

## Karla Nelson

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**From:** Caitlin Ross  
**Sent:** Monday, September 29, 2025 8:16 AM  
**To:** Karla Nelson  
**Subject:** FW: [External] RE: Agency Notice CR2025-0013 / Rodriguez  
**Attachments:** Commercial Approach Spec..pdf

FYI – thanks!

Caitlin

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**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Monday, September 29, 2025 6:57 AM  
**To:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Subject:** [External] RE: Agency Notice CR2025-0013 / Rodriguez

Good Morning Caitlin,

For these types of applications we require a paved apron be installed for any approach serving a commercial/business property per ACCHD Standard Drawing #ACCHD-106.

I have attached the drawing that they will be required to meet.

Thank you,

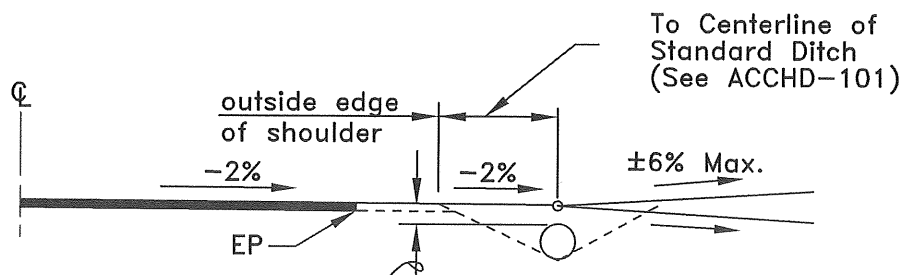
Eddy

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

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**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Friday, September 26, 2025 8:12 AM  
**To:** 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth



12" Minimum Pipe Cover

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

**\*\* Or based on applicable commercial design vehicle.**

3. CULVERT PIPE SHALL BE 12" MIN. DIAMETER. CULVERT PIPE SHALL EXTEND TO THE INTERSECTION OF THE DITCH LINE AND THE 4:1 APPROACH FORESLOPE. PIPE MATERIAL SHALL BE EITHER 0.064" THICK CORRUGATED STEEL, 0.060" CORRUGATED ALUMINUM OR CLASS V REINFORCED CONCRETE.

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

REVISÉ 12/08

## Karla Nelson

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**From:** Caitlin Ross  
**Sent:** Tuesday, October 14, 2025 2:30 PM  
**To:** Karla Nelson  
**Cc:** 'D3Development.services@itd.idaho.gov'  
**Subject:** FW: [External] RE: Agency Notice CR2025-0013 / Rodriguez

FYI – thanks!

Caitlin

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**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Tuesday, October 14, 2025 2:21 PM  
**To:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Subject:** [External] RE: Agency Notice CR2025-0013 / Rodriguez

Hello,

After careful review of the transmittal submitted to ITD on September 26, 2025 regarding, CR2025-0013/Rodriguez, 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 Niki Benyakhlef at (208) 334-8337/ [Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov).

Thank you

*Mila Kinakh*

D3 Planning and Development

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**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>  
**Sent:** Friday, September 26, 2025 8:12 AM  
**To:** 'cstauffer@nsd131.org' <[cstauffer@nsd131.org](mailto:cstauffer@nsd131.org)>; 'dleon@nsd131.org' <[dleon@nsd131.org](mailto:dleon@nsd131.org)>; 'eddy@heritagewifi.com' <[eddy@heritagewifi.com](mailto:eddy@heritagewifi.com)>; 'effingere@nampafire.org' <[effingere@nampafire.org](mailto:effingere@nampafire.org)>; 'prevention@nampafire.org' <[prevention@nampafire.org](mailto:prevention@nampafire.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'eddy@nampahighway1.com' <[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'e Ingram@idahopower.com' <[e Ingram@idahopower.com](mailto:e Ingram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'arobins@idahopower.com' <[arobins@idahopower.com](mailto:arobins@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'Contract.Administration.Bid.Box@ziply.com' <[Contract.Administration.Bid.Box@ziply.com](mailto:Contract.Administration.Bid.Box@ziply.com)>; 'tritthaler@boiseproject.org' <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; 'gashley@boiseproject.org' <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>; 'nmid@nmid.org' <[nmid@nmid.org](mailto:nmid@nmid.org)>; 'eolvera@nmid.org' <[eolvera@nmid.org](mailto:eolvera@nmid.org)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; 'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; D3 Development Services <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; Niki Benyakhlef <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>; Brian Crawforth <[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Curt Shankel <[shankelc@cityofnampa.us](mailto:shankelc@cityofnampa.us)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Lucy Ostyn <[lucy.ostyn@canyoncounty.id.gov](mailto:lucy.ostyn@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Code Enforcement <[CodeEnforcement@canyoncounty.id.gov](mailto:CodeEnforcement@canyoncounty.id.gov)>; GIS and Addressing Division <[GISAddressing@canyoncounty.id.gov](mailto:GISAddressing@canyoncounty.id.gov)>; 'BRO.Admin@deq.idaho.gov' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; 'file@idwr.idaho.gov' <[file@idwr.idaho.gov](mailto:file@idwr.idaho.gov)>;

