Planning and Zoning Commission
Hearing Date: August 6th, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CR2025-0008**
APPLICANT/REPRESENTATIVE:	**Alexas Sletten and Brittany Andrews**
PROPERTY OWNER:	**Nancy Roe**
APPLICATION:	**Conditional Rezone from the Agricultural ("A") Zone to the Conditional Rezone – Rural Residential ("CR-R-R") Zone**
LOCATION:	**The subject property is located at 22692 Notus Rd, Caldwell, ID 83605, also referenced as Parcel R36020, a portion of the NE and SE quarter of Section 10, T4N, R4W, BM, Canyon County, Idaho.**
PLANNER:	**Emily Bunn, Principal Planner**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The applicant is requesting to conditionally rezone an approximately 15.3-acre portion of the northeast corner of parcel R36020 (approximately 71.1 acres) to the Conditional Rezone-Rural Residential ("CR-RR") zone for the purpose of creating a rural residential parcel with one residential building permit. The balance of the property (approximately 55.8 acres) will remain zoned Agricultural ("A"). The applicant's request also includes a development agreement restricting the parcel to one (1) division, prohibiting secondary residences on the proposed 15-acre parcel, and restricting the building of the single-family residence and accessory personal-use only structures to a 3-acre building envelope in the northwest corner of the proposed 15-acre parcel (**Exhibits A2, A3, A3.2, A10, and A11**).

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 §07-06-07 (Conditional Rezone Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code (I.C.) §67-6511 (Zoning Map Amendments and Procedures), and I.C. §67-6519 (Application Granting Process).

BACKGROUND:
The original parcel was approximately 75-acres per Canyon County Plat Maps and Decree of Distribution with Instrument Number 773864. On February 17, 2004, the original parcel was approved to be divided into two (2) parcels – one parcel with 3.64 acres (R36020010) and one (1) parcel with 71.36 acres (R36020) via the administrative land division process (LS2004-17).

Per the applicant's site plan, Parcel R36020 has a single-family residence, a mobile home on site, and accessory structures (**Exhibit A3.1**). The mobile home on site is not currently declared as real property (**Exhibit B3**). The applicant is proposing a 28' ingress/egress access easement along the northern boundary of the subject property where the mobile home and some accessory structures are located. Per the survey turned in by the applicant, they plan to remove these structures (**Exhibit A9**). If the mobile home is moved to a different location on site, it will need to be permitted as a secondary residence and addressed (see proposed condition of approval #5 to address this) (**Exhibits B4 and D6**).

The applicant applied for a conditional rezone and comprehensive map amendment on June 30, 2025 that included requesting to conditionally rezone 15.302 acres of the Conditional Rezone- Rural Residential Zone for the purpose of creating a single residential parcel (the current request) and conditionally rezoning the southern 18.010-acres to the Conditional Rezone- Service Commercial Zone for the purpose of establishing an open storage facility for items such as recreational vehicles, boats, campers and trailers. The remainder of the property (approximately 37.581 acres) was planned to stay under the agricultural zoning district. The request also included requesting a comprehensive plan map amendment to change the future land use designation of the subject property as follows: the northeast 15.302-acres to the Rural Residential future land use designation and the southern 18.010-acres to the Commercial future land use designation. The remainder of the property (approximately 37.681 acres) was planned to stay under the agricultural future land use designation. In February 2026, this case was sent out for initial agency notice. In March 2026, the applicant decided to withdraw the request to conditionally rezone to service commercial and withdraw the comprehensive map amendment request entirely. Due to the change, the applicant was charged an additional noticing fee to account for the additional noticing needed for the case. There may be some reference in the agency response documents, email correspondence, or application to the previous request, but the commercial conditional rezone and comprehensive map amendment request has been withdrawn from the case (**Exhibit A10**).

HEARING CRITERIA:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the Comprehensive Plan. The Future Land Use Plan in the 2030 Canyon County Comprehensive Plan designates the parcel as "agriculture" (**Exhibits B1 and B2.9**). "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value" (Page 25, 2030 Comprehensive Plan). Although the applicant is requesting a conditional rezone to rural residential for the purpose of building a single-family residence on a 3-acre building envelope on the proposed 15.3-acre parcel, the majority of the property is planned to continue to contain agricultural uses, including raising alfalfa and grazing cattle outside of the growing/harvest seasons (**Exhibits A2, A3, A3.2, A10 and A11)**. Due to this, it appears to match Canyon County's Comprehensive Plan due to the continued agricultural uses that will be contained on the subject property. The conditional rezone is also in general conformance with the following policies and goals contained within 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 P1.01.03**: "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." • **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." • **Agriculture P12.01.01**: "Preserve and maintain agriculturally designated lands for agriculture use." • **Agriculture P12.04.01**: "Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses."
Criteria Met? **Yes**	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to Conditional Rezone-Rural Residential (CR-RR) is as appropriate as the current zoning designation of Agriculture (A). The surrounding area primarily contains agricultural uses and some gravel pits. To the west, south, east, and north of the subject property there are pastures and fields that appear to be used for grazing livestock (**Exhibits B2.1 and B2.3**). Currently, there are gravel pits immediately north and east of the subject property but there are also several approved gravel pits in all directions of the property that have not yet commenced the mining operations (**Exhibits B2.4**). To the south and southeast, there are some pockets of residential homesites on small acreages along Notus and Red Top Roads, but there are no residential subdivisions located within 1-mile of the subject property (**Exhibits B2.1, B2.6, and B2.10**). The applicant is requesting to partially conditionally rezone the approximately 71-acre subject property in order to divide off a 15-acre parcel to build a single-family residence (**Exhibits A2 and A3**). The proposed 15-acre parcel is consistent with the median parcel size of 17.70 acres within the 600-feet notification distance. Additionally, the proposed 55-acre parcel is higher than the average parcel size of 27.82 acres within 600-feet notification distance of the subject property and is larger than the agricultural zone's 40-acre minimum lot size per CCCO §07-10-21(2). Due to these lot sizes being commensurate or larger than those found in the area, it is not anticipated that surrounding land uses will be impacted. (**Exhibit B2.6**). The applicant's request also includes a development agreement restricting the parcel to one (1) division, prohibiting secondary residences on the proposed 15-acre parcel, and restricting the building of the single-family residence and accessory personal-use only structures to a 3-acre building envelope in the northwest corner of the proposed 15-acre parcel so the agricultural uses on site (alfalfa production and grazing cattle) and in the area are limitedly affected (**Exhibits A2, A3, A3.2, A10 and A11**). The applicant's proposed conditions will also ensure the proposed development will be compatible with the gravel pits in the area	

which may produce dust, hours of operation, and traffic that may not be appropriate for a development that is larger than the one proposed **(Exhibits B2.1 and B2.4**).

Pursuant to Canyon County ordinance 07-10-25 (2), the purpose of the R-R zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable. The R-R zone is as appropriate as the A zone because the land use and nearby property sizes have proven to be suitable for a rural lifestyle.

Adjacent Existing Conditions (Exhibits B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N, NE, NW	**Gravel Pits and Agricultural Uses**	**A**	
S, SE, SW	**Agricultural Uses, Small Pockets of Homesites, and Small RV Storage Facility**	**CR-C-1**	**City of Greenleaf Limits**
E	**Gravel Pits and Agricultural Uses**	**A**	
W	**Agricultural Uses**	**A**	

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

Surrounding Land Use Cases (Exhibit B2.11):

1. OR2021-0009 – Comprehensive Map Amendment from Agriculture to Commercial - Denied
2. RZ2021-0003 - Conditional Rezone from Agriculture to Conditional Rezone – Neighborhood Commercial - Approved
3. CU2022-0021 – Conditional Use Permit for RV Storage Facility - Approved
4. CU2020-0005 – Conditional Use Permit for Long-Term Mineral Extraction - Approved
5. CU2024-0007 - Conditional Use Permit for Long-Term Mineral Extraction - Approved
6. CU2023-0019 - Conditional Use Permit for Long-Term Mineral Extraction – Approved
7. CU2024-0014 - Conditional Use Permit for Long-Term Mineral Extraction- Approved

The land use cases approved in the past five (5) years within 1-mile of the subject property show a trend of increased gravel pits in the area.

See further analysis located in 07-06-07(6)A3 and A4.

Criteria Met?	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Yes		

Analysis

The proposed conditional rezone to Conditional Rezone-Rural Residential (CR-R-R) is compatible with surrounding land uses.

Per the applicant's letter of intent, site plan and email correspondence, the proposed conditional rezone is to provide for entitlements to create an approximately 15-acre parcel from an approximately 71-acre parcel for the purpose of building a single-family residence. 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. The applicant's request includes a development agreement restricting the parcel to one (1) division, prohibiting secondary residences on the proposed 15-acre parcel, and restricting the building of the single-family residence and accessory structures to a 3-acre building envelope in the northwest corner of the proposed 15-acre parcel (**Exhibits A2, A3, A3.2, A10, and A11).** The applicant's proposed conditions will

	also ensure the proposed development will limitedly impact agricultural uses in the area and on site (alfalfa production and grazing cattle). Additionally, the proposed conditions will ensure the proposed development is compatible with the gravel pits in the area which may produce dust, hours of operation, and traffic that may not be appropriate for a development that is larger than the one proposed (**Exhibits B2.1 and B2.4**). See further analysis located in 07-06-07(6)A2 and A4.	
Criteria Met? **Yes**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional 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 agricultural uses and some gravel pits. To the west, south, east, and north of the subject property there are pastures and fields that appear to be used for grazing livestock (**Exhibits B2.1 and B2.3**). Currently, there are gravel pits immediately north and east of the subject property but there are also several approved gravel pits in all directions of the property that have not yet commenced the mining operations (**Exhibits B2.4**). To the south and southeast, there are some pockets of residential homesites on small acreages along Notus and Red Top Roads, but there are no residential subdivisions located within 1-mile of the subject property (**Exhibits B2.1, B2.6, and B2.10**). **The following measures will be implemented to mitigate the impact** The applicant's request includes a development agreement restricting the parcel to one (1) division, prohibiting secondary residences on the proposed 15-acre parcel, and restricting the building of the single-family residence and accessory structures to a 3-acre building envelope in the northwest corner of the proposed 15-acre parcel so the agricultural uses on site (alfalfa production and grazing cattle) and in the area are limitedly affected (**Exhibits A2, A3, A3.2, A10 and A11).** Due to the request being located in proximity to existing gravel pits, staff has proposed the following condition: Current and future property owners understand they are choosing to live in an area with gravel pits, which may include noises, smells, dust, vibrations, traffic impacts, and lights that may be a nuisance to residential uses (see condition of approval #3). See further analysis located in 07-06-07(6)A2 and A3.	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
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 an individual septic system for the proposed single-family residence (**Exhibit A4**). Per Southwest District Health (SWDH), a nutrient pathogen (N-P) study will not be required at this time. Additionally, SWDH does not have any concerns with the request for rezoning if the applicant meets all of SWDH's requirements at the time the applicant develops/builds on the property (**Exhibits D1 and D1.1**). **Water:** Per the applicant's land use worksheet, one (1) individual well is proposed (**Exhibit A4**). Notice was given to the Idaho Department of Water Resources, but no comments were received. An individual well is anticipated to adequately provide services to the proposed single-family dwelling. Future development shall comply with IDWR standards at the time of building permit, etc.	

	Drainage: Stormwater drainage is currently retained by culverts that run alongside the western property line which then dump the water into the ditch to the north of the property (**Exhibit A10**). The applicant is located within Drainage District No. 6 (DD6). The drainage district was notified of the application on April 9, 2026 and July 2, 2026 and no agency comments were provided. **Irrigation:** Per the applicant's land use worksheet, surface irrigation water is provided to the property with gravity irrigation (**Exhibit A4**). Per email correspondence with the applicant, they plan to divide the current water rights available to the property to the proposed parcels (**Exhibit A10**). To verify the applicant's irrigation plan is reviewed and follows the local irrigation district's requirements, condition of approval #4 has been proposed which states: At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department. The applicant is located within Eureka Ditch Co. No. 2. The irrigation district was notified of the application on April 9, 2026 and July 2, 2026 and no agency comments were provided. **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply were notified of the application on April 9, 2026 and July 2, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone 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? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and future traffic patterns created by the proposed development. Golden Gate Highway District No. 3 (GGHD#3) is not requiring public street improvements at this time and does not have any concerns over traffic patterns (**Exhibit D5**). Idaho Transportation Department stated the application does not meet the thresholds for a Traffic Impact Study nor does it pose a safety concern (**Exhibit D3**)	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property will have legal access available to the subject property at the time of the development. See the review and analysis detailed below. Per email correspondence with the applicant, the driveway found immediately north of the property is currently utilized to access the property. The applicant did not provide an access easement for this driveway, so legal access may not be available to the property currently. However, on the applicants' proposed survey, they show a proposed 28' access easement located entirely on the applicant's property that will provide access to both the 55-acre and 15-acre parcels, so it appears access will be provided at the time of an administrative land division per CCCO §07-18-05(5)A (**Exhibits A9 and A10**). Golden Gate Highway District No. 3's letter sent on May 12, 2026 states the proposed 15-acre parcel "…would access Notus Road through the north side of the remainder parcel in a 28' ingress/egress and	

	utility easement. Notus Rd is a Minor Arterial according to GGHD's 2024 Functional Classification Map. Section 3061.020.A. Rural Roadway Driveway Spacing of the 2022 Association of Canyon County Highway District Highway Standards and Development Procedures (ACCHD Standards) does not allow new direct access for Minor Arterials" (**Exhibit D5**). Although GGHD#3 does not allow new access points off of Notus Road, the highway district is fine with the applicant expanding/widening the access point immediately north of subject property so the access point used by the applicant would be entirely on the subject property (**Exhibit D5.1**).	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone 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. Any necessary measures to mitigate impacts are detailed below. **Schools:** The subject property is under the jurisdiction of Vallivue School District #139. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on April 9, 2026 and July 2, 2026 and no comments were received by the school district. **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on April 9, 2026 and July 2, 2026 and no comments were received by the Sheriff's Office. **Fire Protection:** Caldwell Rural Fire Protection District sent a comment letter on March 31, 2026 that outlined an overview of the building review process and relevant fire requirements (such as regarding water, access, and street identification). The letter also stated the distance from the nearest fire station is 2.3 miles and the estimated response time is 5 minutes. Although the fire district does not object to the development, it does acknowledge that the on-going population increases will directly affect service levels until CFD can enhance and expand its operational capabilities (**Exhibit D2**). **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics provided estimated response times from three (3) different stations – Station M51 would be approximately 11.63 minutes, Station M52 would be approximately 13.3 minutes, and Station M53 would be approximately 16.58 minutes **(Exhibit D7).**	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on April 9, 2026. Property owners within 600 feet of the subject property boundaries were notified on July 2, 2026. Full political notice was completed on July 2, 2026. A newspaper notice was published on July 7, 2026. The subject property was posted with a notice on July 6, 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

One (1) public comment in neutral was received by the aforementioned materials deadline which can be found in Exhibit E.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone is compliant with Canyon County Ordinance 07-06-07(6)A. A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property.
2. The subject parcel, approximately 71.12 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinance (CCCO) and be in substantial compliance with the site plan (**Exhibit A3**).
    a. Further divisions of the subject parcels are prohibited.
    b. Secondary residences are prohibited on the proposed 15-acre parcel.
    c. At the time of an administrative land division, the following building envelope restriction shall be added to the record of survey:
        i. For the proposed 15-acre parcel, a single-family residence and accessory personal-use only structures shall only be permitted within a 3-acre building envelope located within the northwest corner of the proposed parcel as identified in **Exhibit A3.2**. All areas outside of the building envelope shall remain open with no structures except structures that qualify as an agricultural building/structure per CCCO §06-01-07.
3. At the time of the administrative land division decision, a note shall be added to the recorded survey associated with the decision, which states: Current and future property owners understand they are choosing to live in an area with gravel pits, which may include noises, smells, dust, vibrations, traffic impacts, and lights that may be a nuisance to residential uses.
4. At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
5. If the mobile home on site (as identified in **Exhibit B4**) is moved to a different location on the property, a building permit as determined by Canyon County's Building Official will be required.

<u>DECISION OPTIONS</u>

- **Approval of the Application**: "I move to recommend approval of CR2025-0008, Roe, finding the application **does** meet the criteria for approval under Article 07-06-07(6)A 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 recommend denial of CR2025-0008, Roe, finding the application **does not** meet the criteria for approval under 07-06-07(6)A 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 CR2025-0008, Roe, to a [*date certain or uncertain*]

EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Master Application
   2. Letter of Intent
   3. Site Plan Showing Proposed Division
      3.1. Site Plan Showing Identification of Structures
      3.2. Site Plan Showing Proposed 3-acre Building Envelope; Received June 2, 2026
   4. Land Use Worksheet
   5. Neighborhood Meeting Sign-In Sheet, Letter Sent to Neighbors, and Certified Mail Receipts
   6. Agency Acknowledgement
      6.1. Golden Gate Highway District No. 3 Agency Acknowledgement Email
      6.2. City of Greenleaf Agency Acknowledgement Email
      6.3. Southwest District Health Application for Acknowledgement Notice
      6.4. Drainage Ditch No. 6 Email Correspondence
      6.5. Idaho Materials and Construction Irrigation Ditch Crossing Email Correspondence
   7. Quitclaim Deed with Instrument No. 2004-08117
      7.1. Aumentum Report from Assessor's Office
   8. Affidavit of Legal Interest Designating Alexas Sletten as Representative
   9. Proposed Survey for Division of the Subject Property (Note: the 18-acre parcel shown on the survey is no longer proposed to be divided off).
      9.1. Proposed Survey Legal Descriptions (Note: the 18-acre parcel shown on the survey is no longer proposed to be divided off).
   10. Email Correspondence with Applicant – March 2026 - June 2026
   11. Applicant Presentation for Planning and Zoning Commission Public 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 Map
      2.7. Nitrate Priority Wells Map
      2.8. Traffic Analysis Zone (TAZ) Household Map
      2.9. Canyon County 2030 Future Land Use Map
      2.10. Lot Classification Map
      2.11. Case Map and Summary Report
      2.12. Slope Percent Map
   3. Canyon County's Assessor's Office Email Correspondence on Mobile Home; Received June 8, 2026
   4. Site Map Showing Location of Mobile Home

C. Site Visit Photos: July 15th, 2026

D. Agency Comments Received by: July 27, 2026
   1. Southwest District Health; Received: April 10, 2026
      1.1. Southwest District Health Pre-Development Notes; Dated: June 2, 2025
   2. Caldwell Rural Fire Protection District; Received: April 10, 2026
   3. Idaho Transportation Department; Received April 16, 2026
   4. Canyon County Soil Conservation District; Received June 6, 2026

5. Golden Gate Highway District No. 3; Received May 12, 2026
    5.1. Golden Gate Highway District No. 3; Received June 4, 2026
6. Canyon County GIS Department; Received June 4, 2026
7. Canyon County Ambulance District Estimated Response Time Map; Received June 4, 2026
8. City of Nampa; Received July 7, 2026
9. Idaho Department of Water Resources (Floodplain); Received July 16, 2026

E. Public Comments Received by: July 27, 2026

1. Growing Together; Received: July 27, 2026

F. DRAFT Findings of Fact, Conclusions of Law, and Order of Decision (FCOs)

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case # CR2025-0008

Hearing Date: August 6, 2026

Exhibit A1

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Nancy Roe
	MAILING ADDRESS: 22678 Notus Rd. Caldwell, Idaho 83607
	PHONE: [redacted] EMAIL: [redacted]

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

Signature: Nancy Roe Date: 2-4-25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Alexas Sletten and Brittany Andrews
	COMPANY NAME: Andrews Construction LLC.
	MAILING ADDRESS: 26731 Homedale Rd. Wilder, Idaho 83676
	PHONE: [redacted] EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 22692 Notus Rd. Caldwell, Idaho 83607
	PARCEL NUMBER: R36020
	PARCEL SIZE: 71.12 acres
	CHECK THE APPLICABLE APPLICATION TYPE:
	☐ REZONE ☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Ag / Agricultural — PROPOSED ZONING: Commercial, Residential, Ag
	FLOOD ZONE (YES/~~NO~~): No — ZONING DISTRICT: Canyon County

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2025-0008	DATE RECEIVED:	6-30-25
RECEIVED BY:	M. Barron	APPLICATION FEE: 2630.00	CK MO CC CASH

Cond. Rezone 1250
Dev. Agreement 500
>100acres(10xac) 22x40=880
2630

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/21/23

Exhibit A2

Dear Members of the Planning and Zoning Commission,

Please accept this Letter of Intent as part of our formal application to amend the zoning designation for a 15-acre portion of our family property. Our family has a deep-rooted history on this land, and this request is born out of a desire to preserve our agricultural legacy while providing a sustainable path for the next generation.

