Planning and Zoning Commission
Hearing Date: June 18, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CU2026-0012**
PROPERTY OWNER/APPLICANT:	**Carlos Torrez**
APPLICATION:	**Conditional Use Permit for a staging area, contractor shop, and nursery (retail/wholesale).**
LOCATION:	**The subject property is located at 0 N Robinson Blvd, Nampa, ID, also referenced as Parcel R30590011, a portion of the NW quarter of Section 20, T3N, R1W, BM, Canyon County, Idaho.**
PLANNER:	**Emily Bunn, Principal Planner**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The applicant, Carlos Torrez, is requesting a conditional use permit for a staging area, contractor shop, and nursery (retail/wholesale). The applicant is proposing the hours of operation be 6:00 a.m. to 7:00 p.m. Monday through Saturday, to have 15-20 employees on site, and a site-obscuring fence and landscaping to aid in screening the business operations. The subject property is located at 0 N Robinson Blvd, Nampa, ID, also referenced as Parcel R30590011, a portion of the NW quarter of Section 20, T3N, R1W, BM, Canyon County, Idaho.

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 §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix), CCCO §07-14 (Use Standards), and Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures).

BACKGROUND:
The original parcel consisted of approximately 23.11 acres when Canyon County's Zoning Ordinance came into effect on September 6, 1979. The original parcel was approved to be divided into three (3) parcels via a conditional use permit in 1988 which created Parcels R30590011, R30590012, and R30590 (CU2002-687). In January of 2023, approximately 1.90 acres of Parcel R30590011 was dedicated to Robinson Blvd and Airport Road for the construction of the roundabout at this intersection which adjusted the parcel to its current configuration (**Exhibit B3**).

A code enforcement case was opened on the property in March of 2024 and had a certificate of noncompliance recorded on October 4, 2024 due to the continued zoning violations (**Exhibit B5**). On May 16, 2025, a temporary use permit was issued for a fireworks stand on the subject property for the period of June 15-July 5, 2025 by Canyon County's Development Services Director (**Exhibit B4**).

In November 2024, the applicant applied for a conditional rezone from the agricultural zoning district to a commercial zone (CR2024-0009). The applicant later amended the application to change the request to a conditional rezone to mixed-use arterial with a comprehensive plan map amendment request from agricultural to commercial (OR2025-0024). A development agreement was also included with the application which included restricting the conditional rezone to the following uses: fireworks sales and

other items, nursery (retail/wholesale) and a staging area and contractor shop for the applicant's landscaping business. The case was heard by the Planning and Zoning Commission on December 18, 2025, and tabled as the applicant decided at the hearing to pursue a conditional use permit instead of a conditional rezone for the uses requested.

The applicant previously had received approval for a pre-annexation agreement with City of Nampa but is not moving forward with the agreement at this time (**Exhibits D4 and D4.1**).

HEARING CRITERIA:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	A staging area, contractor shop, and nursery (retail/wholesale) are permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinances (CCCO) §7-10-27. CCCO §07-02-03 defines a contractor shop as "May include, but not be limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking," a staging area as "An area where equipment and/or materials are stored for use conducted entirely off site," and a nursery (retail/wholesale) as "The selling of products and plants at retail and/or wholesale." See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The nature of the request includes utilizing the subject property as a contractor's shop, staging area, and nursery (retail/wholesale) for the applicant's landscaping construction business. Per the applicant's letter of intent and site plan, the applicant plans to use the property to store equipment, trucks, and living plant and bulk landscaping materials, to have approximately 15-20 employees on site, and the hours of operations to be 6:00 a.m. to 7:00 p.m. Monday – Saturday (**Exhibits A4 and A8**). The applicant also plans to build a shop with an office for the business, have display areas that showcase the business' work and materials, and have retail sales of nursery stock, landscape materials, plants, trees, bulk materials, and boulders. The applicant also states he is interested in rehabilitating the barn on site for possible retail or office use (**Exhibits A2 and A3**). Per Canyon County's Building Department, the use of the barn for commercial purposes requires a change of occupancy permit (**Exhibit D3**). *See proposed conditions of approval #18 and #19 to address building requirements.*	
Criteria Met? **Yes**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is consistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as Agricultural (**Exhibits B1 and B2.10**). This area consists of agricultural and residential uses. The parcel is not located in an Area of City Impact. The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • Property Rights Goals and Policies: o Goal No. 1: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* o Policy No. 1: *"No person shall be deprived of private property without due process of law."*	

	○ Policy No. 3: *"Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals."* ○ Goal No. 2: *"Acknowledge the responsibilities of each applicant as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance."* Canyon County values private property rights and may support the applicant's project and surrounding property owners' rights by adding mitigating conditions to the proposed conditional use permit. • <u>Population Component Policy and Goal</u>: ○ Policy No. 1: *"Plan for anticipated population and households that the community can support with adequate services and amenities."* ○ Goal No. 2: *"Promote housing, business, and service types needed to meet the demand of the future and existing population."* Canyon County promotes business and service types that the community can support with adequate services and amenities. However, the Planning and Zoning Commission must decide if conditions can be added to this application to mitigate negative impacts on surrounding properties and if this is the best-suited location for the proposed uses. • <u>Economic Development Goal and Policy</u>: ○ Goal No. 1: "*Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."* ○ Policy No. 2: "*Supportive suitable sites for economic growth and expansion compatible with the surrounding area."* Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion but must be done in a way that is compatible with the surrounding area, which may include adding mitigating conditions to this conditional use permit that addresses the community's concerns (noise, traffic, dust, etc.). • <u>Land Use Policy and Goals</u>: ○ Policy No. 2: "*Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.* ○ Goal No. 3: *"Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning."* ○ Goal No. 4: *"Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility."* Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community.	
Criteria Met? **Yes**	**4**	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**
Analysis	The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area. **Character of the Area**	

The predominant land uses in the vicinity of the subject property consist of agricultural and residential activities. Parcels to the north, east, and south are used for agriculture—mainly pastureland with limited crop production. Residential properties of varying lot sizes are located to the west, east, north, and south Within a 1-mile radius, there are 47 subdivisions, averaging 1.15 acres per lot. The 600-foot notification area contains parcels with an average size of 3.05 acres and a median size of 1.06 acres (**Exhibit B2.1, B2.3, and B2.6**). There are legal nonconforming industrial operations and some gravel extraction sites to the northeast and east along Airport Road, but these uses cannot be clearly identified/seen from the subject property.

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

Direction	Existing Use	Primary Zone	Other Zone
N	**Agricultural, Residential Uses, and Legal Nonconforming Gravel Pit and Industrial Uses**	**RR**	**CR-R1**
S	**Agricultural and Residential Uses**	**A**	
E	**Agricultural and Residential Uses with some Gravel Pits**	**A**	**RR, CR-R-1**
W	**Residential Uses**	**RR**	**R-1, CR-M-1**

"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 within a 1-Mile Radius and in the past 5 Years (Exhibit B2.12):

1. CU2025-0002 – Conditional Use Permit for Staging Area/Contractor Shop – Denied
2. RZ2021-0059 – Rezone from A to CR-R1 - Approved
3. CR2023-0005 – Rezone from RR to C1 – Denied
4. RZ2020-0018 – Rezone from A to RR – Approved
5. RZ2022-0008 – Rezone from A to CR-R1 – Approved
6. SD2018-0013 – Preliminary Plat for DTH Subdivision – Approved
7. CR2022-0013 – Rezone from RR to CR-R1 – Approved
8. SD2021-0040 – Short Plat for Red Cow Fold Subdivision - Approved
9. SD2019-0030 – Short Plat for Ryslanchik Subdivision – Approved
10. SD2021-0024 – Preliminary and Final Plat Approval for Windmill Ranch Subdivision - Approved

Land-use approvals issued over the past five years indicate a trend toward continued residential development.

Potential Impacts and Proposed Conditions

As proposed, the staging area, contractor shop, and nursery (retail/wholesale) are not anticipated to increase the sound levels in the immediate vicinity. The day-to-day operations will mainly consist of employees meeting at the property in the morning, picking up equipment, and then coming back in the evening to drop equipment off. The applicant states he will have one driver coming back throughout the day to drop off and pick up equipment/supplies for the crews. Once the nursery (retail/wholesale) use is added, there will be customers coming onto the site during the hours of operation. To aid in sound mitigation, the applicant stated he is going to construct a six (6) foot high fence along the majority of the property boundaries with landscaping and is also planning to limit the hours of operation from 6:00 a.m. to 7:00 p.m. Monday through Saturday (see **Exhibits A2, A4, A8 and A8.1**) (see *proposed conditions of approval #12 and #17*). The property is also along two arterial roads, so the traffic along the road will likely aid in masking the sound created by the business operations.

	The proposed uses may increase the dust levels in the immediate vicinity. To aid in dust mitigation, the property owner is planning to gravel the traffic areas. There will be an area that will not be graveled to allow the trees to be heeled to the ground (**Exhibit A2**). Per CCCO §07-13-01(8), every open off-street parking area having more than four (4) parking spaces shall be hard-surfaced (such as gravel) (see *proposed condition of approval #9 to address hard-surfaced parking areas*). As conditioned, a dust mitigation plan shall be provided within 90-days of approval of the conditional use permit to the Development Services Department. Dust shall be controlled in accordance with applicable federal and state laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements (see *proposed condition of approval #16*). There is no lighting proposed at this time for the subject property. As conditioned, 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 (see *proposed condition of approval #13*). The proposed uses have the potential to change the character of the area, as no similar conditional use permits have been approved in the vicinity in recent years. To mitigate the effects to the area, the applicant is planning to construct a six-foot (6') site-obscuring fence with landscaping along the majority of the property boundaries. The applicant is also proposing to limit the bulk materials that will be found in piles to 12 feet in height and to limit the hours of operation to 6:00 a.m. to 7:00 p.m. Monday through Saturday (**Exhibits A4, A8, and A8.1)** (see *proposed conditions of approval #10, #12, and #17*). Staff also has proposed the following condition to address potential visual impact to the area from debris and excess materials from job sites: *Any debris or excess material (which includes, but is not limited to: tree trimmings, grass clippings, waste materials, unclean fill, and crushed concrete) removed from a job site may only be stored on the property for six (6) business days (see proposed condition of approval # 11).* See CCCO §07-07-05(7) for traffic impacts.	
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** Per the applicant's letter of intent and land use worksheet, water is proposed to be provided via a domestic well (**Exhibits A2 and A3**). An individual well is anticipated to adequately provide services for the potential development. Future development shall comply with IDWR standards at the time of building permit submittal. **Sewer:** Per the applicant's letter of intent and land use worksheet, an individual septic system is proposed to be used for the development (**Exhibit A4**). Currently, the applicant is utilizing portable restrooms on site (**Exhibit A8**). Per Southwest District Health (SWDH), a nutrient pathogen study may be required if the total wastewater flows are 600 gallons per day or greater which will be determined based on the submitted letter of intended use. SWDH test holes have not been excavated on site to determine site suitability, but there are no concerns with the uses if the applicant meets all SWDH requirements (**Exhibit D2**). *See proposed conditions of approval #3 and #3a to address SWDH requirements.* **Irrigation:** Per the applicant's land use worksheet and email correspondence, there are both surface irrigation water rights available through Nampa-Meridian Irrigation District and irrigation water available through a well (**Exhibits A4 and A8**). Idaho Department of Water Resources (IDWR) sent a comment letter which stated there is an active water right permit for irrigation from a well that was constructed on the property at the end of 2025, but there was a condition which stated: *"The right holder shall make full beneficial use of all surface water*	

	available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company or irrigation district deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval" **(Exhibit D11**). Staff has *proposed condition of approval #5a* to address IDWR's requirements on surface water. Nampa-Meridian Irrigation District sent a comment letter in which stated they do not have any concerns with the application as long as no facilities are impacted and stormwater is retained on site. Their letter also states, "All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805" (**Exhibit D8**). **Stormwater Drainage:** Per the applicant's land use worksheet, stormwater drainage is retained on site (**Exhibit A4**). **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 21, 2026 and May 14, 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 legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the conditional rezone off of Airport Road and Robinson Boulevard. See review and analysis detailed below. The subject property has paved accesses on Airport Road and Robinson Blvd. Per the applicant's letter of intent, both paved accesses are to be used for the proposed uses (**Exhibit A2**). Per Nampa Highway District No. 1's (NHD#1) comment letter, NHD#1 "…has no objection to the proposed conditional use permit… as the approaches to the property have been paved to accommodate a commercial use for the subject property" (**Exhibit D10**).	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	There will not be undue interference with the existing and future traffic patterns. Nampa Highway District No. 1 does not have any concerns over traffic patterns at this time (**Exhibit D10**). Idaho Transportation Department found the application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concern (**Exhibit D6**).	
Criteria Met? **Yes**	**8**	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Analysis	Essential services will be provided to accommodate the use including, but not limited to school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, or require additional public funding in order to meet the needs created by the requested use.	

	School Facilities: 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 April 21, 2026 and May 14, 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 April 21, 2026 and May 14, 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). A comment letter was received from Nampa Fire on May 18, 2026, which stated the fire district's comments were the same as the conditional rezone application (CR2024-0009) and attached the comment letter for the conditional rezone case from November 24, 2025 (**Exhibits D9 and D9.1**). The comment letter stated the fire district does not oppose the application subject to compliance with conditions of approval and fire code requirements listed in their comment letter. NFPD also stated in their comment letter that the project is approximately 0.9 miles from the nearest fire station and will have an estimated response time of 1 minute (See **Exhibit D9.1** to review NFPD's full comment letter). **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics provided estimated response times from three (3) different stations – Station M44 would be approximately 6.38 minutes, Station M42 would be approximately 8.99 minutes, and Station M41 would be approximately 11.33 minutes **(Exhibit D1).** **Irrigation Facilities:** The subject property is under Boise Project Board of Control/Nampa Meridian Irrigation District's (NMID) jurisdiction. See CCCO 07-07-05(5) and **Exhibit D8** for information related to NMID's comments on this conditional use permit.

Table 2. Use Standards – Contractor Shop CCCO §07-14-09

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**The use shall be contained within a building or behind a sight obscuring fence.**
Analysis	Per the applicant's letter of intent and site plan, a shop with an office is planned to be built on the property and the existing barn may be rehabilitated for possible office use or nursery (retail/wholesale) use (**Exhibits A2 and A3**). If the barn is used for commercial purposes, this will require an approved change of occupancy permit from Canyon County's Building Department (**Exhibit D3**).	

Table 3. Use Standards – Staging Area: CCCO §07-14-29

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**All work shall be conducted off site.**
Analysis	Per the applicant's letter of intent, the proposed uses include a nursery (retail/wholesale), contractor's shop, and staging area for the equipment and supplies on the property associated with the applicant's landscaping	

	construction business. The majority of the landscaping and construction business will be conducted off site. (**Exhibit A2**).	
Criteria Met? **Yes**	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Analysis	Per the applicant's site plan, business parking will be on site, not on a public or private road (**Exhibit A3**).	
Criteria Met? **Yes**	**3**	**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
Analysis	Per email correspondence with the applicant, the day-to-day operations will mainly consist of employees meeting at the property in the morning, picking up equipment, and then coming back in the evening to drop equipment off. The applicant states he will have one driver coming back throughout the day to drop off and pick up equipment/supplies for the crews (**Exhibit A8**).	
Criteria Met? **Yes**	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Analysis	Per the applicant's letter of intent and land use worksheet, employees typically arrive between 6:00 a.m.-7:00 a.m. and return between 6:00 p.m. and 7:00 p.m. from job sites (**Exhibits A2 and A4**).	
Criteria Met? **Yes**	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Analysis	Per the applicant's site plan, business parking will be on site, not on a public or private road (**Exhibit A3**).	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on April 21, 2026. Property owners within 600 feet of the subject property boundaries were notified on May 14, 2026. Full political notice was completed on May 14, 2026. A newspaper notice was published on May 19, 2026. The subject property was posted with a notice on May 19, 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 any public comments by the materials deadline of June 8, 2026.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed conditional use permit for a contractor's shop, staging area, and nursery (retail/wholesale) is compliant with Canyon County Ordinance §07-07-05, §07-14-09, and §07-14-29. 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 use.
2. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy for the existing barn (if the occupancy is changed) and future structures (**Exhibit D9**).

3. The applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property. The applicant shall coordinate with Southwest District Health and obtain the necessary approvals for the intended use prior to certificate of occupancy (**Exhibits D2 and D2.1**).
    a. Adequate facilities must be provided on site for employees and customers. If portable restrooms are utilized, the number of portable restrooms and maintenance shall be as recommended by Southwest District Health.
4. The applicant shall comply with applicable Nampa Highway District No. 1 requirements. Provided at the time of the change of occupancy permit for the barn or at the time of building permit for the proposed shop, the applicant shall coordinate with Nampa Highway District No. 1 and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district. (**Exhibit D10**).
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction.
    a. The applicant shall comply with Idaho Department of Water Resources surface water requirements (**Exhibit D11**).
6. Signage shall meet CCCO §07-10-13 requirements, and shall not exceed 32 sq. feet and 10 ft in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.
7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits A2 and A3**).
    a. The storage of diesel fuel, petroleum products, and any other hazardous materials, and stormwater pollution prevention shall comply with all standards and requirements of the Idaho Department of Environmental Quality and other applicable agencies (IDOT, OSHA, DEQ, EPA, and MSHA).
    b. The approval does not allow vehicle services on-site except for equipment maintenance and minor repairs.
8. Business and employee vehicles shall be parked on site (not on a public or private road) and shall be in operable condition.
9. Within 90-days of the approval of the Conditional Use Permit, the parking areas on site must be hard-surfaced per CCCO §07-13-01.
10. Stockpiling of materials on site shall not exceed 12-feet in height (**Exhibit A8**).
11. Any debris or excess material (which includes, but is not limited to: tree trimmings, grass clippings, waste materials, unclean fill, and crushed concrete) removed from a job site may only be stored on the property for six (6) business days.
12. HOURS OF OPERATION: The hours of operation shall be 6:00 a.m. to 7:00 p.m. on Monday, Tuesday, Wednesday, Thursday, Friday, and Saturday (**Exhibit A4**).
13. LIGHTING: All exterior lighting, if installed, shall be downward facing, shielded, 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.
14. The nursery (retail/wholesale), staging area, and contractor shop shall be maintained in compliance with CCCO Chapter 2 Article 1: Public Nuisances.
15. The applicant shall retain stormwater drainage onsite.
16. Within 90-days of approval of the Conditional Use Permit, a dust mitigation plan shall be provided to the Development Services Department. Dust shall be controlled in accordance with applicable federal and state laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.
17. Within 180-days of approval of the Conditional Use Permit, a 6-foot-high site-obscuring fence and landscaping shall be constructed on the northern, southern, western, and eastern boundaries in

substantial compliance with the landscaping and fencing plan described in **Exhibit A8.1** to obscure the business operations and storage of tools, and equipment.

18. The applicant shall obtain the appropriate building permits for any future structures/improvements. Evidence shall be an approval document from the Canyon County Building Department and Nampa Fire Protection District.
19. If the barn on site (as identified in **Exhibit A3**) is to be used for the business operations, a commercial change of occupancy shall be submitted and receive certificate of occupancy prior to using the barn for business operations (**Exhibit D2**).
20. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
    a. Commencement shall be the date when the Findings of Fact, Conclusions of Law, and Order of Decision are signed by the Planning and Zoning Commission.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CU2026-0012, Torrez, finding the application **does** meet the criteria for approval under Article 07-07-05 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 CU2026-0012, Torrez, finding the application **does not** meet the criteria for approval under Article 07-07-05 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CU2026-0012, Torrez to a [*date certain or uncertain*].

EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
3. Site Plan
4. Land Use Worksheet
5. Neighborhood Meeting
6. Agency Acknowledgement
7. Warranty Deed with Instrument No. 2024-001649
8. Email Correspondence with Applicant as of June 8, 2026
    8.1. Fencing and Landscaping Plan Provided by Applicant; Received June 8, 2026

B. Supplemental Documents

1. Parcel Information Report
2. Case Maps/Reports
    2.1. Small Air Ortho (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 and Report
    2.7. Nitrate Priority Well Map
    2.8. TAZ Households Map
    2.9. TAZ Jobs Map

2.10. Canyon County 2030 Future Land Use Map
2.11. Lot Classification Map
2.12. Case Map (1-Mile) and Summary Report
2.13. Slope Percent Map

3. Assessor's Office Records Showing Dedication of Property to Nampa Highway District No. 1 in 2023
4. Temporary Use Permit for Fireworks Stand Issued by Development Services Director on May 16, 2025
5. Certificate of Noncompliance with Instrument No. 2024-031981; Signed October 2, 2024

C. Site Visit Photos: December 8, 2025 (Taken for CR2024-0009)

D. Agency Comments Received by: June 8, 2026

1. Canyon County Ambulance District Response Times (Received for CR2024-0009 Case); Received December 5, 2025
2. Southwest District Health; Received: April 21, 2026
   2.1. Southwest District Health Pre-Development Meeting Notes; Received November 5, 2024
3. Canyon County Building Department; Received: April 21, 2026
4. City of Nampa; Received April 24, 2026
   4.1. Email from Applicant on Not Wanting to Move Forward with Pre-Annexation Agreement; Received May 13, 2026
5. Idaho Department of Environmental Quality; Received April 27, 2026
6. Idaho Transportation Department; Received April 28, 2026
7. Canyon County Code Enforcement; Received April 29, 2026
   7.1. Canyon County Code Enforcement Case Notes; Received April 29, 2026
8. Nampa-Meridian Irrigation District; Received May 13, 2026
9. Nampa Fire Protection District; Received May 18, 2026
   9.1. Nampa Fire Protection District Comment Letter (Same Letter from Applicant's Rezone Case – CR2024-0009)
10. Nampa Highway District No. 1; Received May 19, 2026
11. Idaho Department of Water Resources (Water Rights); Received May 19, 2026

E. Draft FCOS

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case # CU2026-0012

Hearing Date: June 18, 2026

Exhibit A1

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Carlos Torres MAILING ADDRESS: 1055 E Kingsford Dr. Meridian, Id 83642 [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 1-19-25

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

SITE INFO	STREET ADDRESS: 246 N. Robinson Road PARCEL NUMBER: R30590011 PARCEL SIZE: 3.54 REQUESTED USE: Conditional Use Permit FLOOD ZONE (YES/NO) NO ZONING DISTRICT

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CU2026-0012 DATE RECEIVED 4-17-26

RECEIVED BY Emily Bunn APPLICATION FEE 1600 CK MO CC CASH

Exhibit A2

Carlos Torrez
655 E. Kingsford Drive
Meridian, Idaho 83687

March 17, 2026

Canyon County Development Services
111 N. 11th Ave. #310
Caldwell, Idaho 83605

Re: Letter of Intent
Subject Property: 246 N. Robinson Road, Nampa, Idaho 83687

To Whom It May Concern,

I am submitting this Letter of Intent regarding the subject property located at 246 N. Robinson Road, Nampa, Idaho 83687. My intent is to use this property for the operations of my landscape construction business, New Life Landscape LLC, and we are applying for a conditional use permit for that purpose.

New Life Landscape LLC has operated in Canyon County since 2011 on agricultural properties. My immediate plan for this property is to use it for the operation of our landscape construction business, including staging areas for living plant material and bulk landscape materials, loading and unloading areas, and shop/office space as indicated on the site plan.

In the future, I would also like to develop limited retail sales of nursery stock and landscape materials. This would include creating display areas that showcase our work and materials so potential customers can better visualize concepts for their homes. If feasible, I would also like to rehabilitate the existing barn on the property for possible retail and/or office use, pending evaluation of its condition by our engineer. We would also like to use the property for seasonal sales of plants, trees, bulk materials, and boulders.

The surrounding land uses include a mix of residential properties as well as some industrial and commercial-type uses. I believe the proposed use of this property is compatible with the character of the area, especially considering the existing uses to the east and west of Robinson Road along Airport Road.

Additionally, with the future expansion of Robinson Road to five lanes by the Nampa Highway District and the addition of the Highway 16 interchange, traffic and growth in this area are expected to increase. I believe this future development will further support the appropriateness of our proposed use.

The potential impacts to public services and facilities would be minimal. Our plan is to serve the property with a private well and septic system, which would eliminate the need for public water and sewer services. The septic system would be designed and approved by Southwest District Health to ensure protection of groundwater. In my view, the potential impact would be no greater

than if a residence or multiple residences were constructed on the property. Similarly, the type of equipment servicing and fuel storage associated with our business would be comparable to what may occur with agricultural use. With 3.54 acres available, the septic system can be located several hundred feet from neighboring wells.

I do not anticipate a significant impact on current traffic patterns. The property currently has a commercial entrance on the south end as well as access from Airport Road. These access points would provide convenient entry and exit for both employees and potential customers while minimizing disruption to traffic flow. Our employees typically arrive around 7:00 a.m. and return between 6:00 p.m. and 7:00 p.m.

