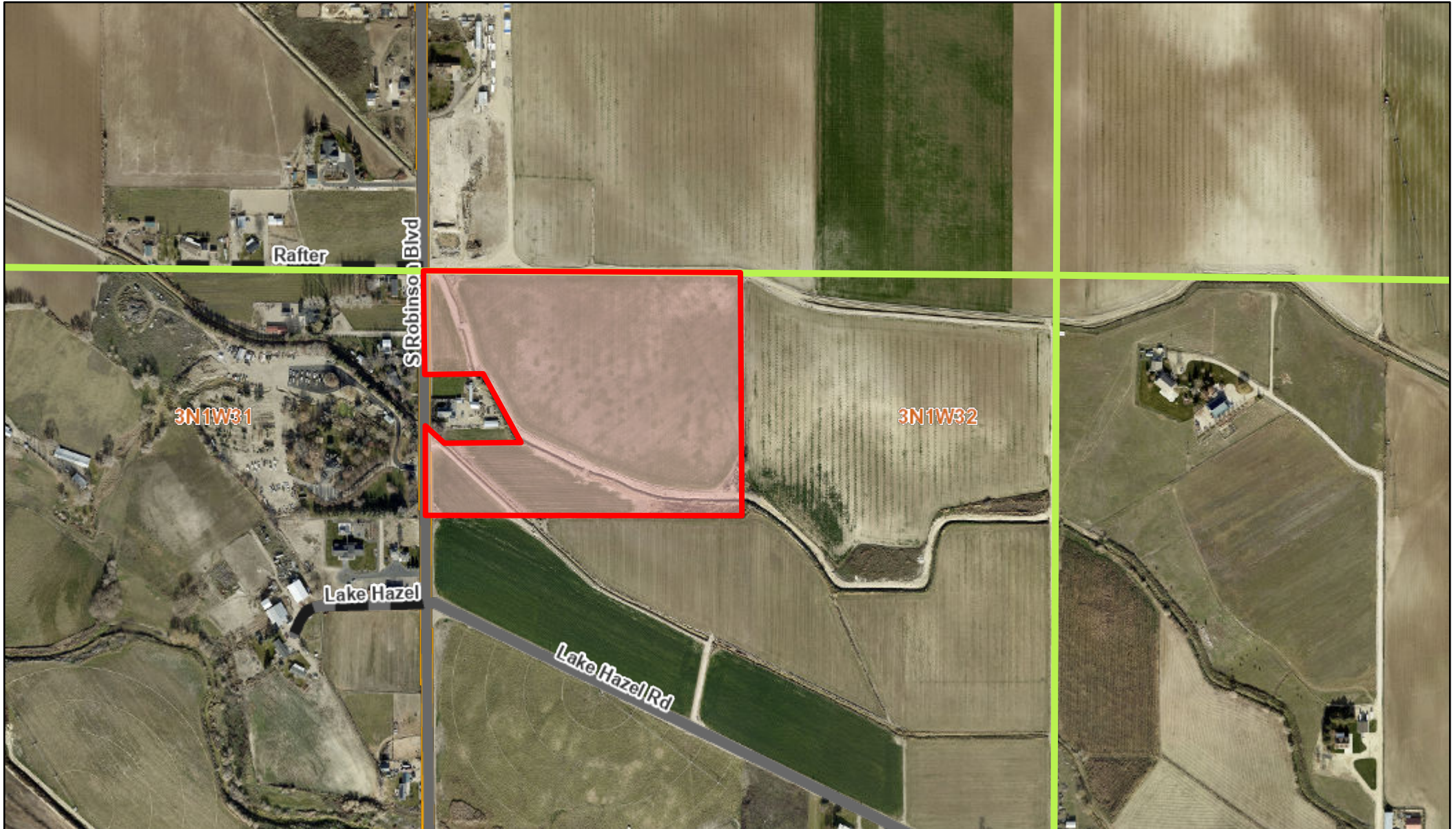
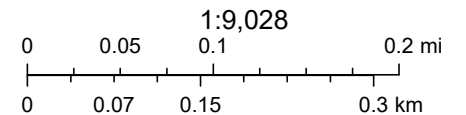


Canyon County, ID Web Map



6/24/2026, 8:38:22 AM

- | | | |
|--|---|--|
| Multiple Parcel Search_Query result | CC_PrivateRoads | Sections |
| Quarter Line | County Boundary | Imagery_2025_2026 |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |



County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Mario and Guangelina Montoya, Refugio and Cecilia Marquez, Ivan Montoya</u>
	MAILING ADDRESS: <u>2215 W Cross Creek Drive,ampa ID 83686</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>Ivan Montoya</u> Date: ~~4/16/26~~ <u>4/16/26</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Ivan Montoya</u>
	COMPANY NAME:
	MAILING ADDRESS: <u>2215 W Cross Creek Drive</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>TBD Robinson Rdampa ID 83687</u>	
	PARCEL NUMBER: <u>307240100</u>	
	PARCEL SIZE: <u>28 Acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>Agricultural</u>	PROPOSED ZONING: <u>R-1</u>
	FLOOD ZONE (YES/NO) No - Zone X	ZONING DISTRICT: <u>Canyon</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2026-0010	DATE RECEIVED:	<u>June 11, 2026</u>		
RECEIVED BY:	<u>Arbay M</u>	APPLICATION FEE:	<u>\$2,470</u>		
		CK	MO	CC	CASH

Conditional Rezone \$1250
710 acres \$0 per acre \$720
Development Agreement \$500

Total \$2,470

#1121
pd 6.23.26



Brent L. Orton, PE

17338 Sunnydale Place Caldwell, ID, 83607

Lomita Ranch Subdivision

**Comprehensive Plan Map Amendment,
Conditional Rezone, Preliminary Plat**

Contact: Ivan Montoya

Site: 19125 Apricot Lane, Caldwell, ID 83607

May 13, 2026

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

Letter of Intent – Comprehensive Plan Map Amendment, Conditional Rezone Request, Preliminary Plat.

Applicant: Ivan Montoya

Property Owner: Mario and Evangelina Montoya, Refugio and Cecilia Marquez, and Ivan Montoya

Project Name: Lomita Ranch Subdivision

Property Address: TBD Robinson Road, Nampa, Idaho 83687

Parcel Numbers: R3072401000

Total Acreage: Approximately 28.07 Acres

Current Comprehensive Plan Designation: Agriculture

Requested Comprehensive Plan Designation: Residential

Current Zoning: Agricultural (AG)

Proposed Zoning: CR- R-1: Conditional Rezone with Development Agreement

Proposed Development: 19 Single Family Residential Lot, 1 Acre average lot size, Individual Well and Septic.

Dear Planning and Zoning Commission and Canyon County Commissioners:

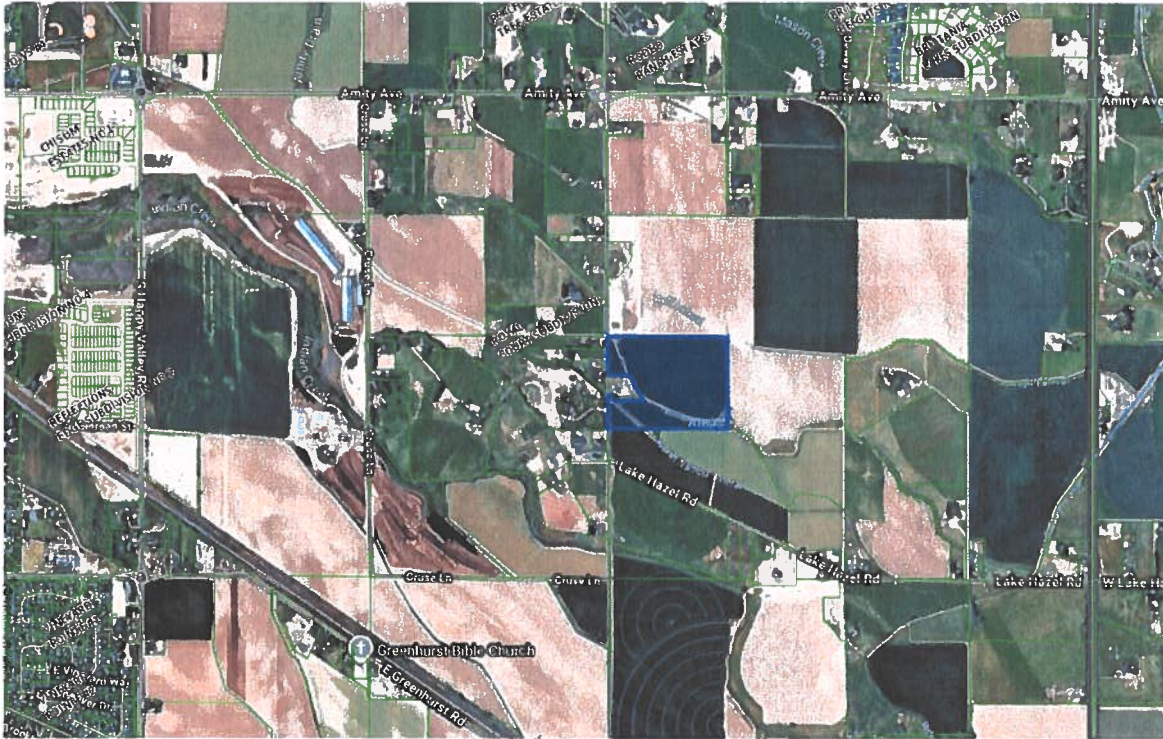
This Addendum supplements the previously submitted Letter of Intent for the proposed Lomita Ranch Subdivision and is intended to address the specific approval criteria associated with the requested Comprehensive Plan Amendment, Conditional Rezone, and Preliminary Plat applications pursuant to Canyon County Code Sections 07-06-03, 07-06-05, and 07-06-07.

