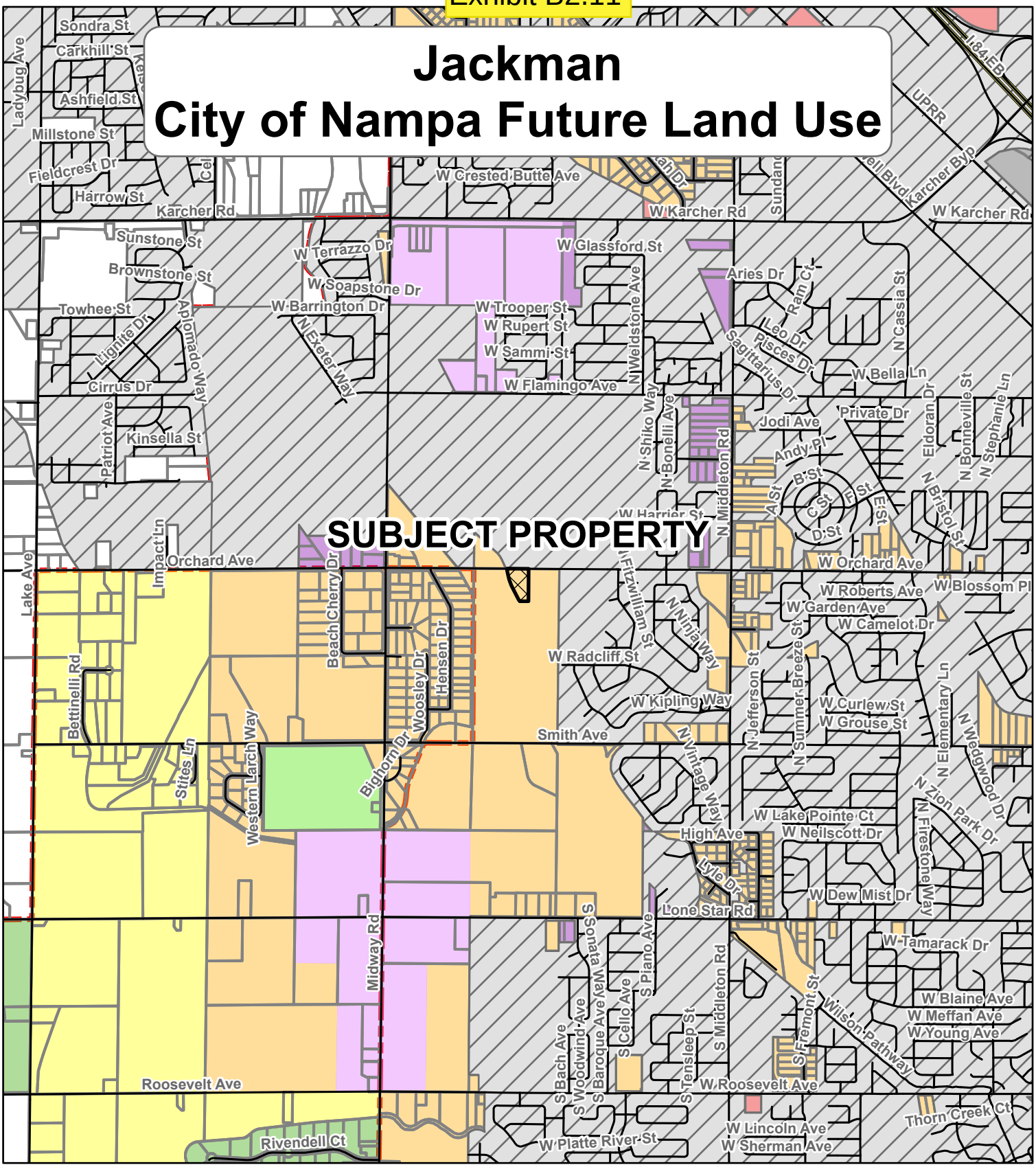
Future Land Use 2030

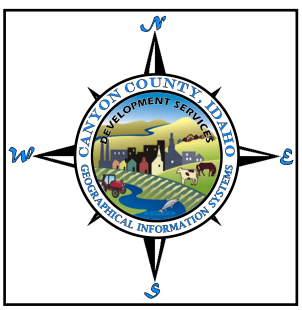
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B2.11