In speaking with neighboring property owners, several concerns were raised, and I would like to address those concerns through conditions I am willing to implement. I would like to install a 6-foot fence to screen bulk materials and equipment storage from view. To address dust control, we would cover traffic areas within the property with clean gravel or recycled asphalt. We would also install restroom facilities for employees and potential customers as required by the Health Department.

My desire is for this property to be developed and maintained as a clean, orderly, and respectable addition to the surrounding area.

Respectfully,

Carlos Torrez

Exhibit A3

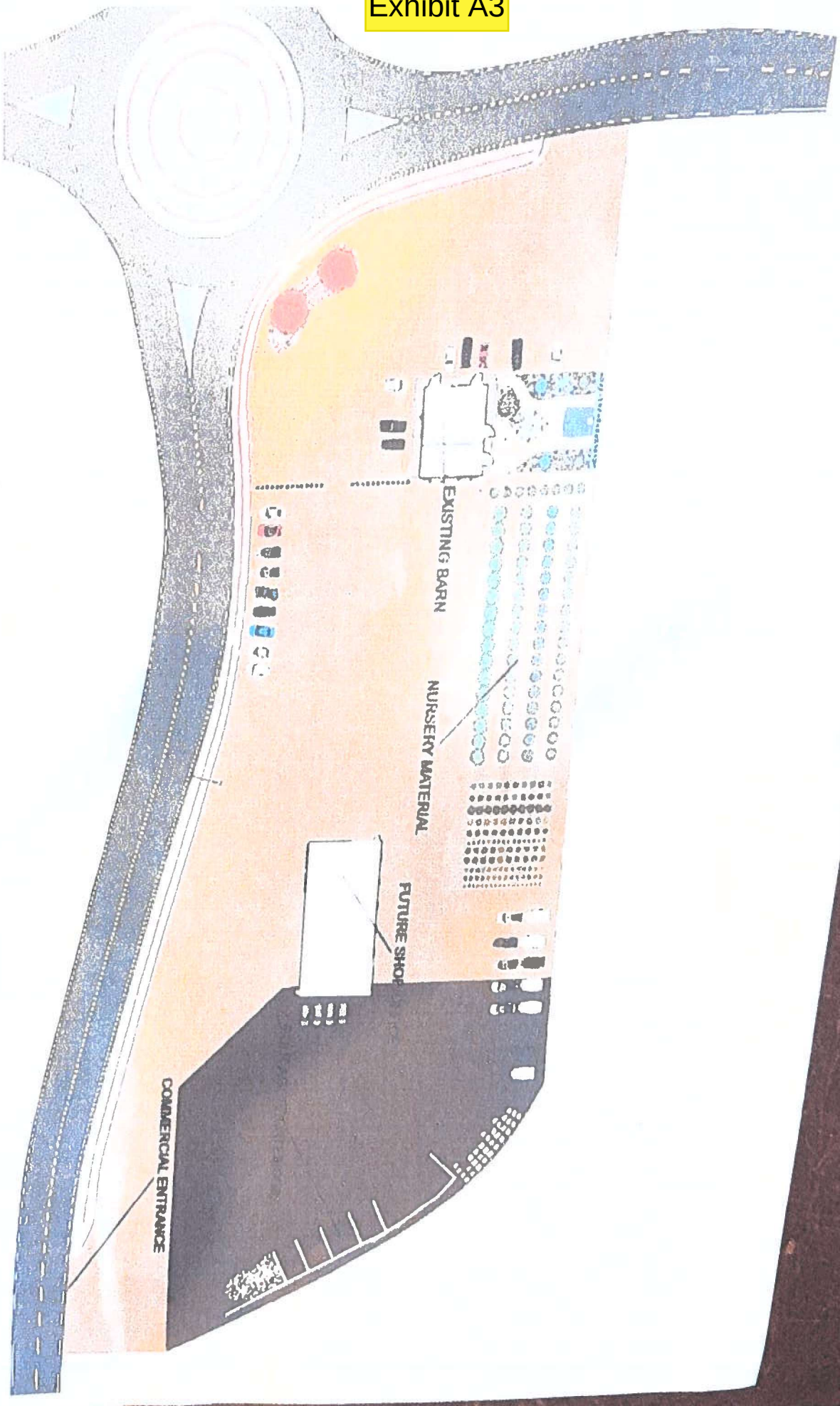

EXISTING BARN
NURSERY MATERIAL
FUTURE SHOP
COMMERCIAL ENTRANCE

Exhibit A4

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:**
   ☐ Public ☐ Private Road User's Maintenance Agreement Inst #_____

7. **FENCING** ☑ Fencing will be provided (Please show location on site plan)
   Type: Vinyl Height: 6'

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 _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☒ Water supply source: well

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

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** Landscape contractors shop/Retail/Wholesale nursery

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

☒ Monday 6 am to 7 pm

☒ Tuesday 6 am to 7 pm

☒ Wednesday 6 am to 7 pm

☒ Thursday 6 am to 7 pm

☒ Friday 6 am to 7 pm

☒ Saturday 6 am to 7 pm

☐ Sunday _____ to _____

3. **WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 15-20 ☐ No

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

Height: 8 ft Width: 8 ft. Height above ground: 2 ft

What type of sign: _____ Wall X Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? 25

Is there is a loading or unloading area? Yes

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: _____

Exhibit A5

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: 246 N. Robinson Rd	Parcel Number:	
City: Nampa	State: Id	ZIP Code: 83687
Notices Mailed Date:	Number of Acres: 3.54	Current Zoning: Ag
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Carlos Torrez		
Company Name:		
Current address: 655. E. Kingsford Dr		
City: Meridian	State: Id	ZIP Code: 83642
Phone: [redacted]	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 3-30-20	MEETING LOCATION: 246 N. Robinson Rd
MEETING START TIME: 6:00	MEETING END TIME: 7:15

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. JERRY KEUTER	Jerry Keuter	110 N. Robinson Rd
2. Leeann Bron		219 Arabian Way.
3. Brian McKinney		219 Arabian Way
4. Les Inman		6124 Airport Rd
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):

Carlos Torrez

APPLICANT/REPRESENTATIVE (Signature): _____

DATE: 3 / 30 / 26

Exhibit A6

AGENCY ACKNOWLEDGMENT

Date:

Applicant:

Parcel Number:

Site Address:

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☑ Applicant submitted/met for official review.

Date: 04/16/2026 Signed: Anthony Lee

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

Fire District: District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact: City:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

AGENCY ACKNOWLEDGMENT

Date: 3-17-24
Applicant: Carlos Torrez
Parcel Number: R30590011
Site Address: 246 N. Robinson Road Nampa, ID 83687

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☐ Applicant submitted/met for official review.

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

Fire District: District: _____
☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
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: 3-17-26 Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____
☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City: _____
☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
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

AGENCY ACKNOWLEDGMENT

Date: 3-17-26
Applicant: Carlos Torrez
Parcel Number: R3059001
Site Address: 246 N Robinson Road Nampa ID 83687

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☐ Applicant submitted/met for official review.

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

Fire District:
☒ Applicant submitted/met for official review.

District: Nampa Fire District

Date: 4/15/26 Signed: Juliana L
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:
☒ Applicant submitted/met for official review.

District: Nampa Hwy. Dist. #1

Date: 3-17-26 Signed: Edward Tal
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:
☒ Applicant submitted/met for official review.

District: Nampa & Meridian Irrigation

Date: 04/16/26 Signed: Paul Huddleston
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:
☒ Applicant submitted/met for official review.

City: Nampa

Date: 04/16/26 Signed: Dee C
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

**Re-Recorded to also except out additional right-of-way from legal description

Exhibit A7

2024-001340
RECORDED
01/17/2024 11:21 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 JWINSLOW NO FEE
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

2024-001649
RECORDED
01/19/2024 02:00 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW NO FEE
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

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

File No. 844918 BA/DM

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

Nampa Highway District No. 1, a body corporate and politic of the State of Idaho

a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby Grant, Bargain, Sell and Convey unto

CT

Carlos M. Torrez and Annie Torrez, husband and wife

UT

Grantee, whose address is: 655 E. Kingsford Drive Meridian, ID 83642, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers this January 16, 2024.

Nampa Highway District No. 1, a body corporate and politic of the State of Idaho

By: _____
Dick Smith, Chairman

State of Idaho
County of Canyon

This record was acknowledged before me on January 16, 2024 by Dick Smith, as Chairman of Nampa Highway District No. 1, a body corporate and politic of the State of Idaho.

_____
Notary Public
My commission expires: 03-01-2024

PAIGE RHOADES
COMMISSION # 59237
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 03/01/2024

Exhibit A8

See attached images. Thank you!

Carlos
New Life Landscape LLC
246 N. Robinson Blvd
Nampa, Idaho 83687
[redacted]

On Friday, June 5, 2026 at 01:26:17 PM MDT, Emily Bunn <emily.bunn@canyoncounty.id.gov> wrote:

Hello,

Sorry, the first email I wrote got sent on accident.

Below are my proposed conditions of approval so far, please let me know if you have any concerns or comments.

Also, I understand you are working on your landscaping/fencing plan, which is why no exhibit has been added for this yet on condition #17.

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 use.
2. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy for (existing barn change of use) and future structures (**Exhibit D9**).
3. The applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property. The applicant shall coordinate with Southwest District Health and obtain the necessary approvals for the intended use prior to certificate of occupancy (**Exhibits D2 and D2.1**).
    a. Adequate facilities must be provided on site for employees and customers. If portable restrooms are utilized, the number of portable restrooms and maintenance shall be as recommended by Southwest District Health.
4. The applicant shall comply with applicable Nampa Highway District No. 1 requirements. Provided at the time of the change of occupancy permit for the barn or at the time of building permit for the proposed shop, the applicant shall coordinate with Nampa Highway District No. 1 and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district. (**Exhibit D10**).
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction.
    a. The applicant shall comply with Idaho Department of Water Resources surface water requirements (**Exhibit D11**).
6. Signage shall meet CCCO §07-10-13 requirements, and shall not exceed 32 sq. feet and 10 ft in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.

7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits A2 and A3**).
    a. The storage of diesel fuel, petroleum products, and any other hazardous materials, and stormwater pollution prevention shall comply with all standards and requirements of the Idaho Department of Environmental Quality and other applicable agencies (IDOT, OSHA, DEQ, EPA, and MSHA).
    b. The approval does not allow vehicle services on-site except for equipment maintenance and minor repairs.
8. Business and employee vehicles shall be parked on site (not on a public or private road) and shall be in operable condition.
9. Within 90-days of the approval of the Conditional Use Permit, the parking areas on site must be hard-surfaced per CCCO §07-13-01.
10. Stockpiling of materials on site shall not exceed 12-feet in height (**Exhibit A8**).
11. Any debris or excess material (which includes, but is not limited to: tree trimmings, grass clippings, waste materials, unclean fill, and crushed concrete) removed from a job site may only be stored on the property for six (6) business days.
12. HOURS OF OPERATION: The hours of operation shall be 6:00 a.m. to 7:00 p.m. on Monday, Tuesday, Wednesday, Thursday, Friday, and Saturday (**Exhibit A8**).
13. LIGHTING: All exterior lighting, if installed, shall be downward facing, shielded, 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.
14. The nursery (retail/wholesale), staging area, and contractor shop shall be maintained in compliance with CCCO Chapter 2 Article 1: Public Nuisances.
15. The applicant shall retain stormwater drainage onsite.
16. Within 90-days of approval of the Conditional Use Permit, a dust mitigation plan shall be provided to the Development Services Department. Dust shall be controlled in accordance with applicable federal and state laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.
17. Within 180-days of approval of the Conditional Use Permit, landscaping and a 6-foot-high site-obscuring fence shall be constructed on the northern, southern, western, and eastern boundaries as described in **Exhibit A_** to obscure the business operations and storage of tools, and equipment.
18. The applicant shall obtain the appropriate building permits for any future structures/improvements. Evidence shall be an approval document from the Canyon County Building Department and Nampa Fire Protection District.
19. If the barn on site (as identified in **Exhibit A3**) is to be used for the business operations, a commercial change of occupancy shall be submitted and receive certificate of occupancy prior to using the barn for business operations (**Exhibit D2**).
20. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
    a. Commencement shall be the date when the Findings of Fact, Conclusions of Law, and Order of Decision are signed by the Planning and Zoning 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: Emily Bunn
Sent: Friday, June 5, 2026 1:23 PM
To: 'carlos .' [redacted]
Subject: RE: [External] Re: 246 N. Robinson Road Nampa change to application type.

Thank you for the information.

Here are my proposed conditions this far:

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: carlos . [redacted]
Sent: Tuesday, June 2, 2026 12:04 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Re: 246 N. Robinson Road Nampa change to application type.

I do have a porta potty. Yes,we would have probably two bathrooms in the shop.

Carlos
New Life Landscape LLC
246 N. Robinson Blvd
Nampa, Idaho 83687
[redacted]

On Tuesday, June 2, 2026 at 11:56:14 AM MDT, Emily Bunn <emily.bunn@canyoncounty.id.gov> wrote:

Thanks for the update.

Another question: Do you have porta potties on site now for employees? Once you build the shop, are you planning to add a bathroom to the shop?

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: carlos . [redacted]
Sent: Monday, June 1, 2026 2:22 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Re: 246 N. Robinson Road Nampa change to application type.

It varies, currently we are about 12.

Yes, I am working on that this week and will get it to you as soon as I can.

Carlos
New Life Landscape LLC
246 N. Robinson Blvd
Nampa, Idaho 83687
[redacted]

On Monday, June 1, 2026 at 02:14:00 PM MDT, Emily Bunn <emily.bunn@canyoncounty.id.gov> wrote:

Hi Carlos,

A couple of questions for you:

Are the 15-20 employees you have year round? Or do the number of employees vary depending on the time of year?

Just a reminder, I need everything you want to the Planning and Zoning Commission to review by June 8th (next Monday). If you have those materials sooner rather than later, that would be great. I do not think I have gotten the fencing/landscaping plan we discussed, so if you could please send that over to me prior to the materials deadline, I would appreciate it.

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: carlos . <[redacted]
Sent: Monday, May 18, 2026 11:32 AM

To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Re: 246 N. Robinson Road Nampa change to application type.

For the majority it's what you assumed. But once we have our office there. My office admin and myself will be there throughout the day. My truck driver will come and go throughout the day to drop off and pick up things for the crews.

Carlos
New Life Landscape LLC
246 N. Robinson Blvd
Nampa, Idaho 83687
[redacted]

On Monday, May 18, 2026 at 11:29:23 AM MDT, Emily Bunn <emily.bunn@canyoncounty.id.gov> wrote:

Hi Carlos,

I have one more question at this time:

1. How often are employees coming to the site? For example, is it just in the morning to grab equipment and then they come back later in the evening drop everything off? Or is it more common?

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: carlos . [redacted]
Sent: Wednesday, May 13, 2026 4:41 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Re: 246 N. Robinson Road Nampa change to application type.

Could I request 12’ high piles? Some of our bulk materials will need to be kind of tall piles.

I am ok with fencing or a landscape berm. Maybe both in different places. I will detail on an updated site plan.

We have both forms of irrigation on the property. I will use the well more. I have applied and been granted a water right for the well to irrigate the 3.54 acres.

If I could request a completion date of April 1st, 2027 for conditions to be met, that will enable me to complete the items during my slow time and utilize my staff.

Carlos
New Life Landscape LLC
246 N. Robinson Blvd
Nampa, Idaho 83687
[redacted]

On May 13, 2026, at 11:33 AM, Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Carlos,

I have a couple more questions:

1. When I did a site visit back in December, there piles of materials that were several feet high. Were these materials associated with the business? And if so, how do you feel about condition that limits the height of the piles? I am thinking about 10-feet high.

2. Our code says for staging areas that all work shall be contained within a building or site-obscuring fence. I know you are currently proposing 6-ft vinyl fencing along the eastern boundary. Since your site plan shows staging of the equipment on the other boundaries, then a site-obscuring fence should be there as well or another alternative. I am thinking that because the northern boundary may not be used as much for staging, you could move the fencing to the area shown on the below map south of the barn. Another option might be a landscaping berm (but I know these can be challenging to irrigate). Let me know your thoughts and how you would like to work with the fence/an alternative within the requirements of our code.

3. Lastly, on the land use worksheet, you say you are going to irrigate with a well, but your previous application said you had surface irrigation water rights. Which do you have available to the property?

<image002.png>

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: carlos . <[redacted]
Sent: Monday, April 20, 2026 1:24 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Re: 246 N. Robinson Road Nampa change to application type.

6am-7 sometimes in summer we do start at 6

For fencing on east property line rest kind of would depend on conditions, I kinda have heard landscape berms are required along roadways so I'm not sure

Most of the north end of the lot. The only exceptions would be where we heel trees plants in the ground

Carlos
New Life Landscape LLC
246 N. Robinson Blvd
Nampa, Idaho 83687
[redacted]

On Apr 20, 2026, at 12:19 PM, Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Carlos,

I am working on getting your case out for agency notice today.

3 quick questions:

1. Are you wanting your proposed hours operation to be Monday-Saturday from 6:00 a.m. to 7:00 p.m. or 7:00 a.m. to 7:00 p.m? The letter of intent and land use worksheet are different which is why I ask.

2. Where are you proposing fencing on site?

3. When you say "cover traffic areas within the property with clean gravel or recycled asphalt," which locations are you referring to?

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

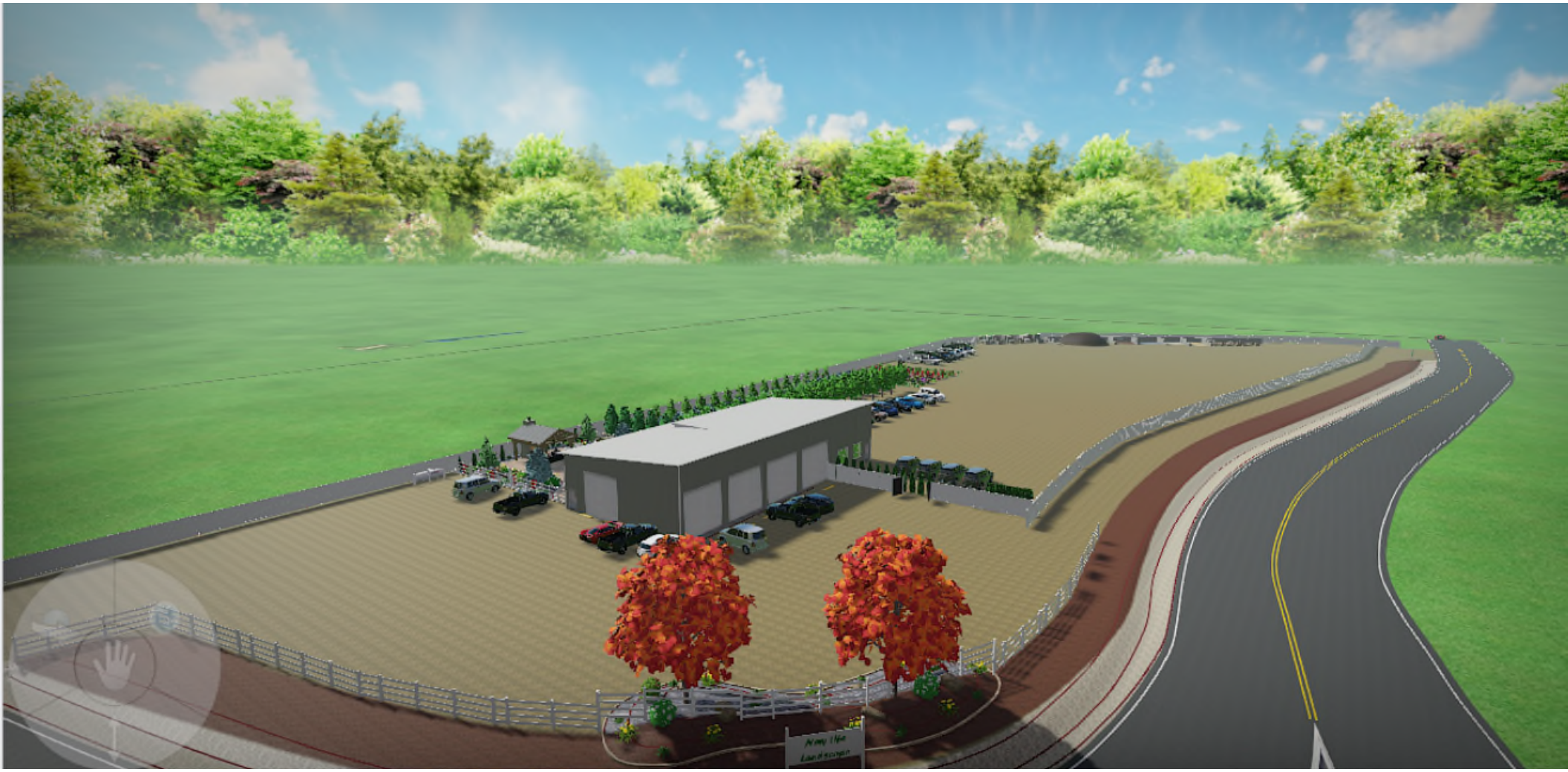
Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

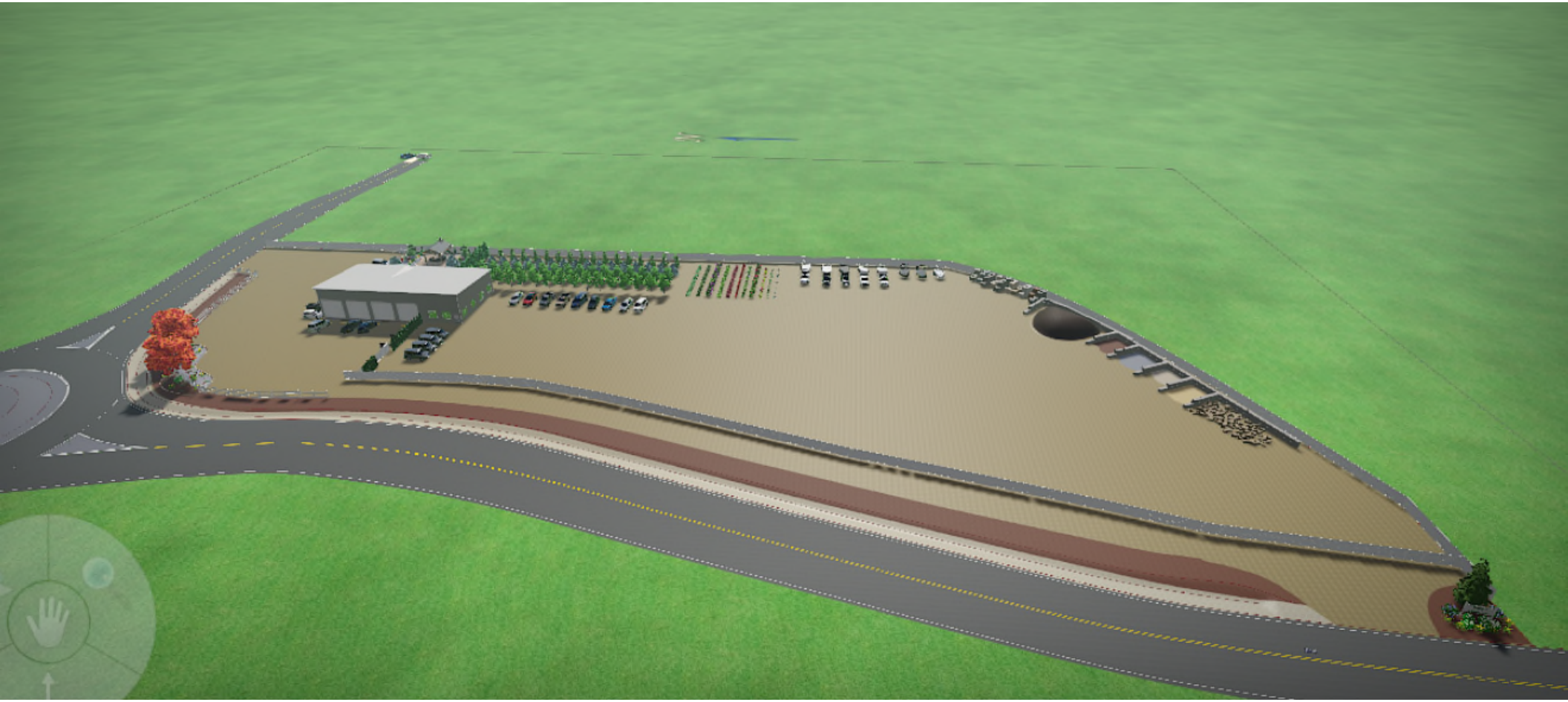
PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

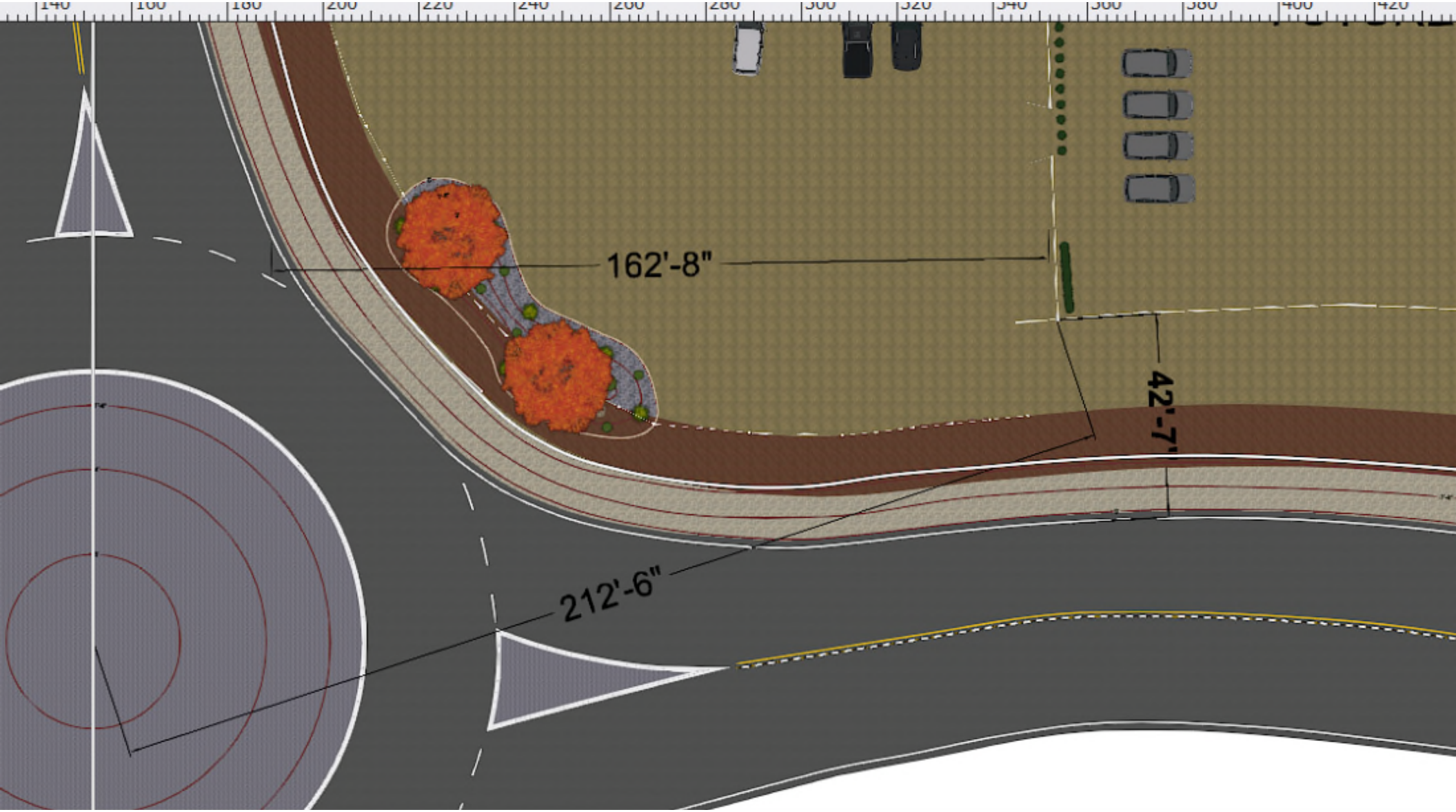
From: carlos . [redacted]
Sent: Thursday, April 16, 2026 6:08 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Re: 246 N. Robinson Road Nampa change to application type.