The original Letter of Intent addressed the general appropriateness of transitioning the property from Agricultural to Residential land use, including consistency with the City of Nampa Comprehensive Plan, surrounding land use compatibility, transportation access, and availability of services. This Addendum focuses specifically on compatibility with surrounding agricultural operations, development trends, roadway coordination, irrigation preservation, and mitigation measures incorporated into the proposed subdivision design.

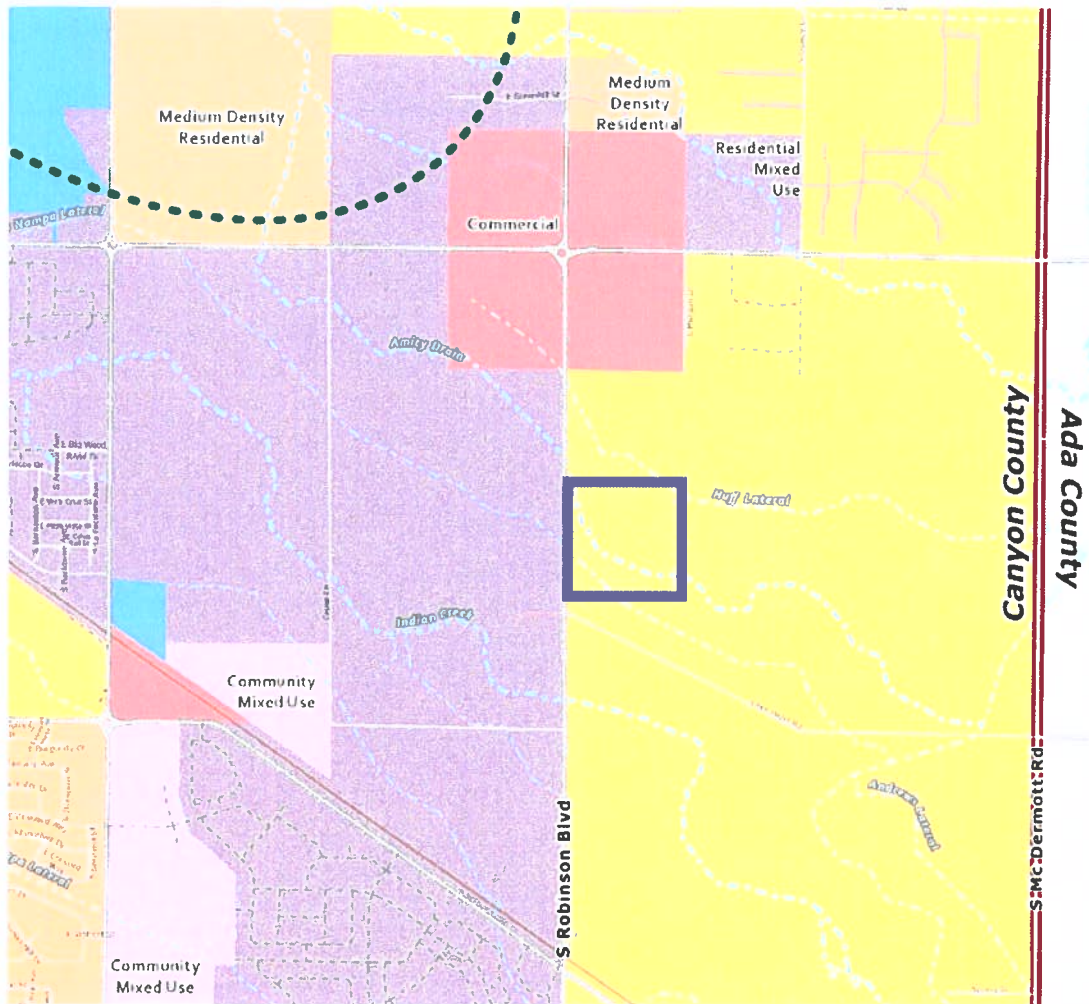
The subject property consists of approximately 28.07 acres located along Robinson Road between Amity Road and Lake Hazel Road near Nampa, Idaho. The proposed development includes 19 low-density residential lots averaging approximately one acre in size.

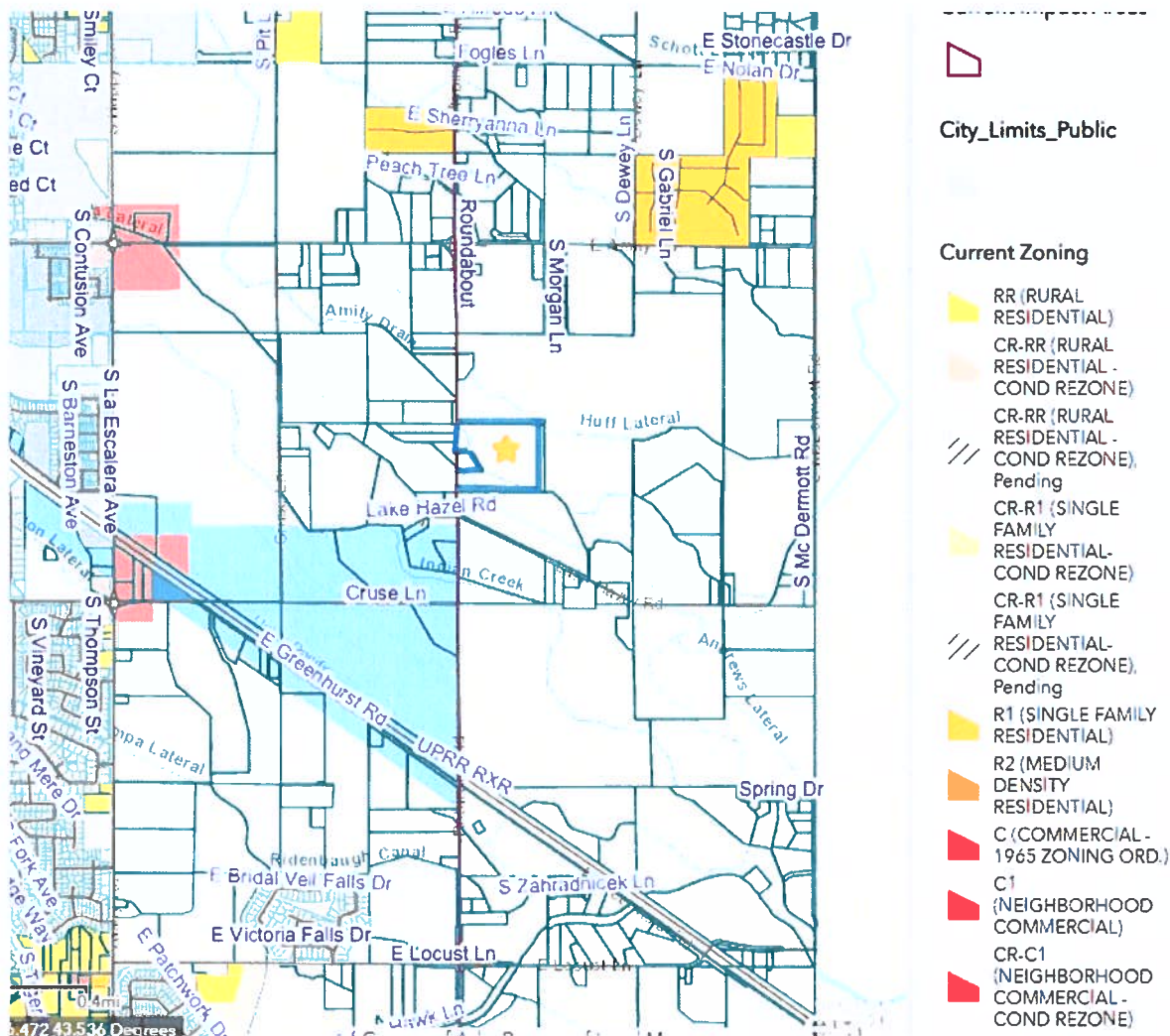
Amendment Request and Necessity

The property is located in an area experiencing gradual transition from agricultural use to rural residential development associated with growth near the City of Nampa. Although the property was previously located within the City of Nampa Area of City Impact, recent revisions to the impact area boundary removed the parcel from the impact area. Robinson Road now serves as the eastern boundary of the impact area, directly west and adjacent to the site.



