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

R29554015 PARCEL INFORMATION REPORT

6/29/2026 1:52:08 PM

PARCEL NUMBER:	R29554015
OWNER NAME:	BOHNER BRIAN
CO-OWNER:	BOHNER NICHOLE
MAILING ADDRESS:	2776 W THREE LAKES DR MERIDIAN ID 83646
SITE ADDRESS:	0 SOUTHSIDE BLVD
TAX CODE:	1440000
TWP:	2N **RNG:** 2W **SEC:** 14 **QUARTER:** SE
ACRES:	1.65
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:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
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:** 16027C0395F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2021033089
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	14-2N-2W SE TX 21306 IN NESE
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.

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

R29554014 PARCEL INFORMATION REPORT

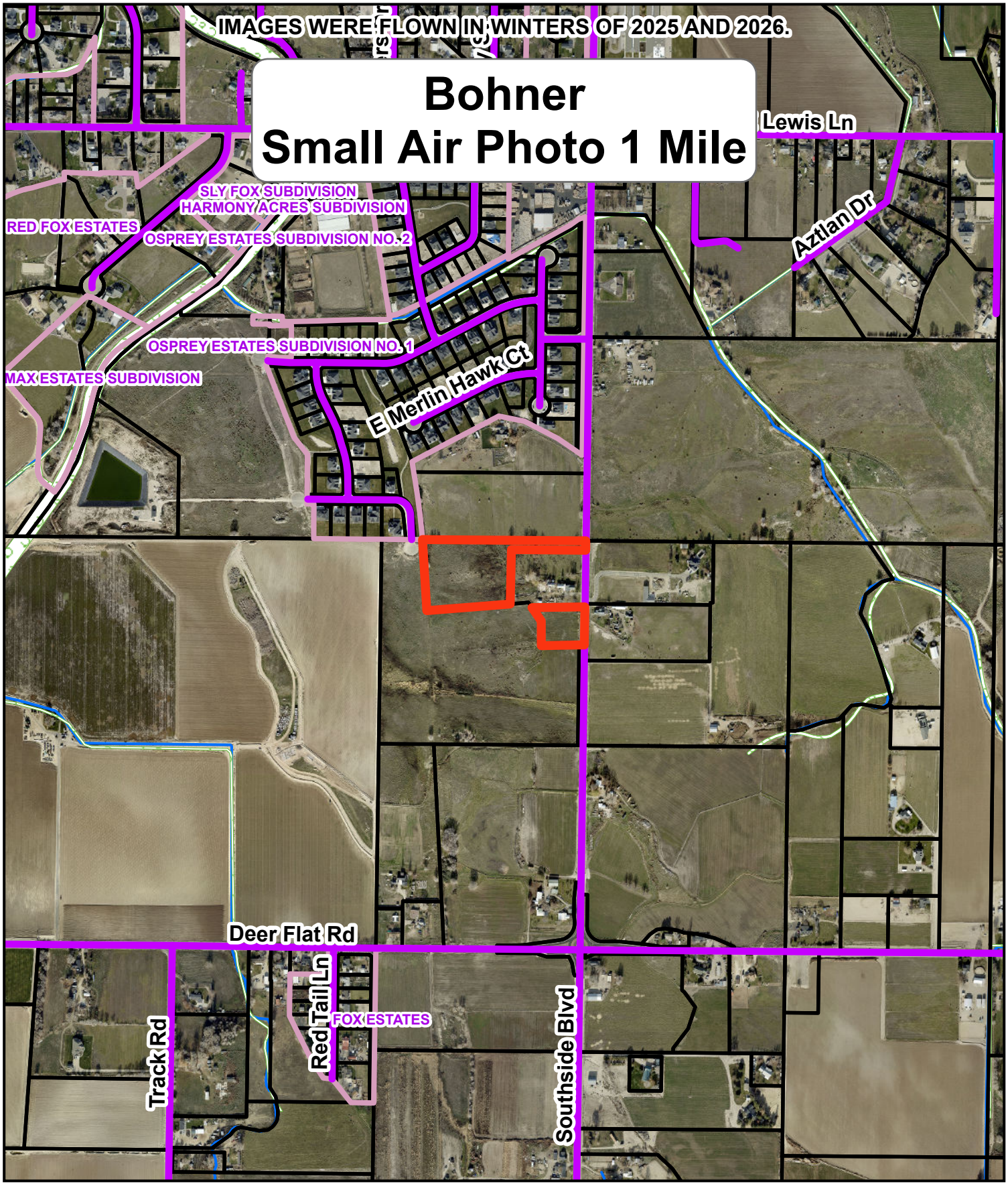
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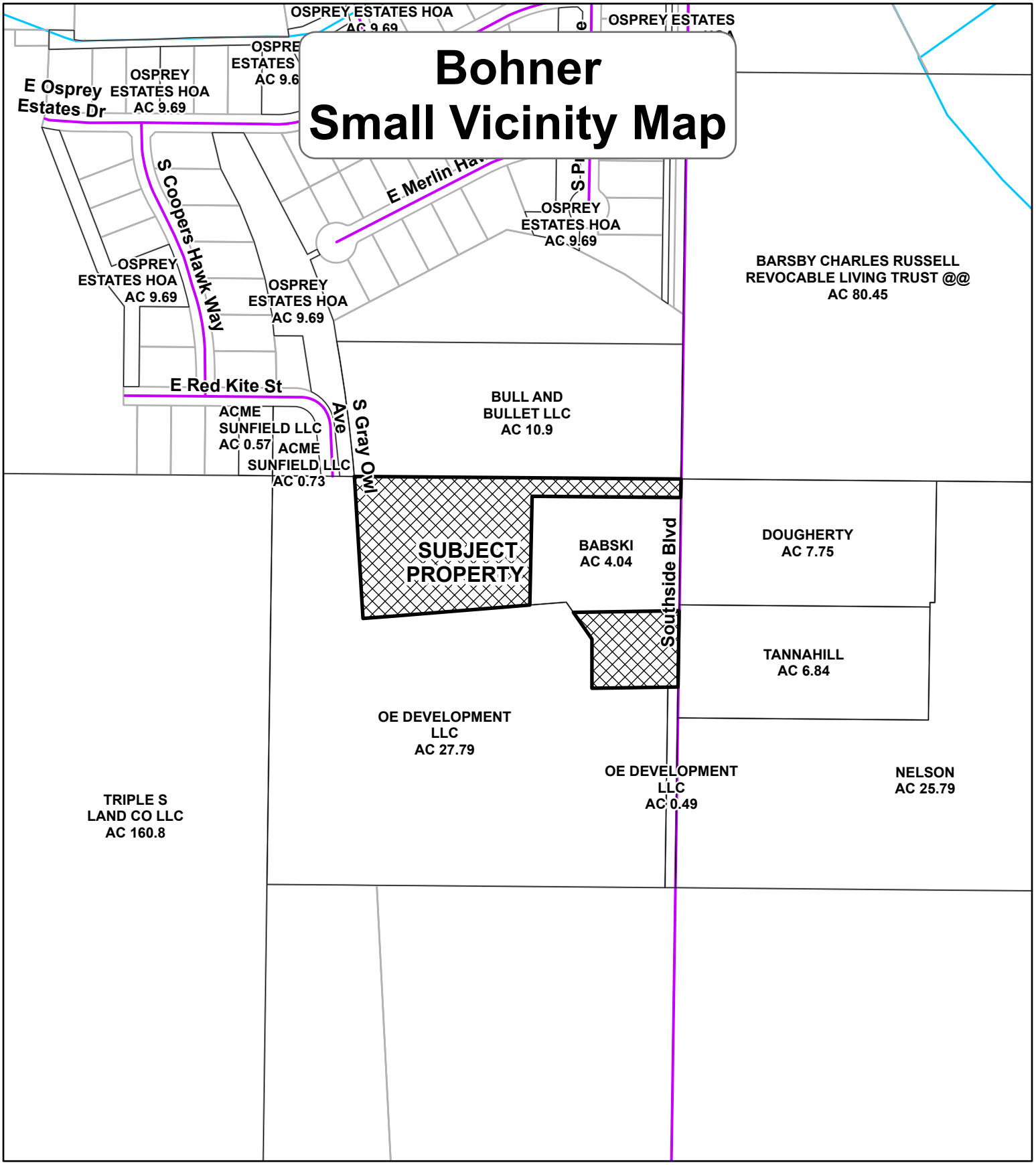
PARCEL NUMBER:	R29554014
OWNER NAME:	BOHNER BRIAN
CO-OWNER:	BOHNER NICHOLE
MAILING ADDRESS:	2776 W THREE LAKES DR MERIDIAN ID 83646
SITE ADDRESS:	0 SOUTHSIDE BLVD
TAX CODE:	1440000
TWP:	2N **RNG:** 2W **SEC:** 14 **QUARTER:** SE
ACRES:	6.25
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT 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:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
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:** 16027C0395F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2021033088
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	14-2N-2W SE TX 21303 LS TX 07184 & 21306 IN NESE
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