Description of the Amendment and Necessity of the Request

The proposal involves rezoning a 15-acre parcel located on the northeast corner of the property to a residential designation. This amendment is necessary to allow my granddaughter and her husband to establish a permanent family home. By residing on-site, they will be positioned to take over the active management and farming of the remaining agricultural acreage, ensuring the continuity of our family's stewardship.

To address density concerns and improve the overall aesthetic of the site, we are committing to the removal of the existing modular trailer house currently situated on the main property. This ensures that the transition to a permanent residence results in a minimal net impact on the land's footprint.

General Compatibility with the Comprehensive Plan (CCZO Section 07-06-03(1)A)

This request aligns with the Canyon County Comprehensive Plan by promoting "Agri-Residential" synergy. While the 15 acres will be designated for a home, the land use will remain inherently rural.

• Preservation of Productivity: By clustering the residential use on this specific corner, we preserve the large-scale productivity of the primary agricultural tract.

• Support of Rural Economy: Providing housing for family members who labor on the land ensures the long-term viability of small-scale farming in Canyon County, a core goal of the Comprehensive Plan.

Why the Request is More Appropriate than the Current Designation (Section 07-06-03(1)B)

The current strictly agricultural designation does not account for the functional necessity of on-site stewardship.

• Generational Succession: The amendment provides a legal framework for "succession housing." Without this change, the younger generation cannot feasibly manage the agricultural operations, risking the eventual sale or neglect of the land.

• Modernization of the Site: Replacing an older modular unit with a modern, permanent residential home increases the property's long-term value and adheres more closely to current building standards than the status quo.

Compatibility with Surrounding Land Uses (Section 07-06-03(1)C)

The surrounding area is a mosaic of agricultural operations, existing residential homes, and light commercial use. Our proposal serves as a natural buffer zone. The residential parcel will maintain significant setbacks and low-density characteristics, ensuring it integrates seamlessly with neighboring homes while upholding the quiet, rural character of the community.

Development Trends in the General Area (Section 07-06-03(1)D)

The general area of Canyon County has seen a consistent trend toward rural diversification. There is an increasing shift toward smaller-acreage "hobby farms" and family-run agricultural estates. This request follows that trend by moving away from industrial-scale farming toward a sustainable, family-managed model that balances housing needs with land preservation.

Potential Impacts to Public Services and Facilities (Section 07-06-03(1)E)

The impact on public services will be negligible:

• Infrastructure: The addition of a single-family home does not require the extension of high-capacity public utilities.

• Traffic: The removal of the modular unit and the replacement with one permanent residence results in a neutral impact on local traffic patterns and road maintenance.

Potential Impacts to Groundwater (Idaho Code Section 67-6537(4))

We are committed to protecting our shared natural resources. The proposed residential site will utilize a private well and septic system designed and permitted in strict accordance with Southwest District Health standards. By maintaining the majority of the acreage in its natural or farmed state, we ensure continued permeable surface area for aquifer recharge.

This proposal is a carefully considered and necessary amendment that balances responsible development with the continued use of the land for agricultural and residential purposes. It reflects both our family's long-term goals and the evolving needs of the community. We look forward to discussing how this plan secures the future of our family legacy while respecting the interests of Canyon County.

Sincerely,

Nancy Roe

Nancy Roe


Exhibit A3
Easement off Notus Road for access to 15-acre parcel
Home set in corner of property to preserve majority of farmland for AG production
R36020010
Shed and singlewide to be removed upon residence completion.
15-Acre parcel to be split
Notus Rd
R36020

Exhibit A3.1

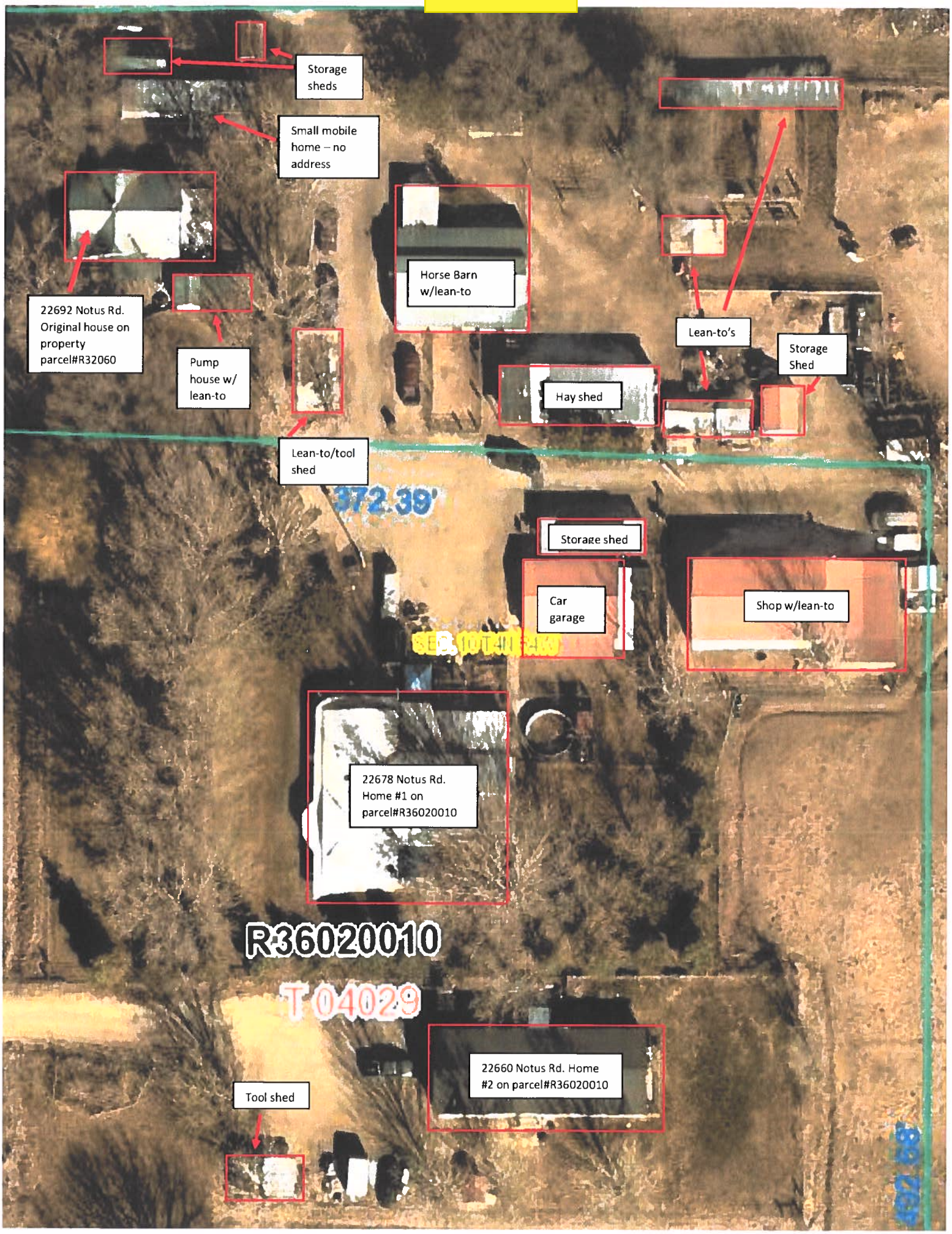

Storage sheds
Small mobile home – no address
22692 Notus Rd. Original house on property parcel#R32060
Pump house w/ lean-to
Horse Barn w/lean-to
Lean-to/tool shed
Hay shed
Lean-to's
Storage Shed
372.39'
Storage shed
Car garage
Shop w/lean-to
22678 Notus Rd. Home #1 on parcel#R36020010
R36020010
T 04029
22660 Notus Rd. Home #2 on parcel#R36020010
Tool shed

Exhibit A3.2



Area 06/02/26 11:34

6/2/26, 11:34 AM

Hide on map

Total Area	Total Perimeter
3 acres	↔ 485 yd

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

Exhibit A4

LAND USE WORKSHEET

Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: (Individual Domestic Well) Centralized Public Water System City

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

   How many Individual Domestic Wells are proposed? _____

2. SEWER (Wastewater) (Individual Septic) Centralized Sewer system

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

3. IRRIGATION WATER PROVIDED VIA:

   (Surface) Irrigation Well None

4. IF IRRIGATED, PROPOSED IRRIGATION:

   Pressurized (Gravity)

5. ACCESS:

   Frontage (Easement) Easement width_____ Inst. # _____

6. INTERNAL ROADS:

   Public (Private) Road User's Maintenance Agreement Inst # _____

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

   Type: None Height: NA

8. STORMWATER: Retained on site Swales Ponds Borrow Ditches

   Other: NA

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

   Ditch / canals

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

Residential 1 Commercial _____ Industrial _____

Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

Water supply source: NA

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

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: 22692 Notus Rd. Parcel Number: R36020
City: Caldwell State: Idaho ZIP Code: 83607
Notices Mailed Date: 3-14-25 Number of Acres: 71.12 Current Zoning: Ag
Description of the Request: Permanent rezone with intent to build commercial building.

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Nancy Roe
Company Name:
Current address: 22678 Notus Rd.
City: Caldwell State: Idaho ZIP Code: 83607
Phone: [redacted] Cell: Fax:
Email: [redacted]

MEETING INFORMATION

DATE OF MEETING: 4-4-25 MEETING LOCATION: 22692 Notus Rd. Caldwell, ID 83607
MEETING START TIME: 1pm MEETING END TIME: 2pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Holly J. Shallberg	Holly J Shallberg	22660 Notus Rd
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

Revised 6/9/22

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print): Nancy Rae

APPLICANT/REPRESENTATIVE (Signature): Nancy Rae

DATE: 4/4/25

February 7, 2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a comprehensive map amendment and a zoning amendment. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; Canyon County Zoning Ordinance § 07-01-15. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows

Date: March 7, 2025
Time: 1pm to 2pm
Location: 22692 Notus Rd. Caldwell, Idaho 83607

Project Overview

The proposed project seeks to amend the zoning and land use of the South and Northeast pasture property to accommodate the construction of an additional dwelling and delegate specific land use designation for residential, commercial, and agricultural purposes. This strategic land use adjustment is intended to support responsible development while maintaining the agricultural character of the remaining property.

Proposed Land Division

Total acreage: 71.12 acres: 14-acres designated for the development of one additional residential property, 18-acres rezoned for commercial use to develop storage facility, 39.12 acres to remain designated for agricultural purposes

Site Description

Commercial rezoning: South pasture with primary access via frontage along Notus Road
Residential rezoning: Northeast pasture with primary access via frontage off Notus Road
*Remaining acreage will continue to be utilized for agricultural purposes

Access Plan

Proposed access for commercial rezoning: Frontage access off Notus Rd coordinates 43.695199, -116.802677
Proposed access for residential rezoning: Frontage access off Notus Rd coordinates 43.701623, -116.802723

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time. Feel free to contact me a[redacted] or written correspondence.

Sincerely,

Nancy Roe

Nancy Roe

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Street and Apt. No., or PO Box No.: 22255 Natus Rd
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Street and Apt. No., or PO Box No.: 4771 E Victory Rd
City, State, ZIP+4®: Nampa, ID 83687

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Street and Apt. No., or PO Box No.: 22133 Notus Rd
City, State, ZIP+4®: Caldwell, ID 83607

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City, State, ZIP+4®: Greenleaf, ID 83626

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Street and Apt. No., or PO Box No. 5450 W Gowen Rd.
City, State, ZIP+4® Boise, Idaho 83709

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Exhibit A6

AGENCY ACKNOWLEDGMENT

Date: March 4th 2025
Applicant: Alexas Sletten
Parcel Number: R30 6020
Site Address 22670 Natus Rd Caldwell Id 83605

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: Caldwell Rural Fire Dist.
☑ Applicant submitted/met for informal review.

Date 3/11/25 Signed _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____
☐ Applicant submitted/met for informal review.

Date _____ 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: _____
☐ 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

AGENCY ACKNOWLEDGMENT

Date: March 4th 2025
Applicant: Alexas Sletten
Parcel Number: R3606020
Site Address: 23615 Kolus Rd Caldwell Id 83605

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

Highway District: District _____
/ Applicant submitted/met for informal review.

Date 3/4/25 Signed Bob Watkins Director of Highways
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: _____
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

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: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: 5-3-25 Signed: Greg Shaw

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

AGENCY ACKNOWLEDGMENT

Date:
Applicant:
Parcel Number:
Site Address:

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF FORMAL 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: 06/02/2025 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: Signed:

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

Highway District: District

☐ Applicant submitted/met for informal review.

Date Signed

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

Irrigation District: District

☐ Applicant submitted/met for informal review.

Date: 5-3-25 Signed Greg Lanier

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

Exhibit A6.1

Emily Bunn

From: Bob Watkins <bobw@gghd3.org>
Sent: Tuesday, March 4, 2025 3:07 PM
To: Alexas Sletten
Subject: RE: Agency Acknowledgment Golden Gate Highway District- Roe Property
Attachments: Agency ack roe.pdf

Alexas, attached is a signed copy of the agency acknowledgment.

Best,

Bob Watkins
Director of Highways
Golden Gate Highway Dist.#3

From: [redacted]
Sent: Tuesday, March 4, 2025 11:50 AM
To: Bob Watkins <bobw@gghd3.org>
Subject: Agency Acknowledgment Golden Gate Highway District- Roe Property

Hello,
I called today and was advised to send an email over to you regarding getting an agency acknowledgment sign off for a Zoning change we are looking to accomplish. Attached are the details as well as the acknowledgment sheet. Please let me know if you have any questions or if you need any further information.

Gmail

Exhibit A6.2

[redacted]

Agency Acknowledgment Greenleaf- Roe Property

Greenleaf City Clerk <clerk@greenleaf-idaho.us> Tue, Mar 18, 2025 at 6:14 PM
To: [redacted]

Hi Alexas!

The County has two rezone processes. One is a simple rezone, and the other is a conditional rezone. I believe the conditional rezone has additional analysis (adds a letter as part of the application which discusses potential impacts), and comes with a development agreement that may include conditions (usually related to noise, traffic, dust, or other environmental / developmental impacts) as part of the development agreement. The conditional rezone gives the County more control into the future.

I've typically seen the simple rezone applied to change for an entire parcel from one use/zone to another use/zone. Because this project results in a mix of different uses on the current parcel, Canyon County Development Services Department (CCDSD) may find it beneficial to process this as a conditional rezone so that potential friction points between the different uses proposed can be better evaluated and mitigated if determined appropriate to do so.

Please proceed as guided by CCDSD. My comment below for CCDSD Staff is worded too strongly. This is the County's jurisdiction, not the city's, and it is CCDSD's call as to which rezone application process to use.

Development decisions can last for decades, even centuries, before re-development occurs, and there are always opportunities for unintended consequences...

For example, if you lived in the new residence proposed and five years from now the storage business were sold and the new owners installed obnoxious bright lights that shined through your windows and kept you up at night, then you might wish there was a development agreement on record at the County that included condition for dark-sky lighting on the commercial section of the project to direct lighting down instead of up and out from the light fixtures and into your windows.

I hope this helps...

Thank you,

Lee C. Belt
Greenleaf City Clerk / Assistant Zoning Administrator
208/454-0552 phone
208/454-7994 fax
208/880-4061 cell

[Quoted text hidden]

Exhibit A6.3

APPLICATION Acknowledgement Notice

SOUTHWEST DISTRICT HEALTH

R36[illegible] & R36[illegible] 74

[illegible] Caldwell 83607

4S 4W 10 Canyon

N/A

Alexus Sletten [redacted]

[illegible] Homedale rd

Wilder Id 83676

Nancy Poe

[illegible] Notus rd ~~Caldwell~~ 208-[illegible]-1136

Caldwell Id 83607

N/A

Commercial use delegated for a storage unit
Ag 45 acres roughly will remain unchanged
Add/Subdivide 14 acres to allow a secondary residence

Alexus Sletten June 6th 2025

Exhibit A6.4

Fwd: Drainage District #6

Inbox ×

Sophie Arancivia
to me

Sat, Dec 27, 2025, 2:29 PM

Here's the other one!!!

Sent from my iPhone

Begin forwarded message:

From: Mike Houston [redacted]
Date: December 27, 2025 at 1:36:01 PM MST
To: [redacted]
Cc: Jay Harper [redacted], Ryan Thorpe <[redacted]
Subject: Drainage District #6

I have looked at the proposed crossing site, and all we will require is a 36-inch crossing plastic pipe.

Please let me know if you have any questions or concerns.

Sincerely,
Mike
DD #6

Haha, thanks! | These are great!

Exhibit A6.5

---------- Forwarded message ---------
From: **Sophie Scott** [redacted]
Date: Mon, Dec 22, 2025 at 1:48 PM
Subject: Fwd: IMC Irrigation Ditch Crossing
To: Brittany Andrews Permitting [redacted]

Here is what I heard back from John at IMC.

---------- Forwarded message ---------
From: **Stevenson, John (Idaho Materials & Construction)** [redacted]
Date: Wed, Dec 10, 2025 at 10:07 AM
Subject: RE: IMC Irrigation Ditch Crossing
To: Sophie Scott [redacted]

Sophie,

Idaho Materials and Construction would require an engineered structure that would not impede maximum flow requirements for the irrigation ditch and meet current county traffic load requirements for your access needs. In addition to structure design requirements, Idaho Materials and Construction would require that access for ditch maintenance be not impacted by the required structure or your requested approach.

Idaho Materials and Construction does not have the easement information on your property for our ditch. I would recommend that you contact your favorite Title Company to assist you here.

Good luck on your new project.

Regards,

John Stevenson
Aggregate Manager

Idaho Materials & Construction
A CRH Company
56 N Benchmark, Suite 100
Meridian, ID 83642

[redacted]
[redacted]

Exhibit A7

INSTRUMENT NO. 200408117

QUITCLAIM DEED

FOR VALUE RECEIVED **NANCY ROE, A MARRIED WOMAN DEALING WITH HER SOLE AND SEPARATE PROPERTY**

do es hereby convey, release, remise and forever quit claim

unto Larry D. Roe or Nancy Roe Husband and Wife

whose address is 22692 Notus Rd. Caldwell, Id 83605

the following described premises, to-wit:

The NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4, section 10, Township 4 North, Range 4 West, Boise Meridian

EXCEPTING therefrom a Strip of land 10 Rods wide across the North End of the said SW 1/4 of the NE 1/4.

RECORDED
FEB 12 PM 2 25
C NOEL HALES
CANYON CNTY RECORDER
By [illegible]

REQUEST Nancy Roe
TYPE Roe FEE 3.00

200408117

together with their appurtenance.

Dated: Nancy Roe

Nancy Roe

STATE OF IDAHO, COUNTY OF Canyon

On this 30th day of January 19 2004

before me, a notary public in and for said State, personally appeared Nancy Roe

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

Notary Public

Residing at Caldwell

Comm. Exp. 4/3/07

JILL FARWELL NOTARY PUBLIC STATE OF IDAHO

PIONEER TITLE COMPANY OF CANYON COUNTY

423 So. Kimball, Caldwell, Idaho 83605

U2005

Exhibit A7.1

Aumentum TECHNOLOGIES

PIN:	36020000 0	TAG:	152-00	Current owner:	ROE LARRY D(more)
AIN:	04N04W101300	TIF:		Ownership type:	Fee Simple Ownership
Status:	Active	County:	14-Canyon	Situs address:	22692 NOTUS RD
Geocode:		Case:		Description:	10-4N-4W NE (...)
Rev acct:	0000059399	Pmt pln:		Class:	131 Res Impr on Cat 10
Tax sale:		ACH pln:		Roll type:	Real Property

Tax Year 2024

Parcel Area		
Type	Amount	Unit of Measure
Recorded	70.8500	Acres

Type

Description	
Metes and Bounds:	10-4N-4W NE S 35 AC OF SWNE, NWSE LS TX 04029 T72399

Exhibit A8

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Nancy Roe (name), 22678 Notus Rd. (address)

Caldwell (city), Idaho (state), 83607 (zip code)

being first duly sworn upon oath, depose and say:

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

Alexas Sletten (name), 26731 Homedale Rd. Wilder, ID 83676 (address)

to submit the accompanying application pertaining to the subject property.