Carlos
New Life Landscape LLC
246 N. Robinson Blvd
Nampa, Idaho 83687
[redacted]

Exhibit A8.1






140
160
180
200
220
240
260
280
300
320
340
360
380
400
420
162'-8"
42'-7"
212'-6"

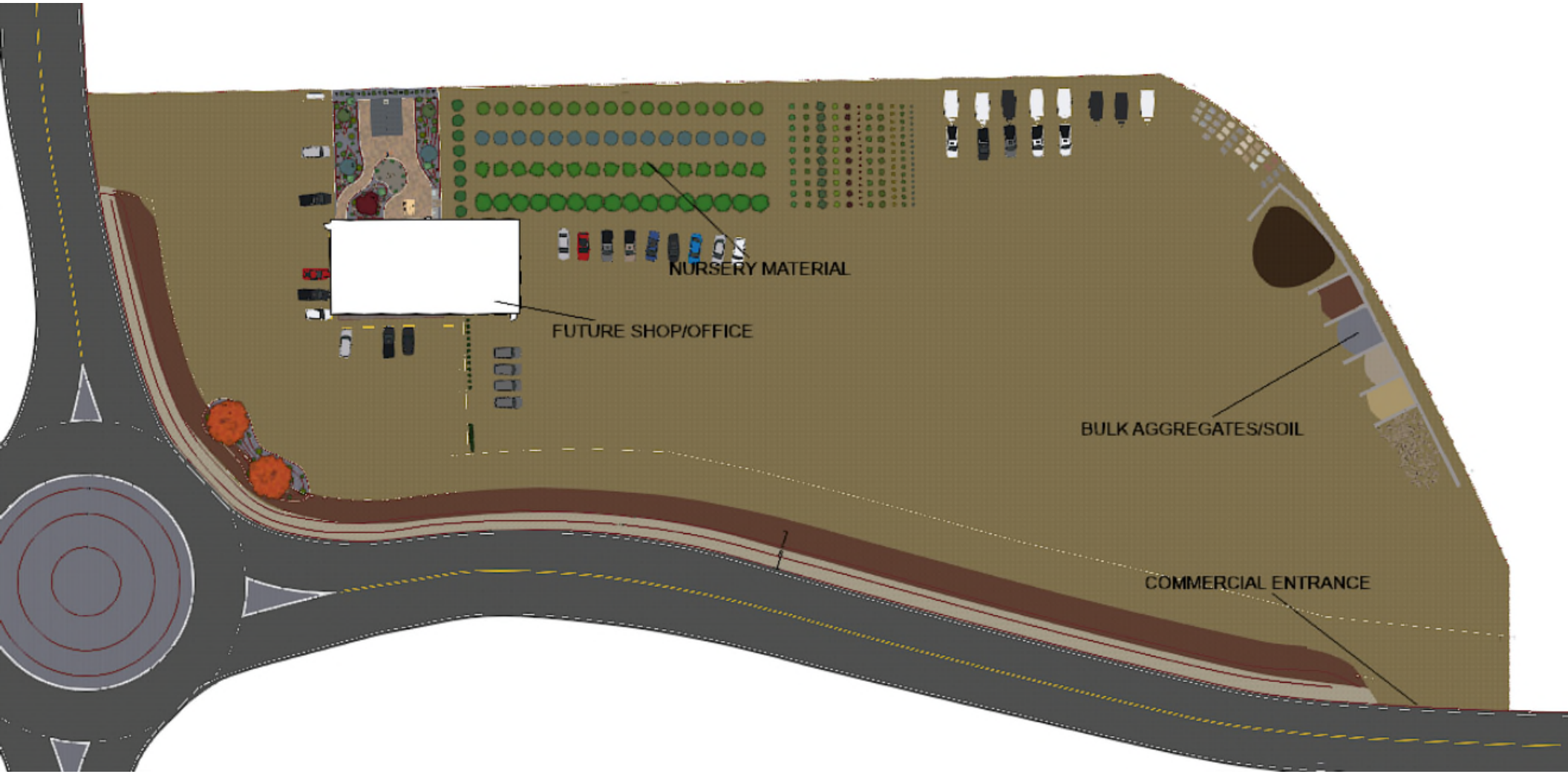

NURSERY MATERIAL
FUTURE SHOP/OFFICE
BULK AGGREGATES/SOIL
COMMERCIAL ENTRANCE

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case # CU2026-0012

Hearing Date: June 18, 2026

Exhibit B1

CANYON COUNTY DEVELOPMENT SER[illegible]ARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR US[illegible]PARCEL INFORMATION TOOL.

R30590011 PARCEL INFORMATION REPORT

12/5/2025 4:43:45 PM

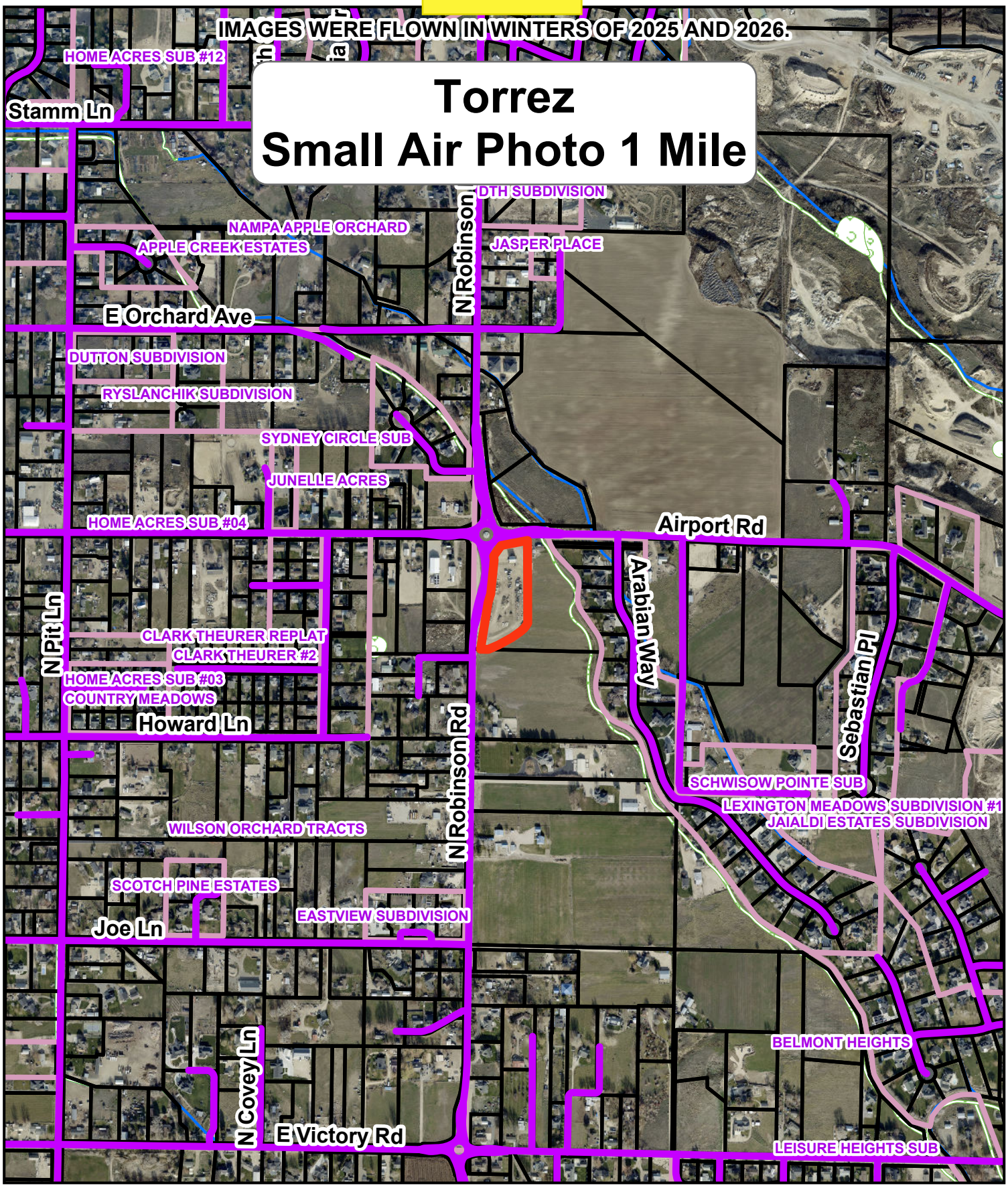
PARCEL NUMBER:	R30590011
OWNER NAME:	TORREZ CARLOS M
CO-OWNER:	TORREZ ANNIE
MAILING ADDRESS:	655 E KINGSFORD DR MERIDIAN ID 83642
SITE ADDRESS:	246 N ROBINSON BLVD
TAX CODE:	1440000
TWP:	3N **RNG:** 1W **SEC:** 20 **QUARTER:** NW
ACRES:	3.54
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT 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:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0403F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2024001649
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	20-3N-1W NW TX 30 IN SW NW LS RD ON W & N
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

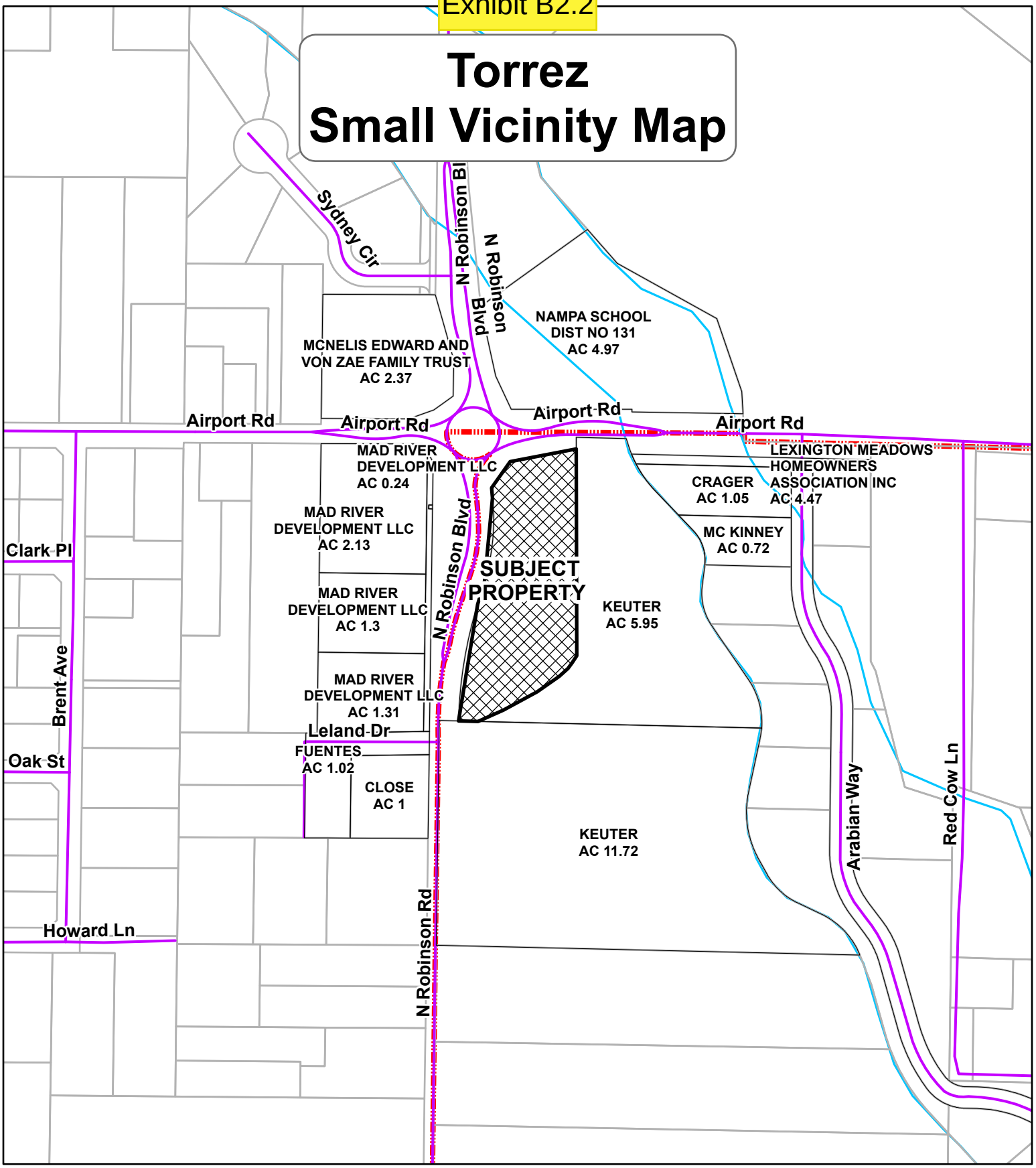


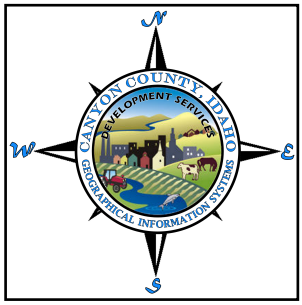
City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit B2.2

Torrez
Small Vicinity Map





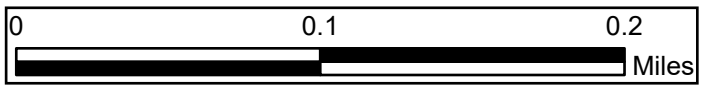
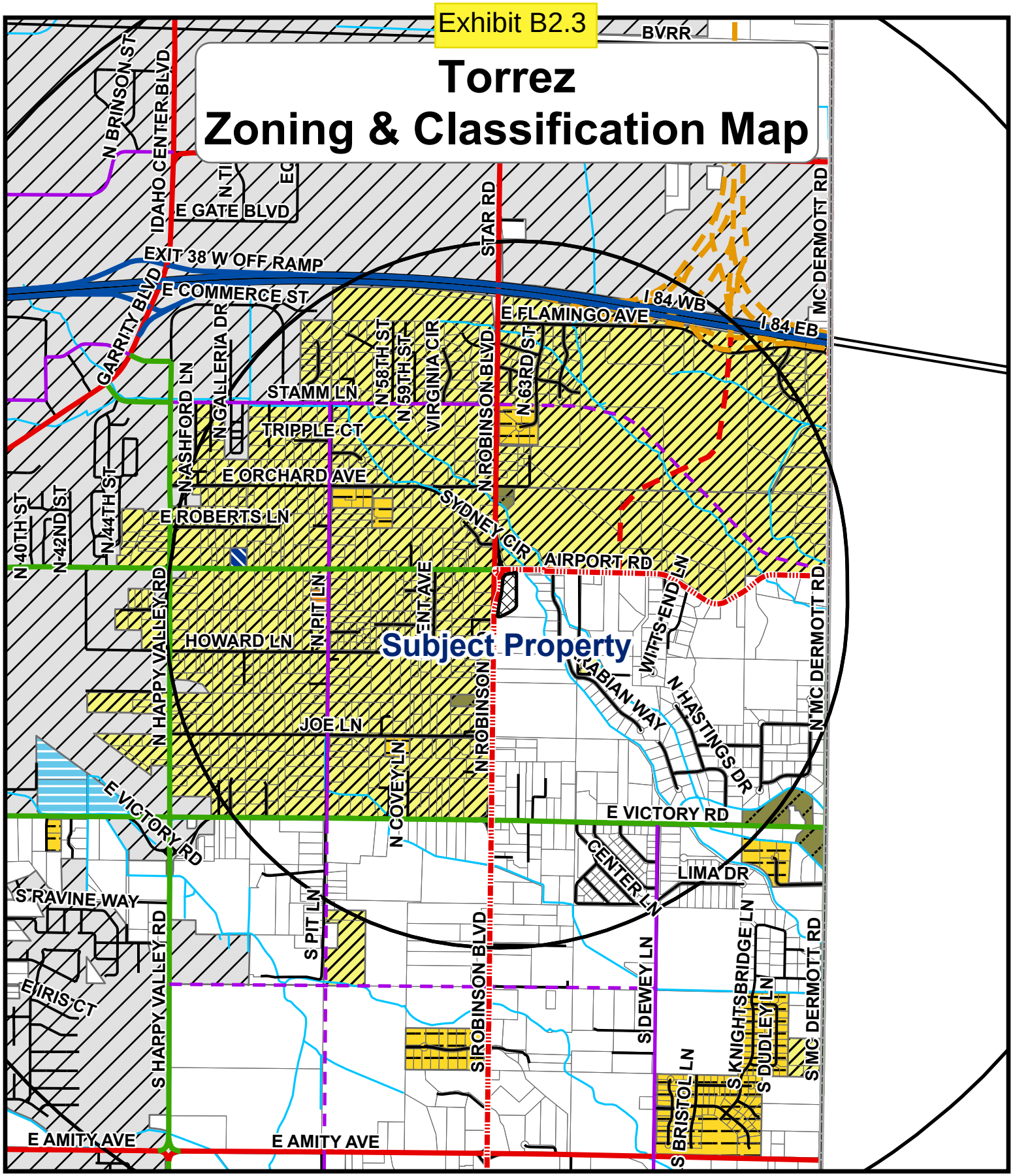
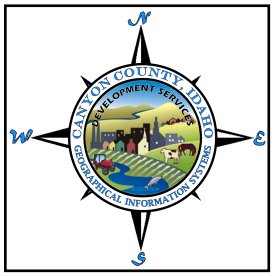


Exhibit B2.3

Torrez
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

Torrez
Dairy, Feedlot, and Gravel Pit Map

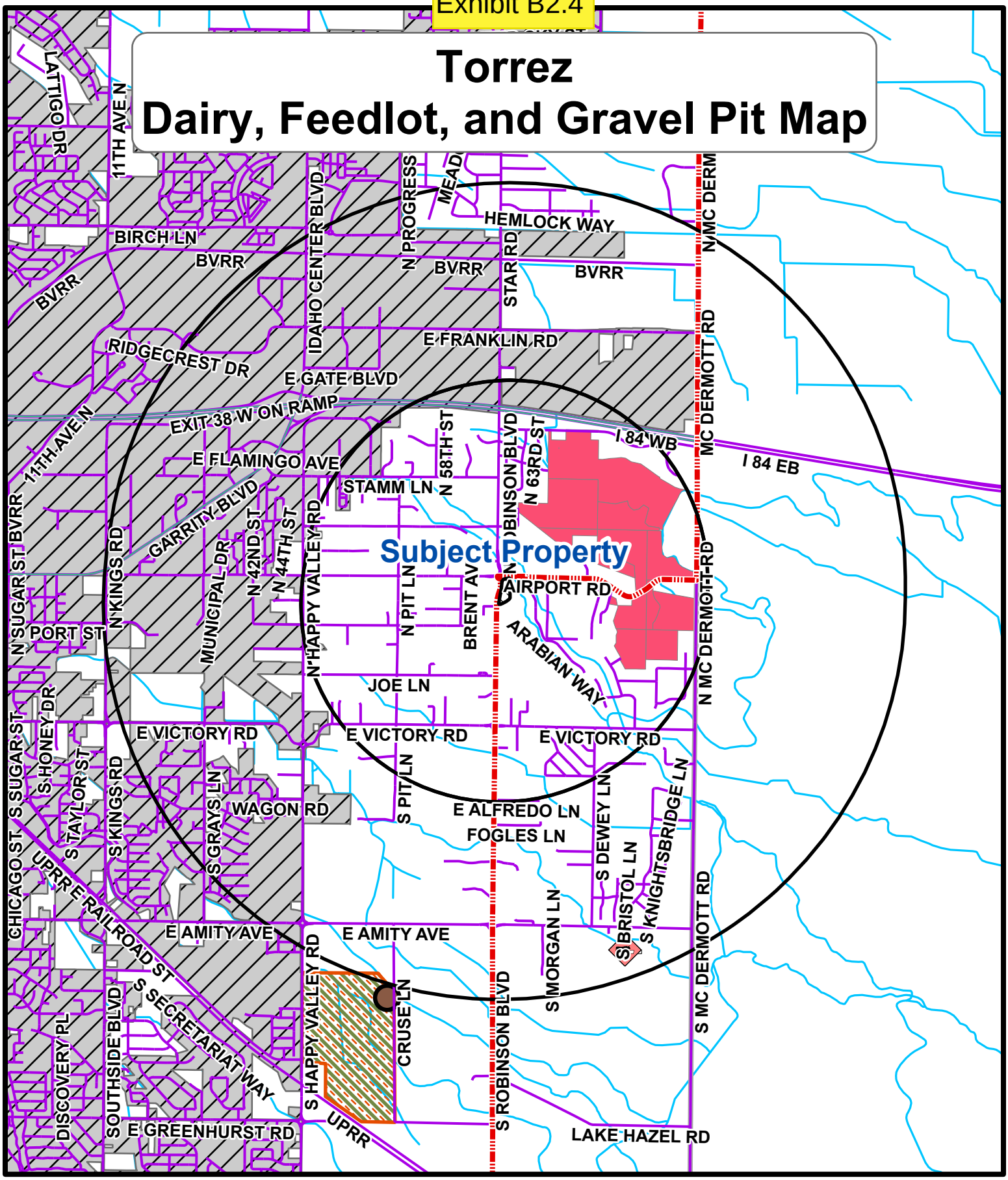
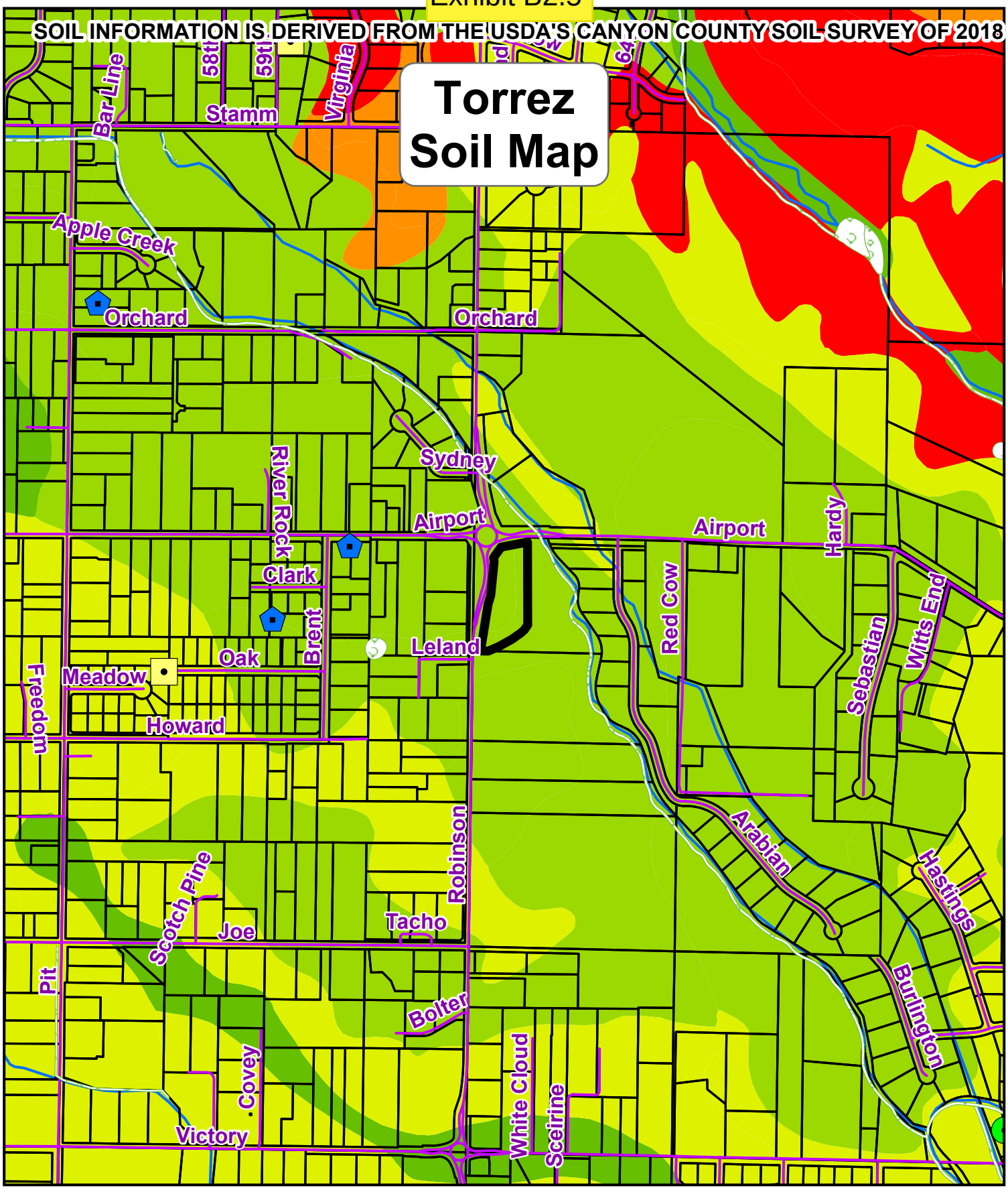