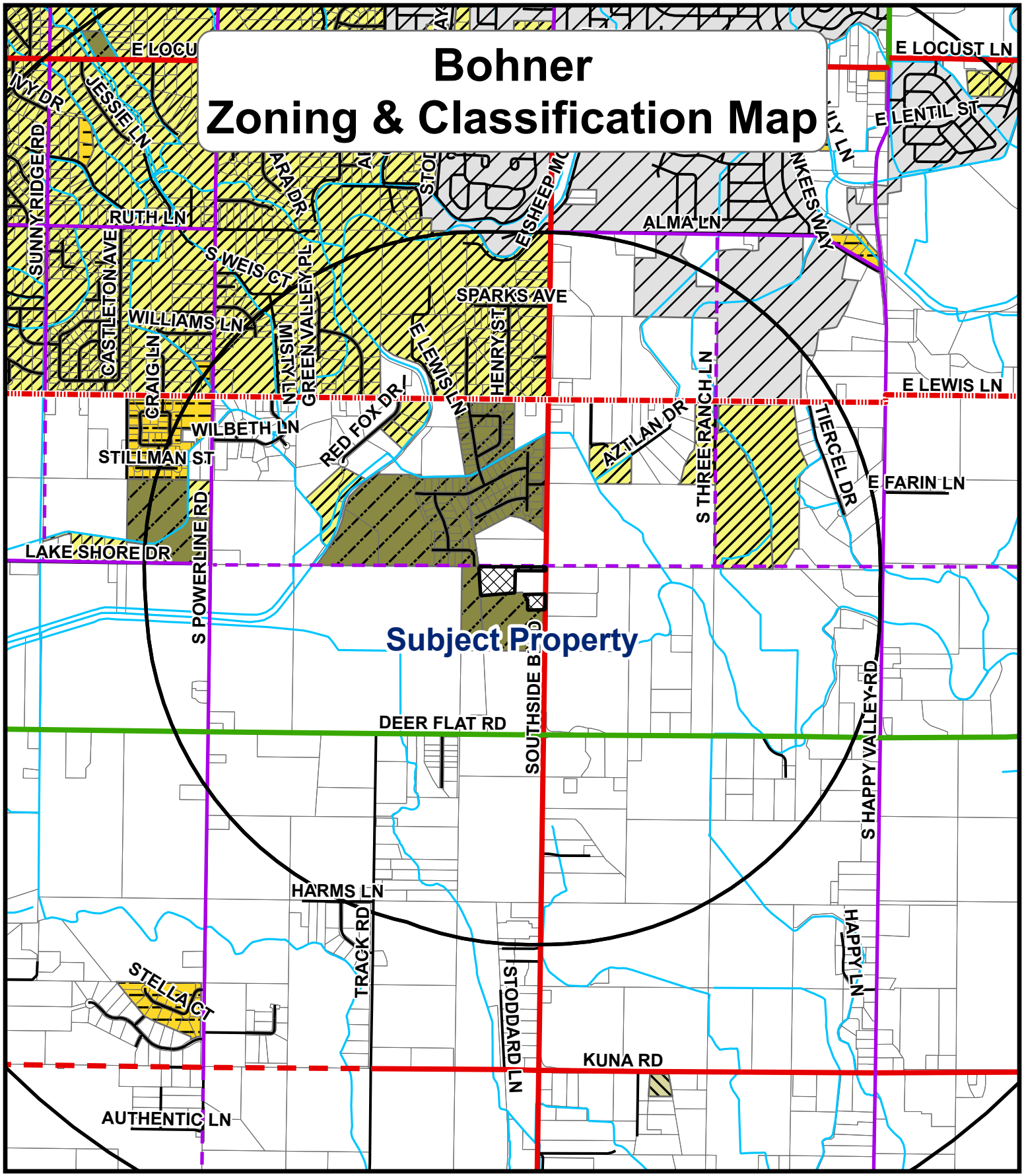
DISCLAIMER:

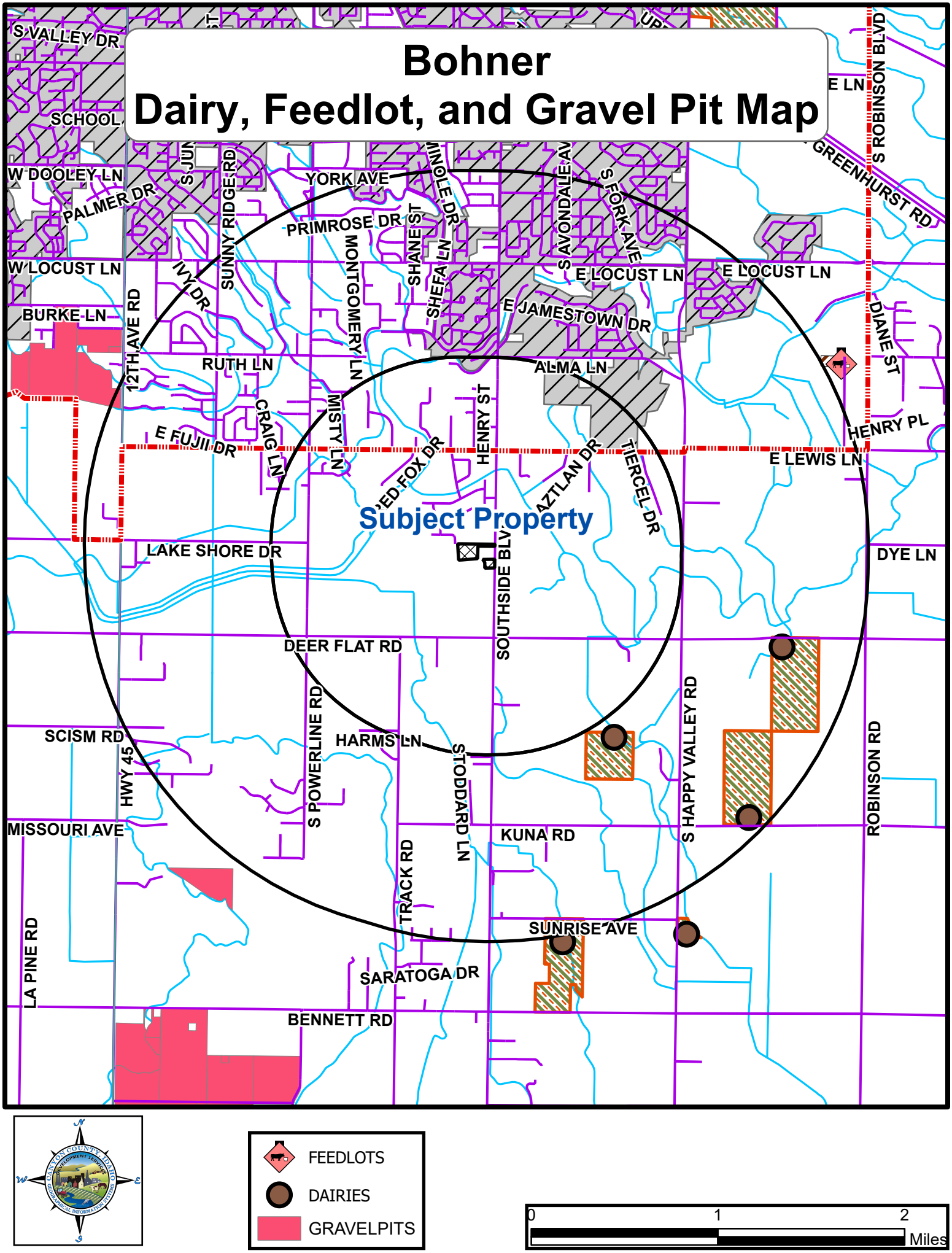
1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED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