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

Dated this 10 day of February, 20 25.

Nancy Roe (signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 10 day of February, in the year 20 25, before me Stefanie Polatis a notary public, personally appeared Nancy Roe, 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.

STEFANIE POLATIS
COMMISSION #20180103
NOTARY PUBLIC
STATE OF IDAHO

Notary: S Polatis

My Commission Expires: 1/22/2030 nampa

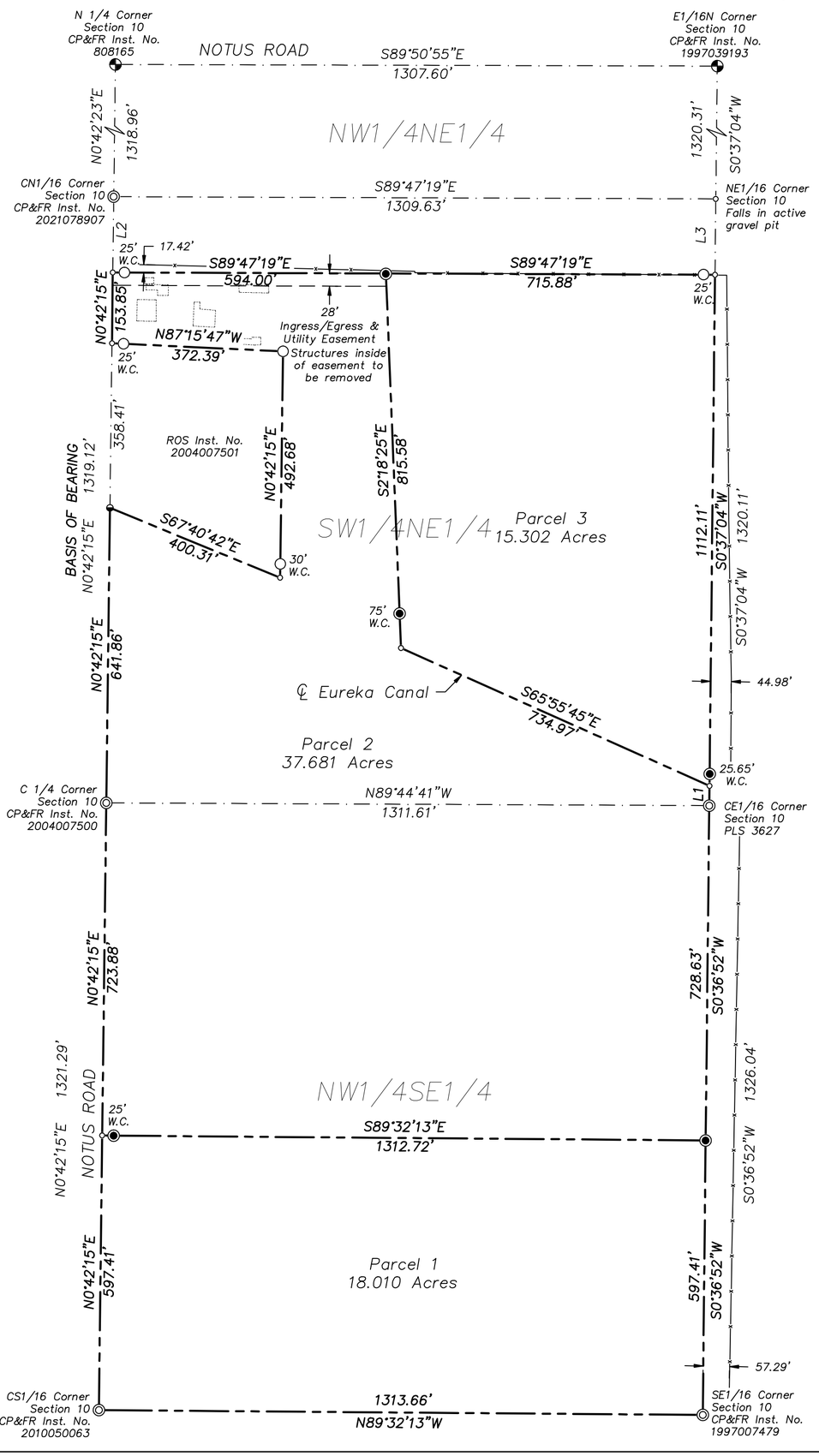
Exhibit A9

RECORD OF SURVEY

A PORTION OF THE SW 1/4 NE 1/4 AND NW 1/4 SE 1/4 OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

LINE TABLE

NO	BEARING	LENGTH
L1	S0°37'04"W	43.00'
L2	N0°42'15"E	165.00'
L3	S0°37'04"W	165.00'



N

0' 200' 400'

Scale: 1" = 200'

LEGEND

- BRASS CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" x 24" REBAR – SET
- 1/2" REBAR – FOUND
- MAGNAIL & WASHER – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- FENCE LINE
- W.C. WITNESS CORNER

Reference Surveys:
Inst. No. 2004007501
Inst. No. 2019048282
Inst. No. 1998039076
Inst. No. 1997008099
Inst. No. 2021048912

Reference Deed:
Inst. No. 2004008117

Surveyor's Narrative:
This survey was performed at the request of Sophie Scott to divide the parcel that is described in the referenced deed. Section control and existing property corners were located, verified with record data and held as shown. The position of the NE1/16 corner falls in an active gravel pit and it's position was calculated per ROS Inst. No. 2019048282. The parcel was then divided under the direction of the client. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

CERTIFICATION

I, Zane Laufenberg, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55–1601 through 55–1612.

PROFESSIONAL LAND SURVEYOR LICENSED 9861662 8/14/25 STATE OF IDAHO ZANE LAUFENBERG

INDEX No. 444–10–2–4–0–00–00
INDEX No. 444–10–1–3–0–00–00

SURVEY FOR: SOPHIE SCOTT

Drawn By: ZCL
Date: Aug. 12, 2025
Surveyed By: ZCL
Job No. JN1525

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)–454–0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Exhibit A9.1

Skinner
Land Survey
17842 Sand Hollow Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

August 14, 2025

Land Description for
Sophie Scott
Job No. JN1525

Parcel 1

This parcel is a portion of the NW ¼ SE ¼ of Section 10 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said NW ¼ SE ¼, (C ¼ Corner of Section 10), a found 5/8 inch diameter rebar;

thence South 00°42'15" West along the West boundary of the NW ¼ SE ¼ a distance of 723.88 feet to the **TRUE POINT OF BEGINNING**, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing South 89°32'13" East a distance of 25.00 feet;

thence South 89°32'13" East, parallel with the South boundary of the NW ¼ SE ¼, a distance of 1312.72 feet to a point on the East boundary of the NW ¼ SE ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 00°36'52" West along said East boundary a distance of 597.41 feet to the Southeast corner of the NW ¼ SE ¼, a found 5/8 inch diameter rebar;

thence North 89°32'13" West along the South boundary of the NW ¼ SE ¼ a distance of 1313.66 feet to the Southwest corner of the NW ¼ SE ¼, a found 5/8 inch diameter rebar;

thence North 00°42'15" East along the West boundary of the NW ¼ SE ¼ a distance of 597.41 feet to the **TRUE POINT OF BEGINNING**, said parcel being 18.010 acres more or less, and being subject to any and all easements and rights of way of record or implied.



Skinner
Land Survey
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Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

August 14, 2025

Land Description for
Sophie Scott
Job No. JN1525

Parcel 2

This parcel is a portion of the NW ¼ SE ¼ and of the SW ¼ NE ¼ of Section 10 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of said SW ¼ NE ¼, (C ¼ Corner of Section 10), a found 5/8 inch diameter rebar;

thence North 00°42'15" East along the West boundary of the SW ¼ NE ¼ a distance of 641.86 feet to a magnail set with an aluminum washer stamped P.L.S. 9861662;

thence South 67°40'42" East a distance of 400.31 feet to a point witnessed by a found ½ inch diameter rebar bearing North 00°42'15" East a distance of 30.00 feet;

thence North 00°42'15" East, parallel with the West boundary of the SW ¼ NE ¼, a distance of 492.68 feet to a found ½ inch diameter rebar;

thence North 87°15'47" West a distance of 372.39 feet to a point on the West boundary of the SW ¼ NE ¼, witnessed by a found ½ inch diameter rebar bearing South 87°15'47" East a distance of 25.00 feet;

thence North 00°42'15" East along said West boundary a distance of 153.85 feet to a point that is 165.00 feet South of the Northwest corner of the SW ¼ NE ¼, witnessed by a found ½ inch diameter rebar bearing South 89°47'19" East a distance of 25.00 feet;

thence South 89°47'19" East, parallel with the North boundary of the SW ¼ NE ¼, a distance of 594.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 2°18'25" East a distance of 815.59 feet to a point on the centerline of Eureka Canal witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing North 2°18'25" West a distance of 75.00 feet;

thence South 65°55'45" East along said centerline a distance of 734.97 feet to a point on the East boundary of the SW ¼ NE ¼, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing North 00°37'04" East a distance of 25.65 feet;

thence South 00°37'04" West along said East boundary a distance of 43.00 feet to the Northeast corner of the NW ¼ SE ¼, a found 5/8 inch diameter rebar;

Skinner
Land Survey
17842 Sand Hollow Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

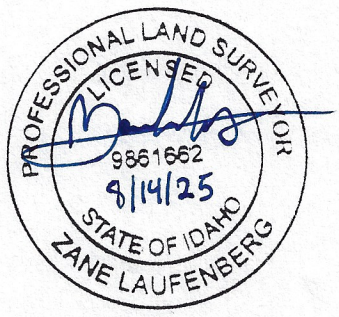
Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

Scott Legal Description
Parcel 2, Page 2 of 2

thence South 00°36'52" West along the East boundary of the NW ¼ SE ¼ a distance of 728.63 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 89°32'13" West, parallel with the South boundary of the NW ¼ SE ¼, a distance of 1312.72 feet to a point on the West boundary of the NW ¼ SE ¼, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing South 89°32'13" East a distance of 25.00 feet;

thence North 00°42'15" East along said West boundary a distance of 723.88 feet to the **TRUE POINT OF BEGINNING,** said parcel being 37.681 acres more or less, and being subject to any and all easements and rights of way of record or implied.



Skinner
Land Survey
17842 Sand Hollow Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

August 14, 2025

Land Description for
Sophie Scott
Job No. JN1525

Parcel 3

This parcel is a portion of the SW ¼ NE ¼ of Section 10 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said SW ¼ NE ¼, (C ¼ Corner of Section 10), a found 5/8 inch diameter rebar;

thence South 89°44'41" East along the South boundary of the SW ¼ NE ¼ a distance of 1311.61 feet to the Southeast corner of the SW ¼ NE ¼, a found 5/8 inch diameter rebar;

thence North 00°37'04" East along the East boundary of the SW ¼ NE ¼ a distance of 43.00 feet to the **TRUE POINT OF BEGINNING,** a point on the centerline of Eureka Canal witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing North 00°37'04" East a distance of 25.65 feet;

thence North 65°55'45" West along said centerline a distance of 734.97 feet to a point witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing North 2°18'25" West a distance of 75.00 feet;

thence leaving said centerline bearing North 2°18'25" West a distance of 815.58 feet to a point on a line that is 165.00 feet south of and parallel with the North boundary of the SW ¼ NE ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 89°47'19" East along said parallel line a distance of 715.88 feet to a point on the East boundary of the SW ¼ NE ¼, witnessed by a found ½ inch diameter rebar bearing North 89°47'19" West a distance of 25.00 feet;

thence South 00°37'04" West along said East boundary a distance of 1112.11 feet to the **TRUE POINT OF BEGINNING**, said parcel being 15.302 acres more or less, and being subject to any and all easements and rights of way of record or implied.



Skinner
Land Survey
17842 Sand Hollow Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

August 14, 2025

Land Description for
Sophie Scott
Job No. JN1525

28.00 Foot Ingress/Egress & Utility Easement

This easement lies in the SW ¼ NE ¼ of Section 10 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said SW ¼ NE ¼, (C ¼ Corner of Section 10), a found 5/8 inch diameter rebar;

thence North 00°42'15" East along the West boundary of the SW ¼ NE ¼ a distance of 1126.12 feet to the **TRUE POINT OF BEGINNING**;

thence continuing North 00°42'15" East along said West boundary a distance of 28.00 feet to a point that is 165.00 feet South of the Northwest corner of the SW ¼ NE ¼, witnessed by a found ½ inch diameter rebar bearing South 89°47'19" East a distance of 25.00 feet;

thence South 89°47'19" East, parallel with the North boundary of the SW ¼ NE ¼, a distance of 594.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 2°18'25" East a distance of 28.03 feet;

thence North 89°47'19" West, parallel with the North boundary of the SW ¼ NE ¼, a distance of 595.47 feet to the **TRUE POINT OF BEGINNING,** said easement being subject to any and all easements and rights of way of record or implied.



Exhibit A10

Emily Bunn

From: Emily Bunn
Sent: Monday, June 8, 2026 2:47 PM
To: 'Brittany Andrews'
Cc: Dan Lister; [redacted]
Subject: RE: [External] Letter of Intent Update
Attachments: Applicant Schedule letter - CR2025-0008.pdf; Golden Gate Highway District No. 3 Email Correspondence; Received June 4, 2026.pdf; Canyon County GIS Department; Received June 4, 2026.pdf; Canyon County Ambulance District; Received June 4, 2026.pdf; Southwest District Health; Received April 10, 2026.pdf; Southwest District Health Pre Development Notes Signed 06.02.2025.pdf; Caldwell Rural Fire Protection District; Received April 10, 2026.pdf; Idaho Transportation Department; Received April 16, 2026.pdf; Canyon County Soil Conservation District Letter - Received June 6, 2026.pdf; Golden Gate Highway District No. 3; Received May 12, 2026.pdf; Canyon County's Assessor's Office Info on the Mobile Home.pdf

Hello,

Case No. CR2025-0008 has been scheduled for a public hearing on August 6, 2026 in front of the Planning and Zoning Commission. Please read the attached schedule letter for important information. As stated in the letter, the materials deadline for the case is July 27, so please make sure to send any materials you would like to the Planning and Zoning Commission to consider by that date.

For the hearing, you will have 10 minutes to present your case (and then 5 minutes for rebuttal at the end of the public testimony section). So if you would like to prepare a presentation or a visual aid to refer to during your 10-minutes, please make sure to send it to me by the materials deadline- July 27, 2026.

When the Planning and Zoning Commission makes their recommendation of your case to the Board of Canyon County Commissioners, they will base their decision off of the conditional rezone criteria found in CCCO §07-06-07(6)A (which you can find here: https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-2744). Sometimes applicants will base their presentation off of the answers to these questions, if that helps.

These are the proposed conditions I have your case so far. Let me know if you have any questions or comments on these conditions:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property.
2. The subject parcel, approximately 71.12 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinance (CCCO) and be in substantial compliance with the site plan.
    a. Further divisions of the subject parcels are prohibited.
    b. Secondary residences are prohibited.
    c. At the time of an administrative land division, the following building envelope restriction shall be added to the record of survey:
        i. For the proposed 15-acre parcel, a single-family residence and accessory personal-use only structures shall only be permitted within a 3-acre building envelope located within the northwest corner of the subject property. All areas outside of the building envelope shall remain open with no structures except structures that qualify as an agricultural building/structure per CCCO §06-01-07.
3. At the time of the administrative land division decision, a note shall be added to the recorded survey associated with the decision, which states: Current and future property owners understand they are choosing to live in an area with gravel pits, which may include noises, smells, dust, vibrations, traffic impacts, and lights that may be a nuisance to residential uses.

4. At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
5. If the mobile home on site (as identified in **Exhibit _**) is moved to a different location on the property, a building permit as determined by Canyon County's Building Official will be required.

Lastly, I have attached all agency comments I have received so far for you to review. Canyon County Ambulance District's comment is just map of estimated response times, for context.

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: Thursday, June 4, 2026 4:16 PM
To: Brittany Andrews [redacted]
Cc: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Subject: RE: [External] Letter of Intent Uodaye

Hello,

I wanted to touch base after I looked at the access topic more.

When I looked at the survey initially, I had thought the proposed 28' access easement was partially on Knife River's property, so I apologize I saw that wrong. I think the point of confusion came up when the below email from Sophie showed the current access point through the driveway found on Knife River's property immediately north and the indication from the phone call that the property owners thought this driveway on their property. This does not make a whole lot of difference for the conditional rezone, because it appears you are proposing a 28' access easement entirely on the property owners' land, so legal access will be available at the time of development. Also, I talked to Bob at Golden Gate Highway District and he stated that he would be fine with extending the driveway south where the access easement is currently proposed.

Let me know if I missed anything above.

At this time, I do not have any additional questions or comments on the case. Once I have the conditions drafted for the case, I will send those over to you get your feedback.

If you have any questions or concerns, please let me know.

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: Thursday, June 4, 2026 12:05 PM
To: 'Brittany Andrews' [redacted]
Cc: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Subject: RE: [External] Letter of Intent Uodaye

Hello,

If you see my below email on June 2nd, I said the following:

> If the property owners are already using this access and do not have a recorded easement, you might work on getting this easement in place before going to a public hearing so this does not become a road block for the case. I could also propose a condition that requires legal access to be provided at the time of an administrative land division if the case is approved, but sometimes the hearing bodies prefer you have this at the time of the conditional rezone especially if there is concern on if obtaining the easement is plausible or not.

I asked if there was a recorded easement already, because the property owners were currently utilizing the access so I figured there may be one on record. As stated above, I can propose a condition that would require legal access to be provided at a later date, but sometimes the hearing bodies prefer you have this information ahead of time, which is why I suggested looking into it to see if there was a recorded easement at some point.

Based on the email below, I can propose that legal access be provided at the time of an administrative land division or something similar. This would not cause any delays in scheduling this case for hearing, as I am still planning on scheduling this case for a public hearing in August. Also, many rezone cases are taking a year or more to get the case scheduled for a public hearing due to the amount of the cases in this office, which I believe I have shared with your before. I am sorry if you were not aware of this timeline ahead of time.

If this did not resolve your concerns and you would like to talk to my Supervisor, you can reach either email him at Dan.Lister@canyoncounty.id.gov or call him at (208) 455-5959.