## Karla Nelson

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**From:** Madelyn Vander Veen  
**Sent:** Tuesday, October 14, 2025 1:28 PM  
**To:** Karla Nelson  
**Subject:** Agency Notice CR2025-0013 / Rodriguez

Hello Karla,

Regarding case CR2025-0013 Rodriguez, if the case is approved, the applicant may receive an address for shop being used for the vehicle service facility by either submitting an "Address Request Application" to Development Services OR by submitting a building permit (for example, if a change of occupancy is required). An approach permit will be required for both of these options. It looks like 6 employees will be on site for the use. An address is recommended for uses that involve employees working on site so that emergency services can quickly and accurately locate the site in an emergency situation.

Thanks,

Madelyn Vander Veen  
GIS Analyst, [Canyon County Development Services](#)  
[madelyn.vanderveen@canyoncounty.id.gov](mailto:madelyn.vanderveen@canyoncounty.id.gov) | Direct: 208-455-6035

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

208.468.5770

**DATE: October 24, 2025**

**TO: Canyon County Development Services Department**

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

**APPLICANT: Jose Rodriguez**

**OWNER: Jose Rodriguez**

**PROJECT ADDRESS: 5903 E. Orchard Avenue**

**RE: CR2025-0013**

This application is for Case No. CR2025-0013: The applicant, Jose Rodriguez, requests a conditional rezone from an "RR" (Rural Residential) zone to a "C-2" (Service Commercial) zone. The requested rezone would allow for an auto body business/vehicle service facility and caretaker's residence on Parcel R27917011, approximately 1.01 acres. The subject property is located at 5903 E Orchard Avenue, Nampa, also referenced as a portion of the NE<sup>1</sup>/<sub>4</sub> of Section 19, 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.

Water Supply Comments:

Fire District required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

Fire Access Comments: Made a site visit and spoke with Mr. Rodriguea about access for fire apparatus. He agreed to maintain a solid surface, 20 feet wide with a hammerhead turnaround at the back of the property just past his parking yard for vehicles he's working on.



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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

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)

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)

### General Conditions

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

### Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1 miles from Nampa Fire Station 5 with an approximate response time of 4 minutes.

## Karla Nelson

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**From:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Sent:** Friday, September 26, 2025 2:37 PM  
**To:** Karla Nelson  
**Cc:** Mitch Kiester  
**Subject:** [External] RE: Agency Notice CR2025-0013 / Rodriguez  
**Attachments:** CR2025-0013AgencyNoticePacket.pdf; Pre.Development.Notes.Signed.08.20.2025.pdf

Hi Karla,

- 1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study is required if estimated wastewater flows meet or exceed 600 gallons per day which will be based on the letter of intended use.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **A site evaluation and test holes have not been conducted on site.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements per IDAPA 58.01.03.**

See attached pre-development notes.

Please let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

**Anthony Lee, RS/BS | Land Development Senior**

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

[anthony.lee@swdh.id.gov](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)

[13307 Miami Ln., Caldwell, ID 83607](#)

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**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Friday, September 26, 2025 8:12 AM  
**To:** 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov'

## Karla Nelson

---

**From:** Matthew Pabich <Matthew.Pabich@deq.idaho.gov>  
**Sent:** Monday, June 29, 2026 8:17 AM  
**To:** Karla Nelson  
**Subject:** [External] RE: Groundwater - CR2025-0013

Hi Karla:

The short answer regarding concerns for GW impact would be potentially but not typically. If there is a reported release, we would require cleanup, and if they do or will use underground storage tanks, or produce hazardous waste, that would be regulated under applicable programs.