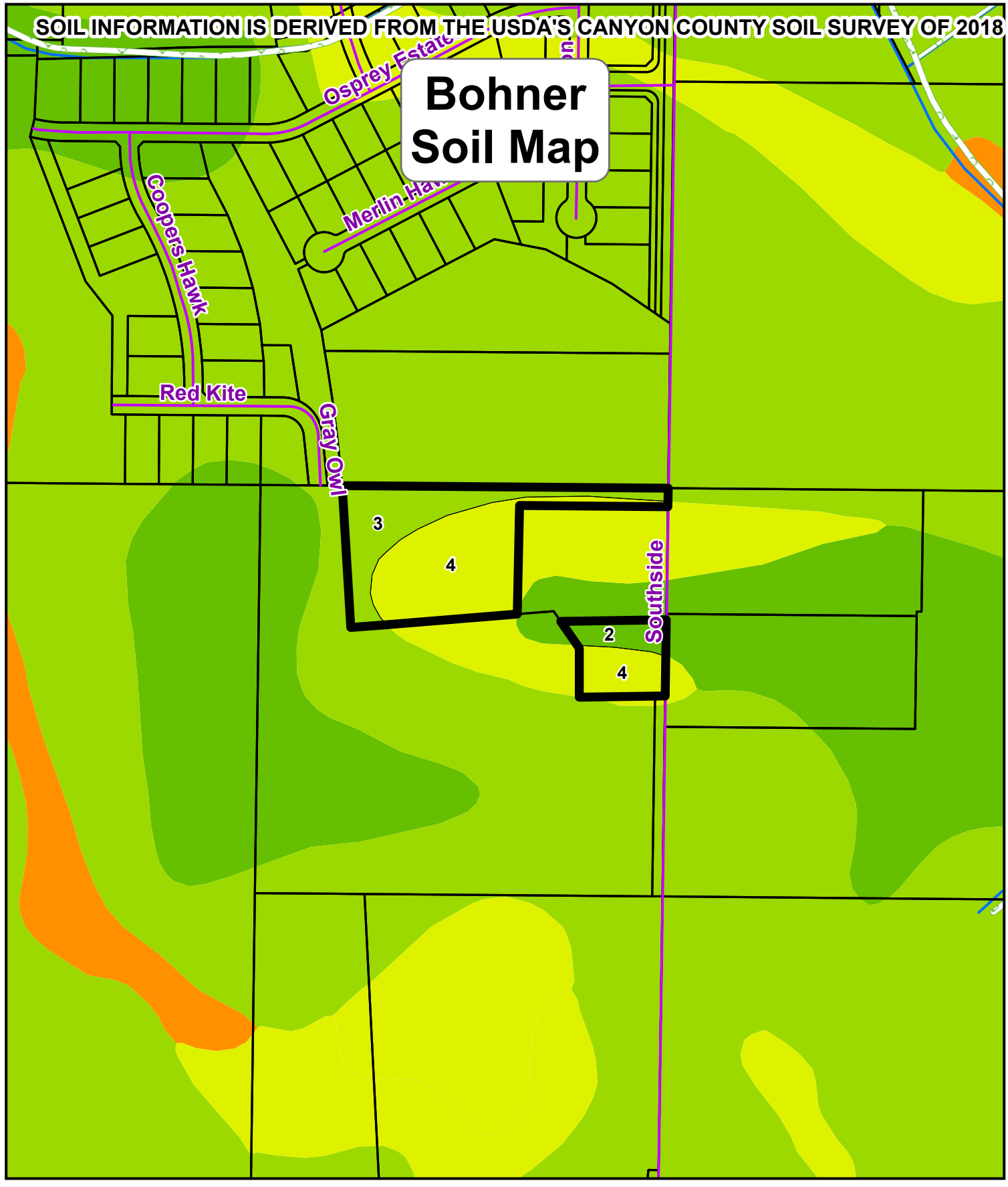
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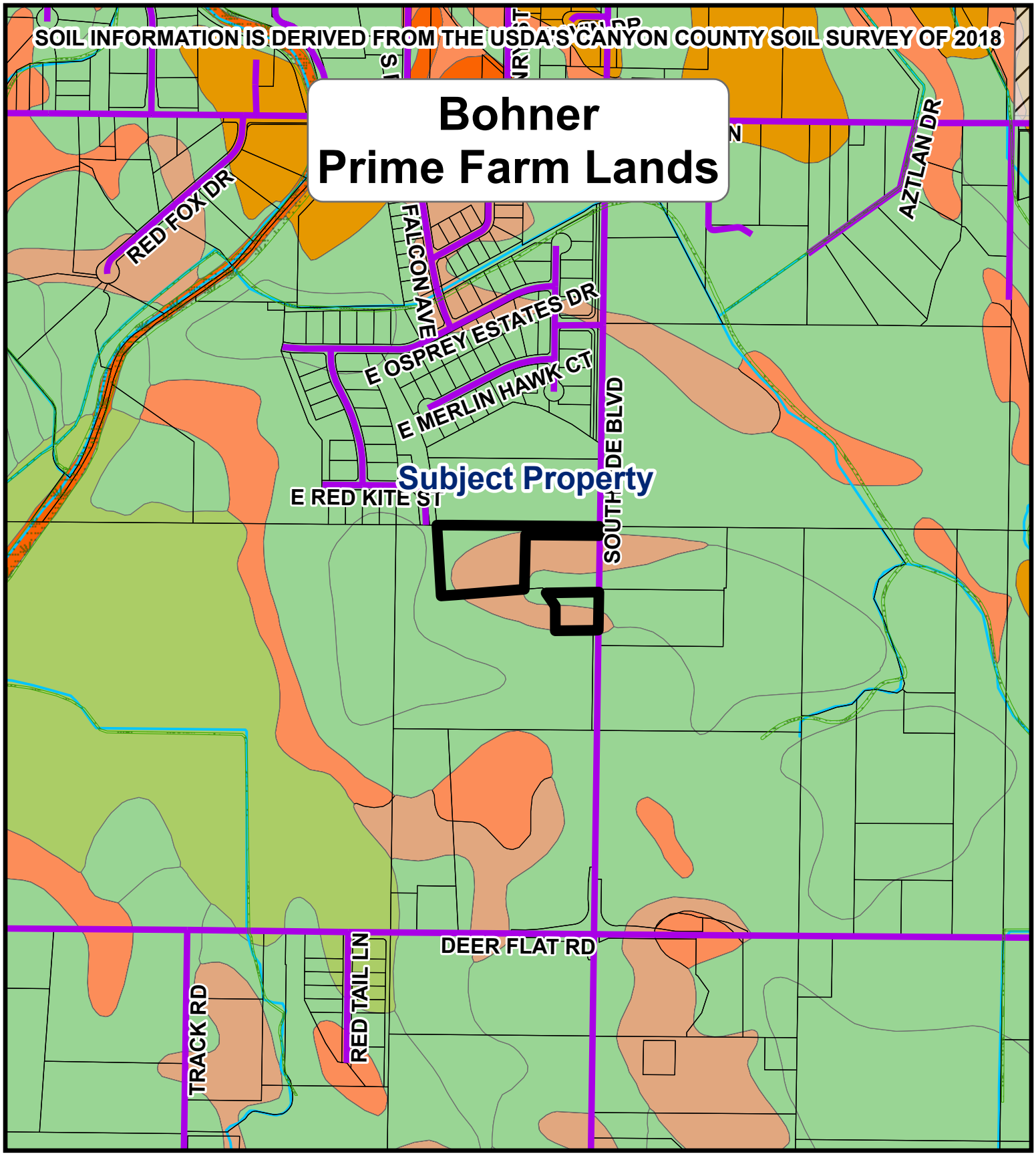

IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026.
Bohner
Small Air Photo 1 Mile
Lewis Ln
SLY FOX SUBDIVISION
HARMONY ACRES SUBDIVISION
RED FOX ESTATES
OSPREY ESTATES SUBDIVISION NO. 2
Aztlan Dr
OSPREY ESTATES SUBDIVISION NO. 1
MAX ESTATES SUBDIVISION
E Merlin Hawk Ct
Deer Flat Rd
Red Tail Ln
FOX ESTATES
Track Rd
Southside Blvd
City_Limits
Wetlands
0
0.25
0.5
Miles


Bohner
Small Vicinity Map
OSPREY ESTATES HOA
AC 9.69
OSPREY ESTATES
E Osprey Estates Dr
S Coopers Hawk Way
E Merlin Ha
S Pl
BARSBY CHARLES RUSSELL
REVOCABLE LIVING TRUST @@
AC 80.45
E Red Kite St
ACME
SUNFIELD LLC
AC 0.57
ACME
SUNFIELD LLC
AC 0.73
S Gray Owl Ave
BULL AND
BULLET LLC
AC 10.9
SUBJECT
PROPERTY
BABSKI
AC 4.04
Southside Blvd
DOUGHERTY
AC 7.75
TANNAHILL
AC 6.84
OE DEVELOPMENT
LLC
AC 27.79
OE DEVELOPMENT
LLC
AC 0.49
NELSON
AC 25.79
TRIPLE S
LAND CO LLC
AC 160.8
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
0
0.13
0.25
Miles


Bohner
Zoning & Classification Map
E LOCUST LN
E LENTIL ST
ALMA LN
SPARKS AVE
E LEWIS LN
WILBETH LN
STILLMAN ST
LAKE SHORE DR
S POWERLINE RD
RED FOX DR
AZTLAN DR
S THREE RANCH LN
TIERCEL DR
E FARIN LN
Subject Property
SOUTHSIDE BLVD
DEER FLAT RD
S HAPPY VALLEY RD
HARMS LN
TRACK RD
STODDARD LN
HAPPY LN
KUNA RD
STELLA CT
AUTHENTIC LN
SUNNYRIDGE RD
JESSIE LN
RUTH LN
CASTLETON AVE
WILLIAMS LN
CRAIG LN
GREEN VALLEY PL
HENRY ST
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


Bohner
Dairy, Feedlot, and Gravel Pit Map
S VALLEY DR
SCHOOL
W DOOLEY LN
PALMER DR
S JUNIPER
SUNNY RIDGE RD
YORK AVE
WINDLE DR
S AVONDALE AV
S FORK AVE
S ROBINSON BLVD
GREENHURST RD
E LN
PRIMROSE DR
MONTGOMERY LN
SHANE ST
SHEFA LN
W LOCUST LN
IVY DR
E LOCUST LN
E LOCUST LN
BURKE LN
12TH AVE RD
E JAMESTOWN DR
DIANE ST
RUTH LN
ALMA LN
CRAIG LN
MISTY LN
HENRY ST
HENRY PL
E FUJII DR
RED FOX DR
AZTLAN DR
TIERCEL DR
E LEWIS LN
Subject Property
LAKE SHORE DR
SOUTHSIDE BLVD
DYE LN
DEER FLAT RD
SCISM RD
HARMS LN
S POWERLINE RD
STODDARD LN
HWY 45
S HAPPY VALLEY RD
ROBINSON RD
MISSOURI AVE
KUNA RD
TRACK RD
SUNRISE AVE
LA PINE RD
SARATOGA DR
BENNETT RD
FEEDLOTS
DAIRIES
GRAVELPITS
0
1
2
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Bohner
Soil Map
Osprey Estate
Merlin Ha
Coopers Hawk
Red Kite
Gray Owl
Southside
3
4
2
4
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
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Bohner
Prime Farm Lands
RED FOX DR
FALCON AVE
E OSPREY ESTATES DR
E MERLIN HAWK CT
E RED KITE ST
SOUTH DE BLVD
AZTLAN DR
Subject Property
DEER FLAT RD
RED TAIL LN
TRACK RD
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