Sincerely,

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

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1pm – 5pm

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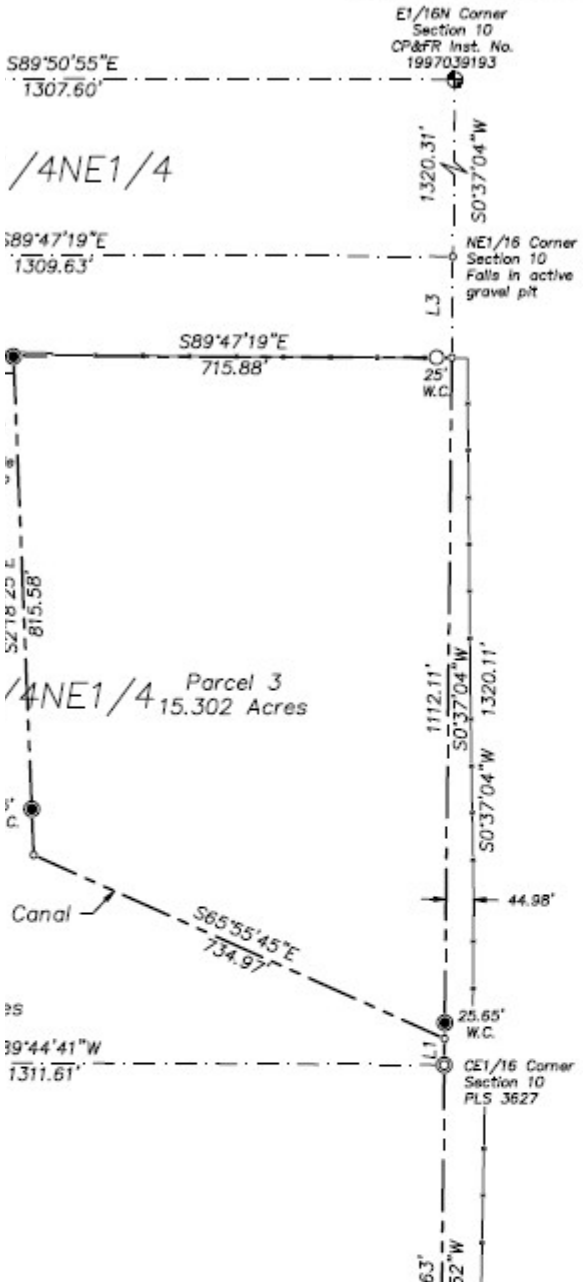
From: Brittany Andrews [redacted]
Sent: Thursday, June 4, 2026 11:11 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Fwd: [External] Letter of Intent Uodaye

Ok I spoke to the surveyor again. This is ridiculous, obviously not on you or Brittanys side, but Emily's and the Hwy people. Please relay that I said "The folks at the county need to look at these documents better." At first I was upset with myself for not catching it but realized this isn't my job. The survey documents that I sent over originally clearly states that the structures located inside the proposed easement will need to be removed. TJ with Skinner Land Survey said that normally the county, who have no damn clue what is going on apparently, would put this as a "condition on approval" moving forward and there's nothing that he can send in an email that would be any different than what is on this document. It would also be on the county to come out after and ensure that this condition was met after the fact.

Document in its entirety.

RECORD OF SURVEY

A PORTION OF THE SW 1/4 NE 1/4 AND NW 1/4 SE 1/4 OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO





Reference Surveys:
Inst. No. 2004007501
Inst. No. 2019048282
Inst. No. 1998039076
Inst. No. 1997008099
Inst. No. 2021048912

Reference Deed:
Inst. No. 2004008117

0' 200' 400'

Scale: 1" = 200'

LEGEND

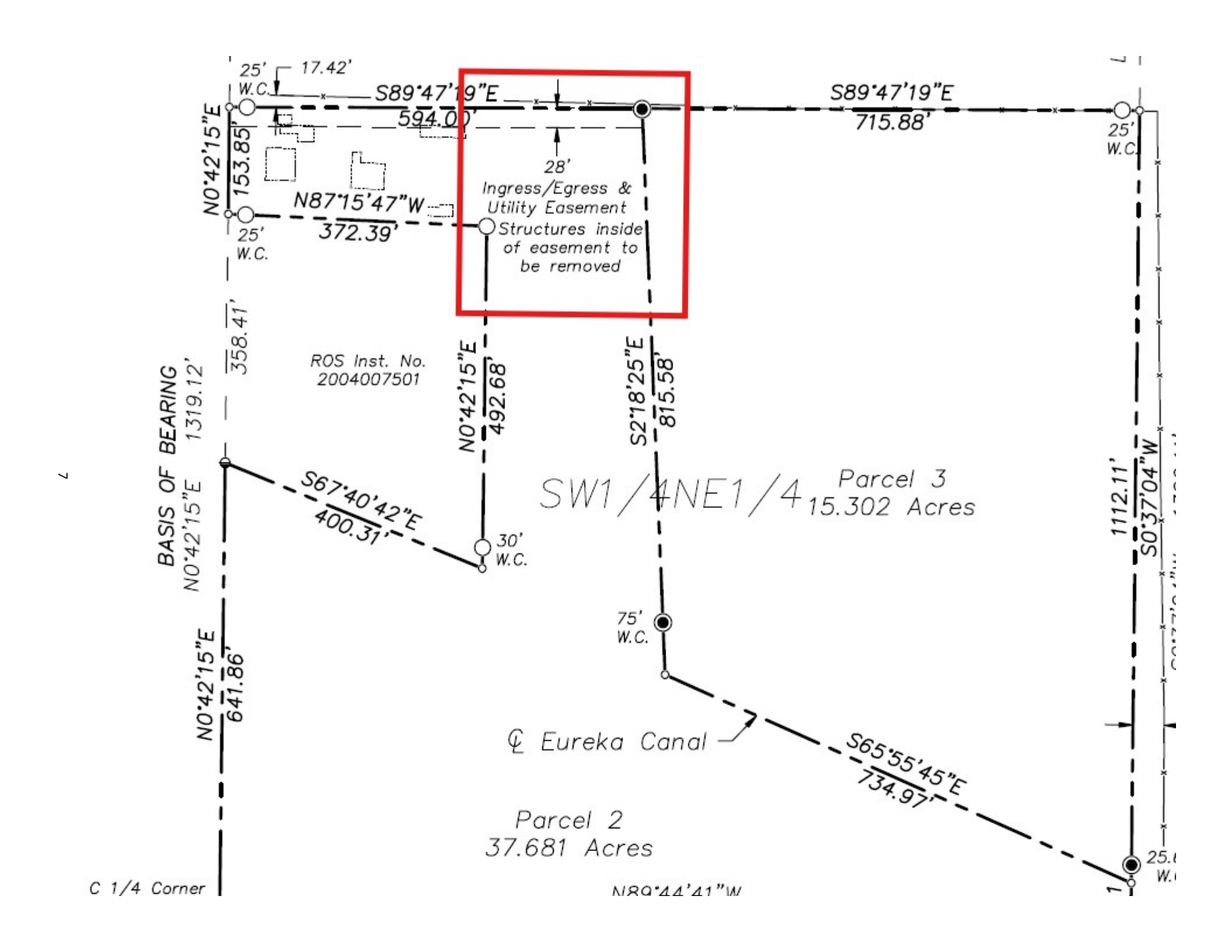
- BRASS CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" x 24" REBAR – SET
- 1/2" REBAR – FOUND
- MAGNAIL & WASHER – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- FENCE LINE
- W.C. WITNESS CORNER

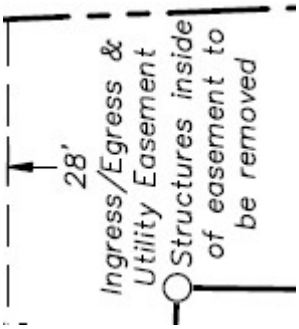
Surveyor's Narrative:
This survey was performed at the request of Sophie Scott to divide the parcel that is described in the referenced deed. Section control and existing property corners were located, verified with record data and held as shown. The position of the NE1/16 corner falls in an active gravel pit and it's position was calculated per ROS Inst. No. 2019048282. The parcel was then divided under the direction of the client. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

CERTIFICATION

I, Zane Laufenberg, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under

Portion that states "28' Ingress/Egress & Utility Easement Structures inside of easement to be removed"


25' W.C.
17.42'
S89°47'19"E
594.00'
S89°47'19"E
715.88'
25' W.C.
N0°42'15"E
153.85'
28'
Ingress/Egress & Utility Easement
Structures inside of easement to be removed
N87°15'47"W
372.39'
25' W.C.
358.41'
ROS Inst. No. 2004007501
N0°42'15"E
492.68'
S2°18'25"E
815.58'
BASIS OF BEARING
N0°42'15"E 1319.12'
SW1/4NE1/4
Parcel 3
15.302 Acres
S67°40'42"E
400.31'
30' W.C.
1112.11'
S0°37'04"W
75' W.C.
N0°42'15"E
641.86'
℄ Eureka Canal
S65°55'45"E
734.97'
Parcel 2
37.681 Acres
C 1/4 Corner
N89°44'41"W



I am not upset with either of you ladies at all by the way. I just felt so damn stupid having to call again and ask for this when it should be part of their due diligence.

Thank you,

Sophie Scott

On Tue, Jun 2, 2026 at 4:08 PM Brittany Andrews [redacted] wrote:

Here's the update

---------- Forwarded message ---------
From: **Emily Bunn** <Emily.Bunn@canyoncounty.id.gov>
Date: Tue, Jun 2, 2026 at 4:06 PM
Subject: RE: [External] Letter of Intent Uodaye
To: Brittany Andrews [redacted]

Hello,

I would highly recommend doing a title search or potentially checking with your surveyor to see if the easement exists or not.

If the property owners are already using this access and do not have a recorded easement, you might work on getting this easement in place before going to a public hearing so this does not become a road block for the case. I could also propose a condition that requires legal access to be provided at the time of an administrative land division if the case is approved, but sometimes the hearing bodies prefer you have this at the time of the conditional rezone especially if there is concern on if obtaining the easement is plausible or not.

Let me know if you need more explanation.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Brittany Andrews [redacted]
Sent: Tuesday, June 2, 2026 3:42 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Letter of Intent Uodaye

Hey Emily,

We aren't sure if it's officially recorded how do we verify this?

If we do have it recorded what do you need?

If it isn't recorded what do we need to do?

On Tue, Jun 2, 2026 at 3:33 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

Yes, I was actually just reviewing the survey. Does this access easement currently exist (meaning, it is recorded in a deed or another document)? Or it this just a proposed easement?

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Brittany Andrews [redacted]
Sent: Tuesday, June 2, 2026 3:30 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Fwd: [External] Letter of Intent Uodaye

Hey Emily

Also after reviewing bobs letter I do believe the survey accounts for an easement on the last page that we sent to you.

On Tue, Jun 2, 2026 at 3:17 PM Sophie Scott [redacted] wrote:

> The approach is existing. We would have to use an easement. I can get a hold of whoever if I still need to but there is an approach off the road there already.




Notus Rd
Notus Rd
Notus Rd
Notus Rd
Notus Rd
22602



Thank you,

Sophie Scott

On Tue, Jun 2, 2026 at 2:55 PM Brittany Andrews [redacted] wrote:

Another one,

We can contact bob or your welcome too just let me know :)

On Tue, Jun 2, 2026 at 2:15 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

Could you please reach out to Golden Gate Highway District (Bob Watkins would be the best contact) to check to make to see if your proposed access point works? In their letter, they say no new direct access point is allowed off of Notus Road, and it seems the current planned access point is a new access point?

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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From: Emily Bunn
Sent: Tuesday, June 2, 2026 1:24 PM
To: Brittany Andrews [redacted]
Subject: RE: [External] Letter of Intent Uodaye

Hello,

Thank you for the information!

I have a couple more questions:

1. On the land use worksheet, it does not mention how stormwater is retained. Is it retained on site currently?
2. I believe you have stated previously that the property owner plans to divide the water rights, I just wanted to verify this.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Brittany Andrews [redacted]
Sent: Tuesday, June 2, 2026 12:48 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Fwd: [External] Letter of Intent Uodaye

Good morning,

1. We plan on continuing to grow hay on the remaining acreage and use it for cattle in the off season as we have been doing.

2. We only have plans to build our home and a shop.The shop would be used primarily to work on and store the equipment used to maintain the agricultural integrity of the property. I foresee us using it for personal vehicles as well but the swather and baler would take up a lot of space so not sure how to word that or present it. Potentially a carport off the side of the home as well. The area we have planned to place both the home, including a yard, and the shop will be in that Northwest corner. PDF attached with location overview of the 3-acre envelope you recommended.

3. We are open to restricting secondary residence.

Thank you! Let me know if I can help with anything else.

On Tue, Jun 2, 2026 at 11:22 AM Brittany Andrews [redacted] wrote:

---------- Forwarded message ---------
From: **Emily Bunn** <Emily.Bunn@canyoncounty.id.gov>
Date: Tue, Jun 2, 2026 at 11:21 AM
Subject: RE: [External] Letter of Intent Uodaye
To: Brittany Andrews [redacted]

Hello,

I am working through the staff report now and I have a couple of questions\suggestions I wanted to run by you:

1. Based on the site plan, the proposed 15-acre parcel is planned to have a single-family residence in the northwest corner and have the remainder of the land contain agricultural production? Just for clarification, are you referring to growing crops or other forms of agricultural uses? I just wanted to include this information in the report for further context for the commissioners.
2. Are you open to adding a building envelope to the northwest corner where you plan to build a single-family residence and accessory structures (this would not include agricultural structures). The reason I suggest this is because in the Canyon County Comprehensive Plan for 2030, the Future Land Use Map identifies the parcel as agricultural, not residential. Our office advises people to apply for a conditional rezone without a comprehensive map amendment (meaning, changing the comprehensive map to match your request of residential) if their request is going to match the agricultural designation in different ways, such as agricultural uses still taking place on site, the agricultural uses on site are limitedly affected (such as by house placement, a building envelope, etc.), only going for one house (no secondary residences), etc. In your case, the parcel is already large enough to contain agricultural uses, you state in the site plan agricultural uses are going to still take place on the 15-acres, so adding a building envelope may help further bolster matching the agricultural character of the area and show you are matching the comprehensive plan with these conditions. If you are open to this, let me know what size of building envelope you would be open to (people often do between a 1-3 acre building envelope but it varies between properties).
3. I wanted to verify you are still open to restricting secondary residences on site (otherwise known as accessory dwelling units). This is often a point of conversation between the hearing bodies and applicants at hearings as sometimes it is viewed as impacting the agricultural uses on site / doubling the density of the development.

If want to call to go over any questions, feel free to do so.

Lastly, I noticed I said the 1st Planning and Zoning Commission hearing was on August 2nd, it is actually on August 6th (a Thursday). Once I get the staff report closer to finished, I will be able to tell you which hearing date is feasible.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Emily Bunn
Sent: Wednesday, May 27, 2026 12:01 PM
To: Brittany Andrews [redacted]
Subject: RE: [External] Letter of Intent Uodaye

Hello,

Sorry about the delay, I thought I had emailed back.

I am looking at getting your case in front of the Planning and Zoning Commission in August. The two meeting dates they have are August 2, 2026 and August 20, 2026. After the Planning and Zoning Commission hearing, you will likely have a 2-3 month gap between the Planning and Zoning Commission hearing and the Board of Canyon County Commissioners hearing due to the Board's busy schedule.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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From: Brittany Andrews [redacted]
Sent: Wednesday, May 27, 2026 11:08 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Letter of Intent Uodaye

Hey Emily,

Following up on this. We really need to get a clear timeline for next steps.

On Wed, May 20, 2026 at 5:00 PM Brittany Andrews [redacted] wrote:

Hi Emily,

I hope you are having a great week.

I am following up on our previous conversation regarding the upcoming Planning & Zoning meeting for the project. The homeowners are currently planning out their next steps and have asked us for an updated schedule.

Could you provide a more solidified timeline or an estimated date for when this meeting will be placed on the agenda? Any updates you can share will help us keep the homeowners informed and properly prepared.

Thank you for your time and help with this process.

Best regards,

Brittany

On Wed, May 6, 2026 at 3:01 PM Brittany Andrews [redacted] wrote:

Hey Emily,

They would like to split the water rights

On Wed, May 6, 2026 at 2:00 PM Brittany Andrews [redacted] wrote:

He Emily,

Asking the owners now and will circle back when we hear more. Seem like most agencies are agreeable but I do see the soil district being apposed to the change. Anything we need to do for that?

On Wed, May 6, 2026 at 1:47 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

So far I have received the following comments. I need to reach out to Golden Gate Highway District No. 3 to get an updated comment letter.

Remind me, are you planning on dividing the water rights up between the two properties?

I have one case in front of yours, so I am hoping I can get to writing your staff report in the next couple of weeks and give you a better idea of a timeline after that (likely August).

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Brittany Andrews [redacted]
Sent: Tuesday, May 5, 2026 4:51 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Letter of Intent Uodaye

Wanted to check in on this and see if you had an update for us.

On Wed, Apr 8, 2026 at 5:12 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> Thank you for sending this over. The 30-day agency notice will be going out tomorrow.
>
> Sincerely,
>
> Emily Bunn,
>
> Principal Planner
>
> Canyon County Development Services Department
>
> 111 N. 11th Ave., #310, Caldwell, ID 83605
>
> Direct Line: (208) 454-6632
>
> Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Brittany Andrews [redacted]
Sent: Tuesday, April 7, 2026 3:31 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Letter of Intent Uodaye

Hey Emily,

Thank you!! Attached is the land use sorry for it being broken apart in 3 parts. Let me know if anything else comes up

On Tue, Apr 7, 2026 at 3:20 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Yes, please see attached.
>
> Sincerely,
>
> Emily Bunn,
>
> Principal Planner
>
> Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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From: Brittany Andrews [redacted]
Sent: Tuesday, April 7, 2026 2:01 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Letter of Intent Uodaye

Can you send me a copy of our original? I have it at home but am traveling and wanted to use it as a reference.

Thanks!

On Tue, Apr 7, 2026 at 10:01 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> I forgot about having you update the land use worksheet also, as it references the business. Could you please update this to only add information on the residential rezone?

After that, I will send out agency notice.

If you could get this to me by today or tomorrow, then I can get the case out for agency notice this week as I am off Thursday – Monday.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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From: Brittany Andrews [redacted]
Sent: Wednesday, April 1, 2026 2:31 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Letter of Intent Uodaye

I also have this secondary map if you like it more.

On Wed, Apr 1, 2026 at 1:48 PM Brittany Andrews [redacted]> wrote:

Hey Emily,

Attached is the signed letter of intent and map. Please let me know if you need anything else. I will call to process the payment over the phone tomorrow once you confirm receipt of any pending line items.

On Mon, Mar 30, 2026 at 10:01 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

The refund total will be recommended by our office manager and ultimately determined by the Board but refunds are not a guarantee. Due to the case having to go to the Board for the decision, you probably will not get a decision for about a month.

To answer your other questions, see my answers in red below:

1. Will we need to submit payment for the agency portion prior or will the refund portion wash that fee? If it doesn't please advise the best route to pay for the fees associated with the change.
    a. The refund portion (if approved) will get sent directly to you. So please pay the $350 renoticing fee either via the credit card authorization form (attached), via check, cash, or in person. If desired, we can also accept payment over the phone. Once I get the fee and the updated letter of intent and site plan, then I can start the agency notice process again.
2. To confirm, we need to get you an updated letter of intent and site plan map? Do we need to adjust anything else?
    a. Yes, you will need those updated.
3. Will this change the presentation requirements for the hearing?
    a. The same public hearing process will occur, the only difference in your presentation is you will not be asking for comprehensive map amendment. Let me know if you need more clarification on this.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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From: Brittany Andrews [redacted]
Sent: Friday, March 27, 2026 4:45 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Letter of Intent Uodaye

Hello Emily,

Thats correct that we would like to withdraw the comprehensive map amendment and keep the zoning amendment application . How soon will the refund totals be discussed

On Tue, Mar 24, 2026 at 10:35 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> To confirm, you are requesting to withdraw the comprehensive map amendment and keep the zoning amendment application (otherwise known as the conditional rezone application)? Your email was not super clear below.
>
> The refund amount will be calculated by our office manager, but ultimately decided by the Board of Canyon County Commissioners.
>
> For the letter of intent, I would suggest writing the letter of intent to conditionally rezone the property to Rural Residential (2-acre average minimum lot size) but condition it to divide the property to only one (1) division and to the site plan you propose to limit the effects to the area. If you want to call to discuss further, please let me know.
>
> Sincerely,
>
> Emily Bunn,
>
> Principal Planner
>
> Canyon County Development Services Department
>
> 111 N. 11th Ave., #310, Caldwell, ID 83605
>
> Direct Line: (208) 454-6632
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> Email: emily.bunn@canyoncounty.id.gov
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From: Brittany Andrews [redacted]
Sent: Thursday, March 19, 2026 3:18 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Letter of Intent Uodaye

Hello Emily,

We want to officially withdraw and modify to just the residential portion. Please advise what our refund amount would be and any changes to paperwork we may need for the initial application.

We are working on the map amendment. What do we need to list for the residential letter? Is there a zone like we discussed before for the letter of intent that needs listed.