Despite this jurisdictional change, the City of Nampa Comprehensive Plan continues to identify the area for future Low-Density Residential development. Nearby areas are also designated for commercial and mixed-use development, demonstrating the anticipated long-term growth pattern surrounding the property.



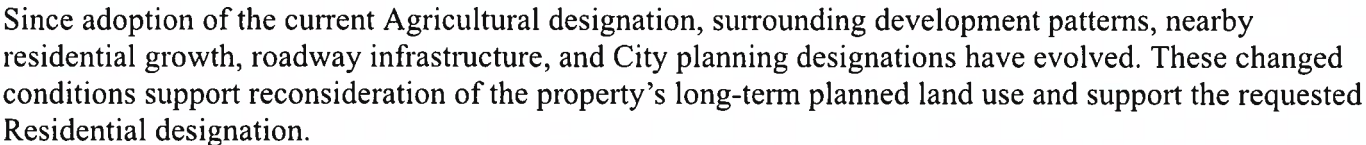


The surrounding land use patterns are summarized as follows:

- **North:** A mix of agricultural land, R-1 single-family residential, and Rural Residential (RR) properties
- **South:** Agricultural land, Rural Residential uses, and Light Industrial designated areas
- **West:** Agricultural land, commercial areas, and established subdivisions within the City of Nampa
- **East:** Primarily agricultural land

The subject property is uniquely impacted by the Amity Drain and North Nampa Lateral, which divide the parcel into several irregular sections and create isolated remnants that are difficult to farm efficiently using modern agricultural equipment. These physical constraints significantly reduce the long-term practicality and efficiency of continued agricultural operations on the site.

The proposed one-acre lot pattern was selected specifically to respond to the fragmented configuration of the property created by existing irrigation corridors while maintaining a low-density development pattern compatible with surrounding uses.



The proposal supports Canyon County Comprehensive Plan policies encouraging:

- orderly and coordinated growth;
- compatibility between agricultural and residential uses;
- using modern agricultural equipment. These physical constraints significantly reduce the long-term preservation of irrigation and drainage infrastructure;
- practicality and efficiency of continued agricultural operations on the site.
- protection of rural character.

The subdivision has been intentionally designed to minimize conflicts with surrounding agricultural operations through preservation of irrigation corridors, coordinated roadway access, low overall density, and Right-to-Farm disclosures.

The proposal also remains consistent with the City of Nampa Comprehensive Plan designation for Low-Density Residential development in this area and supports an orderly transition of land uses near the City of Nampa growth area.

Goal 4.01 – Support Livability and High Quality of Life

“Support livability and high quality of life as the community changes over time.”

Policy 4.01.01 – Maintain Balance Between Residential Growth and Agriculture

“Maintain a balance between residential growth and agriculture that protects the rural character.”

Policy 4.01.02 – Protect Private Property Rights

“Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.”

Goal 4.03 – Develop Land in an Organized and Orderly Manner

“Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.”

Policy 4.03.03 – Agricultural and Non-Agricultural Uses May Co-Exist

“Agricultural and non-agricultural uses may be compatible and co-exist in the same area.”

Goal 4.07 – Protect Rural Qualities

“Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.”

More Appropriate than Existing Agricultural Zoning

The requested CR-R1 zoning designation is more appropriate for the property than continued Agricultural zoning due to the property’s physical configuration, surrounding development patterns, and reduced long-term agricultural viability.

The Amity Drain and North Nampa Lateral create fragmented and irregularly shaped tracts that are increasingly difficult to farm efficiently. In addition, surrounding development patterns now include

nearby rural residential subdivisions and one-acre residential lots, particularly west and north of the property closer to the City of Nampa.

The proposed subdivision provides a low-density residential development pattern that functions as a transition between larger agricultural parcels and more urban residential development occurring west of Robinson Road.

Continued Agricultural zoning no longer reflects either the physical realities of the property or the surrounding development pattern. The requested CR-R1 zoning more accurately reflects the site's location within a transitioning growth area while maintaining compatibility with adjacent agricultural uses through low-density design and preservation measures.

Compatibility with Surrounding Land Uses

The proposed subdivision has been designed to remain compatible with surrounding agricultural and rural residential uses through:

- low overall density;
- one-acre lot sizes;
- preservation of irrigation and drainage facilities;
- large setbacks;
- coordinated roadway access planning; and
- Right-to-Farm disclosures.

The proposal has been specifically designed to avoid creating undue conflicts with existing agricultural operations through preservation of irrigation facilities, coordinated access planning, low-density lot configuration, and recorded Right-to-Farm disclosures.

The development does not introduce urban-scale densities or intensive commercial uses. Instead, it maintains the open character of the area while minimizing potential land use conflicts with surrounding agricultural operations.

Development Trends

The surrounding area has experienced continued transition from exclusively agricultural uses to a mix of agricultural, rural residential, and low-density residential development. Existing subdivisions and one-acre residential properties are located near the site, particularly west and north of the property closer to the City of Nampa.

The City of Nampa Comprehensive Plan identifies this area for future low-density residential growth, with nearby areas designated for commercial and mixed-use development. These designations demonstrate anticipated continued residential expansion in the vicinity of the property.

The proposed subdivision is consistent with these development trends while maintaining a low-density development pattern compatible with surrounding uses.

Potential Impact to Public Services and Facilities

The proposed development will not create undue impacts on public facilities or services.

Water Service

Domestic water service will be provided through individual private wells designed and permitted in accordance with Southwest District Health and Idaho Department of Water Resources requirements.

Wastewater

Wastewater disposal will occur through individual septic systems permitted through Southwest District Health. The project area is within a nitrate priority area; however, lot sizes, system spacing, and septic design standards will comply with all applicable requirements and setback requirements..

Irrigation

Pressurized irrigation service will be provided through a looped irrigation system utilizing existing irrigation infrastructure. Existing irrigation and drainage facilities will remain protected through dedicated easements and coordinated improvements. The Montoya's have met with the irrigation department a couple of times to discuss their needs and make a plan for the point of delivery and handling drainage.

Drainage

Stormwater will be retained on-site through swales, drainage conveyance systems, and retention facilities designed in accordance with applicable engineering standards.

Transportation

The project includes coordinated roadway improvements and access planning with the highway district. A half-section roadway improvement will be constructed along the section line, and subdivision access will occur from the section line roadway rather than directly onto Robinson Road. These improvements minimize traffic conflicts and preserve roadway safety and functionality.

Emergency Services and Schools

Due to the project's low density and rural development pattern, the proposal is not expected to create disproportionate impacts on schools, police, fire protection, emergency services, or other public facilities.

Impact to Groundwater

The proposed one-acre lot configuration provides adequate area for well and septic separation distances in accordance with applicable health district and state requirements. Detailed review of water availability, septic suitability, and groundwater protection measures will occur during subsequent permitting and subdivision review processes.

Because the project maintains a low-density development pattern and preserves substantial open land area throughout the subdivision, groundwater impacts are expected to remain limited and consistent with surrounding rural residential land uses.

Conclusion

This Addendum supplements the original Letter of Intent by addressing the specific approval criteria associated with the requested Comprehensive Plan Amendment and Conditional Rezone under Canyon County Code.

The subject property is uniquely impacted by irrigation corridors, fragmented agricultural areas, nearby residential growth patterns, and recent impact area boundary changes that collectively support consideration of low-density residential development rather than continued long-term agricultural zoning.

The proposed subdivision incorporates roadway improvements, irrigation preservation measures, drainage planning, and compatibility protections intended to minimize impacts on surrounding properties while allowing orderly development consistent with the evolving character of the area.

The requested amendment represents a logical and well-mitigated transition of the property that balances private property rights, agricultural compatibility, and orderly long-term growth planning.

The Applicant respectfully requests approval of the Comprehensive Plan Amendment from Agricultural to Residential and approval of the Conditional Rezone from Agricultural to CR-R1.

Sincerely,

Brent Orton



Brent L. Orton, PE
Orton Engineering, LLC

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

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

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

5. **ACCESS:** 2 Private Driveway Ingress/Egress Utility Easement. Seeking Variance.
☒ Frontage ☒ Easement Easement width 32' Inst. # Future Plat

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

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

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

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
Canals Amity Drain and North Nampa Lateral

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 19 ☐ Commercial _____ ☐ Industrial _____
☒ Common 6 ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☒ Water supply source: well

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☒ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: N/A

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

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

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

Height: 5 ft Width: 6 ft. Height above ground: _____ ft

What type of sign: _____ Wall ☒ Freestanding _____ Other

5. PARKING AND LOADING: N/A

How many parking spaces? _____

Is there is a loading or unloading area? N/A

ANIMAL CARE-RELATED USES	
1. MAXIMUM NUMBER OF ANIMALS:	N/A
2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?	N/A
☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____	
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?	N/A
☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars	
4. ANIMAL WASTE DISPOSAL	N/A
☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System	
☐ Other: _____	



AGENCY ACKNOWLEDGMENT

Date:

Applicant: Tuan Montoya

Parcel Number: 307240100

Site Address: TBD Robinson Rd Nampa ID 83687

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 02/25/26 Signed:

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

Fire District:

District: Nampa Fire District

☒ Applicant submitted/met for informal review.