Jackman
City of Nampa Future Land Use





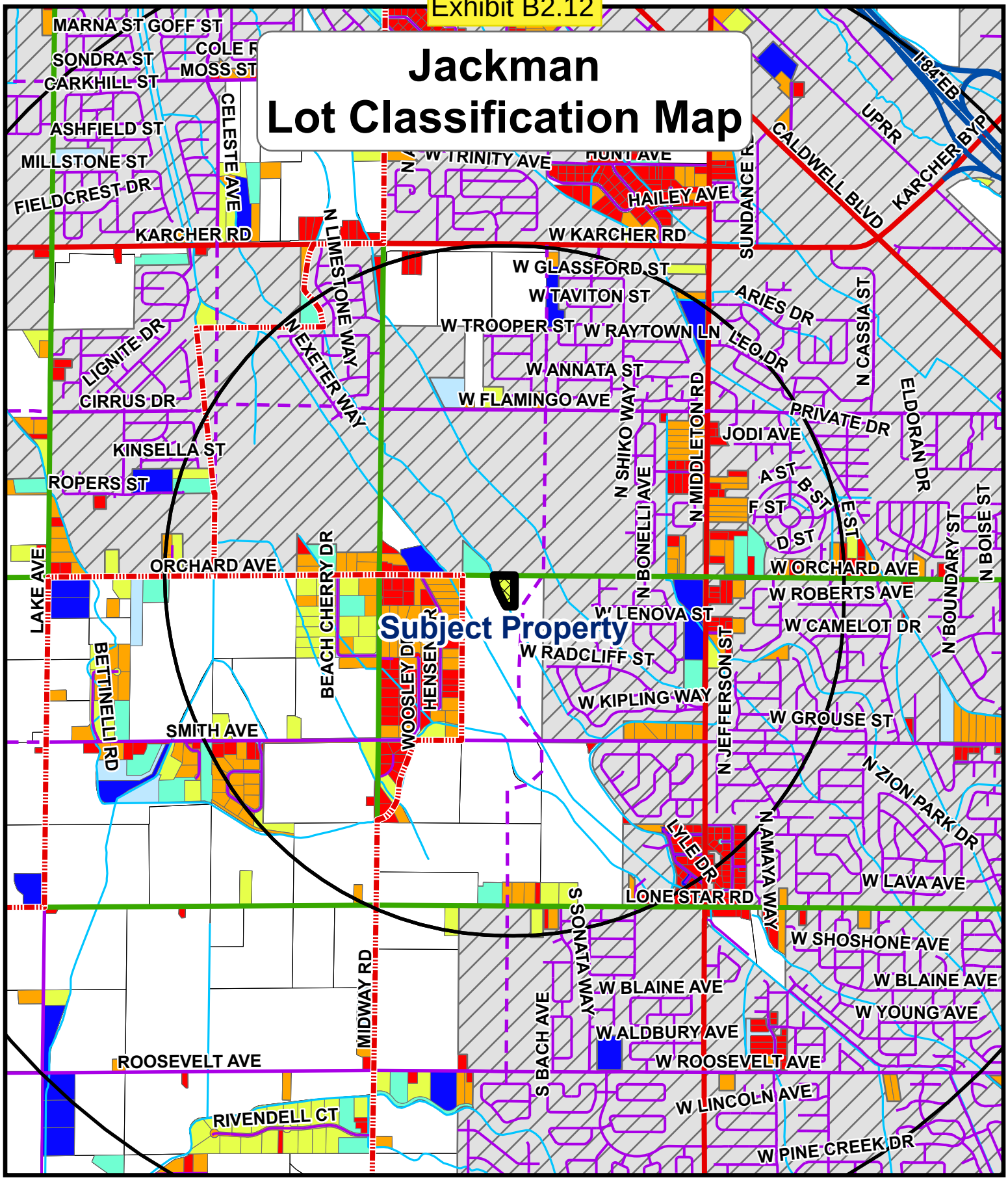
NampaCompPlan

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

0 0.25 0.5 Miles

Exhibit B2.12

Jackman
Lot Classification Map



Lot Size

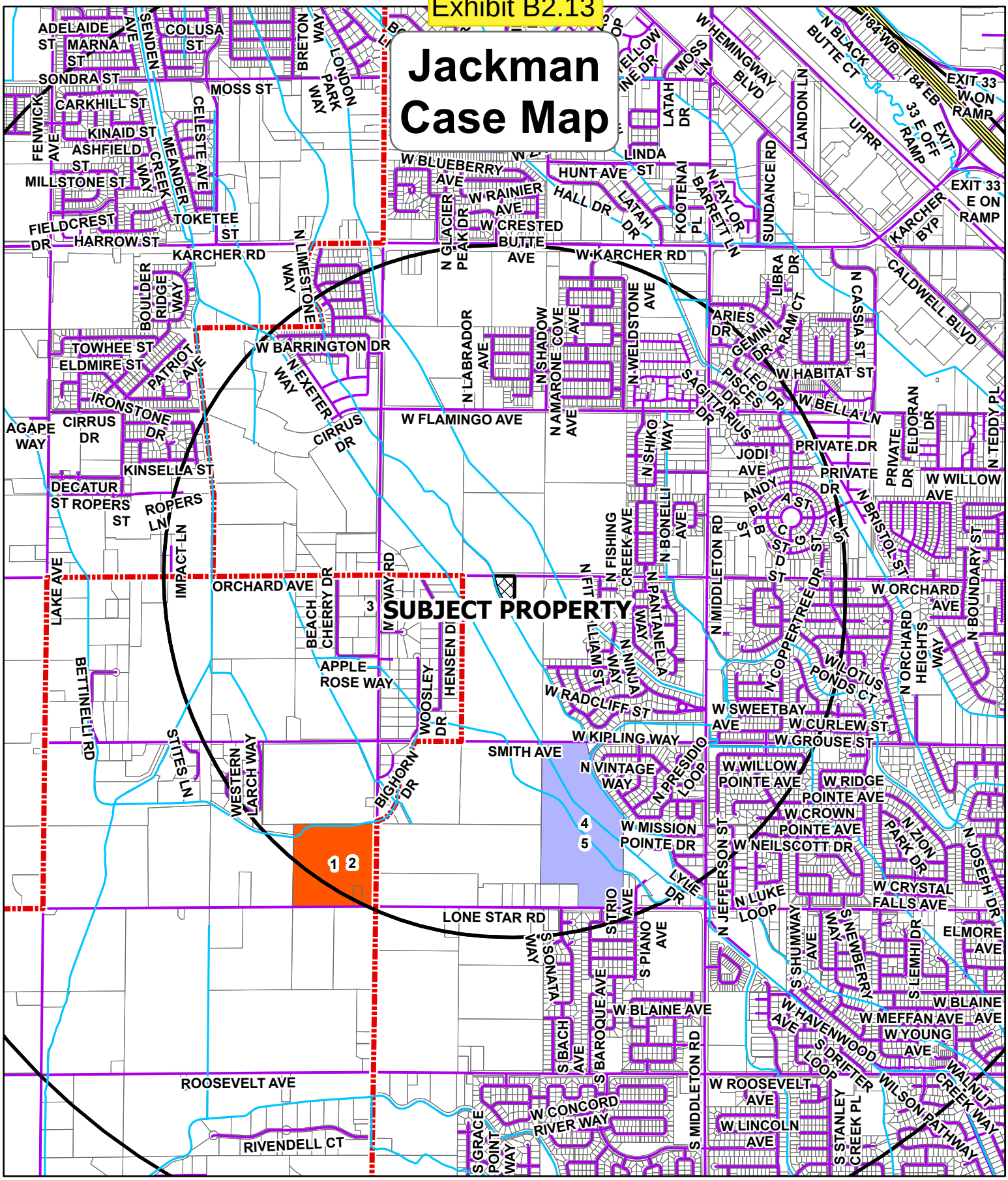
- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit B2.13

Jackman Case Map

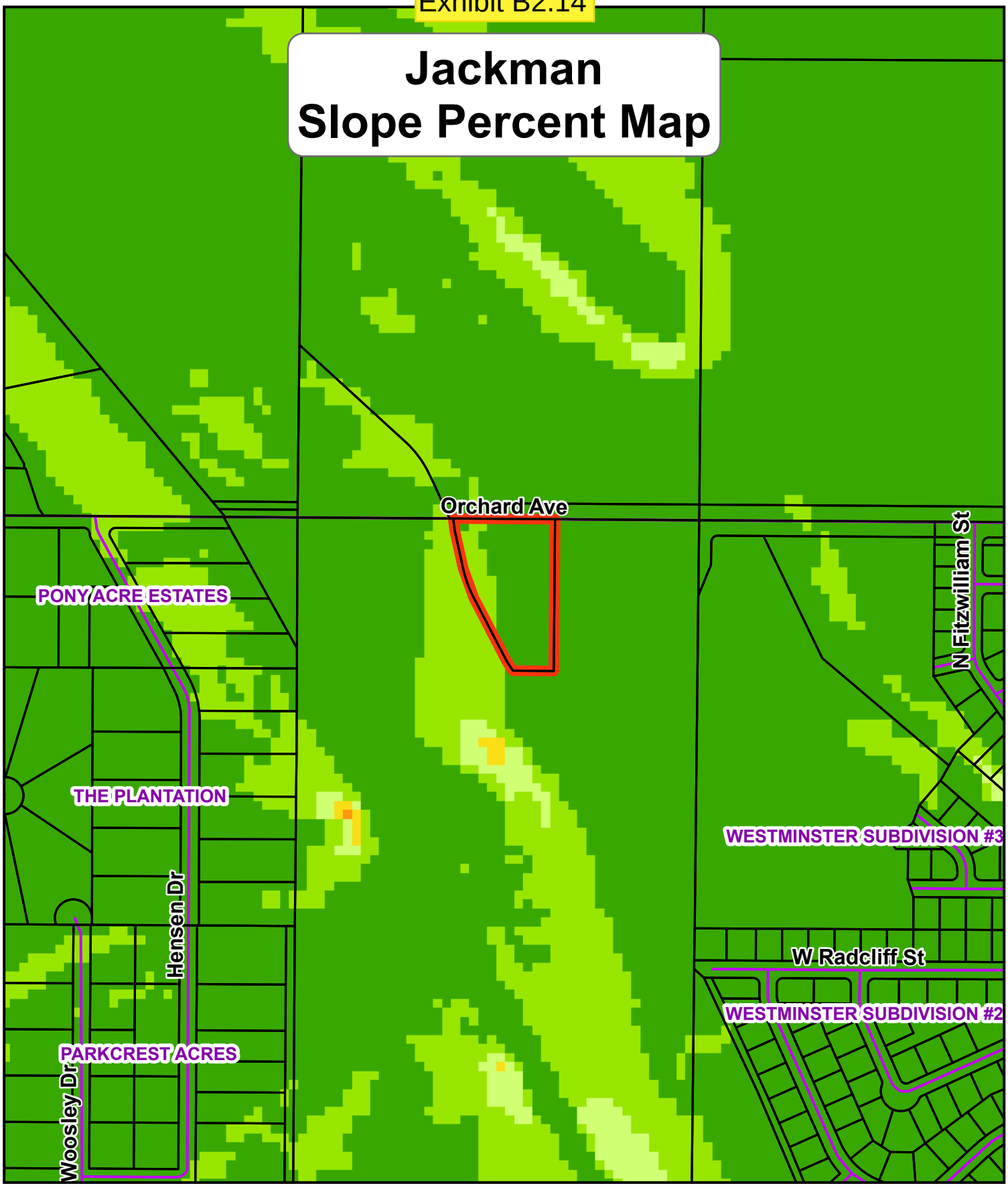


CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2020-0023	Rezone AG to R1	Exxex Holding VI, LLC	DENIED
2	SD2020-0042	Plat - Geneva Estates Sub	Geneva Estates Sub	DENIED
3	CU2025-0008	CUP - Staging Area	Mytroga	DENIED
4	CU2023-0005	Wireless Telecommuncations Facility	Wullner	DENIED
5	CU2023-0005-APL	Appeal denial of telecommunications facility	Wullner	DENIED

