Board of Canyon County Commissioners
Hearing Date: July 30, 2026
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER: **RZ2025-0005**

APPLICANT/PROPERTY OWNER: **Shelley Whiting**

APPLICATION: **Zoning Map Amendment (RZ2025-0005) from the Rural Residential (R-R) Zone to the Single-Family Residential (R-1) Zone.**

LOCATION: **74 N Pit Lane, Nampa ID 83687 also referenced as Parcel R27949, a portion of the SE quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.**

ANALYST: **Emily Bunn, Principal Planner**

P&Z RECOMMENDATION: **Approval**

SUMMARY:
The applicant, Shelley Whiting, is requesting a rezone of approximately 3.17 acres from the Rural Residential (R-R) zone to the Single-Family Residential (R-1) zone (Parcel R27949). The Planning & Zoning Commission heard the case at a public hearing on April 16, 2026. After deliberation, the Planning & Zoning Commission recommended approval of the request (**Exhibits 1 and 2**).

The Staff Report Packet dated April 16, 2026 and all supporting material are contained in **Exhibit 3**. Any additional agency comments received for the subject public hearing or received as a late exhibit at the previous public hearing may be found in **Exhibit 4.** It is important to note that the zoning violation for operating a staging area in a Rural Residential zone has been addressed by the applicant and the code enforcement case has been closed (**Exhibit 4a**). No public comments were received for the public hearing.

EXHIBITS:

1. **Planning & Zoning Commission FCOs Dated: April 16, 2026**
2. **Planning and Zoning Commission Minutes Dated: June 18, 2026**
3. **Staff Report Packet Dated: April 16, 2026**
    - **A. Application Packet & Supporting Materials**
        1. Master Application
        2. Letter of Intent
        3. Proposed Site Plan
        4. Land Use Worksheet
        5. Neighborhood Meeting Sign-In Sheet
        6. Agency Acknowledgement
        7. Deed with Instrument No. 8608146
        8. Deed with Instrument No. 2021-019060
        9. Applicant Presentation for Planning and Zoning Commission Hearing
    - **B. Supplemental Documents**
        1. Parcel Information Report
        2. Cases Maps/Reports
            - 2.1. Small Air Ortho (1-Mile) Map
            - 2.2. Small Vicinity Map

2.3. Zoning and Classification Map
2.4. Dairy, Feedlot and Gravel Pit Map
2.5. Soil and Prime Farmlands Map with Report
2.6. Subdivision Map and Report
2.7. Nitrate Priority Wells Map
2.8. TAZ Households Map
2.9. Canyon County 2030 Future Land Use Map
2.10. City of Nampa Future Land Use Map
2.11. Lot Classification Map
2.12. Case Map (1-Mile) and Summary Report
2.13. Slope Percent Map
2.14. Contour Map

3. 1979 Zoning Map

C. Site Visit Photos: April 6, 2026

D. Agency Comments Received by: April 6, 2026

1. Nampa Highway District No. 1; Received: October 20, 2025
   1.1. Nampa Highway District No. 1 Email Correspondence; Received: October 20, 2025
2. Southwest District Health; Received October 20, 2026
   2.1. Southwest District Health Pre-Development Notes; Dated: July 22, 2025
   2.2. Southwest District Health Email Correspondence and Plot Plan; Received March 10, 2026
3. City of Nampa; Received October 20, 2025
4. Canyon County Code Enforcement; Received: October 21, 2025
5. Idaho Transportation Department; Received October 22, 2025
6. Idaho Department of Transportation Department; Received October 27, 2025
7. Nampa Fire Protection District; Received November 16, 2025
8. Idaho Department of Water Resources (Floodplain); Received March 12, 2026
9. Idaho Power Company; Received March 13, 2026
   9.1. Idaho Power Company Easement; Received March 13, 2026
10. Nampa-Meridian Irrigation District (NMID); Received March 16, 2026
11. Canyon County Paramedics; Received March 18, 2026

E. Public Comments Received by: April 6, 2026

1. Growing Together LLC; Received: January 29, 2026

F. Draft FCOS

4. Agency Comments Received by July 20, 2026

a. Nampa Fire Protection District; Received: July 8, 2026
b. Canyon County Code Enforcement; Received: July 10, 2026

EXHIBIT 1

P&Z Signed FCOs Dated: April 16th, 2026

Board of Canyon County Commissioners

Case # RZ2025-0005

Hearing Date: July 30th, 2026

PLANNING OR ZONING COMMISSION

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Whiting – RZ2025-0005

The Canyon County Planning and Zoning Commission considers the following:

1) Rezone of Parcel R27949 from the Rural Residential ("R-R") zone to the Single-Family Residential ("R-1") zone
2) Location: The subject property is located at 74 N Pit Ln, Nampa, ID 83687, also referenced as Parcel R27949, a portion of the Southeast quarter in Section 19, T3N, R1W, BM, Canyon County, Idaho

Parcel Size: 3.17 acres

Summary of the Record	
1.	The record is comprised of the following:
	A. The record includes all testimony, the staff report, exhibits, and documents in Case File RZ2025-0005.
	1. All exhibits can be found in the case staff report dated April 16th, 2026
Applicable Law	
1.	The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-05 (Zoning Amendment Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-11-25 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).
	a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.
2.	The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.
3.	The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.
4.	The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5.	Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, RZ2025-0005, was presented at a public hearing before the Canyon County Planning and Zoning Commission on April 16th, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Zoning Map Amendment Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-06-05(1): The commission shall review the particular facts and circumstances of each proposed zoning amendment and make a recommendation regarding the same to the board. The presiding party shall make its review in terms of the following standards and shall find adequate evidence regarding the following criteria when evaluating the proposed zoning district boundary amendment:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**A**	**Is the proposed zone change generally consistent with the comprehensive plan?**
Analysis	The proposed zone change is generally consistent with the 2030 Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the parcel as "residential" (**Staff Report Exhibit B2.9**). "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity." (Page 25, 2030 Comprehensive Plan). The parcel is within City of Nampa's Area of Impact. The City of Nampa's comment letter states, "The proposed rezone to R-1 is appropriate for the location. The proposed subdivision is slightly out of compliance with Nampa's density limitations for the Low-Density Residential designation… [as the] minimum density for Low Density Residential designation is 1 dwelling unit per acre" (**Staff Report Exhibit D3**). Although the comment letter states the property is slightly out of density with the City of Nampa's density requirements, it appears that the proposed parcels would be at least 1-acre in size, which would match City of Nampa's Comprehensive Plan. The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • **Property Rights G1.01.00**: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • **Property Rights P1.01.01**: "No person shall be deprived of private property without due process of law." • **Property Rights P1.1.03**: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • **Population P2.01.01**: "Plan for anticipated population and households that the community can support with adequate services and amenities." • **Population G2.02.00**: "Promote housing, business, and service types needed to meet the demand of the future existing population." • **Land Use and Community Design P4.04.04**: "Maintain a balance between residential growth and agriculture that protects the rural character." • **Land Use and Community Design P4.01.02**: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights." • **Land Use and Community Design G4.03.00:** "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. " • **Land Use and Community Design P4.03.02**: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns." • **Land Use and Community Design G4.04.00**: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character." • **Land Use and Community Design P4.07.01**: "Plan land uses that are compatible with the surrounding community." • **Housing G11.1.00**: "Encourage opportunities for a diversity of housing choices in the County." • **Housing G11.02.00:** "Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources."	

Criteria Met?	B	When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?
Yes		

Analysis

In consideration of the surrounding land uses, the proposed zone change to Single Family Residential (R-1) is as appropriate as the current zoning designation of Rural Residential (R-R).

The surrounding area primarily contains residential uses. To the north, south, east and west of the subject property, there are residential subdivisions and parcels with varying acreage sizes (**Staff Report Exhibits B2.1, B2.6, and B2.11**). There are 52 subdivisions in the area within 1-mile of the subject property and the average and median lot sizes for parcels within 600 feet of the subject property are 1.42 and 1.03 acres, respectively. If the parcel is divided into three (3) parcels, this would result in an average parcel acreage size of 1.06 acres, which is within approximately 0.36 acres of the average lot size and 0.03 of the median lot size of this area (**Staff Report Exhibits A2, A3, and B.6**). The subject property is contained within TAZ (Traffic Analysis Zone) "2431." As shown on **Staff Report Exhibit B2.8** of the staff report, the data for the TAZ zone that contains the subject property forecasts an increase in 17 households by the year 2050, demonstrating that this is an area expected to receive residential growth. There are some agricultural uses in the area, but these are found further east, northeast, and south and not found in the immediate vicinity of the subject property, so impacts to agricultural uses in the area are anticipated.

The City of Nampa's limits are found west, northwest, and southwest of the subject property, with the closest city limit being 0.3 miles to the west. The development within city limits nearby is a mix of commercial (such as the Gateway Center), industrial (mainly found around the Nampa Municipal Airport), and residential mixed throughout. No incompatibilities are anticipated with the city industrial and commercial development nearby due to the distance between the subject property and those developments (0.3 miles or more away).

Pursuant to Canyon County ordinance CCCO §07-10-25(2), the purpose of the "R-1" zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.

Adjacent Existing Conditions Within 1-Mile of the Subject Property:

Direction	Existing Use	Primary Zone	Other Zone
N	Residential Uses	R-R	R-1, City Limits
S	Residential Uses with some Agricultural Uses	R-R	A
E	Residential Uses with some Agricultural Uses	R-R	CR-R-1, A
W	Residential Uses and some Commercial and Industrial Uses in City Limits	R-R	City Limits

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

Land Use Cases Within 1-Mile of the Subject Property in the last 5-Years:

1. SD2020-0012 – Short Plat with 1 lot (Barnes) – Approved
2. CU2025-0002 – Staging Area and Contractor Shop (Bighorn Traffic Services) – Denied
3. CR2023-0005 – Rezone from R-R to C-1 (Bowery) – Denied
4. RZ2020-0018 – Rezone from A to R-R (Brujin)
5. RZ2022-0008 – Rezone from A to CR-R1 (Carlton) – Approved
6. SD2018-0013 –Preliminary Plat with 7 lots (DTH)– Approved
7. CR2022-0013 – Rezone from R-R to CR-R1 (Guzman) – Approved
8. SD2019-0030 – Short Plat with 3 lots (Ryslanshik Subdivision) Approved
9. PH2016-51-APL – Temporary Quasi-Public Religious Related Events – Approved
10. SD2019-0053 – Preliminary Plat with 15 lots (Weatherby Estates) – Approved

The land use cases approved in the last 5 years demonstrate the area is trending towards having more residential uses.

Criteria Met?		
Yes	C	**Is the proposed zoning map amendment compatible with surrounding land uses?**
Analysis	The proposed rezone from R-R to R-1 is compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. Per the applicant's letter of intent, the proposed rezone is intended to facilitate the development of three (3) residential parcels with an average parcel size of 1.06 acres (**Staff Report Exhibit A2**). These proposed parcels are within 0.36 acres of the average lot size and 0.03 of the median lot size of this area. Adding two to three (2-3) residential parcels is consistent with the size of the parcels in the area and is consistent than many of the lots within subdivisions in this area (1.09-acre average lot size). The proposed development is anticipated to match the residential uses and characteristics of this area (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**). The parcel is in the Area of City Impact of the City of Nampa, and their Future Land Use Map designation for the subject property is "Low Density Residential" (minimum density is 1 dwelling per acre) (**Staff Report Exhibit D3**)." Although the comment letter states the property is slightly out of density with the City of Nampa's density requirements, it appears that the proposed parcels would be at least 1-acre in size, which would match City of Nampa's Comprehensive Plan	
Criteria Met?		
Yes	**D**	**Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The surrounding area primarily contains residential uses. To the north, south, east and west of the subject property, there are residential subdivisions and parcels with varying acreage sizes. The acreage sizes in this area vary between less than 0.5 acres to 1-3 acres to 5-acres in size and over. There are some agricultural uses in the area, but these are found further east, northeast, and south and not found in the immediate vicinity of the subject property. The City of Nampa's limits are found west, northwest, and southwest of the subject property, with the closest city limit being 0.3 miles to the west. The nearby annexed properties are a mix of commercial (such as the Gateway Center), industrial (mainly found around the Nampa Airport), and residential mixed throughout (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**). With the area primarily being residential in nature, it is anticipated that the proposed development will not negatively affect the area. The parcel is in the City of Nampa's Area of City Impact, and the City's Comprehensive Plan for 2040 designates the parcel as "Low Density Residential" (**Staff Report Exhibit D3**). **The following measures will be implemented to mitigate the impact** Although this is not a conditional rezone, the applicant will be likely be limited to two-to-three (2-3) lots due to the required separation distances between septic tanks, wells, and drain fields (**Staff Report Exhibits D2, D2.1, and D2.2**).	
Criteria Met?		
Yes	**E**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed rezone based on the analysis contained herein.	

	Sewer: Per the applicant's land use worksheet, sewer will be provided with individual septic systems for the proposed lots (**Staff Report Exhibit A4**). Per Southwest District Health, the subject property is located within a Nitrate Priority area, but a Nutrient-Pathogen study is not required since the subdivision would result in fewer than five (5) lots and the County is not requiring a subdivision process at this time. Southwest District Health stated that a site evaluation was done in March of 2024 for one of the proposed 1-acre parcels, but the proposed area for the septic system did not appear to meet IDAPA 58.01.03 due to the proximity to a neighboring well (it was measured about 75-feet from the well, when it should be 100-feet) (**Staff Report Exhibits D2 and D2.1**). Although the initial site evaluation showed the proposed system too close to a well, it has appeared that the applicant has found a different area to place a septic tank and drain field for the proposed secondary residence (**Staff Report Exhibit D2.2**). For any potential future residences, preliminary approval from Southwest District Health is required to be submitted with a building permit application, so any future separation distance concerns will be addressed prior to building permit submittal. **Water:** Per the applicant's land use worksheet, individual domestic wells are planned for the additional lots (**Staff Report Exhibit A4).** Notice was given to the Idaho Department of Water Resources, but no comments were received. Individual wells are anticipated to adequately provide services to the potential two (2) residential dwellings (or five (5) residential dwellings if secondary residences are added to each future proposed lot). Future development shall comply with IDWR standards. **Drainage:** Drainage appears to not be affected by this application, as stormwater is retained on site (**Staff Report Exhibit A4**). **Irrigation:** Per the applicant's land use worksheet, surface water is currently provided via gravity irrigation (**Staff Report Exhibit A4**). The applicant's site plan shows the existing irrigation path and the proposed areas future owners can access the irrigation water (**Staff Report Exhibits A3**). The parcel is served by Boise Project Board of Control/Nampa-Meridian Irrigation District (NMID). NMID sent a comment letter on March 16, 2026, which stated NMID "…has not comment on the above-referenced application as no facilities are impacted. All private laterals and waste ways must be protected. All municipal surface drainage must be retained on site. If any surface drainage leaves the site, NMID will need to review the drainage plans. The developer must comply with Idaho Code 31-3805 (**Staff Report Exhibit D10**). **Utility:** Idaho Power Company sent a comment letter on March 13, 2026 which states, "There is an old Idaho Power easement that crosses the subject property…I would recommend the applicant pursue a relinquishment of this easement… as we no longer have any facilities within the easement nor any plans to install any in the future" (**Staff Report Exhibits D9 and D9.1**). Idaho Power did not have any other concerns. Utility agencies, including Intermountain Gas, CenturyLink, and Ziply, were notified of the application on October 20, 2025 and March 12, 2026. No agency comments were provided by those services at the time prior to the materials deadline. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.

Criteria Met?		
Yes	F	**Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the zoning map amendment and it will exist at the time of development. The subject property currently accesses off of Pit Lane (a public road). Nampa Highway District No. 1 (NHD#1) states Pit Lane is classified as a Rural Local Road. At the time of an administrative land division	

	application, Nampa Highway District requires the applicant to turn in a Lot Split Application with the associated fees (at this time, a subdivision plat will not be required to divide the property, so no subdivision plat will be turned in to NHD#1 as stated in their letter) (**Staff Report Exhibits D1 and D1.1**). A private road will need to be created prior to building permit issuance for the 3rd house of the current driveway, as three (3) more houses trigger private road requirements per CCCO §07-10-03.	
Criteria Met? **Yes**	**G**	**Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?**
Analysis	The proposed zoning amendment will not require public street improvements in order to provide adequate access to and from the subject property and to minimize undue interference with existing or future traffic patterns created by the proposed development. Nampa Highway District No. 1 does not require any public street improvements at this time and does not have any concerns over traffic patterns (**Staff Report Exhibits D1 and D1.1**). An access permit is required to be submitted with any future residential building permits and will outline whether public street improvements (such as a paved apron will be required or not). Idaho Transportation Department found the application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concern (**Staff Report Exhibit D5**). With the applicant proposing three (3) parcels total, which would add a maximum of two (2) single-family residences to the adjacent driveway (or five (5) single-family residences if secondary residences are added), it does not appear that mitigation of traffic needs to occur at this time.	
Criteria Met? **Yes**	**H**	**Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities including, but not limited to schools, police, fire and emergency medical services. **Schools:** Parcel R27949 is serviced by the Nampa School District. It is not anticipated that any impacts or accommodations will be needed, as two additional parcels are requested. Agency comments were sent out on October 20, 2025 and March 12, 2026, and no comments were received by the school district. **Police:** Parcel R27949 is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on October 20, 2025 and March 12, 2026, and no comments were received by the Sheriff's Office. **Fire Protection:** Parcel R27949 is under the jurisdiction of the Nampa Fire Protection District (NFPD). A comment letter was received from NFPD on November 16, 2025, which outlined fire code requirements and conditions of approval that must be met for the development. NFPD also stated in their comment letter that the project is located approximately .8 miles from Nampa Fire Station 5 with an approximate response time of 3 minutes (**Staff Report Exhibit D7**). **Emergency Medical Services:** Canyon County Paramedics sent estimate response times for the three (3) closest stations – Station M44 has a 6.18 minute estimated response time, Station M42 has a 8.83-minute estimated response time, and Station M41 has a 10.54 minute estimated response time (**Staff Report Exhibit D11**).	

Table 2. Area of City Impact

CCCO 09-11-03(2): Purpose: The purpose of these provisions is to promote the public health, safety, general welfare, peace, good order, comfort, and convenience of Canyon County and the inhabitants thereof by establishing regulations for the Nampa area of city impact, and further, to:

A. Facilitate Legal Duties or Parties: To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and

B. Processing of Land Use and Land Division Applications: To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments, and subdivision plats and land division within the Nampa area of city impact in accordance with Idaho Code section 67-6526; and

C. Economical and Compatible Infrastructure: To identify an urban fringe in the unincorporated area surrounding the city, within which there is potential for development or changes in land use that must be planned. designed and constructed in an orderly manner compatible with the city of Nampa for the city of Nampa to assure timely and/or economical provision of public services, such as: water supply, sewage and storm water collection and treatment, public safety services, airport, parks, and other community service facilities.

D. Compatible Land Use and Roads: To promote land use compatibility, maintain consistent and continuous street alignment, and support traffic flow objectives

County Ordinance and Review

Criteria Met?	Code Section	Criteria
Yes	09-11-25	**APPLICATION PROCEDURES**: The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County, including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article. • 09-11-17(3): *All proposals...shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter, and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.*
Analysis	**Area of City Impact:** The parcel is within City of Nampa's Area of Impact. The City of Nampa's comment letter states, "The proposed rezone to R-1 is appropriate for the location. The proposed subdivision is slightly out of compliance with Nampa's density limitations for the Low-Density Residential designation… [as the] minimum density for Low Density Residential designation is 1 dwelling unit per acre" (**Staff Report Exhibit D3**). Although the comment letter states the property is slightly out of density with the City of Nampa's density requirements, it appears that the proposed parcels would be at least 1-acre in size, which would match City of Nampa's Comprehensive Plan.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **recommends approval** of Case #RZ2025-0005 a zoning map amendment for Parcel R27949 (3.17 acres) from the Rural Residential (R-R) zone to the Single-Family Residential (R-1) zone.

DATED this 16th day of April, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Brian Sheets, Acting Chairman

State of Idaho)

SS

County of Canyon County)

On this 16 day of April, in the year 2026, before me Caitlin Ross, a notary public, personally appeared Brian Sheets, 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.

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

EXHIBIT 2

P&Z Minutes Dated: June 18, 2026

Board of Canyon County Commissioners

Case # RZ2025-0005

Hearing Date: July 30, 2026

CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, April 16, 2026
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present :	Brian Sheets, Acting Chairman Harold Nevill, Commission Secretary Geoff Mathews, Commissioner Holley Werhanowicz, Commissioner Anita Johnston, Commissioner
Staff Members Present:	Dan Lister, Planning Supervisor Deb Root, Principal Planner Karla Nelson, Principal Planner Emily Bunn, Principal Planner Dane Adams, Associate Planner Caitlin Ross, Hearing Specialist

Acting Chairman Sheets called the meeting to order at 6:30 p.m.

Commissioner Nevill read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

A. February 19, 2026 MINUTES
B. March 5, 2026 MINUTES

MOTION: Commissioner Nevill moved to approve the Consent Agenda as amended, seconded by Commissioner Mathews. Voice vote, motion carried.

Item 2A:

Case No. RZ2025-0005 – Whiting: The applicant, Shelley Whiting, requests a rezone of approximately 3.17 acres, Parcel R27949, from the "R-R" (Rural Residential) zone to an "R-1" (Single-Family Residential) zone. The subject property is located at 74 N Pit Lane, Nampa.

Acting Chairman Sheets affirmed the applicant to testify.

Shelley Whiting – (Applicant) IN FAVOR – 74 N. Pit Ln., Nampa, ID 83687

Ms. Whiting turned over her time to her representative Joe Sweet.

Joe Sweet – (Representative) IN FAVOR – 74 N. Pit Ln., Nampa, ID 83687

Mr. Sweet stated that the property is approximately 3.15 acres, that is 134 ft. wide and 1,021 ft. long. The property is located within the impact area and does not have city services. The site is located in Nampa Meridian Irrigation District. The request to rezone fits within the comprehensive plan. Mr. Sweet noted that there are properties that are zoned residential that are smaller in size. The intent is to create a 1.15-acre parcel and two (2) one-acre parcels, although, they are not certain they want to go with a total of three. Providing irrigation water from the ditch would be relatively simple because the ditch runs the entire length of the property. There is currently a pond that contains irrigation water that is pumped into a sprinkler system.

The access will be via the existing approach. Mr. Sweet stated there is a fire station located approximately 1.2 miles away and a hospital within 2 miles.

Commissioner Nevill asked if the applicant considered a conditional rezone. Mr. Sweet stated he was not coached for a conditional rezone. Commissioner Nevill asked whether the request is for two or three lots. Mr. Sweet stated they are leaning more towards two, but it hasn't been decided.

Commissioner Werhanowicz asked if there is a home business on the property. Mr. Sweet stated that he had talked with code enforcement about his mobile business that has no storefront, and there is no violation. He is still talking with Code Enforcement and will rectify any issues.

Acting Chairman Sheets referenced Exhibit D3 and asked if Mr. Sweet had opportunity to talk to the City of Nampa about a pre-annexation agreement. Mr. Sweet stated that they are in the impact zone, but it could be many years before they would be able to annex. He did not reach out to the city himself but has had discussions with Development Services.

Commissioner Johnston asked about the removal of an old Idaho Power easement and if that was completed. Mr. Sweet stated that he has talked with Idaho Power, and the easement doesn't affect their property at all. The easement only comes into the property about five feet. The easement is old and not needed.

Principal Planner Emily Bunn reviewed the Staff Report for the record.

Commissioner Nevill asked about the business on site. Planner Bunn stated that on the site visit, it appeared to be a staging area. Commissioner Nevill asked why this was not conditional. Planner Bunn stated that rezone vs conditional rezone depends on the case. Commissioner Nevill asked about the width of the road and whether a turnaround would be required. Planner Bunn stated that the width for fire code is typically 20 ft. and the requirements for a turnaround would have to be met. Planning Supervisor Lister added that at the time of creating the private road a road user's maintenance agreement will be required. This has to be in place before they can build.

Acting Chairman Sheets asked if the administrative land division process will dictate where easements, well, septic, etc. will be located. Planner Bunn stated that well and septic is handled at the building stage but easements and agreements, yes.

Commissioner Nevill asked about administrative divisions not in residential zoned areas and questioned how roads get put in with no agreements. Planner Bunn stated that land divisions have been occurring since the 80's and the requirements were different. There are currently standards in place requiring road users' agreements.

Commissioner Werhanowicz referenced Exhibit D3 and asked why the city was recommending denial. Planner Bunn stated that Nampa has a new part of their code in which they won't send a letter of approval without a pre-annexation agreement.

Arlynn Hacker – IN OPPOSITION – 43 S. Pit Ln., Nampa, ID 83687

Ms. Hacker stated this area should remain rural agricultural. There are numerous small family farms with livestock. Approval of this request will set a precedent. Ms. Hacker does not want to be annexed by Nampa. She asked the Commission to consider the character of the area. Approval of the request would change the nature of the community.

Commissioner Nevill asked about the rural nature of the area and small farms. He asked if those were hobby farms with animals. Ms. Hacker stated you could designate it as such. Many of the acreages have homes and livestock. Commissioner Nevill asked if the property had good soil or not. Ms. Hacker stated she did not know. Commissioner Nevill asked how long Ms. Hacker had lived at her residence. She replied that they have owned the property since 1982.

Shelley Whiting – (Applicant) REBUTTAL – 74 N. Pit Ln., Nampa, ID 83687
Ms. Whiting stated there are a lot of people who have a lot less acreage than the subject property. The proposal is still very conducive to animals.

Commissioner Nevill asked Planner Bunn to display where the nearest residential zone is located, which was approximately 500 ft.

MOTION: Commissioner Nevill moved to close public testimony on Case No. RZ2025-0005, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:
Commissioner Mathews stated that the proposed rezone fits and does not think it will affect the area. He initially had concerns about secondary residences, but the size of the lots may not accommodate them anyway.

Commissioner Johnston stated she did not have an issue with the proposal. She wanted to ensure that easements are in place for irrigation/ access to irrigation water.

Commissioner Nevill stated that he is not in favor of the rezone and felt it should be a conditional rezone so conditions can be placed for water users' agreements and road users' agreements.

Commissioner Werhanowicz stated she was in agreement with Commissioner Nevill and added that this area is a majority rural residential and agriculture.

Acting Chairman Sheets stated that the Commission is really deciding whether the density is appropriate. He has not heard anything that demonstrates that the density is not appropriate. He was concerned about maintenance agreements but added that based on staff's testimony these will be handled through administrative processes and building permit process.

MOTION: Commissioner Mathews moved to **recommend approval** of Case No. RZ2025-0005 to the Board of County Commissioners and adopting the Findings of Fact & Conclusions of law as presented by staff. Seconded by Acting Chairman Sheets.

Discussion on the Motion:
None.

Roll call vote: 3 in favor, 2 opposed, motion passes.

Item 2B:
Case No. CU2025-0026 – Ruff: The applicant, Tanner Ruff, represented by RIVHAB, PLLC, requests a Conditional Use Permit to expand an existing RV Park on parcel R36962010. The applicant is proposing to add twenty-four (24) RV sites, two (2) shops, a caretaker's residence, a 3-car garage, four (4) rental cabins, an RV wastewater dump station, and two (2) gazebos. The subject property is located at 28522 Lower Pleasant Ridge Road, Wilder.

Acting Chairman Sheets affirmed the applicant to testify.

Madison Socha – (Representative) IN FAVOR – 12644 W. Rosette Dr., Star, ID 83669

Mr. Socha is a licensed Civil Engineer and the representative for the applicants. The location of the property is about 14 miles west of Caldwell adjacent to the Snake River on the west side. On the east side is farmland, to the north and south there are residential parcels. The previous landowner made some alterations and changes to the site that brought the property out of compliance with Canyon County. This occurred before his client purchased the property in late January. They recognize it is out of compliance and have applied for permits. Since his clients purchased the property, they haven't allowed anyone to stay in the non-compliant facilities. He noted similar properties in the area that are RV parks along waterways, Sand Hollow Creek and Martins Landing and Decoy RV Park. He noted that it is not uncommon to see RV parks in the flood zone. He referenced the site plan and noted that there are 13 full RV hookups and those are not in the floodplain. There are five rental cabins, one of which is in the floodplain. Three electrical RV hookups are located in the floodplain. Also, on site there are two gazebos, one bathhouse, a home for the groundskeeper, one metal shop and a dock. They would like to add an RV dump station on site. Mr. Socha stated that they want to be compliant with code. There is currently a wastewater vault in the floodplain which will be capped and removed. He also stated that they would remove the rental cabin from the floodplain. All electrical RV hookups that are in the floodplain would be raised to the correct elevation. They understand that a floodplain development permit would be required for all structures along with a flood evacuation plan. They have been in contact with Southwest District Health, and the site is suitable for the drain field being proposed. A septic permit would be required for the tank and a tank only permit would be required for the dump station. Golden Gate Highway District has noted that a traffic impact study is not required. An approach permit and minimum driveway spacing requirements will need to be met. Mr. Socha has been in contact with Chelsea Dame, Historic Preservation Officer, and will continue that coordination. They are proposing new signage closer to the road along the fence line to assist people to the site. Safer access to the Snake River will also be provided.