Exhibit B2.5

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

Torrez Soil Map



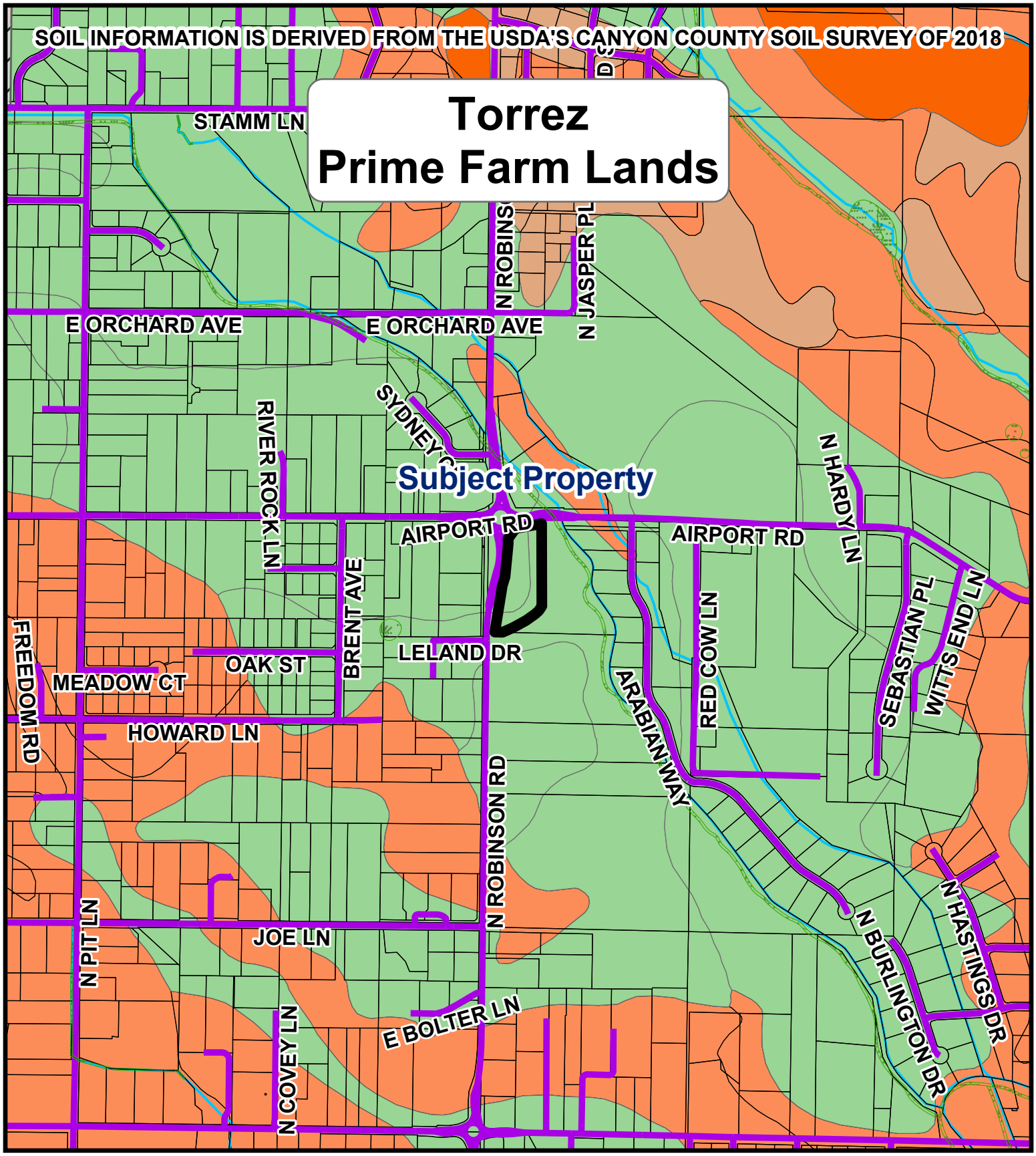
Nitrate Priority Wells

- 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
Torrez
Prime Farm Lands
STAMM LN
N ROBINSON RD
N JASPER PL
E ORCHARD AVE
E ORCHARD AVE
RIVER ROCK LN
SYDNEY CT
Subject Property
AIRPORT RD
AIRPORT RD
N HARDY LN
BRENT AVE
LELAND DR
OAK ST
MEADOW CT
FREEDOM RD
HOWARD LN
RED COW LN
SEBASTIAN PL
WITTS END LN
ARABIAN WAY
N ROBINSON RD
N PIT LN
JOE LN
E BOLTER LN
N COVEY LN
N HASTINGS DR
N BURLINGTON 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
3	MODERATELY SUITED SOIL	72493.57	1.66	47.12%
3	MODERATELY SUITED SOIL	81362.58	1.87	52.88%
		153856.16	3.53	100%

FARMLAND REPORT

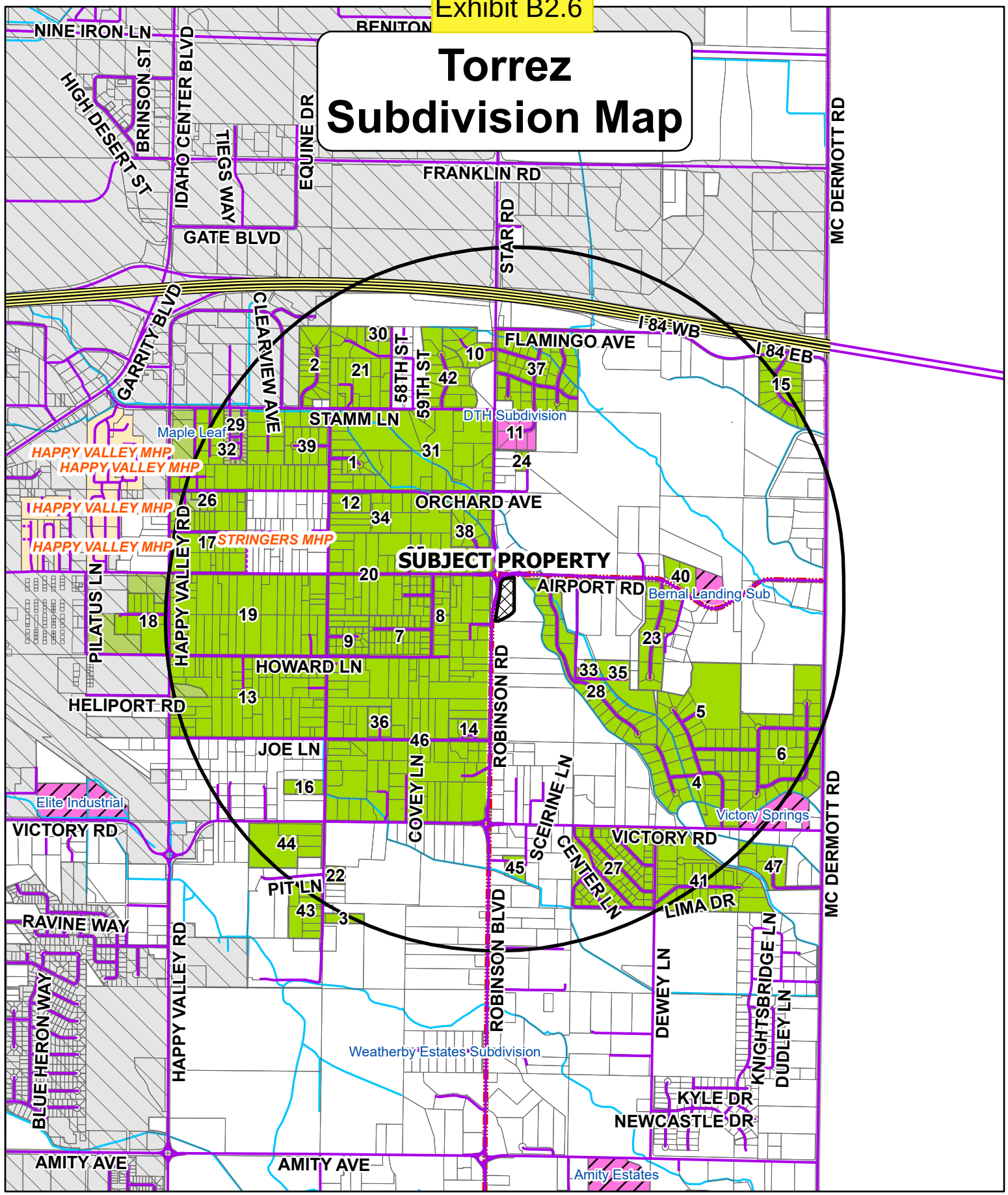
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
EhB	Prime farmland if irrigated	72493.57	1.66	47.12%
EhA	Prime farmland if irrigated	81362.58	1.87	52.88%
		153856.16	3.53	100%

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

Torrez Subdivision Map



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
47	1169.50	1013	1.15

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
4	31.90	86	0.37

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
36	3.05	1.06	0.00	40.77

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

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
APPLE CREEK ESTATES	1	3N1W18	4.80	10	0.48	CANYON COUNTY	1993
AUTUMN WIND SUB	2	3N1W18	14.22	19	0.75	CANYON COUNTY	2001
BARNES ESTATES SUBDIVISION	3	3N1W30	2.39	1	2.39	CANYON COUNTY	2020
BELMONT HEIGHTS	4	3N1W20	32.40	29	1.12	CANYON COUNTY	2001
BELMONT HEIGHTS #2	5	3N1W20	39.53	22	1.80	CANYON COUNTY	2002
BELMONT HEIGHTS #3	6	3N1W20	51.05	42	1.22	CANYON COUNTY	2004
CLARK THEURER #2	7	3N1W19	20.03	45	0.45	CANYON COUNTY	1977
CLARK THEURER REPLAT	8	3N1W19	9.49	11	0.86	CANYON COUNTY	1972
COUNTRY MEADOWS	9	3N1W19	6.69	19	0.35	CANYON COUNTY	1992
DANI'S RANCH SUBDIVISION	10	0	8.45	7	1.21	CANYON COUNTY	2008
DTH SUBDIVISION	11	3N1W17	8.70	7	1.24	CANYON COUNTY	2025
DUTTON SUBDIVISION	12	3N1W19	4.73	4	1.18	CANYON COUNTY	2018
EAGLE HEIGHTS 1ST DIV	13	3N1W19	76.42	64	1.19	CANYON COUNTY	1909
EASTVIEW SUBDIVISION	14	3N1W19	4.76	4	1.19	CANYON COUNTY	2006
FLAMINGO RIDGE ESTATES	15	3N1W17	18.18	17	1.07	CANYON COUNTY	2001
HILL AND PETTY ESTATES SUB	16	3N1W19	3.47	2	1.73	CANYON COUNTY	2005
HOME ACRES SUB #01	17	3N1W19	35.18	32	1.10	CANYON COUNTY	1940
HOME ACRES SUB #02	18	3N2W24	30.10	13	2.32	CANYON COUNTY	1940
HOME ACRES SUB #03	19	3N1W19	76.92	43	1.79	CANYON COUNTY	1942
HOME ACRES SUB #04	20	3N1W19	40.08	25	1.60	CANYON COUNTY	1942
HOME ACRES SUB #12	21	3N1W18	27.90	24	1.16	CANYON COUNTY	1943
J & S SUB	22	3N1W30	1.99	2	1.00	CANYON COUNTY	2004
JAIALDI ESTATES SUBDIVISION	23	3N1W20	18.36	14	1.31	CANYON COUNTY	2007
JASPER PLACE	24	3N1W17	1.45	5	0.29	CANYON COUNTY	1999
JUNELLE ACRES	25	3N1W19	2.37	2	1.18	CANYON COUNTY	2000
LAST ORCHARD SUB	26	3N1W19	2.40	4	0.60	CANYON COUNTY	1986
LEISURE HEIGHTS SUB	27	3N1W29	40.70	78	0.52	CANYON COUNTY	1972
LEXINGTON MEADOWS SUBDIVISIO	28	3N1W20	30.93	29	1.07	CANYON COUNTY	2006
MAPLE LEAF SUBDIVISION	29	3N1W18	7.38	58	0.13	NAMPA	2023
MOSER SUB	30	3N1W18	2.11	3	0.70	CANYON COUNTY	2004
NAMPA APPLE ORCHARD	31	3N1W18	75.11	39	1.93	CANYON COUNTY	1915
ORCHALARA HEIGHTS	32	3N1W18	67.80	48	1.41	CANYON COUNTY	1910
RED COW FOLD SUBDIVISION	33	3N1W20	2.47	2	1.23	CANYON COUNTY	2023
RYSLANCHIK SUBDIVISION	34	3N1W19	3.53	4	0.88	CANYON COUNTY	2021
SCHWISOW POINTE SUB	35	3N1W20	8.67	2	4.34	CANYON COUNTY	2005
SCOTCH PINE ESTATES	36	3N1W19	4.20	4	1.05	CANYON COUNTY	2004
STAR CREST SUB	37	3N1W17	39.19	50	0.78	CANYON COUNTY	1970
SYDNEY CIRCLE SUB	38	3N1W19	7.40	9	0.82	CANYON COUNTY	2004
TRIPPLE ESTATES	39	3N1W18	10.03	25	0.40	CANYON COUNTY	1996
TWO CLEGG SUBDIVISION	40	3N1W20	5.24	2	2.62	CANYON COUNTY	2019
VICTORY HEIGHTS SUB	41	3N1W29	38.36	29	1.32	CANYON COUNTY	1970
VIRGINIA HILLS SUB	42	3N1W18	18.68	14	1.33	CANYON COUNTY	1993
WAR EAGLE MEADOWS	43	3N1W30	11.36	9	1.26	CANYON COUNTY	1997
WAYNE RUSSELL SUB	44	3N1W30	19.08	4	4.77	CANYON COUNTY	2005
WHISPERING PINES GLEN SUBDIVIS	45	3N1W29	2.92	2	1.46	CANYON COUNTY	2011
WILSON ORCHARD TRACTS	46	3N1W19	221.59	128	1.73	CANYON COUNTY	1917
WINDMILL RANCH SUBDIVISION	47	3N1W29	10.72	7	1.53	CANYON COUNTY	2022

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Maple Leaf	7.79	58	0.13
DTH Subdivision	8.58	7	1.23
Victory Springs	10.15	19	0.53
Bernal Landing Sub	5.38	2	2.69

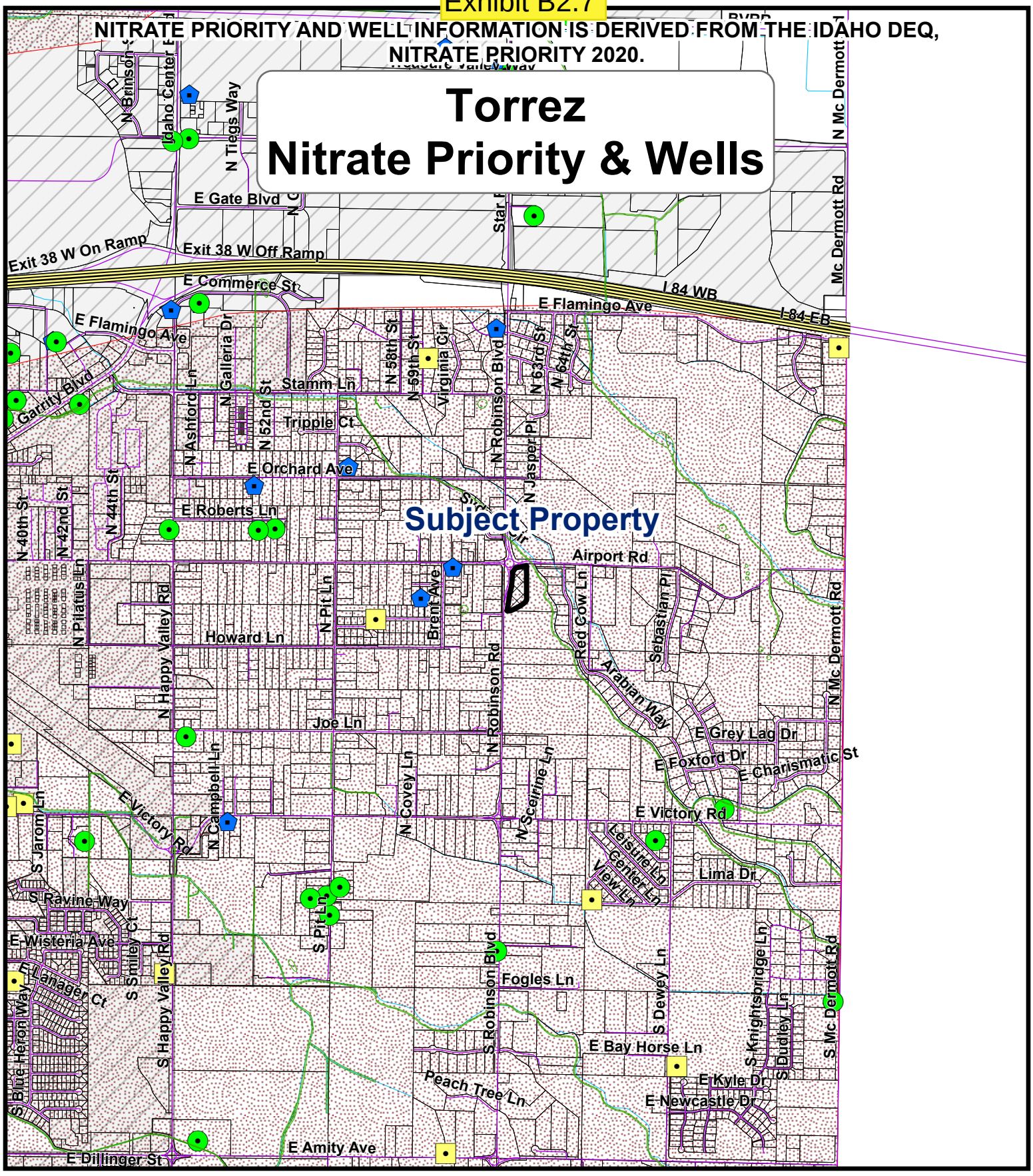
MOBILE HOME & RV PARKS

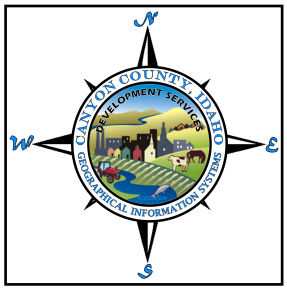
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…
Stringers MHP	5022 Airport Road	1.40	6	4.28	Canyon County