Date: 10/23/25 Signed:

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

Highway District:

District: Nampa Highway Dist. #1

☒ Applicant submitted/met for informal review.

Date: 10-23-25 Signed:

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

Irrigation District:

District: Nampa & Meridian Irrigation Dist.

☒ Applicant submitted/met for informal review.

Date: 10-23-2025 Signed:

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

Area of City Impact

City: Nampa

☒ Applicant submitted/met for informal review.

Date: 10-30-25 Signed:

Kristi Watkins
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

PROPOSED CONDITIONS OF APPROVAL

CONDITIONAL REZONE

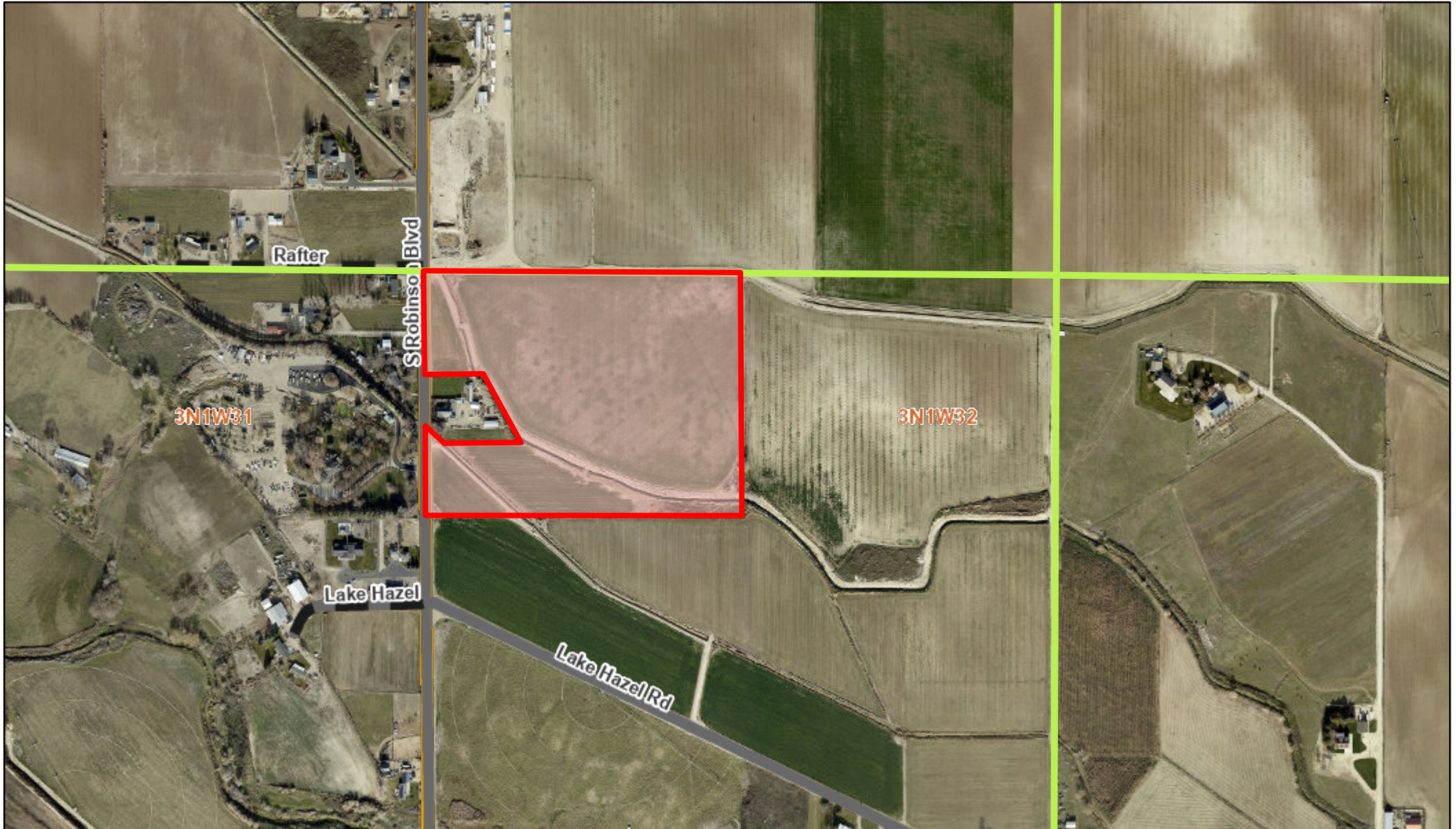
LOMITA RANCH SUBDIVISION - MONTTOYA FAMILY

FROM AG TO R-1

1. The development of the property shall comply with all applicable federal, state and county laws, ordinances, rules and regulations that pertain to the property as provided in this agreement.
2. The project shall be developed in substantial compliance with the site plan attached to this agreement as Exhibit ____.
3. The development shall be platted pursuant to CCZO 07-17-09 & 07-17-13. The project may be developed in phases.
4. The property shall be rezoned from AG (Agricultural) to R-1 (Single Family Residential) upon approval and recording of the associated development agreement and plat.
5. The subdivision shall be limited to nineteen (19) single-family residential lots on approximately 28.07 acres as shown on the approved preliminary plat. Multifamily dwellings shall be prohibited.
6. The development shall maintain a minimum average lot size consistent with Canyon County Code requirements for the R-1 zoning district throughout all phases of development.
7. The applicant shall mitigate weeds on undeveloped lots within the subject property. Upon formation of a Homeowners Association (HOA) and recording of CC&Rs, the HOA shall assume responsibility for maintenance of weeds on undeveloped lots and common areas within the applicable phase.
8. All stormwater drainage shall be retained on-site or discharged in a manner consistent with historic drainage patterns and predevelopment release rates. An engineered drainage plan shall be submitted with the final plat and construction plans.
9. Existing irrigation facilities, drains, laterals, and associated easements shall be preserved unless otherwise approved by Nampa & Meridian Irrigation District (NMID).

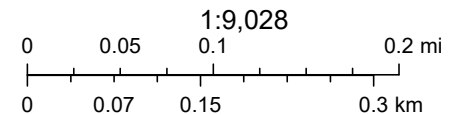
10. The project shall maintain all irrigation easements shown on the approved plans, including easements associated with the Amity Drain, Huff Lateral, and North Nampa Lateral.
11. The project shall provide and maintain irrigation infrastructure in substantial compliance with the approved irrigation plan, including the proposed pressurized irrigation system, pump station, waste ditch, and gravity irrigation system areas.
12. The HOA shall own, operate, and maintain all private irrigation facilities, storm drainage facilities, common lots, landscaping, pump station improvements, and related infrastructure not dedicated to a public agency.
13. The development shall utilize public roads constructed to the standards of Canyon County and the applicable highway district.
14. The applicant shall dedicate sufficient right-of-way along Robinson Road as required by the applicable highway district, including roadway improvements necessary to serve the subdivision.
15. Direct lot access to Robinson Road shall be prohibited. Access to all lots shall be obtained from the internal public street system as shown on the approved preliminary plat.
16. The project shall comply with all requirements of Nampa Highway District No. 1, Southwest District Health, Canyon County Engineering, applicable fire district requirements, and all other reviewing agencies.
17. Domestic water service shall be provided by either individual private wells or community wells in accordance with Idaho Department of Water Resources and Southwest District Health requirements.
18. Wastewater disposal shall be provided by individual septic systems approved by Southwest District Health. Each lot shall provide adequate area for both primary
19. All utilities, including power and communication lines, shall be installed underground unless otherwise approved by the serving utility provider.
20. A Right-to-Farm notice consistent with Idaho Code §22-4503 shall be included on the final plat and in the CC&Rs for the subdivision.
21. Any substantial modification to the approved site layout, roadway configuration, lot arrangement, drainage facilities, irrigation system, or utility design shall require review and approval by Canyon County.