Commissioner Nevill asked Mr. Socha if they agreed with the recommended conditions of approval. Mr. Socha requested that condition no. 10 be removed and noted other RV parks in the County that encourage long-term stays. He also had questions about 7 a, b, & c. and stated that they already have an easement. He also noted condition 11 in regard to rental agreements/noise. He does not see a need for this. There will be emergency contacts on site. He also stated that the cabin would be removed from the floodplain but wanted to keep it on site if possible. There would be a total of five rental cabins. Commissioner Nevill asked if there had ever been any kind of rip rap to prevent erosion. Mr. Socha did not. He did note that he is a Water Resource Engineer, and he does not see erosion being an issue at this point. Commissioner Nevill asked if the applicant would have any issue with allowing the Historical Society to complete investigations/inspections. Mr. Socha noted that currently they are not impacting much on the site.

Associate Planner Dane Adams reviewed the Staff Report for the record.

Commissioner Nevill asked Planner Adams to discuss the conditions noted in Mr. Socha's testimony and the rationale for recommendation. Planner Adams noted Article 4 of Canyon County Code and it being the closest code to address time limits and stays for RV parks. Planner Adams addressed condition no. 7 that a road user's maintenance agreement would still be required. Planning Supervisor stated that the finalized and approved parking and circulation plan will be signed by the fire district. Planner Adams stated that condition no. 11 is a standard condition used on RV parks. Planning Supervisor noted the conditions are recommended and the Commission can modify them. He also noted that RVs are short term (recreational) in the code not long term. Commissioner Nevill asked about the abatement of code violations. Planning Supervisor noted that as part of the abatement the applicant has applied for a CUP to attempt to get compliance. The CUP code does not allow the Commission to review the violation, rather, to determine whether or not the CUP request meets code. Commissioner Nevill stated he was trying to determine sequence. Planning Supervisor stated that the findings are to determine whether the use should be approved.

Commissioner Mathews asked about condition 2A and what constituted modification. Planner Adams stated this would be increasing the number of RV sites or increasing the intensity of the use.

Acting Chairman Sheets asked for clarification on the time limits and the number of cabins. He asked staff if they had any problem with the potential relocation of the fifth cabin. Staff did not have issue with the number of cabins. Acting Chairman Sheets asked about the time frames/ length of stays for the RV park. Planner Adams noted the condition was written in accordance with article four of the code and the time limits were added so the use would not become a mobile home park.

Planning Supervisor Lister stated that part of this is a legal non-conforming use. If the conditional use permit were to be denied they could still have 13 units. It's when they expand or extend the use that all of it would have to come into compliance.

Acting Chairman Sheets affirmed the witnesses to testify.

Testimony:

Russell Ruff – IN FAVOR– 200 Clear Creek Dr., Meridian, ID 83646

Mr. Ruff stated that when they purchased the property in January of 2025, he spent a great deal of time with Deb Root as well as Dan Lister who helped them get up to speed about all the non-compliance issues. They have been working for the past 14 months to get to this point. Mr. Ruff stated that he is concerned about the condition regarding the length of stay. The verbiage copied out of chapter four is in regard to county owned RV parks not privately owned parks which fall under chapter seven. Mr. Ruff has called every single RV park that is privately owned and none of them have a length of stay restriction. If this is imposed, they won't be able to operate as an RV park. The cabins would be affordable, and they'd have something for everyone. A privately owned park has to generate a profit and the restriction on the amount of stay would impact that.

Commissioner Werhanowicz asked Mr. Ruff if he had article 7 in front of him and what it stated. Mr. Ruff stated in the definitions of 07-02-03 it contains no length of stay limit. The word "temporary" is in the RV definition but it is not numerically defined. He noted that they already have a self-imposed length of stay restriction because there are only 12 sites with full connections (water, sewer, and power). The additional sites being requested would only have power. Tanks get full after a few days, and you'd have to hook up and move. His vision for the full connection sites would be a temporary and affordable place to stay, for example, someone who has experienced flood damage and need a place to stay or grandparents in town visiting grandkids over the summer. Weekenders needing a short-term stay would be in the electric only sites.

Acting Chairman Sheets asked what the minimum length of stay would be that they would be willing to accept. Mr. Ruff stated that it would be best to have no restrictions at all. There is a restriction by FEMA on the sites that are located in the floodplain, which is 180 days. The remaining power only sites are just not conducive for long-term stays. Mr. Ruff does not want to deny a long-term stay.

Commissioner Nevill asked Planning Supervisor Lister if the other RV parks mentioned were set up before code changes. Planning Supervisor Lister stated that there was a point in time when they were allowed. He also noted that some of them are in city which operated under a different code. The Decoy RV Park is an old legal non-conforming use, and they can't expand or extend. Today's code doesn't allow for those types of densities.

Commissioner Mathews asked if the length of stay was increased to 180 if it would still fit. Planning Supervisor Lister stated that the code provides a baseline for the length of 90 days per calendar year, after that you would have to wait a year before you get another 90 days.

MOTION: Commissioner Nevill moved to close public testimony on Case No. CU2025-0026, seconded by Commissioner Mathews Voice vote, motion carried.

Deliberation:
Commissioner Mathews suggested a change to condition 8a, to state five proposed rental units and changing the length of stay from 90 days to 180 days on condition no. 10.

Commissioner Nevill stated he was okay with most of the recommended conditions and suggested addition of verbiage that states any increase would require a modification to the conditional use permit.

Planning Supervisor Lister recommended 7A and 7B be removed because condition no. 1 takes care of it all. The development has to be compliant with federal, state, and county laws. When they come in for a building permit, if it's off a private road, the permit won't be issued until they've met every requirement for the road.

Commissioner Nevill agreed with the removal of 7A and 7B and the modification to condition no. 10 noted by Commissioner Matthews.

Commissioner Johnston wanted to make sure they aren't being more restrictive than they need to be. She referenced condition 2B and suggested a word change from "remove" to "relocate."

Planner Adams clarified if the Commission wanted to state within 90 days the applicant shall relocate the rental cabin that is located within the FEMA floodplain to a location outside of the floodplain. Acting Chairman Sheets stated that makes sense to him.

MOTION: Commissioner Mathews moved to **approve** Case No. CU2026-0026, with modifications to conditions as follows: Condition 2A to state no more than 36 RV's, two shops, a manufactured home, three car garage, five rental cabins, an RV dump station and two gazebos on site and any increase in the number of RV's or rental cabins shall require a modification to the conditional use permit. Change the wording from "remove" to "relocate" outside of the floodplain. Delete condition 7a and 7b. Change condition 8a to state five rental cabins. Condition 10, to state no person, party, or organization shall be permitted to camp more than 180 days within a calendar year. Seconded by Commissioner Nevill.

Discussion on the Motion:
None.

Roll call vote: 5 in favor, 0 opposed, motion passes.

Item 2C:
Case No. RZ2025-0004 – Slazas: The applicant, Kevin and Kimberly Slazas, requests to conditionally rezone approximately 7.83 acres, Parcel R33822102, from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone - Single Family Residential) zone. The request includes a development agreement limiting the future subdivision into no more than three (3) residential lots and prohibiting secondary dwellings on the two (2) lots that are proposed to be approximately 1.25 acres in size. The subject property is located at 7718 Elko Lane, Middleton, also referenced as Lot 3, Block 1 of Blue Heron Subdivision.

Acting Chairman Sheets affirmed the applicant to testify.

Kevin Slazas (Applicant) IN FAVOR –7718 Elko Ln., Middleton, ID 83644
Mr. Slazas stated they purchased their property in 2020. The approach to the property is through the Solitude Creek Subdivision. The lots within Solitude Creek range from a half-acre to roughly one acre in size. The property is currently irrigated with surface water. A portion of the property is in hay. When they purchased

the property, they brought in over and underground power. Mr. Slazas stated that they are requesting to parcel off a couple lots. They have spoken with Idaho Power, and they have determined there is enough power for two lots. Each lot would have a private well and septic system. They currently utilize propane. Mr. Slazas noted that there is a year around ditch that flows the length of their property on the south. There is a bridge that crosses over the canal. They have spoken with Middleton Mill Ditch Company and they don't have any problem with the usage of the road with the understanding that the ditch company would need access for clean-up. Mr. Slazas stated that as of February 25 the setbacks for wastewater has changed and they are fine as far as wastewater goes. They currently have eight water shares that would be assigned to new neighbors. A new pump would need to be put in to irrigate out of the canal.

Commissioner Nevill asked if a private road would be required. Planner Nelson stated it would have to be a private road up to the point where a shared driveway would extend to the two new lots. There is an existing private road through Solitude Creek Subdivision. A road user's maintenance agreement would be required as well. Commissioner Nevill asked the applicant to further explain the irrigation of the property. Mr. Slazas stated it is very convoluted, but they get their water through a pump, it goes through the neighbor's property, and it pumps to the far east of his property. From there it is piped underground to the subject property. It is flood irrigated through 12-inch gated pipe, which does not work well. Flood irrigation would not be adequate for the new lots. The proposal is to draw water out of the canal. The canal is 40 ft wide, and a pump would have to be used to get the water out. A pressurized irrigation system with a water user's maintenance agreement would be used.

Commissioner Mathews asked for clarification in regard to the easement for the two lots. Mr. Slazas stated there is a ditch on both sides of the canal. The irrigation district does not care how it is used so long as it is kept available. They did suggest that it not be paved as they do run heavy equipment on it.

Acting Chairman Sheets asked if there was anything documented in regard to the agreement with the irrigation district. Mr. Slazas stated that he thought the rezone needed to be approved first. Acting Chairman Sheets asked if the setbacks noted in testimony were Southwest District Health setbacks. Mr. Slazas stated they were. Acting Chairman Sheets noted that the only documentation in the packet was in regard to the possible use of an incinerator back in 2024. Mr. Slazas noted that the bridge was approved by the ditch company and fire district when it was built.

Principal Planner Karla Nelson reviewed the Staff Report for the record.

Commissioner Nevill stated he is concerned about access and asked Planner Nelson to clarify the colored map in their packet. Planner Nelson described the colored areas / access. She also noted that during the Preliminary Plat process access would have to be determined and shown along with the necessary agency approvals.

Acting Chairman Sheets asked about the setbacks with Southwest District Health. Planner Nelson stated a lot depends on the soil testing which has not been completed yet. This would determine if 100 ft would be enough or if it needed to be 200 ft. If 200 ft was required, they would not have enough room therefore an incinerator or easement would be used. The 200 ft would be from the bank of the canal. Acting Chairman Sheets stated he is concerned about the potential of heavy equipment on the bridge. Also, if the bridge was to go out there is not alternative access. Planning Supervisor noted the request is a rezone, and the plat would require the access to shown.

Acting Chairman Sheets affirmed the witnesses to testify.

Testimony:

Craig Lee – IN NEUTRAL– 189 W. Claire, Meridian, ID 83646

Mr. Lee stated he is the owner to the south of the site and was also the developer of Solitude Creek. He states that the density fits with the character and the nature of the area, however he does think that most of the issues will be down the road and conditions do matter. They looked at purchasing this property but were told by Southwest District Health that you cannot locate a septic system on the west side because the lot is deep enough to meet setbacks. Mr. Lee stated that they completed soils tests on the south, and you can't put them closer than 200 ft. They tried to get that changed this year and Southwest District Health wouldn't do it. If the property was developed on the east side, there would be enough room and there would be better access. Mr. Lee also noted that their view would not be blocked if the property was developed on the east side. He noted that the bridge crossing is more like a culvert.

Commissioner Nevill asked if both accesses onto the subject property go over the culvert crossing, and not an actual bridge. Mr. Lee stated that it was correct.

Kevin Slazas (Applicant) REBUTTAL –7718 Elko Ln., Middleton, ID 83644

Mr. Slazas stated that the culvert is fully engineered, and they've had fire trucks over it as well as full concrete trucks. He has no concern about the suitability of the structure.

Commissioner Johnston asked if an incinerator would be used if it doesn't meet septic requirements. Mr. Slazas stated that if they can't meet septic requirements, they won't go any further with the project. Commissioner Johnston asked if he would be willing to locate the development to the other side of the property. Mr. Slazas stated not at this time and that the idea was Mr. Lee's, not his.

Acting Chairman Sheets asked about the access to the bridge and asked for clarity. Mr. Slazas stated they have a shared road use agreement, and they share access equally over that road. If he needs to tighten it up legally, he can, but it has worked up to this point. Acting Chairman Sheets noted that the lot stops at the edge of the adjacent subdivision, then the bridge, and asked about the legal access to the bridge over the water. Mr. Slazas stated that he has an access agreement with Middleton Mill Irrigation. Planner Nelson stated there is an agreement allowing the construction of the bridge, but she did not see it to be an easement across the property. Planner Nelson stated that a condition could be added that detailed easement information be provided prior to the Board of County Commissioners' hearing.

Commissioner Werhanowicz asked staff if the deed defined Mr. Slazas as being the dominant easement holder. Planner Nelson stated that the deed describes a 30 ft. easement but her reading of the deed appears to put the easement on the eastern side of the parcel based on the Blue Heron Subdivision plat. Planner Nelson referenced the mention of having to widen the culvert bridge. The private road standards only require the road to be 20 ft. wide physically so the bridge itself wouldn't necessarily need to widen, but the easement needs to be 50 ft. wide.

MOTION: Commissioner Mathews moved to close public testimony on Case No. RZ2025-0004, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Mathews stated that before a recommendation is made to the Board, the question of proof of access hasn't been answered. He wished to table the case to obtain that information.

Commissioner Nevill said he is not opposed to tabling but noted a condition could be added that the information be provided prior to the Board's hearing.

Acting Chairman Sheets referenced Commissioner Mathews' comments and stated findings have to be made for the rezone that support their recommendation. He needs more information for this application in regard to setbacks for septic systems, legal access, or any potential alternative access. He also noted concerns about the plans to use the irrigation company's ditch road as a shared driveway.

Planning Supervisor Lister provided a potential date of June 4th.

MOTION: Commissioner Sheets moved to **table to a date certain of June 4th, 2026** for Case No. RZ2025-0004, to allow time for more information to get gathered in regard to legal access and Southwest District Health setbacks. Seconded by Commissioner Werhanowicz.

Discussion on the Motion:
None.

Roll call vote: 5 in favor, 0 opposed, motion passes.

Item 2D:
Case No. OR2023-0001 & CR2023-0004 – Lacy: The applicant requests a comprehensive plan map amendment for Parcel R38435011, approximately 6.4 acres, to change the future land use designation from "agriculture" to "rural residential" (OR2023-0001). The request includes a conditional rezone of the subject parcel from an "A" (Agricultural) zone to a "CR-R-R" (Conditional Rezone - Rural Residential) zone (CR20023-0004). The conditional rezone request includes a development agreement. The subject property is located at 18247 Goodson Road, Caldwell.

Planner Deb Root noted that the applicant's representative withdrew the Comprehensive Plan Amendment portion of the request and only the conditional rezone will be heard.

Acting Chairman Sheets affirmed the applicant to testify.

Tanya Orton– (Representative) IN FAVOR – 17338 Sunnydale Pl., Caldwell, ID 83607
Ms. Orton stated this property was originally part of a 28-acre parcel that has been split over the years. She proceeded to read the property history from the staff report. She noted that there has been a pattern of this area being divided through administrative splits or conditional rezones. The site is agricultural in the comprehensive plan, but the area is unique in that it is up on a knoll and there are no irrigation water rights to the properties. The subject property is located higher than the irrigation canals and is non-viable. They are only able to water enough of their property to grow their garden and the immediate area around their home. During the last conditional use or conditional rezone, two access points were created. One serves as the driveway to their home, and one serves as access to the parcel to the south. The applicants have a shop on the front corner of the parcel that will be an ADU. The proposed lots will be a size that will allow for well and septic and will also conform to the agricultural zone. 40 ft. along Goodson will be dedicated to the highway district during the platting stage. They are also creating a 28 ft. ingress/egress for a private road on the west side. Because of the constraints of the site, they will request a width variance of the private road.

Commissioner Nevill noted that staff is recommending denial, but provided conditions of approval should the Commission vote to approve. He asked if she had the opportunity to review those proposed conditions and if there were any issues with them. Ms. Orton stated they have been reviewed and asked if condition no. 6 could be reworded. The ingress/egress on the west side was originally created with the previous conditional rezone that easement was grandfathered at the 25 ft. The request would be to maintain that.

Acting Chairman Sheets asked why the Comprehensive Plan Map amendment was removed. Ms. Orton stated that staff was recommending denial of the Comprehensive Plan Map Amendment but not for the conditional rezone and they wanted to remove the barrier.

Principal Planner Deb Root reviewed the Staff Report for the record.

Commissioner Werhanowicz asked how far the shop would sit from the easement. Planner Root stated that the shop appears to be approximately 56 ft. from the property line.

Commissioner Matthews asked if the current owner of the property is the owner that developed the other sites from the original. Planner Root stated the current owner is the developer of the 12 acres. She is also the owner asking to develop the 6.43 acres.

Planning Supervisor Dan Lister noted that if non-conforming uses are expanded or extended, they have to meet today's requirements. This is expanding the use, so today's access requirements have to be met.

Testimony:

Tanya Orton–REBUTTAL – 17338 Sunnydale Pl., Caldwell, ID 83607

Ms. Orton stated that they would like to comply with the 28 ft. wide easement. They are also willing to work with the highway district to seek any variances and comply with any legal access needs there. This is a transitional area, and they believe that actually allowing the two acre lots will make it more productive as they will now have more water available to it from a domestic well (up to ½ acre). The well on site is currently shared, so an easement will be created for that. The test holes have been dug for the septic systems. Right now, there are two existing septic systems that have been approved through Southwest District Health. The applicant is working on completing the full approval for the change of occupancy in the living quarters in the shop.

Commissioner Nevill asked if the water was shared from the primary residence to the shop. Ms. Orton stated, yes. Commissioner Nevill referenced the proposed lot layout and pointed out that the water from the house which is in lot 3 has to cross property lines to get to the shop which is on lot 1. Ms. Orton stated that was correct, so that is why the easement would be critical to have in place. Commissioner Nevill also suggested a water user's maintenance agreement.

Planner Root suggested a condition that there be a shared well agreement put into place as well as an easement over the pipeline with sufficient area to maintain access and maintain the wellhead to the shop.

Ms. Orton wanted to ensure that they understood the road requirements/standards. Planning Supervisor Lister indicated that he would speak with the representative after the hearing.

MOTION: Commissioner Mathews moved to close public testimony on Case No. CR2023-0004 seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Mathews stated that the aerials appear to show a transitional property separating residential sites from larger agricultural properties. He noted a concern about rezoning this parcel to residential may encourage further rezones westward. He is in favor of denial.

Commissioner Nevill agreed with Commissioner Matthews and stated he is also not in favor. He stated that it is zoned for agriculture, and it should be kept as agriculture.

Commissioner Johnston stated she does not necessarily believe that this property could ever be in agriculture due to lack of water and the location being on a hill. She stated that they can't farm it, and they should be allowed to do something else with it.

Acting Chairman Sheets stated that the proposal is not in line with the Comprehensive Plan. The proposed zone is not more appropriate than the current zone. There are opportunities for non-irrigated land to be used for agricultural purposes. If that were the case every acre of land in sagebrush would be designated as residential. He understands the reason for the request, but it is not in the plan. It is not within the plan to continue residential growth in this area. He also noted that the rezone is not compatible with the surrounding land uses and would negatively affect the character of the area by continuing residential sprawl in agriculture areas.

MOTION: Commissioner Nevill moved to **recommend denial** to the Board of County Commissioners, for Case No. CR2023-0004, finding that the proposed use is not consistent with the comprehensive plan. Criteria no. 2, that the use is not more appropriate. Criteria no. 3, that the proposed use is not compatible. Criteria no. 4, that the proposed use will negatively affect the character of the area. Seconded by Commissioner Mathews.

Discussion on the Motion:
Commissioner Mathews added that the subject property is a transition between more dense residential properties and large parcels of land to the west. It should remain a transition zone as rezoning to residential would result in the rezoned properties serving as justification to rezone existing ag properties to the west.

Commissioner Nevill agreed with the added justification provided by Commissioner Matthews.

Roll call vote: 4 in favor, 1 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:
Planning Supervisor Lister stated that there are applications for filling Commissioner Dorsey's seat, and they are being reviewed.

Commissioner Nevill stated that he will not be in attendance at the second hearing in May and the first hearing in June.

4. ADJOURNMENT:

MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Werhanowicz. Voice vote, motion carried. Hearing adjourned at 11:05 P.M.

An audio recording is on file in the Development Services Departments' office.

Approved this 18th day of June, 2026

Robert Sturgill, Chairman

ATTEST

Jennifer Almeida, Office Manager

EXHIBIT 3

Staff Report Packet Dated: April 16, 2026

Board of Canyon County Commissioners

Case # RZ2025-0005

Hearing Date: July 30, 2026

Planning and Zoning Commission
Hearing Date: April 16, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: **RZ2025-0005**

APPLICANT/PROPERTY OWNER: **Shelley Whiting**

APPLICATION: **Zoning Map Amendment (RZ2025-0005) to "CR-R-1" (CR-Single-Family Residential)**

LOCATION: **74 N Pit Lane, Nampa ID 83687 also referenced as Parcel R27949, a portion of the SE quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.**

PLANNER: **Emily Bunn, Principal Planner**

STAFF RECOMMENDATION: **Approval**

REQUEST:
The applicant, Shelley Whiting, is requesting a rezone of approximately 3.17 acres (Parcel R27949) from the Agricultural "A" zone to the Single-Family Residential "R-1" zone The subject property is located at 74 N Pit Ln, Nampa, ID 83687, also referenced as Parcel R27949, a portion of the Southeast quarter in Section 19, T3N, R1W, BM, Canyon County, Idaho.

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

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

BACKGROUND:
Parcel R27949 is an original parcel with approximately 3.17 acres per Canyon County's Plat Maps and Deed with Instrument No. 8608146 per PI2024-0023. Currently, Parcel R27949 is zoned Rural Residential (R-R) which has an average minimum lot size of 2-acres, so currently the parcel cannot be divided via the administrative land division process due to lot size constraints.

The property currently has a single-family residence that was built in 2008 and several accessory structures built between 2007-2014 per Canyon County's Assessor's Office Appraisal records. In September of 2025, the applicant applied for a secondary residence to be placed on the parcel (BP2025-0782). As of March 2025, the secondary residence has not been built, but the applicant intends to divide it off if approved for this rezone (**Exhibits A2 and A3**).

The property appears it may have a home business or staging area/contractor shop on the property for a window business. No land division can be pulled on the property until the business operations are in compliance with CCCO Chapter 7.

HEARING CRITERIA:

Table 1. Zoning Map Amendment Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-06-05(1): The commission shall review the particular facts and circumstances of each proposed zoning amendment and make a recommendation regarding the same to the board. The presiding party shall make its review in terms of the following standards and shall find adequate evidence regarding the following criteria when evaluating the proposed zoning district boundary amendment:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**A**	**Is the proposed zone change generally consistent with the comprehensive plan?**
Analysis	The proposed zone change is generally consistent with the 2030 Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the parcel as "residential" (**Exhibit B2.9**). "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity." (Page 25, 2030 Comprehensive Plan). The parcel is within City of Nampa's Area of Impact. The City of Nampa's comment letter states, "The proposed rezone to R-1 is appropriate for the location. The proposed subdivision is slightly out of compliance with Nampa's density limitations for the Low-Density Residential designation… [as the] minimum density for Low Density Residential designation is 1 dwelling unit per acre" (**Exhibit D3**). Although the comment letter states the property is slightly out of density with the City of Nampa's density requirements, it appears that the proposed parcels would be at least 1-acre in size, which would match City of Nampa's Comprehensive Plan. The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • **Property Rights G1.01.00**: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • **Property Rights P1.01.01**: "No person shall be deprived of private property without due process of law." • **Property Rights P1.1.03**: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • **Population P2.01.01**: "Plan for anticipated population and households that the community can support with adequate services and amenities." • **Population G2.02.00***:* "Promote housing, business, and service types needed to meet the demand of the future existing population." • **Land Use and Community Design P4.04.04**: "Maintain a balance between residential growth and agriculture that protects the rural character." • **Land Use and Community Design P4.01.02**: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights." • **Land Use and Community Design G4.03.00:** "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. " • **Land Use and Community Design P4.03.02**: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns." • **Land Use and Community Design G4.04.00**: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character."	

<table>
<tr><td></td><td colspan="2">

<u>Land Use and Community Design P4.07.01</u>: “Plan land uses that are compatible with the surrounding community.”
<u>Housing G11.1.00</u>: “Encourage opportunities for a diversity of housing choices in the County.”
<u>Housing G11.02.00:</u> “Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources.”

</td></tr>
<tr><td>Criteria Met?
Yes</td><td>B</td><td>When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?</td></tr>
<tr><td>Analysis</td><td colspan="2">
In consideration of the surrounding land uses, the proposed zone change to Single Family Residential (R-1) is as appropriate as the current zoning designation of Rural Residential (R-R).

The surrounding area primarily contains residential uses. To the north, south, east and west of the subject property, there are residential subdivisions and parcels with varying acreage sizes (Exhibits B2.1, B2.6, and B2.11). There are 52 subdivisions in the area within 1-mile of the subject property and the average and median lot sizes for parcels within 600 feet of the subject property are 1.42 and 1.03 acres, respectively. If the parcel is divided into three (3) parcels, this would result in an average parcel acreage size of 1.06 acres, which is within approximately 0.36 acres of the average lot size and 0.03 of the median lot size of this area (Exhibits A2, A3, and B.6). The subject property is contained within TAZ (Traffic Analysis Zone) “2431.” As shown on Exhibit B2.8 of the staff report, the data for the TAZ zone that contains the subject property forecasts an increase in 17 households by the year 2050, demonstrating that this is an area expected to receive residential growth. There are some agricultural uses in the area, but these are found further east, northeast, and south and not found in the immediate vicinity of the subject property, so impacts to agricultural uses in the area are anticipated.

The City of Nampa’s limits are found west, northwest, and southwest of the subject property, with the closest city limit being 0.3 miles to the west. The development within city limits nearby is a mix of commercial (such as the Gateway Center), industrial (mainly found around the Nampa Municipal Airport), and residential mixed throughout. No incompatibilities are anticipated with the city industrial and commercial development nearby due to the distance between the subject property and those developments (0.3 miles or more away).

Pursuant to Canyon County ordinance CCCO §07-10-25(2), the purpose of the “R-1” zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.