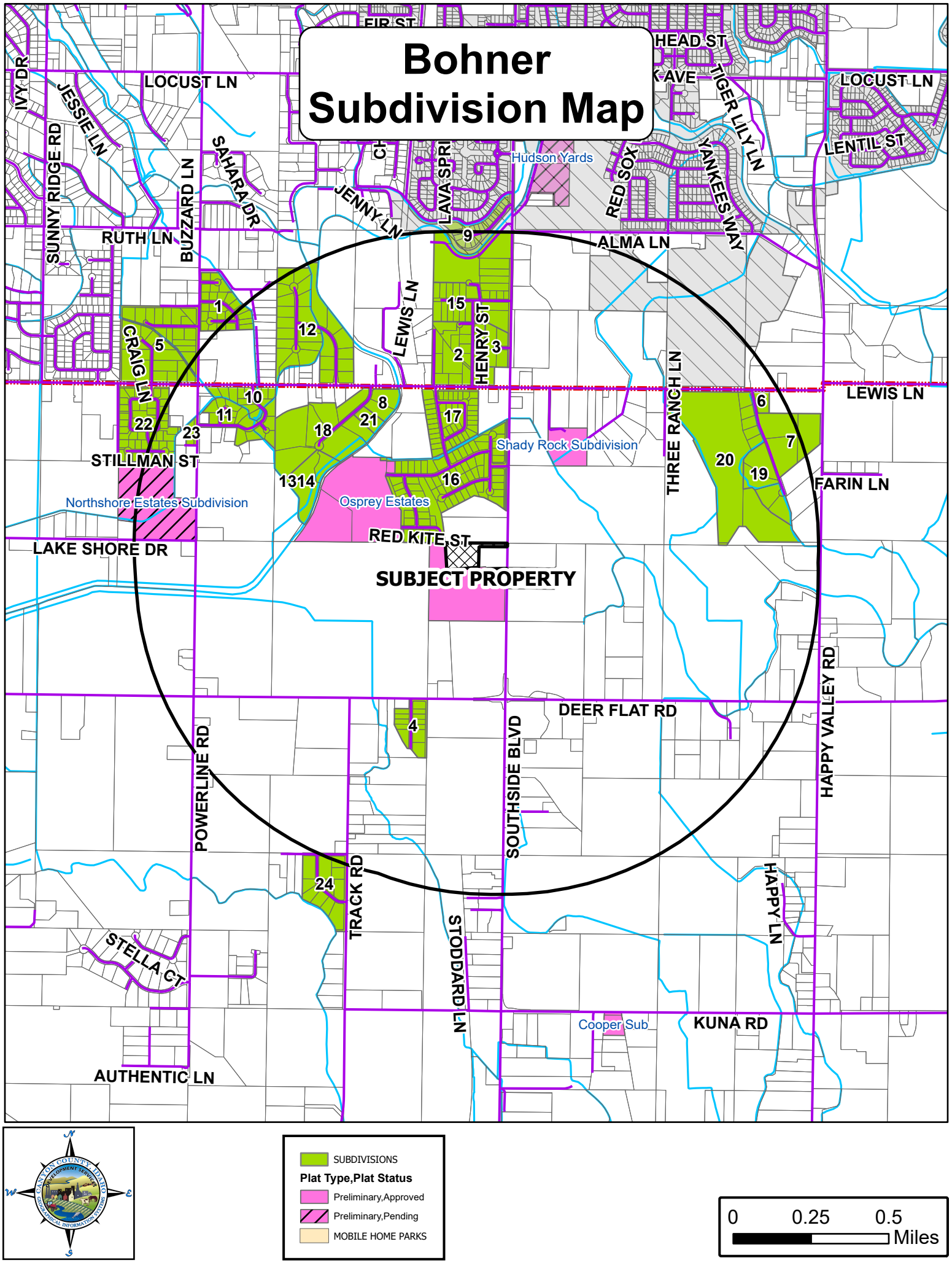
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	28724.20	0.66	8.33%
4	MODERATELY SUITED SOIL	206198.86	4.73	59.76%
3	MODERATELY SUITED SOIL	110108.29	2.53	31.91%
		345031.35	7.92	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PoA	Prime farmland if irrigated	28724.20	0.66	8.33%
PeC	Farmland of statewide importance, if irrigated	206198.86	4.73	59.76%
PoB	Prime farmland if irrigated	110108.29	2.53	31.91%
		345031.35	7.92	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


Bohner
Subdivision Map
LOCUST LN
IVY DR
JESSIE LN
SUNNY RIDGE RD
BUZZARD LN
SAHARA DR
RUTH LN
JENNY LN
LAVA SPRI CT
Hudson Yards
RED SOX
YANKEES WAY
TIGER LILY LN
LENTIL ST
ALMA LN
LEWIS LN
HENRY ST
CRAIG LN
THREE RANCH LN
STILLMAN ST
Shady Rock Subdivision
FARIN LN
Northshore Estates Subdivision
Osprey Estates
RED KITE ST
LAKE SHORE DR
SUBJECT PROPERTY
DEER FLAT RD
POWERLINE RD
SOUTHSIDE BLVD
HAPPY VALLEY RD
TRACK RD
STODDARD LN
HAPPY LN
STELLA CT
Cooper Sub
KUNA RD
AUTHENTIC LN
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.25
0.5
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
24	508.69	406	1.25

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
3	189.74	218	0.87

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
27	13.23	0.81	0.39	160.81

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0				

PLATTED SUBDIVISIONS

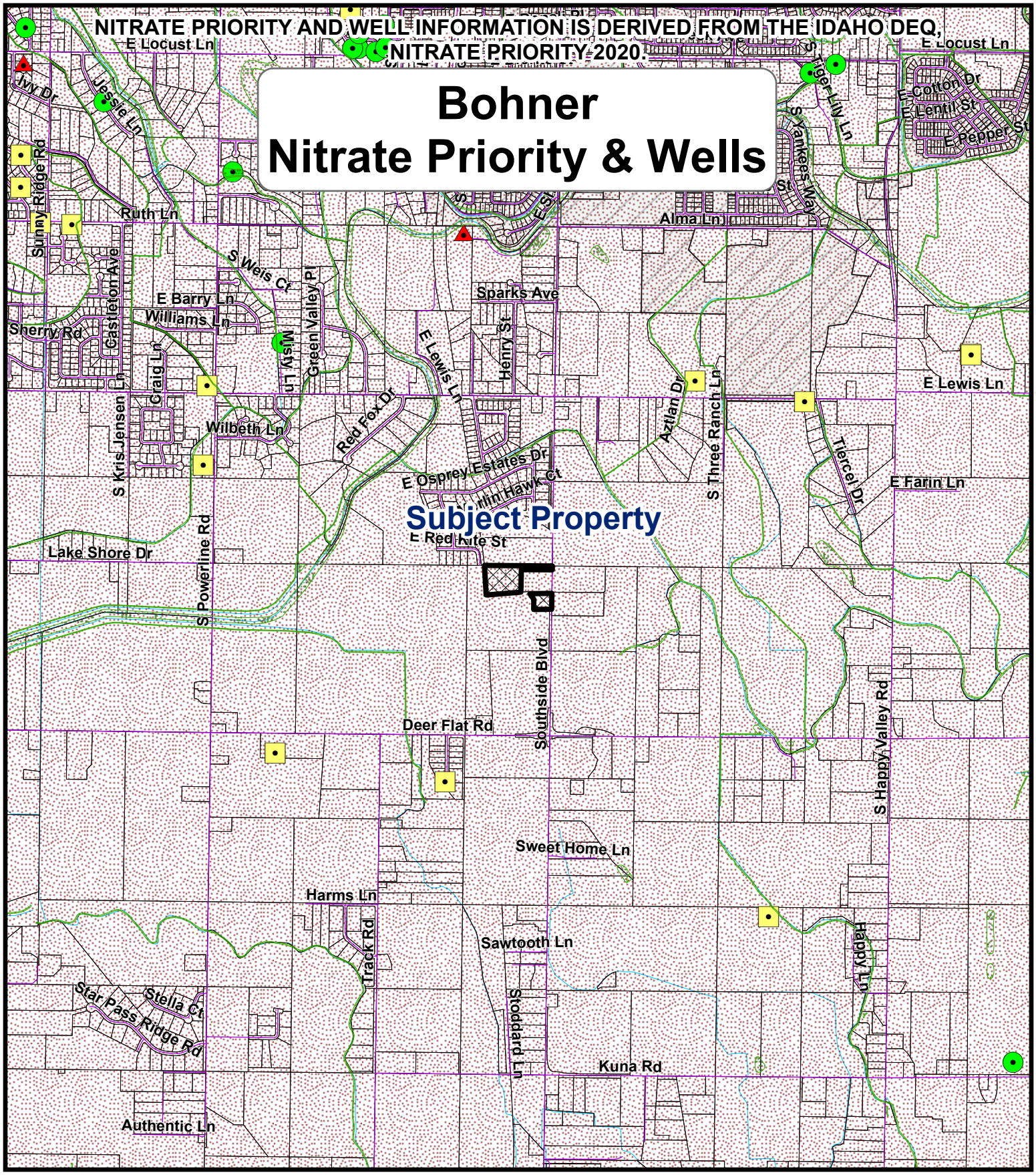
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
BRIARCREST SUB	1	2N2W11	14.98	25	0.60	CANYON COUNTY	1995
CHITTENDEN ACRES	2	2N2W11	60.22	34	1.77	CANYON COUNTY	1988
COUNTRYSIDE ESTATES	3	2N2W11	6.06	4	1.52	CANYON COUNTY	2000
FOX ESTATES	4	2N2W23	9.56	12	0.80	CANYON COUNTY	1973
GRAY'S FARM SUB	5	2N2W10	40.21	30	1.34	CANYON COUNTY	1971
HARD ROCK RIDGE	6	2N2W13	2.67	2	1.34	CANYON COUNTY	1999
HARD ROCK RIDGE SUB NO 2	7	2N2W13	17.97	3	5.99	CANYON COUNTY	2008
HARMONY ACRES SUBDIVISION	8	2N2W14	5.21	2	2.60	CANYON COUNTY	2021
LAVA SPRINGS SUBDIVISION NO. 6	9	2N2W11	11.52	24	0.48	NAMPA	2020
LEWIS ADD	10	2N2W14	8.88	12	0.74	CANYON COUNTY	1975
LEWIS ADD #2	11	2N2W14	13.81	14	0.99	CANYON COUNTY	1977
LEWIS CROSSING SUB	12	2N2W11	42.96	25	1.72	CANYON COUNTY	2006
MAX ESTATES SUBDIVISION	13	2N2W14	11.08	1	11.08	CANYON COUNTY	2012
MAX ESTATES SUBDIVISION NO. 2	14	2N2W14	11.08	2	5.54	CANYON COUNTY	2017
MC CLINTOCK ACRES	15	2N2W11	12.10	13	0.93	CANYON COUNTY	2000
OSPREY ESTATES SUBDIVISION NO. 1	16	2N2W14	54.29	79	0.69	CANYON COUNTY	2023
OSPREY ESTATES SUBDIVISION NO. 2	17	2N2W14	20.50	41	0.50	CANYON COUNTY	2025
RED FOX ESTATES	18	2N2W14	42.27	10	4.23	CANYON COUNTY	1997
RED TAIL ESTATES	19	2N2W13	13.85	5	2.77	CANYON COUNTY	2003
RED TAIL ESTATES #2	20	2N2W13	59.82	6	9.97	CANYON COUNTY	2007
SLY FOX SUBDIVISION	21	2N2W14	2.61	1	2.61	CANYON COUNTY	2020
TABLE MEADOWS SUBDIVISION NO. 2	22	2N2W15	27.30	50	0.55	NAMPA	2017
TABLE MEADOWS SUBDIVISION PHASE 1	23	2N2W15	1.77	1	1.77	0	2008
VALLEY HIGH MANOR	24	2N2W23	17.97	10	1.80	CANYON COUNTY	1973