Canyon County, ID Web Map



6/24/2026, 8:38:22 AM

- | | | |
|---|---|--|
| Multiple Parcel Search _Query result | CC_PrivateRoads | Sections |
| Quarter Line | County Boundary | Imagery_2025_2026 |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |



County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Varonica, Luzbelina Montoya, Refugio and Cecilia Marquez, Ivan Montoya</u>
	MAILING ADDRESS: <u>2215 W Cross Creek Dr,ampa ID 83686</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>Ivan Montoya</u> Date: <u>4/16/26</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Ivan Montoya</u>
	COMPANY NAME:
	MAILING ADDRESS: <u>2215 W Cross Creek Dr,ampa ID 83686</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>TBD Robinson Rd,ampa ID 83687</u>
	PARCEL NUMBER: <u>307240100</u>
	PARCEL SIZE: <u>28 acres</u>
	CURRENT COMPREHENSIVE PLAN DESIGNATION: <u>Agricultural</u>
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: <u>Residential</u>
	FLOOD ZONE (YES/NO): <u>NO</u> ZONING DISTRICT: <u>Cannon</u>

Check the applicable application type:

- ☒ Comprehensive Plan **Map** Amendment (change the future land use designation)
☐ Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>OR2026-0002</u>	DATE RECEIVED: <u>June 11, 2024</u>
RECEIVED BY: <u>Arbaym</u>	APPLICATION FEE: CK MO CC CASH



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, Ivan Montoya, 2215 W. Cross Creek Drive
(name) (address)
Nampa Idaho 83686
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

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

Orton Engineering, LLC Brent Orton, 17338 Sunnydale Place, Caldwell, ID,
(name) (address) 83607

to submit the accompanying application pertaining to the subject property.

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

Dated this 16th day of April, 20 26.

Ivan Montoya
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 16th day of April, in the year 20 26, before me Tanya K. Orton,
a notary public, personally appeared Ivan Montoya, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: Tanya K. Orton

My Commission Expires: 7/14/2031

LETTER OF INTENT

Comprehensive Plan Amendment

Agricultural to Residential

Parcel Number: 307240100

Address: TBD Robinson Rd, Nampa, ID 83687

✓

Total Parcel Area: Approximately 28.40 acres

Easement Area: Approximately 2.20 acres (non-developable)

Net Developable Area: Approximately 26.20 acres

Legal Description: 32-3N-1W N W SW LST x 14.01680

To:

City of Nampa

✓

Planning and Zoning Department

✓

Re: Request for Comprehensive Plan Amendment – Agricultural to Residential

✓

Dear Planning Commission and City Staff,

This Letter of Intent is submitted in support of a Comprehensive Plan Amendment to redesignate the subject property from Agricultural to Residential. This request reflects the current development reality of the area, the physical characteristics of the property, and the City of Nampa's long-term vision for orderly growth and housing accommodation.

✓

✓ The subject property consists of approximately 28.40 acres, with 2.20 acres encumbered by an existing easement, resulting in 26.20 acres of net developable land. The property is located along Robinson Road in an area that is actively transitioning from agricultural use to residential development.

The proposed amendment is justified as follows:

1. Consistency with the Comprehensive Plan

The requested residential designation is consistent with the intent and policies of the City of Nampa Comprehensive Plan, which promotes logical transitions of land use as urban growth expands and infrastructure access improves.

This property is appropriately positioned to support residential use and contributes to the City's objective of planned, incremental growth without premature over-urbanization.

2. Appropriateness Compared to the Existing Agricultural Designation

The existing agricultural designation is no longer the highest and best use of the property given surrounding development patterns, parcel size, and location along a developed roadway corridor.

Residential use represents a more appropriate and realistic designation, reflecting how the area is developing and how the land can be responsibly utilized going forward.

3. Compatibility with Surrounding Land Uses

The proposed residential designation is fully compatible with surrounding existing and planned land uses.

The development is intended to consist of approximately one-acre residential lots, providing a low-density, estate-style residential pattern that serves as an effective transition between agricultural land and more intensive residential areas.

4. Impact on Area Character and Mitigation

The proposed amendment will maintain and enhance the character of the area, not diminish it.

Key characteristics include:

- Low-density lot sizes
- Preservation of the existing easement area
- Adequate setbacks and open space
- Thoughtful subdivision design

These elements ensure compatibility with surrounding properties and protect the semi-rural character while allowing reasonable residential growth.

5. Availability of Facilities and Services

The proposed development will consist of one-acre residential lots served by individual on-site well and septic systems.

All water and wastewater systems will comply with Southwest District Health and applicable state and local regulations. Soil suitability, well spacing, and septic placement will be reviewed and approved during subdivision.

No municipal water or sewer services are requested as part of this amendment. The proposed density is intentionally designed to function efficiently with individual systems while remaining compatible with future urban service extensions.

6. Transportation and Traffic

The property is adequately served by Robinson Road and existing transportation infrastructure.

Given the low-density nature of the proposed development, traffic impacts will be limited and manageable. Any access improvements or roadway requirements will be addressed during subdivision review in coordination with the City.

7. Legal Access

Legal access to the property exists or will be established prior to development in full compliance with City of Nampa standards.

8. Impact on Public Services

The proposed residential designation will not create an undue burden on public services, including schools, police, fire, and emergency services.

The low-density configuration and reduction in developable acreage due to the easement ensure that growth occurs in a controlled, predictable manner consistent with service capacity.

Conclusion

The requested Comprehensive Plan Amendment from Agricultural to Residential for 26.20 net developable acres represents a logical, well-supported land-use transition. The proposal aligns with existing development patterns, preserves area character, and supports responsible residential growth consistent with the City of Nampa's long-term planning objectives.

Approval of this amendment is respectfully requested.

Sincerely,

Ivan Montoya



AGENCY ACKNOWLEDGMENT

Date:

Applicant: Evan Montoya

Parcel Number: 307240108

Site Address: TBD Robinson Rd Nampa ID 83687

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 02/25/26 Signed:

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

Fire District:

District: Nampa Fire District

☒ Applicant submitted/met for informal review.

Date: 10/23/25 Signed:

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

Highway District:

District: Nampa Highway Dist. #1

☒ Applicant submitted/met for informal review.

Date: 10-23-25 Signed:

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

Irrigation District:

District: Nampa & Meridian Irrigation Dist.

☐ Applicant submitted/met for informal review.

Date: 10-29-2025 Signed:

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

Area of City Impact

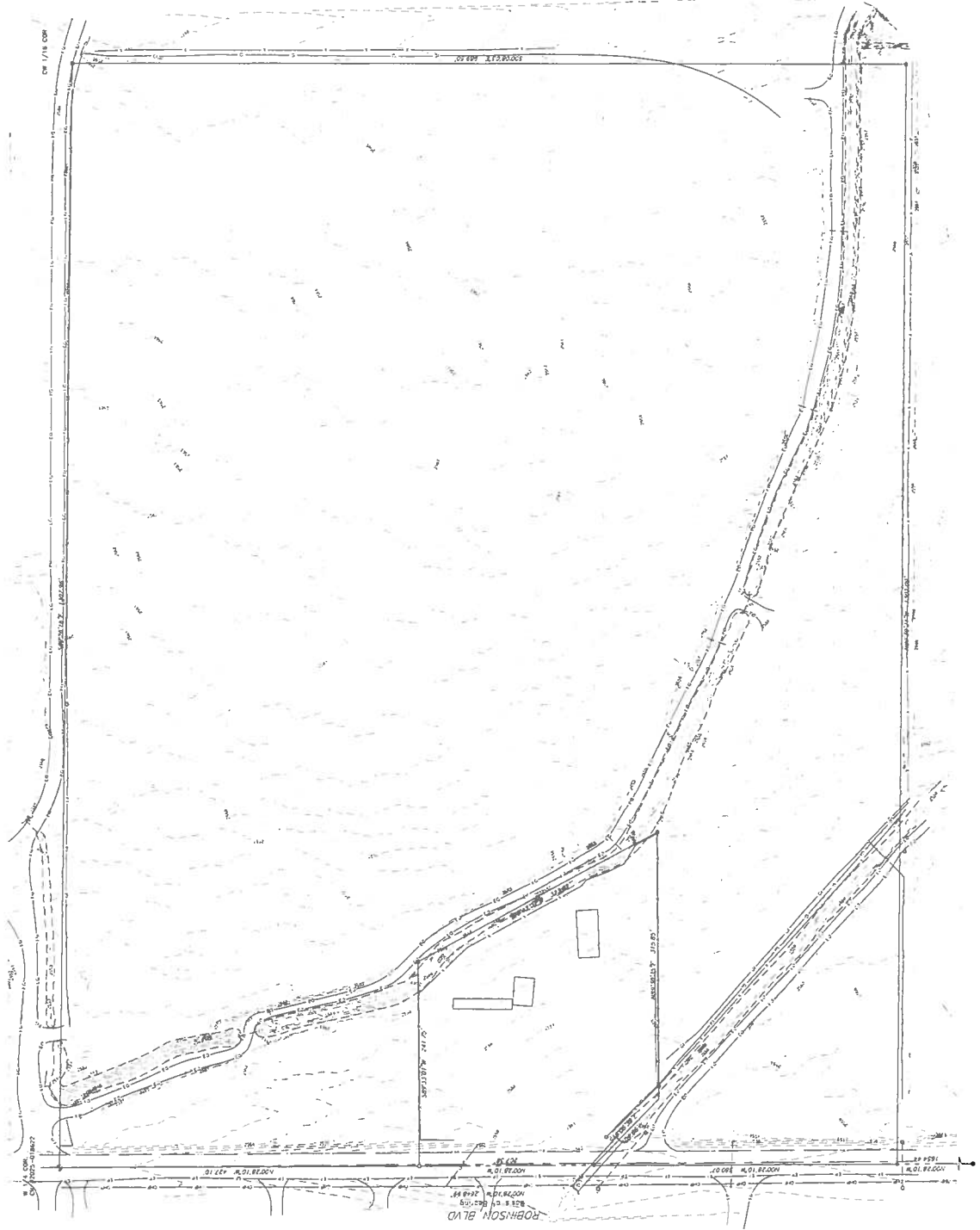
City: Nampa

☒ Applicant submitted/met for informal review.