Adjacent Existing Conditions Within 1-Mile of the Subject Property:
<table>
<tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr>
<tr><td>N</td><td>Residential Uses</td><td>R-R</td><td>R-1, City Limits</td></tr>
<tr><td>S</td><td>Residential Uses with some Agricultural Uses</td><td>R-R</td><td>A</td></tr>
<tr><td>E</td><td>Residential Uses with some Agricultural Uses</td><td>R-R</td><td>CR-R-1, A</td></tr>
<tr><td>W</td><td>Residential Uses and some Commercial and Industrial Uses in City Limits</td><td>R-R</td><td>City Limits</td></tr>
</table>
“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)

Land Use Cases Within 1-Mile of the Subject Property in the last 5-Years:

SD2020-0012 – Short Plat with 1 lot (Barnes) – Approved
CU2025-0002 – Staging Area and Contractor Shop (Bighorn Traffic Services) – Denied
CR2023-0005 – Rezone from R-R to C-1 (Bowery) – Denied
RZ2020-0018 – Rezone from A to R-R (Brujin)

</td></tr>
</table>

	5. RZ2022-0008 – Rezone from A to CR-R1 (Carlton) – Approved 6. SD2018-0013 –Preliminary Plat with 7 lots (DTH)– Approved 7. CR2022-0013 – Rezone from R-R to CR-R1 (Guzman) – Approved 8. SD2019-0030 – Short Plat with 3 lots (Ryslanshik Subdivision) Approved 9. PH2016-51-APL – Temporary Quasi-Public Religious Related Events – Approved 10. SD2019-0053 – Preliminary Plat with 15 lots (Weatherby Estates) – Approved The land use cases approved in the last 5 years demonstrate the area is trending towards having more residential uses.	
Criteria Met? **Yes**	**C**	**Is the proposed zoning map amendment compatible with surrounding land uses?**
Analysis	The proposed rezone from R-R to R-1 is compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. Per the applicant's letter of intent, the proposed rezone is intended to facilitate the development of three (3) residential parcels with an average parcel size of 1.06 acres (**Exhibit A2**). These proposed parcels are within 0.36 acres of the average lot size and 0.03 of the median lot size of this area. Adding two to three (2-3) residential lots is consistent with the size of the parcels in the area and is consistent than many of the lots within subdivisions in this area (1.09-acre average lot size). The proposed development is anticipated to match the residential uses and characteristics of this area (**Exhibits B2.1, B2.3, B2.6, and B2.11**). The parcel is in the Area of City Impact of the City of Nampa, and their Future Land Use Map designation for the subject property is "Low Density Residential" (minimum density is 1 dwelling per acre) (**Exhibit D3**)." Although the comment letter states the property is slightly out of density with the City of Nampa's density requirements, it appears that the proposed parcels would be at least 1-acre in size, which would match City of Nampa's Comprehensive Plan	
Criteria Met? **Yes**	**D**	**Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The surrounding area primarily contains residential uses. To the north, south, east and west of the subject property, there are residential subdivisions and parcels with varying acreage sizes. The acreage sizes in this area vary between less than 0.5 acres to 1-3 acres to 5-acres in size and over. There are some agricultural uses in the area, but these are found further east, northeast, and south and not found in the immediate vicinity of the subject property. The City of Nampa's limits are found west, northwest, and southwest of the subject property, with the closest city limit being 0.3 miles to the west. The nearby annexed properties are a mix of commercial (such as the Gateway Center), industrial (mainly found around the Nampa Airport), and residential mixed throughout (**Exhibits B2.1, B2.3, B2.6, and B2.11**). With the area primarily being residential in nature, it is anticipated that the proposed development will not negatively affect the area. The parcel is in the City of Nampa's Area of City Impact, and the City's Comprehensive Plan for 2040 designates the parcel as "Low Density Residential" (**Exhibit D3**). **The following measures will be implemented to mitigate the impact**	

	Although this is not a conditional rezone, the applicant will be likely be limited to two-to-three (2-3) lots due to the required separation distances between septic tanks, wells, and drain fields (**Exhibits D2, D2.1, and D2.2**).	
Criteria Met?	**E**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?**
Yes		
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, sewer will be provided with individual septic systems for the proposed lots (**Exhibit A4**). Per Southwest District Health, the subject property is located within a Nitrate Priority area, but a Nutrient-Pathogen study is not required since the subdivision would result in fewer than five (5) lots and the County is not requiring a subdivision process at this time. Southwest District Health stated that a site evaluation was done in March of 2024 for one of the proposed 1-acre parcels, but the proposed area for the septic system did not appear to meet IDAPA 58.01.03 due to the proximity to a neighboring well (it was measured about 75-feet from the well, when it should be 100-feet) (**Exhibits D2 and D2.1**). Although the initial site evaluation showed the proposed system too close to a well, it has appeared that the applicant has found a different area to place a septic tank and drain field for the proposed secondary residence (**Exhibit D2.2**). For any potential future residences, preliminary approval from Southwest District Health is required to be submitted with a building permit application, so any future separation distance concerns will be addressed prior to building permit submittal. **Water:** Per the applicant's land use worksheet, individual domestic wells are planned for the additional lots (**Exhibit A4).** Notice was given to the Idaho Department of Water Resources, but no comments were received. Individual wells are anticipated to adequately provide services to the potential two (2) residential dwellings (or five (5) residential dwellings if secondary residences are added to each future proposed lot). Future development shall comply with IDWR standards. **Drainage:** Drainage appears to not be affected by this application, as stormwater is retained on site (**Exhibit A4**). **Irrigation:** Per the applicant's land use worksheet, surface water is currently provided via gravity irrigation (**Exhibit A4**). The applicant's site plan shows the existing irrigation path and the proposed areas future owners can access the irrigation water (**Exhibits A3**). The parcel is served by Boise Project Board of Control/Nampa-Meridian Irrigation District (NMID). NMID sent a comment letter on March 16, 2026, which stated NMID "…has no comment on the above-referenced application as no facilities are impacted. All private laterals and waste ways must be protected. All municipal surface drainage must be retained on site. If any surface drainage leaves the site, NMID will need to review the drainage plans. The developer must comply with Idaho Code 31-3805 (**Exhibit D10**). **Utility:** Idaho Power Company sent a comment letter on March 13, 2026 which states, "There is an old Idaho Power easement that crosses the subject property…I would recommend the applicant pursue a relinquishment of this easement… as we no longer have any facilities within the easement nor any plans to install any in the future" (**Exhibits D9 and D9.1**). Idaho Power did not have any other concerns. Utility agencies, including Intermountain Gas, CenturyLink, and Ziply, were notified of the application on October 20, 2025 and March 12, 2026. No agency comments were provided by those services at the time	

	the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**F**	**Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the zoning map amendment and it will exist at the time of development. The subject property currently accesses off of Pit Lane (a public road). Nampa Highway District No. 1 (NHD#1) states Pit Lane is classified as a Rural Local Road. At the time of an administrative land division application, Nampa Highway District requires the applicant to turn in a Lot Split Application with the associated fees (at this time, a subdivision plat will not be required to divide the property, so no subdivision plat will be turned in to NHD#1 as stated in their letter) (**Exhibits D1 and D1.1**). A private road will need to be created prior to building permit issuance for the 3rd house of the current driveway, as three (3) more houses trigger private road requirements per CCCO §07-10-03.	
Criteria Met? **Yes**	**G**	**Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?**
Analysis	The proposed zoning amendment will not require public street improvements in order to provide adequate access to and from the subject property and to minimize undue interference with existing or future traffic patterns created by the proposed development. Nampa Highway District No. 1 does not require any public street improvements at this time and does not have any concerns over traffic patterns (**Exhibits D1 and D1.1**). An access permit is required to be submitted with any future residential building permits and will outline whether public street improvements (such as a paved apron will be required or not). Idaho Transportation Department found the application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concern (**Exhibit D5**). With the applicant proposing three (3) parcels total, which would add a maximum of two (2) single-family residences to the adjacent driveway (or five (5) single-family residences if secondary residences are added), it does not appear that mitigation of traffic needs to occur at this time.	
Criteria Met? **Yes**	**H**	**Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities including, but not limited to schools, police, fire and emergency medical services. **Schools:** Parcel R27949 is serviced by the Nampa School District. It is not anticipated that any impacts or accommodations will be needed, as two additional parcels are requested. Agency comments were sent out on October 20, 2025 and March 12, 2026, and no comments were received by the school district. **Police:** Parcel R27949 is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on October 20, 2025 and March 12, 2026, and no comments were received by the Sheriff's Office.	

	Fire Protection: Parcel R27949 is under the jurisdiction of the Nampa Fire Protection District (NFPD). A comment letter was received from NFPD on November 16, 2025, which outlined fire code requirements and conditions of approval that must be met for the development. NFPD also stated in their comment letter that the project is located approximately .8 miles from Nampa Fire Station 5 with an approximate response time of 3 minutes (**Exhibit D7**). **Emergency Medical Services:** Canyon County Paramedics sent estimate response times for the three (3) closest stations – Station M44 has a 6.18 minute estimated response time, Station M42 has a 8.83-minute estimated response time, and Station M41 has a 10.54 minute estimated response time (**Exhibit D11**).

Table 2. Area of City Impact

CCCO 09-11-03(2): Purpose: The purpose of these provisions is to promote the public health, safety, general welfare, peace, good order, comfort, and convenience of Canyon County and the inhabitants thereof by establishing regulations for the Nampa area of city impact, and further, to:

A. Facilitate Legal Duties or Parties: To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and

B. Processing of Land Use and Land Division Applications: To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments, and subdivision plats and land division within the Nampa area of city impact in accordance with Idaho Code section 67-6526; and

C. Economical and Compatible Infrastructure: To identify an urban fringe in the unincorporated area surrounding the city, within which there is potential for development or changes in land use that must be planned. designed and constructed in an orderly manner compatible with the city of Nampa for the city of Nampa to assure timely and/or economical provision of public services, such as: water supply, sewage and storm water collection and treatment, public safety services, airport, parks, and other community service facilities.

D. Compatible Land Use and Roads: To promote land use compatibility, maintain consistent and continuous street alignment, and support traffic flow objectives

County Ordinance and Review

Criteria Met?	Code Section	Criteria
Yes	**09-11-25**	**APPLICATION PROCEDURES**: The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County, including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article. • 09-11-17(3): *All proposals…shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter, and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such*

		recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.
Analysis	**Area of City Impact:** The parcel is within City of Nampa's Area of Impact. The City of Nampa's comment letter states, "The proposed rezone to R-1 is appropriate for the location. The proposed subdivision is slightly out of compliance with Nampa's density limitations for the Low-Density Residential designation… [as the] minimum density for Low Density Residential designation is 1 dwelling unit per acre" (**Exhibit D3**). Although the comment letter states the property is slightly out of density with the City of Nampa's density requirements, it appears that the proposed parcels would be at least 1-acre in size, which would match City of Nampa's Comprehensive Plan.	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on October 20, 2025. Property owners within 300 feet of the subject property boundaries were notified on March 12, 2026. Full political notice was completed on March 12, 2026. A newspaper notice was published on March 17, 2026. The subject property was posted with a notice on March 16, 2026.

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

AGENCY COMMENTS

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

PUBLIC COMMENTS

Staff did not receive public comments for this case.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed zoning amendment is compliant with Canyon County Ordinance 07-06-05. A full analysis is detailed within the staff report.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve RZ2025-0005, Whiting, finding the application **does** meet the criteria for approval under Article 07-06-05 of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny RZ2025-0005, Whiting, finding the application **does not** meet the criteria for approval under 07-06-05 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue RZ2025-0005, Whiting, to a [*date certain or uncertain*]

EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Master Application
   2. Letter of Intent
   3. Proposed Site Plan
   4. Land Use Worksheet
   5. Neighborhood Meeting Sign-In Sheet
   6. Agency Acknowledgement
   7. Deed with Instrument No. 8608146

8. Deed with Instrument No. 2021-019060
9. Applicant Presentation for Planning and Zoning Commission Hearing

B. Supplemental Documents

1. Parcel Information Report
2. Cases Maps/Reports
   - 2.1. Small Air Ortho (1-Mile) Map
   - 2.2. Small Vicinity Map
   - 2.3. Zoning and Classification Map
   - 2.4. Dairy, Feedlot and Gravel Pit Map
   - 2.5. Soil and Prime Farmlands Map with Report
   - 2.6. Subdivision Map and Report
   - 2.7. Nitrate Priority Wells Map
   - 2.8. TAZ Households Map
   - 2.9. Canyon County 2030 Future Land Use Map
   - 2.10. City of Nampa Future Land Use Map
   - 2.11. Lot Classification Map
   - 2.12. Case Map (1-Mile) and Summary Report
   - 2.13. Slope Percent Map
   - 2.14. Contour Map
3. 1979 Zoning Map

C. Site Visit Photos: April 6, 2026

D. Agency Comments Received by: April 6, 2026

1. Nampa Highway District No. 1; Received: October 20, 2025
   - 1.1. Nampa Highway District No. 1 Email Correspondence; Received: October 20, 2025
2. Southwest District Health; Received October 20, 2026
   - 2.1. Southwest District Health Pre-Development Notes; Dated: July 22, 2025
   - 2.2. Southwest District Health Email Correspondence and Plot Plan; Received March 10, 2026
3. City of Nampa; Received October 20, 2025
4. Canyon County Code Enforcement; Received: October 21, 2025
5. Idaho Transportation Department; Received October 22, 2025
6. Idaho Department of Transportation Department; Received October 27, 2025
7. Nampa Fire Protection District; Received November 16, 2025
8. Idaho Department of Water Resources (Floodplain); Received March 12, 2026
9. Idaho Power Company; Received March 13, 2026
   - 9.1. Idaho Power Company Easement; Received March 13, 2026
10. Nampa-Meridian Irrigation District (NMID); Received March 16, 2026
11. Canyon County Paramedics; Received March 18, 2026

E. Public Comments Received by: April 6, 2026

1. Growing Together LLC; Received: January 29, 2026

F. Draft FCOS

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# RZ2025-0005

Hearing Date: April 16th, 2026

Exhibit A1

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME: Shelley Whiting
	MAILING ADDRESS: 74 N Pit Ln. Nampa
	PHONE: [redacted] EMAIL: [redacted]

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

Signature: Shelley Whiting Date: 8-12-25

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 74 N Pit Ln.
	PARCEL #: R27949 LOT SIZE/AREA: 3.17
	LOT: 23+24 BLOCK: SUBDIVISION:
	QUARTER: SECTION: 19 TOWNSHIP: N RANGE: 1 W
	ZONING DISTRICT: FLOODZONE (YES/NO):

HEARING LEVEL APPS

_____CONDITIONAL USE _____COMP PLAN AMENDMENT _____CONDITIONAL REZONE

X ZONING AMENDMENT (REZONE) _____DEV. AGREEMENT MODIFICATION _____VARIANCE > 33%

_____MINOR REPLAT _____VACATION _____APPEAL

_____SHORT PLAT SUBDIVISION _____PRELIMINARY PLAT SUBDIVISION _____FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS

_____ADMINISTRATIVE LAND DIVISION _____EASEMENT REDUCTION _____SIGN PERMIT

_____PROPERTY BOUNDARY ADJUSTMENT _____HOME BUSINESS _____VARIANCE 33% >

_____PRIVATE ROAD NAME _____TEMPORARY USE _____DAY CARE

_____OTHER _____

CASE NUMBER: R27025-0005 DATE RECEIVED: 08/12/2025

RECEIVED BY: LO APPLICATION FEE: $1900 (CK) MO CC CASH

1250
600
50

Revised 1/3/21

Exhibit A2

Shelley Whiting

74 N. Pit Ln.

Nampa, ID 83687

[redacted]

8-11-25

Subject: Letter of Intent-Zoning Map Amendment from RR to R1

Dear Planning and Zoning Commission,

I am writing to formally request a zoning map amendment for my property at 74 N. Pit Ln Parcel #R27949, which is currently zoned RR (Rural Residential). I am proposing to rezone the parcel to R-! (Single family Residential) to allow for the subdividing of my 3.17 acres. I'm requesting approval to subdivide this parcel into three sperate lots as follows:

Lot 1: Approximately 1.00 Acre

Lot 2: Approximately 1.17 Acre to contain the existing residence and barn

Lot 3: Approximately 1.00 Acre

The intended use of the property will remain owner occupied residential. The rezone and split is for future opportunity to sell.

There will be no increase in traffic or commercial activity, and the use will remain consistent with surrounding residential character. I am committed to ensuring that any and all changes will meet all applicable building codes, setback, and aesthetic standards as required by the county. Included, is a map showing the split layout, the irrigation distribution plan, and proposed easement.

I appreciate your consideration of this request and am happy to provide any additional documentation or answer questions during the review process.

Sincerely,

Shelley Whiting

Exhibit A3

= Rough Property Lines

= Proposed Easement



= Existing Irrigation Path

= Proposed Irrigation Access

Exhibit A4

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☒ How many Individual Domestic Wells are proposed? 1

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**

☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

☐ Pressurized ☒ Gravity

5. **ACCESS:**

☐ Frontage ☒ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**

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

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

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

☐ Other: _____

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

ditches

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED**:

☐ Residential 2 ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☒ Water supply source: Well

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

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE**: _____

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? _____ ☐ No

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

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

What type of sign: _____Wall _____ Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

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

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

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

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

   ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

   ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

   ☐ Other: _____

Exhibit A5

Notice of Neighborhood Meeting
Rezone from RR to R1
Pre-application requirement for a Public Hearing

Date:

Dear Neighbor,

We are in the process of submitting an application for a Rezone from RR to R1 to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Rezone is applied.

The Neighborhood Meeting details are as Follows:

Date: 07-18-2025
Time: 6:00 PM
Location: 74 N. Pit Ln. Nampa, Id 83687
Property Description: Residence at 74 N. Pit Ln. Outside in the back yard.

The project is summarized below:

Site Location: 74 N. Pit Ln. Nampa, Id 83687
Proposed Access: Existing lane off Pit Ln.
Total Acreage: 3.17
Proposed Lots: 2

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do **not** call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me ([redacted]

Sincerely,

Shelley Whiting

NEIGHBORHOOD MEETING SIGN-UP

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

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 74 N. Pit Ln.	Parcel Number: R27949 [redacted]		
City: Nampa, [redacted]	State: ID	ZIP Code: 83687	
Notices Mailed Date:	Number of Acres: 3.15	Current Zoning: RR	

Description of the Request: Change of Zoning from RR to R1 for future Split

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Shelley Whiting		
Company Name:		
Current address: 74 N. Pit Ln.		
City: Nampa	State: ID	ZIP Code: 83687
Phone: 208-283-0490	Cell:	Fax:
Email: SWDevelopment24@Gmail.com		

MEETING INFORMATION

DATE OF MEETING: 7-18-25	MEETING LOCATION: 74 N. Pit Ln. Nampa
MEETING START TIME: 6:00 pm	MEETING END TIME: 7:00 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS:
1. Joe H. Smith		5400 E. High Country Ln Nampa
2. Shelly Smith		5400 E High Country Nampa
3. Robert Keaton		5620 IVE LN NAMPA
4. Jerry York		72 W. Pit Lane
5. Amy Bell		65 N Pit Ln
6.		
7.		
8.		
9.		

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print): Shelley Whiting

APPLICANT/REPRESENTATIVE (Signature): Shelley Whiting

DATE: 7/18/25

Exhibit A6

AGENCY ACKNOWLEDGMENT

Date:

Applicant:

Parcel Number:

Site Address:

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: _____ Signed: _____

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

Fire District: District: _____

☑ Applicant submitted/met for informal review.

Date: July 1, 2025 Signed: _____

Condition - Approved access on projection completion

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: 7-1-25 Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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: 07/10/2025 Signed: _____

Authorized ACI Representat
(This signature does not guarantee project or p

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE D

Doug from City of Nampa signed this via email. Please see other page for remainder.

AGENCY ACKNOWLEDGMENT

Date:

Applicant:

Parcel Number:

Site Address:

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: 07/22/2025 Signed: Anthony Lee

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

Fire District: District:

☑ Applicant submitted/met for informal review.

Date: July 1, 2025 Signed:

Condition - Approved access on projection completion

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: 7-1-25 Signed:

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

Irrigation District: District: Nampa & Meridian

☑ Applicant submitted/met for informal review.

Date: 7/21/25 Signed: Paul Huddleston

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

Area of City Impact City:

☐ Applicant submitted/met for informal review.

Date: Signed:

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

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

Nampa & Meridian Irrigation District

1503 First Street South
Nampa, ID 83651-4395

Website: nmid.org

Office: (208) 466-7861
Shop: (208) 466-0663

July 21, 2025

Shelley Whiting
74 N Pit Ln
Nampa, ID 83687

RE: Property Split at 74 N Pit Ln

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted.

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

Please feel free to contact me with any further questions.

Sincerely,

Paul Huddlestun
Asst. Water Superintendent
Nampa & Meridian Irrigation District
PH/ eol

Cc:
Office/ file

Exhibit A7

INSTRUMENT NO.

8608146

WARRANTY DEED

For Value Received SHERRY L. DENNEY a married woman dealing with her sole and separate property, of Boise, County of Ada, State of Idaho,

the grantor , does hereby grant, bargain, sell and convey unto IRVIN L. WREN and VELMA E. WREN, husband and wife, of 1108 3rd Avenue North, Nampa, Canyon County, State of Idaho,
the grantees , the following described premises, situated in Canyon County, State of Idaho, to-wit:

This parcel is a portion of Lots 23 and 24 of Wilson Orchard Tracts as of record as Instrument No. 80705 in the Office of the Recorder of Canyon County, Idaho, and is situated in the NW1/4 SE1/4 of Section 19, Township 3 North, Range 1 West of the Boise Meridian and is more particularly described as follows:

COMMENCING at the Southwest corner of said NW1/4 SE1/4;
Thence North along the West boundary of said NW1/4 SE1/4, a distance of 661.35 feet;
Thence North 89°39'20" East, along the North boundary of said NW1/4 SE1/4, a distance of 25.00 feet to the Northwest corner of said Lot 24 which point is also the TRUE POINT OF BEGINNING;
Thence North 89°39'20" East along the North boundaries of Lots 23 and 24, a distance of 1021.79 feet (formerly East, a distance of 1021.82 feet);
Thence South 0°01'20" East along a line parallel with the East boundary of said Lot 23, a distance of 134.44 feet;
Thence South 89°39'30" West along a line parallel with the North boundaries of said Lots 23 and 24, a distance of 1021.85 feet to a point on the West boundary of said Lot 24;
Thence North along the West boundary of said Lot 24, a distance of 134.44 feet (formerly 135.13 feet) to the TRUE POINT OF BEGINNING.
This parcel is subject to all easements and right-of-ways existing or of record.
This parcel contains 3.15 acres.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees their heirs and assigns forever. And the said Grantors do es hereby covenant to and with the said Grantees , that she is the owner in fee simple of said premises; that said premises are free from all incumbrances

and that she will warrant and defend the same from all lawful claims whatsoever.

Dated: July 9, 1977

Sherry L. Denney
SHERRY L. DENNEY

STATE OF IDAHO, COUNTY OF

On this 9th day of July, 1977, before me, a notary public in and for said State, personally appeared SHERRY L. DENNEY a married woman dealing with her sole and separate property

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

PAUL A. BUCCI NOTARY PUBLIC STATE OF IDAHO

Paul A. Bucci
Notary Public.
Residing at Homedale, Idaho

8608146

RECORDED

'86 APR 10 AM 9 50

BILL A. STAKER
CANYON CO. RECORDER
BY A. Knowles

REQUEST Velma Wren
TYPE Deed FEE 4.00

UNOFFICIAL COPY

Exhibit A8

2021-019060
RECORDED
03/16/2021 03:41 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DLSTEPHENS $15.00
TYPE: DEED
PIONEER TITLE COMPANY OF ADA
ELECTRONICALLY RECORDED

QUITCLAIM DEED

FOR VALUE RECEIVED, Erin Whiting, Grantor, does hereby convey, release, remise and forever quitclaim unto Shelley Whiting, whose address is 74 N. Pit Ln. Nampa, Idaho 83687, the following described premises, to-wit:

See Exhibit "A".

Together with the appurtenances, this property is located in Canyon County, also known as 74 N. Pit Ln. Nampa, Idaho 83687.

This deed is intended to convey to the Grantee all right, title and interest of the Grantor in and to said property, now owned or hereafter acquired.

Dated this 22nd day of February, 2021.

Erin Whiting

STATE OF IDAHO)
): ss.
County of Ada)

On this 22 day of February, 2021 before me, the undersigned, a Notary Public in and for said state, personally appeared Erin Whiting, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

W Medel

NOTARY PUBLIC FOR IDAHO
Residing at Canyon Co, Idaho
Commission Expires: 1/14/22
Commission No.: 55419

W. MEDEL NOTARY PUBLIC MY COMMISSION EXPIRES 1-14-2022 STATE OF IDAHO COMMISSION NUMBER 55419

UNOFFICIAL COPY

EXHIBIT "A"

PROPERTY DESCRIPTION

This parcel is a portion of Lots 23 and 24 of Wilson Orchard Tracts as of record as Instrument No. 80705 in the Office of the Recorder of Canyon County, Idaho, and is situated in the Northwest Quarter of the Southeast Quarter of Section 19, Township 3 North, Range 1 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence
North along the West boundary of said Northwest Quarter of the Southeast Quarter, a distance of 661.35 feet; thence
North 89°39'20" East, along the North boundary of said Northwest Quarter of the Southeast Quarter a distance of 25.00 feet to the Northwest corner of said Lot 24 which point is also the TRUE POINT OF BEGINNING; thence
North 89°39'20" East along the North boundaries of Lots 23 and 24, a distance of 1021.79 feet (formerly East, a distance of 1021.82 feet); thence
South 0°01'20" East along a line parallel with the East boundary of said Lot 23, a distance of 134.44 feet; thence
South 89°39'30" West along a line parallel with the North boundaries of said Lots 23 and 24, a distance of 1021.85 feet to a point on the West boundary of said Lot 24; thence
North along the West boundary of said Lot 24, a distance of 134.44 feet (formerly 135.13 feet) to the TRUE POINT OF BEGINNING.

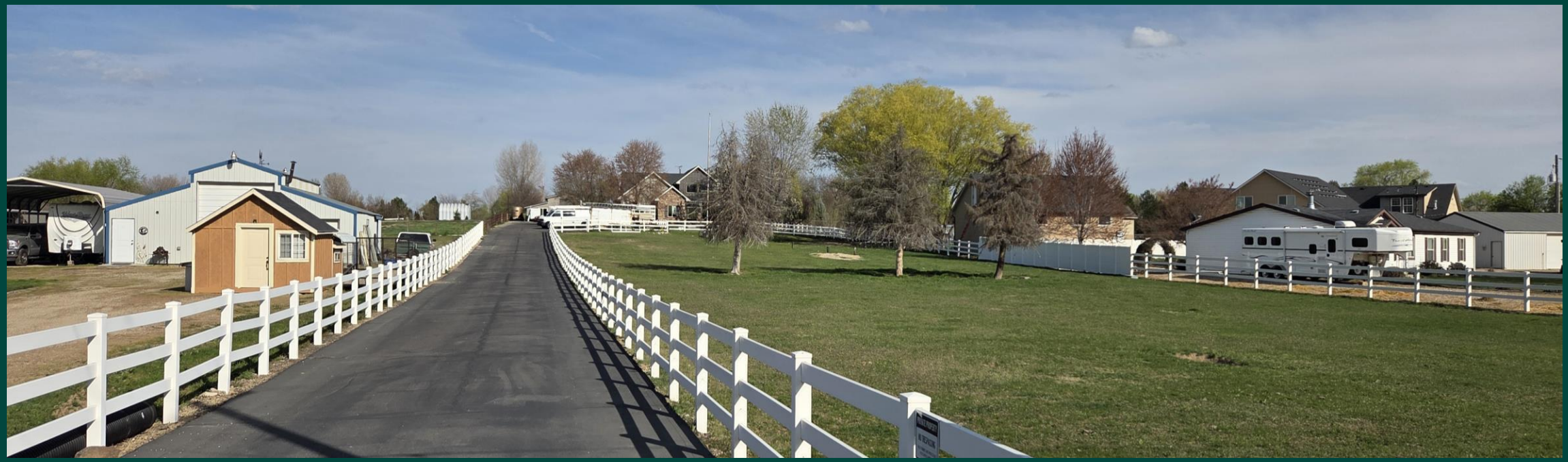
(End of Exibit "A")

UNOFFICIAL COPY

(C0512366.PFD/C0512366/37)

UNOFFICIAL COPY

Exhibit A9

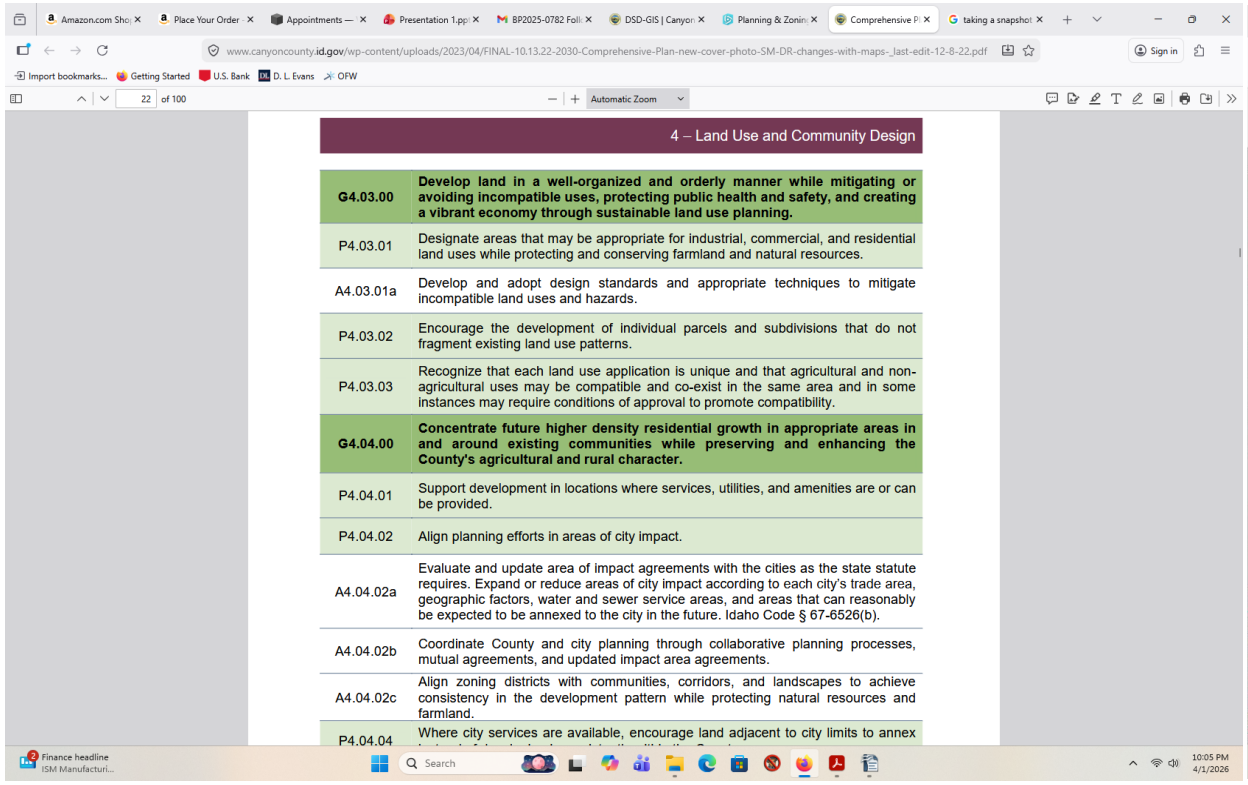


74 N. Pit Ln. Nampa Re-Zone Request

Property Information:

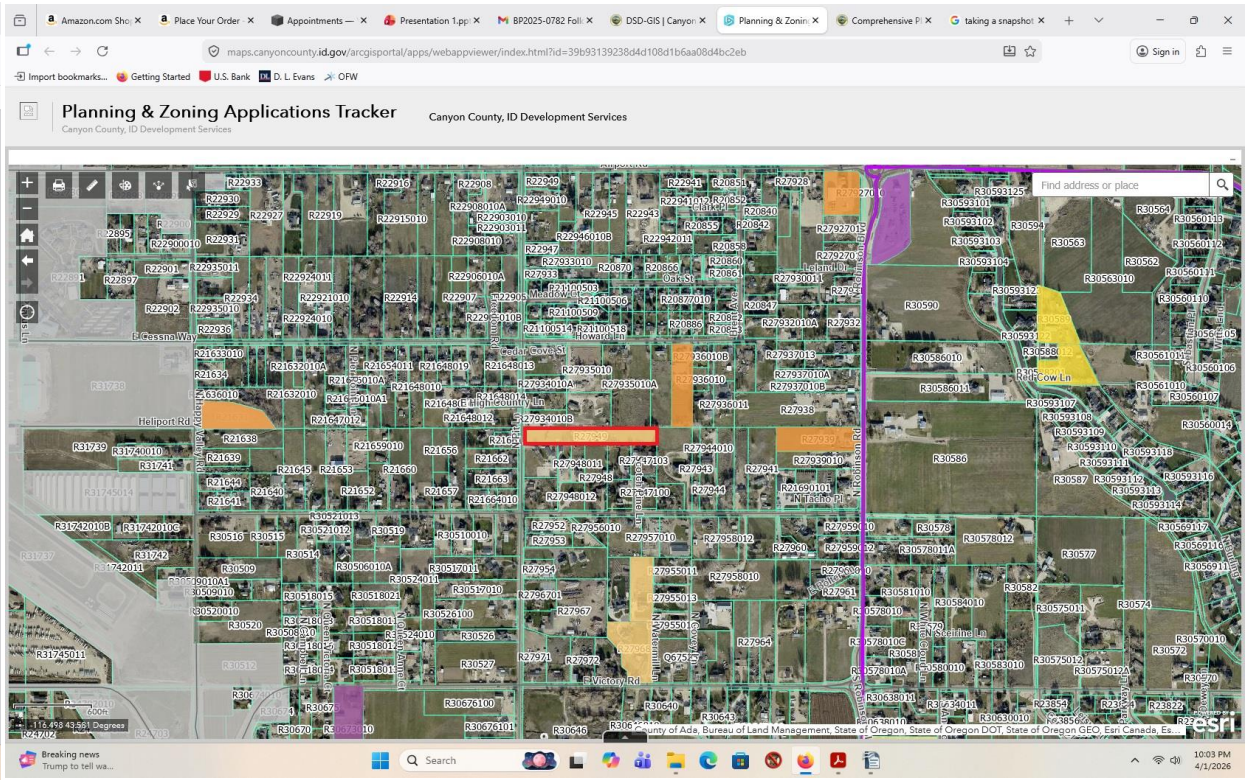
- Total Acerage= 3.15
- Land width= 134.44 Ft
- Land Length= 1021.80 Ft
- County: Canyon
- City: Nampa
- Impact Zone: Yes
- Parcel # R27949
- Nampa Meridian Irrigation District
- Services: Water: Private Well, Sewer: Private Septic system, Natural Gas: Yes

Re-Zone does fit into the Comprehensive plan as well as surrounding land use.