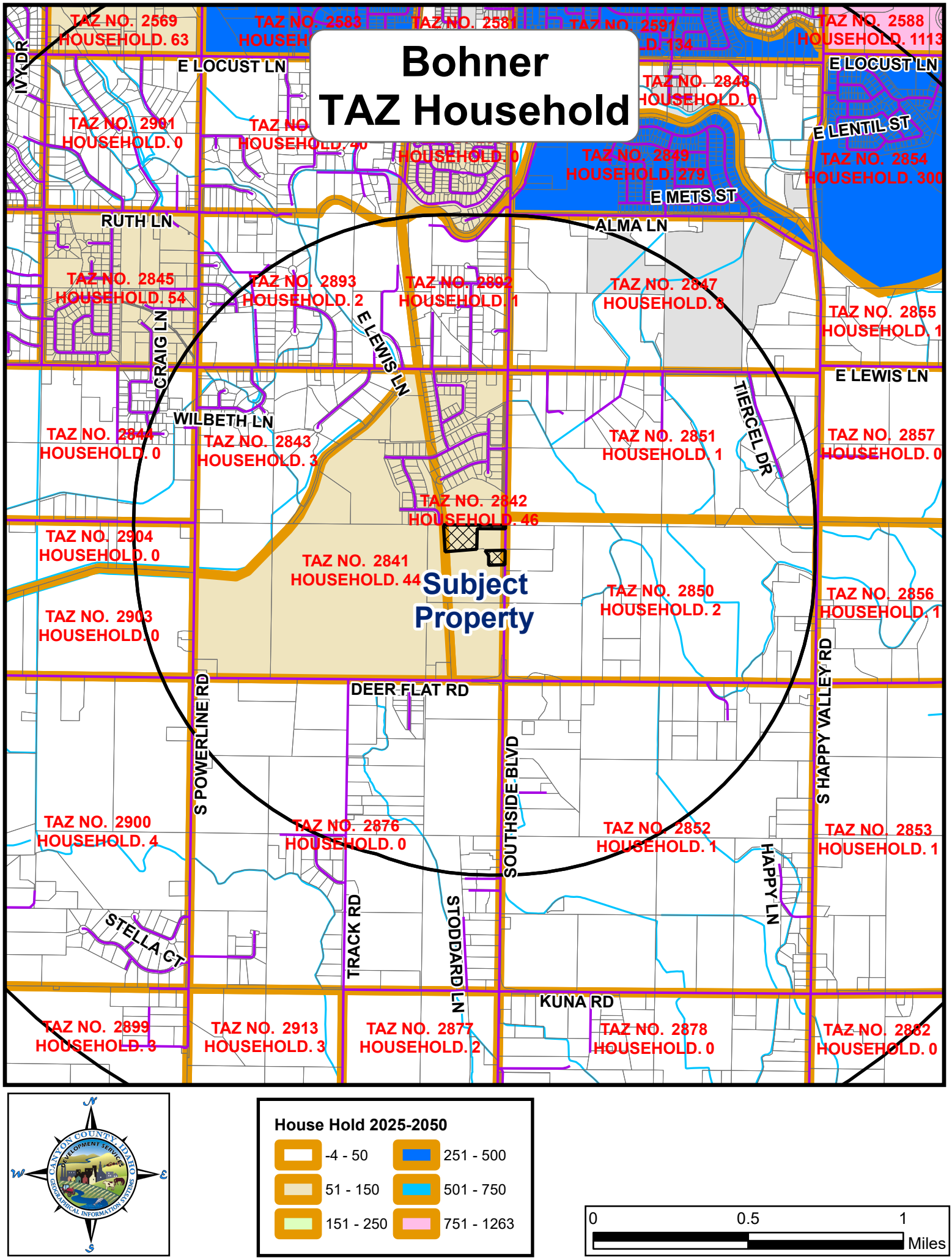
SUBDIVISIONS IN PLATTING

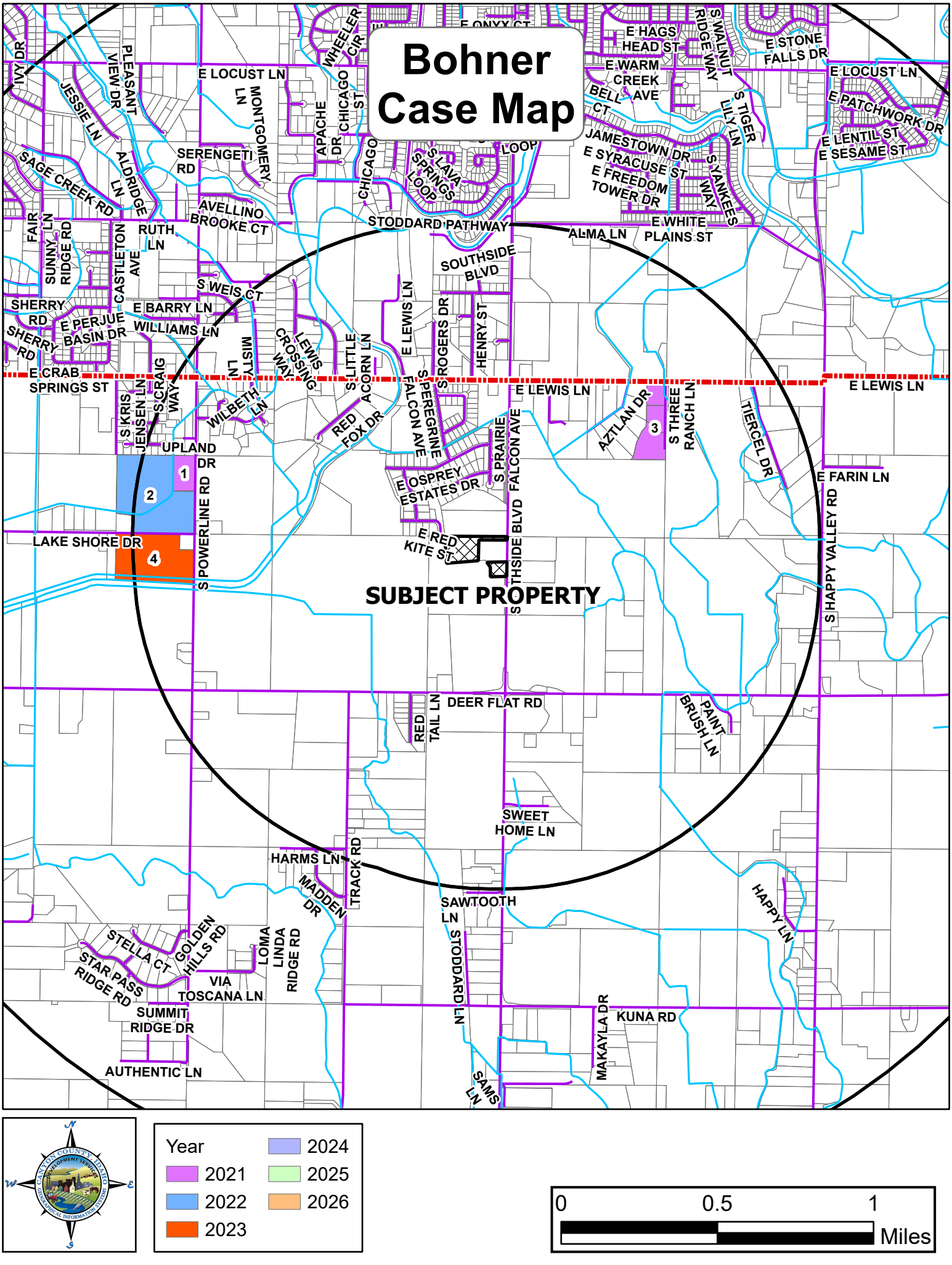
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Shady Rock Subdivision	9.97	5	1.99
Northshore Estates Subdivision	33.16	29	1.14
Osprey Estates	146.61	184	0.80

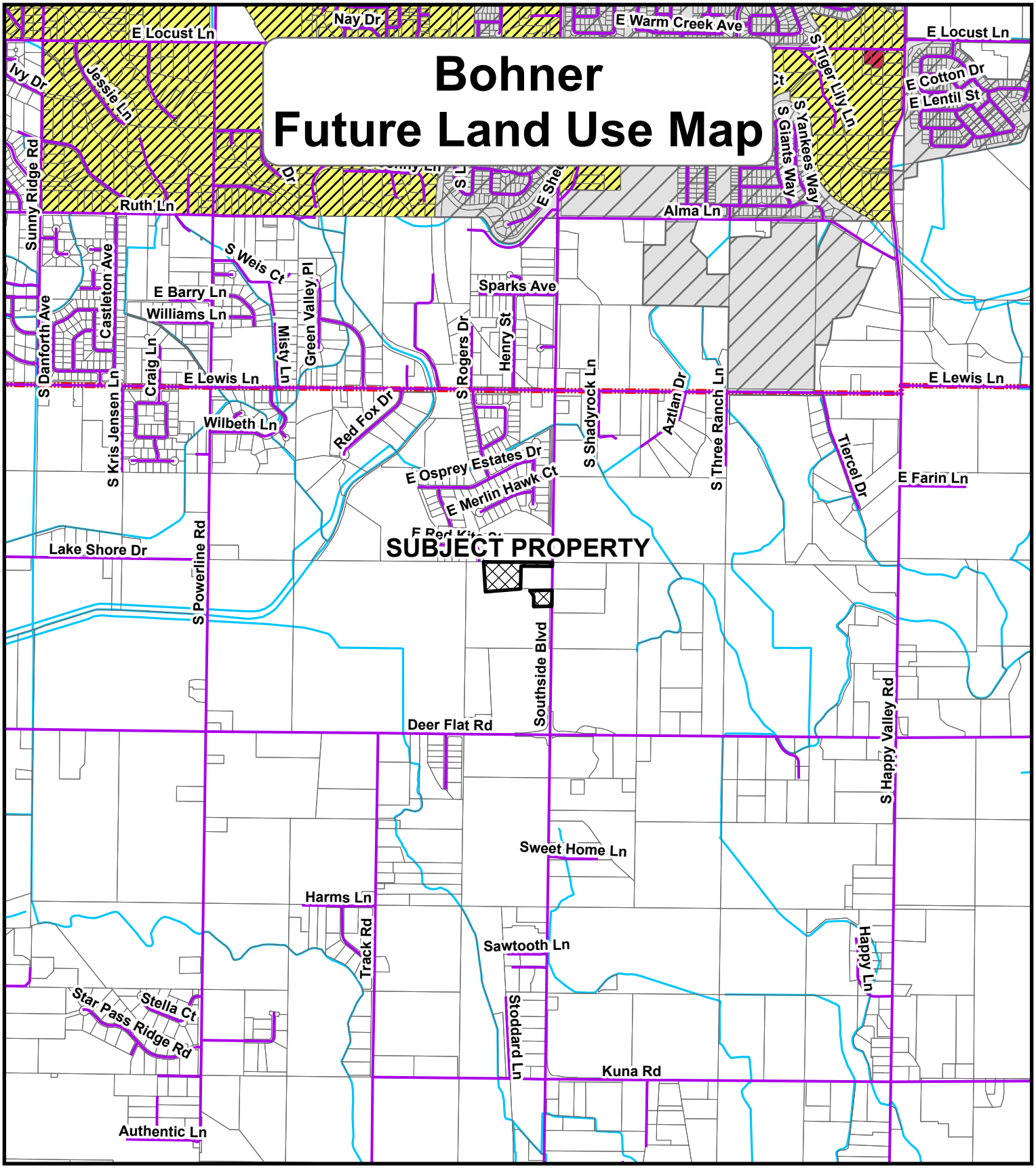
MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…