Exhibit B2.14

Jackman
Slope Percent Map



Slope Percent

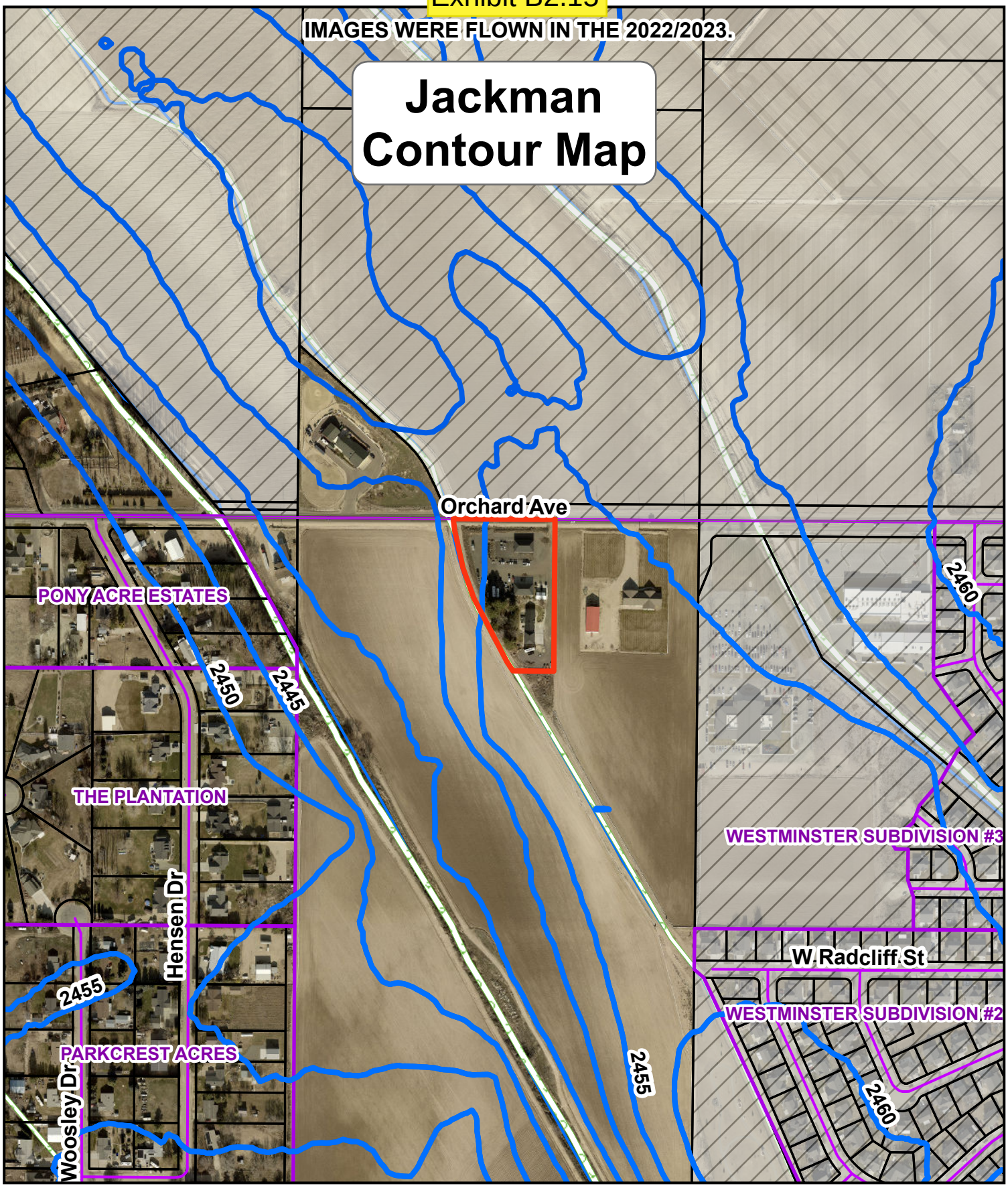
0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

0 200 400 600 Feet

Exhibit B2.15

IMAGES WERE FLOWN IN THE 2022/2023.

Jackman Contour Map



Legend

- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

0 200 400 600 Feet

EXHIBIT C

Site Visit Photos: May 14, 2026

Planning & Zoning Commission

Case # RZ2025-0001

Hearing Date: June 4th, 2026

Exhibit C: Site Photos Taken on May 14, 2026

Images 1 and 2 (top left and right): Taken on Orchard Ave facing west and east, respectively

Image 3 (bottom left): Taken on Orchard Ave showing entrance to property

Image 4 (bottom right): Taken on Orchard Ave showing berm at front.











Images 5 (top left): Shop near northern boundary of the property

Image 6 (right left): Fence near northern boundary of the property

Image 7 (bottom left): Shop in the middle of the property facing south

Image 8 (bottom right): Trailer and RV stored on the property near middle of the property facing southeast











Images 9 (top left): Showing trailer in front of shop near northern boundary

Image 10 (top right): Showing fence along eastern boundary from middle of property

Image 11 (bottom): Showing RV stored on the property and truck









Images 12 (top left): Single-family residence on site

Image 13 (top right): Garage/Shop next to Single-family residence on site

Image 14 (bottom left): Showing entrance to property from near southern property line

Image 15 (bottom right): Showing southern property line with fencing and trailers











EXHIBIT D

Agency Comments Received by: June 8, 2026

Planning & Zoning Commission

Case # RZ2025-0001

Hearing Date: June 4, 2026

Exhibit D1

Emily Bunn

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, May 5, 2026 6:22 AM
To: Emily Bunn
Subject: RE: [External] FW: Agency Notice RZ2025-0001 / Jackman

Good Morning Emily,

I don't believe we will need to see a TIS on this. Thanks for checking though.

Sincerely,

Eddy

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

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, May 4, 2026 4:45 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] FW: Agency Notice RZ2025-0001 / Jackman

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Eddy,

Currently, the applicant is restricting the uses to the following: manufacturing, assembling, fabricating, processing, packaging, repairing or storage uses, personal service shops, and a staging area. This is to cover the current operations occurring on site (tire business, vinyl wrapping business, and a UTV business that manufactures accessories on site with a CNC machine).

Let me know if these uses would constitute a traffic impact study, so if a study is required I can make sure to propose a condition capturing this.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, April 23, 2026 2:01 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] FW: Agency Notice RZ2025-0001 / Jackman

Hi Emily,

Ther only access they have to their property is the one at the eastern property boundary. The one at the west end is a ditch maintenance road for the irrigation district. It is not for use as their property access.

I don't show what uses he is asking for. If it's a home business or something like a contractor yard we typically wouldn't require a TIS. If it's a full blown business like a retail store or strip mall type of application we would require a TIS.

Hope that helps. Thanks for checking.

Thank you,

Eddy

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

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, April 23, 2026 1:49 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: FW: [External] FW: Agency Notice RZ2025-0001 / Jackman

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Hi Eddy,

I see the applicant has two (2) accesses on this property. Are both of these accesses are allowed? Also, with all the uses he is requesting, does this trigger a traffic impact study?

You can find the application here: https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/895

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, March 9, 2026 11:53 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] FW: Agency Notice RZ2025-0001 / Jackman

Good Morning Emily,

Nampa Highway District #1 requires a paved apron be installed on any commercial property/business property per Standard Drawing #ACCHD-106 in the ACCHD Standards Manual. I have attached a copy of the drawing for your convenience.

Let me know if you have any questions or comments.

Thank you,

Eddy

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, March 9, 2026 10:35 AM
To: watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; cstauffer@nsd131.org; dleon@nsd131.org; effingere@nampafire.org; prevention@nampafire.org; eddy@heritagewifi.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; brandy.walker@ForgedFiber37.com; eingram@idahopower.com;

easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; kirk@pioneerirrigation.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; 'gis@compassidaho.org' <gis@compassidaho.org>; d3development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Agency Notice RZ2025-0001 / Jackman

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/767. You are invited to provide written testimony or comments by **April 8, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