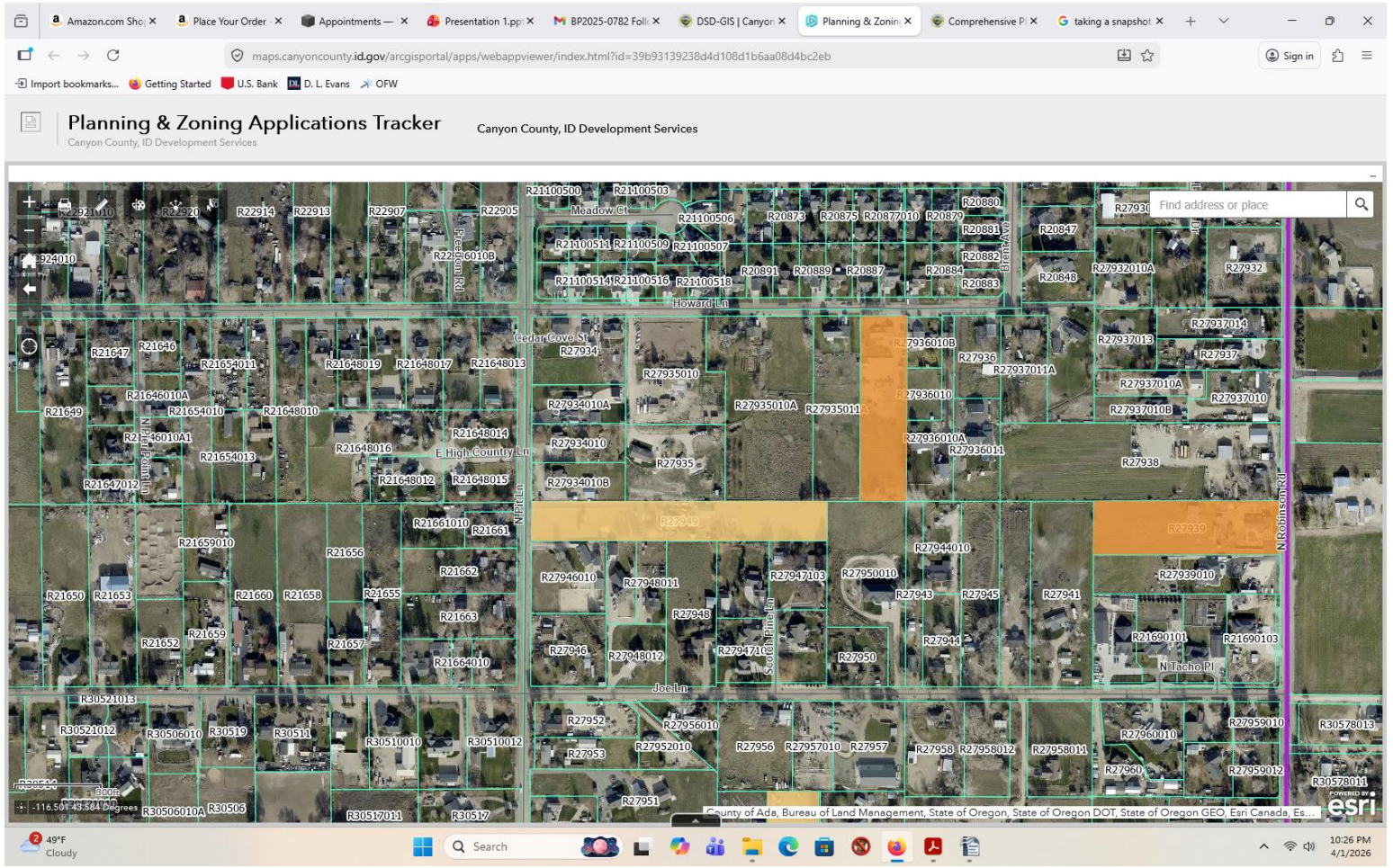


4 – Land Use and Community Design

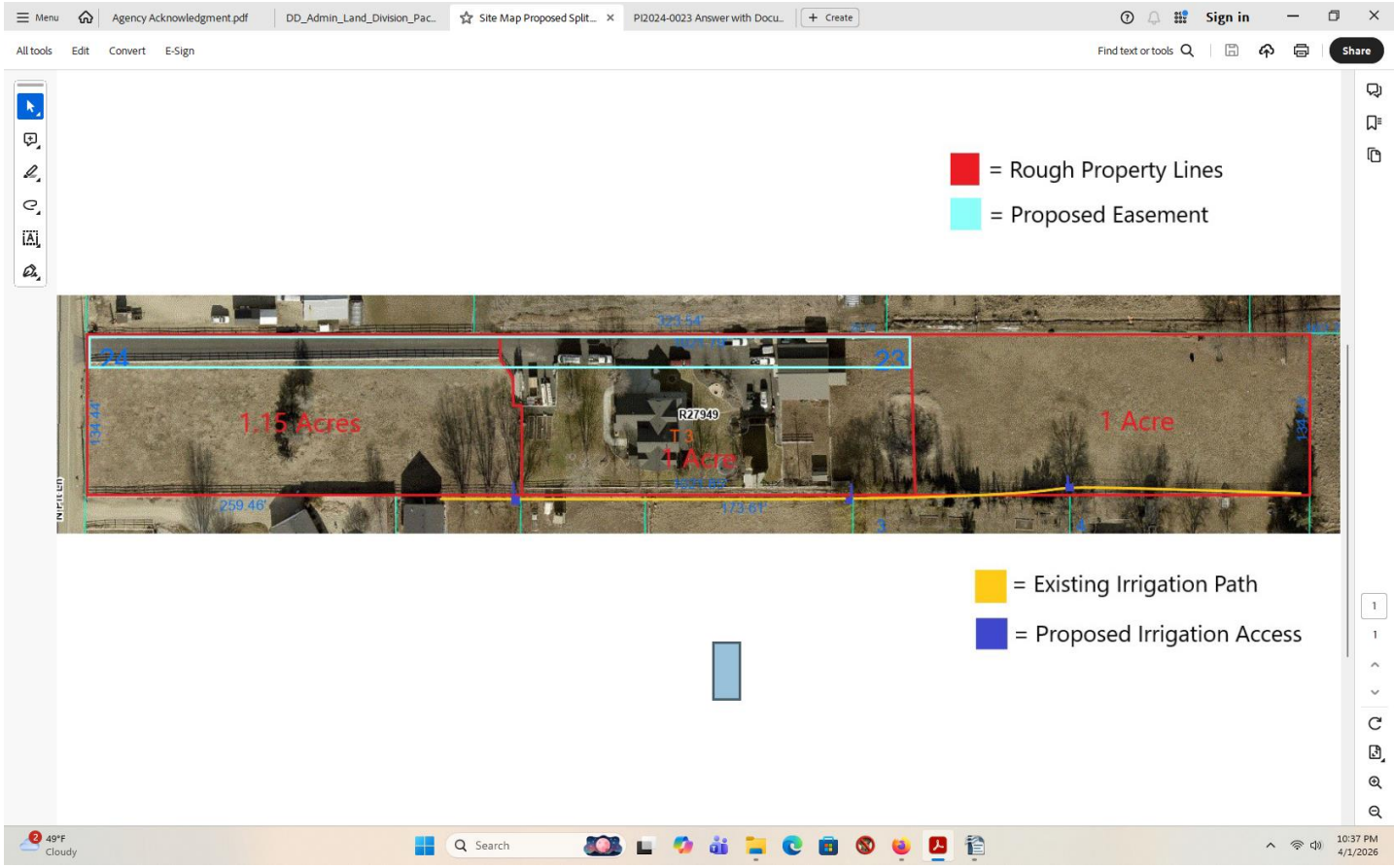
G4.03.00	**Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.**
P4.03.01	Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.
A4.03.01a	Develop and adopt design standards and appropriate techniques to mitigate incompatible land uses and hazards.
P4.03.02	Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
P4.03.03	Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.
G4.04.00	**Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character.**
P4.04.01	Support development in locations where services, utilities, and amenities are or can be provided.
P4.04.02	Align planning efforts in areas of city impact.
A4.04.02a	Evaluate and update area of impact agreements with the cities as the state statute requires. Expand or reduce areas of city impact according to each city's trade area, geographic factors, water and sewer service areas, and areas that can reasonably be expected to be annexed to the city in the future. Idaho Code § 67-6526(b).
A4.04.02b	Coordinate County and city planning through collaborative planning processes, mutual agreements, and updated impact area agreements.
A4.04.02c	Align zoning districts with communities, corridors, and landscapes to achieve consistency in the development pattern while protecting natural resources and farmland.
P4.04.04	Where city services are available, encourage land adjacent to city limits to annex



A Closer Look at the surrounding Properties Shows that this change will not be a negative impact, but in alignment with the surrounding properties.



Each lot will have individual well, individual Septic, and Irrigation access.



The current access lane would be the access point for the proposed lots and an easement would be drawn up as part of the land description when completed.

Current Irrigation ditch runs along the south side of the property offering irrigation water to the proposed lots. Water will be diverted as shown in purple.

Current Irrigation System Images



Above: Current irrigatation infrastructure will provide consistent water delivery to the western portion of the property with minimal upgrade.

Right: Current irrigation water collection pond.





Left: Current ditch along the South of the property.



Above: Current Access point for the Pond and East section of the property.

Access to the proposed lots



The property will utilize the existing 20-foot wide asphalt lane off Pit Lane for primary access. All proposed lots will be served via an internal easement, leveraging established infrastructure to ensure efficient site connectivity. This approach requires no additional access points or curb cuts, preserving current traffic patterns and minimizing impact on Pit Ln.

Public Services Impact.







The low-density nature of the RR to R1 transition ensures minimal impact on public services. Located within 2 miles of a fire station and hospital, the property is already well-supported by essential emergency infrastructure, requiring no additional expansion of city services to accommodate the new dwellings.

Thank You for your Consideration.

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case # RZ2025-0005

Hearing date: April 16th, 2026

Exhibit B1

CANYON COUNTY DEVELOPMENT SE[illegible]VARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R27949 PARCEL INFORMATION REPORT

3/13/2026 3:56:29 PM

PARCEL NUMBER:	R27949
OWNER NAME:	WHITING SHELLEY
CO-OWNER:	
MAILING ADDRESS:	74 N PIT LN NAMPA ID 83687
SITE ADDRESS:	74 N PIT LN
TAX CODE:	1440000
TWP:	3N **RNG:** 1W **SEC:** 19 **QUARTER:** SE
ACRES:	3.17
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	RR / RURAL RESIDENTIAL
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	Nampa
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0384F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	COLLECTOR
INSTRUMENT NO. :	2021019060
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	19-3N-1W SE WILSON ORCHARD TRS TAX 3 OF LOTS 23 & 24
PLATTED SUBDIVISION:	WILSON ORCHARD TRS
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

Exhibit B2.1

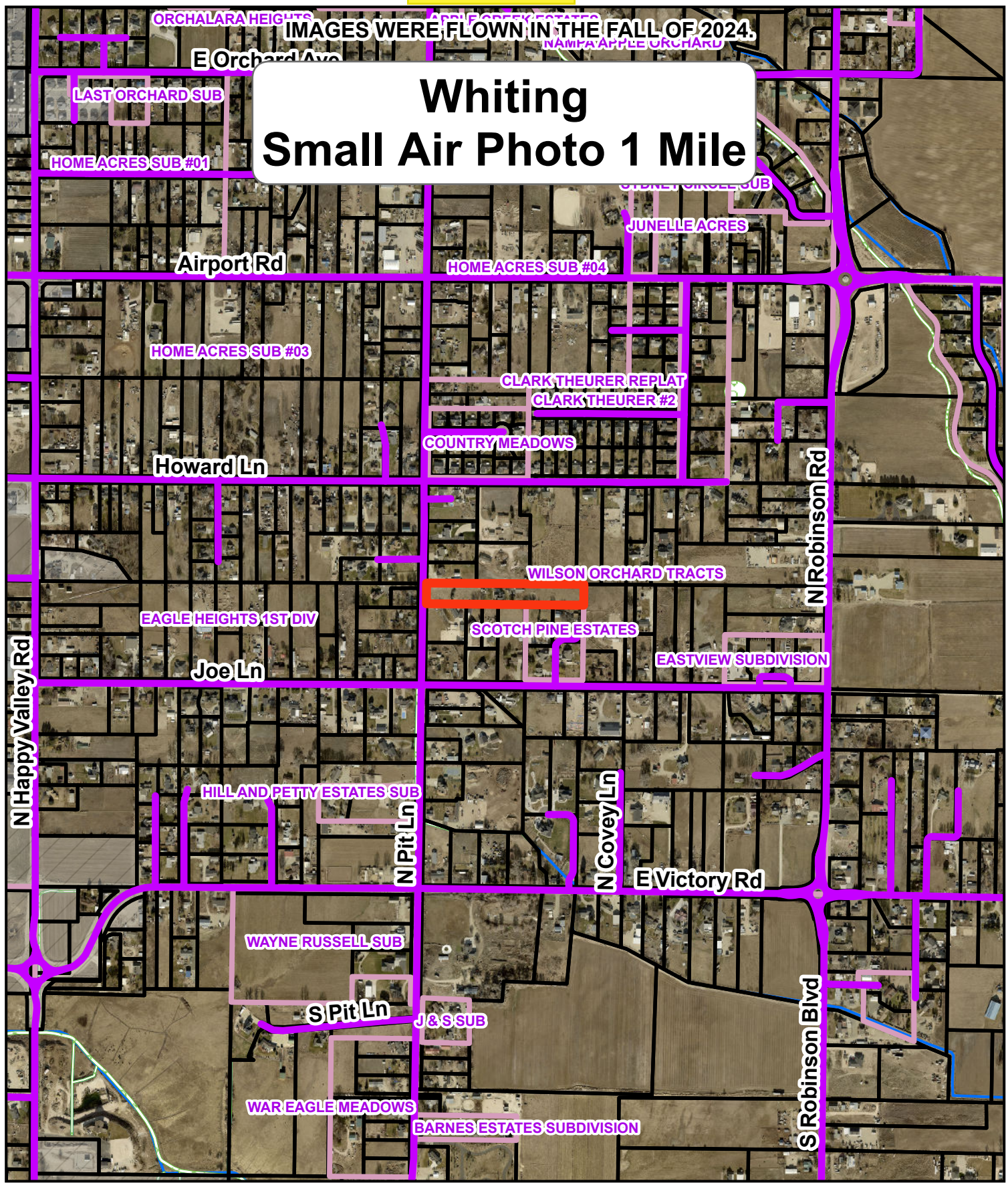
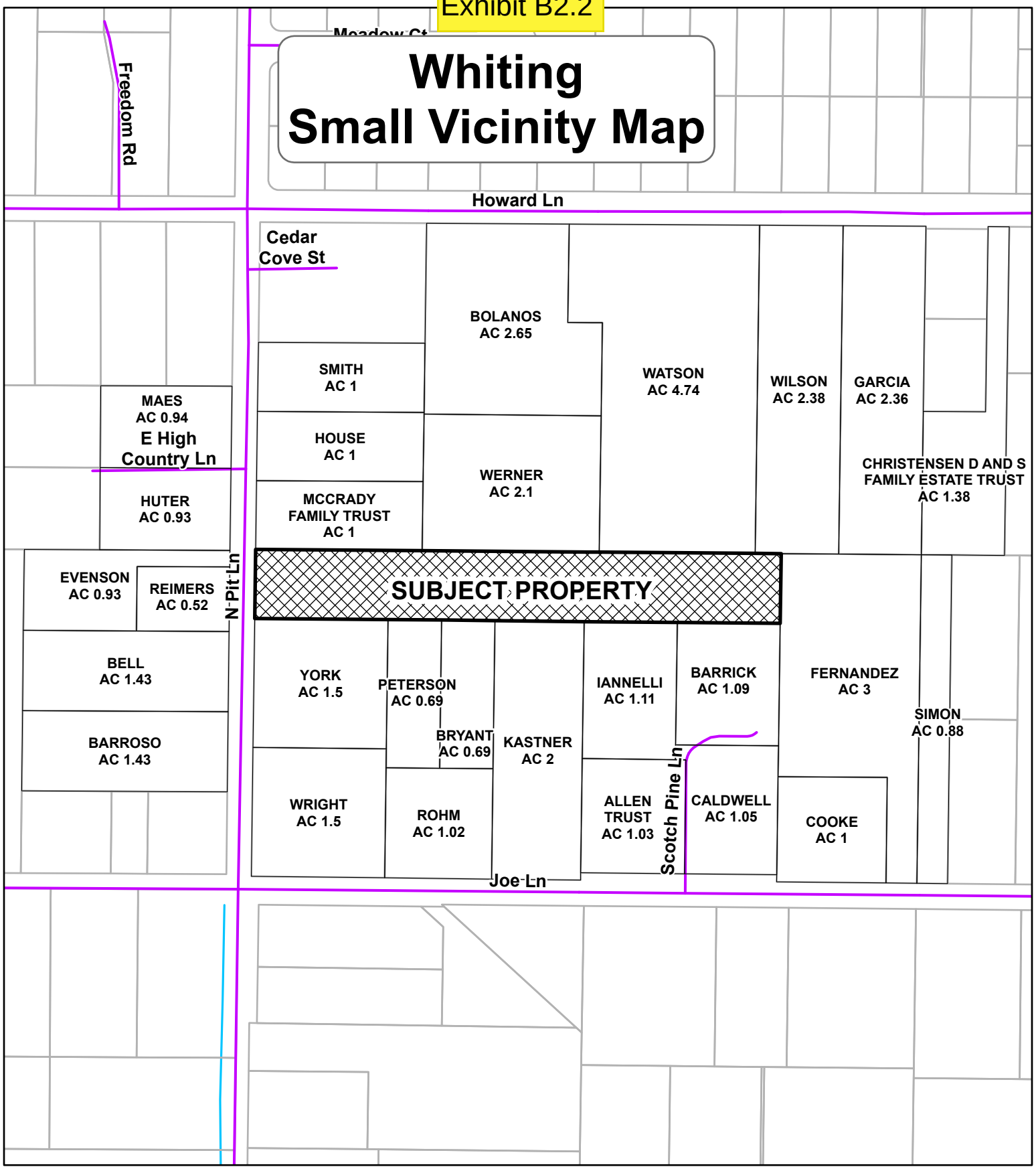
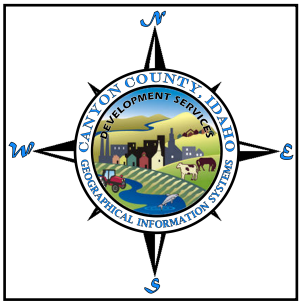

IMAGES WERE FLOWN IN THE FALL OF 2024.
Whiting
Small Air Photo 1 Mile
ORCHALARA HEIGHTS
E Orchard Ave
NAMPA APPLE ORCHARD
LAST ORCHARD SUB
HOME ACRES SUB #01
JUNELLE ACRES
Airport Rd
HOME ACRES SUB #04
HOME ACRES SUB #03
CLARK THEURER REPLAT
CLARK THEURER #2
COUNTRY MEADOWS
Howard Ln
N Robinson Rd
WILSON ORCHARD TRACTS
EAGLE HEIGHTS 1ST DIV
SCOTCH PINE ESTATES
EASTVIEW SUBDIVISION
Joe Ln
N Happy Valley Rd
HILL AND PETTY ESTATES SUB
N Pit Ln
N Covey Ln
E Victory Rd
WAYNE RUSSELL SUB
S Pit Ln
J & S SUB
S Robinson Blvd
WAR EAGLE MEADOWS
BARNES ESTATES SUBDIVISION
City_Limits
Wetlands
0
0.25
0.5
Miles

Exhibit B2.2

Whiting Small Vicinity Map





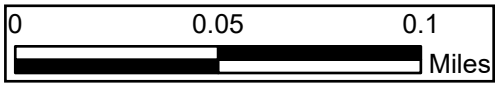
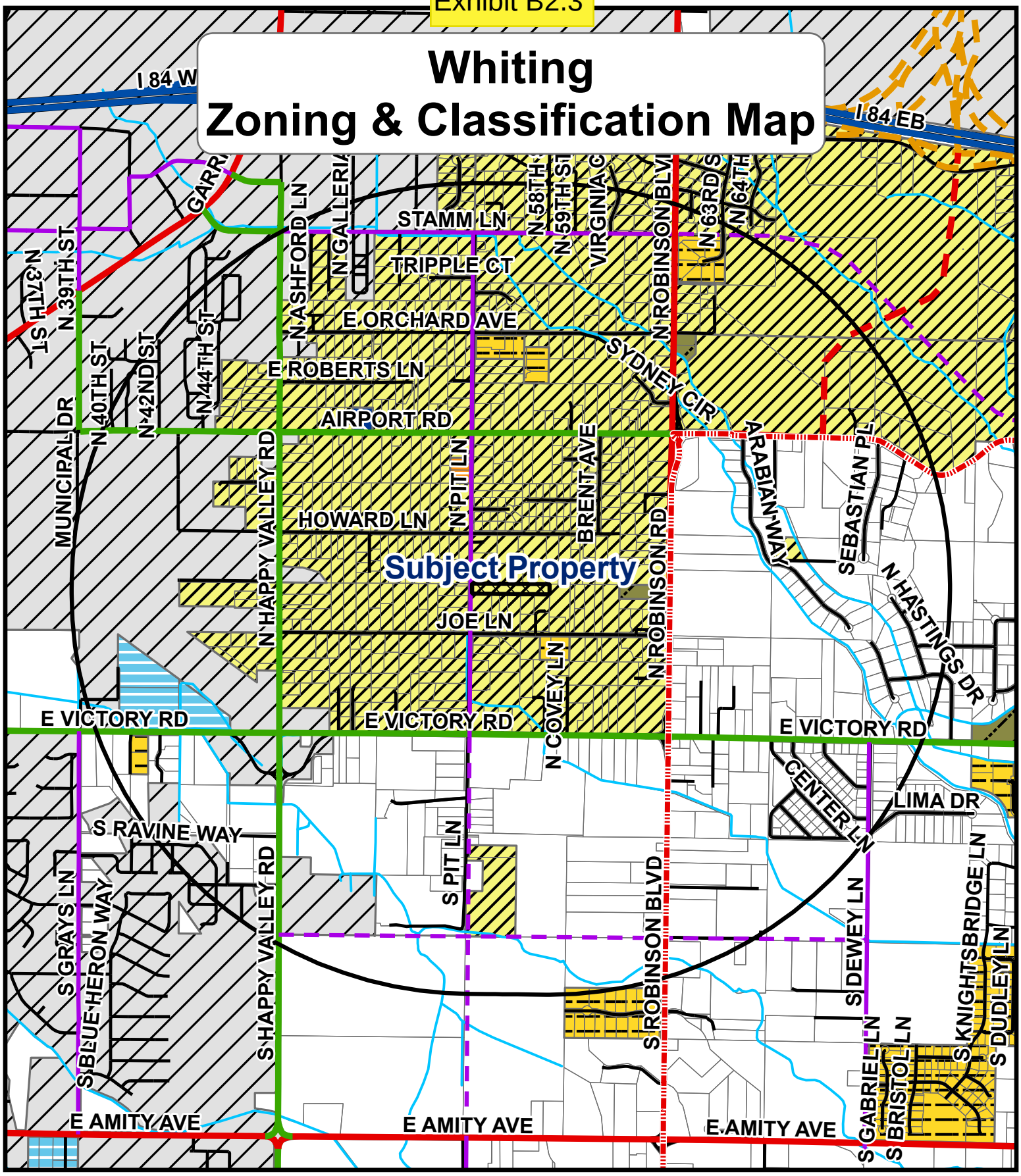