On Thu, Mar 19, 2026 at 10:51 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> I have not received an official withdrawal from the applicant (you) for the comprehensive map amendment. If you are wanting to do this, can you please send me an email back?
>
> 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 9, 2026 8:06 AM
To: Brittany Andrews [redacted]
Subject: RE: [External] Letter of Intent Uodaye

Hello,

I don't know how much of the comprehensive plan map amendment you would get back as it depends some calculations and the Board of Canyon County Commissioner's discretion.

If I could get an official withdrawal from you (the applicant), then I can get that process started.

Sincerely,

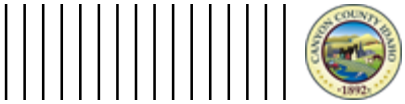


Exhibit A11

Application for Zoning Amendment and Land Division

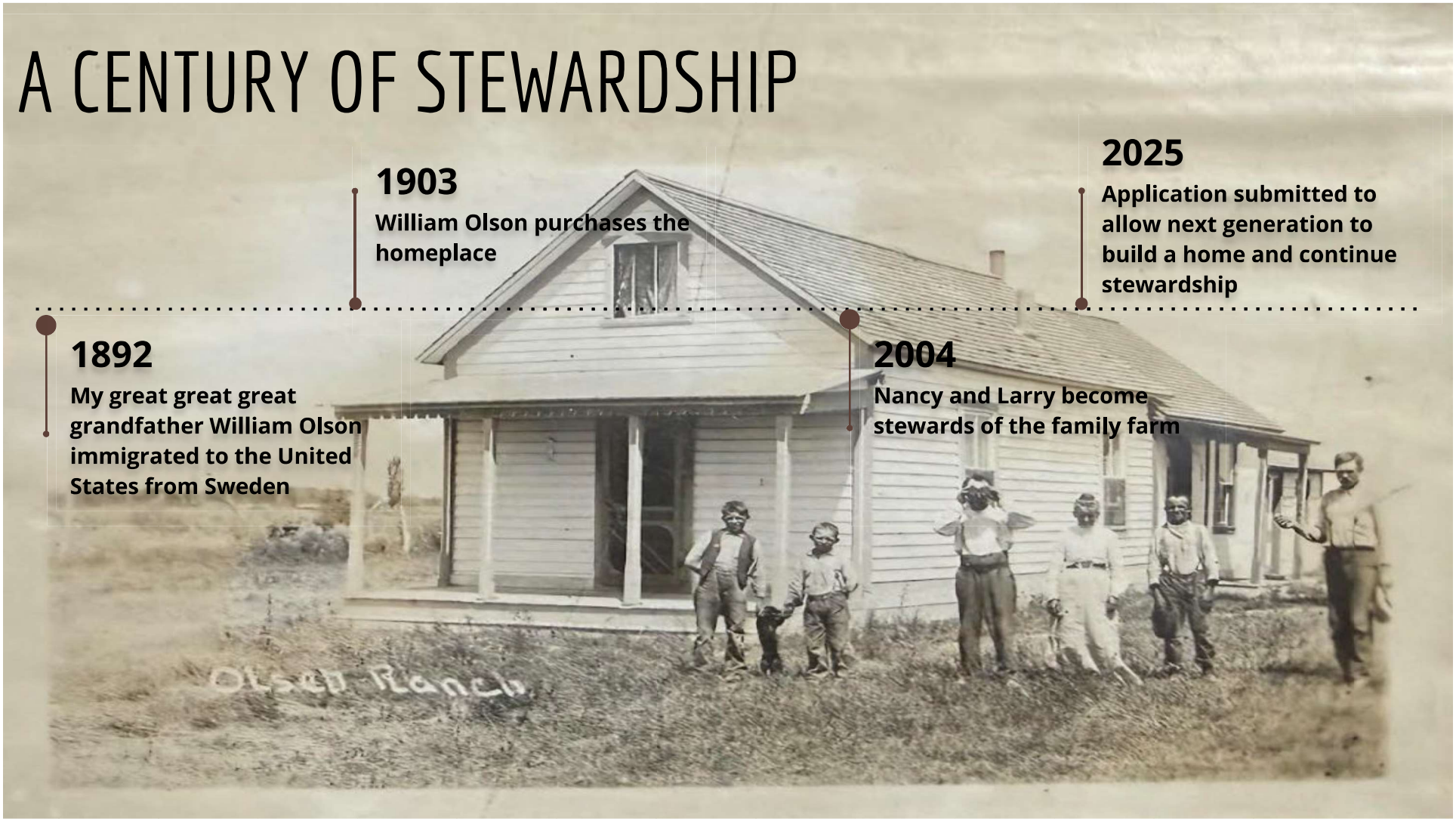
Seven Generations of Stewardship

August 6th, 2026
Planning and Zoning Commission

Case No. CR2025-0008

Presented by Sophie Scott

A CENTURY OF STEWARDSHIP



1892

My great great great grandfather William Olson immigrated to the United States from Sweden

1903

William Olson purchases the homeplace

2004

Nancy and Larry become stewards of the family farm

2025

Application submitted to allow next generation to build a home and continue stewardship



Continuing the Legacy







Current Status

71.12-acre Parcel
Zoning: “A” Agricultural
Land Use: Agricultural Production (Grass Hay and Cattle)

Proposal

Create one 15-acre Parcel
Conditional Rezone to CR-R-1
Land Use: One Single-Family Residence & Agricultural Production

Remaining 56.12 acres will remain zoned Agricultural

Proposed Conditions

No Further Division



No future subdivision of the parcel

Secondary Residence





No secondary dwelling permitted

Building Envelope



Home and accessory buildings limited to a 3-acre building envelope.

Proposed Land Division

- Creates one 15-acre parcel for a single-family residence in the northeast corner of the property (shown in blue)
- Confines all residential development to a 3-acre building envelope in the northwest corner of the proposed parcel (outlined in red)
    - Preserves the existing irrigation layout
- Preserves the remaining 56.12 acres in agricultural production (shown in green)





Why This Proposal Works



Agricultural Preservation

Over 95% of the original property remains outside the residential building envelope



Limits Residential Development

Residential footprint limited to less than 5% of the original property



Continues Family Stewardship

Allows the next generation to live on and care for the family farm

Agency Review

- Golden Gate Highway District 3
  - Supported widening the existing access point
- Southwest District Health
  - No concerns, subject to compliance with district requirements
- Caldwell Rural Fire Protection District
  - Approved, subject to applicable code requirements
- Idaho Transportation Department
  - No comments or concerns
- Canyon County Soil Conservation District
  - No comments or concerns

All reviewing agency comments have been addressed or incorporated into the proposed conditions

Infrastructure & Services

- Existing access from Notus Road; no new roadway access points required
- A private well will serve the proposed residence
- A private septic system will be permitted and constructed in accordance with Southwest District Health requirements
- Electrical service is available in the area
- Existing irrigation infrastructure will remain functional
- The building envelope is positioned to minimize impacts to ongoing agricultural operations

Summary of Findings

- The proposed conditional rezone is consistent with the Canyon County Comprehensive Plan by balancing one homesite with the continued preservation of agricultural land
- The proposed conditional rezone is compatible with the surrounding land uses
- The proposal minimizes impacts through limited residential development, preservation of agricultural land, and conditions of approval
- Adequate facilities and services will be provided in accordance with agency requirements and applicable regulations
- No new access onto Notus Road is proposed. The existing access will be widened with Highway District support and is not anticipated to affect existing or future traffic patterns
- Legal access will be provided through the existing approved access easement
- One additional single-family residence is not anticipated to create measurable impacts on schools or public services



Closing

Over the last two years we have worked through this process. We have coordinated with county staff, responded to agency reviews and designed a proposal that allows us to preserve the agricultural character of the land while allowing one more home for the next generation.

This is more than just us building a new house. It is about continuing to care for this land that has now been in our family for over a century.

We respectfully ask for your recommendation of approval.

Thank you for your consideration and your time.

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case # CR2025-0008

Hearing Date: August 6, 2026

Exhibit B1

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

R36020 PARCEL INFORMATION REPORT

6/4/2026 9:40:53 AM

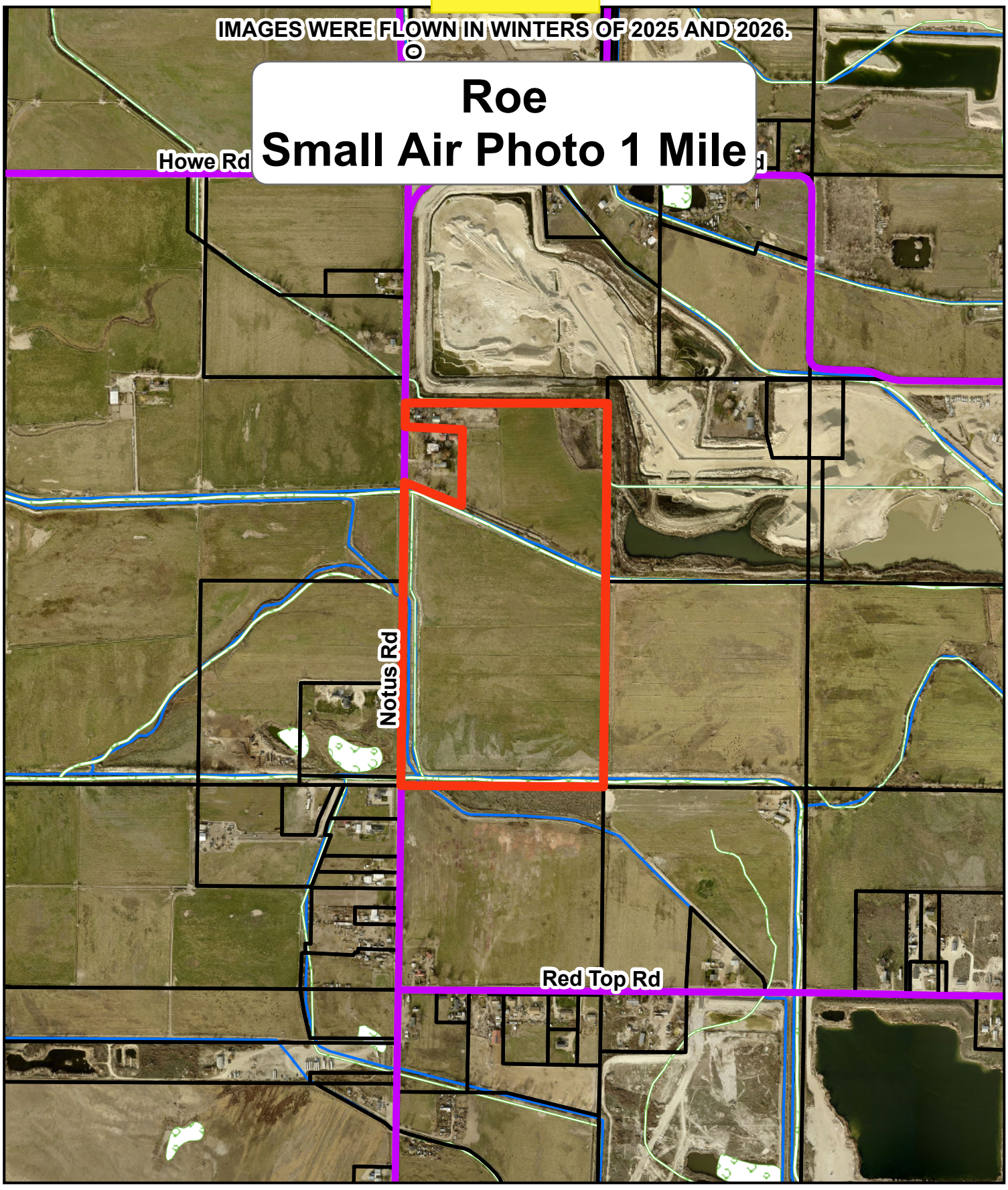
PARCEL NUMBER:	R36020
OWNER NAME:	ROE LARRY D
CO-OWNER:	ROE NANCY H/W
MAILING ADDRESS:	22678 NOTUS RD CALDWELL ID 83605
SITE ADDRESS:	22692 NOTUS RD
TAX CODE:	1520000
TWP:	4N **RNG:** 4W **SEC:** 10 **QUARTER:** NE
ACRES:	71.12
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	DD6
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	GOLDEN-GATE HWY #3
FIRE DISTRICT:	CALDWELL RURAL FIRE
SCHOOL DISTRICT:	VALLIVUE SCHOOL DIST #139
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	EUREKA DITCH CO NO 2
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0208G
WETLAND:	Freshwater Emergent Wetland / Riverine / Riverine / Riverine / Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	MINOR ARTERIAL
INSTRUMENT NO. :	200408117
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	10-4N-4W NE S 35 AC OF SWNE, NWSE LS TX 04029 T72399
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

Exhibit B2.1

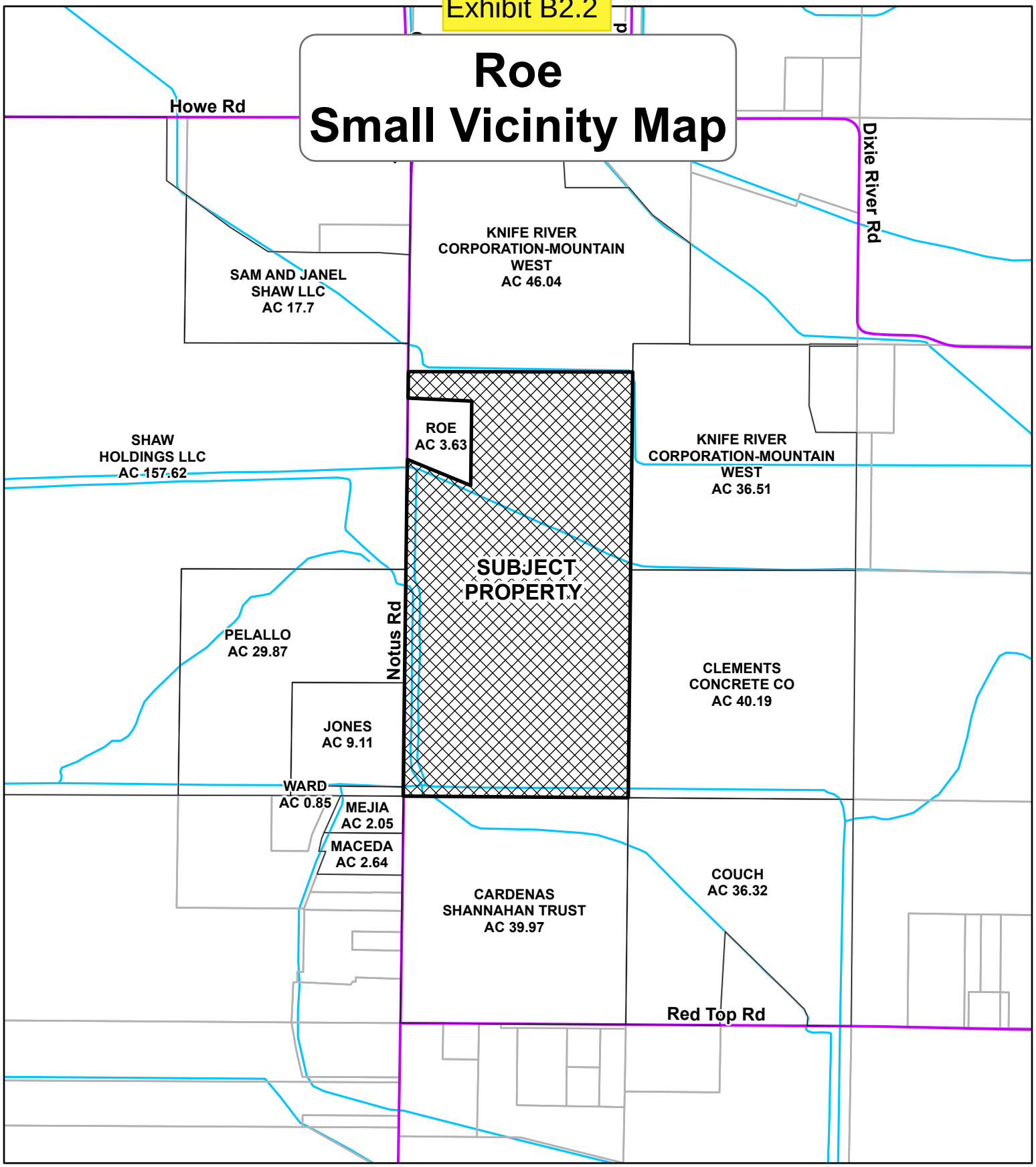


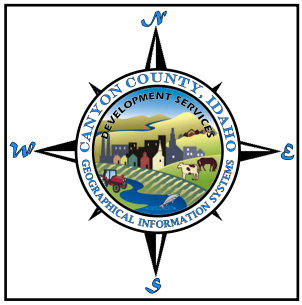
City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit B2.2

Roe
Small Vicinity Map





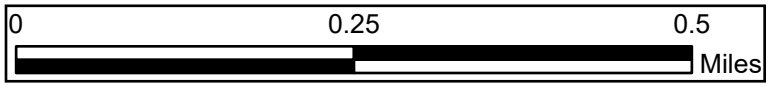
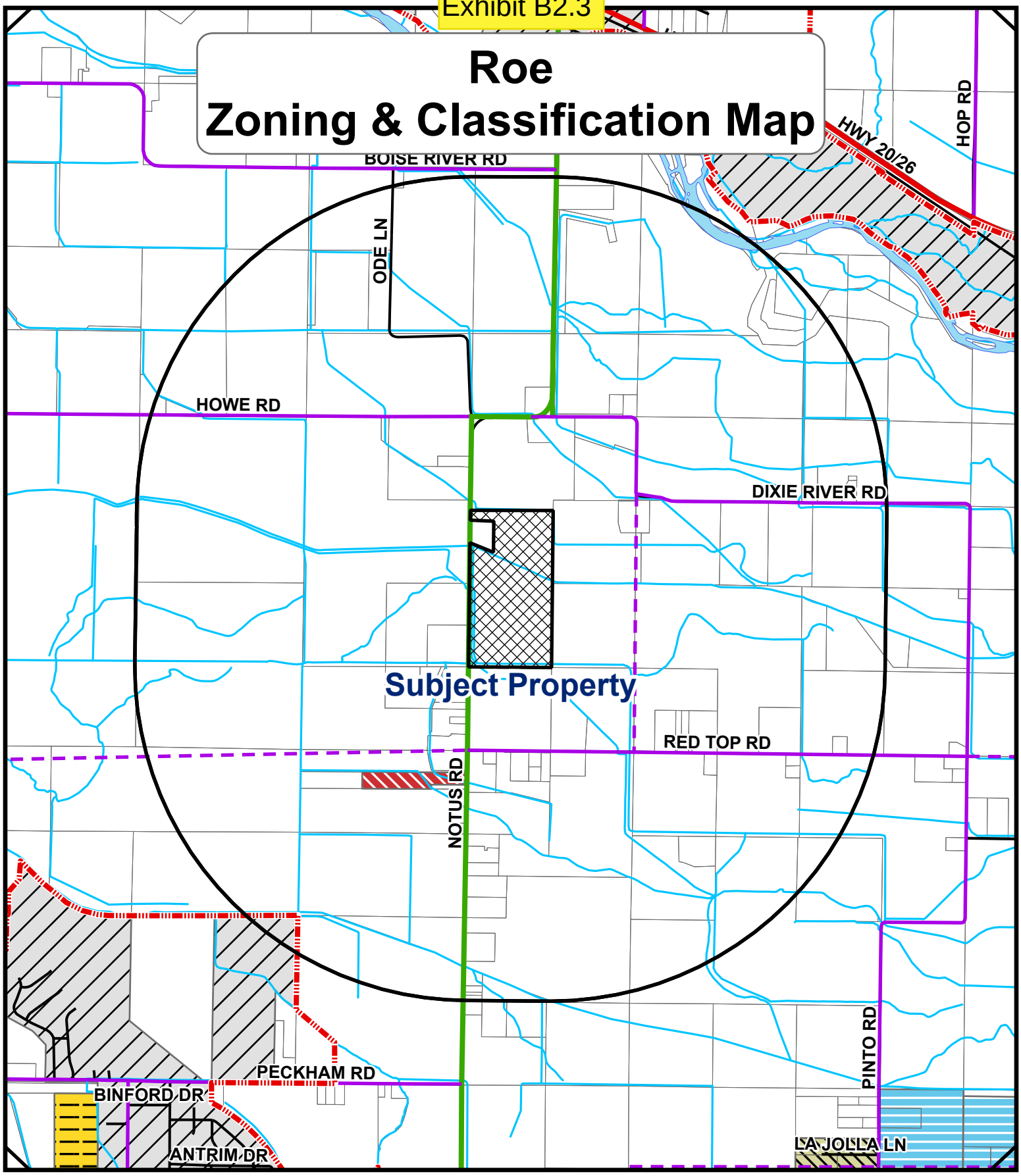