Exhibit B2.7

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

Torrez
Nitrate Priority & Wells





GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

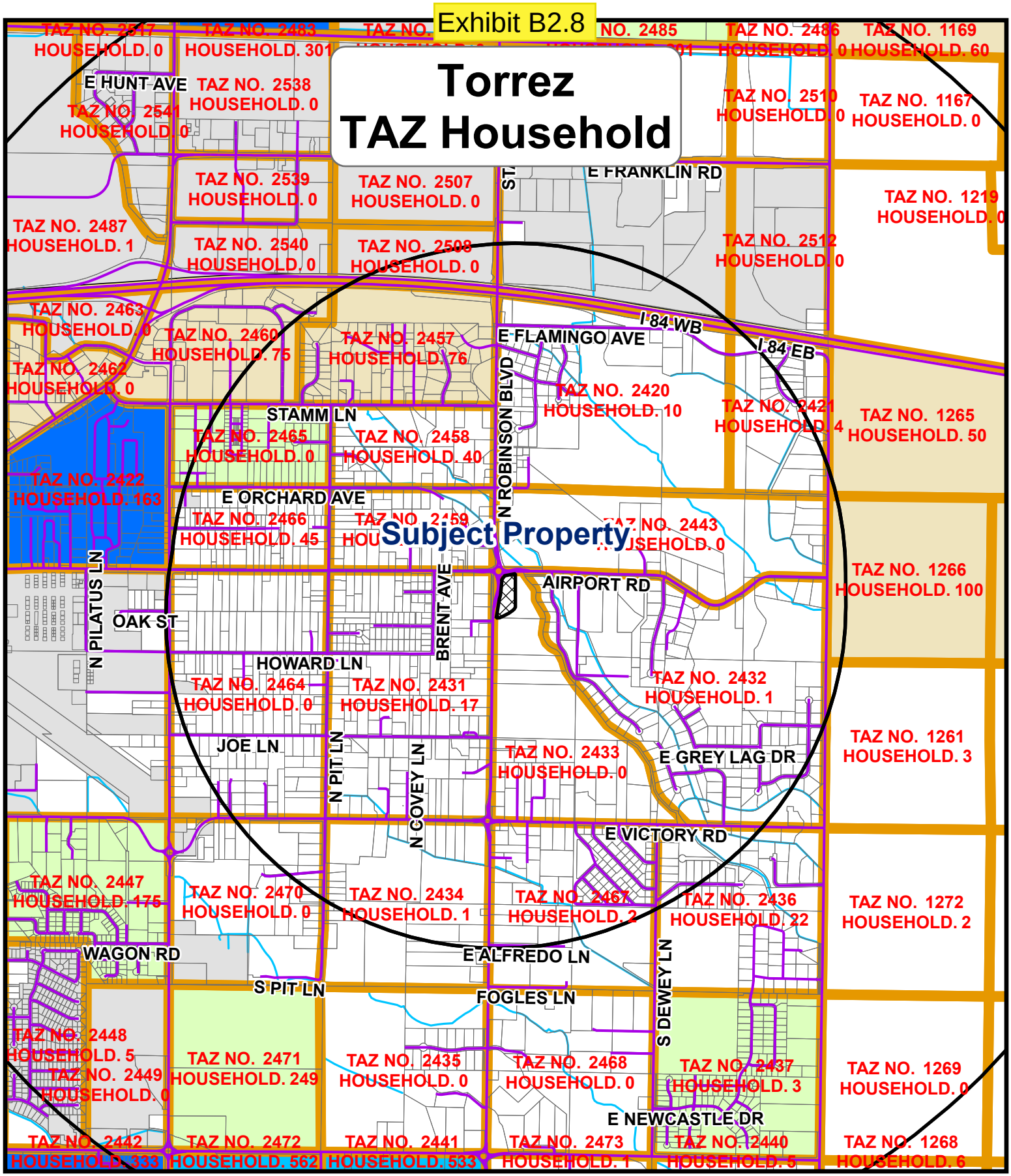
DEQ WELLS N03_MGL

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

0 0.5 1 Miles

Exhibit B2.8

Torrez
TAZ Household



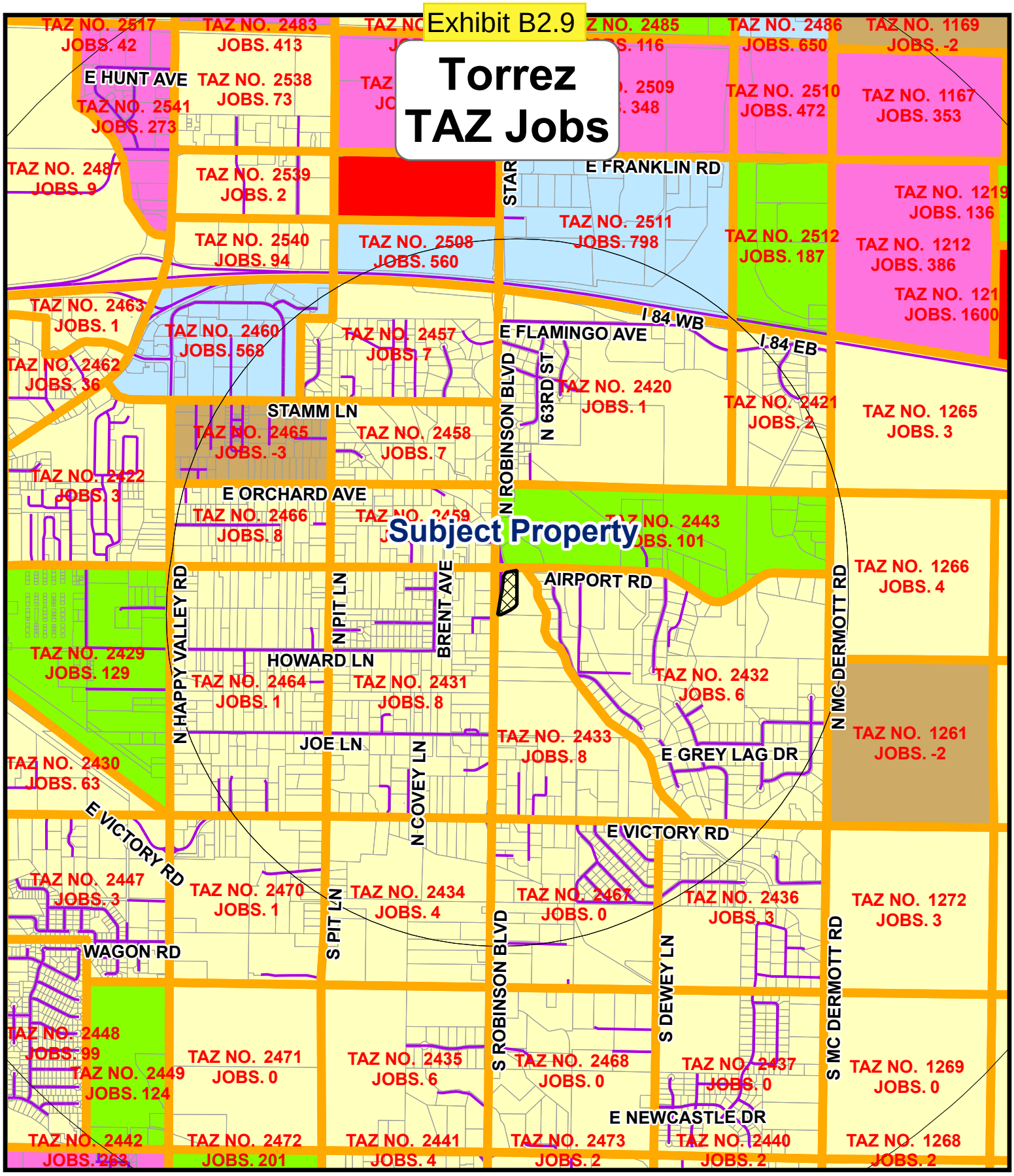
House Hold 2025-2050

- -4 - 50
- 51 - 150
- 151 - 250
- 251 - 500
- 501 - 750
- 751 - 1263

0 0.5 1 Miles

Exhibit B2.9

Torrez TAZ Jobs



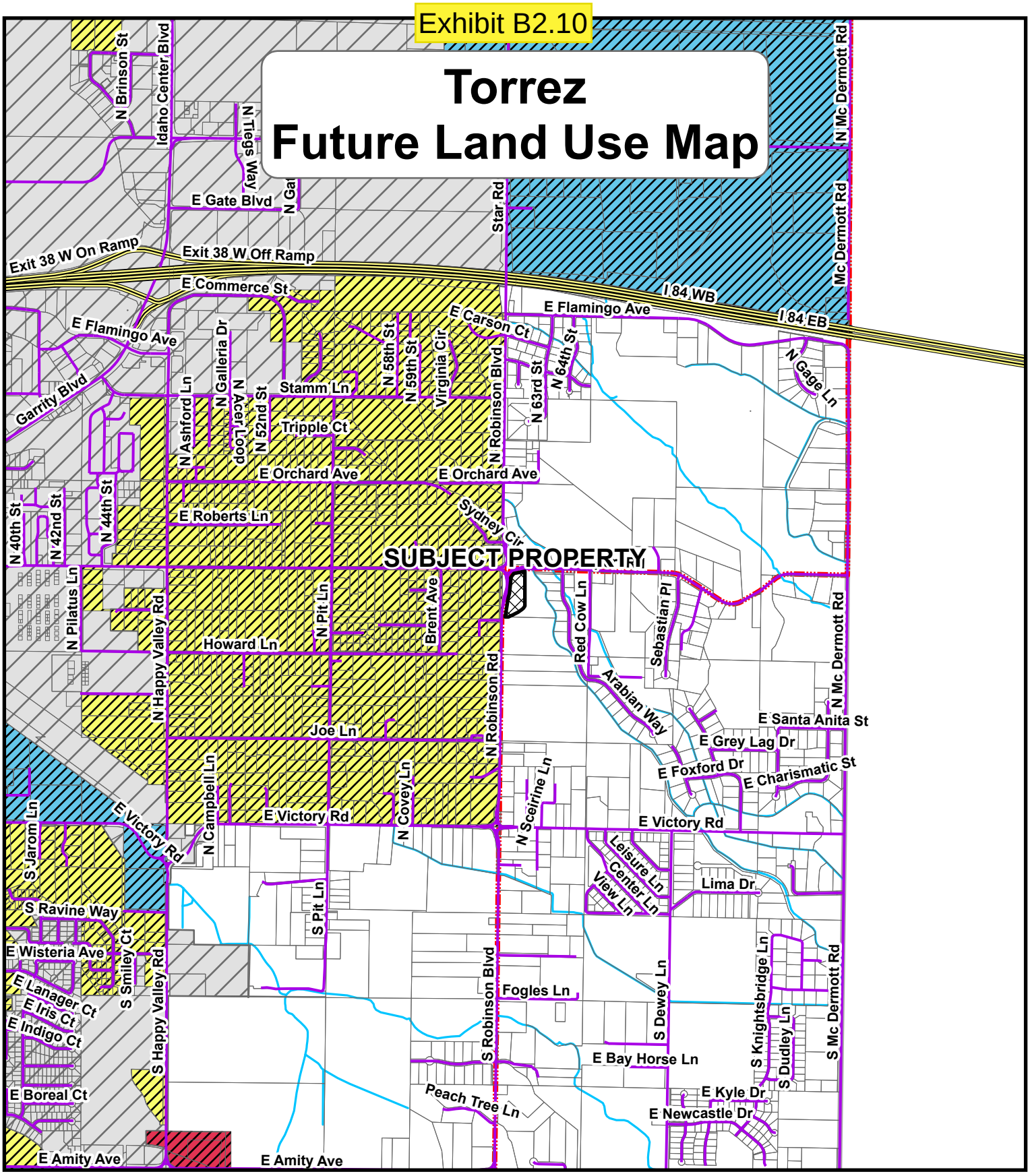
Jobs 2025-2050

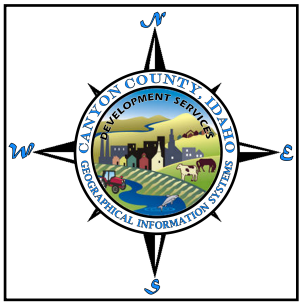
-1	251 - 500
0 - 100	501 - 1000
101 - 250	1001 - 2148

0 0.5 1 Miles

Exhibit B2.10

Torrez
Future Land Use Map





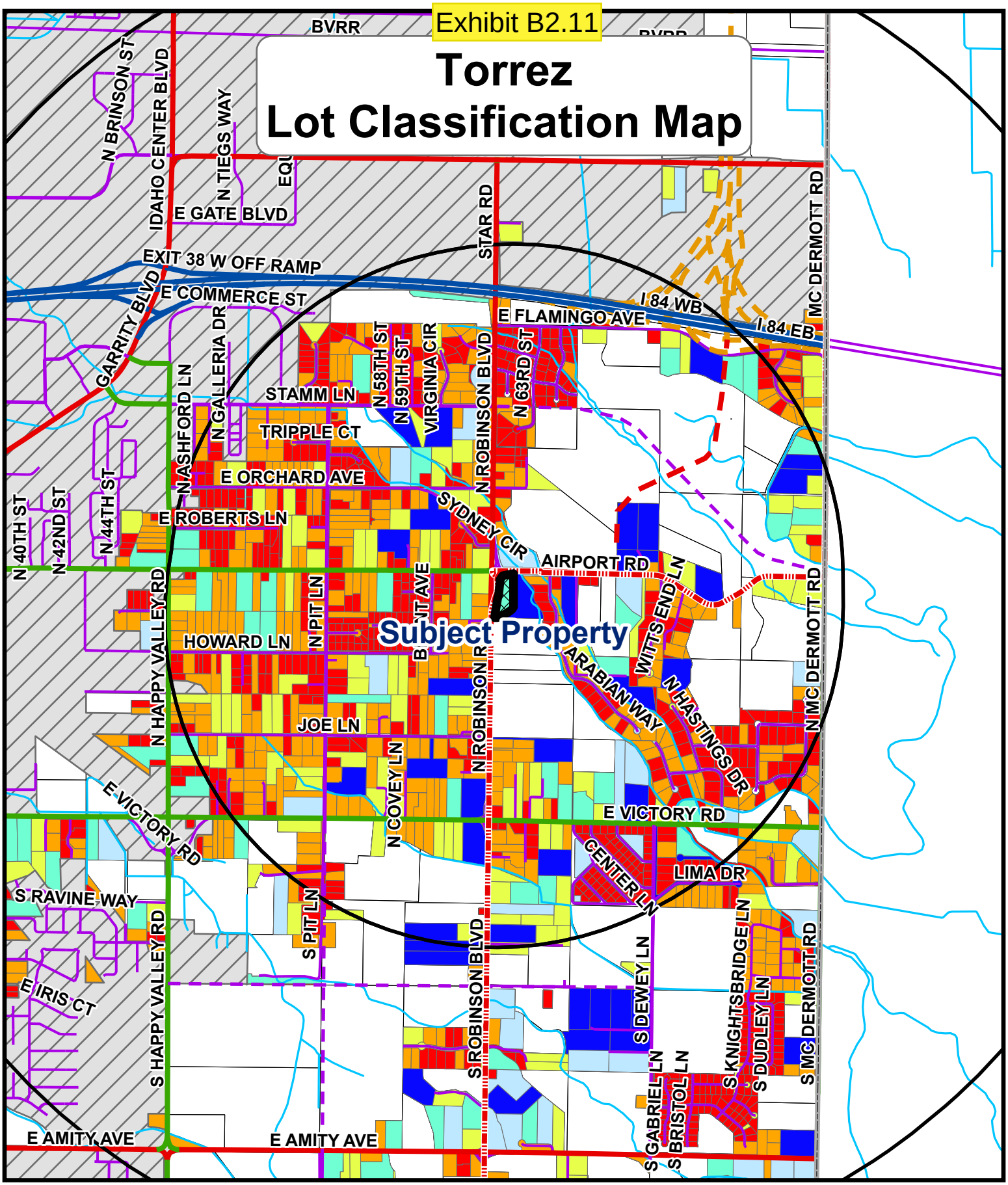
Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B2.11

Torrez
Lot Classification Map



Lot Size

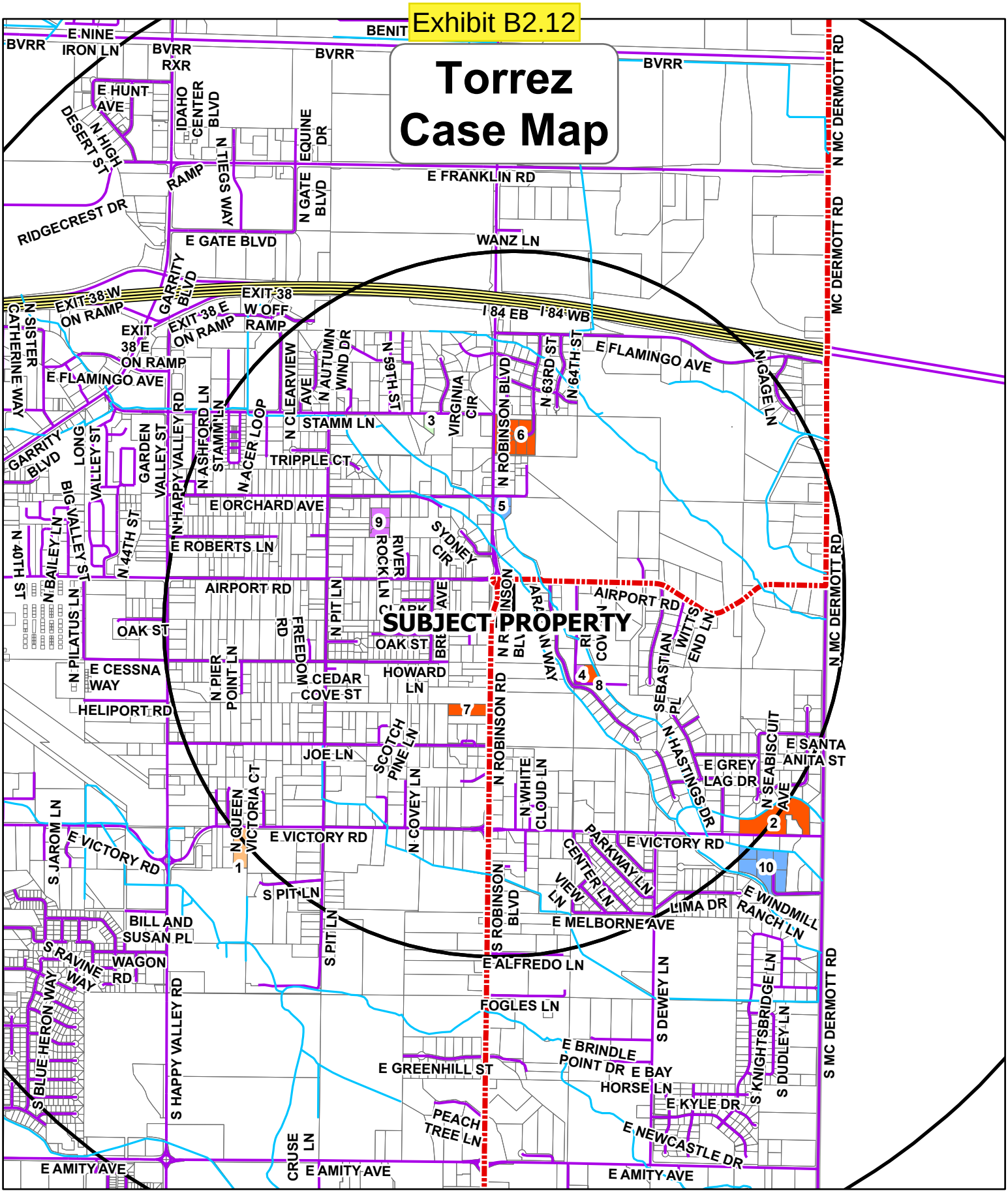
- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

- 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 B2.12

Torrez Case Map



Year
2021
2022
2023
2024
2025
2026

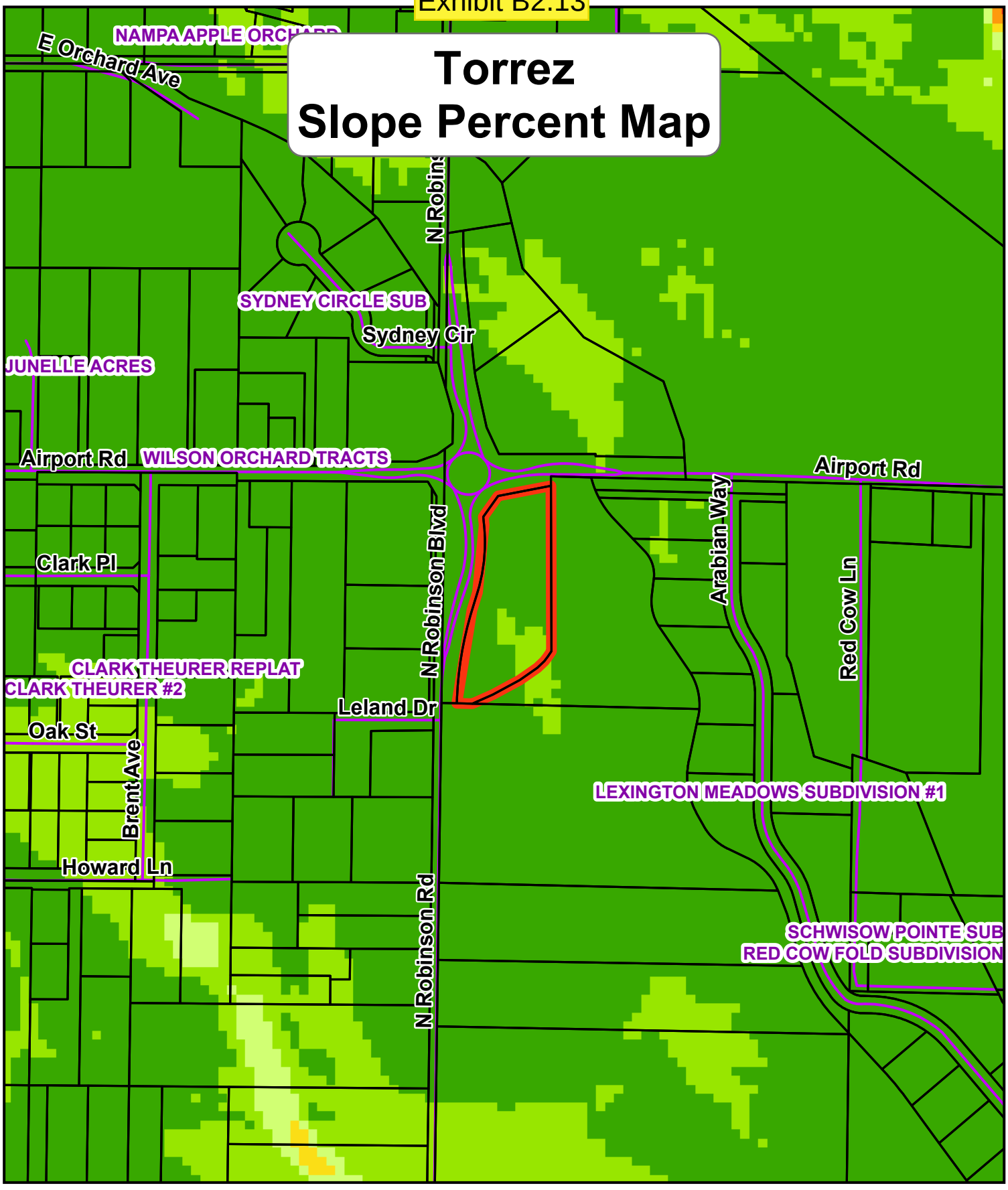
0 0.5 1 Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CU2025-0002	Staging Area/ Contractor Shop	Bighord Traffice Services	DENIED
2	RZ2021-0059	Rezone A to CR-R1	Black Summit, LLC	APPROVED
3	CR2023-0005	Rezon RR to C1	Bowery	DENIED
4	RZ2020-0018	Rezone A to RR	Bruji Hans & Connie	APPROVED
5	RZ2022-0008	Rezone A to CR-R1	Carlton	APPROVED
6	SD2018-0013	DTH Plat Preliminary	DTH Subdivision	APPROVED
7	CR2022-0013	Rezone RR to CR-R1	Guzman	APPROVED
8	SD2021-0040	Red Cow Fold - Short Plat	Red Cow Fold	APPROVED
9	SD2019-0030	Short Plat- 3 lots	Ryslanchik Sub	APPROVED
10	SD2021-0024	Sub Preliminary & Final Plat Approval	Windmill Ranch Sub	APPROVED

Exhibit B2.13

Torrez
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

Platroom Parcel Routing Slip

Exhibit B3

Account(s) _____

Parent Account R30590-011

____ *Name Change* _X_ *Split*

____ *Merge* ____ *Acreage Change*

____ *Lot Line Adjustment*

Date & Initial or N/A

Data Entry Completed 01-31-23 DG

Notes:

SPLIT .12AC TO RD INST# 8902931
SPLIT 1.90AC TO RD INST# 2023001063
ADJ AC TO 3.54AC ON R30590-011
PER GIS

2023-001063
RECORDED
01/12/2023 12:57 PM
00740598202300010630020026
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 TYOUREN NO FEE
DEED
NAMPA HIGHWAY DISTRICT NO 1

Project Name: Robinson Road / Airport Road Roundabout
Parcel No.: 16
Assessor Parcel No.: R3059001100

(Space above this line reserved)

QUITCLAIM DEED

THIS INDENTURE is made this 12th day of January, 2023, between **NAMPA HIGHWAY DISTRICT NO. 1**, a body corporate and politic of the State of Idaho, "GRANTOR", and **NAMPA HIGHWAY DISTRICT NO. 1**, a body corporate and politic of the State of Idaho, "GRANTEE", whose address is 4507 12th Avenue Road, Nampa, ID 83686, and its heirs and assigns forever, all right, title and interest which Grantor now has in the following described real property situated in the County of Canyon, State of Idaho, to wit:

As per Exhibit "A" attached hereto and, by referenced, made a part hereof.

INWITNESS WHEREOF, GRANTOR has hereunto set his/her hands and seals the day and year first written above.

By: The **NAMPA HIGHWAY DISTRICT NO. 1:**

Commissioner Dick Smith,
Chairman, Nampa Highway District No. 1

STATE OF IDAHO)
) ss.
County of Canyon)

On this 12th day of January, 2023, before me, Paige Rhoades, a Notary Public in and for the State of Idaho, personally appeared **Dick Smith,** known or identified to me to be the Chairman of the Board of Commissioners of **Nampa Highway District No.1,** a highway district in Canyon County, State of Idaho that executed the foregoing instrument, and who acknowledged to me that such highway district executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing in Canyon County, Idaho
My commission expires: 03.01.24

PAIGE RHOADES
COMMISSION # 59237
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 03/01/2024

** Can we check to see if there is another right of way deed coming for the leftover parcel created by this right of way split?
I will not split this until we hear back and see what is going on as we do not want to create a child account only to delete it shortly after.