Exhibit B2.3

Whiting
Zoning & Classification Map

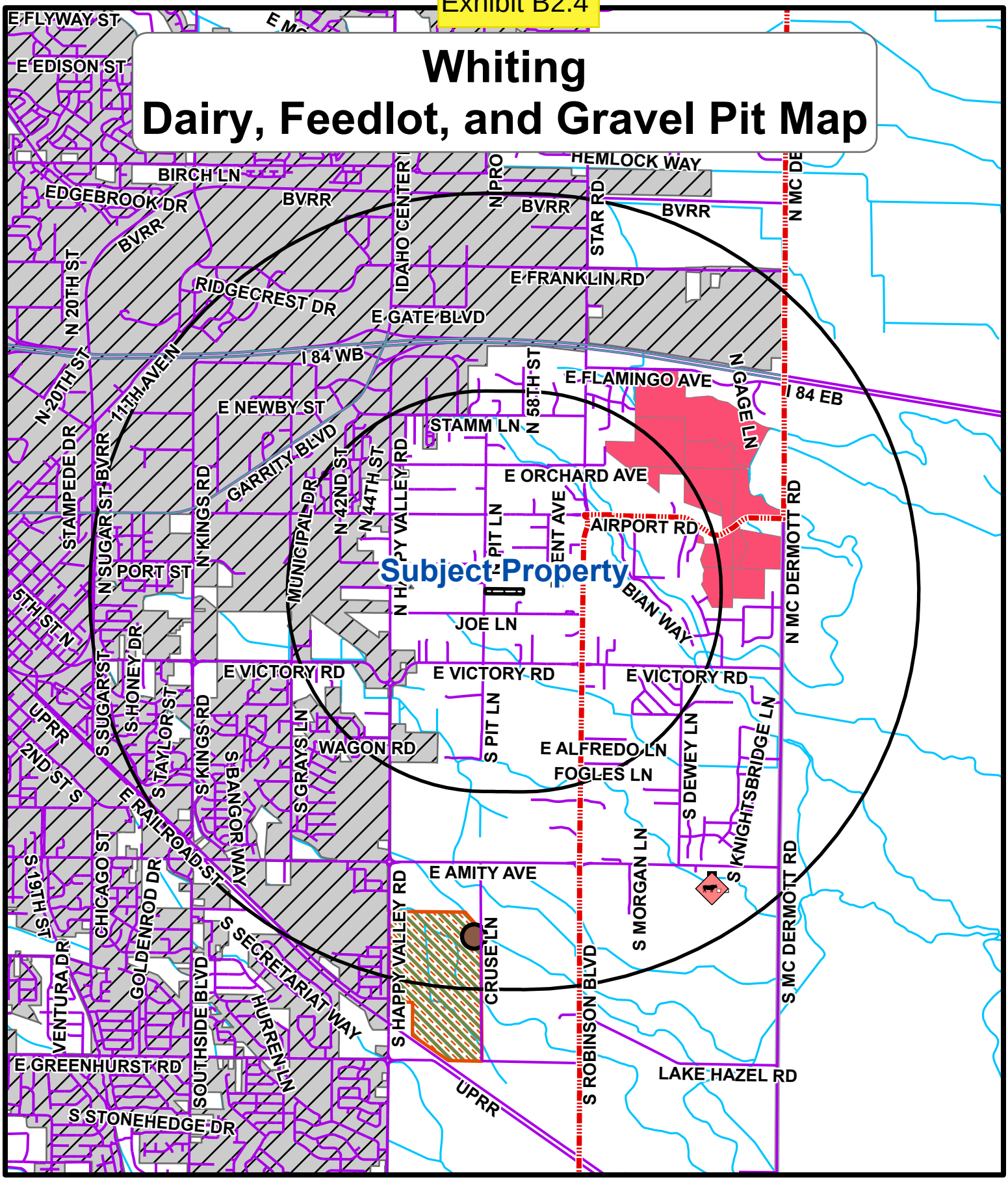


RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR

0 0.2 0.4 Miles

Exhibit B2.4

Whiting
Dairy, Feedlot, and Gravel Pit Map



FEEDLOTS

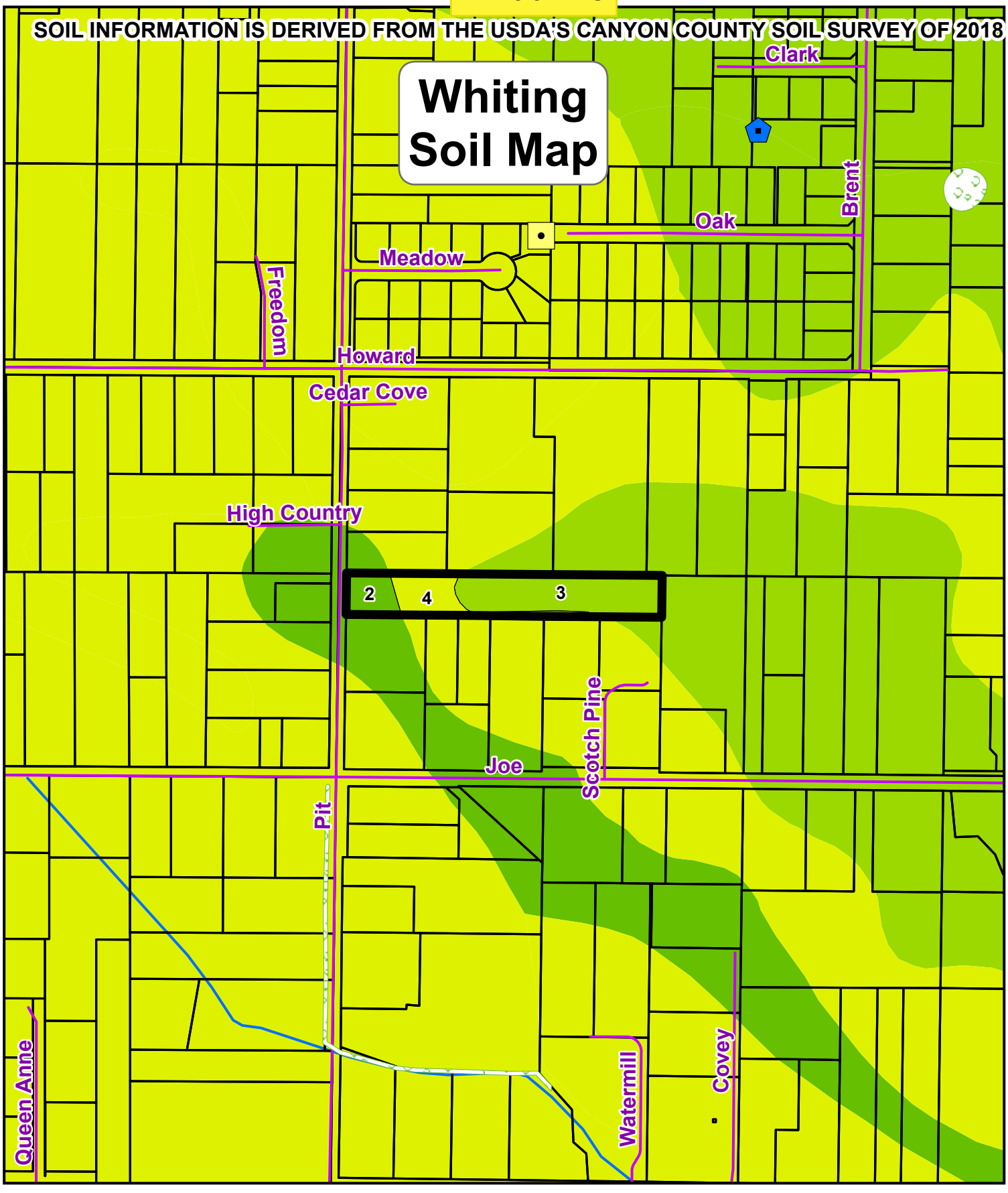
DAIRIES

GRAVELPITS

0 1 2 Miles

Exhibit B2.5

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



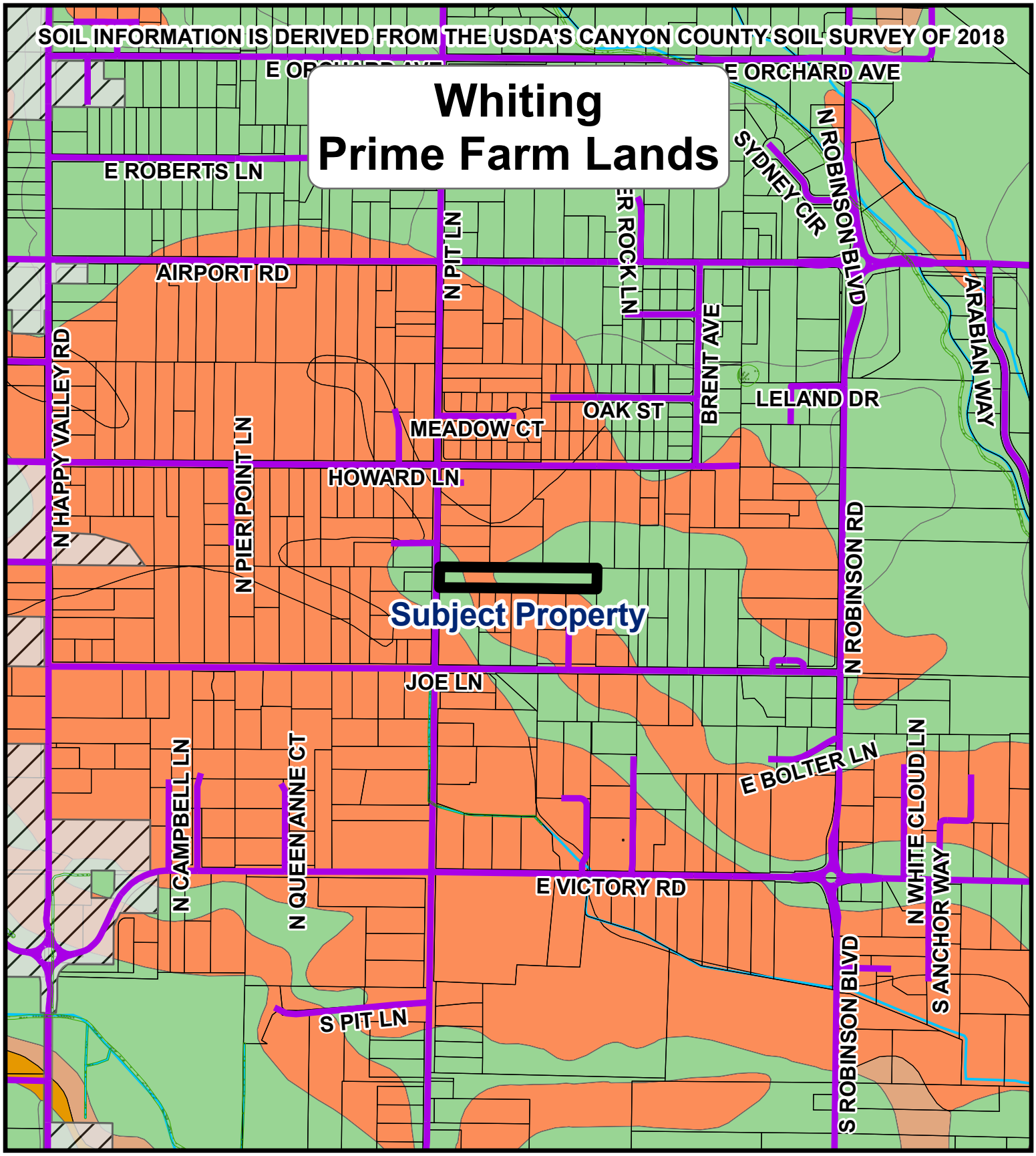
Nitrate Priority Wells

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

IDWR_2C_Geothermal_

Wetlands

0 0.25 Miles



TAXLOTS
City_Limits
WETLANDS
2C_Hydro

FARMLAND
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium

0 0.125 0.25 Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	82551.63	1.90	59.81%
2	BEST SUITED SOIL	21431.39	0.49	15.53%
4	MODERATELY SUITED SOIL	34045.04	0.78	24.67%
		138028.07	3.17	100%

FARMLAND REPORT

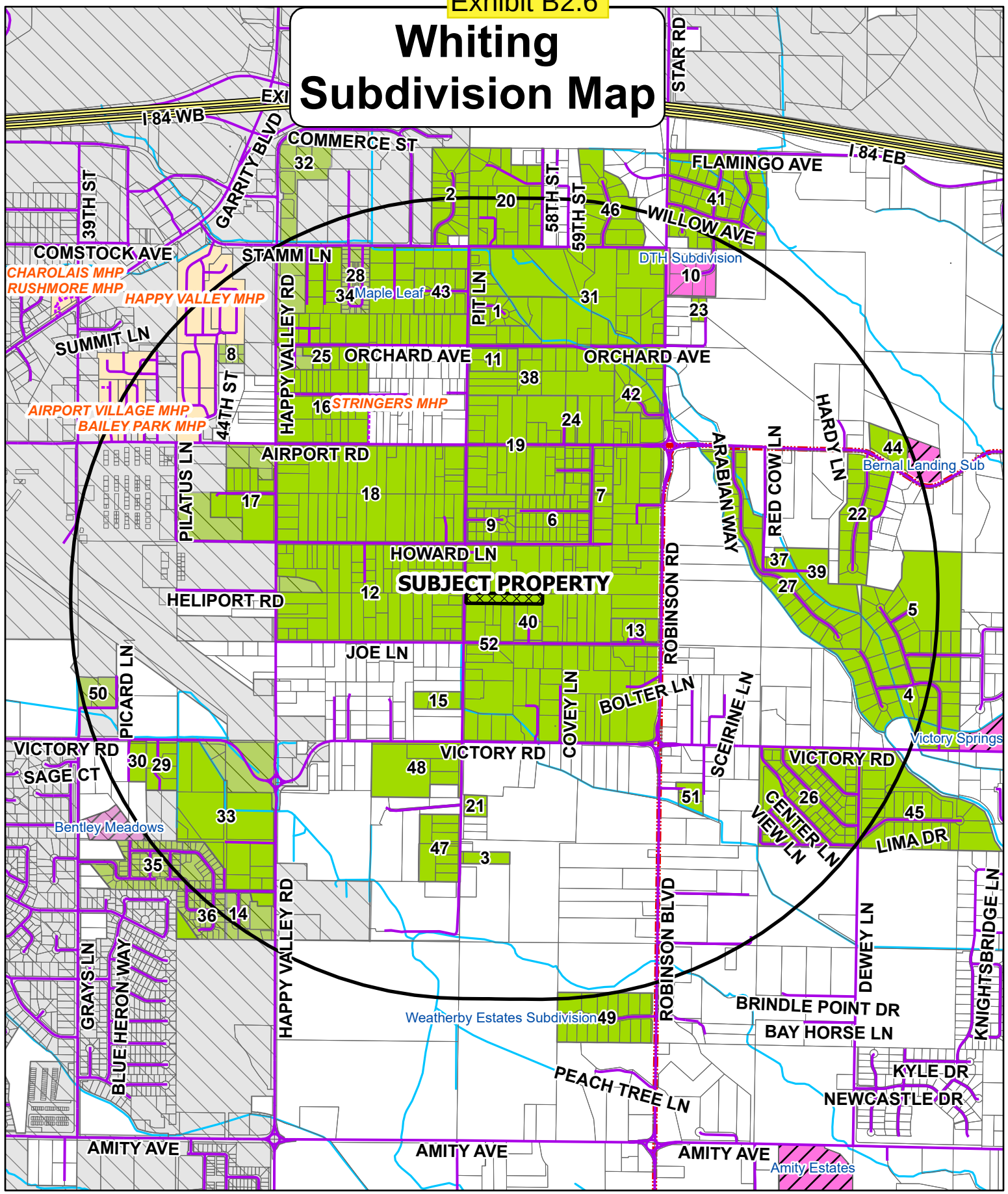
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
EhB	Prime farmland if irrigated	82551.63	1.90	59.81%
PhA	Prime farmland if irrigated	21431.39	0.49	15.53%
ElC	Not prime farmland	34045.04	0.78	24.67%
		138028.07	3.17	100%

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

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

Exhibit B2.6

Whiting Subdivision Map



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
52	1221.92	1117	1.09

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
4	41.87	85	0.49

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
58	1.42	1.03	0.26	6.00

NUMBER OF MOBILE HOME PARKS	AVG ACRES IN MHP	MEDIAN NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
10	5.65	34.50	6.40	8.00

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
APPLE CREEK ESTATES	1	3N1W18	4.80	10	0.48	COUNTY (Canyon)	1993
AUTUMN WIND SUB	2	3N1W18	14.22	19	0.75	COUNTY (Canyon)	2001
BARNES ESTATES SUBDIVISION	3	3N1W30	2.39	1	2.39	COUNTY (Canyon)	2020
BELMONT HEIGHTS	4	3N1W20	32.40	29	1.12	COUNTY (Canyon)	2001
BELMONT HEIGHTS #2	5	3N1W20	39.53	22	1.80	COUNTY (Canyon)	2002
CLARK THEURER #2	6	3N1W19	20.03	45	0.45	COUNTY (Canyon)	1977
CLARK THEURER REPLAT	7	3N1W19	9.49	11	0.86	COUNTY (Canyon)	1972
CLEARWATER HEIGHTS SUBDIVISION	8	3N2W24	2.02	8	0.25	NAMPA	2021
COUNTRY MEADOWS	9	3N1W19	6.69	19	0.35	COUNTY (Canyon)	1992
DTH SUBDIVISION	10	3N1W17	8.70	7	1.24	COUNTY (Canyon)	2025
DUTTON SUBDIVISION	11	3N1W19	4.73	4	1.18	COUNTY (Canyon)	2018
EAGLE HEIGHTS 1ST DIV	12	3N1W19	76.42	64	1.19	COUNTY (Canyon)	1909
EASTVIEW SUBDIVISION	13	3N1W19	4.76	4	1.19	COUNTY (Canyon)	2006
HAPPY VALLEY ESTATES SUBDIVISION	14	3N2W25	4.05	5	0.81	NAMPA	2007
HILL AND PETTY ESTATES SUB	15	3N1W19	3.47	2	1.73	COUNTY (Canyon)	2005
HOME ACRES SUB #01	16	3N1W19	35.18	32	1.10	COUNTY (Canyon)	1940
HOME ACRES SUB #02	17	3N2W24	30.10	13	2.32	COUNTY (Canyon)	1940
HOME ACRES SUB #03	18	3N1W19	76.92	43	1.79	COUNTY (Canyon)	1942
HOME ACRES SUB #04	19	3N1W19	40.08	25	1.60	COUNTY (Canyon)	1942
HOME ACRES SUB #12	20	3N1W18	27.90	24	1.16	COUNTY (Canyon)	1943
J & S SUB	21	3N1W30	1.99	2	1.00	COUNTY (Canyon)	2004
JAIALDI ESTATES SUBDIVISION	22	3N1W20	18.36	14	1.31	COUNTY (Canyon)	2007
JASPER PLACE	23	3N1W17	1.45	5	0.29	COUNTY (Canyon)	1999
JUNELLE ACRES	24	3N1W19	2.37	2	1.18	COUNTY (Canyon)	2000
LAST ORCHARD SUB	25	3N1W19	2.40	4	0.60	0	1986
LEISURE HEIGHTS SUB	26	3N1W29	40.70	78	0.52	COUNTY (Canyon)	1972
LEXINGTON MEADOWS SUBDIVISION #1	27	3N1W20	30.93	29	1.07	COUNTY (Canyon)	2006
MAPLE LEAF SUBDIVISION	28	3N1W18	7.38	58	0.13	NAMPA	2023
MASON CREEK ESTATES	29	3N2W25	6.37	6	1.06	COUNTY (Canyon)	2001
MASON CREEK MEADOWS	30	3N2W25	2.98	2	1.49	COUNTY (Canyon)	2008
NAMPA APPLE ORCHARD	31	3N1W18	75.11	39	1.93	COUNTY (Canyon)	1915
NAMPA GATEWAY CENTER PARCEL DIVISION 2	32	3N1W18	11.65	4	2.91	NAMPA	2018
NAMPA ORCHARD TRACTS	33	3N2W25	60.51	22	2.75	COUNTY (Canyon)	1909
ORCHALARA HEIGHTS	34	3N1W18	67.80	48	1.41	COUNTY (Canyon)	1910
PHEASANT MEADOWS SUBDIVISION NO. 1	35	3N2W25	14.82	55	0.27	NAMPA	2018
PHEASANT MEADOWS SUBDIVISION NO. 2	36	3N2W25	15.30	58	0.26	NAMPA	2019
RED COW FOLD SUBDIVISION	37	3N1W20	2.47	2	1.23	COUNTY (Canyon)	2023
RYSLANCHIK SUBDIVISION	38	3N1W19	3.53	4	0.88	COUNTY (Canyon)	2021
SCHWISOW POINTE SUB	39	3N1W20	8.67	2	4.34	COUNTY (Canyon)	2005
SCOTCH PINE ESTATES	40	3N1W19	4.20	4	1.05	COUNTY (Canyon)	2004
STAR CREST SUB	41	3N1W17	39.19	50	0.78	COUNTY (Canyon)	1970
SYDNEY CIRCLE SUB	42	3N1W19	7.40	9	0.82	COUNTY (Canyon)	2004
TRIPPLE ESTATES	43	3N1W18	10.03	25	0.40	COUNTY (Canyon)	1996
TWO CLEGG SUBDIVISION	44	3N1W20	5.24	2	2.62	COUNTY (Canyon)	2019
VICTORY HEIGHTS SUB	45	3N1W29	38.36	29	1.32	COUNTY (Canyon)	1970
VIRGINIA HILLS SUB	46	3N1W18	18.68	14	1.33	COUNTY (Canyon)	1993
WAR EAGLE MEADOWS	47	3N1W30	11.36	9	1.26	COUNTY (Canyon)	1997
WAYNE RUSSELL SUB	48	3N1W30	19.08	4	4.77	COUNTY (Canyon)	2005
WEATHERBY ESTATES SUBDIVISION	49	3N1W30	20.14	18	1.12	COUNTY (Canyon)	2023
WHISKEY CREEK SUBDIVISION	50	3N2W24	5.08	2	2.54	NAMPA	2023
WHISPERING PINES GLEN SUBDIVISION	51	3N1W29	2.92	2	1.46	COUNTY (Canyon)	2011
WILSON ORCHARD TRACTS	52	3N1W19	221.59	128	1.73	COUNTY (Canyon)	1917

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Maple Leaf	7.79	58	0.13
DTH Subdivision	8.58	7	1.23
Weatherby Estates Subdivision	20.12	18	1.12
Bernal Landing Sub	5.38	2	2.69

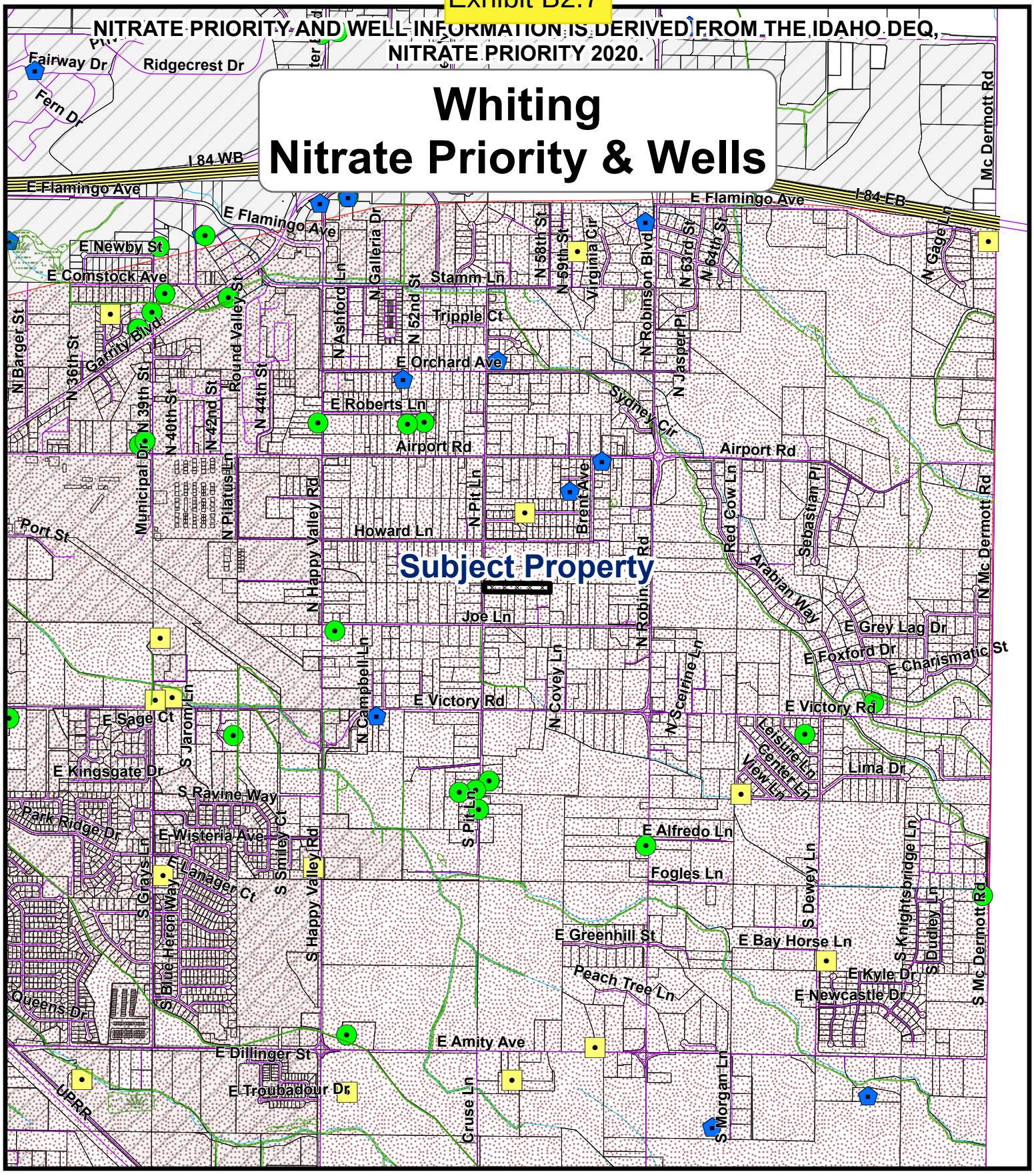
MOBILE HOME & RV PARKS

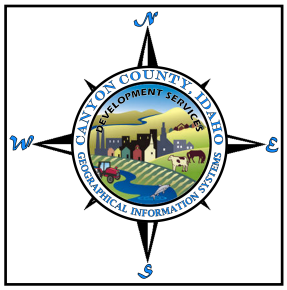
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…
Happy Valley MHP	31710 Airport Road	6.73	45	6.68	City of Nampa
Airport Village MHP	4006 Airport Road	5.00	31	6.20	City of Nampa
Bailey Park MHP	4114 Airport Road	2.00	15	7.51	City of Nampa
Bailey Park MHP	4114 Airport Road	1.47	10	6.79	City of Nampa
Bailey Park MHP	4114 Airport Road	2.00	15	7.50	City of Nampa
Stringers MHP	5022 Airport Road	1.40	6	4.28	Canyon County
Happy Valley MHP	31710 Airport Road	10.52	57	5.42	City of Nampa
Happy Valley MHP	31710 Airport Road	13.65	79	5.79	City of Nampa
Happy Valley MHP	31710 Airport Road	6.85	45	6.57	City of Nampa
Happy Valley MHP	31710 Airport Road	6.85	38	5.55	City of Nampa

Exhibit B2.7

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

Whiting
Nitrate Priority & Wells





GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

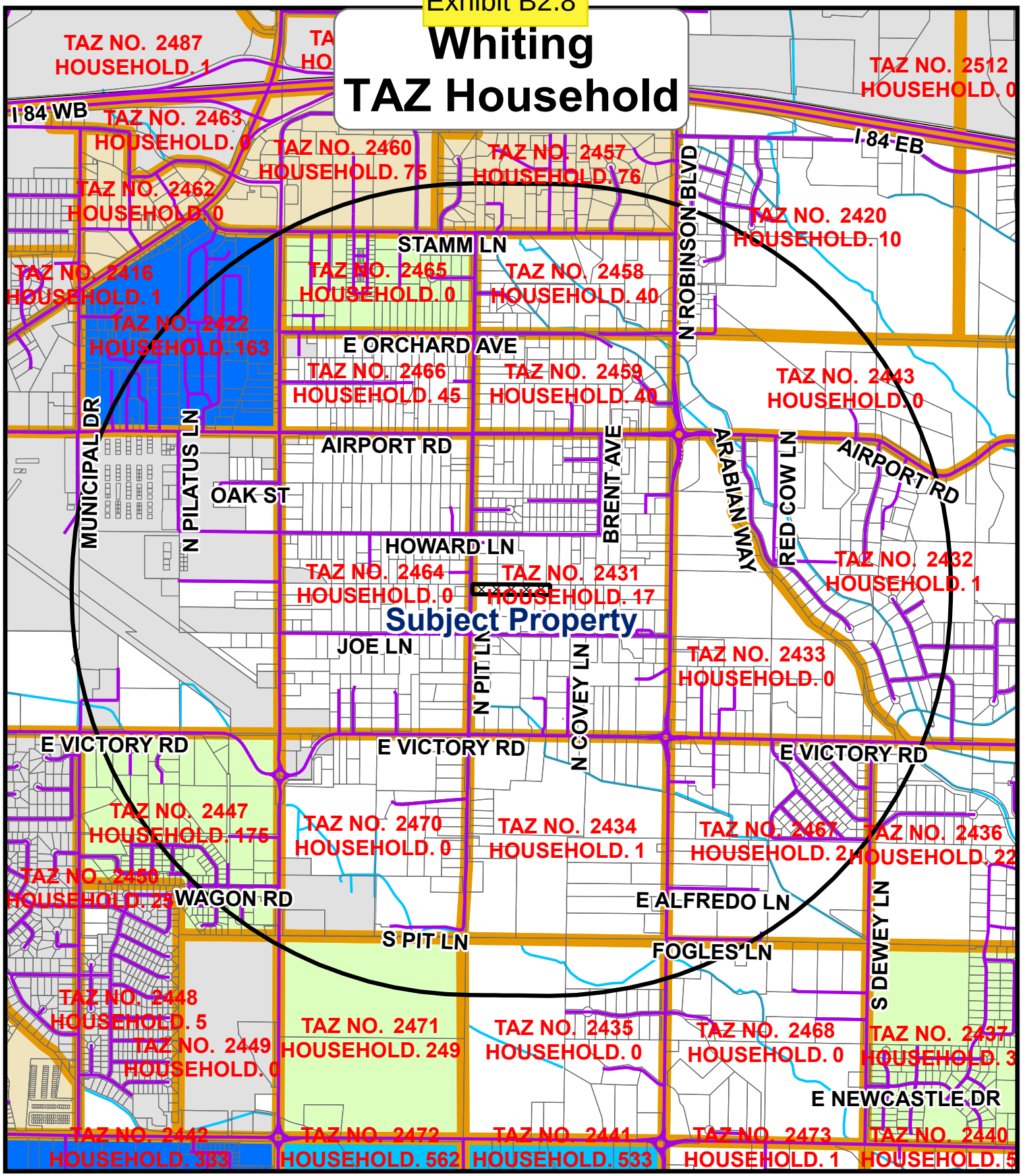
DEQ WELLS
N03_MGL

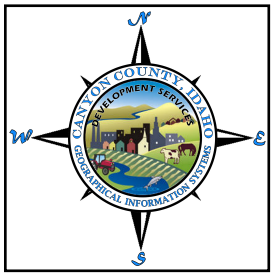
- 0.005 - 2.00
- 2.000001 - 5.00
- 5.0000001 - 10.00
- 10.000001 - 49.80