Exhibit B2.3

Roe
Zoning & Classification Map

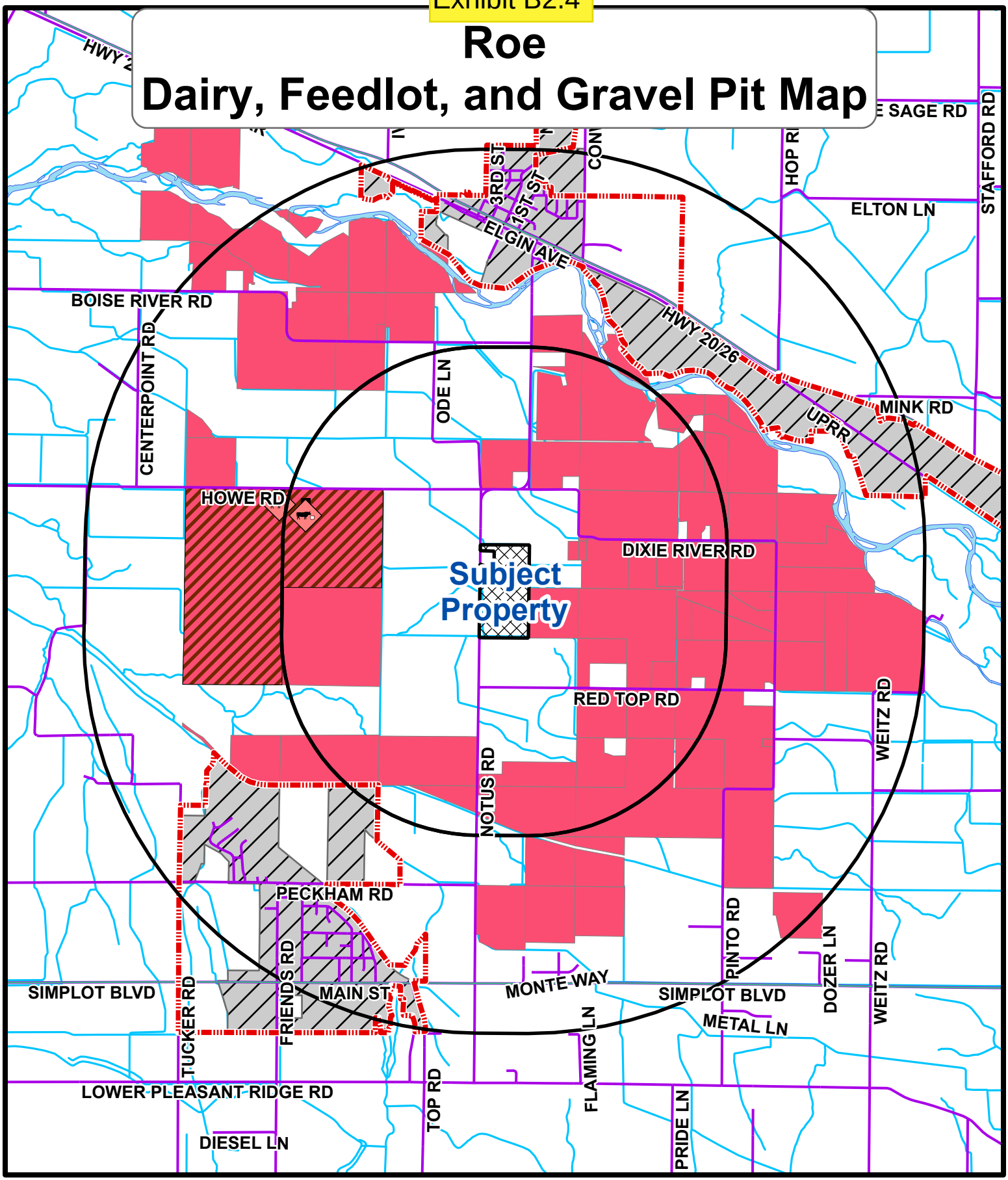


RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit B2.4

Roe
Dairy, Feedlot, and Gravel Pit Map

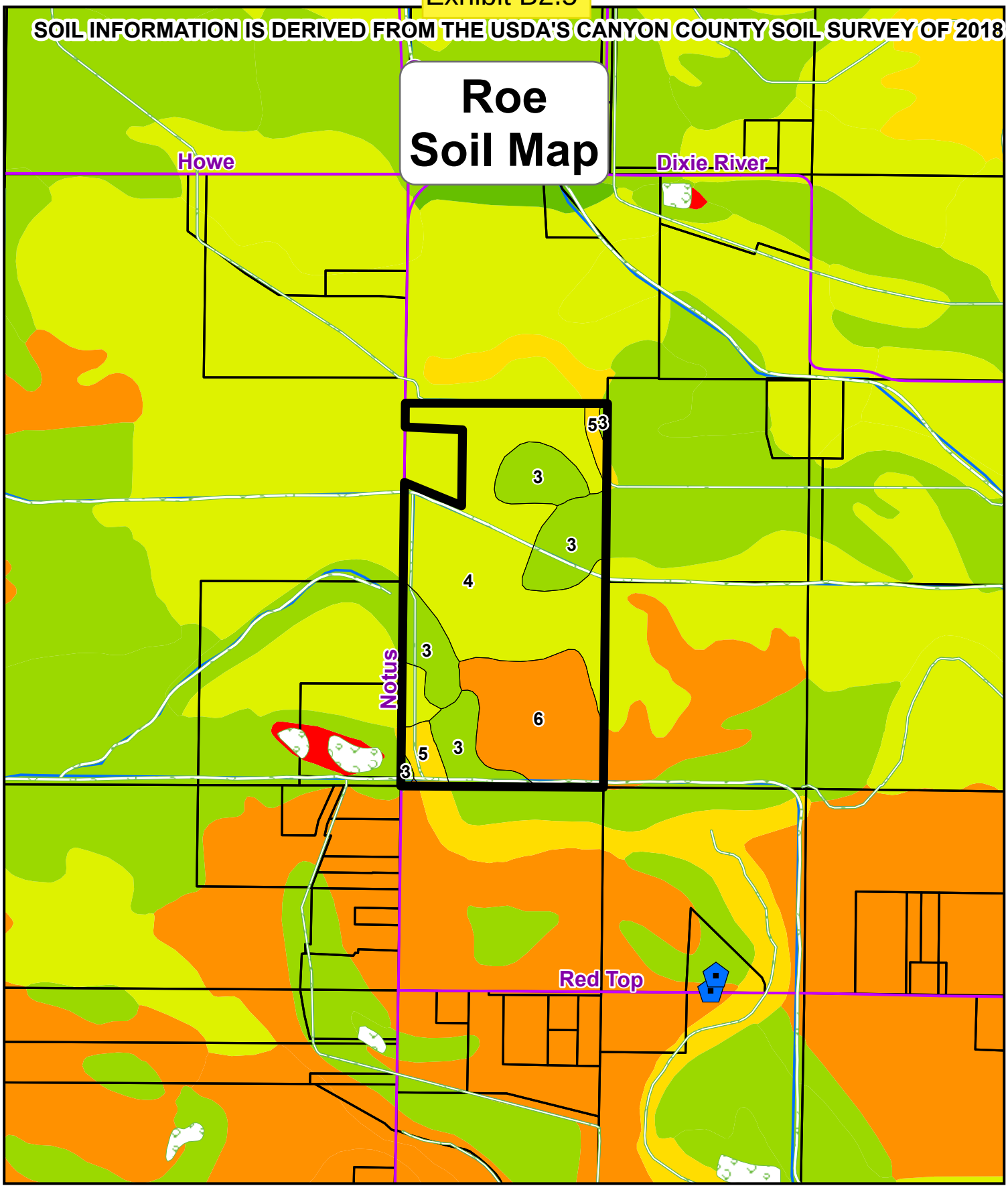


FEEDLOTS
DAIRIES
GRAVELPITS

0 1 2 Miles

Exhibit B2.5

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



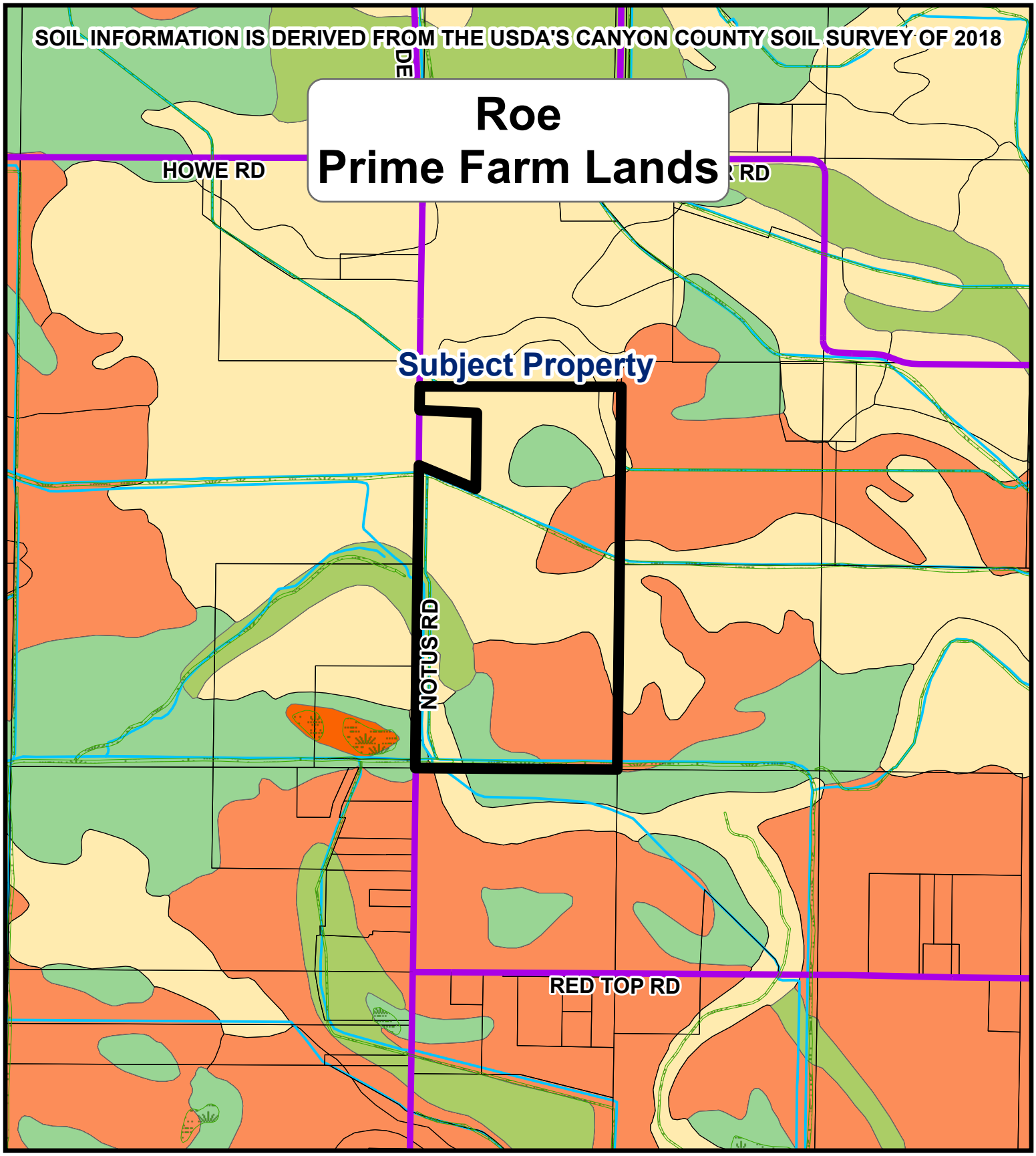
Nitrate Priority Wells

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

IDWR_2C_Geothermal_

Wetlands

0 0.25 0.5 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Roe
Prime Farm Lands
HOWE RD
Subject Property
NOTUS RD
RED TOP RD
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	177516.98	4.08	5.73%
5	LEAST SUITED SOIL	126988.90	2.92	4.10%
4	MODERATELY SUITED SOIL	1512625.82	34.73	48.82%
3	MODERATELY SUITED SOIL	257618.66	5.91	8.32%
6	LEAST SUITED SOIL	643003.63	14.76	20.75%
3	MODERATELY SUITED SOIL	380360.66	8.73	12.28%
		3098114.65	71.12	100%

FARMLAND REPORT

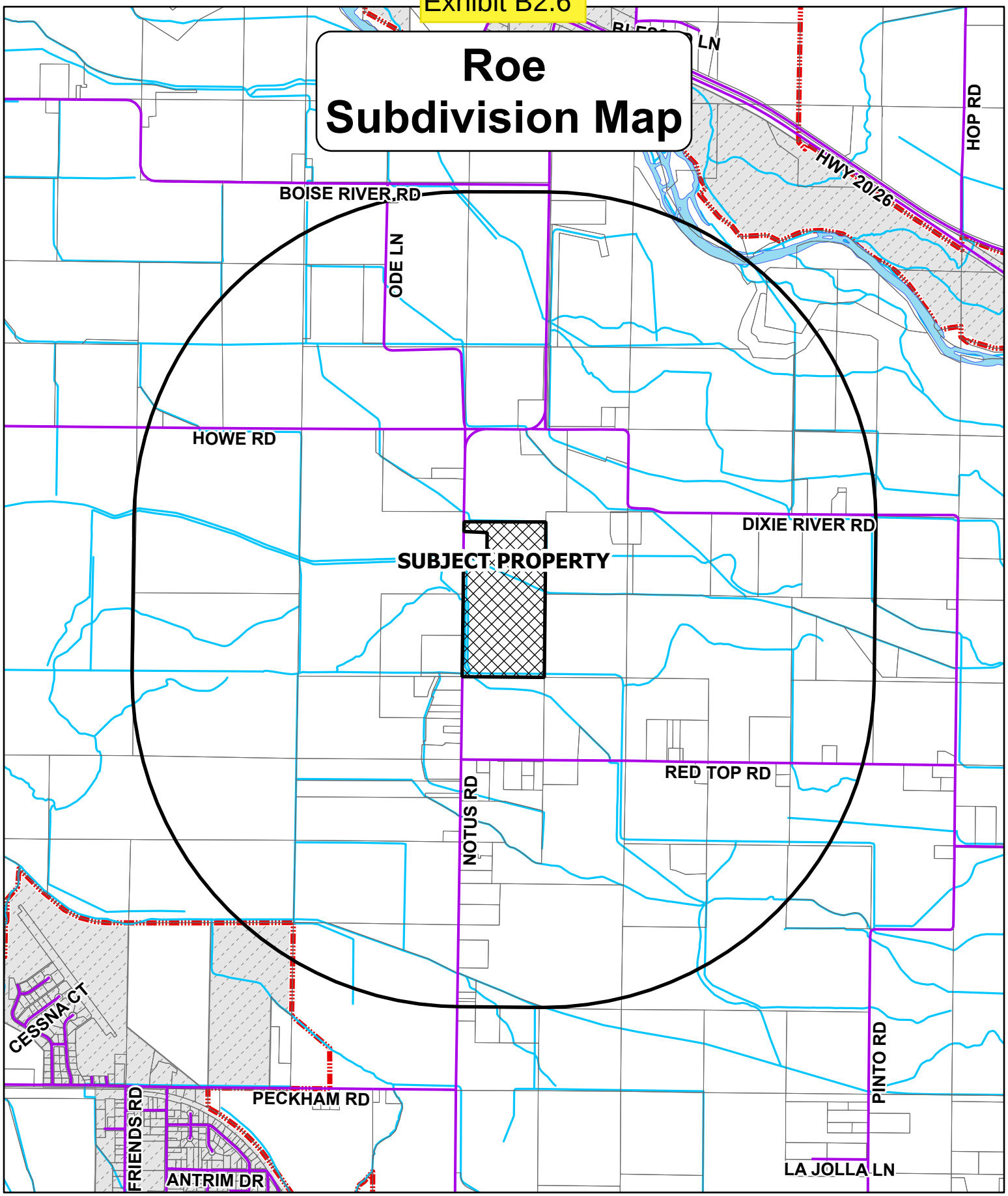
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BdA	Prime farmland if irrigated and reclaimed of excess salts and sodium	177516.98	4.08	5.73%
Ch	Prime farmland if irrigated and drained	126988.90	2.92	4.10%
MuA	Prime farmland if irrigated and drained	1512625.82	34.73	48.82%
LsA	Not prime farmland	257618.66	5.91	8.32%
LtA	Not prime farmland	643003.63	14.76	20.75%
No	Prime farmland if irrigated	380360.66	8.73	12.28%
		3098114.65	71.12	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