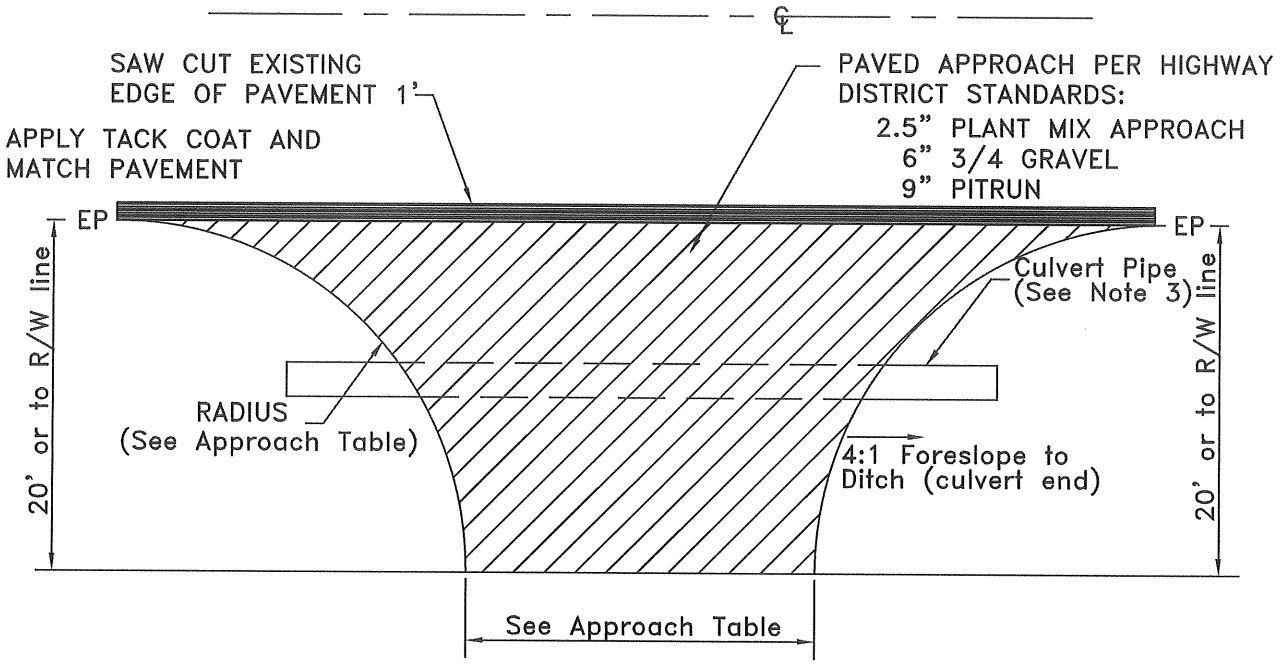
Caitlin Ross
Hearing Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

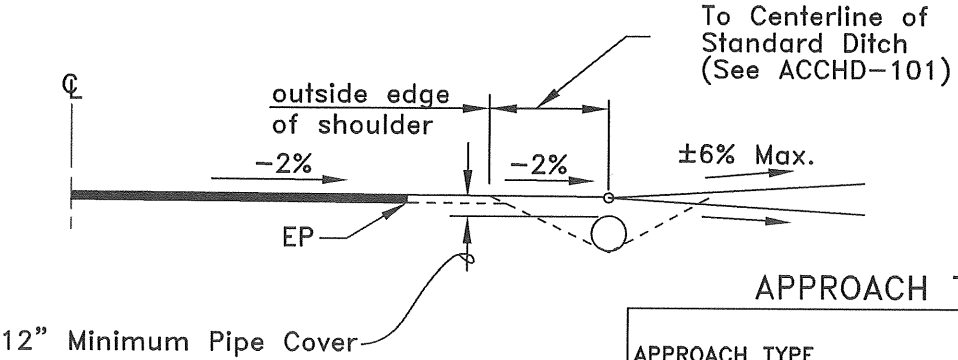
Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Exhibit D1.1





APPROACH TABLE

APPROACH TYPE	Appr. Width* Min.	Appr. Width* Max.	Min.** Radius
Residential, Three or More	24'	30'	20'
Commercial (One Way)	20'	30'	20'
Commercial (Two Way)	24'	40'	20'

* Does not include 2' gravel shoulder on each side of approach.

** Or based on applicable commercial design vehicle.

NOTES:

1. APPROACHES SPACING SHALL CONFORM TO SECTION 3000 OF THE ACCHD MANUAL.
2. INGRESS/EGRESS BY FORWARD MOTION ONLY.
3. CULVERT PIPE SHALL BE 12" MIN. DIAMETER. CULVERT PIPE SHALL EXTEND TO THE INTERSECTION OF THE DITCH LINE AND THE 4:1 APPROACH FORESLOPE. PIPE MATERIAL SHALL BE EITHER 0.064" THICK CORRUGATED STEEL, 0.060" CORRUGATED ALUMINUM OR CLASS V REINFORCED CONCRETE.

COMMERCIAL APPROACH AND ACCESS SERVING 3 OR MORE PROPERTIES

N.T.S.

STANDARD DRAWING No. ACCHD-106
CANYON COUNTY HIGHWAY DISTRICTS
CANYON COUNTY, IDAHO

REVISED 12/08

Exhibit D2

PLANNING AND ZONING DEPARTMENT

TO: Emily Bunn, Canyon County Development Services

DATE: March 9, 2026

FROM: Doug Critchfield, Principal Planner

RE: **Case No. RZ2025-0001:** The property owner, Jason Jackman, represented by Patty Clark, is requesting a conditional rezone of approximately 2.85 acres from the "A" (Agricultural) zone to the "CR-M-1" (Conditional Rezone –Light Industrial) zone. The subject property is located at 11583 Orchard Ave, Nampa, ID 83651 also referenced as Parcel R31482, a portion of the Northeast Quarter of the Northwest Quarter in Section 19, T3N, R2W, BM, Canyon County, Idaho.

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

Nampa provides the following comments:

1. The Property is in the 'Medium Density Residential' land use designation on the Nampa 2040 Comprehensive Plan Future Land Use Map.

2. The property is adjacent to Nampa City Limits on the north property boundary which makes the Property eligible for annexation into the City of Nampa.

3. The current land use of a staging area and commercial vehicle parking on the Property is incompatible with the 'Medium Density Residential Land Use' designation.

4. The appropriate land use for the Property is medium density residential development.

Nampa opposes this application due to its incompatibility with the Nampa Future Land Use Map designation of 'Medium Density Residential'.

Sincerely,

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

EDC/file

Exhibit D3

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, March 9, 2026 4:33 PM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice RZ2025-0001 / Jackman
Attachments: Pre.Development.Notes.Signed.11.08.2024.pdf

Hi Emily,

As requested, please see the responses to the questions provided below.

1.) Will a Nutrient Pathogen Study be required? **This project does not require a Nutrient Pathogen Study if wastewater flows do not meet or exceed 600 gallons per day which will be based on the wastewater estimates outlined in the letter of intended use.**
2.) Will adequate sanitary systems be provided to accommodate the use? **May need to apply for a septic system to expand the existing septic system or install a new one.**
3.) Any concerns about the use or request for variance? If so, are there any conditions or mitigation measures recommended to ensure the use or requested variance minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, March 9, 2026 10:35 AM
To: watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; cstauffer@nsd131.org; dleon@nsd131.org; effingere@nampafire.org; prevention@nampafire.org; eddy@heritagewifi.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; brandy.walker@ForgedFiber37.com;

eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; kirk@pioneerirrigation.com; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; d3development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Agency Notice RZ2025-0001 / Jackman

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/767. You are invited to provide written testimony or comments by **April 8, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

Caitlin Ross
Hearing Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Exhibit D3.1

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

Name of Development: Windshield Repair Business
Applicant: Patty Clark, w/Timberline Surveying
P.E./P.G.:
All others in Attendance:

EHS #'s 035 Date 11/08/24

Number of Lots or Flow: 1 Acreage of Proposed Development: 2.85
Location of Development: 11583 Orchard Ave
Nampa, ID 83687
R31482000 0

Project in Area of Concern: N/A Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: Not required

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

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

Additional Comments: Applicant discussed with SWDH the proposal for a conditional use permit to rezone from agricultural to commerical on 2.85 acres. The existing windshield repair business (light auto shop) operates with two (2) employees with one employee restroom and a small office. The property is in a designated Nitrate Priority Area but does not meet all the criteria for an N-P study. Currently, the existing house and the shop is connected to the existing septic system. Currently, there are no records for the sizing of the existing septic system to determine whether the it can accommodate wastewater flows from the shop. May request a letter of intended use outlining the type of business served, quantity of wastewater flow to the septic system, and the number of employees within the business. Applicant may need to apply for a septic permit to expand the existing septic system if determined it is not sized large enough accommodate the use of the shop. 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.

1008 E. Locust
Emmett 83617
365-6371
FAX 365-4729

1155 Third Ave., N.
Payette 83661
642-9321
FAX 642-5098

46 W. Court
Weiser 83672
549-2370
FAX 549-2371

824 S. Diamond St.
Nampa 83686
465-8402
FAX 442-2809

Exhibit D4

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

March 16, 2026

Emily Bunn, Principal Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
Emily.bunn@canyoncounty.id.gov

Subject: Agency Notice RZ2025-0001 / Jackman

Dear Emily Bunn:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. **AIR QUALITY**
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
     For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
   - IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
   - For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.
2. **WATEWATER AND RECYLED WATER**
   - DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
   - IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. **SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**
   - **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
   - **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
   - **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
   - **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
   - For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. **ADDITIONAL NOTES**
    - If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

Exhibit D5

Emily Bunn

From: Caitlin Ross
Sent: Tuesday, March 17, 2026 8:58 AM
To: Emily Bunn
Subject: FW: [External] RE: Agency Notice RZ2025-0001 / Jackman

FYI – thanks!

Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, March 17, 2026 8:37 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice RZ2025-0001 / Jackman

Hello,

After careful review of the transmittal submitted to ITD on March 9, 2026, regarding, 11583 Orchard Ave, Nampa/Jackman, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, March 9, 2026 10:35 AM
To: watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; cstauffer@nsd131.org; dleon@nsd131.org; effingere@nampafire.org; prevention@nampafire.org; eddy@heritagewifi.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; kirk@pioneerirrigation.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Agency Notice RZ2025-0001 / Jackman

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.

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/767. You are invited to provide written testimony or comments by **April 8, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

Caitlin Ross
Hearing Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Exhibit D6

Emily Bunn

From: Elijah Effinger <effingere@nampafire.org>
Sent: Tuesday, March 31, 2026 1:49 PM
To: Emily Bunn
Subject: [External] Jackman RZ2025-0001

The Nampa Fire Protection District does not oppose this request and does not have any additional comments or conditions at this time.

Elijah Effinger
Deputy Fire Marshal
C: 208-919-1313
effingere@nampafire.org

Exhibit D6.1

Emily Bunn

From: Elijah Effinger <effingere@nampafire.org>
Sent: Wednesday, May 20, 2026 2:50 PM
To: Emily Bunn
Subject: [External] RZ2025-0001

Nampa Fire Protection District does not approve of this rezone as requested due to the following reason. NFD does not know what the business occupancy is classified as and therefore cannot properly perform a plan review analysis to ensure proper life safety review. The application does not provide enough information for NFD to be satisfied with allowing the following uses to occur at the property: manufacturing, assembling, fabricating, processing, packing, repairing or storage uses.

Thank You.

Elijah Effinger
Deputy Fire Marshal
C: 208-919-1313
effingere@nampafire.org

Exhibit D6.2

Emily Bunn

From: Elijah Effinger <effingere@nampafire.org>
Sent: Thursday, May 21, 2026 1:32 PM
To: Emily Bunn
Subject: [External] Jackman RZ2025-0001

Emily,

DFM Michael Bright and I performed a site visit today with Jason Jackman. After reviewing what kind of businesses, he is running out of the shop, and after observing his proper use of the C-N-C Machine and proper dust collection, as well as the storage of vinyl rolls. It is our opinion that his business should be classified as an F-2 and therefore would not need any fire sprinkler protection or fire alarms. He does have proper exiting and fire extinguishers in place, and there is proper fire apparatus road access around the building.

Nampa Fire does not oppose the requested rezoning application as submitted. Thank You.

Elijah Effinger
Deputy Fire Marshal
C: 208-919-1313
effingere@nampafire.org

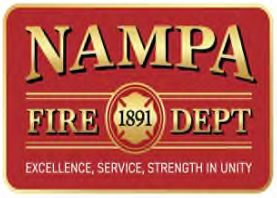


Exhibit D7

Emily Bunn

From: Lucy Ostyn
Sent: Tuesday, April 21, 2026 4:15 PM
To: Emily Bunn
Cc: Tom Crosby; Kathy Husted
Subject: RZ2025-0001 Bldg Comments
Attachments: Xerox Scan_04212026152111.pdf

Emily,

Attached is a history of the building permits on site. I did find an unpermitted structure that appeared sometime in 2016/2017 that wasn't commented on by previous staff. This will need to be rectified.

Any structure that they propose to use for their business will require a commercial change of occupancy permit.

- I spoke with Tom regarding the defaced C of O on BP2024-0521 (fire repair to existing shop). He relayed to me that it is ok to sit this way but if they wish to use that structure for their business, an engineer sign off will be required for the unverified shear at the time of the change of occupancy permit.
- If they continue to store tires after your approval, Fire District approval/comment will be required at the time of the change of occupancy permit.

Thank you,

Lucy Ostyn
Permitting Supervisor
lucy.ostyn@canyoncounty.id.gov
(208)455-5961
Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

Exhibit D7.1


Orchard Ave
R31482
3N2W19
11583 Orchard Ave
Bp2022-1752 ✓
original
Bp2024-0521
fire repair, no
C of O (defaced)
Bp2023-0331 ✓
unpermitted
approx 2016/17
1980 dwelling
Bp2024-0030 ✓

Exhibit D8

11583 ORCHARD AV. NAMPA ID.

PARCEL # R31482

ZONING AG

VIOLATIONS: PN- TIRES / ZONING- EXP'D BUILDING PERMIT AND LAND USE VIOLATION

07-11-2024 CASE OPENED

07-10-2024 INITIAL INSPECTION CONDUCTED. CONFIRMED THE PN AND ZONING VIOLATIONS.

10-31-2024 PO HAD AN AGENT CONTACT CODE OFFICE AND P&Z. AGENT TOLD PLANNER THEY WERE LOOKING INTO REZONING THE PROPERTY.

01-08-2025 SITE CHECK VIOLATIONS REMAIN.

01-29-2025 CONDITIONAL REZONE APPLIED FOR.

03-06-2025 BUILDING PERMIT EXPIRED/NOT APPROVED FOR FIRE DAMAGED AND SINCE REPAIRED SHOP.

10-28-2025 OFF. HACKNEY TOOK OVER THE INVESTIGATION. SITE CHECK AND VIOLATIONS REMAIN.

11-06-2025 2ND FINAL NOV/ INTENT TO CONC SENT.

01-27-2026 PER P&Z PO CHANGED ZONING REQUEST FROM COMERCIAL TO M-1. TOO MUCH TIME PASSING WITHOUT PROGRESS. CERTIFICATE OF NON-COMPLIANCE IS FOR THE PN TIRES AND ZONING EXP'D BUILDING PERMIT.

02-11-2026 FOLLOW UP INSPECTION CONDUCTED FROM THE PUBLIC ROW. VIOLATIONS REMAIN. PHOTOS ADDED.

04-14-2026 OFF. HACKNEY CONDUCTED AN INSPECTION FROM THE PUBLIC ROW. THE TIRE VIOLATION HAS BEEN ABATED. THE EXPIRED BUILDING PERMIT REMAINS OUTSTANDING CERTIFICATE OF NON-COMPLIANCE ISSUE.

Exhibit D8.1

Emily Bunn

From: Kathy Husted
Sent: Wednesday, May 13, 2026 2:50 PM
To: Emily Bunn
Cc: Jason Hackney
Subject: 11583 Orchard - RZ2025-0001
Attachments: CoNC Invoice - 11583 Orchard Ave..pdf

With respect to subject property and RZ2025-0001 scheduled for hearing on 6/4/2026, please be advised that as of today's date (5/13/2026), the Admin Fee of $500 for the Certificate of Noncompliance is unpaid. The invoice was sent to the property owner on 2/25/2026 – copy attached.

Please let me know if you need additional information.
Thank you,
Kathy

Kathleen Husted
Code Enforcement Admin
kathy.husted@canyoncounty.id.gov
CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
www.canyoncounty.id.gov
Office: 208-402-4165/Direct: 208-454-7461
111 North 11th Avenue #310 – Caldwell ID 83604
Office Hours:
Monday, Tuesday, Thursday and Friday 8am – 5pm
Wednesday 1pm – 5pm

Exhibit D8.2

Canyon County Development Services
111 N. 11th Ave. Ste. 310
Caldwell, ID 83605
Phone: 208-402-4162

INVOICE

INVOICE # CDEF2024-0150
DATE: FEBRUARY 25, 2026

TO:
Jason M. Jackman
11583 Orchard Ave.
Nampa, ID 83651

FOR:
Certificate of Non-Compliance
11583 Orchard Ave., Nampa, ID 83651
Parcel No. R31482

DESCRIPTION	AMOUNT
Administrative Fee	$ 500.00
Due upon Receipt	
TOTAL	$ 500.00

Make all checks payable to:
Canyon County Development Services

Send payments to:
Canyon County – DSD
Attention: Jennifer Almeida
111 North 11th Avenue - #310
Caldwell, ID 83605