0 0.5 1 Miles

Exhibit B2.8

Whiting
TAZ Household





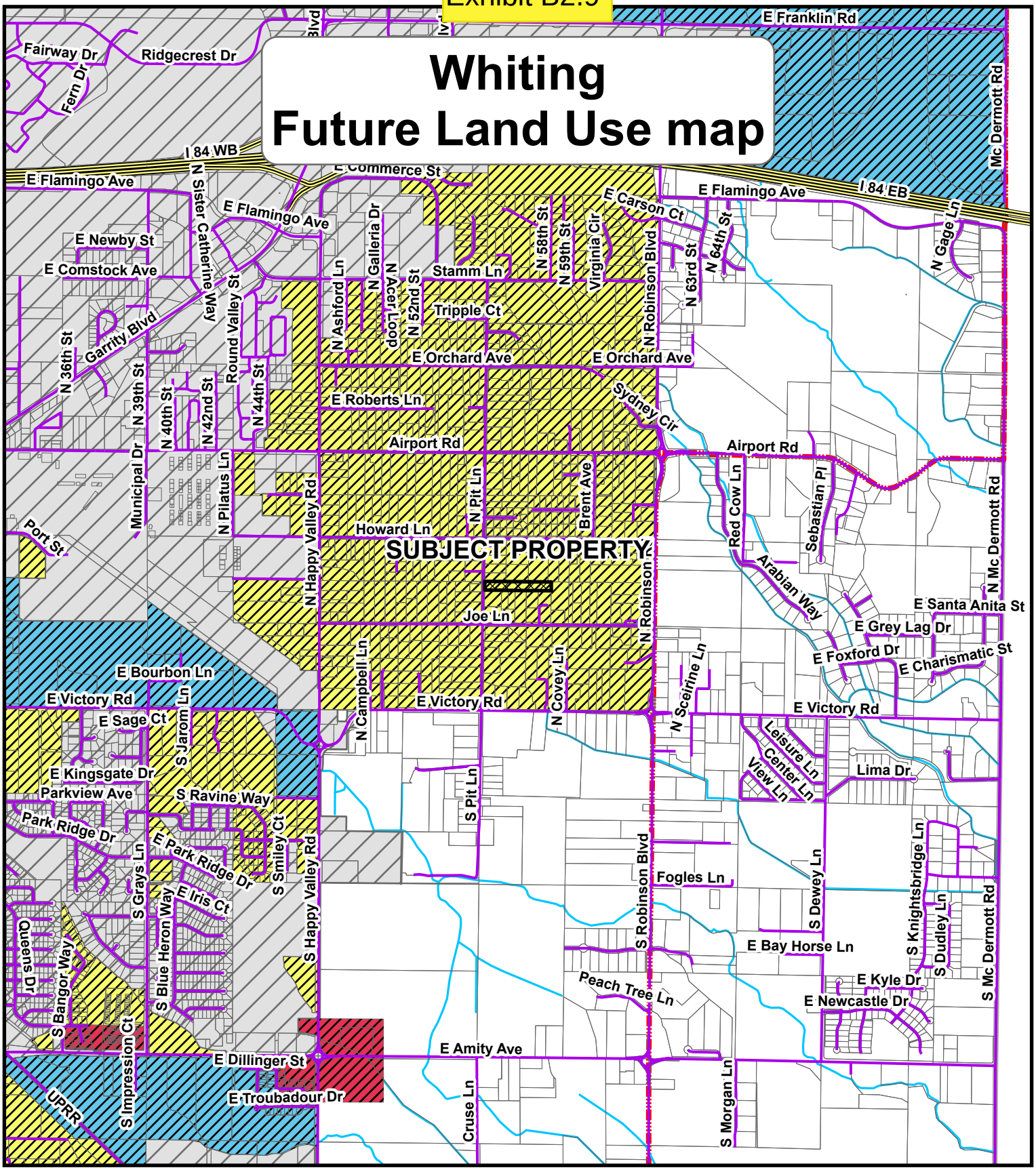
House Hold 2025-2050

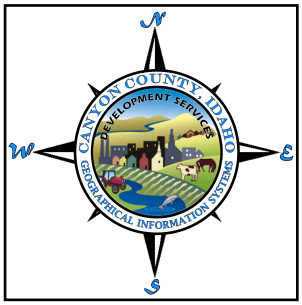
-4 - 50	251 - 500
51 - 150	501 - 750
151 - 250	751 - 1263

0 0.25 0.5 Miles

Exhibit B2.9

Whiting
Future Land Use map





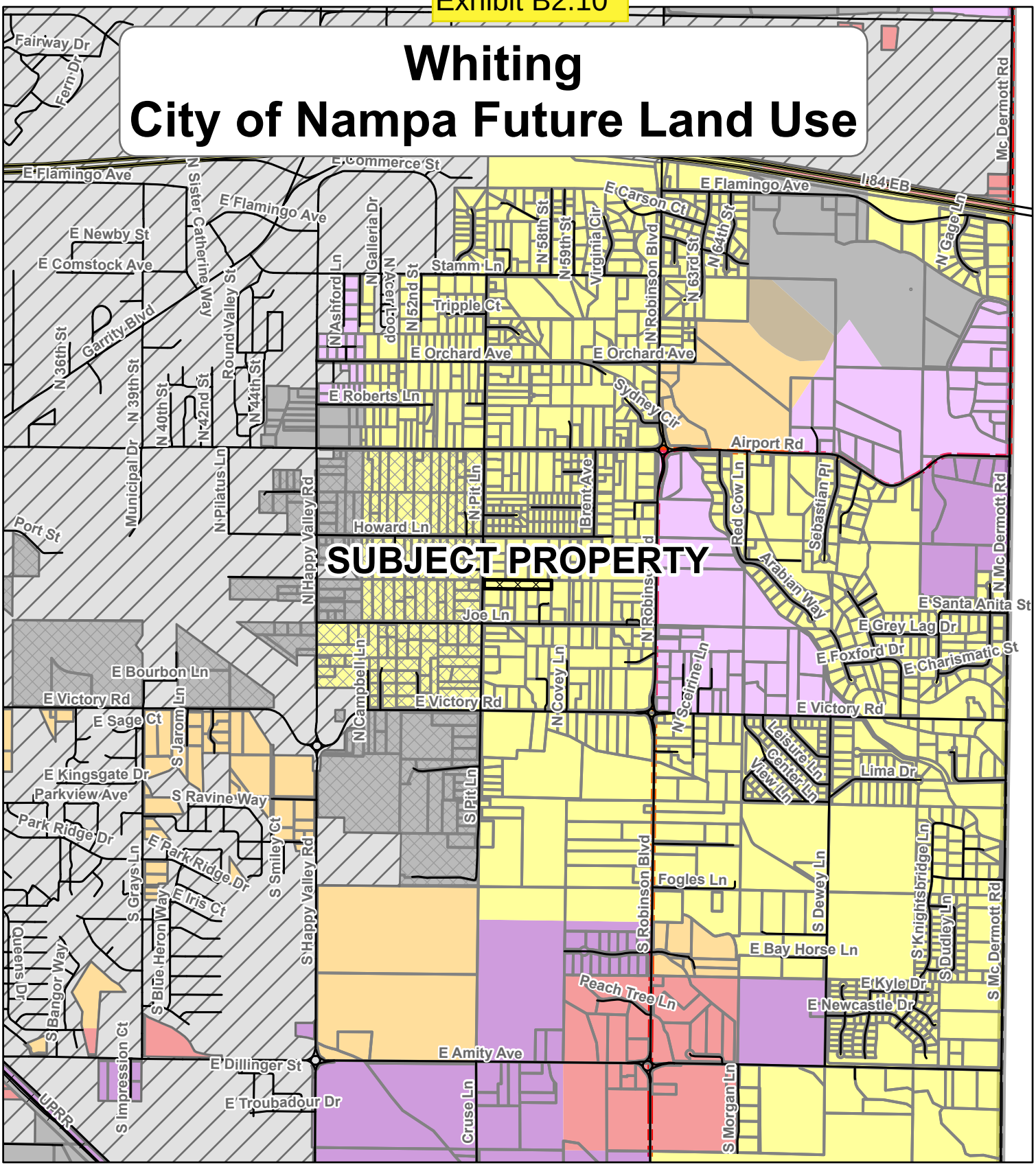
Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B2.10

Whiting
City of Nampa Future Land Use



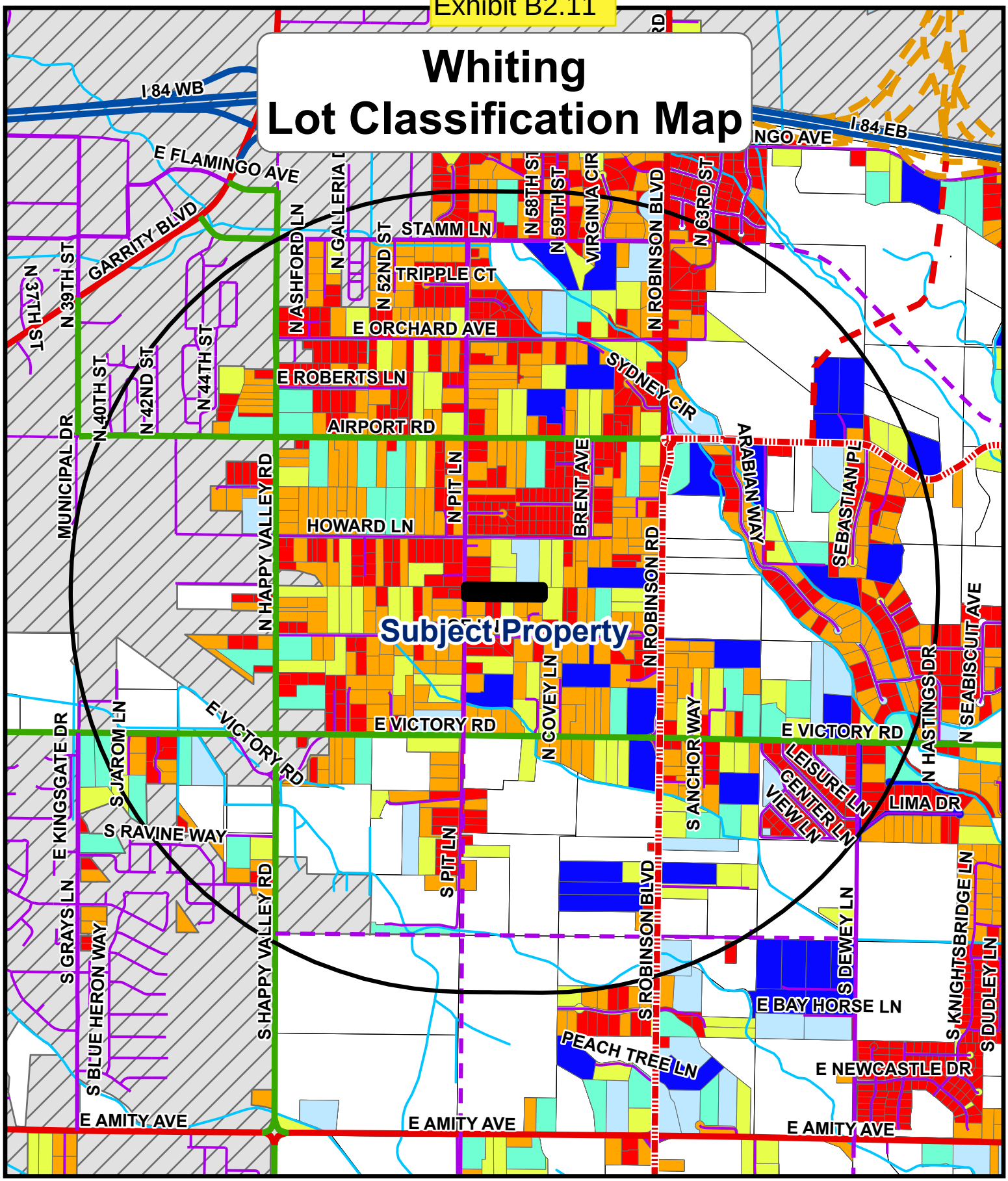
NampaCompPlan

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

0 0.25 0.5 Miles

Exhibit B2.11

Whiting
Lot Classification Map



Lot Size

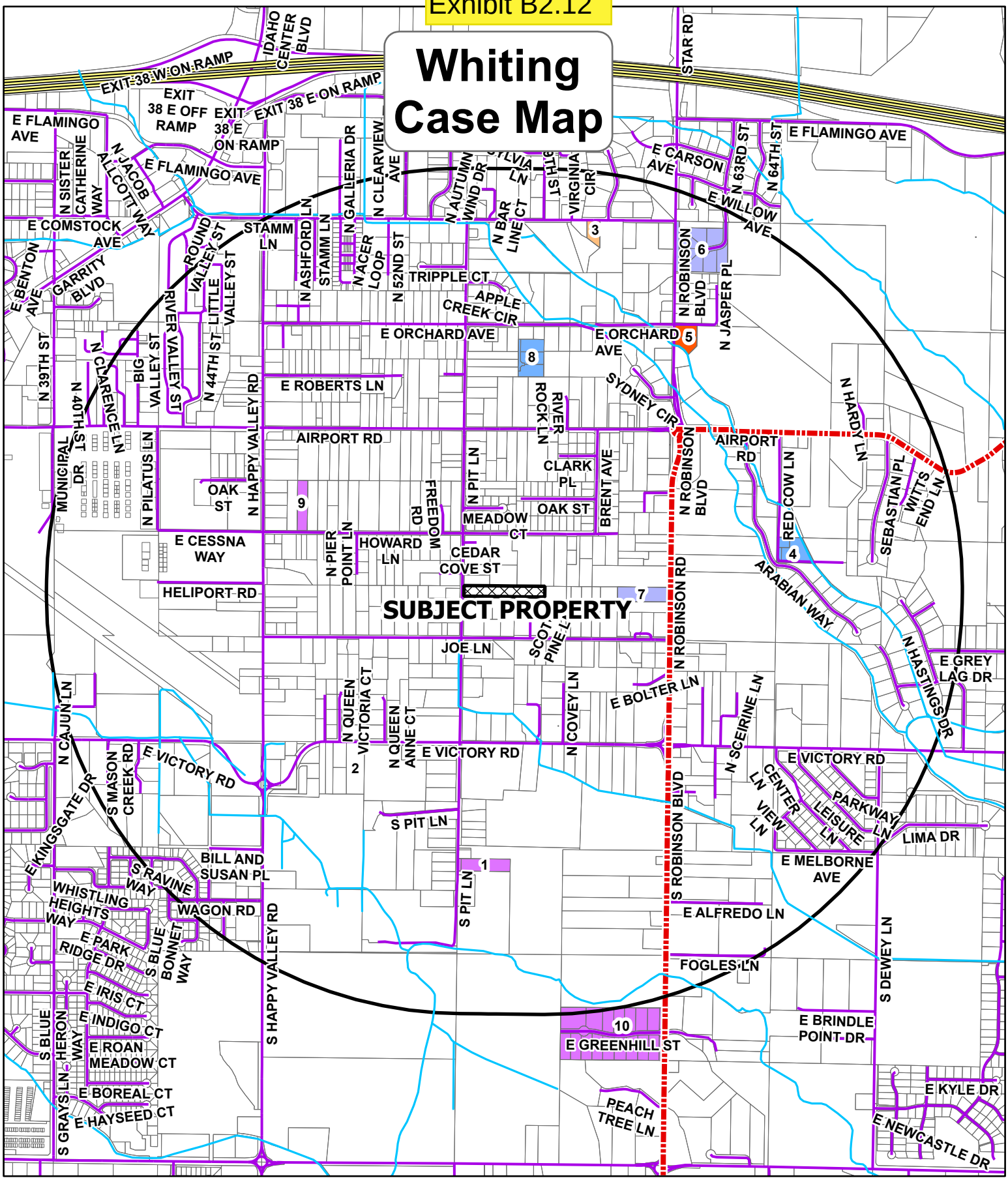
- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

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

0 0.2 0.4 Miles

Exhibit B2.12

Whiting Case Map

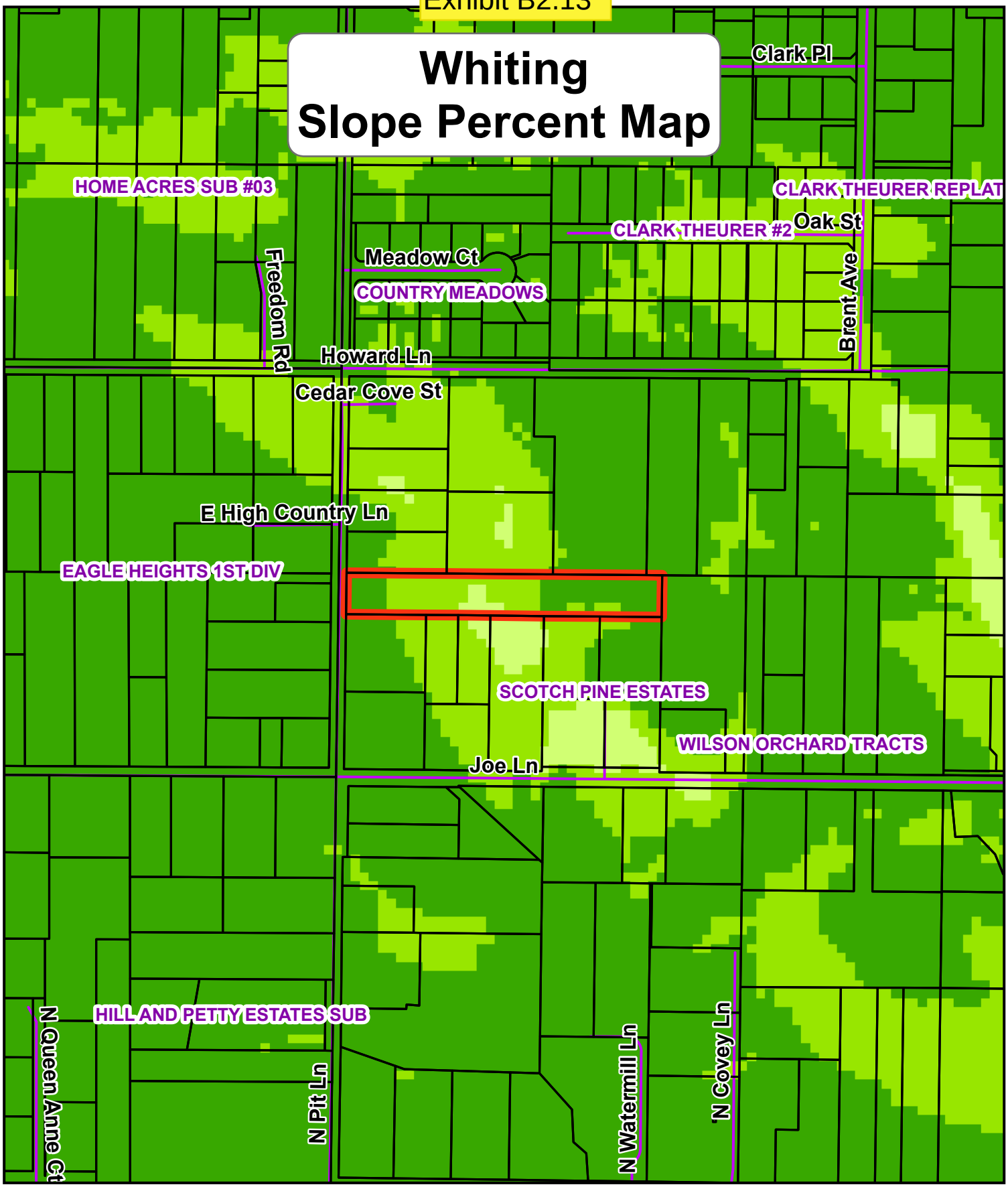


CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2020-0012	Plat - Barnes Estates Sub	Barnes Estates Sub	APPROVED
2	CU2025-0002	Staging Area/ Contractor Shop	Bighorn Traffic Services	DENIED
3	CR2023-0005	Rezone R-R to C-1	Bowery	DENIED
4	RZ2020-0018	Rezone A to R-R	Brujin	APPROVED
5	RZ2022-0008	Rezone A to CR-R1	Carlton	APPROVED
6	SD2018-0013	DTH Plat Preliminary	DTH Subdivision	APPROVED
7	CR2022-0013	Rezone R-R to CR-R1	Guzman	APPROVED
8	SD2019-0030	Short Plat- 3 lots	Ryslanchik Sub	APPROVED
9	PH2016-51-APL	Temp Quasi-Public Religious related events	Wat Idahoophoxaiyaraam Inc.	APPROVED
10	SD2019-0053	Plat - Weatherby Estates	Weatherby Estates	APPROVED

Exhibit B2.13

Whiting
Slope Percent Map

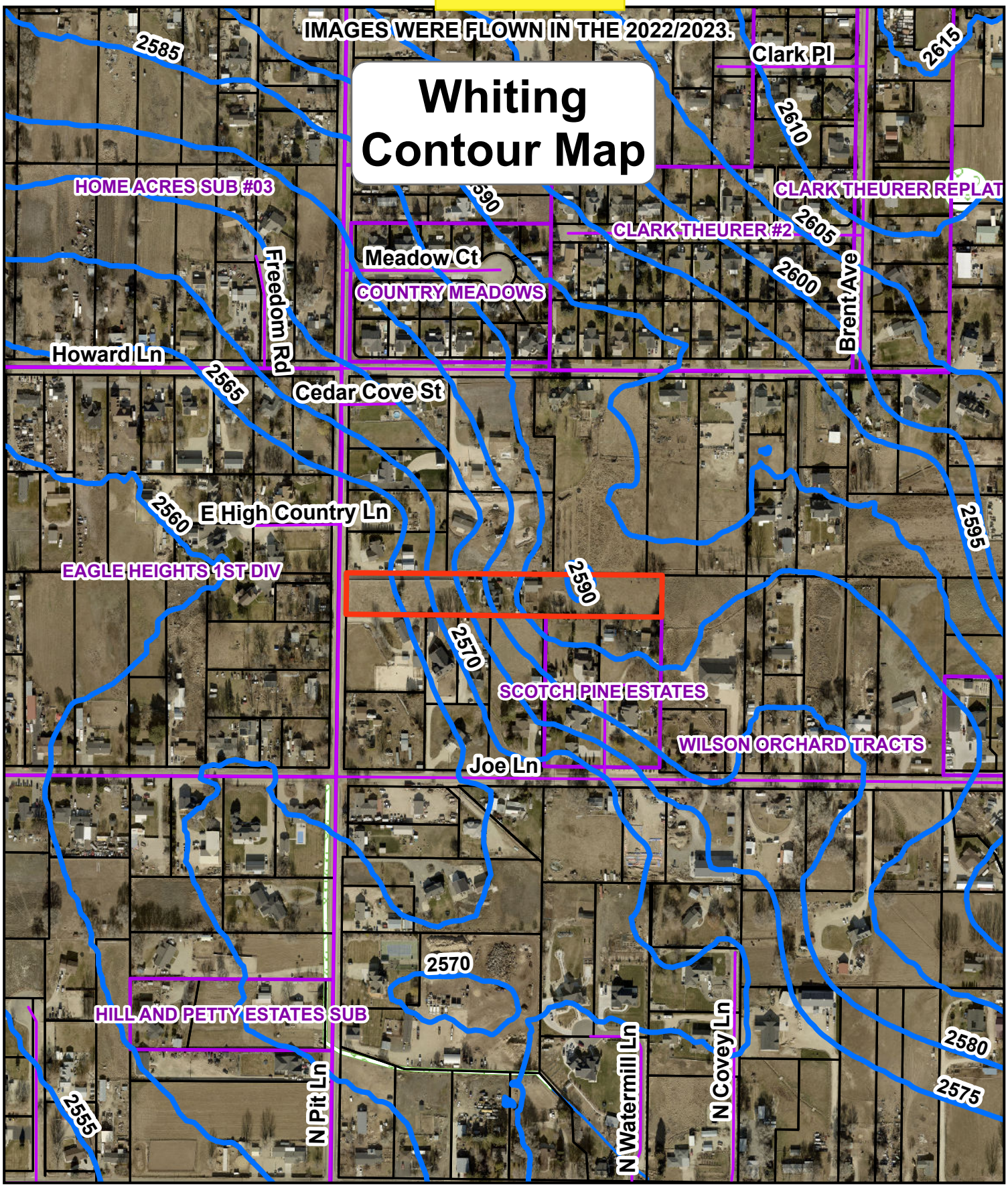


Slope Percent

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

0 200 400 600 Feet

Exhibit B2.14



Legend

- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

0 200 400 600 Feet

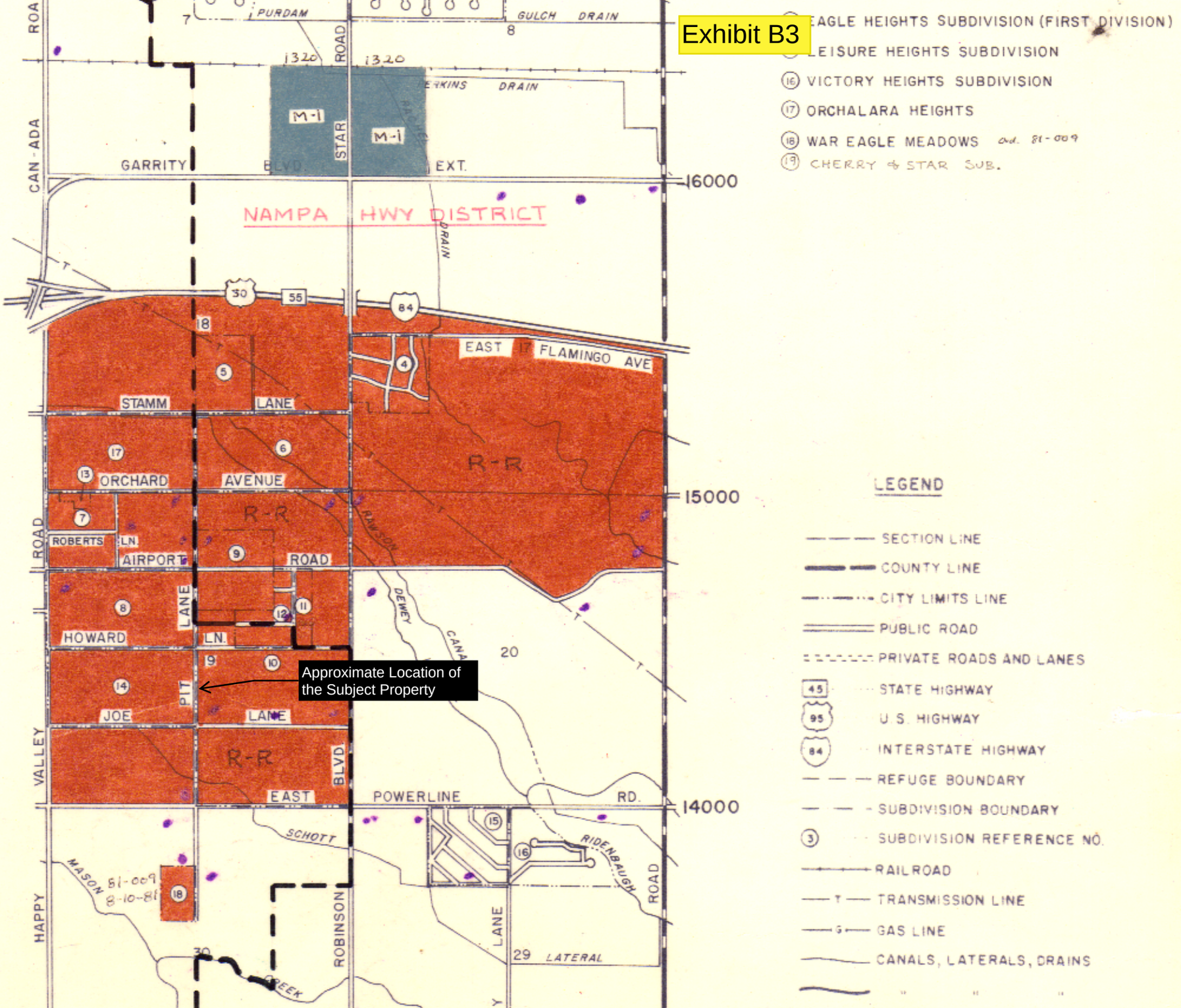

Exhibit B3
(15) EAGLE HEIGHTS SUBDIVISION (FIRST DIVISION)
LEISURE HEIGHTS SUBDIVISION
(16) VICTORY HEIGHTS SUBDIVISION
(17) ORCHALARA HEIGHTS
(18) WAR EAGLE MEADOWS ord. 81-009
(19) CHERRY & STAR SUB.
NAMPA HWY DISTRICT
PURDAM
GULCH DRAIN
1320
ROAD
CAN-ADA
GARRITY
BLVD.
STAR
EXT.
M-1
EAST FLAMINGO AVE
STAMM
LANE
ORCHARD
AVENUE
R-R
ROBERTS
LN.
AIRPORT
ROAD
HOWARD
DEWEY
RAWSON
DRAIN
20
JOE
PIT
Approximate Location of the Subject Property
VALLEY
BLVD.
EAST
POWERLINE
RD.
SCHOTT
MASON 81-009 8-10-81
HAPPY
ROBINSON
RIDENBAUGH
29 LATERAL
CREEK
16000
15000
14000
LEGEND
SECTION LINE
COUNTY LINE
CITY LIMITS LINE
PUBLIC ROAD
PRIVATE ROADS AND LANES
STATE HIGHWAY
U.S. HIGHWAY
INTERSTATE HIGHWAY
REFUGE BOUNDARY
SUBDIVISION BOUNDARY
SUBDIVISION REFERENCE NO.
RAILROAD
TRANSMISSION LINE
GAS LINE
CANALS, LATERALS, DRAINS

EXHIBIT C

Site Visit Photos: April 6th, 2026

Planning & Zoning Commission

Case# RZ2025-0005

Hearing Date: April 16th, 2026

Exhibit C: Site Photos Taken on April 6, 2026

Images 1 and 2 (top left and right): Taken on Pit Lane facing north and south, respectively

Image 3 (bottom left): Taken on paved driveway facing east near entrance to property

Image 4 (bottom right): Taken on the paved driveway facing west near middle of property along northern boundary line











Image 5 (top left): Taken on Pit Lane showing fence on western boundary line facing southeast.

Images 6-8 (top right, bottom left, and bottom right): Taken near entrance of property showing pasture on sight facing southwest, south, and southeast, respectively











Image 9 (top left): Taken near entrance of property showing pasture facing east

Images 10 and 11 (top middle and right): Taken near middle of property facing north and northwest showing adjacent property

Image 12 (bottom left): Facing east showing pasture on the eastern portion of the property

Image 13 (bottom right): Taken near middle of the property facing northeast showing single-family residence on site













Image 14 (top left): Taken at end of driveway showing shop on site

Image 15 (top right): Trailers stored on site

Image 16 (bottom left): Structure on site

Image 17 (bottom right): Showing yard behind single-family residence













EXHIBIT D

Agency Comments Received by: April 6, 2026

Planning & Zoning Commission

Case# RZ2025-0005

Hearing date: April 16th, 2026

Exhibit D1

NAMPA HIGHWAY DISTRICT NO. 1

October 20, 2025

To: Emily Bunn, Planner
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re; Shelley Whiting Rezone RZ2025-0005

I have reviewed the Rezone Application Notice received October 20, 2025, requesting rezone from Rural Residential to Single Family Residential. The subject property is located at 74 N Pit Ln, Nampa, ID. 83687.