Roe Subdivision Map



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
0			

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
0			

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
19	27.82	17.70	0.85	157.62

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

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

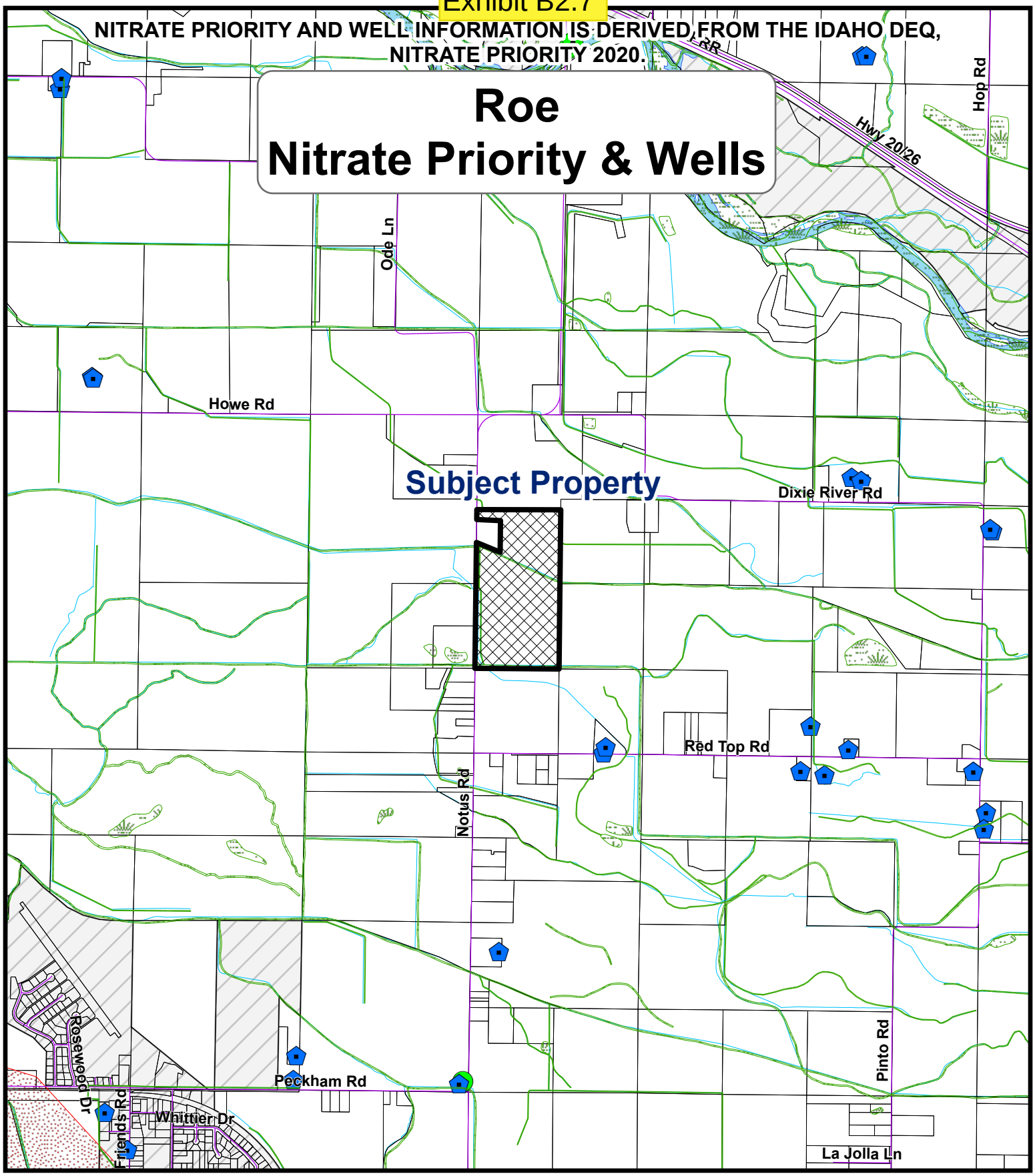
MOBILE HOME & RV PARKS

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

Exhibit B2.7

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

Roe
Nitrate Priority & Wells



CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS

GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

0.005 - 2.00

2.000001 - 5.00

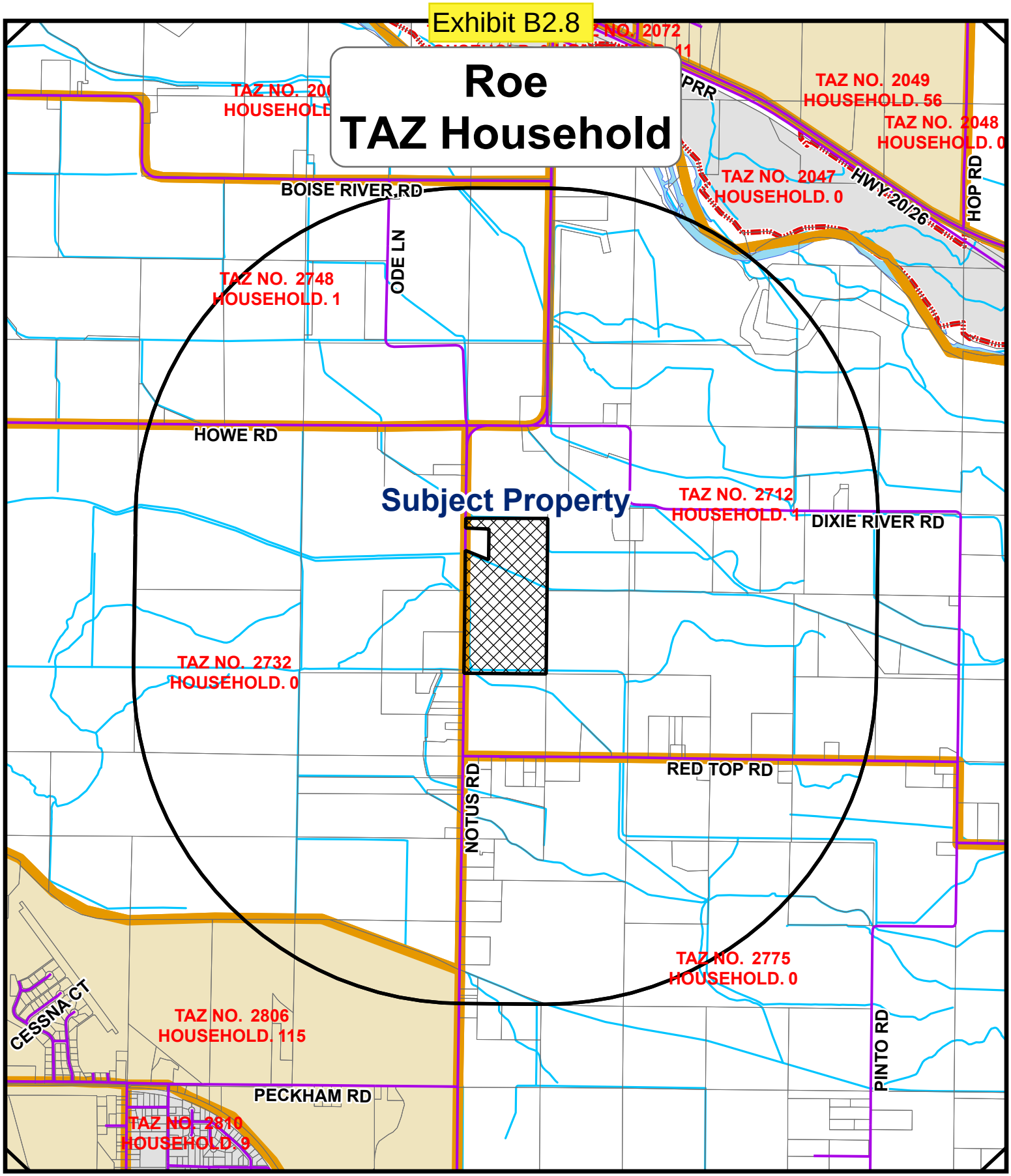
5.0000001 - 10.00

10.000001 - 49.80

0 0.5 1 Miles

Exhibit B2.8

Roe
TAZ Household



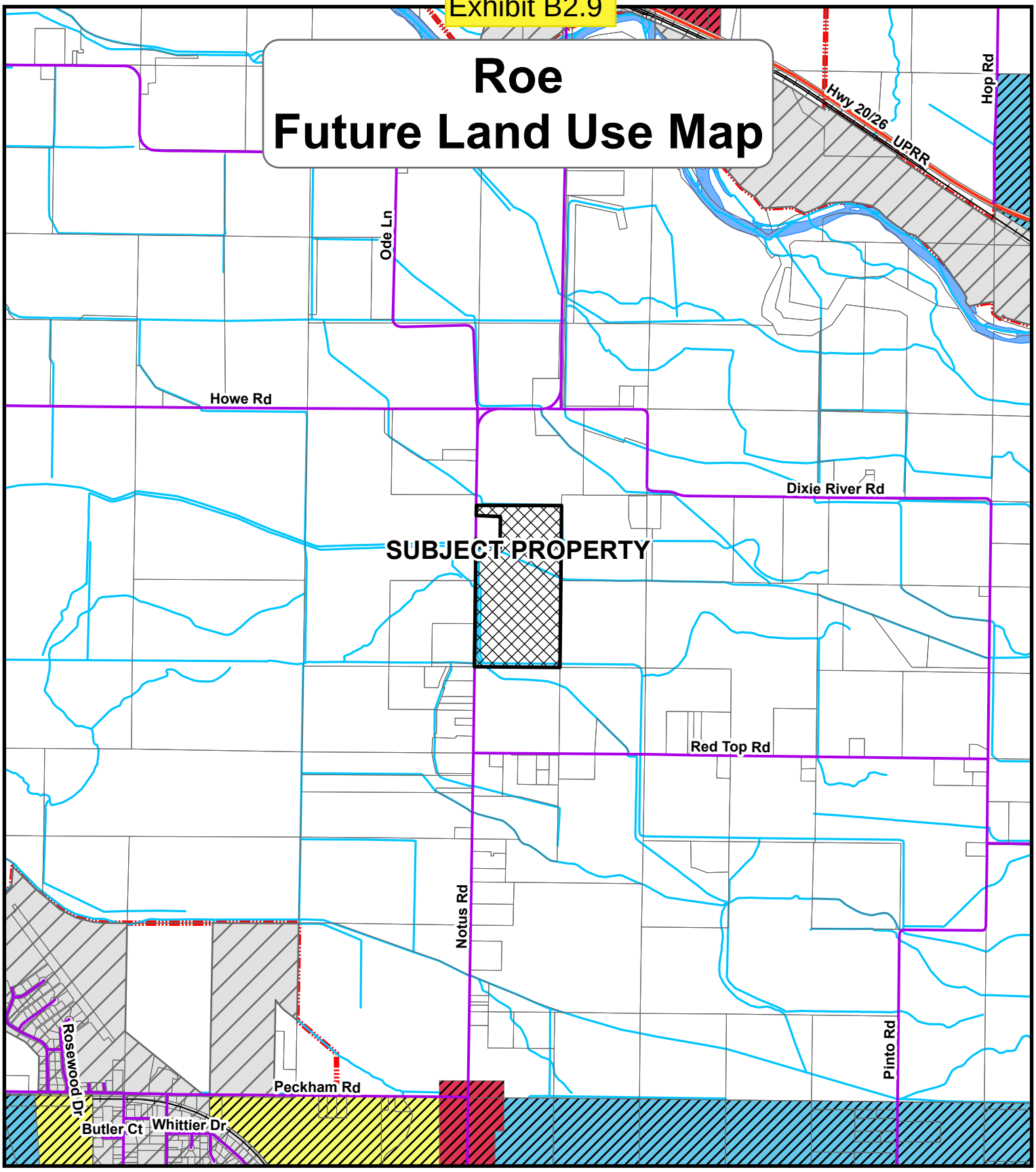
House Hold 2025-2050

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

0 0.5 1 Miles

Exhibit B2.9

Roe
Future Land Use Map



CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS

N W E S

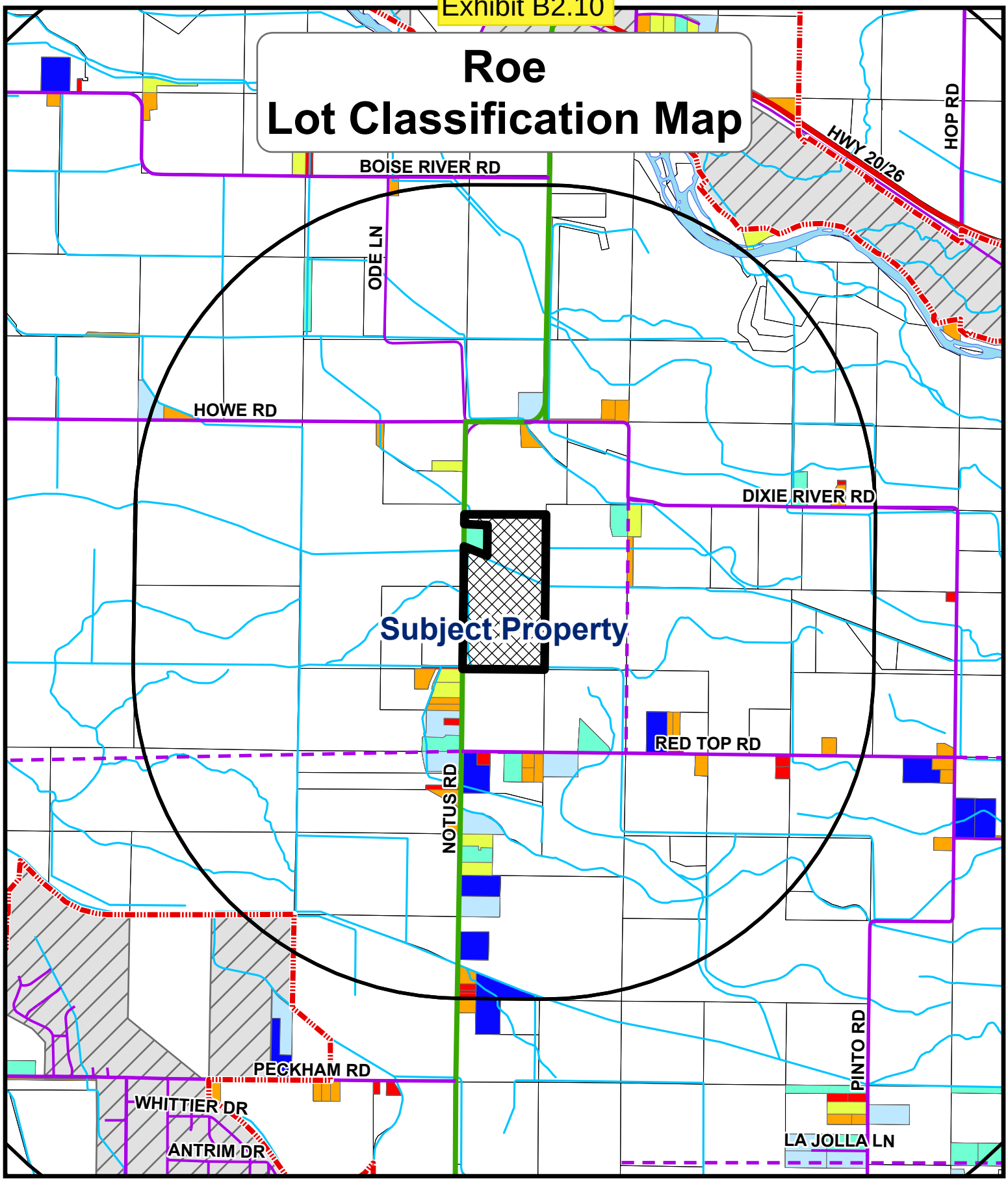
Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B2.10

Roe
Lot Classification Map



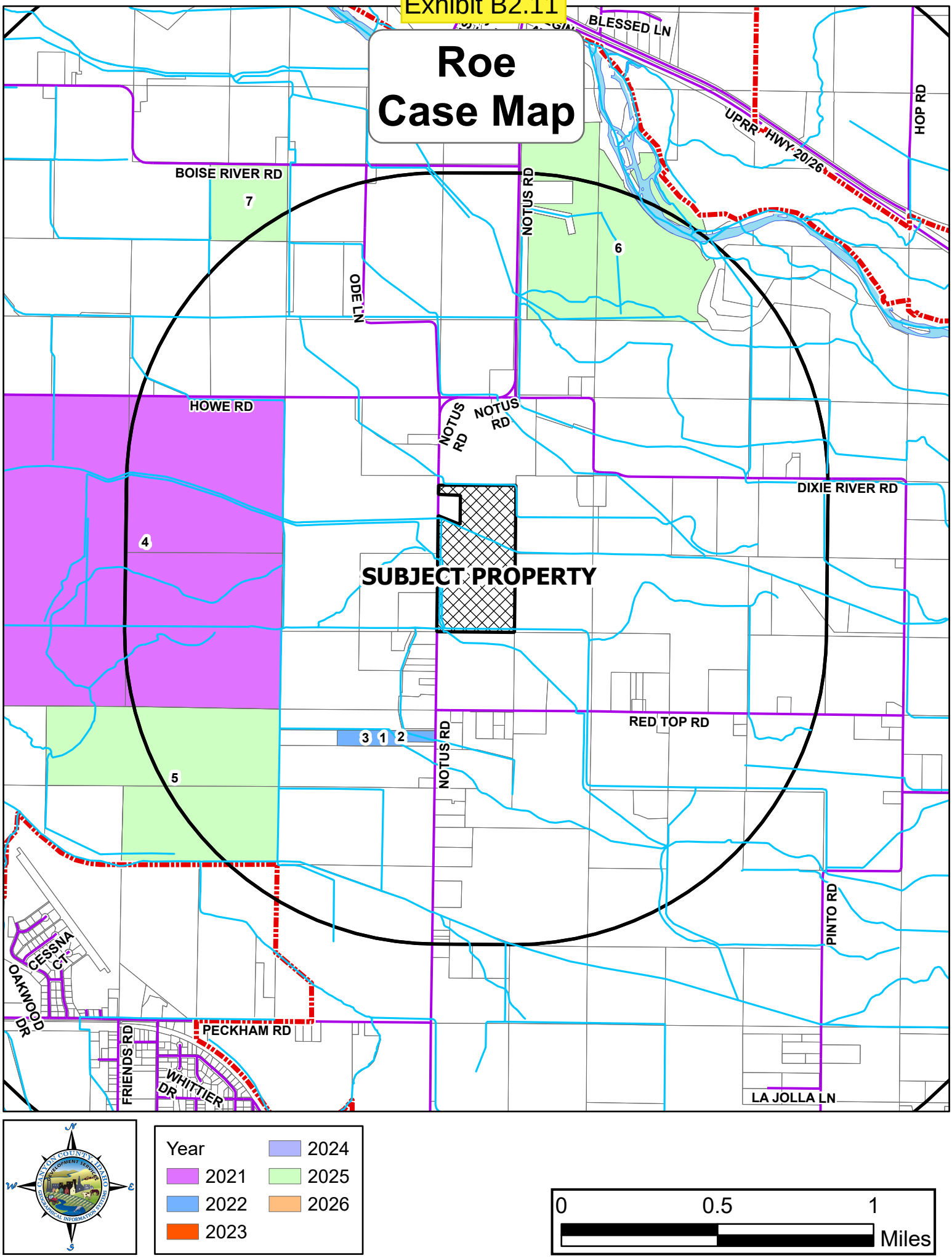
Lot Size

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

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

0 0.25 0.5 Miles

Exhibit B2.11

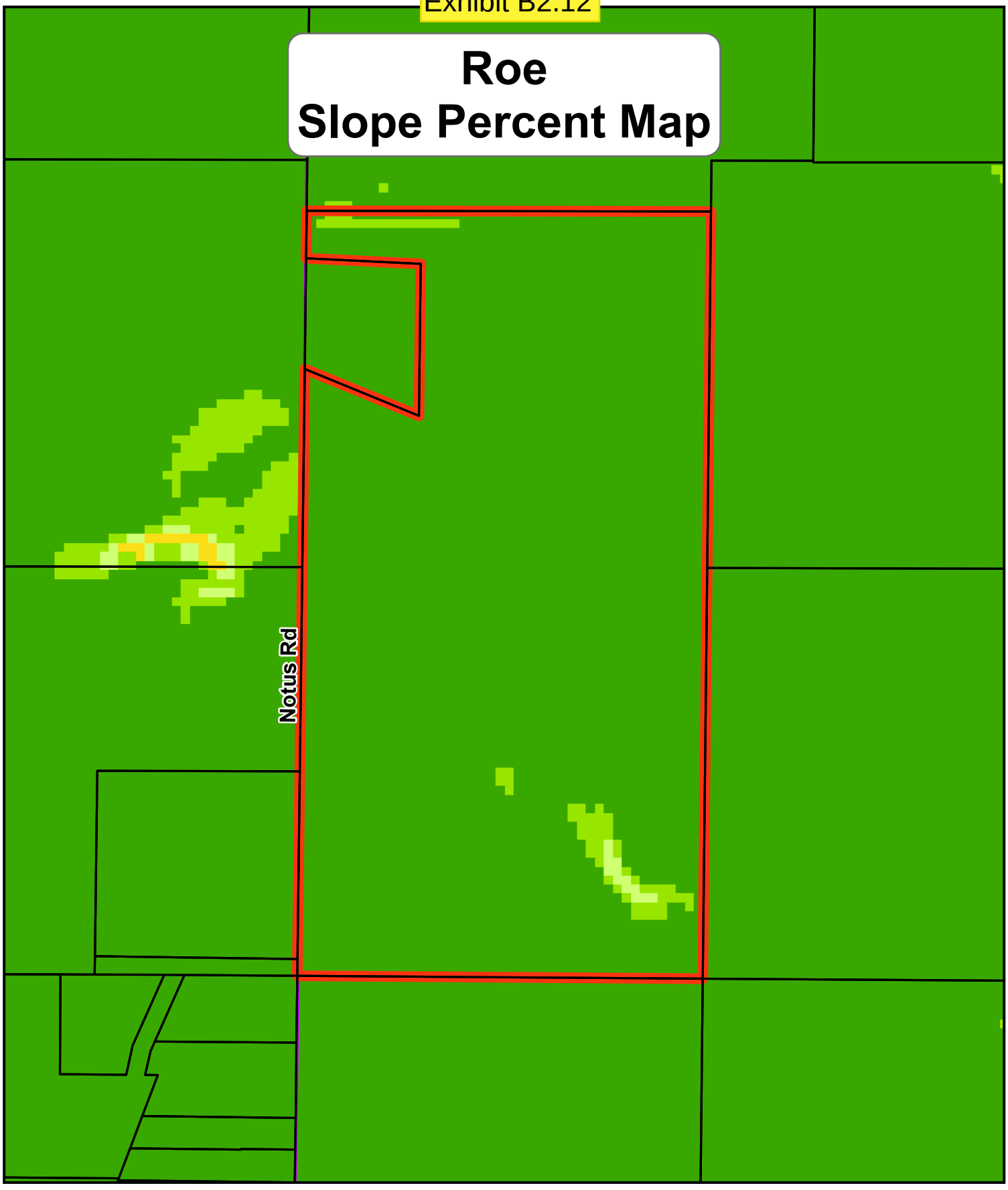


CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	OR2021-0009	Com Plan Map Change AG to Com	Ekart Holdings	DENIED
2	CR2021-0003	Conditional Rezone AG to CR-C1	Ekart Holdings	APPROVED
3	CU2022-0021	CUP - RV Storage Facility	Ekart Holdings	APPROVED
4	CU2020-0005	CUP Mineral Extraction	Idaho Materials & Construction	APPROVED
5	CU2024-0007	CUP - Mineral extraction (long-term)	JMAC Resources/Redmon Pit	APPROVED
6	CU2023-0019	CUP - Mineral extraction (long-term)	Nampa Paving	APPROVED
7	CU2024-0014	CUP - Mineral Extraction (long-term)	Nampa Paving	APPROVED

Exhibit B2.12

Roe
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 B3

Emily Bunn

From: Tracy Golder
Sent: Monday, June 8, 2026 8:23 AM
To: Emily Bunn
Subject: Re: Parcel R36020

Hi Emily,

I apologize for the late response. This manufactured home is not declared as real property to date.