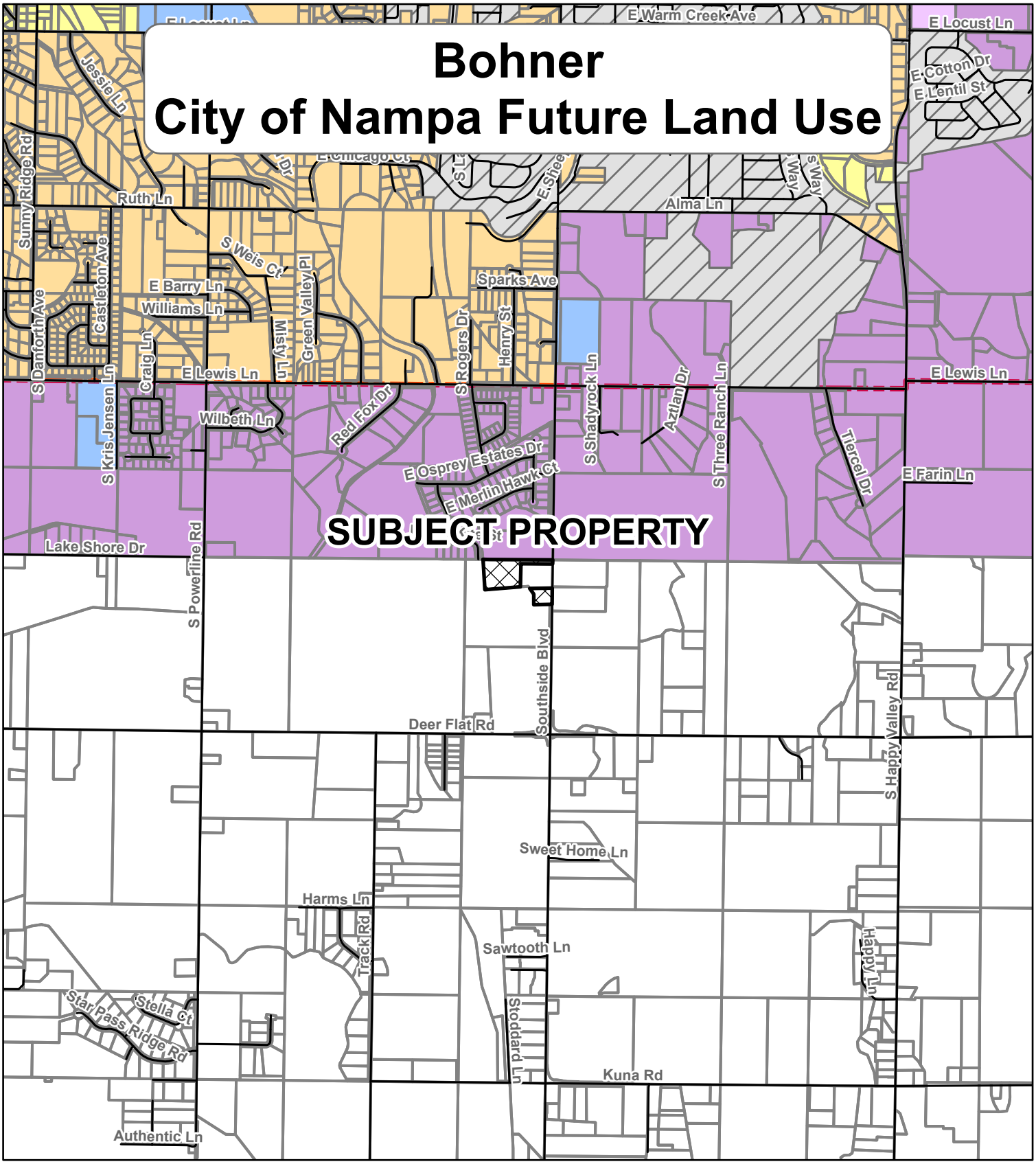

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020
Bohner
Nitrate Priority & Wells
Subject Property
E Locust Ln
Ivy Dr
Jessie Ln
Sunny Ridge Rd
Ruth Ln
S Weis Ct
Castleton Ave
E Barry Ln
Williams Ln
Sherry Rd
Craig Ln
S Kris Jensen Ln
Misty Ln
Green Valley Pl
Wilbeth Ln
Red Fox Dr
E Lewis Ln
Henry St
Sparks Ave
E St
Alma Ln
S Yankees Way
Tiger Lily Ln
Cotton Dr
E Lentil St
E Pepper St
Aztlan Dr
S Three Ranch Ln
Tiercel Dr
E Farin Ln
E Osprey Estates Dr
Hawk Ct
E Red Tute St
Lake Shore Dr
S Powerline Rd
Southside Blvd
Deer Flat Rd
S Happy Valley Rd
Sweet Home Ln
Harms Ln
Track Rd
Sawtooth Ln
Stoddard Ln
Happy Ln
Star Pass Ridge Rd
Stella Ct
Kuna Rd
Authentic Ln
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

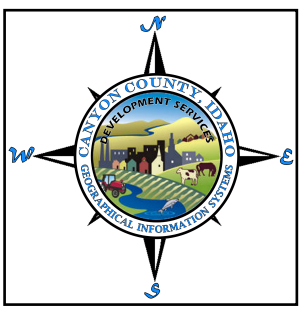

Bohner
TAZ Household
TAZ NO. 2569
HOUSEHOLD. 63
TAZ NO. 2583
TAZ NO. 2581
TAZ NO. 2591
TAZ NO. 2588
HOUSEHOLD. 1113
E LOCUST LN
IVY DR
TAZ NO. 2901
HOUSEHOLD. 0
TAZ NO. 2848
HOUSEHOLD. 0
E LENTIL ST
TAZ NO. 2849
HOUSEHOLD. 279
TAZ NO. 2854
HOUSEHOLD. 300
E METS ST
RUTH LN
ALMA LN
TAZ NO. 2845
HOUSEHOLD. 54
TAZ NO. 2893
HOUSEHOLD. 2
TAZ NO. 2892
HOUSEHOLD. 1
TAZ NO. 2847
HOUSEHOLD. 8
TAZ NO. 2855
HOUSEHOLD. 1
CRAIG LN
E LEWIS LN
E LEWIS LN
TIERCEL DR
WILBETH LN
TAZ NO. 2844
HOUSEHOLD. 0
TAZ NO. 2843
HOUSEHOLD. 3
TAZ NO. 2851
HOUSEHOLD. 1
TAZ NO. 2857
HOUSEHOLD. 0
TAZ NO. 2842
HOUSEHOLD. 46
TAZ NO. 2904
HOUSEHOLD. 0
TAZ NO. 2841
HOUSEHOLD. 44
Subject Property
TAZ NO. 2850
HOUSEHOLD. 2
TAZ NO. 2856
HOUSEHOLD. 1
TAZ NO. 2903
HOUSEHOLD. 0
S POWERLINE RD
DEER FLAT RD
S HAPPY VALLEY RD
SOUTHSIDE BLVD
TAZ NO. 2900
HOUSEHOLD. 4
TAZ NO. 2876
HOUSEHOLD. 0
TAZ NO. 2852
HOUSEHOLD. 1
TAZ NO. 2853
HOUSEHOLD. 1
HAPPY LN
STELLA CT
TRACK RD
STODDARD LN
KUNA RD
TAZ NO. 2899
HOUSEHOLD. 3
TAZ NO. 2913
HOUSEHOLD. 3
TAZ NO. 2877
HOUSEHOLD. 2
TAZ NO. 2878
HOUSEHOLD. 0
TAZ NO. 2882
HOUSEHOLD. 0
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles


Bohner
Case Map
SUBJECT PROPERTY
E LOCUST LN
E LEWIS LN
E BARRY LN
E CRAB SPRINGS ST
E WHITE PLAINS ST
STODDARD PATHWAY
ALMA LN
SOUTHSIDE BLVD
S WEIS CT
WILLIAMS LN
UPLAND DR
LAKE SHORE DR
S POWERLINE RD
E OSPREY ESTATES DR
E RED KITE ST
S PRAIRIE FALCON AVE
S THREE RANCH LN
E FARIN LN
S HAPPY VALLEY RD
DEER FLAT RD
SWEET HOME LN
HARMS LN
TRACK RD
MADDEN DR
SAWTOOTH LN
S STODDARD LN
KUNA RD
MAKAYLA DR
SAMS LN
HAPPY LN
PAINT BRUSH LN
RED TAIL LN
STELLA CT
GOLDEN HILLS RD
STAR PASS RIDGE RD
VIA TOSCANA LN
SUMMIT RIDGE DR
AUTHENTIC LN
LOMA LINDA RIDGE RD
SAGE CREEK RD
SERENGETI RD
AVELLINO BROOKE CT
RUTH LN
SHERRY RD
SHERRY BASIN DR
S KRIS JENSEN LN
S CRAIG WAY
WILBETH LN
MISTY LN
LEWIS CROSSING WAY
S LITTLE ACORN LN
RED FOX DR
E LEWIS LN
S ROGERS DR
HENRY ST
AZTLAN DR
TIERCEL DR
E HAGS HEAD ST
E WARM CREEK BELL AVE
E STONE FALLS DR
E PATCHWORK DR
E LENTIL ST
E SESAME ST
JAMESTOWN DR
E SYRACUSE ST
E FREEDOM TOWER DR
S TIGER LILY LN
S YANKEES WAY
S WALNUT RIDGE WAY
E ONYX CT
S LAVA SPRINGS LOOP
CHICAGO ST
APACHE DR
WHEELER CIR
MONTGOMERY LN
PLEASANT VIEW DR
JESSIE LN
IVY DR
FAIR SUNNY LN
RIDGE RD
CASTLETON AVE
ALDRIDGE LN
1
2
3
4
Year
2021
2022
2023
2024
2025
2026
0
0.5
1
Miles


Bohner
Future Land Use Map
E Locust Ln
Nay Dr
E Warm Creek Ave
E Locust Ln
Ivy Dr
Jessie Ln
S Tiger Lily Ln
E Cotton Dr
E Lentil St
S Giants Way
S Yankees Way
Sunny Ridge Rd
Ruth Ln
Alma Ln
S Weis Ct
Castleton Ave
Green Valley Pl
Sparks Ave
E Barry Ln
Williams Ln
S Danforth Ave
Misty Ln
S Rogers Dr
Henry St
Craig Ln
E Lewis Ln
S Shadyrock Ln
Aztlan Dr
S Three Ranch Ln
E Lewis Ln
S Kris Jensen Ln
Wilbeth Ln
Red Fox Dr
Tiercel Dr
E Farin Ln
E Osprey Estates Dr
E Merlin Hawk Ct
SUBJECT PROPERTY
Lake Shore Dr
S Powerline Rd
Southside Blvd
Deer Flat Rd
S Happy Valley Rd
Sweet Home Ln
Harms Ln
Track Rd
Sawtooth Ln
Happy Ln
Star Pass Ridge Rd
Stella Ct
Stoddard Ln
Kuna Rd
Authentic Ln
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
0
0.5
1
Miles

Bohner
City of Nampa Future Land Use

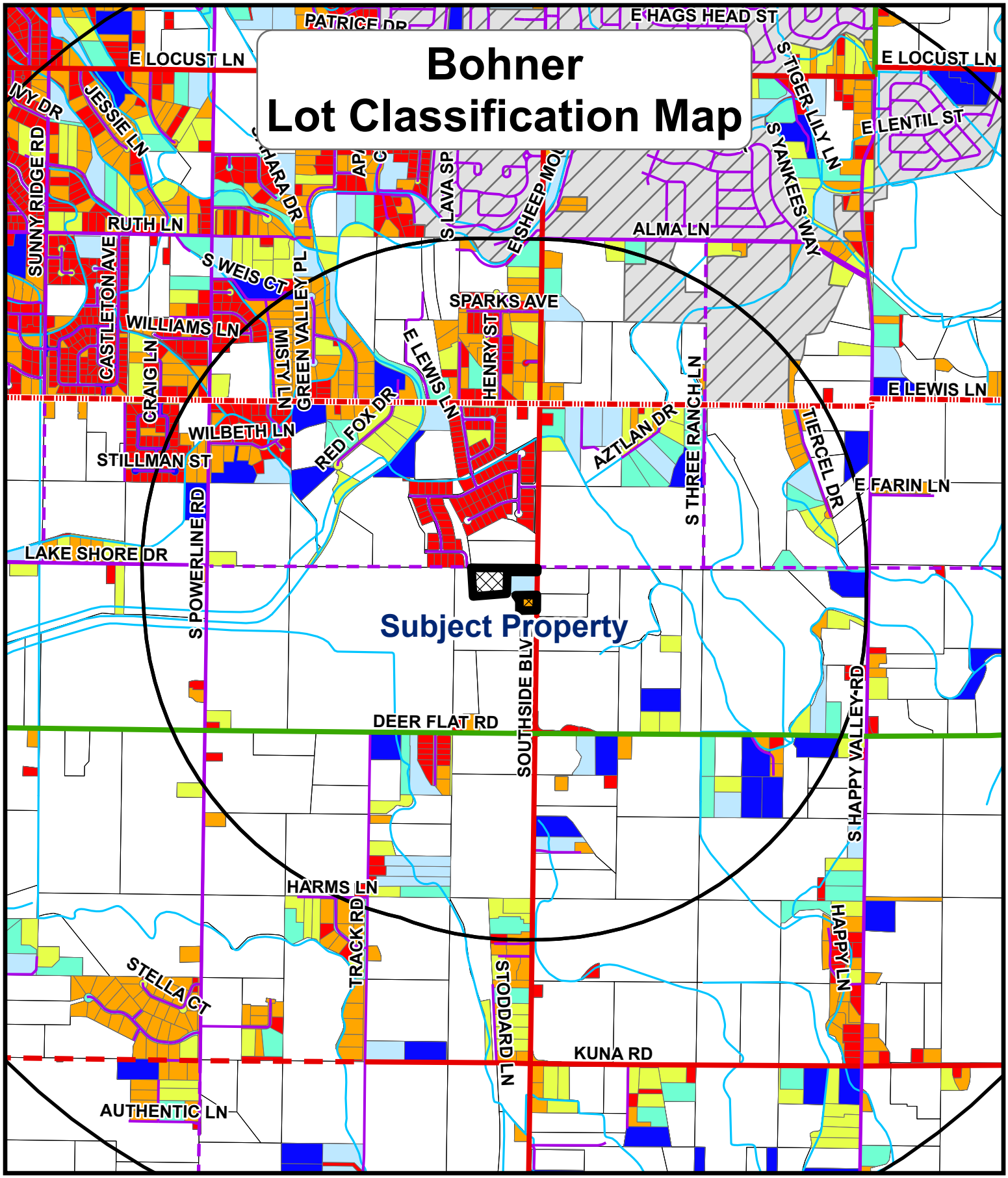




NampaCompPlan

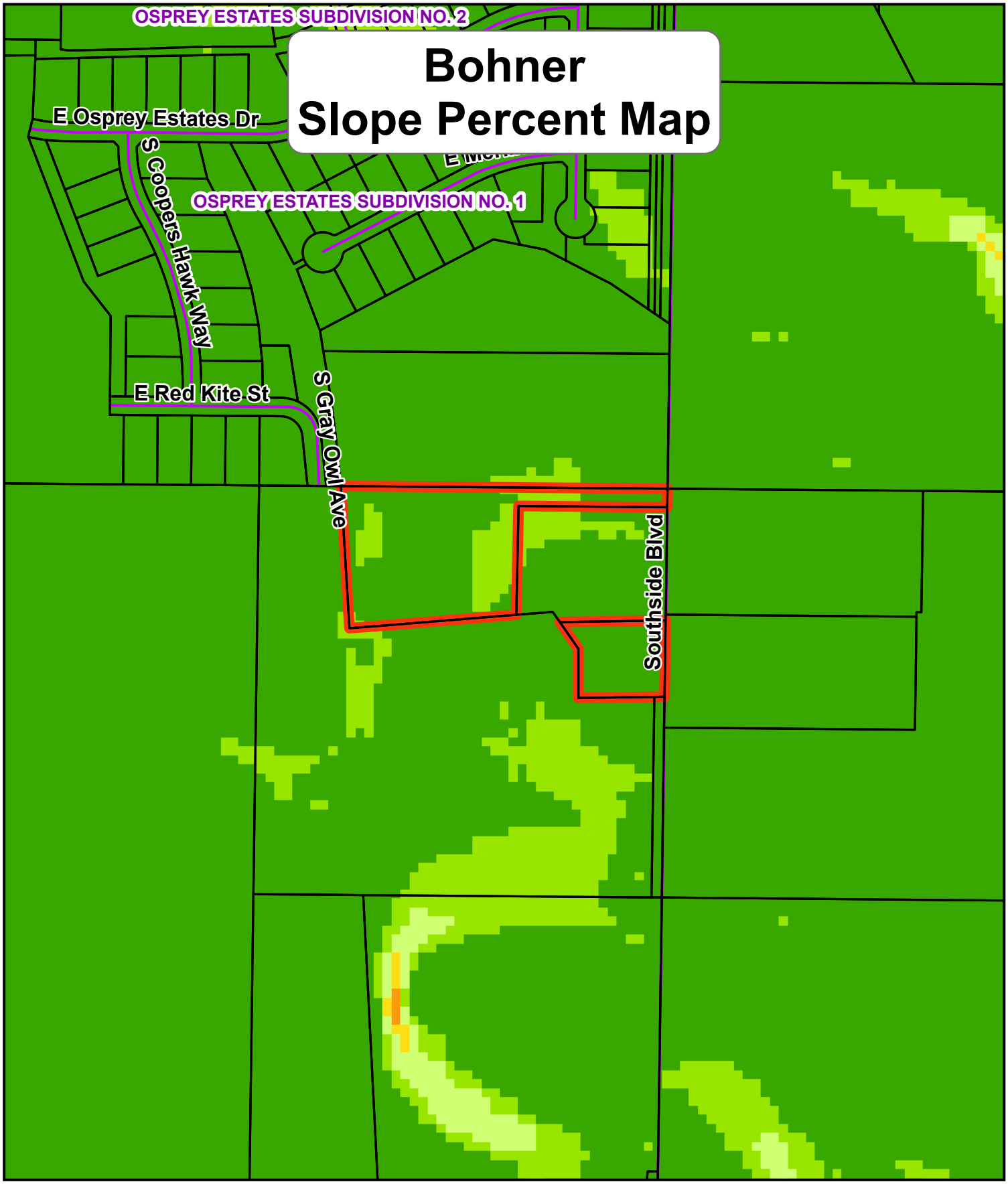
- Airport
- Commercial
- Community Mixed Use
- Downtown
- Education, Public
- Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use
- Unknown
- Very Low Density Residential