Comments are based upon information provided to the Highway District by Canyon County Development Services. Nampa Highway District #1 has no objection to the conditional rezone subject to the following information:

1. The Subject property fronts Pit Ln.
2. NHD#1 Functional Classification of Pit Ln. is Rural Local.
3. A subdivision plat and the associated review fees will need to be submitted to the Highway District for a formal review before we can offer comments regarding subdivision access to Pit Ln.

All comments above are based on the ACCHD Standards Manual and Nampa Highway District #1 Supplementals.

The Highway District reserves the right to provide amended comments/conditions of approval in the event of application revision or revisions to the ACCHD Standards Manual.

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

Exhibit D1.1

Emily Bunn

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, October 20, 2025 3:51 PM
To: Emily Bunn
Subject: RE: [External] FW: Agency Notification RZ2025-0005 Shelley Whiting

Hi Emily,

They either need to submit a plat or a Land Split Application. Whichever you guys are requiring is what we'll need them to submit for us to check the access.

I was under the impression they were going to have to subdivide.

Thank you,

Eddy

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

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, October 20, 2025 3:41 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] FW: Agency Notification RZ2025-0005 Shelley Whiting

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

Hi Eddy,

Thank you for sending this over.

The parcel is part of a subdivision plat prior to 1979 and is considered an original parcel at this time, so if this rezone is approved, it would follow with an administrative land division.

Would they need to submit a lot split application through the highway district then? Or would it still be the subdivision plat application through the highway district?

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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

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

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, October 20, 2025 1:56 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] FW: Agency Notification RZ2025-0005 Shelley Whiting

Good Afternoon Emily,

I have attached a copy of our comments regarding the subject rezone notice.

Thank you,

Eddy

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

From: Pam Dilbeck <Pam.Dilbeck@canyoncounty.id.gov>
Sent: Monday, October 20, 2025 1:00 PM
To: Darlene Leon <dleon@nsd131.org>; Cortney Stauffer <cstauffer@nsd131.org>; mitch.kiester@phd3.idaho.gov; Anthony Lee <anthony.lee@phd3.idaho.gov>; 'prevention@nampafire.org' <prevention@nampafire.org>; eddy@heritagewifi.com; 'effingere@nampafire.org' <effingere@nampafire.org>; Eddy Thiel <eddy@nampahighway1.com>; brandy.walker@centurylink.com; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; Idaho Power <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'contract.Administration.bid.box@ziply.com' <contract.Administration.bid.box@ziply.com>; Boise ProjectBoardofControl <tritthaler@boiseproject.org>; GAshley <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; Erika Olvera <eolvera@nmid.org>; COMPASS <gis@compassidaho.org>; d3development.services@itd.idaho.gov; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'ITDD3permits@itd.idaho.gov' <ITDD3permits@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Assessor Website <2cAsr@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; BRO.Admin@deq.idaho.gov; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>
Subject: Agency Notification RZ2025-0005 Shelley Whiting

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **November 19, 2025**, 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.

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.

Sincerely,

Pam Dilbeck
Sr. Administrative Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5964
Email: Pam.Dilbeck@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Exhibit D2

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, October 20, 2025 4:00 PM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: Agency Notification RZ2025-0005 Shelley Whiting
Attachments: Pre.Development.Notes.Signed.07.22.2025.pdf

Hi Emily,

1.) Will a Nutrient Pathogen Study be required? **The property is located within a designated Nitrate Priority Area; however, the proposal may not meet the threshold requiring a Nutrient Pathogen Study (NP) since if designated as a subdivision would result in fewer than 5 lots. See notes for details.**
2.) Will adequate sanitary systems be provided to accommodate the use? **A site evaluation has been conducted on one of the proposed 1.0-acre parcel; however, it may not comply with IDAPA.58.01.03. See notes for details.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see the attached pre-development notes.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Pam Dilbeck <Pam.Dilbeck@canyoncounty.id.gov>
Sent: Monday, October 20, 2025 1:00 PM
To: Darlene Leon <dleon@nsd131.org>; Cortney Stauffer <cstauffer@nsd131.org>; Mitch Kiester

<Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'prevention@nampafire.org' <prevention@nampafire.org>; eddy@heritagewifi.com; 'effingere@nampafire.org' <effingere@nampafire.org>; eddy@nampahighway1.com; brandy.walker@centurylink.com; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; Idaho Power <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'contract.Administration.bid.box@ziply.com' <contract.Administration.bid.box@ziply.com>; Boise ProjectBoardofControl <tritthaler@boiseproject.org>; GAshley <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; Erika Olvera <eolvera@nmid.org>; COMPASS <gis@compassidaho.org>; d3development.services@itd.idaho.gov; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'ITDD3permits@itd.idaho.gov' <ITDD3permits@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Assessor Website <2cAsr@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; BRO.Admin@deq.idaho.gov; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>
Subject: Agency Notification RZ2025-0005 Shelley Whiting

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **November 19, 2025**, 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.

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.

Sincerely,

Pam Dilbeck
Sr. Administrative Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5964
Email: Pam.Dilbeck@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Exhibit D2.1

SOUTHWEST DISTRICT HEALTH
Environmental & Community Health Services
EnvironmentalSupport@swdh.id.gov • (208) 455-5400

Pre-Development Meeting

Name of Development: Rezoning RR to R-1

Applicant: Shelly Whiting

P.E./P.G.: _____

Others In Attendance: _____

_____

of Lots: 3 (w/existing) Wastewater Flow: Unknown Acreage Proposed: 3.17 (1.17 & (2) 1.00)

Location of Development: 74 N. Pit Ln, Caldwell, ID 83687

Parcel # : R27949000 0 (Parent Parcel)

Project in Area of Concern: In a designated NP area Groundwater/Rock <10': Bedrock

Level 1 NP Study Required: ○ Yes ◉ No

LSAS/CSS Proposed: N/A

Proposed Drinking Water: ◉ Individual ○ City ○ Community ○ Public Water Supply

Information Distributed: ○ SER ◉ NP Guidance ○ Non-Domestic WW ap

Description of Projects:

The applicant has consulted with Southwest District Health (SWDH) regarding the proposed rezoning of the property from Rural Residential (R-1). The applicant intends to subdivide the existing 3.17-acre parcel into three (3) separate parcels, consisting of one (1) parcel measuring approximately 1.17 acres and two (2) parcels measuring approximately 1.0 acre each. The property is located within a designated Nitrate Priority Area; however, the proposal may not meet the threshold requiring a Nutrient-Pathogen Study since if designated as subdivision would result in fewer than five (5) lots. It has not yet been determined whether the county will require the applicant to proceed through the formal subdivision process. The property, located at 74 N. Pit Lane, currently contains an existing single-family residence served by an individual septic system. On March 6, 2024, SWDH conducted a site evaluation and excavated one (1) test pit on the proposed 1.0-acre parcel. The test pit was located approximately seventy-five (75) feet from a neighboring well, which does not comply with the required one hundred (100) foot setback in accordance with IDAPA 58.01.03. Consequently, a new test hole may need to be excavated to achieve the required setback distance. Additionally, the applicant must submit a separate site evaluation application for the remaining proposed 1.0-acre parcel, including excavation of test holes to determine suitability for a subsurface sewage disposal system. At this time, approval of a subsurface sewage disposal system for the proposed 1.0-acre parcel cannot be guaranteed until site conditions have been further evaluated and confirmed by SWDH.

Date: 07/22/2025

Exhibit D2.2

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, March 10, 2026 7:44 AM
To: Emily Bunn
Subject: Re: [External] RE: Agency Notification RZ2025-0005 Shelley Whiting
Attachments: 74 N. Pit Ln - Permit-Plot Plan.pdf

Hi Emily,

Since a permit has been issued for this property, it appears the required setbacks were met in accordance with the approved plot plan. However, the septic system has not yet been installed and must comply with all applicable requirements of IDAPA 58.01.03 prior to final approval.

See attached permit and plot plan for this property.

Let me know if you have additional questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, March 9, 2026 3:02 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: RE: [External] RE: Agency Notification RZ2025-0005 Shelley Whiting

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

Hi Anthony,

I hope your day is treating you well.

Based on your comments on this property, the first site evaluation did not meet IDAPA 58.01.03. I understand the property owner has applied for a septic tank permit (Permit #023718) for her proposed single-family residence on site. Did this permit show that she can meet separation distances? I just wanted to make a note of it in my staff report.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, October 20, 2025 4:00 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: [External] RE: Agency Notification RZ2025-0005 Shelley Whiting

Hi Emily,

1. Will a Nutrient Pathogen Study be required? **The property is located within a designated Nitrate Priority Area; however, the proposal may not meet the threshold requiring a Nutrient Pathogen Study (NP) since if designated as a subdivision would result in fewer than 5 lots. See notes for details.**
2. Will adequate sanitary systems be provided to accommodate the use? **A site evaluation has been conducted on one of the proposed 1.0-acre parcel; however, it may not comply with IDAPA.58.01.03. See notes for details.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see the attached pre-development notes.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Pam Dilbeck <Pam.Dilbeck@canyoncounty.id.gov>
Sent: Monday, October 20, 2025 1:00 PM
To: Darlene Leon <dleon@nsd131.org>; Cortney Stauffer <cstauffer@nsd131.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'prevention@nampafire.org' <prevention@nampafire.org>; eddy@heritagewifi.com; 'effingere@nampafire.org' <effingere@nampafire.org>; eddy@nampahighway1.com; brandy.walker@centurylink.com; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; Idaho Power <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'contract.Administration.bid.box@ziply.com' <contract.Administration.bid.box@ziply.com>; Boise ProjectBoardofControl <tritthaler@boiseproject.org>; GAshley <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; Erika Olvera <eolvera@nmid.org>; COMPASS <gis@compassidaho.org>; d3development.services@itd.idaho.gov; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'ITDD3permits@itd.idaho.gov' <ITDD3permits@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Assessor Website <2cAsr@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; BRO.Admin@deq.idaho.gov; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>
Subject: Agency Notification RZ2025-0005 Shelley Whiting

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **November 19, 2025**, 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.

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.

Sincerely,

Pam Dilbeck

Sr. Administrative Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5964

Email: Pam.Dilbeck@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

New Individual Sewage Permit — Subsurface Sewage Disposal

Southwest District Health

Permit #:	023718
Date:	11/07/2025
Parcel #:	R27949-0023

Applicants Name:	Shelley Whiting
Land Owner Name:	Shelley Whiting
Property Address:	74 N Pit Ln Nampa ID 83687

Legal Description

Township: 3N **Range:** 1W **Section:** 19

Subdivision:

Lot: **Block:** **Size (acres):** 3.17

Type of Installation:	Type of System:	Water Supply:	Water Source:
New Individual Sewage Permit **Basic**	Intrench Sand Filter *All complex/engineered systems must be installed by a licensed complex installer*	Private	Well

Conditions of Approval

- Install within 50 feet of but not in Test Hole Location: 43.58128,-116.50331
- Install no deeper than 48 inches from native grade
- Over excavate to 60 inches from native grade and/or past clayish soils
- Backfill ASTM33 sand to 48 inches from grade
- If soil conditions differ from test hole when installing tank/drainfield, contact SWDH before installation
- Call SWDH for trench inspection before gravel or sand is placed into the trench(es)
- Confirm all surrounding well locations are at least 100 feet away from all drainfields
- If Lift Station/Pump is needed, call SWDH before proceeding
- Effluent flows must be equalized with use of distribution box or "Hard-T"

Unless otherwise stated within this permit, all requirements of IDAPA 58.01.03 shall be met upon system installation.

Number of Bedrooms:	3	Bedroom(s)
Design Flow:	250	Gallons Per Day
Soil Type (USDA)/ Loading Rate (Gal/ Sq. Ft./ Day): B-2 / 0.45 Adjusted Loading Rate: C-1 / 0.3		
The minimum septic tank capacity is:	1000	Gallons
Drainfield Absorption Area:	833	Square Feet
The drainfield can be no closer to permanent/ intermittent surface water than:	125	Feet

Note: Final approval of this permit requires inspection of the uncovered system.

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into, and are enforceable as part of the permit. The permit will expire (2) years from date of issuance. The permit may be renewed if the renewal is applied for on or before the expiration date.

Permit Approved By: Joshua Munnell — Digitally signed by Joshua Munnell Date: 2025.11.07 10:51:52 -07'00'

Joshua Munnell

11/07/2025

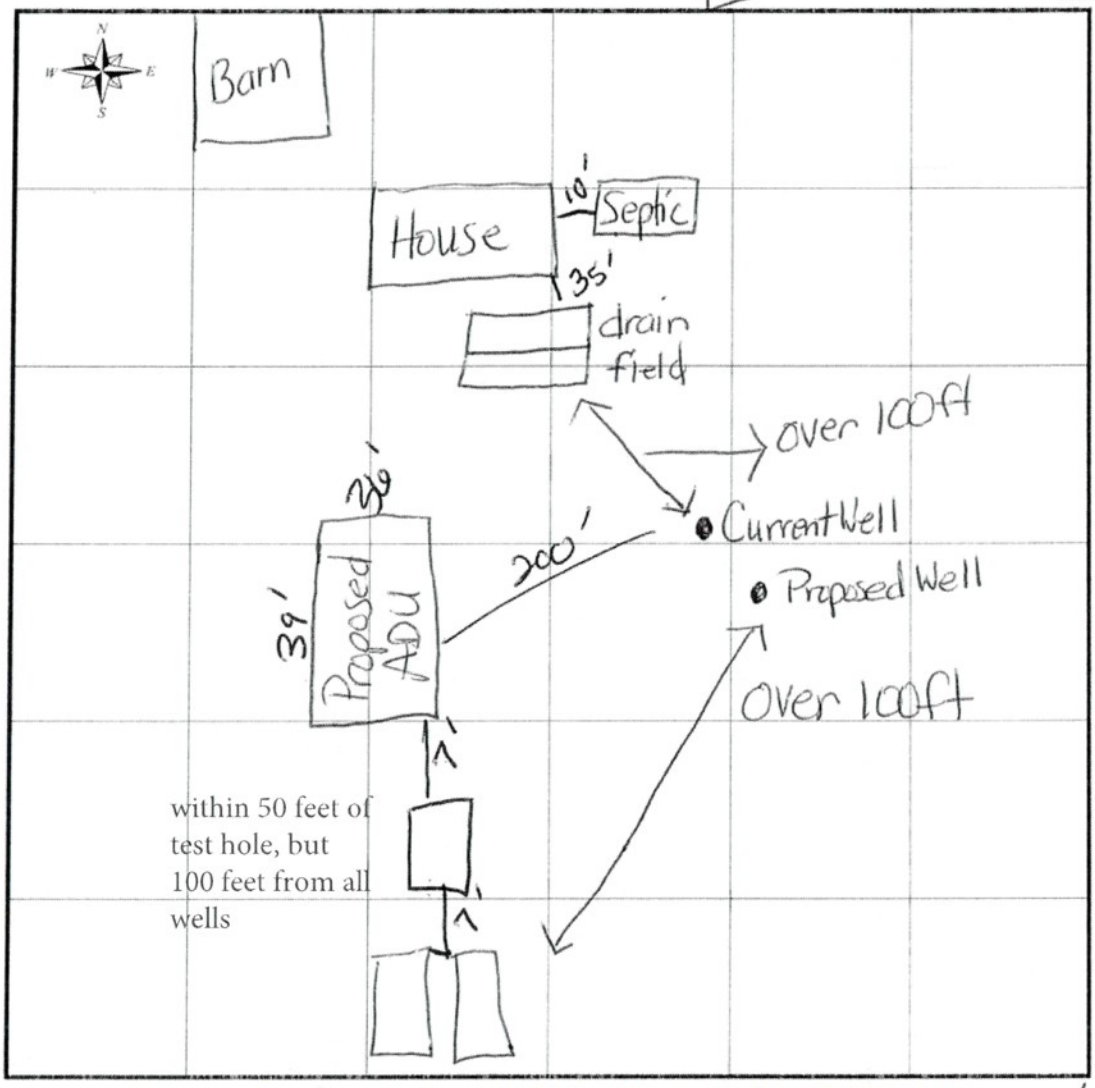
Permit Issue Date:

Public Health
Prevent. Promote. Protect.
Idaho Public Health Districts

Please draw an aerial view of the property showing the outline of buildings, property lines, well location(s), water lines, location of septic tank and drainfields, location of drainfield replacement area, ditches and streams, easements and right of ways, driveway and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield.

PLOT PLAN

SCALE: 1" = ____'



Southwest District Health, 13307 Miami Lane, Caldwell, ID 83607
Phone: 208.455.5400, Fax: 208.455.5405

SIGNATURE: Shelley Whiting DATE: 10-31-25

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I understand that any deviation from the plans, conditions, and specifications, is prohibited unless it is approved in advance by the Director or his designee. I hereby authorize the Health District to have access to this property for the purpose of conducting a site-evaluation.

(Official Use Only)

Plot Plan Approval Date: 11/7/2025 EHS Name: Joshua Munnell EHS # : 011

Exhibit D3

PLANNING AND ZONING DEPARTMENT

TO: Emily Bunn, Canyon County Development Services

DATE: October 20, 2025

FROM: Doug Critchfield, Principal Planner

RE: RZ 2025-0005 – Shelly Whiting

The property is in the Nampa Impact Area and is designated Low Density Residential on the Comprehensive Plan Future Land Use Map. The proposed rezone to R-1 is appropriate for the location. The proposed subdivision is slightly out of compliance with Nampa's density limitations for the Low Density Residential designation. The minimum density for Low Density Residential is 1 dwelling unit per acre. The proposed density for this subdivision is .94 dwelling units per acre. Regardless, the applicant will need to go through the pre-annexation (likely a conditional pre-annexation) process with the City of Nampa before Nampa will support this proposal. As it currently stands, Nampa requests denial of this application.

Thank you - Doug

Sincerely,

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

EDC
file

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

Exhibit D4

Emily Bunn

From: Code Enforcement
Sent: Tuesday, October 21, 2025 7:44 AM
To: Emily Bunn
Cc: Pam Dilbeck
Subject: RE: Agency Notification RZ2025-0005 Shelley Whiting

Canyon County Code Enforcement does not and has not had any complaints regarding the subject property.

From: Pam Dilbeck
Sent: Monday, October 20, 2025 1:00 PM
To: Darlene Leon <dleon@nsd131.org>; Cortney Stauffer <cstauffer@nsd131.org>; mitch.kiester@phd3.idaho.gov; Anthony Lee <anthony.lee@phd3.idaho.gov>; 'prevention@nampafire.org' <prevention@nampafire.org>; eddy@heritagewifi.com; 'effingere@nampafire.org' <effingere@nampafire.org>; eddy@nampahighway1.com; brandy.walker@centurylink.com; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; Idaho Power <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'contract.Administration.bid.box@ziply.com' <contract.Administration.bid.box@ziply.com>; Boise ProjectBoardofControl <tritthaler@boiseproject.org>; GAshley <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; Erika Olvera <eolvera@nmid.org>; COMPASS <gis@compassidaho.org>; d3development.services@itd.idaho.gov; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'ITDD3permits@itd.idaho.gov' <ITDD3permits@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Assessor Website <2cAsr@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; BRO.Admin@deq.idaho.gov; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>
Subject: Agency Notification RZ2025-0005 Shelley Whiting

Please see the attached agency notice. You are invited to provide written testimony or comments by **November 19, 2025**, 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.

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.

Sincerely,

Pam Dilbeck
Sr. Administrative Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5964
Email: Pam.Dilbeck@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Exhibit D5

Emily Bunn

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, October 22, 2025 8:01 AM
To: Emily Bunn
Cc: Pam Dilbeck
Subject: [External] RE: Agency Notification RZ2025-0005 Shelley Whiting

Hello,

After careful review of the transmittal submitted to ITD on October 20, 2025 regarding, RZ2025-0005 Shelley Whiting, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Pam Dilbeck <Pam.Dilbeck@canyoncounty.id.gov>
Sent: Monday, October 20, 2025 1:00 PM
To: Darlene Leon <dleon@nsd131.org>; Cortney Stauffer <cstauffer@nsd131.org>; mitch.kiester@phd3.idaho.gov; Anthony Lee <anthony.lee@phd3.idaho.gov>; 'prevention@nampafire.org' <prevention@nampafire.org>; eddy@heritagewifi.com; 'effingere@nampafire.org' <effingere@nampafire.org>; eddy@nampahighway1.com; brandy.walker@centurylink.com; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; Idaho Power <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'contract.Administration.bid.box@ziply.com' <contract.Administration.bid.box@ziply.com>; Boise ProjectBoardofControl <tritthaler@boiseproject.org>; GAshley <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; Erika Olvera <eolvera@nmid.org>; COMPASS <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; ITDD3Permits <ITDD3Permits@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Assessor Website <2cAsr@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; BRO.Admin@deq.idaho.gov; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>
Subject: Agency Notification RZ2025-0005 Shelley Whiting

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **November 19, 2025**, 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.

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.

Sincerely,

Pam Dilbeck
Sr. Administrative Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5964
Email: Pam.Dilbeck@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Exhibit D6

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

Brad Little, Governor
Jess Byrne, Director

October 27, 2025

Emily Bunn, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
emily.bunn@canyoncounty.id.gov

Subject: Agency Notification RZ2025-0005 Shelley Whiting

Dear Ms. 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. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

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

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource 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) 373-0550.

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

NAMPA FIRE 1891 DIST
EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

Exhibit D7

DATE: November 16, 2025

TO: Canyon County Development Services Department

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

APPLICANT: Shelley Whiting

OWNER: Shelley Whiting

PROJECT ADDRESS: 74 N. Pit Lane

RE: RZ2025-0005 Parcel # R27949

This application is for Case No. RZ2025-0005: The applicant, Shelley Whiting, is requesting a rezone of approximately 3.17 acres from the "RR" (Rural Residential) zone to an "R-1" (Single-Family Residential) zone. The subject property is located at 74 N Pit Lane, Nampa ID 83687 also referenced as Parcel R27949, a portion of the SE quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

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

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 11/2 miles from the nearest fire station. This development is located approximately .8 miles from Nampa Fire Station 5 with an approximate response time of 3 minutes.

Exhibit D8

Emily Bunn

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Thursday, March 12, 2026 12:34 PM
To: Emily Bunn
Subject: [External] re: Legal Notice RZ2025-0005 / Whiting - 74 N Pit Lane, Nampa
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Emily,

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



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

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, March 12, 2026 10:19 AM
To: Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>;
Subject: Legal Notice RZ2025-0005 / Whiting

Dear Agencies,

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

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

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

Thank you,

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

Exhibit D9

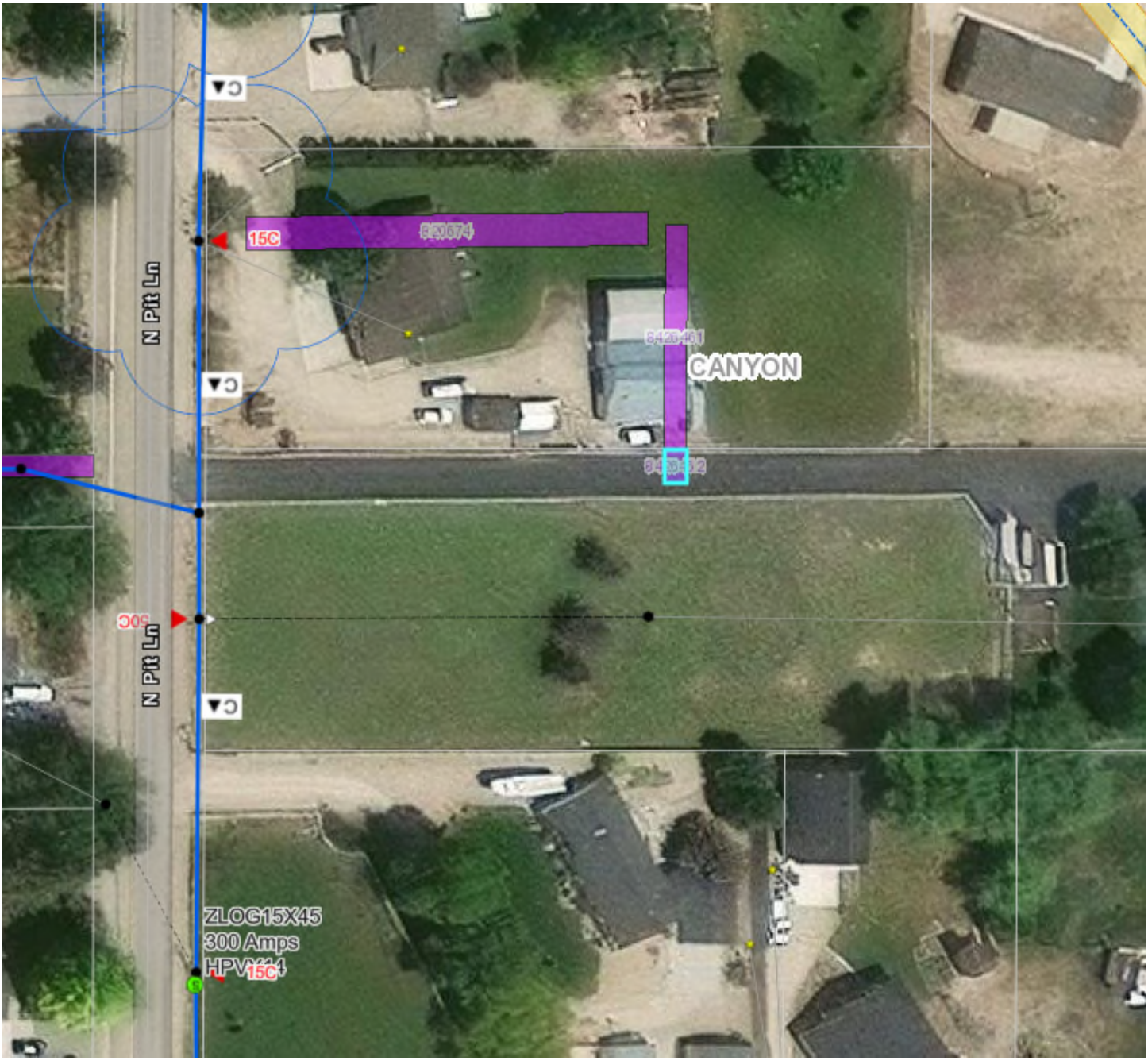
Emily Bunn

From: Letson, Leon <LLetson@idahopower.com>
Sent: Friday, March 13, 2026 10:05 AM
To: Emily Bunn
Cc: Caitlin Ross
Subject: [External] Agency Review Request - RZ2025-0005
Attachments: 8426462 T3NR1W SEC 19.pdf

Hi Emily,

There is an old Idaho Power easement that crosses the subject property (see below). I would recommend the applicant pursue a relinquishment of this easement (attached) as we no longer have any facilities within the easement nor any plans to install any in the future. Below is a link to our website for information on how you can go about this relinquishment.

Easement Services - Idaho Power



Thanks,

Leon Letson
FACILITY SITING COORDINATOR
Idaho Power | Economic & Community Development
Office 208-388-5224 | Cell 509-859-3723
idahopower.com

IDAHO POWER LEGAL DISCLAIMER

This transmission may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure,

copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you received this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

Exhibit D9.1

Ygnacio Deltoro
BLD-7171

Idaho Power Company
POWER LINE EASEMENT

INSTRUMENT NO. 8426462

Ygnacio Del Toro and Rebecca Del Toro his wife, Grantor(s), of Canyon County, State of Idaho, do hereby grant and convey to IDAHO POWER COMPANY, a corporation, its licensees, successors and assigns, Grantee, for One Dollar and other valuable considerations, receipt of which is hereby acknowledged, a right of way and easement for the erection and continued operation, maintenance, repair, alteration inspection and replacement of the electric transmission, distribution and telephone lines and circuits of the Grantee, attached to poles or other supports, together with guys, crossarms and other attachments and incidental equipment thereon, and appurtenances, with the right to permit the attachment of the wires and fixtures of other companies or parties, over, on and across the following premises, belonging to the said Grantor(s) in Canyon County, State of Idaho, in the following location, to-wit:

A strip of land 10 feet wide and being 5 feet on each side of a centerline lying within the NW¼SE¼ of Section19, T3N, RIW, B.M., the centerline of which is more particularly described as follows:

Commencing at the center point of Section 19; thence proceeding South along the Mid-Section line a distance of 560 feet, more or less, to a point; thence East a distance of 235 feet, more or less to a point; thence South a distance of 100 feet, more or less, to a point, which is the Real Point of Beginning;

Thence continuing South a distance of 15 feet, more or less.

Together with all rights of ingress and egress necessary for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right from time to time to cut, trim and remove trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement and the operation, maintenance and repair of Grantee's electrical system.

Executed and delivered this 11 day of July, 1984

Ygnacio Del Toro

Rebecca Del Toro

STATE OF Idaho }
County of Canyon } ss.