There have been situations where cities/counties have required businesses to have a liner below the soil, run a dry shop, but anything you can require or encourage of BMPs is always preferable.



### Matthew Pabich

#### Waste & Remediation Manager

Idaho Department of Environmental Quality  
1445 N Orchard St, Boise, Idaho 83706  
P: (208) 373-0510  
[www.deq.idaho.gov](http://www.deq.idaho.gov)

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**From:** Karla Nelson <Karla.Nelson@canyoncounty.id.gov>  
**Sent:** Thursday, June 25, 2026 3:53 PM  
**To:** Matthew Pabich <Matthew.Pabich@deq.idaho.gov>  
**Subject:** Groundwater - CR2025-0013

**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.

Hello Matthew,

I'm reviewing a conditional rezone request which, if approved, will allow for commercial zoning at 5903 East Orchard Ave, Nampa 83687. The applicant has a vehicle service facility on this site that was turned into code enforcement, prompting the rezone request. There are many vehicles (presumably in need of repair) parked on the property. I'm wondering if this use creates any groundwater quality concerns for nearby wells, and if so, are there any potential conditions of approval that could mitigate that risk?

Thank you for any insights you may have.

All the best,



Karla Nelson, AICP



September 29, 2025

Karla Nelson, Planner  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[karla.nelson@canyoncounty.id.gov](mailto:karla.nelson@canyoncounty.id.gov)

Subject: Agency Notice CR2025-0013 Rodriguez

Dear Ms. Nelson:

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) 373-0550.

- 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. WASTEWATER AND RECYCLED 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) 373-0550.

## **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) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 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 Conservation 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) 373-0550.

## 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,

A handwritten signature in blue ink, appearing to read "Troy Smith".

Troy Smith  
Regional Administrator



## PLANNING AND ZONING DEPARTMENT

TO: Karla Nelson, Principal Planner, Canyon County Development Services

DATE: September 26, 2025

FROM: Doug Critchfield, Principal Planner

RE: CR2025-0013

The property is in the Nampa Impact Area and is in the Low-Density Residential (LDR) land use designation on the Nampa Future Land Use Map. The following describes the allowable land uses in the LDR land use designation:

### **5.5.2 Low Density Residential (1.01 – 2.5 Dwelling Units Per Acre [Gross])**

This land use designation has a density of 1.01 to 2.5 dwelling units per acre (gross). Its character is less rural than the Very Low Density Residential land use designation. Residential dwelling units in land use designation should be single-family detached. Development should be required to be compatible with the character of the area. High- and Medium-density development should not be allowed in this land use designation.

### **5.4.3 Allowance for Limited Commercial Development in the Medium- and High-Density Residential Land Use Designation**

These developments should consist of neighborhood commercial single-story structures that are typically located at a mid-block area, or on a corner where access can be safely accommodated. The uses should provide services that meet the needs of neighborhood residents in the area. This type of commercial development should be allowed within 'Medium- and High-Density' Residential land use designations. These developments could include a local corner neighborhood grocery/convenience store, a very small medical or dental office facility, or other neighborhood-oriented commercial land use. Commercial structures should be buffered with landscaping from residences. The type of commercial use should be limited by a development agreement. In Nampa, typical developments have included single-family homes with garage fronts that face the street, residential landscaping, sidewalks, and quiet residential streets.

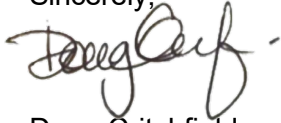
The applicant has indicated in the application to Canyon County that operations include an auto body business and a residence. Operation hours are M – F 8:00 AM to 6:00 PM.

The applicant has acknowledged that they will construct provide landscaping and fencing to mitigate the impacts of the operations on neighboring residential parcels.

Nampa requests that the property be pre-annexed into the City of Nampa. In that pre-annexation, staff will suggest that the following conditions be imposed (in addition to others that may be imposed by the Nampa City Council): all mitigation measures proposed by the applicant (fencing, landscaping, and operational hours) be installed/implemented as soon as possible; that the structures that support the business not be increased or expanded; that parked vehicles be screened from adjacent residences and the road; that a visually screened fence be installed between the commercial operations and the street; and that areas on the property between the

street and fence line that screens the back of the property be paved where vehicles will travel.