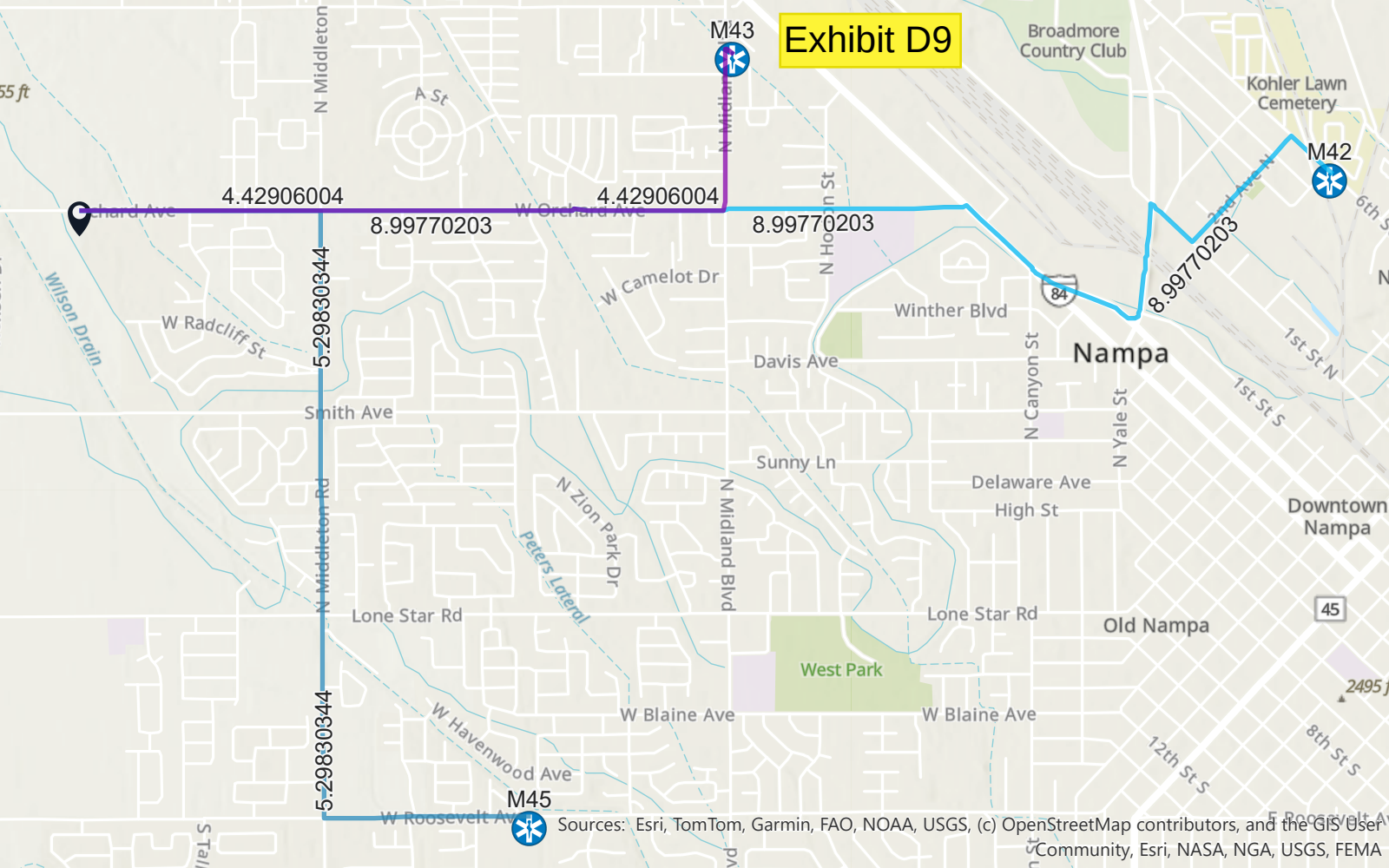

Exhibit D9
M43
M42
M45
4.42906004
8.99770203
4.42906004
8.99770203
5.29830344
5.29830344
8.99770203
N Middleton Rd
N Midland Blvd
W Orchard Ave
W Camelot Dr
Wilson Drain
W Radcliff St
Smith Ave
Davis Ave
Winther Blvd
Nampa
N Canyon St
N Yale St
1st St S
1st St N
Sunny Ln
Delaware Ave
High St
Downtown Nampa
N Zion Park Dr
Peters Lateral
Lone Star Rd
West Park
Old Nampa
W Blaine Ave
W Havenwood Ave
W Roosevelt Ave
Broadmore Country Club
Kohler Lawn Cemetery
N Hoskin St
A St
84
45
12th St S
8th St S
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

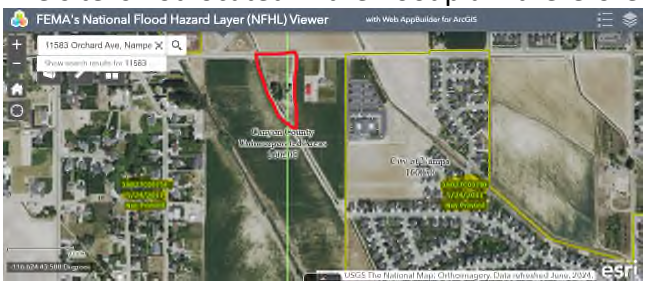
Exhibit D10

Emily Bunn

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Monday, May 4, 2026 2:37 PM
To: Emily Bunn
Subject: [External] re: Legal Notice RZ2025-0001 / Jackman - 11583 Orchard Ave, Nampa
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Emily,

The site is not located in the floodplain therefore I have no comments.



I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.

Thank you,
Maureen O'Shea, CFM
Floodplain Specialist
Idaho Dept. of Water Resources
322 E. Front Street, PO Box 83720,
Boise, ID 83720-0098
Office # 208-287-4928
Cell # 208-830-4174
Maureen.OShea@idwr.idaho.gov
https://www.idwr.idaho.gov/floods/

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 30, 2026 11:14 AM
To: rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; dgeyer@cityofcaldwell.org; jdodson@cityofcaldwell.org; mbessaw@cityofcaldwell.org; amy@civildynamics.net; alicep@cityofhomedale.org; jgreen@marsingcity.com; mayor@cityofmelba.org; cityclerk@cityofmelba.org; jhutchison@middletoncity.org; mhobbs@middletoncity.org; rstewart@middletoncity.org; sellersr@cityofnampa.us; watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; notuscityclerk@gmail.com; clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; snickel@staridaho.org; jmckillican@cityofwilder.org; kbagley@cityofwilder.org; casanderson@caldwellschools.org; nicmiller@cwi.edu; ddenney@homedaleschools.org; bgraves@kunaschools.org; tejensen@kunaschools.org; nstewart@marsingschools.org; sadams@melbaschools.org; Horner.Marci@westada.org; lpennington@msd134.org; mgee@msd134.org; cstauffer@nsd131.org; dleon@nsd131.org; colesr@notusschools.org; tkelly@parmaschools.org; jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; lshoemaker@wilderschools.org; lrichard@cityofcaldwell.org; Alan Perry <aperry@cityofcaldwell.org>; homedalefd@gmail.com; tlawrence@kunafire.com; Office@KunaFire.com; marsingfiredistrict@yahoo.com; marsingruralfire@gmail.com;