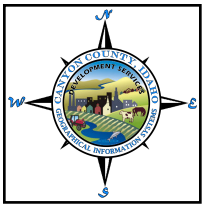
0 0.25 0.5 Miles


Bohner
Lot Classification Map
PATRICE DR
E HAGS HEAD ST
E LOCUST LN
E LOCUST LN
IVY DR
JESSIE LN
SUNNY RIDGE RD
S TIGER LILY LN
E LENTIL ST
S YANKEES WAY
S LAVA SP
E SHEEP MO
RUTH LN
ALMA LN
S WEIS CT
CASTLETON AVE
GREEN VALLEY PL
MISTY LN
SPARKS AVE
WILLIAMS LN
E LEWIS LN
HENRY ST
CRAIG LN
RED FOX DR
WILBETH LN
AZTLAN DR
S THREE RANCH LN
TIERCEL DR
E FARIN LN
STILLMAN ST
S POWERLINE RD
LAKE SHORE DR
Subject Property
SOUTHSIDE BLVD
S HAPPY VALLEY RD
DEER FLAT RD
HARMS LN
TRACK RD
HAPPY LN
STELLA CT
STODDARD LN
KUNA RD
AUTHENTIC LN
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

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2021-0004	Rezone AG to RR	BATES	APPROVED
2	RZ2021-0039	Rezone AG to CR-R1	Bates	APPROVED
3	RZ2020-0026	Rezone AG to RR	Chambers, Richard	APPROVED
4	CR2021-0006	Rezone AG to CR-RR	Dembi	DENIED





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

NAMPA HIGHWAY DISTRICT NO. 1

April 15, 2026

To: Emily Bunn
Associate Planner, Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re; CR2024-0010 Brian & Nichole Bohner

I have reviewed the request for approval of a conditional rezone of Parcel #R29554014 and Parcel R29554015. Included with this is a development agreement limiting the division of Parcel R29554014 into two residential parcels. It also includes a development agreement restricting secondary residences and allowing no further division of Parcel R29554015, with a date of Notification of April 15, 2026, received on April 15, 2026.

Comments are based upon information provided to the Highway District by Canyon County Development Services.

1. The subject Property takes access from Southside Blvd.
2. NHD#1 Functional Classification of Southside Blvd is Principal Arterial Roadway. There is no new direct access to Southside Blvd per ACCHD Standards. An approved Application to Vary Standards from the Nampa Highway District #1 Commissioners would be required for any new access to Southside Blvd.
3. Patron must submit an NHD#1 Land Split Application, the associated $250.00 fee, and a drawing showing the splits and how they propose to access the subject parcels.
4. We require all other options be exhausted before any variance request is submitted to the Highway District. Contact the original parcel's current owner for an easement, and also the developer for Osprey Estates Sub for any other access options. We will require proof of rejection.

Nampa Highway District #1 recommends the request be denied until item #3 is satisfied. All comments above are based on the ACCHD Standards Manual and Nampa Highway District #1 Supplementals.

Nampa Highway District #1 reserves the right to provide amended comments/conditions of approval subject to the formal review by the Highway District, Split revisions, and/or revisions to the ACCHD Standards Manual or NHD#1 Supplementals.

4507 12th Avenue Road, Nampa, ID 83686 Phone (208) 467-6576 Fax (208) 467-9916

Emily Bunn

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Wednesday, April 15, 2026 10:49 AM
To: Emily Bunn
Subject: [External] RE: Agency Notice CR2024-0010 / Bohner

Emily – The project is outside of the Nampa planning area. Thank you. 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: Wednesday, April 15, 2026 10:37 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; prevention@nampafire.org; Elijah Effinger (Fire District) <effingere@nampafire.org>; eddy@heritagewifi.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; eddy@nampahighway1.com; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@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>; EOlvera@nmid.org; nmid@nmid.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; 'gis@compassidaho.org' <gis@compassidaho.org>; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>
Subject: Agency Notice CR2024-0010 / Bohner

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Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/956. You are invited to provide written testimony or comments by **May 15, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

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

Thank you,

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

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

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
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Wednesday
1pm – 5pm
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Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, April 15, 2026 12:01 PM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2024-0010 / Bohner
Attachments: Pre.Development.Notes.Signed.10.21.2024.pdf

Hi Emily,

1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study will not be required since it does not meet the conditions of the NP policy.**
2.) Will adequate sanitary systems be provided to accommodate the use? **At this time, it has not been determined whether sufficient sanitary systems can be provided to accommodate the proposed use. Should the lifting of sanitary restrictions be required for the proposed lots, the applicant shall proceed with the subdivision approval process in coordination with Southwest District Health (SWDH).**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

See the attached pre-development notes.

Let me know if you have any questions.



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: Wednesday, April 15, 2026 10:37 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; prevention@nampafire.org; effingere@nampafire.org; eddy@heritagewifi.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>;

eddy@nampahighway1.com; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@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>; EOlvera@nmid.org; nmid@nmid.org; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>
Subject: Agency Notice CR2024-0010 / Bohner

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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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Pre-Development Meeting

Name of Development: Treasure Valley Planning
Applicant: Keri Smith w/Treasure Valley Planning
P.E./P.G.:
All others in Attendance:

EHS #'s 035 Date 10/21/24

Number of Lots or Flow: 3 Acreage of Proposed Development: 7.96
Location of Development: TBD Southside Blvd (9439 Southside Blvd)
Nampa, ID 83686
Parcel# R29554014 & R29554015

Project in Area of Concern: No Groundwater/Rock <10'
Level 1 NP Necessary for N: Designated NP Area, but does not meet criteria for an NP study

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 to rezone the development to Rural Residential for a land split of 3 residential lots on 7.96 acres. Irrigation well might be used as a community well with the proper approvals from DEQ and IWDR to serve the 3 lots. The development is in a designated Nitrate Priority Area but does not meet all the requiremen for conducting an Nutrient-Pathogen study. Applicant must go through the subdivision approval process to lift sanitary restrictions. A pre-development meeting must be scheduled prior to conducting test holes on site. SWDH does not have concerns for the rezoning at this times. 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

Emily Bunn

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Monday, April 27, 2026 2:00 PM
To: Emily Bunn
Subject: [External] RE: Agency Notice CR2024-0010 / Bohner

Hello,

After careful review of the transmittal submitted to ITD on April 15, 2026, regarding, CR2024-0010/Bohner, the Department has no comments or concerns to make at this time. 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: Wednesday, April 15, 2026 10:37 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; prevention@nampafire.org; effingere@nampafire.org; eddy@heritagewifi.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; eddy@nampahighway1.com; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@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>; EOlvera@nmid.org; nmid@nmid.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>
Subject: Agency Notice CR2024-0010 / Bohner

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written testimony or comments by **May 15, 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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1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

April 21, 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 CR2024-0010 Bohner

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), and trade waste burning (58.01.01.600-617).
   - For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
   - DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
   - Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
   - Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
   - For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

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

NAMPA FIRE 1891 DIST

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

208.468.5770

DATE: April 29, 2026

TO: Canyon County Development Services – Planning and Zoning

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

APPLICANT: Brian & Nichole Bohner

OWNER: Brian & Nicole Bohner

PROJECT ADDRESS: 0 Southside Blvd.

RE: CR2024-0010

This application is for a conditional rezone of Parcel R29554014 (approximately 6.25 acres) from the "A" (Agricultural) zone to the "CR-R-R" (Conditional Rezone - Rural Residential) zone and a conditional rezone of Parcel R29554015 (approximately 1.65 acres) from the "A" Agricultural zone to the "CR-R-1" (Conditional Rezone - SingleFamily Residential) zone. The request includes a development agreement limiting the division of Parcel R29554014 into two (2) residential parcels. The request also includes a development agreement restricting secondary residences and allowing no further division of Parcel R29554015 (as the goal is to build a singlefamily residence on site). The subject properties, also referenced as Parcel R29554015 and R29554014, are located at a portion of the SE quarter of Section 14, T2N, R2W, 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.

Fire Access Comments:

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)

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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

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)

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 4 miles from Nampa Fire Station 2 with an approximate response time of 7 minutes.

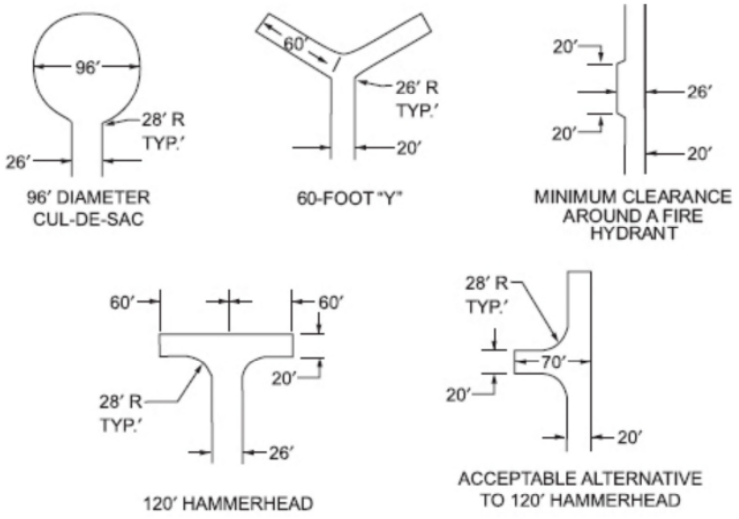
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Exhibits

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

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

Approved Bollards by Maxiforce