Sincerely,



Doug Critchfield,  
*Principal Planner*  
Planning & Zoning Department  
critchfielddd@cityofnampa.us  
(208) 468-5442

EDC  
file

*“Owner/Applicant(s) shall comply with all applicable requirements [including obtaining proper permits] as may be imposed by City agencies appropriately involved in the review of improvement or land use requests (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments, etc.) as this zoning verification letter does not and shall not have the effect of approving a project or abrogating requirements from those agencies.”*

## Karla Nelson

---

**From:** Doug Critchfield <critchfielddd@cityofnampa.us>  
**Sent:** Thursday, June 4, 2026 4:38 PM  
**To:** Karla Nelson  
**Subject:** RE: [External] CR2025-0015

Karla – In addition to my prior email; I was just informed that we no longer allow “home occupation” automobile repair shops in Nampa City Limits. As an additional correction, the provision in the Comprehensive Plan for a business in the MDR and HDR land use designations does not apply to the LDR. So the operation of this business in this location would not be allowed. Thank you – Doug



### **Doug Critchfield, PLA**

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

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**From:** Karla Nelson <Karla.Nelson@canyoncounty.id.gov>  
**Sent:** Thursday, June 4, 2026 12:05 PM  
**To:** Doug Critchfield <critchfielddd@cityofnampa.us>  
**Subject:** RE: [External] CR2025-0015

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Hi Doug,

I just want to verify that this case (parcel R27917011 - 5903 East Orchard Ave.) is not eligible for pre-annexation based on the requested use of vehicle sales. It seemed like from the initial letter from the city that pre-annexation was an option, but it sounds like after learning more about the use, it really doesn't fit with the city's plan? I just want to verify before we move this one forward to hearing. I've attached the initial letter from the city. The case number is CR2025-0013, but I think we had a typo and listed it as CR2025-0015 at some point.

Thanks for your help!



### **Karla Nelson, AICP**

Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

## Karla Nelson

---

**From:** Doug Critchfield <critchfielddd@cityofnampa.us>  
**Sent:** Thursday, June 4, 2026 4:26 PM  
**To:** Karla Nelson  
**Subject:** RE: [External] CR2025-0015

Karla – Thank you for the additional clarification. Vehicle sales are not permitted in the LDR, so we would not bring this to a pre-annexation hearing because that is not an allowed use. Nampa requests that this application be denied.

Thank you - Doug



### Doug Critchfield, PLA

Principal Planner | Planning & Zoning Department  
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**From:** Karla Nelson <Karla.Nelson@canyoncounty.id.gov>  
**Sent:** Thursday, June 4, 2026 12:05 PM  
**To:** Doug Critchfield <critchfielddd@cityofnampa.us>  
**Subject:** RE: [External] CR2025-0015

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Hi Doug,

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Thanks for your help!



**Karla Nelson, AICP**

Principal Planner

Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: 208-455-6036  
Email: [Karla.Nelson@canyoncounty.id.gov](mailto:Karla.Nelson@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** Karla Nelson  
**Sent:** Monday, May 4, 2026 4:10 PM  
**To:** Doug Critchfield <[critchfielddd@cityofnampa.us](mailto:critchfielddd@cityofnampa.us)>  
**Subject:** FW: [External] CR2025-0015

Hi Doug,  
I've attached comments that we received back in September regarding the conditional rezone for an auto body business. We still have a large backlog of cases so this one still isn't scheduled for hearing (hopefully soon) but based on the September comments, I was thinking that the applicant should request pre-annexation with the City. They spoke with you about a month ago and it sounds like from that discussion that pre-annexation would not be supported for this use. Would you be able to send an updated letter?