brian.mccormack@melbafire.id.gov; kenny.hoagland@melbafire.id.gov; vislas@starfirerescue.org; permits@starfirerescue.org; eddy@heritagewifi.com; effingere@nampafire.org; prevention@nampafire.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; permits@starfirerescue.org; eddy@heritagewifi.com; wfdchief@wilderfire.org; jmaloney@wilderfire.org; Knute Sandahl <Knute.Sandahl@doi.idaho.gov>; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; bobw@gghd3.org; office@gghd3.org; eddy@nampahighway1.com; gwatkins@nphd.net; admin1@kunalibrary.org; admin2@kunalibrary.org; lizardbuttelibrary@yahoo.com; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; developmentreview@blackcanyonirrigation.com; carl@blackcanyonirrigation.com; dpopoff@rh2.com; aflavel.bkirrdist@gmail.com; tritthaler@boiseproject.org; gashley@boiseproject.org; irr.water.3@gmail.com; kchamberlain.fcdc@gmail.com; office@idcpas.com; fcdc1875@gmail.com; farmers.union.ditch@gmail.com; irr.water.3@gmail.com; wilders04@msn.com; irrigation.mm.mi@gmail.com; tammy.middletonirrigation@gmail.com; nmid@nmid.org; eolvera@nmid.org; nyirrigation@nyid.org; kirk@pioneerirrigation.com; sheepmama25@gmail.com; fcdc1875@gmail.com; fcdc1875@gmail.com; Mack@settlersirrigation.org; kchamberlain.fcdc@gmail.com; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; anthony.lee@phd3.idaho.gov; wilderirrigation10@gmail.com; drain.dist.2@gmail.com; bryce@sawtoothlaw.com; scott_sbi@outlook.com; farmerhouston@gmail.com; projectmgr <projectmgr@boiseriver.org>; testrada@starswd.com; jlucas@achdidaho.org; clittle@achdidaho.org; brentc@brownbuscompany.com; gis@compassidaho.org; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; ITDD3PERMITS@ITD.IDAHO.GOV; Airport.Planning@itd.idaho.gov; webmaster@valleyregionaltransit.org; smm5156@gmail.com; deb0815@yahoo.com; kunacemetery@gmail.com; 3tjj@frontiernet.net; melbacemetery@gmail.com; middletoncemdist13@gmail.com; ann_jacops@hotmail.com; prchuston@gmail.com; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; tryska7307@gmail.com; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; roger@amgidaho.com; Historic Preservation (Canyon County Parks) <pr.historicpreservation@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; middletown.rich@gmail.com; Jim Lunders <jlunders@2cmad.org>; jshoemaker@blm.gov; MGRodriguez@usbr.gov; edward_owens@fws.gov; BRO Admin <BRO.Admin@deq.idaho.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>; IDWR File <file@idwr.idaho.gov>; smith.carolyn.d@epa.gov; John.Graves@fema.dhs.gov; idahoaaa@gmail.com; Zlathim@IDL.idaho.gov; Flack,Brandon <brandon.flack@idfg.idaho.gov>; Aubrie.Hunt@dhw.idaho.gov; Tricia Canaday <Tricia.Canaday@ishs.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Patricia Hoffman <Patricia.Hoffman@ishs.idaho.gov>; Stevie Harris <Stevie.Harris@ISDA.IDAHO.GOV>; Laura Johnson <Laura.Johnson@ISDA.IDAHO.GOV>; tate.walters@id.usda.gov; shawn.cafferty@usda.gov; noe.ramirez@usda.gov; cenww-rd-boi-tv@usace.army.mil; laura.j.freedman@usps.gov; Rakesh.N.Dewan@usps.gov; Chad.M.Franklin@usps.gov; Melvin.B.Norton@usps.gov; Tammi.L.Barth@usps.gov; henry.medel@usps.gov; Khrista.M.Holman@usps.gov; Rochelle.Fuquay@usps.gov; leroy.eyler@usps.gov; marc.c.boyer@usps.gov; mhuff@co.owyhee.id.us; gmprdjennifer@gmail.com; lisaitano@me.com; scott@fccnw.com; srcsbinfo@gmail.com; tottens@amsidaho.com; melvin.b.norton@usps.gov; scott.hauser@usrtf.org; info@destinationcaldwell.com; makline2@marathonpetroleum.com; tammie@fareidaho.org; news@kboi2.com; news@kivitv.com; ktvbnews@ktvb.com; 670@kboi.com; Newsroom <newsroom@idahopress.com>; middletonexpress1@gmail.com; rmorgan@kellerassociates.com
Subject: Legal Notice RZ2025-0001 / Jackman

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.

Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media. A copy of the application can be found on our Land Hearings website at Land Hearings | Canyon County.

No response is required from your agency unless you have input on the proposed project.

Contact the planner of record, **Emily Bunn** at emily.bunn@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,

Caitlin Ross
Hearing Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

EXHIBIT E

DRAFT – Findings of Fact, Conclusions of Law & Order (FCOs)

Planning & Zoning Commission

Case # RZ2025-0001

Hearing Date: June 4, 2026

PLANNING AND ZONING COMMISSION

DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Jackman – RZ2025-0001

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of approximately 2.85 acres from the "A" (Agricultural) zone to the "CR-M-1" (Conditional Rezone –Light Industrial) zone.
2) The request includes a development agreement restricting the development to the following uses: manufacturing, assembling, fabricating, processing, packing, repairing, storage uses, a personal service shop, and a staging area. The applicant has also proposed restricting the hours of operation from 8:00 a.m. to 5:00 p.m. and constructing a site-obscuring fence along the northern boundary of the property to obscure the business operations on site.

[Case RZ2025-0001: Address 11583 Orchard Ave, Nampa, ID 83651 (Parcel R31482), a portion of the Northeast Quarter of the Northwest Quarter in Section 19, T3N, R2W, BM, Canyon County, Idaho]

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File RZ2025-0001.

      1. All exhibits can be found in the case staff report dated June 4, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-11-03(2) (Area of City Impact Agreement), and §67-6519 (Application Granting Process).

   a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.

   b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCCO §07-06-07(1).

   c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCCO §07-05-01

2.	The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.
3.	The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.
4.	The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5.	Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, RZ2025-0001, was presented at a public hearing before the Canyon County Planning and Zoning Commission on June 4, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
No	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is <u>not</u> generally consistent with the Comprehensive Plan. The Future Land Use Plan in the 2030 Canyon County Comprehensive Plan designates the parcel as "agriculture" (**Staff Report Exhibit B2.10**). "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value" (Page 25, 2030 Comprehensive Plan). The 2030 Canyon County Comprehensive Plan does not promote industrial growth in the area. There is a commercial future land use designation 0.50 miles to the east along Middleton Road (this area has largely not been rezoned to commercial), but no industrial uses are located nearby to demonstrate this area is trending to contain industrial uses. City of Nampa's limits are touching on the northern boundary. City of Nampa's comment letter states the property is in the "Medium Density Residential" land use designation in Nampa's 2040 Comprehensive Plan Future Land Use Map and "…the current land use of a staging area and commercial vehicle parking on the property on the Property is incompatible with the 'Medium Density Residential Land Use' designation" (**Staff Report Exhibit D2**). Due to the incompatibilities with Nampa's Future Land Use designation, the City opposes this application (**Staff Report Exhibit D2**). The conditional rezone request is also not in general conformance with the following policies and goals contained within the 2030 Canyon County Comprehensive Plan: • **<u>Population G2.02.00</u>**: "Promote housing, business, and service types needed to meet the demand of the future and existing population." o The Traffic Analysis Zone (TAZ) does not forecast this as a significant growth area for jobs between 2025 and 2050 (it shows an increase of 3 jobs by 2050) (**Staff Report Exhibit**		

B2.9). The TAZ is used by COMPASS (Community Planning Association) as a tool to plan funding for future transportation needs.

- **Economic Development 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."
  - The County identifies the area for agriculture and the City of Nampa calls for residential growth, not industrial growth (**Staff Report Exhibits B2.10 and B2.11**).
- **Land Use & Community Design P4.03.01**: Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.
  - The County identifies the area for agriculture and the City of Nampa calls for residential growth, not industrial growth (**Staff Report Exhibits B2.10 and B2.11**).
- **Land Use & Community Design P4.03.02**: Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
  - The County identifies the area for agriculture and the City of Nampa calls for residential growth, not industrial growth (**Staff Report Exhibits B2.10 and B2.11**).

Criteria Met?	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
No		

Analysis

In consideration of the surrounding land uses, the proposed conditional zone change to Light Industrial (M-1) is not more appropriate than the current zoning designation of Agricultural (A).

The predominate land uses in the vicinity of the subject property consistent of residential and agricultural uses. Residential properties of varying lot sizes are found to the northeast, west, east, and southeast. The lot sizes vary in this area due to the high-density subdivisions located within city limits mainly found to the north, east, and southeast and the larger county subdivisions found to the west. There are also properties found in agricultural production to the north, northwest, northeast and immediately to the south. (**Staff Report Exhibits B2.1, B2.3, and B2.6**). There is a coffee shop located 0.5 miles to the east along N Middleton Road, but there are no other approved commercial or industrial uses in the vicinity that are similar to the applicant's request.

The City of Nampa's are touching on the north boundary of the subject property and city limits are also found to the north, east, and south. Many of these annexed properties have either been developed into high-density residential subdivisions or are currently in the platting process with the City of Nampa. The number of lots in each subdivision in platting is between 10-421 lots, which will further trend the character of the area towards being residential (**Staff Report Exhibit B2.6)**

Pursuant to CCCO §07-10-25 (5), the purpose of the M-1 (Light Industrial) Zone is to provide for and encourage the grouping together of light industrial uses capable of being operated under such standards as to location and appearance of buildings and the treatment of the land about them so that they will be unobtrusive and not detrimental to surrounding commercial or residential uses. Due to the residential uses currently planned and located within this area, the land use patterns do not support industrial uses in this area at this time.