On this 11 day of July, 1984, before me, Whitney T. Floyd a Notary Public, personally appeared Ygnacio Del Toro and Rebecca Del Toro, known to me to be the person(s) who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

Whitney T. Floyd
Notary Public, residing at Nampa
Commission expires 3 Nov, 19 84

(Notarial Seal)

WHITNEY T. FLOYD NOTARY PUBLIC IDAHO

103 OVER 42-338-828

503 4-83 RD-A-86-I

RECORDED
'84 NOV 6 AM 11 20
BILL A. STAKER
CANYON CNTY. RECORDER
BY VCheney

REQUEST IDAHO POWER CO
TYPE Misc FEE 2.00

8426462

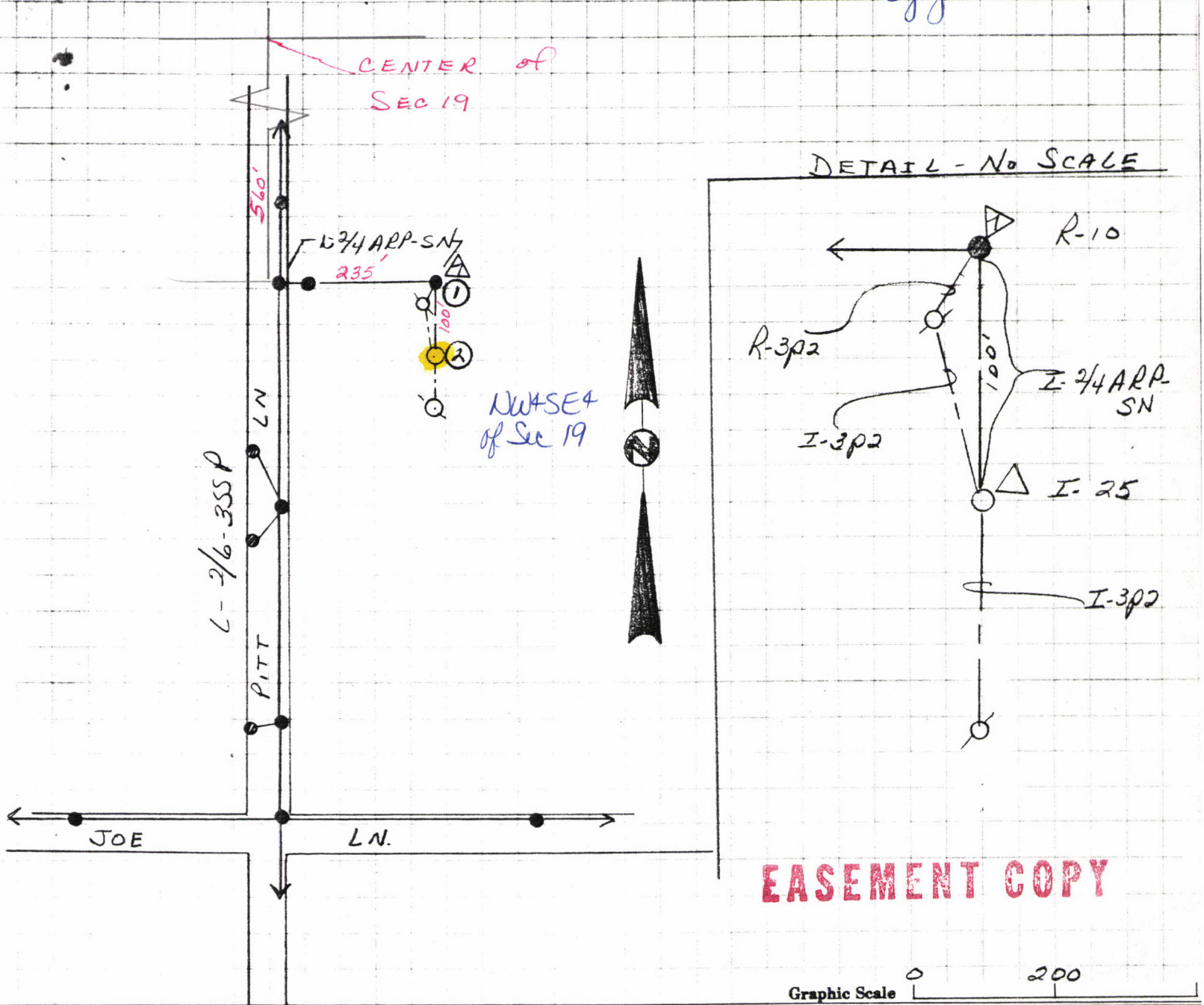
STATE OF .....
County of.....
} ss.

On this.....day of....., 19....., before me, ...
a Notary Public, personally appeared.....and
.....and, to me personally known, who being duly sworn, did say that
they are respectively the.....President and the.....Secretary of the corporation that executed the within
instrument, and acknowledged to me that such corporation executed the same as the free act and deed of said corporation.

.....
Notary Public, residing at.....
Commission expires....., 19.....

(Notarial Seal)

Ygnacio DelToro



EASEMENT COPY

Graphic Scale 0 200

TAX CODE	KV.	⊕	O/U	TYPE	POLE FT.	WIRE FT.	FEEDER FT.

FIELD LOC.: NAMPA DIST. OFFICE: NAMPA

Description: YGNACIO DELTORO - 1/8 MI No of JOE LN ON PITT - PROVIDE OH PRI TO BARN & WELL - A/E MH LATER

EST. NO. 7171

VOLTAGE: Const. 12.5 Op. 12.5 FEEDER & NO. NMPA-022

	BY	DATE	STATE	COUNTY	DIST. NO.
Prepared	BLD	6-28-84	IDA	CANYON	32
Completed	JLK	8-17-84			
Plat'g. PR			SEC.	TWP.	RGE.	MERID.
Plat'g FDR			19	3N	1W	B
Plat'g. U.G.						
Est. By:	1					

R/W Permission: Govt. ☐ Pvt. ☒ RR. ☐ Hwy. ☐ J.U. ☐

Plat Map No. 557-19

Feeder Map No. 18507-26 Map 2

Work Order No.: Funct. 42 Location 338 W. Order 828

FORM NO. 508 20M 6-83

IDAHO POWER CO. WORK ORDER MAP

SHEET 1 OF 1

Exhibit D10

Emily Bunn

From: Erika Olvera <EOlvera@nmid.org>
Sent: Monday, March 16, 2026 2:15 PM
To: Emily Bunn; NMID
Subject: [External] RE: RZ2025-0005, Comments?

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted.

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

Thank you,

Erika Olvera
Nampa & Meridian Irrigation District
208-466-0663

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, March 16, 2026 1:33 PM
To: NMID <NMID@nmid.org>; Erika Olvera <EOlvera@nmid.org>
Subject: RE: RZ2025-0005, Comments?

Hello,

I forgot to attached the agency response form, but here is it in case you wanted to look over the legal.

Sincerely,

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

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

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

From: Emily Bunn
Sent: Monday, March 16, 2026 1:28 PM
To: nmid@nmid.org; EOlvera@nmid.org
Subject: RZ2025-0005, Comments?

Hello,

I wanted to check in and see if Nampa-Meridian Irrigation District has any comments for case No. RZ2025-0005? It appears they received irrigation water from your irrigation district.

The applicant is currently planning to rezone the property to R-1 (1-acre average minimum lot size) to potentially create three (3) lots from the current property (Parcel Number R27949, 74 N PIT LN). I have attached the application packet and the agency notification response form in case you wanted to review those further.

Sincerely,

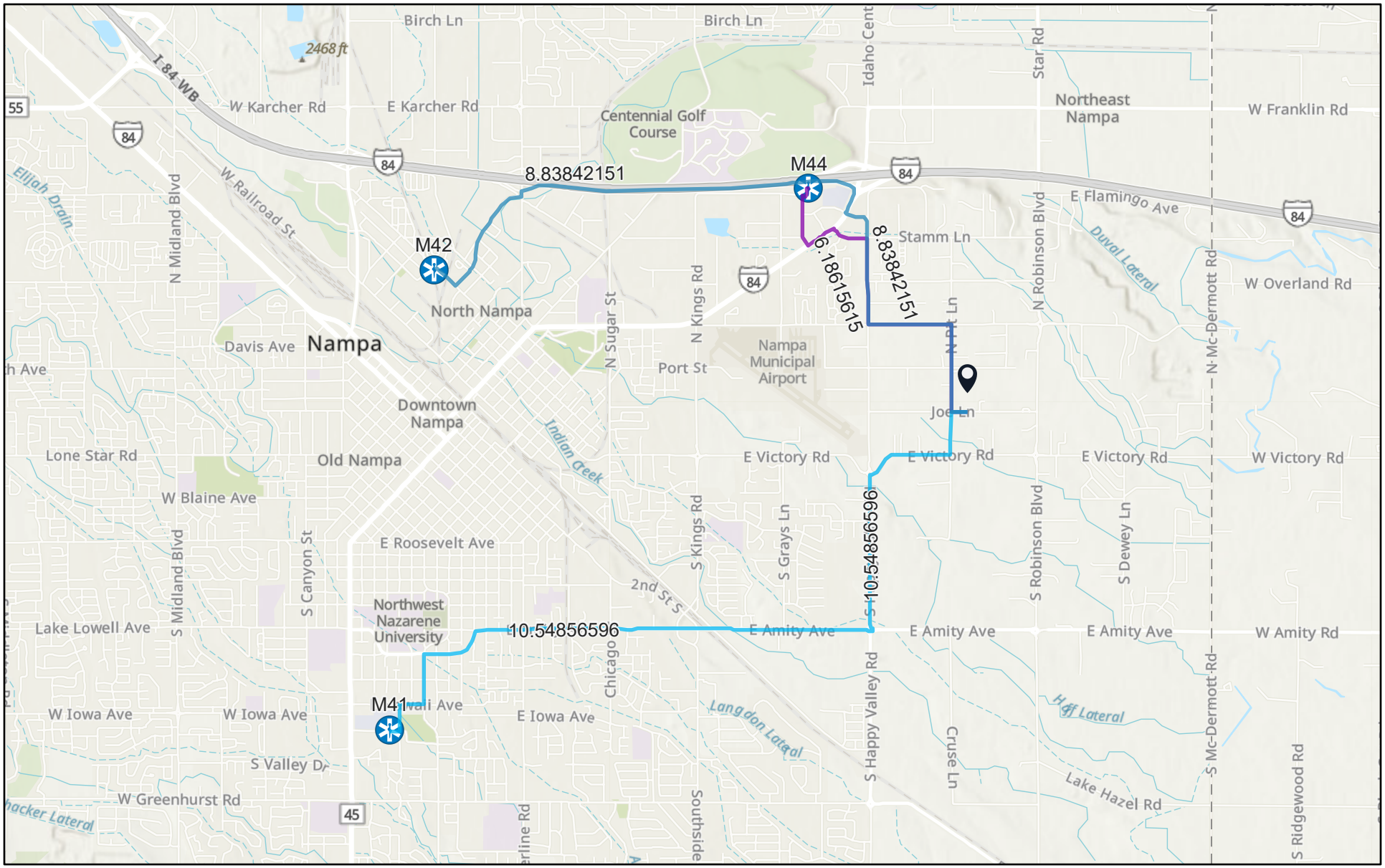
Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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

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

Exhibit D11

R27949 Response Times



3/18/2026

Route 1 - 1 - 1

Route 1 - 1 - 1

Route 1 - 1 - 1

M41 station

M42 station

M44 station

R27949 Response Times

World_Hillshade

1:69,552

0 0.42 0.85 1.7 mi

0 0.5 1 2 km

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

EXHIBIT E

Public Comments Received by: April 6th, 2026

Planning & Zoning Commission

Case# RZ2025-0005

Hearing Date: April 16th, 2026

Exhibit E1

Growing Together LLC
301 Warehouse St.
Caldwell, ID 83605

January 29, 2026

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 N. 11th Avenue, Suite 203
Caldwell, ID 83686

Re: Letter of Support for Shelley Whiting

Dear Members of the Planning and Zoning Commission,

On behalf of Growing Together LLC, I am writing in support of the application submitted by Shelley Whiting requesting a zoning map amendment from Rural Residential (RR) to Single-Family Residential (R-1) for the property located at 74 N. Pit Lane. The request is proposed to divide the approximately 3.17-acre property into two (2) parcels.

Growing Together supports this request because it reflects the existing land use pattern and residential character already established in the immediate area. The request represents compatible residential infill within an area that is already functioning as a single-family residential neighborhood, and the proposed R-1 zoning is consistent with surrounding residential use and development expectations.

We believe this application is consistent with the Canyon County Zoning Ordinance and the Canyon County 2030 Comprehensive Plan, particularly those policies that encourage orderly growth, neighborhood compatibility, and inward residential development in areas already developed for residential use—rather than continued outward expansion into agricultural lands.

For these reasons, Growing Together supports approval of the Whiting application.

Thank you for your consideration.

Sincerely,

George Crookham
President
on behalf of Growing Together LLC

EXHIBIT F

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

Planning & Zoning Commission

Case# RZ2025-0005

Hearing Date: April 16th, 2026

PLANNING OR ZONING COMMISSION

DRAFT FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Whiting – RZ2025-0005

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of Parcel R27949 from the Agricultural ("A") zone to the Single-Family Residential ("R-1") zone
2) Location: The subject property is located at 74 N Pit Ln, Nampa, ID 83687, also referenced as Parcel R27949, a portion of the Southeast quarter in Section 19, T3N, R1W, BM, Canyon County, Idaho

Parcel Size: 3.17 acres

Summary of the Record
1. The record is comprised of the following:
A. The record includes all testimony, the staff report, exhibits, and documents in Case File RZ2025-0005.
1. All exhibits can be found in the case staff report dated April 16th, 2026
Applicable Law
1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-05 (Zoning Amendment Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-11-25 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).
a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.
3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.
4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, RZ2025-0005, was presented at a public hearing before the Canyon County Planning and Zoning Commission on April 16th, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

DRAFT

Table 1. Zoning Map Amendment Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-06-05(1): The commission shall review the particular facts and circumstances of each proposed zoning amendment and make a recommendation regarding the same to the board. The presiding party shall make its review in terms of the following standards and shall find adequate evidence regarding the following criteria when evaluating the proposed zoning district boundary amendment:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**A**	**Is the proposed zone change generally consistent with the comprehensive plan?**
Analysis	The proposed zone change is generally consistent with the 2030 Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the parcel as "residential" (**Staff Report Exhibit B2.9**). "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity." (Page 25, 2030 Comprehensive Plan). The parcel is within City of Nampa's Area of Impact. The City of Nampa's comment letter states, "The proposed rezone to R-1 is appropriate for the location. The proposed subdivision is slightly out of compliance with Nampa's density limitations for the Low-Density Residential designation… [as the] minimum density for Low Density Residential designation is 1 dwelling unit per acre" (**Staff Report Exhibit D3**). Although the comment letter states the property is slightly out of density with the City of Nampa's density requirements, it appears that the proposed parcels would be at least 1-acre in size, which would match City of Nampa's Comprehensive Plan. The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • **Property Rights G1.01.00**: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • **Property Rights P1.01.01**: "No person shall be deprived of private property without due process of law." • **Property Rights P1.1.03**: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • **Population P2.01.01**: "Plan for anticipated population and households that the community can support with adequate services and amenities." • **Population G2.02.00**: "Promote housing, business, and service types needed to meet the demand of the future existing population." • **Land Use and Community Design P4.04.04**: "Maintain a balance between residential growth and agriculture that protects the rural character." • **Land Use and Community Design P4.01.02**: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights." • **Land Use and Community Design G4.03.00:** "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. " • **Land Use and Community Design P4.03.02**: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns." • **Land Use and Community Design G4.04.00**: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character." • **Land Use and Community Design P4.07.01**: "Plan land uses that are compatible with the surrounding community." • **Housing G11.1.00**: "Encourage opportunities for a diversity of housing choices in the County." • **Housing G11.02.00:** "Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources."	
Criteria Met?	**B**	**When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?**

DRAFT

Yes		

Analysis

In consideration of the surrounding land uses, the proposed zone change to Single Family Residential (R-1) is as appropriate as the current zoning designation of Rural Residential (R-R).

The surrounding area primarily contains residential uses. To the north, south, east and west of the subject property, there are residential subdivisions and parcels with varying acreage sizes (**Staff Report Exhibits B2.1, B2.6, and B2.11**). There are 52 subdivisions in the area within 1-mile of the subject property and the average and median lot sizes for parcels within 600 feet of the subject property are 1.42 and 1.03 acres, respectively. If the parcel is divided into three (3) parcels, this would result in an average parcel acreage size of 1.06 acres, which is within approximately 0.36 acres of the average lot size and 0.03 of the median lot size of this area (**Staff Report Exhibits A2, A3, and B.6**). The subject property is contained within TAZ (Traffic Analysis Zone) "2431." As shown on **Staff Report Exhibit B2.8** of the staff report, the data for the TAZ zone that contains the subject property forecasts an increase in 17 households by the year 2050, demonstrating that this is an area expected to receive residential growth. There are some agricultural uses in the area, but these are found further east, northeast, and south and not found in the immediate vicinity of the subject property, so impacts to agricultural uses in the area are anticipated.

The City of Nampa's limits are found west, northwest, and southwest of the subject property, with the closest city limit being 0.3 miles to the west. The development within city limits nearby is a mix of commercial (such as the Gateway Center), industrial (mainly found around the Nampa Municipal Airport), and residential mixed throughout. No incompatibilities are anticipated with the city industrial and commercial development nearby due to the distance between the subject property and those developments (0.3 miles or more away).

Pursuant to Canyon County ordinance CCCO §07-10-25(2), the purpose of the "R-1" zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.

Adjacent Existing Conditions Within 1-Mile of the Subject Property:

Direction	Existing Use	Primary Zone	Other Zone
N	**Residential Uses**	**R-R**	**R-1, City Limits**
S	**Residential Uses with some Agricultural Uses**	**R-R**	**A**
E	**Residential Uses with some Agricultural Uses**	**R-R**	**CR-R-1, A**
W	**Residential Uses and some Commercial and Industrial Uses in City Limits**	**R-R**	**City Limits**

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

Land Use Cases Within 1-Mile of the Subject Property in the last 5-Years:

1. SD2020-0012 – Short Plat with 1 lot (Barnes) – Approved
2. CU2025-0002 – Staging Area and Contractor Shop (Bighorn Traffic Services) – Denied
3. CR2023-0005 – Rezone from R-R to C-1 (Bowery) – Denied
4. RZ2020-0018 – Rezone from A to R-R (Brujin)
5. RZ2022-0008 – Rezone from A to CR-R1 (Carlton) – Approved
6. SD2018-0013 –Preliminary Plat with 7 lots (DTH)– Approved
7. CR2022-0013 – Rezone from R-R to CR-R1 (Guzman) – Approved
8. SD2019-0030 – Short Plat with 3 lots (Ryslanshik Subdivision) Approved
9. PH2016-51-APL – Temporary Quasi-Public Religious Related Events – Approved
10. SD2019-0053 – Preliminary Plat with 15 lots (Weatherby Estates) – Approved

The land use cases approved in the last 5 years demonstrate the area is trending towards having more residential uses.

Criteria Met?	**C**	**Is the proposed zoning map amendment compatible with surrounding land uses?**

DRAFT

Yes		
Analysis	The proposed rezone from R-R to R-1 is compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. Per the applicant's letter of intent, the proposed rezone is intended to facilitate the development of three (3) residential parcels with an average parcel size of 1.06 acres (**Staff Report Exhibit A2**). These proposed parcels are within 0.36 acres of the average lot size and 0.03 of the median lot size of this area. Adding two to three (2-3) residential lots is consistent with the size of the parcels in the area and is consistent than many of the lots within subdivisions in this area (1.09-acre average lot size). The proposed development is anticipated to match the residential uses and characteristics of this area (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**). The parcel is in the Area of City Impact of the City of Nampa, and their Future Land Use Map designation for the subject property is "Low Density Residential" (minimum density is 1 dwelling per acre) (**Staff Report Exhibit D3**)." Although the comment letter states the property is slightly out of density with the City of Nampa's density requirements, it appears that the proposed parcels would be at least 1-acre in size, which would match City of Nampa's Comprehensive Plan	
Criteria Met? **Yes**	**D**	**Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The surrounding area primarily contains residential uses. To the north, south, east and west of the subject property, there are residential subdivisions and parcels with varying acreage sizes. The acreage sizes in this area vary between less than 0.5 acres to 1-3 acres to 5-acres in size and over. There are some agricultural uses in the area, but these are found further east, northeast, and south and not found in the immediate vicinity of the subject property. The City of Nampa's limits are found west, northwest, and southwest of the subject property, with the closest city limit being 0.3 miles to the west. The nearby annexed properties are a mix of commercial (such as the Gateway Center), industrial (mainly found around the Nampa Airport), and residential mixed throughout (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**). With the area primarily being residential in nature, it is anticipated that the proposed development will not negatively affect the area. The parcel is in the City of Nampa's Area of City Impact, and the City's Comprehensive Plan for 2040 designates the parcel as "Low Density Residential" (**Staff Report Exhibit D3**). **The following measures will be implemented to mitigate the impact** Although this is not a conditional rezone, the applicant will be likely be limited to two-to-three (2-3) lots due to the required separation distances between septic tanks, wells, and drain fields (**Staff Report Exhibits D2, D2.1, and D2.2**).	
Criteria Met? **Yes**	**E**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, sewer will be provided with individual septic systems for the proposed lots (**Staff Report Exhibit A4**).	

DRAFT

	Per Southwest District Health, the subject property is located within a Nitrate Priority area, but a Nutrient-Pathogen study is not required since the subdivision would result in fewer than five (5) lots and the County is not requiring a subdivision process at this time. Southwest District Health stated that a site evaluation was done in March of 2024 for one of the proposed 1-acre parcels, but the proposed area for the septic system did not appear to meet IDAPA 58.01.03 due to the proximity to a neighboring well (it was measured about 75-feet from the well, when it should be 100-feet) (**Staff Report Exhibits D2 and D2.1**). Although the initial site evaluation showed the proposed system too close to a well, it has appeared that the applicant has found a different area to place a septic tank and drain field for the proposed secondary residence (**Staff Report Exhibit D2.2**). For any potential future residences, preliminary approval from Southwest District Health is required to be submitted with a building permit application, so any future separation distance concerns will be addressed prior to building permit submittal. **Water:** Per the applicant's land use worksheet, individual domestic wells are planned for the additional lots (**Staff Report Exhibit A4).** Notice was given to the Idaho Department of Water Resources, but no comments were received. Individual wells are anticipated to adequately provide services to the potential two (2) residential dwellings (or five (5) residential dwellings if secondary residences are added to each future proposed lot). Future development shall comply with IDWR standards. **Drainage:** Drainage appears to not be affected by this application, as stormwater is retained on site (**Staff Report Exhibit A4**). **Irrigation:** Per the applicant's land use worksheet, surface water is currently provided via gravity irrigation (**Staff Report Exhibit A4**). The applicant's site plan shows the existing irrigation path and the proposed areas future owners can access the irrigation water (**Staff Report Exhibits A3**). The parcel is served by Boise Project Board of Control/Nampa-Meridian Irrigation District (NMID). NMID sent a comment letter on March 16, 2026, which stated NMID "…has no comment on the above-referenced application as no facilities are impacted. All private laterals and waste ways must be protected. All municipal surface drainage must be retained on site. If any surface drainage leaves the site, NMID will need to review the drainage plans. The developer must comply with Idaho Code 31-3805 (**Staff Report Exhibit D10**). **Utility:** Idaho Power Company sent a comment letter on March 13, 2026 which states, "There is an old Idaho Power easement that crosses the subject property…I would recommend the applicant pursue a relinquishment of this easement… as we no longer have any facilities within the easement nor any plans to install any in the future" (**Staff Report Exhibits D9 and D9.1**). Idaho Power did not have any other concerns. Utility agencies, including Intermountain Gas, CenturyLink, and Ziply, were notified of the application on October 20, 2025 and March 12, 2026. No agency comments were provided by those services at the time prior to the materials deadline. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.
Criteria Met? **Yes**	**F**	**Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the zoning map amendment and it will exist at the time of development. The subject property currently accesses off of Pit Lane (a public road). Nampa Highway District No. 1 (NHD#1) states Pit Lane is classified as a Rural Local Road. At the time of an administrative land division application, Nampa Highway District requires the applicant to turn in a Lot Split Application with the associated fees (at this time, a subdivision plat will not be required to divide the property, so no subdivision plat will be turned in to NHD#1 as stated in their letter) (**Staff Report Exhibits D1 and D1.1**).	

DRAFT

	A private road will need to be created prior to building permit issuance for the 3rd house of the current driveway, as three (3) more houses trigger private road requirements per CCCO §07-10-03.	
Criteria Met? **Yes**	**G**	**Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?**
Analysis	The proposed zoning amendment will not require public street improvements in order to provide adequate access to and from the subject property and to minimize undue interference with existing or future traffic patterns created by the proposed development. Nampa Highway District No. 1 does not require any public street improvements at this time and does not have any concerns over traffic patterns (**Staff Report Exhibits D1 and D1.1**). An access permit is required to be submitted with any future residential building permits and will outline whether public street improvements (such as a paved apron will be required or not). Idaho Transportation Department found the application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concern (**Staff Report Exhibit D5**). With the applicant proposing three (3) parcels total, which would add a maximum of two (2) single-family residences to the adjacent driveway (or five (5) single-family residences if secondary residences are added), it does not appear that mitigation of traffic needs to occur at this time.	
Criteria Met? **Yes**	**H**	**Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities including, but not limited to schools, police, fire and emergency medical services. **Schools:** Parcel R27949 is serviced by the Nampa School District. It is not anticipated that any impacts or accommodations will be needed, as two additional parcels are requested. Agency comments were sent out on October 20, 2025 and March 12, 2026, and no comments were received by the school district. **Police:** Parcel R27949 is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on October 20, 2025 and March 12, 2026, and no comments were received by the Sheriff's Office. **Fire Protection:** Parcel R27949 is under the jurisdiction of the Nampa Fire Protection District (NFPD). A comment letter was received from NFPD on November 16, 2025, which outlined fire code requirements and conditions of approval that must be met for the development. NFPD also stated in their comment letter that the project is located approximately .8 miles from Nampa Fire Station 5 with an approximate response time of 3 minutes (**Staff Report Exhibit D7**). **Emergency Medical Services:** Canyon County Paramedics sent estimate response times for the three (3) closest stations – Station M44 has a 6.18 minute estimated response time, Station M42 has a 8.83-minute estimated response time, and Station M41 has a 10.54 minute estimated response time (**Staff Report Exhibit D11**).	

Table 2. Area of City Impact

CCCO 09-11-03(2): Purpose: The purpose of these provisions is to promote the public health, safety, general welfare, peace, good order, comfort, and convenience of Canyon County and the inhabitants thereof by establishing regulations for the Nampa area of city impact, and further, to:

A. Facilitate Legal Duties or Parties: To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and

DRAFT

B. Processing of Land Use and Land Division Applications: To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments, and subdivision plats and land division within the Nampa area of city impact in accordance with Idaho Code section 67-6526; and

C. Economical and Compatible Infrastructure: To identify an urban fringe in the unincorporated area surrounding the city, within which there is potential for development or changes in land use that must be planned. designed and constructed in an orderly manner compatible with the city of Nampa for the city of Nampa to assure timely and/or economical provision of public services, such as: water supply, sewage and storm water collection and treatment, public safety services, airport, parks, and other community service facilities.

D. Compatible Land Use and Roads: To promote land use compatibility, maintain consistent and continuous street alignment, and support traffic flow objectives

County Ordinance and Review

Criteria Met?	Code Section	Criteria
Yes	**09-11-25**	**APPLICATION PROCEDURES**: The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County, including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article. • 09-11-17(3): *All proposals…shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter, and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.*
Analysis	**Area of City Impact:** The parcel is within City of Nampa's Area of Impact. The City of Nampa's comment letter states, "The proposed rezone to R-1 is appropriate for the location. The proposed subdivision is slightly out of compliance with Nampa's density limitations for the Low-Density Residential designation… [as the] minimum density for Low Density Residential designation is 1 dwelling unit per acre" (**Staff Report Exhibit D3**). Although the comment letter states the property is slightly out of density with the City of Nampa's density requirements, it appears that the proposed parcels would be at least 1-acre in size, which would match City of Nampa's Comprehensive Plan.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case #RZ2025-0005 a zoning map amendment for Parcel R27949 (3.17 acres) from Rural Residential (R-R) to Single-Family Residential (R-1).

DRAFT

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

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

Notary: _____

My Commission Expires: _____

DRAFT

EXHIBIT 4

Agency Comments Received by: July 20, 2026

Board of Canyon County Commissioners

Case # RZ2025-0005

Hearing Date: July 30, 2026

Exhibit 4a

Emily Bunn

From: Elijah Effinger <effingere@nampafire.org>
Sent: Wednesday, July 8, 2026 4:15 PM
To: Emily Bunn
Subject: [External] Whiting RZ2025-0005

The Nampa fire Department does not oppose the application as requested. We have no further comments or conditions. Thank You.

Elijah Effinger
Division Chief Prevention - Fire Marshal
C: 208-919-1313
effingere@nampafire.org

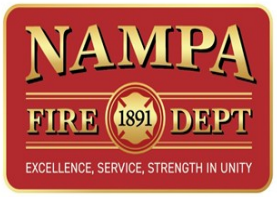


Exhibit 4b

Emily Bunn

From: Jason Hackney
Sent: Friday, July 10, 2026 10:00 AM
To: Kathy Husted
Cc: Emily Bunn
Subject: 74 N. Pit Lane / CDEF2026-0064 / CASE CLOSED

I met SW at the property. I observed the business' vehicles and materials have been removed from the property. Violations abated. Case closed.