Thanks,



**Karla Nelson, AICP**

Principal Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: 208-455-6036  
Email: [Karla.Nelson@canyoncounty.id.gov](mailto:Karla.Nelson@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** [REDACTED]  
**Sent:** Tuesday, April 7, 2026 1:23 PM  
**To:** [REDACTED] Karla Nelson <[Karla.Nelson@canyoncounty.id.gov](mailto:Karla.Nelson@canyoncounty.id.gov)>  
**Subject:** Re: [External] CR2025-0015

Hello Karla,

I spoke with Doug and this was a recap of our conversation. He also mentioned that if the county approves our rezone, to comply with the city of Nampa, we could apply to amend the comprehensive plan to support commercial business in a low residential area. If that's is approved then we would do the

## Karla Nelson

---

**To:** stephanie luna; Jose Rodriguez  
**Subject:** RE: [External] CR2025-0015

---

**From:** stephanie luna <[REDACTED]>  
**Sent:** Tuesday, April 7, 2026 1:23 PM  
**To:** Jose Rodriguez <[REDACTED]>; Karla Nelson <Karla.Nelson@canyoncounty.id.gov>  
**Subject:** Re: [External] CR2025-0015

Hello Karla,

I spoke with Doug and this was a recap of our conversation. He also mentioned that if the county approves our rezone, to comply with the city of Nampa, we could apply to amend the comprehensive plan to support

commercial business in a low residential area. If that's is approved then we would do the pre-annexation

1:19

◀ Messages



## 5903 E Orchard - Car repair



Doug Critchfield

To [REDACTED]

Today at 9:47 AM



Hi Stephanie – Thanks for speaking with me today. To recap – you are going through Canyon County for a rezone. They will likely send us a request for a review of your rezone. We will ask the County to deny it because the land use is not allowed in the Comprehensive Plan designation of “Low Density Residential”. They will then make a decision based on all of the feedback that they receive. If they say no, you could reach out to us to see what may be possible. Thanks - Doug



### **Doug Critchfield (ASLA)**

Principal Planner I  
Planning & Zoning  
Department

Office: (208) 468-5442 |

Cell: (208) 606-5799

500 12<sup>th</sup> Ave S |

Nampa, ID 83651

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[Sent from Yahoo Mail for iPhone](#)

On Monday, April 6, 2026, 9:03 PM, Jose Rodriguez <[REDACTED]> wrote:

Hello,

I just wanted to give an update. I requested a pre-application meeting today with the City of Nampa to go over the pre-annexation. I will keep you posted on when that is. I was completely confused and thought that in order for me to request a meeting, i had to fill out and have the entire pre-annexation application ready to go... turns out... there's a seperate place to request just a meeting.

Jose Luis Rodriguez  
**Rodriguez Auto Body**  
208-695-0615

On Tuesday, March 31, 2026 at 09:39:38 AM MDT, stephanie luna <[REDACTED]> wrote:

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Tuesday, March 31, 2026, 6:34 AM, Luis Rodriguez <[REDACTED]> wrote:

----- Forwarded message -----

From: **Karla Nelson** <[Karla.Nelson@canyoncounty.id.gov](mailto:Karla.Nelson@canyoncounty.id.gov)>  
Date: Mon, Mar 30, 2026 at 10:18 AM  
Subject: RE: [External] CR2025-0015  
To: Luis Rodriguez [REDACTED]

Hello Luis,

The agency comments that we received are attached. The City of Nampa would like you to go through a pre-annexation process with them. This would mean that you would agree to annex into the city of Nampa when eligible for annexation, and they have a pre-annexation application: [Planning Applications, Permits & Fees | Nampa, ID - Official Website](#)

Would you be willing to go through the pre-annexation process with Nampa? I think it could help your case with the request in the county, and I still have a number of cases before yours, so you should have time to complete that process with the city before your county hearing. Let me know if you do apply for pre-

annexation with Nampa. Please review all of the agency comments and let me know if you have any concerns.

Part of our review process is to conduct a site visit. I plan to be out at your property on Friday. You don't need to be there, but I wanted to give you a heads up so you aren't surprised to see me taking pictures. The pictures will be used in my staff report and presentation to the planning and zoning commission and board of county commissioners. The pictures help them better understand what the site looks like and the surrounding area. I plan to be at your property in the morning.

Thank you,



**Karla Nelson, AICP**

Principal Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: [Karla.Nelson@canyoncounty.id.gov](mailto:Karla.Nelson@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** Luis Rodriguez [REDACTED]  
**Sent:** Tuesday, September 30, 2025 8:10 AM  
**To:** Karla Nelson <[Karla.Nelson@canyoncounty.id.gov](mailto:Karla.Nelson@canyoncounty.id.gov)>  
**Subject:** [External] CR2025-0015