Existing Conditions Within 1-Mile of the Subject Property (Staff Report Exhibits B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N, NE, NW	Agricultural and Residential Uses	City of Nampa Limits and A	R-1
S, SE, and SW	Agricultural, Residential Uses	A	R-1
E	Residential Uses with some scattered Commercial Uses		

DRAFT

	W	Agricultural and Residential Uses	A	

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

Surrounding Land Use Cases in the Last 5-Years (Staff Report Exhibit B2.13):

1. RZ2020-0023 and SD2020-0042 – Rezone from A to R-1 and Preliminary Plat for Geneva Estates Subdivision– Denied
2. CU2025-0008 – Staging Area (Mytroga) – Denied
3. CU2023-0005 – Wireless Telecommunications Facility (Wullner) – Denied
4. CU2023-0005-APL – Wireless Telecommunications Facility (Wullner) - Denied

Criteria Met?	3	Is the proposed conditional rezone compatible with surrounding land uses?
No		

Analysis

The proposed conditional rezone to M-1 is not compatible with surrounding land uses.

Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.

The proposed conditional rezone is not compatible with the surrounding land uses. The area surrounding the property is characterized primarily by residential development and agricultural uses. Within 1-mile of the subject property, there are 65 subdivisions with an average parcel size of 0.35 acres and 8 subdivisions in the platting process with an average lot size of 0.24 acres. Within the 600-foot notification distance, the average parcel size and median parcel size are 26.76 acres and 16.19 acres, respectively. The number of residential lots located in this area and that are planned in the future demonstrate this area is becoming more residential in nature, while the 600-feet notification distance shows the agricultural operations that exist within the area (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.12**). Introducing industrial and commercial uses to the area may disrupt the residential quality of life with increased noise and traffic especially with no other zone helping transition between the uses.

Criteria Met?	4	Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
No		

Analysis

The proposed conditional rezone will negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below.

Character of the Area:
The character of the area is primarily residential and agricultural in nature. Residential properties of varying lot sizes are found to the northeast, west, east, and southeast. The lot sizes vary due to both city and county subdivisions located within the area. There are also properties found in agricultural production to the north, northwest, northeast and immediately to the south. The City of Nampa's limits are touching on the north boundary of the subject property and city limits are also found to the north, east, and south. Many of these annexed properties have either been developed into high-density residential subdivisions or are currently in the platting process with the City of Nampa. There are no other approved industrial uses in the vicinity that are similar to the applicant's request (**Staff Report Exhibits B2.1, B2.3, B2.6, B2.12, and B2.13**)

The following measures will be implemented to mitigate the impact:
The applicant has agreed to enter into a development agreement to place conditions on the development in an effort to potentially mitigate impacts. The applicant is proposing to restrict the uses to manufacturing, assembling, fabricating, processing, packaging, repairing, storage uses, personal service shop, and a staging area (**Staff Report Exhibits A2 and A8**). The applicant has also agreed to limit the hours of the operation to 8:00 a.m. to 5:00 p.m. and has proposed a site-obscuring fence or a landscaping buffer along the northern boundary of the property to obscure the business operations on site (**Staff Report Exhibits A3 A8.1, A8.1a, and A8.1b**). Although the applicant's conditions aid in mitigating the effects to the character of the area, the

	Planning and Zoning Commission still has compatibility concerns due to the nearby residential uses and the area trending to contain more residential uses, particularly with the manufacturing occurring on site.	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, (an) individual septic system(s) are proposed for the development (**Staff Report Exhibit A3**). Per Southwest District Health's (SWDH), comment letter, "This project does not require a Nutrient Pathogen Study if wastewater flows do not meet or exceed 600 gallons per day which will be based on the wastewater estimates outlined in the letter of intended use." SWDH also found that based on the outlined proposal, the applicant may need to apply for a septic system to expand the existing septic system or install a new one as currently there are no records for the sizing of the existing septic system to determine whether it can accommodate wastewater flows from the shop. Overall, SWDH does not have any concerns with rezoning the property, as long as the applicant meets all of SWDH's requirements (**Staff Report Exhibits D3 and D3.1).** **Water:** Per the applicant's land use worksheet, water is proposed to be provided via (a) domestic well(s) (**Staff Report Exhibit A3**). Individual wells are anticipated to adequately provide services for the potential development. Future development shall comply with IDWR standards at the time of building permit submittal. **Drainage:** Per correspondence with the applicant, stormwater drainage is naturally retained on site **(Staff Report Exhibit A8)** **Irrigation:** Per the applicant's land use worksheet, there is surface irrigation water available to the property (**Staff Report Exhibit A3**). The applicant reached out to Pioneer Irrigation District on May 6, 2026 to confirm there is an active water right associated with the property (**Staff Report Exhibit A9**). **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on March 9, 2026 and April 30, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**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?**
Analysis	The proposed conditional rezone does not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development at this time. Nampa Highway District No. 1 is not requiring public street improvements at this time and does not have any concerns over traffic patterns (**Staff Report Exhibit D1**). Idaho Transportation Department does not have any comments or concerns currently as the application does not meet the thresholds for a Traffic Impact Study nor does it pose any safety concerns (**Staff Report Exhibits D5**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone via Orchard Avenue.	

DRAFT

	Per Nampa Highway District No. 1, the applicant's "…only access they have to their property is the one at the eastern property boundary. The one at the west end is a ditch maintenance road for the irrigation district. It is not for use as their property access" (**Staff Report Exhibit D1**). The property's access point will be required to have paved apron due to the business operations on site installed per Standard Drawing ACCHD-0106 (**Staff Report Exhibit D1 and D1.1**).	
Criteria Met? **Yes**	**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?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** The subject property is serviced by Nampa School District #139. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on March 9, 2026 and April 30, 2026, and no comments were received by the school district. **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out March 9, 2026 and April 30, 2026, and no comments were received by the Sheriff's Office. **Fire Protection:** The subject property is under the jurisdiction of Nampa Fire Protection District (NFPD). The initial comment letter from Nampa Fire stated the fire district does not oppose the application and does not have any additional comments on the property (**Staff Report Exhibit D6**). On May 20, 2026, NFPD sent another comment letter which stated the fire district "…does not approve of this rezone as requested as… [NFPD] does not know what the business occupancy is classified as and therefore cannot properly perform a plan review analysis to ensure proper life safety review" (**Staff Report Exhibit D6.1**). On May 21, 2026, NFPD performed a site visit on the subject property and found that they did not have opposition to the request rezoning application as submitted after observation of the business operations (**Staff Report Exhibit D6.2**). **Emergency Medical Services:** Canyon County Ambulance District sent estimated response times on April 24, 2026 for three (3) nearby stations: Station M43 is located approximately 4.42 minutes away, Station M45 is located approximately 5.29 minutes away, and Station M42 is located approximately 8.99 minutes away (**Staff Report Exhibit D9**).	

Table 2. Area of City Impact

CCCO 09-11-03(2): Purpose: The purpose of these provisions is to promote the public health, safety, general welfare, peace, good order, comfort, and convenience of Canyon County and the inhabitants thereof by establishing regulations for the Nampa area of city impact, and further, to: **A. Facilitate Legal Duties or Parties: To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and** **B. Processing of Land Use and Land Division Applications: To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments, and subdivision plats and land division within the Nampa area of city impact in accordance with Idaho Code section 67-6526; and** **C. Economical and Compatible Infrastructure: To identify an urban fringe in the unincorporated area surrounding the city, within which there is potential for development or changes in land use that must be planned. designed and constructed in an orderly manner compatible with the city of Nampa for the city of Nampa to assure timely and/or economical provision of public services, such as: water supply, sewage and storm water collection and treatment, public safety services, airport, parks, and other community service facilities.**

D. Compatible Land Use and Roads: To promote land use compatibility, maintain consistent and continuous street alignment, and support traffic flow objectives.		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-11-25**	**APPLICATION PROCEDURES**: The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County, including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article. *09-11-17(3): All proposals…shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter, and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.*
Analysis	**Area of City Impact:** City of Nampa's limits are touching on the northern boundary. City of Nampa's comment letter states the property is in the "Medium Density Residential" land use designation in Nampa's 2040 Comprehensive Plan Future Land Use Map and "…the current land use of a staging area and commercial vehicle parking on the property on the Property is incompatible with the 'Medium Density Residential Land Use' designation" (**Staff Report Exhibit D2**). Due to the incompatibilities with Nampa's Future Land Use designation, they oppose this application at this time (**Staff Report Exhibit D2**).	

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case #RZ2025-0001, a conditional rezone of 2.85 acres (Parcel R31482) from the Agricultural Zone to the Conditional Rezone-Light Industrial Zone. **For denial:** Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval: 1. The applicant may consider waiting until the area development trends and Comprehensive Plan support industrial development of the property.

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

DRAFT

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

DRAFT