Date: 10-30-25 Signed:

Kristi Watkins
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

TOPOGRAPHIC SURVEY FOR
MARIO MONTOYA
 PART OF THE NW 1/4 AND SW 1/4 OF
 SECTION 32, T. 3 N., R. 1 W., B.M.,
 CANYON COUNTY, IDAHO
 2026



SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR IN THE STATE OF IDAHO AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

Jeremiah B. Fielding
 J.B.F.
 2026

JEREMIAH B. FIELDING, P.E.
 IDAHO LICENSE NO. 12220

EAGLE LAND SURVEYING, LLC.
 1000 W. 10TH AVE., SUITE 100
 BOZEMAN, MT 59717

SECTION 32, T. 3 N., R. 1 W., B.M.

DATE	BY	SCALE	PROJECT
2026	J.B.F.	1" = 40'	SECTION 32

PATRICK W FRIES
1427 S ROBINSON BLVD
NAAPFA, ID 83687
R3068810100

ISMAEL H BARROSO
1505 S ROBINSON BLVD
NANPA, ID 83687
R3069301000

DOUGLAS E ANDERSON
1515 S ROBINSON BLVD
NANPA, ID 83687
R3069300000

ZORAN POPOVIC
1609 S ROBINSON AVE
NANPA, ID 83687
R3069700000

ELOY CHAPARRO SR
1765 S ROBINSON BLVD
NANPA, ID 83687
R3069201000

LONNIE BULLOCK
 21 S ROBINSON BLVD
 NAAPI, ID 83667
 R3069501000

TRENT M JACOBS
 1813 S ROBINSON BLVD
 NAAPI, ID 83587
 R3069500000

V AND L RANCHES LLC
0 ROBINSON BLVD
NANPA, ID 83687
R30727200000

V AND L RANCHES LLC
0 ROBINSON BLVD
NANPA, ID 83687
R3069201000

ROBINSON RD

FERNANDO VDALES RAMOS
1620 S ROBINSON BLVD
MARIETTA, GA 30067

ALBERT L.

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PRELIMINARY DESIGN



**ORTON
ENGINEERING**
Designing the future

Brent L. Orton, PE
17335 Sunnydale Place Caldwell, ID 83607

PRELIMINARY PLAT
LOMITA RANCH SUBDIVISION
2215 W CROSS CREEK DRIVE, NAMPA, IDAHO 83686



Professional Engineer
State of Iowa
No. 1359
Date of Issue
05/04/2026

scar: l'asf

02

ROYAL COURT SUBDIVISION
BOOK 43, PAGE 20

ISMAEL H BARROSO
1505 S ROBINSON BLVD
NANPA, ID 83687
R3069301000

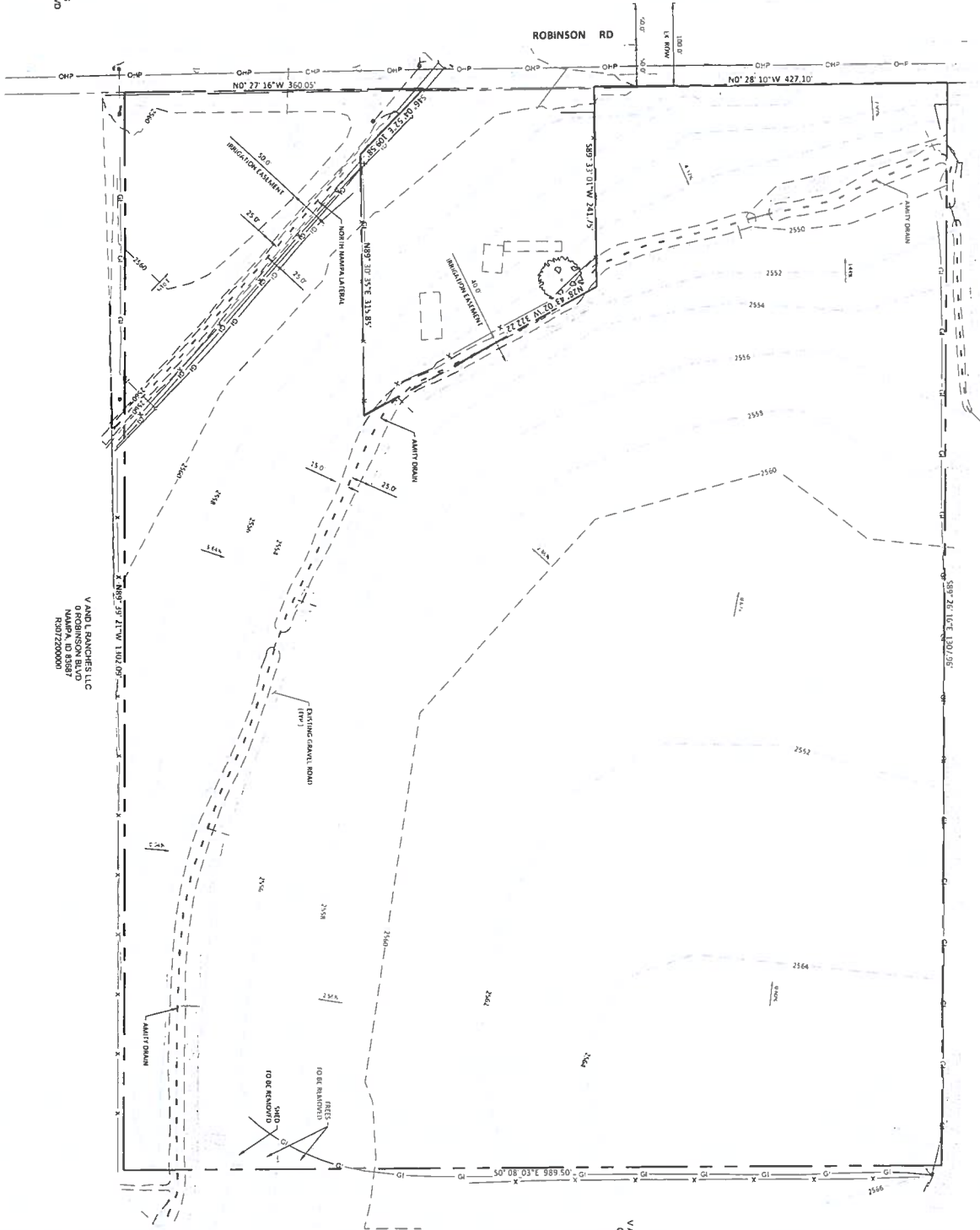
DOUGLAS E ANDERSON
1515 S ROBINSON BLVD
NAPPA, ID 83687
R3069300000

ZORAN POPOVIC
1609 S ROBINSON BLVD
NASHUA, ID 83687
R3069200000

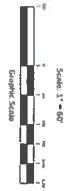
ELOY CHAPARRO SR
1765 S ROBINSON BLVD
NANPA, ID 83687
R3069201000

LONNIE BULLOCK
 1871 S ROBINSON BLVD
 Nampa, ID 83687
 R1063501000

TRENTY M JACOBS
 1813 S ROBINSON BLVD
 Nampa, ID 83687
 R3049500000



1. END



V AND L RANCHES LLC
0 ROBINSON BLVD
NANPA, ID 83687
R3069201000

V AND L RANCHES LLC
0 ROBINSON BLVD
NANPA, ID 83687
R3072200000

EXISTING CONDITIONS PLAN
LOMITA RANCH SUBDIVISION
2215 W CROSS CREEK DRIVE, NAMPA, IDAHO 83686
MARIO S. FERNANDEZ, MONTPELIER, VT