Exhibit A

Parametrix, Inc.
7761 W. Riverside Drive, Suite 201
Boise, ID 83714
Project No. 314-6823-005
January 9, 2023

Nampa Highway District #1
Robinson Road and Airport Road, Roundabout Project
Assessor's Parcel No. R3059001100

R30590-011
Split to Road

PARCEL NO. 16

ROW DEDICATION

A parcel of land located in the Northwest One Quarter of Section 20, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

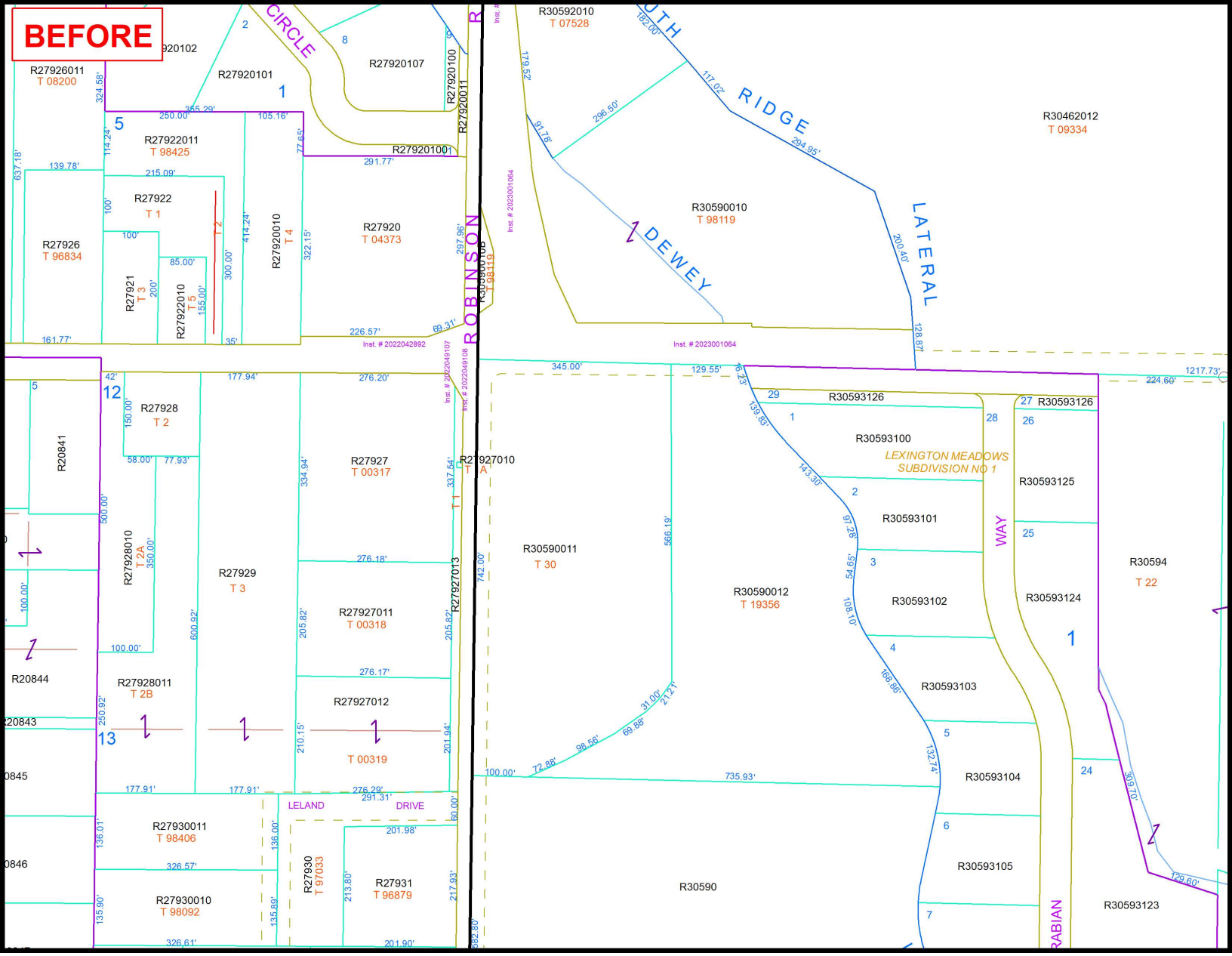
Commencing at the Northwest Corner of said Section 20, thence following the westerly line of said Section 20, South 0°48'37" West a distance of 1,324.49 feet to the North One Sixteenth Corner common to said Section 20 & Section 19;
Thence following the westerly line of said Section 20, South 0°49'44" West a distance of 15.00 feet to a point on the southerly right-of-way line of Airport Road, said point being the **POINT OF BEGINNING**.

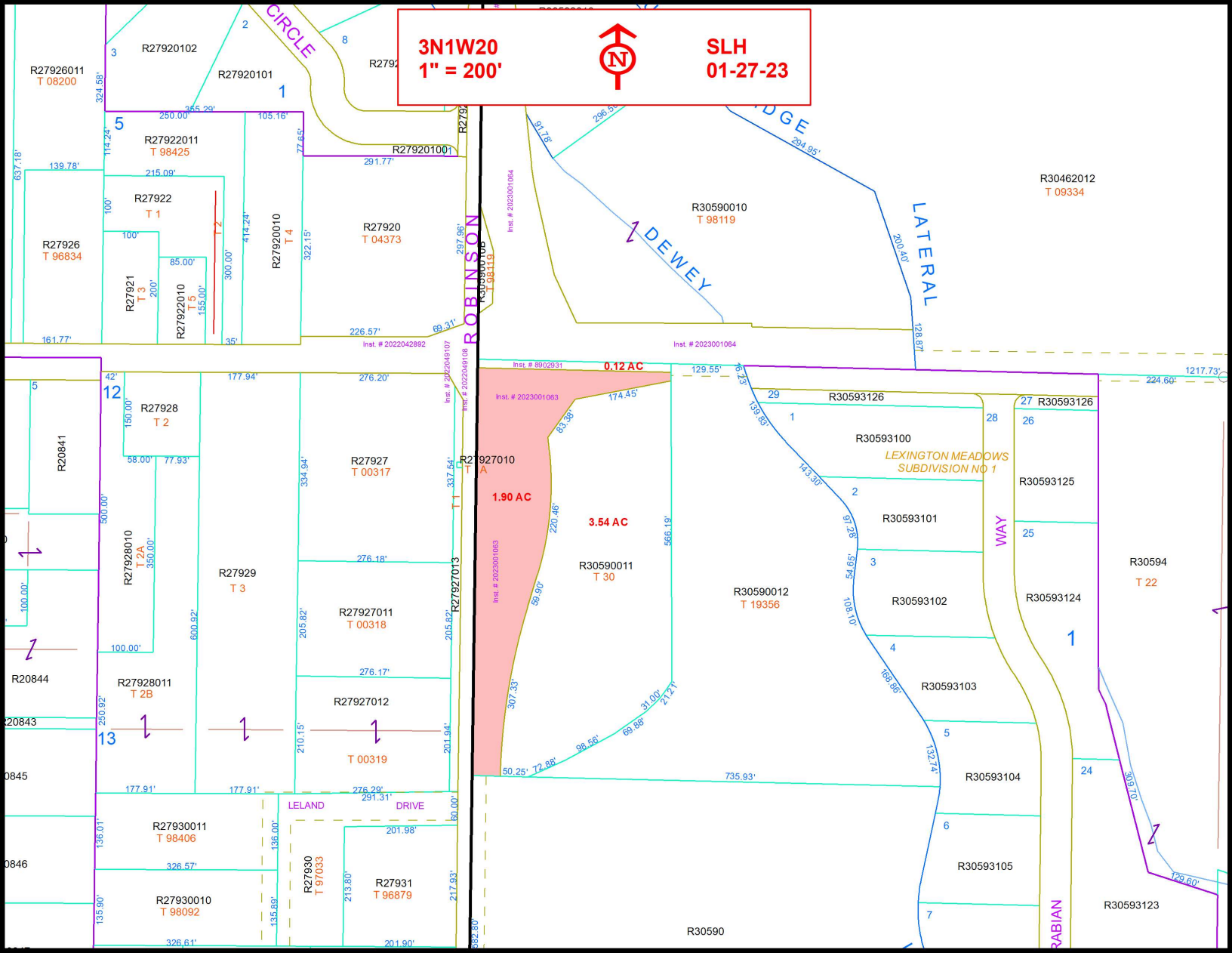
Thence leaving said westerly line and following said southerly right-of-way line, South 88°37'11" East a distance of 345.31 feet;
Thence leaving said southerly right-of-way line, South 0°03'53" East a distance of 15.42 feet;
Thence South 79°13'16" West a distance of 174.45 feet;
Thence South 35°26'07" West a distance of 83.38 feet;
Thence South 5°51'09" East a distance of 26.45 feet;
Thence 220.47 feet along a curve to the right, said curve having a radius of 550.00 feet, a central angle of 22°58'04", a chord bearing of South 5°37'53" West, and a chord distance of 219.00 feet;
Thence South 17°06'55" West a distance of 59.90 feet;
Thence 307.33 feet along a curve to the left, said curve having a radius of 1,130.00 feet, a central angle of 15°34'59", a chord bearing of South 9°19'26" West, and a chord distance of 306.39 feet;
Thence North 88°36'24" West a distance of 50.02 feet to a point on the said westerly line of Section 20;
Thence following said westerly line, North 0°49'53" East a distance of 727.01 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 82,668 square feet (1.90 acres), more or less.



1/9/2023


BEFORE
R27926011
T 08200
R27920102
R27920101
R27920107
R27920100
R27920011
R27920010 T1
R27922011
T 98425
R27922
T 1
R27926
T 96834
R27921
T 3
R27922010
T 5
R27920010
T 4
R27920
T 04373
R30592010
T 07528
R30462012
T 09334
R30590010
T 98119
R30590100
T 98119
ROBINSON
DEWEY
RIDGE
LATERAL
Inst. # 2022042892
Inst. # 2023001064
R27928
T 2
R20841
R27928010
T 2A
R27929
T 3
R27927
T 00317
R27927010
T A
R27927013
T 1
R27927011
T 00318
R27927012
T 00319
R30590011
T 30
R30590012
T 19356
R30593126
R30593100
LEXINGTON MEADOWS
SUBDIVISION NO 1
R30593125
R30593101
R30593102
R30593124
R30594
T 22
R30593103
R30593104
R30593105
R30590
R20844
R27928011
T 2B
R20843
R20845
R20846
R27930011
T 98406
R27930010
T 98092
R27930
T 97033
R27931
T 96879
LELAND
DRIVE
WAY
RABIAN
R30593123


3N1W20
1" = 200'
SLH
01-27-23
R27926011
T 08200
R27920102
R27920101
R27922011
T 98425
R27922
T 1
R27926
T 96834
R27921
T 3
R27922010
T 5
R27920010
T 4
R27920
T 04373
R27920100
R30590010
T 98119
R30462012
T 09334
ROBINSON
DEWEY
LATERAL
CIRCLE
R27928
T 2
R20841
R27928010
T 2A
R27929
T 3
R27927
T 00317
R27927010
T A
R27927013
T 1
0.12 AC
1.90 AC
3.54 AC
R30590011
T 30
R30590012
T 19356
R30593126
R30593100
LEXINGTON MEADOWS
SUBDIVISION NO 1
R30593125
R30593101
R30593102
R30593124
R30594
T 22
WAY
R30593103
R30593104
R30593105
R30593123
R20844
R27928011
T 2B
R27927011
T 00318
R27927012
T 00319
R20843
0845
0846
LELAND
DRIVE
R27930011
T 98406
R27930010
T 98092
R27930
T 97033
R27931
T 96879
R30590
RABIAN

#428

INSTRUMENT NO. 8902931

Deed of Right of Way

00627

Nampa, Idaho. Feb. 26, 1924.

WHEREAS, Certain of the inhabitants of Road District No..... of The Nampa Highway District of Canyon County, State of Idaho, taxable therein for road purposes, have petitioned in writing the Board of Commissioners of said Nampa Highway District, to lay out a public road therein as set forth in their petition, ...

which said public road is proposed to be located as follows, to-wit:

A strip 4 rods 15 feet off of the North side of the S½ of the NW¼ of the NW¼ of Section 20 T. 3 N., R. 1 W. B.M. containing about 1/2 acre, more or less.

With the provision that no borrow pit be left in road a distance of 150 feet by my house.

NOW, THEREFORE, In consideration of the location and establishment of said road, as above described, and of the benefits to accrue to us and each of us by such location, we, the undersigned, owners, occupants and claimants of land required for road purposes on the line of the foregoing designated route, hereby signify our approval of the locations of said road, and do hereby consent thereto; and we do hereby grant and dedicate the lands belonging to us and each of us, as afore described, so far as the same may be required for such public road, to the public and to said Nampa Highway District, in the State of Idaho, for use as a public road, and we hereby waive all claims for damage for and on account of the same.

IN WITNESS WHEREOF, We have set our hands and seals the day and year first above written.

Witness:
E. Madding

P. N. Hubbard (SEAL)
(SEAL)
Lucy Hubbard (SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF IDAHO,
County of Canyon. } ss.

On this 26th day of Feb in the year 1924, before me E. Madding a Notary Public in and for said county, personally appeared P. N. Hubbard and Lucy Hubbard, son and mother known to me to be the person s whose name s are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

E. Madding
Notary Public residing at Nampa, Idaho.

** This deed was brought to our attention by Nick Lehman at Nampa Highway 1 who was told about it by the surveyor who was involved in this.
We will use it for R30590-011 so it doesn't leave a 15 ft strip at the top of its parcel.
It may or may not pertain to R30590-012 & R30594.
It is an old deed and the deeds for those two parcels have not brought this right of way deed up.

00627

RIGHT OF WAY DEED

To
THE PUBLIC

Dated ....., 191....

STATE OF IDAHO, } ss.
County of Canyon. }

I hereby certify that this instrument was filed for record at the request of.....

at .....minutes past.....
o'clock.....M., this .....
day of....., 191....
in my office, and duly recorded in Book..... of .....at page.....

Ex-Officio Recorder.

By .....
Deputy.

Fees: $.....

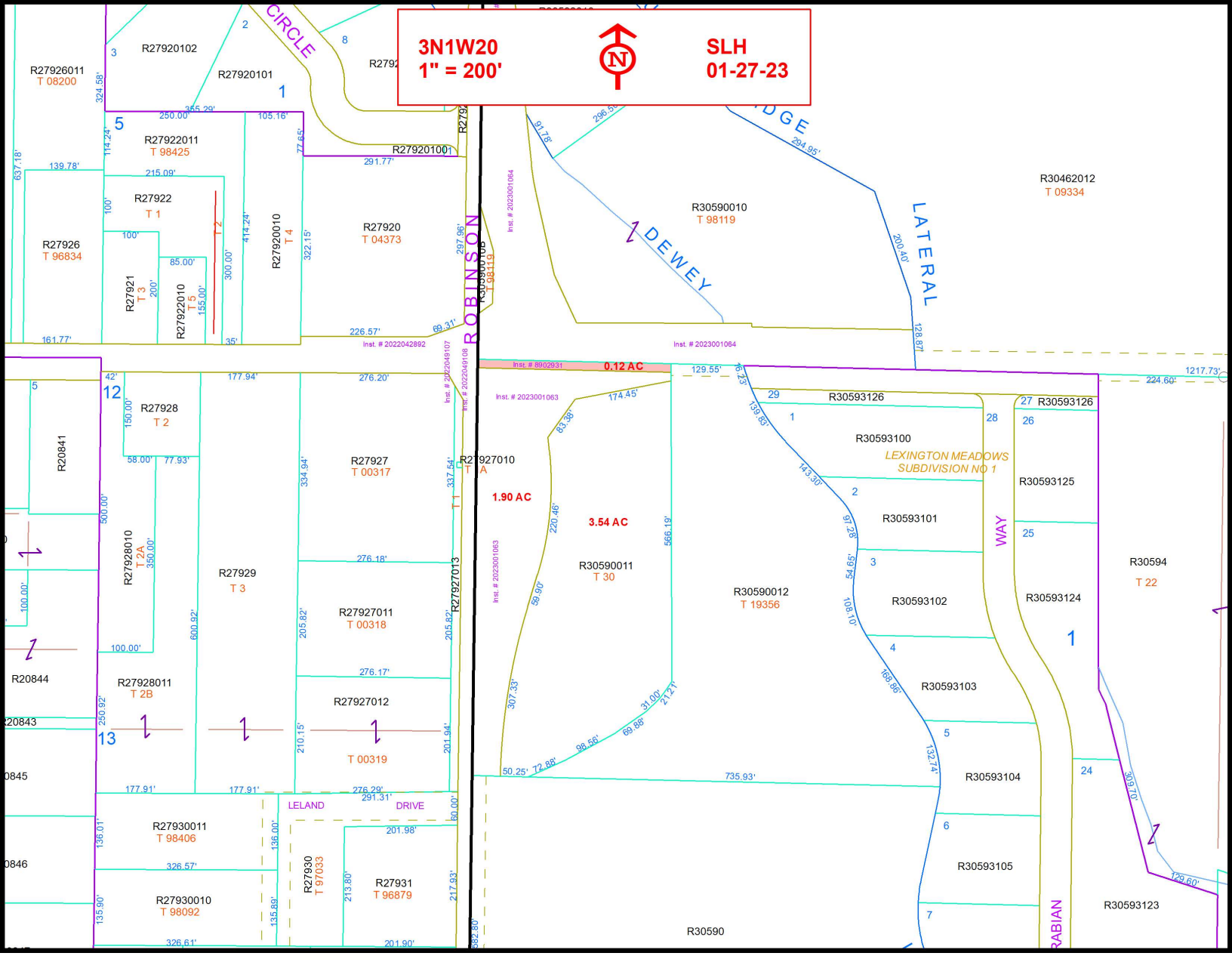
9902931

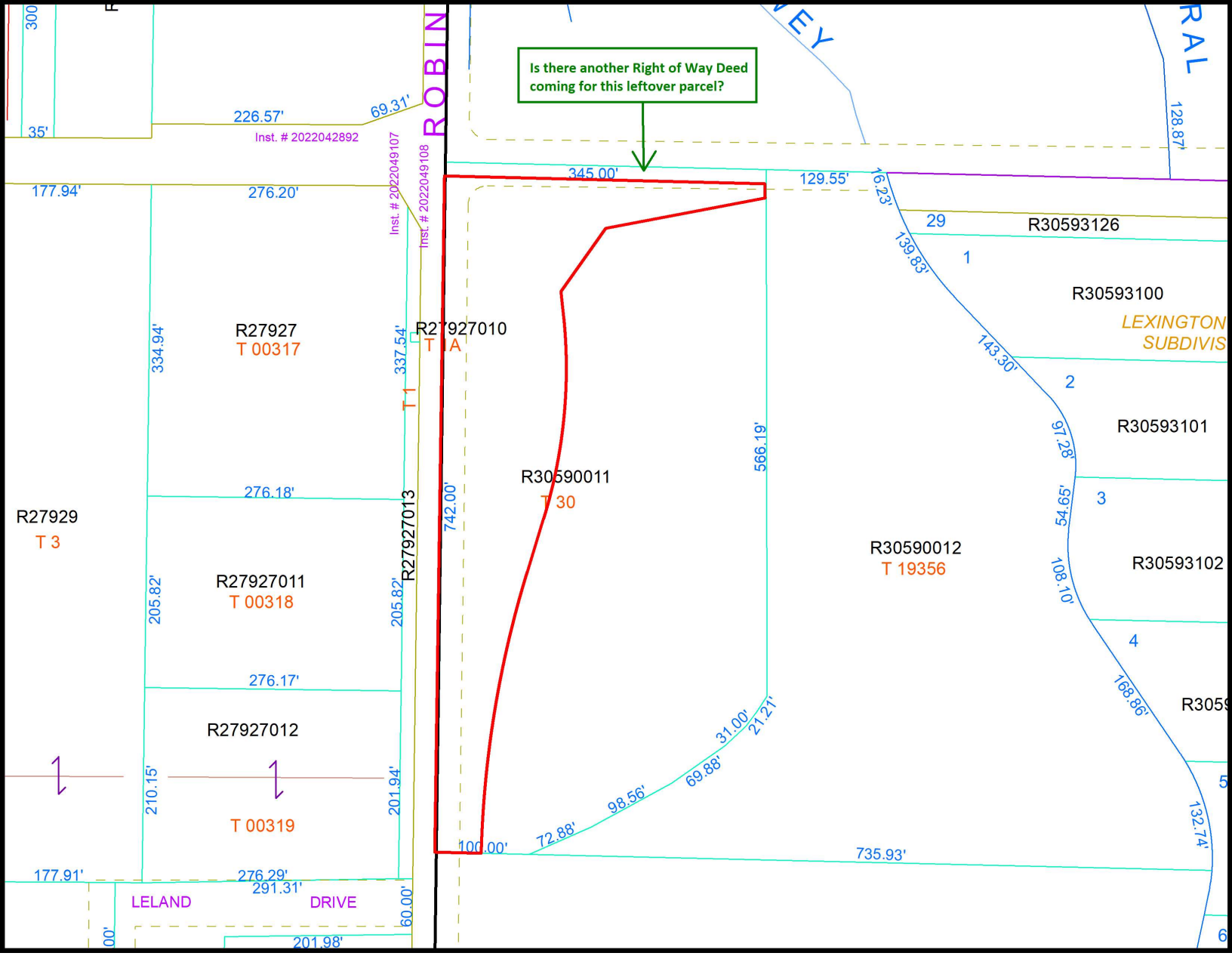
RECORDED

'89 FEB 21 AM 8 35

NED J KERR
CANYON CNTY RECORDER
BY C Lint dep

REQUEST CANYON COUNTY
TYPE Deed FEE


3N1W20
1" = 200'
SLH
01-27-23
R27926011
T 08200
R27920102
R27920101
R27922011
T 98425
R27922
T 1
R27926
T 96834
R27921
T 3
R27922010
T 5
R27920010
T 4
R27920
T 04373
R27920100
R30590010
T 98119
R30462012
T 09334
DEWEY
LATERAL
ROBINSON
CIRCLE
R20841
R27928
T 2
R27928010
T 2A
R20844
R27928011
T 2B
R20843
R27929
T 3
R27927
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R27927010
T A
R27927013
T 1
R27927011
T 00318
R27927012
T 00319
1.90 AC
3.54 AC
0.12 AC
R30590011
T 30
R30590012
T 19356
R30593126
R30593100
LEXINGTON MEADOWS
SUBDIVISION NO 1
R30593125
R30593101
R30593102
R30593124
R30594
T 22
R30593103
R30593104
R30593105
R30593123
R30590
WAY
LELAND
DRIVE
R27930011
T 98406
R27930010
T 98092
R27930
T 97033
R27931
T 96879
Inst. # 2022042892
Inst. # 2022049107
Inst. # 2022049108
Inst. # 8902931
Inst. # 2023001063
Inst. # 2023001064
R30590010
T 98119


Is there another Right of Way Deed coming for this leftover parcel?
ROBIN
345.00'
129.55'
16.23'
139.83'
143.30'
97.28'
54.95'
108.10'
168.86'
132.74'
735.93'
566.19'
742.00'
337.54'
334.94'
276.20'
177.94'
226.57'
69.31'
35'
Inst. # 2022042892
Inst. # 2022049107
Inst. # 2022049108
R27927
T 00317
R27927010
T 1A
T 1
R27927013
R27929
T 3
276.18'
205.82'
R27927011
T 00318
276.17'
R27927012
T 00319
210.15'
201.94'
177.91'
276.29'
291.31'
LELAND
DRIVE
60.00'
201.98'
R30590011
T 30
R30590012
T 19356
31.00'
21.21'
69.88'
98.56'
72.88'
100.00'
29
1
2
3
4
R30593126
R30593100
LEXINGTON
SUBDIVIS
R30593101
R30593102
128.87'

Deann Gerthung

From: Deann Gerthung
Sent: Tuesday, January 17, 2023 11:41 AM
To: 'Eddy Thiel'
Subject: RE: [External] RE: Nampa Highway Dist Deed Inst# 2023001063

Hi Eddy,

There were 3 pages that were part of the attachment…the 3rd page was a map from my mapper after he drew out the legal description on the deed. Was that 3rd page not part of the attachment?

Nick called me on the 2 deed emails I sent to you earlier this morning and he confirmed the intent of deed Inst# 2023001064 and gave me an old ROW deed Inst# 8902931 for deed Inst# 2023001063 that we will take a look at.

I think I have the answers I need for both deeds, so I think we are good but if I need anything else I'll reach out to you.

Have a great day!

DeAnn Gerthung
Sr. Plat Room Tech / Deed Clerk
Canyon County Assessor
Ph 208-454-6630

****As of October 1st, 2021 my email will be deann.gerthung@canyoncounty.id.gov ****
Please update your records at your earliest convenience, thank you!

NOTICE
These documents are maintained for assessment purposes and should not be relied upon for determining boundaries and current property ownership. Any use of these documents for other than assessment purposes, regardless of format, is at the user's risk. The Assessor's office assumes no liability, nor do we imply any particular level of accuracy.

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, January 17, 2023 11:22 AM
To: Deann Gerthung <Deann.Gerthung@canyoncounty.id.gov>
Subject: [External] RE: Nampa Highway Dist Deed Inst# 2023001063

Hi Deann,

I don't see anything other than the deed.

Thanks,

Eddy

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

From: Deann Gerthung <Deann.Gerthung@canyoncounty.id.gov>
Sent: Tuesday, January 17, 2023 9:26 AM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: Nampa Highway Dist Deed Inst# 2023001063

Hi Eddy,

I have another one where it will leave a left over portion and we just need to verify if that is the intent. I have attached deed Inst# 2023001063 for your reference with my mappers notes and map that shows the left over.