PRELIMINARY DESIGN



**ORTON
ENGINEERING**
Designing the Future

Brent L. Orton, PE
87336 Surrey Lake Place | Colwyn, ID 83607

03

03 / 04

ROYAL COURT SUBDIVISION
BOOK 43, PAGE 20

ISMAEL H BARROSO
1505 S ROBINSON BLVD
NANPA, ID 83687
R3069301000

DOUGLAS E ANDERSON
1515 S ROBINSON BLVD
NANPA, ID 83687
R3069300000

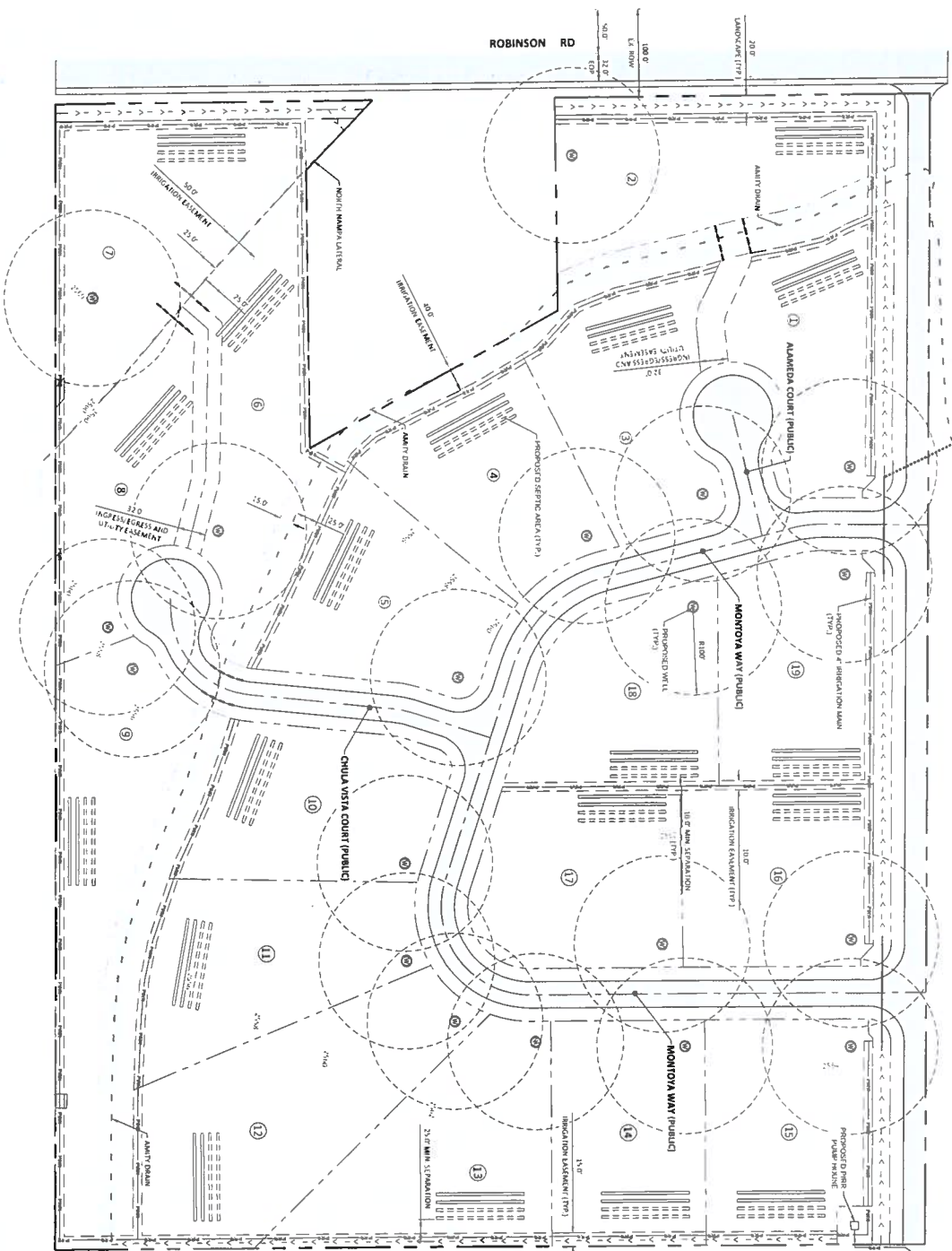
ZORAN POPOVIC
1609 S ROBINSON BLVD
NAPA, ID 83687
RJ069200000

ELIOT CHAPARRO S
1765 S ROBINSON BL
NANPA, ID 83687
R3069201000

LONNIE BULLOCK
 1821 S ROBINSON BLVD
 NAPA, ID 83687
 R3069501000

TRENTY M JACOBS
 1813 S ROBINSON BLVD
 NAPA, ID 83687
 R3069501000

V AND L RANCHES LLC
0 ROBINSON BLVD
NANPA, ID 83687
R30722200000



EXISTING EASEMENT
PROPOSED CENTER LINE
PROPOSED MAINWAY
PROPOSED NETWORK
PROPOSED WELL
REPLACE MENT SEPTIC SYSTEM
PRIMARY SEPTIC SYSTEM
EXISTING EDGE OF PAVEMENT
EXISTING BUILDING

LEGEND

Scale 1" = 60'

Graphic Scale

A horizontal graphic scale bar with alternating black and white segments. It is marked with numbers 0, 1, 2, 3, 4, 5, and 6, representing miles. The total length of the bar is 6 miles.

V AND L RANCHES LLC
0 ROBINSON BLVD
NANPA, ID 83687
R3069201000

SEPTIC AND WELL LAYOUT
LOMITA RANCH SUBDIVISION
2215 W CROSS CREEK DRIVE, NAMPA, IDAHO 83686

PRELIMINARY DESIGN



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ENGINEERING**
Designing the Future

Brent L. Orton, PE
17338 Surrydale Place Coldwell, ID 83607

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05 / 08

ROYAL COURT SUBDIVISION
BOOK 43, PAGE 70

ISMAEL H BARROSO
1505 S ROBINSON BLVD
NANPA, ID 83687
H3069301000

DOUGLAS E ANDERSON
1515 S ROBINSON BLVD
NANPA, ID 83687
R3069300000

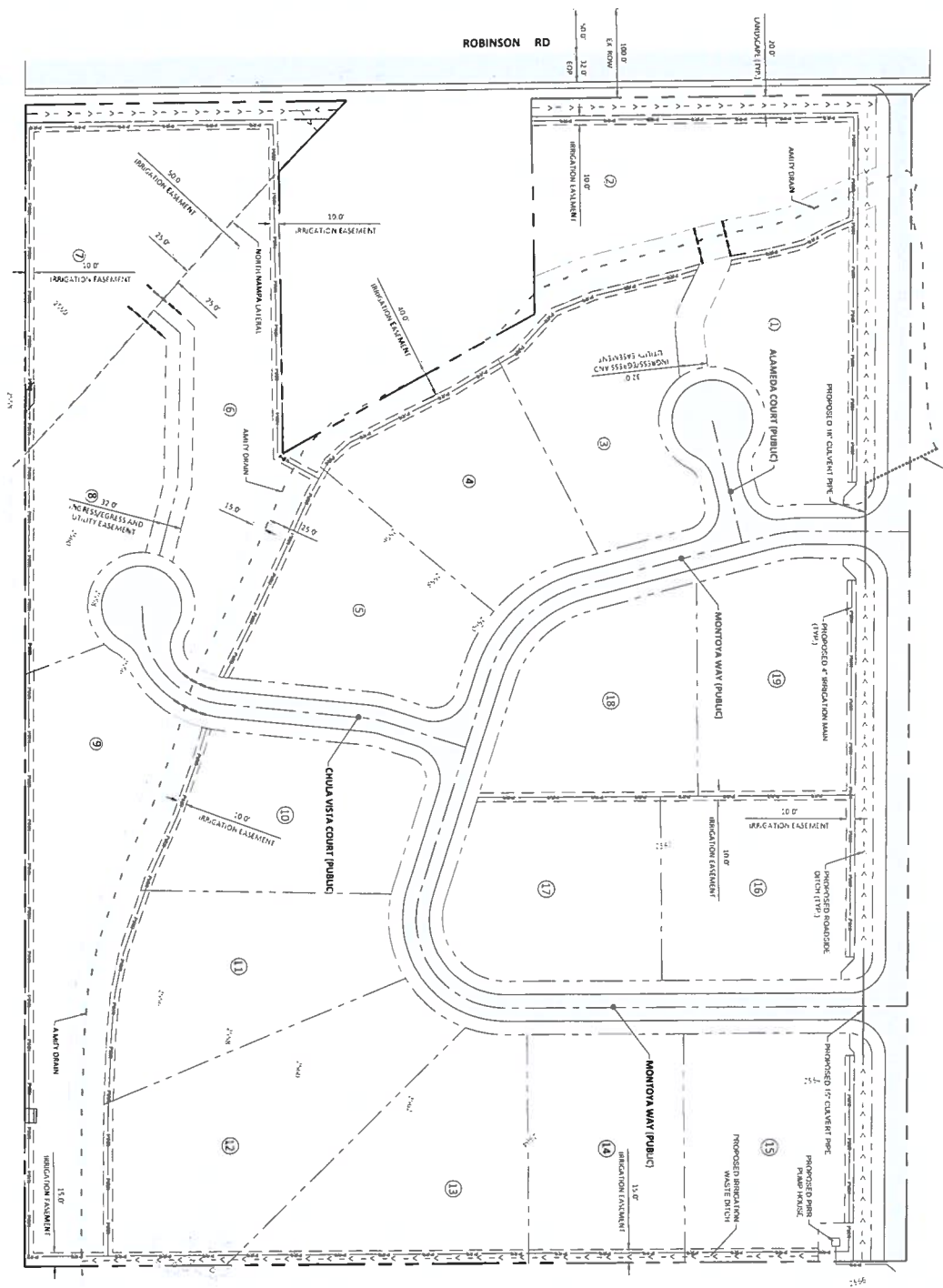
ZORAN POPOVIC
1609 S ROBINSON BLVD
NAPPA, ID 83687
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ELOY CHAPARRO S
1765 S ROBINSON BL
NANPA, ID 83687
R3069201000