I look forward to hearing back from you…

Have a great day!

DeAnn Gerthung
Sr. Plat Room Tech / Deed Clerk
Canyon County Assessor
Ph 208-454-6630

****As of October 1st, 2021 my email will be deann.gerthung@canyoncounty.id.gov ****
Please update your records at your earliest convenience, thank you!

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01-17-23: Nick Lehman/Nmp Hwy called abt email & stated that when surveyor wrote up legal for this deed 2023001063 they took into consideration deed Inst# 8902931 for the 15ft strip on north of R30590-011 and that is being shown as row on their part. Told him I will give this info to my mapper. -dg

Exhibit B4



Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605

Zoning Dept : 208-402-4164 ▪ zoninginfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

May 16, 2025

Mr. Ridgwell,

Thank you for your email dated May 15, 2025 regarding use of property located at 246 N Robinson Rd in Canyon County for the sale of fireworks. We are aware of the delayed consideration of the proposed rezone on the property. While there is no guarantee that the rezone application will be approved, the property owner has been actively working with DSD staff to ready the application for the hearing process.

There is consensus to allow you to operate your fireworks stand under a **temporary use permit** issued by Canyon County Development Services issued exclusively for the period of June 15-July 5, 2025.

You will be required to:

- Submit a copy of a letter or contract signed by the property owner and yourself authorizing the temporary use on the owner's property.
- Allow access for inspection by the fire district and County staff during hours of operation
- Accept any fines or conditions associated with fire or zoning violations.
- Comply fully with fire, safety, and inspection regulations.
- Adhere to any restrictions the County deems necessary which includes keeping the property clean and free of hazards.
- Consider the issuance of this permit to operate as a one-time permit.

Thank you for working with us to resolve this matter.

Sincerely,

Jay A. Gibbons
Director, Development Services Department

Exhibit B5

2024-031981
RECORDED
10/04/2024 10:31 AM
00832591202400319810020024
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 MBROWN NO FEE
NON-COM
CANYON COUNTY

Canyon County Recorder's Office Document Cover Sheet

CERTIFICATE OF NONCOMPLIANCE: ZONING ORDINANCE

STATE OF IDAHO)
: SS
County of Canyon)

On May 1, 2024, the County of Canyon caused to be personally served by both certified and standard mail, on Carlos M. Torrez and Annie Torrez, record owner of property described hereafter, a NOTICE that said real property was not in compliance as defined by the Canyon County Zoning Ordinance § 07-10-27 and ordered said noncompliant conditions to be brought into compliance.

That the record owner has not sought any appeal from the NOTICE above described and the time limit for filing said appeal has expired; and the noncompliant conditions have not been remedied.

Therefore, pursuant to Canyon County Ordinance § 07-19-01, duly adopted by the County of Canyon, the Canyon County Board of County Commissioners hereby certifies that the real property located at 246 N. Robinson Boulevard, Nampa, ID situated upon the following described real property Parcel Number R30590011.

Parcel Number R30591100 is noncompliant and the record owner thereof has been so notified and the conditions remain unremedied.

DATED this 2nd day of October, 2024.

BOARD OF COUNTY COMMISSIONERS

✓ Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
did not participate Commissioner Leslie Van Beek			
Brad Holton Commissioner Brad Holton	X		
Commissioner Zach Brooks	X		

ATTEST: RICK HOGABOAM, CLERK

By: JRoss
Deputy Clerk

CANYON COUNTY IDAHO 1892

EXHIBIT C

Site Visit Photos: December 8, 2025

Planning & Zoning Commission

Case# CU2026-0012

Hearing Date: June 18th, 2026

Exhibit C: Site Photos Taken on December 8, 2025

Image 1 (top left): Entrance off of Airport Rd Facing South

Image 2 (top right): Roundabout on Airport Rd and Robinson Blvd

Image 3: (bottom): Barn from Airport Rd Facing Southwest









Image 4 (top left): Facing southwest near northern boundary showing Robinson Blvd

Image 5 (top right): Facing south near northern boundary showing material storage

Image 6 (bottom): Facing east near western boundary showing barn and some equipment on site









Image 7 (top): Facing southeast near middle of the property showing trailers and trucks on site

Image 8 (bottom): Facing east near middle of the property showing trailers, trucks and gravel on site







Image 9 (top left): Entrance off of Robinson Blvd Facing West

Image 10 (top right): Facing north near southern boundary showing material storage

Image 11: (bottom left): Facing north near southern boundary showing equipment

Image 12 (bottom right): Facing southwest near southern boundary showing adjacent property











Images 13-15 (top and middle): Facing west and northwest near western boundary showing equipment and supplies stored on site

Image 16 (bottom): Facing east on eastern boundary showing adjacent property











EXHIBIT D

Agency Comments Received by: June 8, 2026

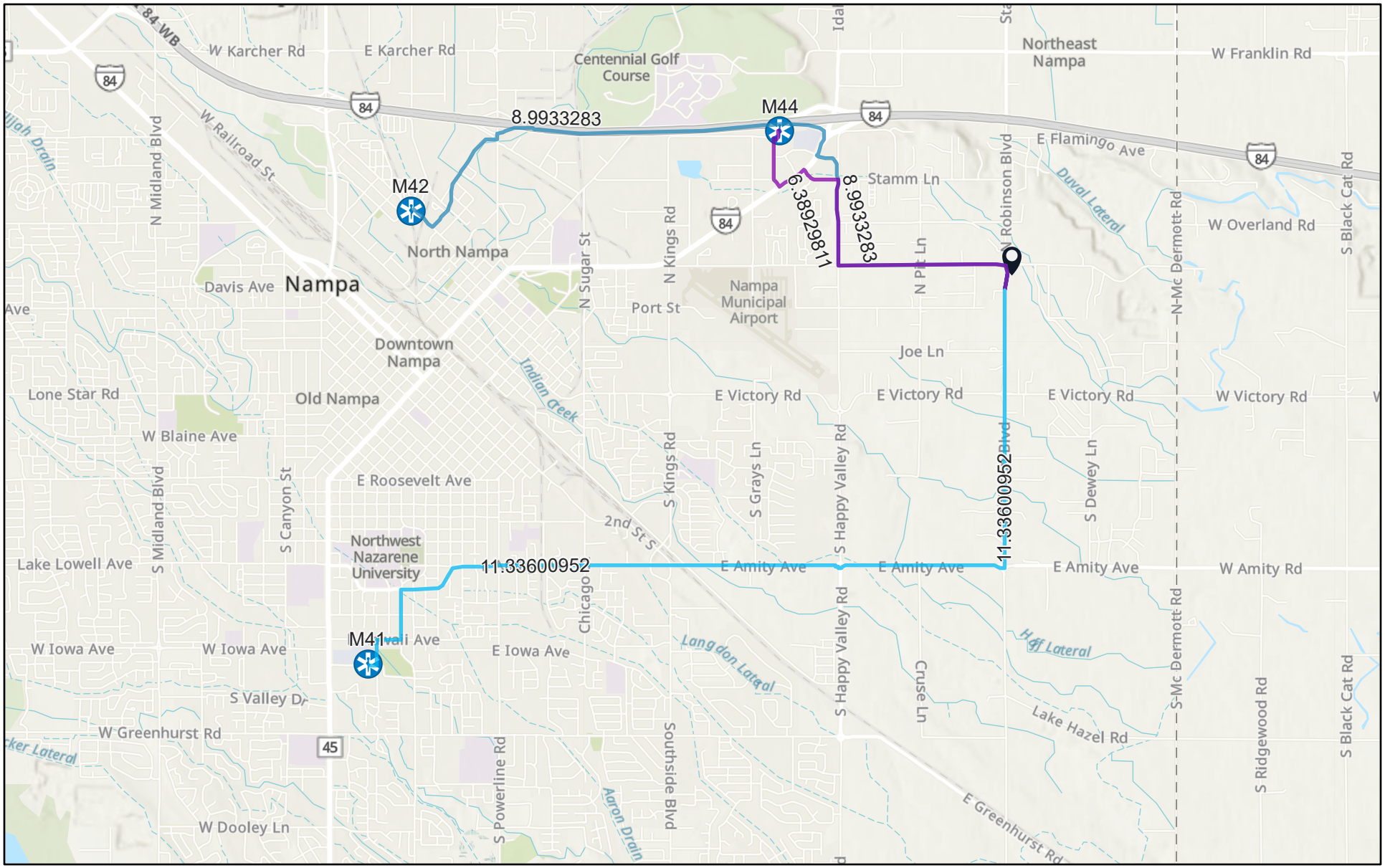
Planning & Zoning Commission

Case # CU2026-0012

Hearing Date: June 18, 2026

Exhibit D1

R30590011 Response Times



12/5/2025

Route 1 - 1 - 1

Route 1 - 1 - 1

Route 1 - 1 - 1

M41 station

M42 station

M44 station

R30590011 Response Times

World_Hillshade

1:70,635

0 0.42 0.85 1.7 mi

0 0.5 1 2 km

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User

Exhibit D2

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, April 21, 2026 12:19 PM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CU2026-0012 / Torrez
Attachments: Pre.Development.Notes.Signed.11.05.2024.pdf

Hi Emily,

1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study may be required based on the total wastewater flows of 600 gallons per day or greater, depending on the submitted letter of intended use.**
2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been excavated on site to determine site suitability.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements**

Please see the attached pre-development notes.

Let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, April 21, 2026 8:24 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; 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; tritthaler@boiseproject.org; gashley@boiseproject.org; EOlvera@nmid.org; nmid@nmid.org; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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; BRO.Admin@deq.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice CU2026-0012 / Torrez

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/982. You are invited to provide written testimony or comments by **May 21, 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)
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Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
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Exhibit D2.1

Pre-Development Meeting

Name of Development: Landscaping Construction Firm
Applicant: Carlos Torrez
P.E./P.G.:
All others in Attendance:

EHS #'s 035 Date 11/05/24

Number of Lots or Flow: 1 Acreage of Proposed Development: 3.60
Location of Development: 246 N Robinson Rd
Nampa, ID 83687
Parcel # R305900110

Project in Area of Concern: Designated NP Area Groundwater/Rock <10' Bedrock
Level 1 NP Necessary for N: Maybe

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 Landscaping/ business operations with an office, meeting room, and public and employee restrooms at 246 N Robinson Rd in Nampa, Idaho on 3.60 acres. The proposal is for a maximum of 14 employees that will not be on site everyday. Applicant discuss the potential of making the existing barn a retail store front or office in the future. The applicant plans to connect a septic system and private individual well to the proposed building. The property in a designated Nitrate Priority Area but may not meet all the criteria for an Nutrient Pathogen Study. Septic system will be designed for domestic wastewater unless the letter of intended use states otherwise. A letter of intended use will be required upon applying for a septic system. Test holes will also be required to determine site suitability Pending approval from the county for the commerical rezoning.

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 D3

Emily Bunn

From: Lucy Ostyn
Sent: Tuesday, April 21, 2026 1:32 PM
To: Emily Bunn
Cc: GIS and Addressing Division; Tom Crosby
Subject: FW: Agency Notice CU2026-0012 / Torrez
Attachments: Agency Response Requested Notification Form.pdf

Emily,

A few comments here:

- Due to the highway dedication (sometime in 2022-2023), the house was removed from the property and the address is no longer valid. I am CC'ing GIS to this email so they are aware and can retire it.
- While the shop/barn is old (sometime in 1970), if the applicant plans to use it for the business, a commercial change of occupancy permit is required.
- Just a note that the applicant's builder was going to apply for a single family residence but decided against it (for now) after we made him aware of the violations on site and the applications under review with P&Z.

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, April 21, 2026 8:24 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; 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; tritthaler@boiseproject.org; gashley@boiseproject.org; EOlvera@nmid.org; nmid@nmid.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov;

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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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; BRO.Admin@deq.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice CU2026-0012 / Torrez

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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

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Exhibit D4

Emily Bunn

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Friday, April 24, 2026 12:30 PM
To: Emily Bunn
Subject: [External] RE: Agency Notice CU2026-0012 / Torrez

Emily – The subject property is outside of the Nampa Impact Area. The planning map shows this area as Community Mixed Use. The type of proposed development would be appropriate for that land use.

Doug

Doug Critchfield (ASLA)
Principal Planner | Planning & Zoning Department
Office: (208) 468-5442 | Cell: (208) 606-5799
500 12th Ave S | Nampa, ID 83651
cityofnampa.us | Stay Connected
Citizen's Guide to Planning – Learn More About Planning!
cityofnampa.us/2050 – Help us plan Nampa's future

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, April 21, 2026 8:24 AM
To: Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; cstauffer@nsd131.org; dleon@nsd131.org; Elijah Effinger (Fire District) <effingere@nampafire.org>; prevention@nampafire.org; eddy@heritagewifi.com; knute.sandahl@doi.idaho.gov; 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; tritthaler@boiseproject.org; gashley@boiseproject.org; EOlvera@nmid.org; nmid@nmid.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; 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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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; BRO.Admin@deq.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice CU2026-0012 / Torrez

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Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/982. You are invited to provide written testimony or comments by **May 21, 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

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Exhibit D4.1

Emily Bunn

From: carlos . <carlos@newlifellcidaho.com>
Sent: Wednesday, May 13, 2026 4:42 PM
To: Emily Bunn
Subject: Re: [External] RE: Agency Notice CU2026-0012 / Torrez

I do not plan to move forward with the pre-annexation agreement.

Carlos
New Life Landscape LLC
246 N. Robinson Blvd
Nampa, Idaho 83687
208-919-2751

On May 12, 2026, at 3:08 PM, Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Carlos,

See City of Nampa's comment below.

Are you wanting to still do the pre-annexation agreement with them? Or are you not moving forward ? If you are not moving forward, can you please reach out to them and discuss so I can get an updated comment letter from 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)
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8am – 5pm
Wednesday
1pm – 5pm

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From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Friday, April 24, 2026 4:46 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>

Cc: Rodney Ashby <ashbyr@cityofnampa.us>
Subject: RE: [External] RE: Agency Notice CU2026-0012 / Torrez

Emily – Rodney did the Pre-annexation – so it was not on my mind – thanks for catching that. Here is the decision letter with conditions for development and the formal findings. I do not see in the project file that the development agreement has been completed. I have included Rodney on this email chain to respond. Nampa requests that any entitlement process or permits at the County be halted until that development agreement is complete and recorded.

Thanks - Doug

<image002.png>

Doug Critchfield (ASLA)
Principal Planner | Planning & Zoning Department
Office: (208) 468-5442 | Cell: (208) 606-5799
500 12th Ave S | Nampa, ID 83651
cityofnampa.us | Stay Connected
Citizen's Guide to Planning – Learn More About Planning!
cityofnampa.us/2050 – Help us plan Nampa's future

<PANN-00000-2025_246 N Robinson Blvd_Decision Letter.CC.pdf>
<PANN-00000-2025 - 246 ROBINSON BLVD - FORMAL FINDINGS SIGNED.pdf>

Exhibit D5

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

Brad Little, Governor
Jess Byrne, Director

April 27, 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 CU2026-0012 / Torrez

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

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- 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 D6

Emily Bunn

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, April 28, 2026 9:45 AM
To: Emily Bunn
Subject: [External] RE: Agency Notice CU2026-0012 / Torrez

Hello,

After careful review of the transmittal submitted to ITD on April 21, 2026, regarding, Torrez, 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: Tuesday, April 21, 2026 8:24 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; 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; tritthaler@boiseproject.org; gashley@boiseproject.org; EOlvera@nmid.org; nmid@nmid.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; 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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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; BRO.Admin@deq.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice CU2026-0012 / Torrez

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/982. You are invited to provide written testimony or comments by **May 21, 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)
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Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
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Exhibit D7

Emily Bunn

From: Jason Hackney
Sent: Wednesday, April 29, 2026 11:09 AM
To: Emily Bunn
Subject: Re: Agency Notice CU2026-0012 / Torrez
Attachments: HEARING NOTES.docx

Hi Emily,

I hope these notes are beneficial. I did not do any investigation for this case. Let me know if you need anything else.

Regards,

Jason

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, April 23, 2026 11:42 AM
To: Jason Hackney <Jason.Hackney@canyoncounty.id.gov>
Subject: RE: Agency Notice CU2026-0012 / Torrez

Yes, that would be great if you have time soon.

I will probably get this case scheduled later in the summer, so no rush in getting it to me.

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

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1pm – 5pm

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From: Jason Hackney <Jason.Hackney@canyoncounty.id.gov>
Sent: Thursday, April 23, 2026 11:41 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: Agency Notice CU2026-0012 / Torrez

Hi Emily,

Is this request going to require a summary similar to the previous one I provided you for Orchard Av.?

Thanks,

Jason

From: Kathy Husted <kathy.husted@canyoncounty.id.gov>
Sent: Tuesday, April 21, 2026 9:18 AM
To: Jason Hackney <Jason.Hackney@canyoncounty.id.gov>
Subject: FW: Agency Notice CU2026-0012 / Torrez

RE: CDEF2024-0046

Case file has been updated.

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, April 21, 2026 8:24 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; 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; tritthaler@boiseproject.org; gashley@boiseproject.org; EOlvera@nmid.org; nmid@nmid.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; 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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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; BRO.Admin@deq.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice CU2026-0012 / Torrez

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/982. You are invited to provide written testimony or comments by **May 21, 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

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03-22-2024 NOV sent certified and 1st-class mail with Cease & Desist (staging area without a CUP).

04-04-2024 Drive-by done and photos attached. There is more equipment and landscaping materials staged here. Talked to Eric and this is to be considered a Staging Area. GW

05-01-2024 Final NOV with Cease & Desist sent certified and 1st-class mail.

05-06-2024 Email from Carlos and received a phone call from him. He received the Final NOV and was confused as I had mentioned it may be a permitted operation as a Landscape Business in an AG zone. I explained that due to the size and scope of the business it is being labelled as a Staging Area and a CUP would be required. Carlos said he wants to work with us and he does have employees who come and go all day. He does not have retail sales here at this time but may want to do that in the future. He also mentioned he may want to have a Special Event Center here. He has had an engineer look at what it would take to rehab the old barn into an office and commercial building. GW

06-11-2024: Per CAPS – PA2024-0029:

> *6/7/24: Doug and Deb met with Carlos Torrez regarding the landscape business and staging area as well as future plans with regards to the existing barn on the property. Mr. Torrez indicated that bringing the barn up to code compliance may be cost prohibitive at this time but would like to keep the option open for the future. He indicated that his wife would at some point like to consider making it a special event center for some activities. He also indicated that he does do some retail sales of rock and landscape materials and would like to have that option moving forward. We discussed the options of the CUP vs Conditional Rezone and/or both. Indicated to him that he should start with the CUP for the landscape business with the staging area so that he brings the property into compliance and then potentially do a conditional rezone to C1 Neighborhood Commercial to provide for the potential expanding uses of retail sales and other commercial type activity. The city of Nampa future land use for the property is Community mixed use so a conditional rezone to C1 is seemingly consistent with the plan. We gave him a paper copy of the applications, both CUP and Rezone, and discussed the checklist, completeness requirements, neighborhood meeting requirements and pitfalls, and the agency acknowledgment form. Doug to provide neighborhood meeting list to Mr. Torrez.*

06-12-2024 Email from Doug Exton in P&Z. Carlos was wanting to put a fireworks stand on this property. This is also not a permitted practice and was denied (permit denial was by Nampa Fire).

06-20-2024 Drive-by done and photos attached. There is now a large shipping container on the property. Numerous employee vehicles are also parked on the lot. GW

06-25-2024 Per T. Crosby: fireworks sales on the property (after a denial, Nampa Fire issued permit) – and NOV with C&D sent certified and 1st-class mail.

08-20-2024 Notice of Intent to CoNC sent 1st-class mail.

~~10-08-2024~~ 10-21-2024 A Cert. of Noncompliance was recorded on 10-02-2024; ~~copy sent to property owner on 10-08-2024 via 1st-class mail.~~ A copy was sent to the property owner on 10-21-2024; original copy returned – for incorrect mailing address.

11-14-2024 Conditional Rezone submitted under CR2024-0009 to change from AG to a C-1 for a commercial Landscape business use.

06-02-2025 Agency Noticing sent in connection with CR2024-0009; docs attached to case file. Emily is handling.

06-16-2025 While driving by a tent was noticed with a sign reading, “Fireworks for sale” by the road. No fireworks are under the tent yet. Photos attached to file. Emily notified of this. GW

06-17-2025 Response from Dan on the fireworks stand. It has a TUP issued by Director Jay Gibbons to allow the stand here for this year. See attached email and TUP.

10-20-2025 Before the City of Nampa on 10-20-2025:

Pre-Annexation and pre-zoning to BC (Community Business) and development agreement for New Life Landscape LLC at 246 N Robinson Blvd, a total of 3.54 acres parcels #R3059001100, located in the NW ¼ Section 20, T3N, R1W, BM for Carlos Torrez (PANN-00000-2025). Original Concept: Continue operating landscape business in the county, with potential for retail sales of nursery and landscape material.

11-13-2025 **P&Z will hear CR2024-0009 on 12-18-2025 at 6:30PM**

12-22-2025 Per Emily, P&Z: CR2024-0009 was “continued” by P&Z Commissioners on 12-18-2025; it was suggested by the commissioners that property owners submit an application for a CUP rather than proceeding with the rezone. Impression given that commissioners were reluctant to approve a rezone based on surrounding parcels and future use; they felt a CUP would accomplish the goals of the property owner while keeping the integrity of the area. Case to be monitored for CUP application which wouldn’t be ready for hearing until Mar-Apr 2026. Should the CUP gain approval it would contain the same conditions as outlined in the staff report for the rezone; if the CUP is approved, the rezone would be withdrawn.

03-05-2026 Requested update from Emily as to whether property owners had been in touch with her about submitting a CUP application.

Per Emily: Property owner is working on gathering the info needed to submit CUP application (staging area, contractor shop, and nursery (retail/wholesale)) – he hopes to have it submitted soon. See email chain attached to case file.

04-21-2026 Agency Notice for CU2026-0012 (staging area, contractor shop, and nursery-retail/wholesale) sent with response deadline of May 21, 2026. Progress of application to be monitored. KH

Exhibit D8

Emily Bunn

From: Caitlin Ross
Sent: Wednesday, May 13, 2026 8:59 AM
To: Emily Bunn
Subject: FW: [External] RE: Agency Notice CU2026-0012 / Torrez

FYI – thanks!

Caitlin

From: Erika Olvera <EOlvera@nmid.org>
Sent: Wednesday, May 13, 2026 8:42 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2026-0012 / Torrez

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted and plans show storm water is retained on site.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, April 21, 2026 8:24 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; 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; tritthaler@boiseproject.org; gashley@boiseproject.org; Erika Olvera <EOlvera@nmid.org>; NMID <NMID@nmid.org>; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; 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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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; BRO.Admin@deq.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice CU2026-0012 / Torrez

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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

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Exhibit D9

Emily Bunn

From: Elijah Effinger <effingere@nampafire.org>
Sent: Monday, May 18, 2026 12:15 PM
To: Emily Bunn
Subject: [External] Torrez CU2026-0012
Attachments: Carlos Torrez CR2024-0009.docx

The Nampa Fire District doesn't have any additional comments or conditions, please see previously sent letter from 11-24-2025. Thank You.

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

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

208.468.5770

Exhibit D9.1

DATE: November 24, 2025

TO: Canyon County Development Services Department

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

APPLICANT: Carlos Torrez

OWNER: Carlos Torrez

PROJECT ADDRESS: 246 N. Robinson Blvd.

RE: Case No. CR2024-0009

Case No. CR2024-0009: The applicant, Carlos Torrez, is requesting a conditional rezone of approximately 3.54 acres from the "A" (Agriculture) zone to the "CR-MU-A" (Conditional Rezone-Mixed Use-Arterial) zone. The subject property is located at 246 N Robinson Blvd Nampa, ID 83687, also referenced as Parcel R30590011, a portion of the NW quarter of Section 20, T3N, R1W, BM, Canyon County, Idaho.

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

Access Roads

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

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

208.468.5770

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

General Conditions

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

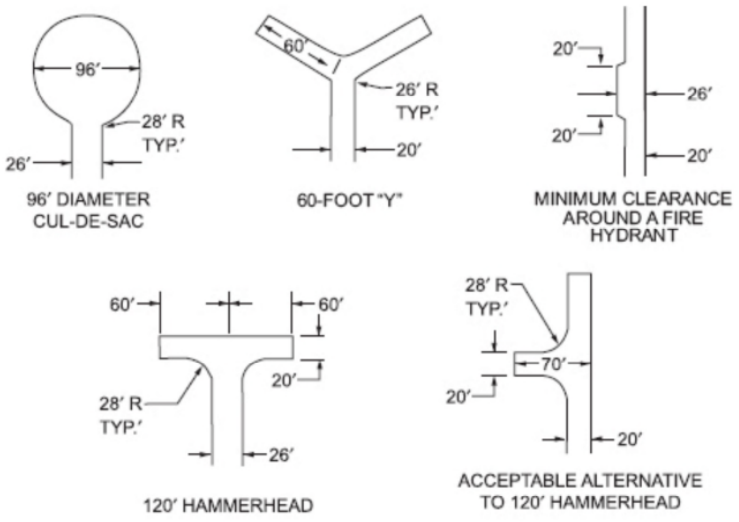
Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately .9 miles from Nampa Fire Station 5 with an approximate response time of 1 minute.

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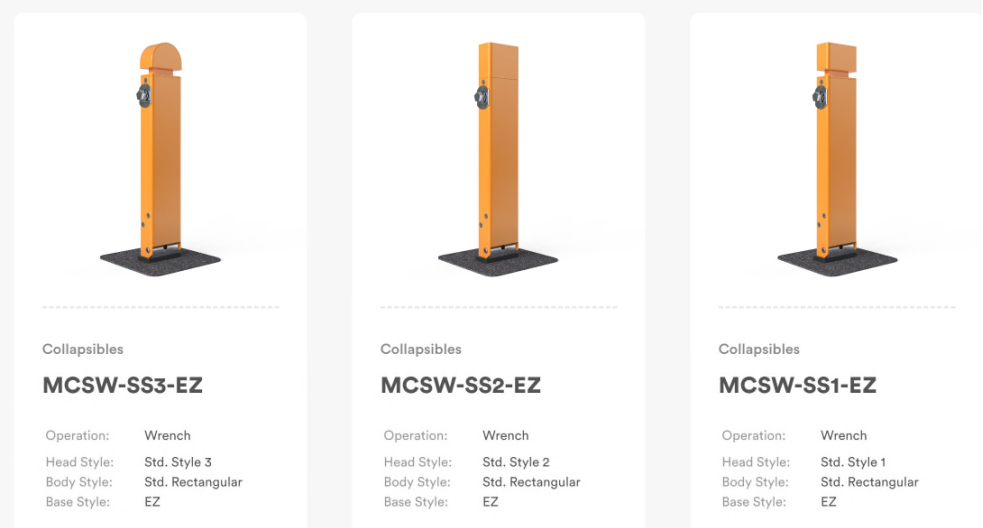
208.468.5770



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Approved Bollards by Maxiforce



Collapsibles

MCSW-SS3-EZ

Operation:	Wrench
Head Style:	Std. Style 3
Body Style:	Std. Rectangular
Base Style:	EZ

Collapsibles

MCSW-SS2-EZ

Operation:	Wrench
Head Style:	Std. Style 2
Body Style:	Std. Rectangular
Base Style:	EZ

Collapsibles

MCSW-SS1-EZ

Operation:	Wrench
Head Style:	Std. Style 1
Body Style:	Std. Rectangular
Base Style:	EZ

Exhibit D10

Emily Bunn

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, May 19, 2026 6:33 AM
To: Emily Bunn
Subject: RE: [External] FW: Agency Notice CU2026-0012 / Torrez

I was referencing the guy on the SW corner. This property's approaches are fine.

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 18, 2026 4:02 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] FW: Agency Notice CU2026-0012 / Torrez

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,

I was just reading back through this email. Did you want a paved apron on the west side of the round about? Or are the two accesses fine for the proposed business operations?

Just want to make sure I am documenting everything well 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

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From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, April 21, 2026 11:55 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] FW: Agency Notice CU2026-0012 / Torrez

The curbed section goes into the property similar to our paved aprons and is typically how far we would require a paved apron.

The one on the west side of the round-a-bout didn't extend into the property as far as this one does from the ariels I have.

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: Tuesday, April 21, 2026 10:03 AM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] FW: Agency Notice CU2026-0012 / Torrez

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Eddy,

I think the access on the northern boundary of the property is just a curb cut (I could be wrong, but see below). Did you want a paved apron over it? Or is it fine as is? I ask because I know you had asked curb cut contain a paved apron recently for a commercial use.



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

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From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, April 21, 2026 8:44 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] FW: Agency Notice CU2026-0012 / Torrez

Good Morning Emily,

Our comments remain the same as on the rezone. Nampa Highway District #1 has no objection to the proposed conditional use permit for 246 N Robinson Blvd, Nampa, as the approaches to the property have been paved to accommodate a commercial use for the subject property.

If you have any questions or comments feel free to contact us.

Thank you,

Eddy

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, April 21, 2026 8:24 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; 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; tritthaler@boiseproject.org; gashley@boiseproject.org; EOlvera@nmid.org; nmid@nmid.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; 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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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; BRO.Admin@deq.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice CU2026-0012 / Torrez

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Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/982. You are invited to provide written testimony or comments by **May 21, 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

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Exhibit D11

Emily Bunn

From: Macheel, Collin <Collin.Macheel@idwr.idaho.gov>
Sent: Wednesday, May 20, 2026 10:46 AM
To: Emily Bunn
Subject: [External] RE: Parcel R30590011 - Water Right/Well Verification

Hi Emily – The applicant has an active water right permit (63-35741, issued 12/10/2025) for irrigation from a well constructed on the property at the end of last year.

The water permit includes a condition as follows, pertaining to the use of surface water and groundwater for irrigation:

"The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company or irrigation district deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval."

Let me know if you have any additional questions,

Collin Macheel, PE PG | Engineer
Idaho Department of Water Resources
Office: 208-287-4843
P.O. Box 83720 | Boise, ID 83720

From: IDWR File <file@idwr.idaho.gov>
Sent: Tuesday, May 19, 2026 4:00 PM
To: Macheel, Collin <Collin.Macheel@idwr.idaho.gov>
Subject: FW: Parcel R30590011 - Water Right/Well Verification

Hey Collin!

We received an email from Emily Bunn; she needs help understanding the water rights for a parcel. She believes they have a well to irrigate and access to surface water from the Nampa-Meridian Irrigation District. Parcel: R30590011 . Thank you for the assistance!

Best,
Kira Weston

Office Specialist 2
Idaho Department of Water Resources
P: (208) 287-4802

IDAHO DEPARTMENT OF WATER RESOURCES

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, May 19, 2026 3:48 PM
To: IDWR File <file@idwr.idaho.gov>
Subject: Parcel R30590011 - Water Right/Well Verification

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Hello,

I am working on a conditional use permit case for Parcel R30590011. They are requesting a nursery (retail/wholesale), staging area, and contractor shop. You can review the master application packet here: https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1049

The applicant stated they received approval from Idaho Department of Water Resources for a well to irrigate the property. Is this the case?

Also, the applicant I believe has surface irrigation water from Nampa-Meridian Irrigation District. Can the applicant use both the domestic well and surface irrigation to irrigate? Or do they have to use the surface water first before using the well?

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
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EXHIBIT E

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

Planning & Zoning Commission

Case # CU2026-0012

Hearing Date: June 18, 2026

In the matter of the application of:
Torrez – CU2026-0012

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Use Permit for a staging area, contractor shop, and nursery (retail/wholesale). The applicant is proposing the hours of operation be 6:00 a.m. to 7:00 p.m. Monday through Saturday, to have 15-20 employees on site, and a site-obscuring fence and landscaping to aid in screening the business operations.
2) Location: The subject property is located at 0 N Robinson Blvd, Nampa, ID, also referenced as Parcel R30590011, a portion of the NW quarter of Section 20, T3N, R1W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2026-0012.
   1. All exhibits are located in the case staff report dated June 18th, 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 §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), and Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures).

a. Notice of the public hearing was provided pursuant to CCCO §07-05-01, Idaho Code §67-6509 and 67-6512.

b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.

c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCCO §07-07-01.

d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development;(6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school

	districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.
e.	Use Standards – Contractor's Shop: The use shall be contained within a building or behind a sight obscuring fence. *See* CCCO §07-14-09.
f.	Use Standards – Staging Area: (1) All work shall be conducted off site. (2) Business vehicles shall be operable and parked on site, not on a public or private road. (3) Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles. (4) Employees may meet on the premises to share rides to and from job sites. (5) Employees' vehicles shall be parked on site and not on a public or private road. *See* CCCO §07-14-29.
2.	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, 07-07-01.
3.	There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).
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.
6.	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, CU2026-0012, was presented at a public hearing before the Canyon County Planning and Zoning Commission on June 18th, 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 Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	A staging area, contractor shop, and nursery (retail/wholesale) are permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinances (CCCO) §7-10-27. CCCO §07-02-03 defines a contractor shop as "May include, but not be limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking," a staging area as "An area where equipment and/or materials are stored for use conducted entirely off site," and a nursery (retail/wholesale) as "The selling of products and plants at retail and/or wholesale." See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The nature of the request includes utilizing the subject property as a contractor's shop, staging area, and nursery (retail/wholesale) for the applicant's landscaping construction business. Per the applicant's letter of	

	intent and site plan, the applicant plans to use the property to store equipment, trucks, and living plant and bulk landscaping materials, to have approximately 15-20 employees on site, and the hours of operations to be 6:00 a.m. to 7:00 p.m. Monday – Saturday (**Staff Report Exhibits A4 and A8**). The applicant also plans to build a shop with an office for the business, have display areas that showcase the business' work and materials, and have retail sales of nursery stock, landscape materials, plants, trees, bulk materials, and boulders. The applicant also states he is interested in rehabilitating the barn on site for possible retail or office use (**Staff Report Exhibits A2 and A3**). Per Canyon County's Building Department, the use of the barn for commercial purposes requires a change of occupancy permit (**Staff Report Exhibit D3**). *See conditions of approval #18 and #19 to address building requirements.*	
Criteria Met?	**3**	**Is the proposed use consistent with the comprehensive plan?**
Yes		
Analysis	The proposed use is consistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as Agricultural (**Staff Report Exhibits B1 and B2.10**). This area consists of agricultural and residential uses. The parcel is not located in an Area of City Impact. The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • Property Rights Goals and Policies: o Goal No. 1: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* o Policy No. 1: *"No person shall be deprived of private property without due process of law."* o Policy No. 3: *"Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals."* o Goal No. 2: *"Acknowledge the responsibilities of each applicant as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance."* Canyon County values private property rights and supports the applicant's project and surrounding property owners' rights by adding mitigating conditions to the proposed conditional use permit. • Population Component Policy and Goal: o Policy No. 1: *"Plan for anticipated population and households that the community can support with adequate services and amenities."* o Goal No. 2: *"Promote housing, business, and service types needed to meet the demand of the future and existing population."* Canyon County promotes business and service types that the community can support with adequate services and amenities. To address impacts to the surrounding area, the Planning and Zoning Commission has added conditions of approval to mitigate negative impacts on surrounding properties. • Economic Development Goal and Policy: o Goal No. 1: "*Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."* o Policy No. 2: "*Supportive suitable sites for economic growth and expansion compatible with the surrounding area."* Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion but must be done in a way that is compatible with the surrounding area, which has includes adding mitigating conditions to this conditional use permit that addresses the community's concerns (noise, traffic, dust, etc.). • Land Use Policy and Goals:	

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	o Policy No. 2: *"Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.* o Goal No. 3: *"Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning."* o Goal No. 4: *"Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility."* Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community.	
Criteria Met? **Yes**	**4**	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

Analysis

The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Character of the Area

The predominant land uses in the vicinity of the subject property consist of agricultural and residential activities. Parcels to the north, east, and south are used for agriculture—mainly pastureland with limited crop production. Residential properties of varying lot sizes are located to the west, east, north, and south Within a 1-mile radius, there are 47 subdivisions, averaging 1.15 acres per lot. The 600-foot notification area contains parcels with an average size of 3.05 acres and a median size of 1.06 acres (**Staff Report Exhibit B2.1, B2.3, and B2.6**). There are legal nonconforming industrial operations and some gravel extraction sites to the northeast and east along Airport Road, but these uses cannot be clearly identified/seen from the subject property.

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	**Agricultural, Residential Uses, and Legal Nonconforming Gravel Pit and Industrial Uses**	**RR**	**CR-R1**
S	**Agricultural and Residential Uses**	**A**	
E	**Agricultural and Residential Uses with some Gravel Pits**	**A**	**RR, CR-R-1**
W	**Residential Uses**	**RR**	**R-1, CR-M-1**

"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 within a 1-Mile Radius and in the past 5 Years (Staff Report Exhibit B2.12):

1. CU2025-0002 – Conditional Use Permit for Staging Area/Contractor Shop – Denied
2. RZ2021-0059 – Rezone from A to CR-R1 - Approved
3. CR2023-0005 – Rezone from RR to C1 – Denied
4. RZ2020-0018 – Rezone from A to RR – Approved
5. RZ2022-0008 – Rezone from A to CR-R1 – Approved
6. SD2018-0013 – Preliminary Plat for DTH Subdivision – Approved
7. CR2022-0013 – Rezone from RR to CR-R1 – Approved
8. SD2021-0040 – Short Plat for Red Cow Fold Subdivision - Approved

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	9. SD2019-0030 – Short Plat for Ryslanchik Subdivision – Approved 10. SD2021-0024 – Preliminary and Final Plat Approval for Windmill Ranch Subdivision - Approved Land-use approvals issued over the past five years indicate a trend toward continued residential development. **Potential Impacts and Proposed Conditions** As proposed, the staging area, contractor shop, and nursery (retail/wholesale) are not anticipated to increase the sound levels in the immediate vicinity. The day-to-day operations will mainly consist of employees meeting at the property in the morning, picking up equipment, and then coming back in the evening to drop equipment off. The applicant states he will have one driver coming back throughout the day to drop off and pick up equipment/supplies for the crews. Once the nursery (retail/wholesale) use is added, there will be customers coming onto the site during the hours of operation. To aid in sound mitigation, the applicant stated he is going to construct a six (6) foot high fence along the majority of the property boundaries with landscaping and is also planning to limit the hours of operation from 6:00 a.m. to 7:00 p.m. Monday through Saturday (see **Staff Report Exhibits A2, A4, A8 and A8.1**). (see *conditions of approval #12 and #17*). The property is also along two arterial roads, so the traffic along the road will likely aid in masking the sound created by the business operations. The proposed uses may increase the dust levels in the immediate vicinity. To aid in dust mitigation, the property owner is planning to gravel the traffic areas. There will be an area that will not be graveled to allow the trees to be heeled to the ground (**Staff Report Exhibit A2**). Per CCCO §07-13-01(8), every open off-street parking area having more than four (4) parking spaces shall be hard-surfaced (such as gravel) (see *condition of approval #9 to address hard-surfaced parking areas*). As conditioned, a dust mitigation plan shall be provided within 90-days of approval of the conditional use permit to the Development Services Department. Dust shall be controlled in accordance with applicable federal and state laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements (see *condition of approval #16*). There is no lighting proposed at this time for the subject property. As conditioned, 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 (see *condition of approval #13*). The proposed uses have the potential to change the character of the area, as no similar conditional use permits have been approved in the vicinity in recent years. To mitigate the effects to the area, the applicant is planning to construct a six-foot (6') site-obscuring fence with landscaping along the majority of the property boundaries. The applicant is also proposing to limit the bulk materials that will be found in piles to 12 feet in height and to limit the hours of operation to 6:00 a.m. to 7:00 p.m. Monday through Saturday (**Staff Report Exhibits A4, A8, and A8.1)** (see *conditions of approval #10, #12, and #17*). The Planning and Zoning Commission also has added the following condition to address potential visual impact to the area from debris and excess materials from job sites: *Any debris or excess material (which includes, but is not limited to: tree trimmings, grass clippings, waste materials, unclean fill, and crushed concrete) removed from a job site may only be stored on the property for six (6) business days (see condition of approval # 11).* See CCCO §07-07-05(7) for traffic impacts.
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** Per the applicant's letter of intent and land use worksheet, water is proposed to be provided via a domestic well (**Staff Report Exhibits A2 and A3**). An individual well is anticipated to adequately provide services for the potential development. Future development shall comply with IDWR standards at the time of building permit submittal.	

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	Sewer: Per the applicant's letter of intent and land use worksheet, an individual septic system is proposed to be used for the development (**Staff Report Exhibit A4**). Currently, the applicant is utilizing portable restrooms on site (**Staff Report Exhibit A8**). Per Southwest District Health (SWDH), a nutrient pathogen study may be required if the total wastewater flows are 600 gallons per day or greater which will be determined based on the submitted letter of intended use. SWDH test holes have not been excavated on site to determine site suitability, but there are no concerns with the uses if the applicant meets all SWDH requirements (**Staff Report Exhibit D2**). *See conditions of approval #3 and #3a to address SWDH requirements.* **Irrigation:** Per the applicant's land use worksheet and email correspondence, there are both surface irrigation water rights available through Nampa-Meridian Irrigation District and irrigation water available through a well (**Staff Report Exhibits A4 and A8**). Idaho Department of Water Resources (IDWR) sent a comment letter which stated there is an active water right permit for irrigation from a well that was constructed on the property at the end of 2025, but there was a condition which stated: *"The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company or irrigation district deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval"* **(Staff Report Exhibit D11**). The Planning and Zoning Commission has added *condition of approval #5a* to address IDWR's requirements on surface water. Nampa-Meridian Irrigation District sent a comment letter in which stated they do not have any concerns with the application as long as no facilities are impacted and stormwater is retained on site. Their letter also states, "All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805" (**Staff Report Exhibit D8**). **Stormwater Drainage:** Per the applicant's land use worksheet, stormwater drainage is retained on site (**Staff Report Exhibit A4**). **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 21, 2026 and May 14, 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 legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the conditional rezone off of Airport Road and Robinson Boulevard. See review and analysis detailed below. The subject property has paved accesses on Airport Road and Robinson Blvd. Per the applicant's letter of intent, both paved accesses are to be used for the proposed uses (**Staff Report Exhibit A2**). Per Nampa Highway District No. 1's (NHD#1) comment letter, NHD#1 "…has no objection to the proposed conditional use permit…as the approaches to the property have been paved to accommodate a commercial use for the subject property" (**Staff Report Exhibit D10**).	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**

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Analysis	There will not be undue interference with the existing and future traffic patterns. Nampa Highway District No. 1 does not have any concerns over traffic patterns at this time (**Staff Report Exhibit D10**). Idaho Transportation Department found the application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concern (**Staff Report Exhibit D6**).	
Criteria Met? **Yes**	**8**	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Analysis	Essential services will be provided to accommodate the use including, but not limited to school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** 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 April 21, 2026 and May 14, 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 April 21, 2026 and May 14, 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). A comment letter was received from Nampa Fire on May 18, 2026, which stated the fire district's comments were the same as the conditional rezone application (CR2024-0009) and attached the comment letter for the conditional rezone case from November 24, 2025 (**Staff Report Exhibits D9 and D9.1**). The comment letter stated the fire district does not oppose the application subject to compliance with conditions of approval and fire code requirements listed in their comment letter. NFPD also stated in their comment letter that the project is approximately 0.9 miles from the nearest fire station and will have an estimated response time of 1 minute (See **Staff Report Exhibit D9.1** to review NFPD's full comment letter). **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics provided estimated response times from three (3) different stations – Station M44 would be approximately 6.38 minutes, Station M42 would be approximately 8.99 minutes, and Station M41 would be approximately 11.33 minutes **(Staff Report Exhibit D1).** **Irrigation Facilities:** The subject property is under Boise Project Board of Control/Nampa Meridian Irrigation District's (NMID) jurisdiction. See CCCO 07-07-05(5) and **Staff Report Exhibit D8** for information related to NMID's comments on this conditional use permit.	

Table 2. Use Standards – Contractor Shop CCCO §07-14-09

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**The use shall be contained within a building or behind a sight obscuring fence.**
Analysis	Per the applicant's letter of intent and site plan, a shop with an office is planned to be built on the property and the existing barn may be rehabilitated for possible office use or nursery (retail/wholesale) use (**Staff Report**	

	Exhibits A2 and A3). If the barn is used for commercial purposes, this will require an approved change of occupancy permit from Canyon County's Building Department (**Staff Report Exhibit D3**).

Table 3. Use Standards – Staging Area: CCCO §07-14-29

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**All work shall be conducted off site.**
Analysis	Per the applicant's letter of intent, the proposed uses include a nursery (retail/wholesale), contractor's shop, and staging area for the equipment and supplies on the property associated with the applicant's landscaping construction business. The majority of the landscaping and construction business will be conducted off site. (**Staff Report Exhibit A2**).	
Criteria Met?	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Yes		
Analysis	Per the applicant's site plan, business parking will be on site, not on a public or private road (**Staff Report Exhibit A3**).	
Criteria Met?	**3**	**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
Yes		
Analysis	Per email correspondence with the applicant, the day-to-day operations will mainly consist of employees meeting at the property in the morning, picking up equipment, and then coming back in the evening to drop equipment off. The applicant states he will have one driver coming back throughout the day to drop off and pick up equipment/supplies for the crews (**Staff Report Exhibit A8**).	
Criteria Met?	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Yes		
Analysis	Per the applicant's letter of intent and land use worksheet, employees typically arrive between 6:00 a.m.-7:00 a.m. and return between 6:00 p.m. and 7:00 p.m. from job sites (**Staff Report Exhibits A2 and A4**).	
Criteria Met?	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Yes		
Analysis	Per the applicant's site plan, business parking will be on site, not on a public or private road (**Staff Report Exhibit A3**).	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case #CU2026-0012, a conditional use permit for a staging area, contractor shop, and nursery (retail/wholesale), subject to the following conditions as enumerated:

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 use.
2. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy for the existing barn (if the occupancy is changed) and future structures (**Staff Report Exhibit D9**).
3. The applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property. The applicant shall coordinate with Southwest District Health and obtain the necessary approvals for the intended use prior to certificate of occupancy (**Staff Report Exhibits D2 and D2.1**).
   a. Adequate facilities must be provided on site for employees and customers. If portable restrooms are utilized, the number of portable restrooms and maintenance shall be as recommended by Southwest District Health.
4. The applicant shall comply with applicable Nampa Highway District No. 1 requirements. Provided at the time of the change of occupancy permit for the barn or at the time of building permit for the proposed shop, the applicant

shall coordinate with Nampa Highway District No. 1 and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district. (**Staff Report Exhibit D10**).

5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction.
   a. The applicant shall comply with Idaho Department of Water Resources surface water requirements (**Staff Report Exhibit D11**).
6. Signage shall meet CCCO §07-10-13 requirements, and shall not exceed 32 sq. feet and 10 ft in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.
7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Staff Report Exhibits A2 and A3**).
   a. The storage of diesel fuel, petroleum products, and any other hazardous materials, and stormwater pollution prevention shall comply with all standards and requirements of the Idaho Department of Environmental Quality and other applicable agencies (IDOT, OSHA, DEQ, EPA, and MSHA).
   b. The approval does not allow vehicle services on-site except for equipment maintenance and minor repairs.
8. Business and employee vehicles shall be parked on site (not on a public or private road) and shall be in operable condition.
9. Within 90-days of the approval of the Conditional Use Permit, the parking areas on site must be hard-surfaced per CCCO §07-13-01.
10. Stockpiling of materials on site shall not exceed 12-feet in height (**Staff Report Exhibit A8**).
11. Any debris or excess material (which includes, but is not limited to: tree trimmings, grass clippings, waste materials, unclean fill, and crushed concrete) removed from a job site may only be stored on the property for six (6) business days.
12. HOURS OF OPERATION: The hours of operation shall be 6:00 a.m. to 7:00 p.m. on Monday, Tuesday, Wednesday, Thursday, Friday, and Saturday (**Staff Report Exhibit A4**).
13. LIGHTING: All exterior lighting, if installed, shall be downward facing, shielded, 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.
14. The nursery (retail/wholesale), staging area, and contractor shop shall be maintained in compliance with CCCO Chapter 2 Article 1: Public Nuisances.
15. The applicant shall retain stormwater drainage onsite.
16. Within 90-days of approval of the Conditional Use Permit, a dust mitigation plan shall be provided to the Development Services Department. Dust shall be controlled in accordance with applicable federal and state laws, ordinances, rules, and regulations pertaining to operations and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.
17. Within 180-days of approval of the Conditional Use Permit, a 6-foot-high site-obscuring fence and landscaping shall be constructed on the northern, southern, western, and eastern boundaries in substantial compliance with the landscaping and fencing plan described in **Staff Report Exhibit A8.1** to obscure the business operations and storage of tools, and equipment.
18. The applicant shall obtain the appropriate building permits for any future structures/improvements. Evidence shall be an approval document from the Canyon County Building Department and Nampa Fire Protection District.
19. If the barn on site (as identified in **Staff Report Exhibit A3**) is to be used for the business operations, a commercial change of occupancy shall be submitted and receive certificate of occupancy prior to using the barn for business operations (**Staff Report Exhibit D2**).
20. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
   a. Commencement shall be the date when the Findings of Fact, Conclusions of Law, and Order of Decision are signed by the Planning and Zoning Commission.

DRAFT

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

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

Notary: _____

My Commission Expires: _____

DRAFT