LONNIE BULLOCK
 1871 S ROBINSON BLVD
 Nampa, ID 83687
 R3069501000

TRENTY M JACOBS
 1813 S ROBINSON BLVD
 Nampa, ID 83687
 R3069500000

V AND L RANCHES LLC
0 ROBINSON BLVD
NANPA, ID 83687
R3D72200000



* TESTING FACILITY
 PROPOSED CENTERLINE
 PROPOSED ROPINADY
 PROPOSED IN-TACK
 PROPOSED WELL
 REPLACEMENT SO. PINE SYSTEM
 REPLACEMENT SO. PINE SYSTEM
 EXISTING BUILDING
 PROPOSED PRESSURE IRRIGATION
 PROPOSED ROADSIDE DITCH

Graphic Secreto

V AND L RANCHES LLC
0 ROBINSON BLVD
NAACP A, ID 83687
R3069701000

GRADING & DRAINAGE PLAN
LOMITA RANCH SUBDIVISION
2215 W CROSS CREEK DRIVE, NAMPA, IDAHO 83686

PRELIMINARY DESIGN



**ORTON
ENGINEERING**
Designing the Future

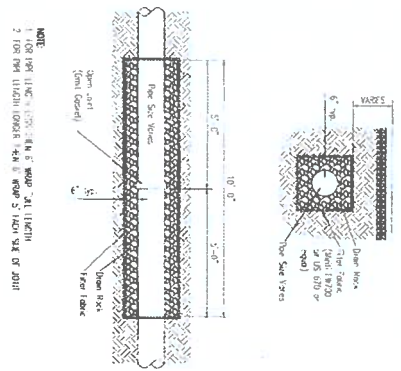
Brent L. Orton, PE
17338 Sunnydale Place Colwyn, ID 83602



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06 / 08

NAMPA & MERIDIAN IRRIGATION DISTRICT



DRAIN PIPE OPEN JOINT DETAIL

CIPPOLETTI WEIR BOX STRUCTURE:

- A. The box must be a minimum of eight feet (8') long by four feet (4') wide and four feet (4') high. The box must be constructed of concrete with two (2) inch (2") diameter reinforcement bars (rebar) spaced at four feet (4') on center.
- B. The main gate must be placed inside of the box from top to bottom two (2) feet (2') wide and one-half (1/2") deep placed approximately two feet (2') from each end.



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



STANDARD DETAILS
LOMITA RANCH SUBDIVISION
2215 W CROSS CREEK DRIVE, NAMPA, IDAHO 83686

DATE	11/11/2021
PROJECT NO.	2021-003
REVISION	
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PRELIMINARY DESIGN

NOT FOR CONSTRUCTION

DATE OF PRELIMINARY DESIGN: 11/11/2021

**ORTON
ENGINEERING**
Designing the Future

Brent L. Orton, PE
1733B Sunrise Place Caldwell, ID 83607



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 N. 11TH Ave. Ste 310 • Caldwell, Idaho 83605

Phone (208) 402-4164 • ZoningInfo@canyoncounty.id.gov

LEGAL NOTICE TRANSMITTAL

Case #: **RZ2026-0001**

OR2026-0002

Transmittal Date: _____

Planner: Karla Nelson

Applicant: Ivan Montoya

Applicant's Representative: Brent Orton

☒ P&Z

☐ Hearing Examiner

☒ BOCC

JEPA: _____

☐ FULL POLITICAL

City ☐ Caldwell ☐ Greenleaf ☐ Homedale ☐ Marsing ☐ Melba ☐ Middleton ☒ Nampa ☐ Notus ☐ Parma ☐ Star ☐ Wilder School District ☐ Caldwell ☐ CWI ☐ Homedale ☐ Kuna ☐ Liberty Charter ☐ Marsing ☐ Melba ☐ Meridian/West Ada ☐ Middleton ☒ Nampa ☐ Notus ☐ Parma ☐ Vallivue ☐ Wilder ☒ Southwest District Health	Fire District ☐ Caldwell ☐ Homedale ☐ Kuna ☐ Marsing ☐ Melba ☐ Middleton ☒ Nampa Fire Dept ☐ Parma ☐ Star ☐ Upper Deer Flat ☐ Wilder ☐ State Fire Marshal Highway District ☐ Highway District 4 ☐ Golden Gate ☒ Nampa ☐ Notus-Parma Library District ☐ Kuna ☐ Lizard Butte ☐ Wilder Utilities ☒ CenturyLink ☒ Intermountain Gas ☒ Idaho Power ☒ Ziply Fiber	Irrigation, Drain & Flood Districts ☐ Black Canyon Irrigation Dist. ☐ Boise-Kuna Irrigation Dist. ☒ Boise Project Board of Control ☐ Caldwell Water & Sewer ☐ Canyon County Water Co. ☐ Canyon Hill Irrigation District ☐ Eureka Irrigation District ☐ Farmer Cooperative Ditch Co. ☐ Farmers Union Ditch Co. ☐ Franklin Ditch Co. ☐ Lower Center Point ☐ Mason Creek Ditch Co. ☐ Middleton Mill Ditch/Irrigation ☒ Nampa – Meridian ☐ New York ☐ Pioneer ☐ Pioneer Dixie Ditch ☐ Poor Boy Ditch ☐ Riverside Irrigation District ☐ Riverside Ditch ☐ Settlers Irrigation ☐ Siebenberg Co-op Ditch ☐ Star Sewer & Water ☐ Wilder Irrigation ☐ Drainage Ditch 2 ☐ Drainage Ditch 3 ☐ Drainage Ditch 4 ☐ Drainage Ditch 6 ☐ Flood District 10 ☐ Flood District 11	Transportation ☐ ACHD ☐ Brown Bus Company ☐ Caldwell Transportation ☐ COMPASS ☒ Idaho Transportation Dept ☐ Valley Regional Transit Emergency Services ☒ Canyon County Sheriff ☒ Emergency Mgmt. Coordinator ☒ CC Paramedics / EMT ☐ Homedale City Ambulance ☐ Marsing Ambulance ☐ Melba Quick Response ☐ Nampa Police Department Other ☐ FARE Idaho ☐ Farm Service Agency ☐ Fire Code Consultants Northwest ☐ Greater Middleton Area Rec ☐ Melba Gopher District ☐ Mosquito Abatement ☐ Natural Resource Conservation Dist. ☐ Ten-Davis Recreation ☐ Destination Caldwell ☐ Marathon Pipeline LLC ☐ Owyhee County, Dir of Planning ☐ US Postal Service _____ ☐ Cemetery _____ ☐ Media _____ ☐ _____
--	--	---	---

Canyon County

- ☐ CC Animal Control
- ☐ CC Assessor's Office
- ☐ CC Elections
- ☐ CC Farm Bureau
- ☐ CC Historical Society
- ☐ CC Parks & Recreation
- ☒ **CC Soil Conservation District**
- ☐ CC Weed & Gopher Control

Canyon County

- ☒ **CC DSD Building Dept.**
- ☒ **CC DSD Code Enforcement**
- ☒ **CC DSD Engineering**
- ☒ **CC DSD GIS Department**
- Government**
 - ☐ Bureau of Land Management
 - ☐ Bureau of Reclamation
 - ☐ Deer Flat Natl Wildlife Refuge
 - ☒ **ID Agricultural Aviation Association**
 - ☐ Environmental Protection Agency
 - ☐ US Army Corps of Engineers

Government

- ☐ FEMA
- ☐ US Department of Agriculture
- ☐ ID Dept of Water Resources/floodplain
- ☒ **ID Dept of Water Resources/water rights**
- ☐ Idaho Fish & Game
- ☐ Idaho State Dept of Agriculture
- ☒ **Dept of Environmental Quality**
- ☐ Dept of Lands/SW Area Mgr.
- ☐ Energy and Mineral Resources