Tracy R Golder
Certified Rural Appraisal Supervisor
Canyon County Assessor Office
111 North 11th Ave, Ste. 250
Caldwell, ID 83605
tracy.golder@canyoncounty.id.gov
Direct Line: (208) 454-6656 Cell: (208) 299-4914

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, June 2, 2026 4:45 PM
To: Tracy Golder <Tracy.Golder@canyoncounty.id.gov>
Subject: Parcel R36020

Hello!

I am working on a case on Parcel R36020. I see there is a manufactured home on the property without an address. I was wondering if this manufactured home is considered real property or not?

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 B4



EXHIBIT C

Site Visit Photos Dated: July 15th, 2026

Planning & Zoning Commission

Case # CR2025-0008

Hearing Date: August 6, 2026

Exhibit C: Site Photos Taken on July 15, 2026

Images 1 (left) and 2 (right): Taken on Notus Rd near the northern boundary of Parcel R36020 facing North and South respectively.







Image 3 (top left): Driveway found on Parcels R36017 and R36020 along the northern boundary of Parcel R36020

Image 4 (top right): Gravel Pit to the North of Parcel R36020

Images 5 and 6 (bottom left and right): Single-Family Residence, Mobile Home, and some farm equipment found along the driveway along the northern boundary facing Southeast.











Image 7 (top left): Single-Family Residence and Mobile Home near Northern boundary of Parcel R36020

Image 8 (top right): Shop near driveway along Northern boundary of Parcel R36020 facing South.

Image 9 (bottom): Single-Family Residence Facing East along Western Boundary of the Parcel R36020









Image 10 (top left): Unnamed Irrigation Facility

Image 11 (top right): Eureka Canal

Image 12 (bottom left): Field immediately south of Eureka Canal near the middle of the property.

Image 13 (bottom right): Drain found along Western boundary.















Images 14, 15, and 16 (top left, top right, and bottom left): The proposed 15-acre division near Northern boundary facing East, South, and Southeast, respectively.

Image 17 (bottom right): Animal fencing to the West of the 15-acre proposed division area.





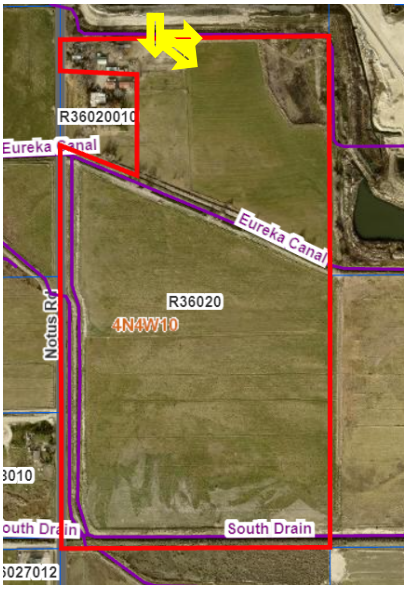


EXHIBIT D

Agency Comments Received by: July 27, 2026

Planning & Zoning Commission

Case # CR2025-0008

Hearing Date: August 6, 2026

Exhibit D1

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, April 10, 2026 7:21 AM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2025-0008 /
Attachments: Pre.Development.Notes.Signed.06.02.2025.pdf

Hi Emily,

As requested, please see the responses to the questions provided below.

1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study will not be required.**
2.) Will adequate sanitary systems be provided to accommodate the use? **It has not been determined whether adequate sanitary systems can be provided to accommodate the proposed use without conducting test holes on site.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

See the attached pre-development notes.

Let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 9, 2026 9:45 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org'

<aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'd3development.services@itd.idaho.gov' <d3development.services@itd.idaho.gov>; 'Kendra.Conder@itd.idaho.gov' <kendra.conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2025-0008 /

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

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/932. You are invited to provide written testimony or comments by **May 9, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

This case was previously noticed as a comprehensive map amendment to change the future land use designation to partially residential and commercial and a conditional rezone request that was to partially rezone the property from residential and commercial and leaving the rest with the agricultural designation. The applicant has since changed the application to a partial conditional rezone request to rural residential for the purpose of creating an additional residential parcel, so your comment letters for this case has likely changed.

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

Thank you,

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

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

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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Exhibit D1.1

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

Name of Development: Land Division/Zoning Changes
Applicant: Alexas Sletten
P.E./P.G.:
All others in Attendance:

EHS#035 Date 04/14/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 72.00 (total)
Location of Development: 22678 & 22692 Notus Rd
Caldwell, ID 83607
R36020010 & R3602000 0

Project in Area of Concern: Irrigation ditches Groundwater/Rock <10' >GW 4'
Level 1 NP Necessary for N: No

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ■, City ☐, Community ☐, Public Water Supply ☐
BRO meeting for PWS, Com: No

Information Distributed: SER ☐, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments: Applicant discussed with SWDH the proposal for cocurrently subdividing a 72.00 parcel into 3 parcels that is dedicating 18 acres to commerical use, 14 acres to residential use, and the remainder of land to be allocated agriculture as well as applying for rezoning changes to the parcels. The development is not in a DEQ designated Nitrate Priority area and it is not required to conduct a Nutrient Pathogen Study. The applicant must submit a letter of intended use for the commerical storage units as part of the permitting process when applying for a site evaluation to dig test holes. Test holes have not been conducted on site. Shallow groundwater is a concern on the parcels as indicated on existing septic permits for the addresses in question. If the county approves the zoning changes and land divisions, the applicant may apply for a site evaluation and conduct test holes for the proposed residential home & commericial business with an office. Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

Exhibit D2

Date 3/31/2026

Canyon County – Development Services
Re: Case Number: CR2025-0008 Andrews

Dear Canyon County Development Services Department

The Caldwell Rural Fire Protection District has reviewed and can approve the proposal is subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Details:

Station 22692 Notus Rd. Caldwell

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 18
Closest fire station (in miles) to site:	2.3 Miles
Approximate response time to site:	5 minutes
Will this development have other significant impacts on the ability to provide services?	yes
Will this development necessitate additional fire resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".* • *Ongoing population increases will directly affect service levels until CFD can enhance and expand its operational capabilities.*	yes

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Conditions for Canyon County Rural Construction:

Commercial & Residential building plans shall be submitted to the Canyon County Development Services Department first. Once the Canyon County Development Services Department provides the applicant with receipt of fees, the applicant can then submit the project to the Caldwell Fire Department through the Caldwell City's CitizenServe (CS) & Project Dox (PD) portal. The CS portal will issue the project an "FCP" number for tracking purposes and be assigned to a plan reviewer. Citizenserve Online Portal

The application can be found at Permits/Inspections | Caldwell, ID

General Requirement:

Fire Department required fire Water, Access, and Street Identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Homes constructed on new parcels will be subject to water supply requirements (depending on size) and access requirements for fire, police and EMS services.

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

Regards,



Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
jbongiorno@cityofcaldwell.org

Exhibit D3

Emily Bunn

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Thursday, April 16, 2026 12:45 PM
To: Emily Bunn
Subject: [External] RE: Agency Notice CR2025-0008 /

Hello,

After careful review of the transmittal submitted to ITD on April 09, 2026, regarding, CR2025-008/Roe, the Department has no comments or concerns to make at this time. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 9, 2026 9:45 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2025-0008 /

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

Thank you,

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

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

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Exhibit D4

Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
2208 E. Chicago Ste A, Caldwell Idaho 83605
Middletown.rich@gmail.com
1 208-897-9297
June 6, 2026

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 North 11th Ave., Ste 310, Nampa, Idaho 83686

RE: Case No. CR2025-0008.

Attention: Emily Bunn
Emily.Bunn@canyoncounty.id.gov

Thank you for sending Canyon County Soil Conservation District (SCD) a zoning request. The acreage amounts on the map is an estimate. Percentages of soils are rounded to a whole number. In this correspondence I am referring to CR2025-0008 as CR2025-0008(1).

After reviewing your email, I looked at the correct parcel. Thank you for the remail.

CR2025-0008 is 25 percent irrigated Class. The Conservation District have no comments related to CR2025-0008(1)

Richard Sims

Signing for Clay Erskine
Chairman Soil Conservation District

United States Department of Agriculture

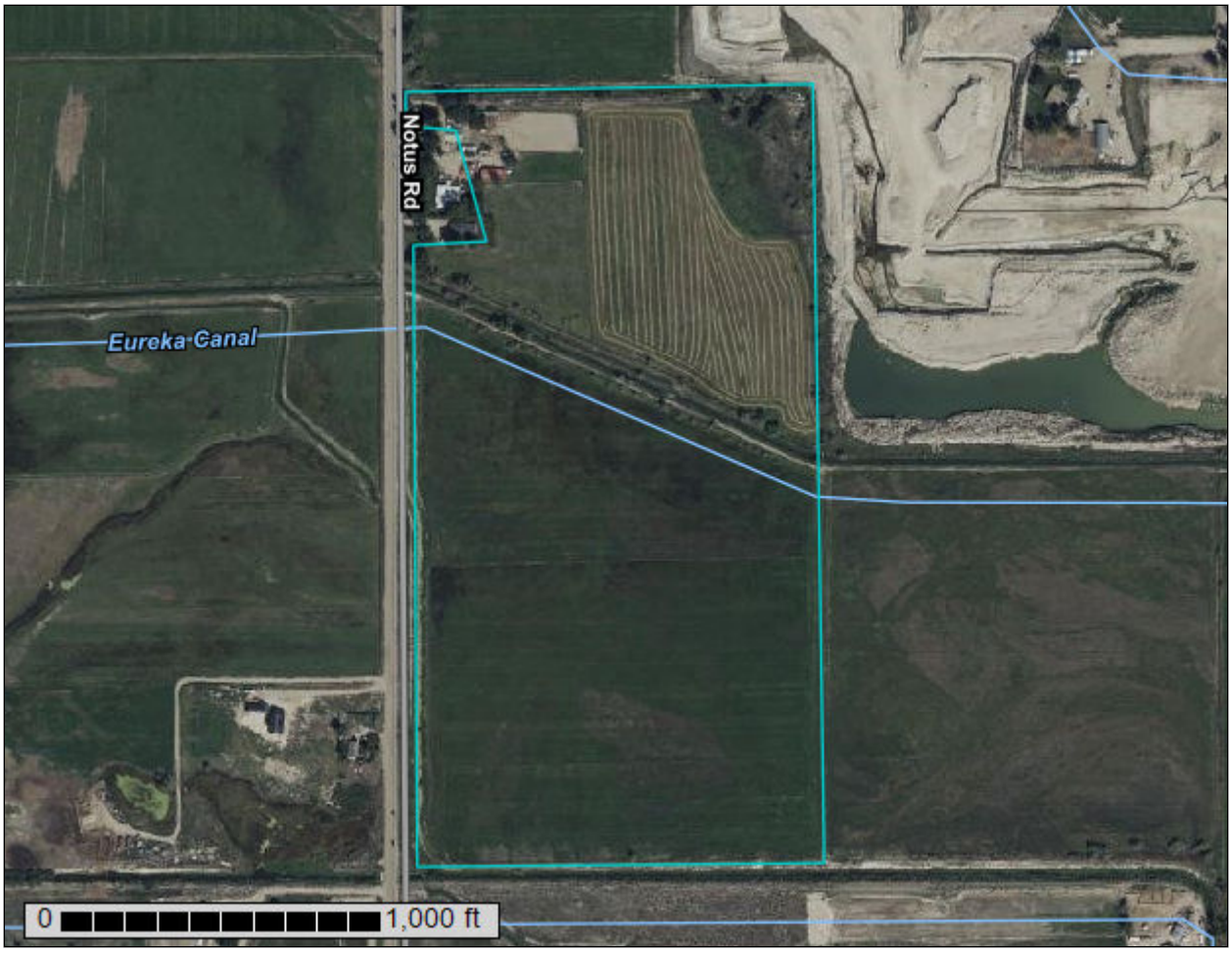
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Canyon Area, Idaho

2025-0008(1)



June 4, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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Suitabilities and Limitations for Use..... 5
Land Classifications..... 5
Irrigated Capability Class (2025-0008(1))..... 5

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Irrigated Capability Class (2025-0008(1))

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

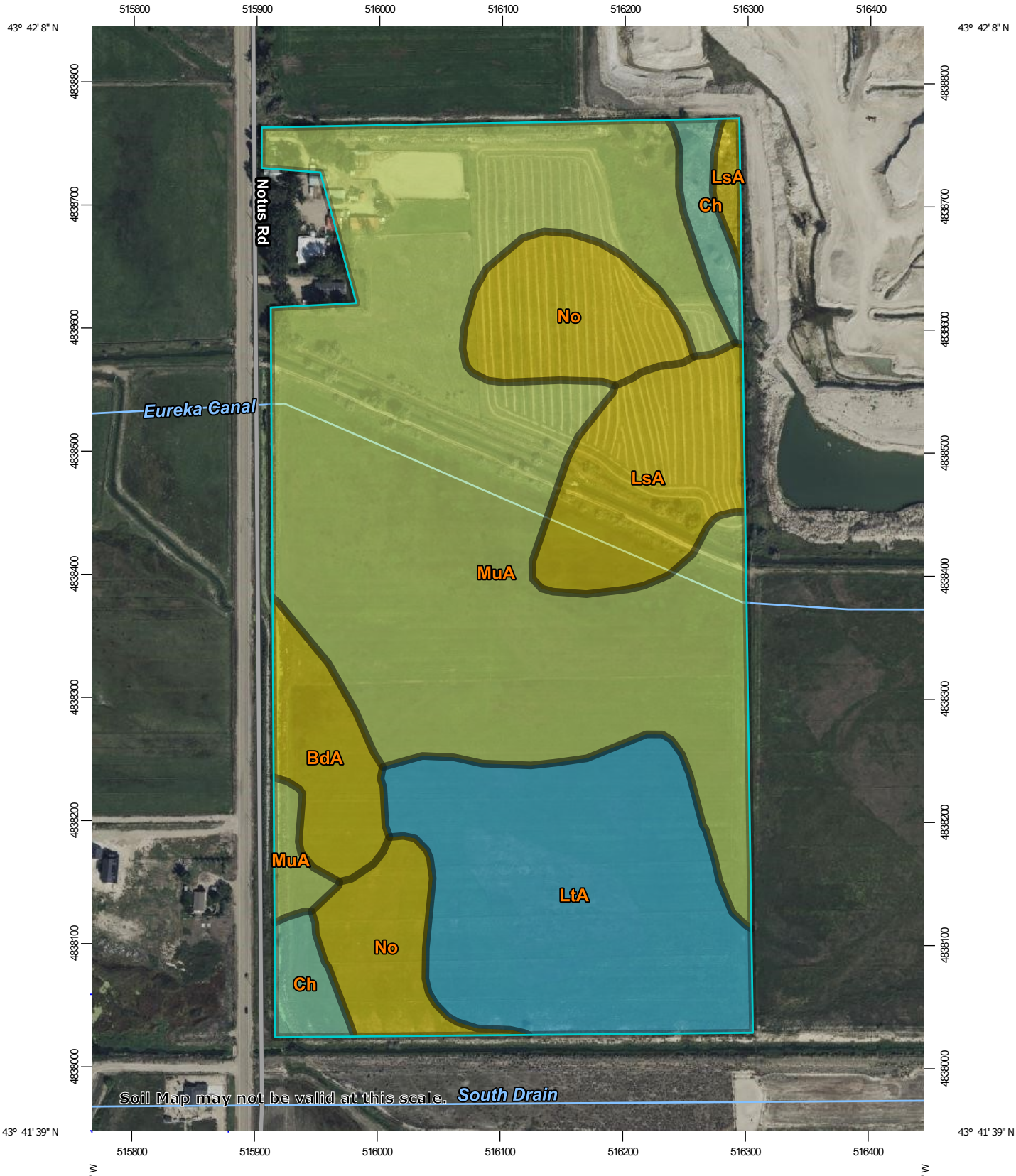
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Map—Irrigated Capability Class (2025-0008(1))



Map Scale: 1:4,370 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Capability Class - 1
- Capability Class - 2
- Capability Class - 3
- Capability Class - 4
- Capability Class - 5
- Capability Class - 6
- Capability Class - 7
- Capability Class - 8
- Not rated or not available

Soil Rating Lines

- Capability Class - 1
- Capability Class - 2
- Capability Class - 3
- Capability Class - 4
- Capability Class - 5
- Capability Class - 6
- Capability Class - 7
- Capability Class - 8
- Not rated or not available

Soil Rating Points

- Capability Class - 1
- Capability Class - 2
- Capability Class - 3
- Capability Class - 4
- Capability Class - 5
- Capability Class - 6
- Capability Class - 7
- Capability Class - 8
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 22, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Irrigated Capability Class (2025-0008(1))

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BdA	Baldock loam, 0 to 1 percent slopes	3	3.2	4.6%
Ch	Chance fine sandy loam	5	2.3	3.4%
LsA	Letha fine sandy loam, 0 to 1 percent slopes	3	6.4	9.2%
LtA	Letha fine sandy loam, strongly saline-alkali, 0 to 1 percent slopes	6	14.0	20.2%
MuA	Moulton fine sandy loam, saline, 0 to 1 percent slopes	4	36.2	52.1%
No	Notus soils	3	7.3	10.6%
Totals for Area of Interest			**69.5**	**100.0%**

Rating Options—Irrigated Capability Class (2025-0008(1))

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Exhibit D5

J-U-B COMPANIES THE LANGDON GROUP GATEWAY MAPPING INC.

J-U-B ENGINEERS, INC.

May 12, 2026

Canyon County Development Services Department
Attn: Emily Bunn, Principal Planner
111 North 11th Ave., Ste. 310
Caldwell, ID 83605
Phone: (208)454-6632
Email: emily.bunn@canyoncounty.id.gov

RE: Case Name: Andrews, Case Number: CR2025-0008, Parcel #: R36020

Dear Emily:

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Rezone Re-application submitted to GGHD in an email dated May 11, 2026. The subject parcel is located at 22692 Notus Rd, Caldwell and in a portion of the SW1/4 of the NE1/4 and NW1/4 of the SE1/4 of Section 10, T4N, R4W, BM, Canyon County, ID. A previous application for a Conditional Rezone and Comprehensive Map Amendment for the same property was submitted to GGHD for review February 17, 2026, with a review letter being sent by GGHD to the County February 17, 2026.

The re-application removes the original commercial zoning request and requests only a rezone of the northeast 15.302-acres (Parcel 3 in previous application) of Parcel #36020 (approximately 71.12 acres total) to "CR-R-R" (Conditional Rezone-Rural Residential) for the purpose of creating a residential parcel. The remaining 55.818 acres of the property is planned to stay under the agricultural zoning district. Parcel 3 would access Notus Rd through the north side of the remainder parcel in a 28' wide ingress/egress & utility easement.

Notus Rd is a **Minor Arterial** according to the GGHD's 2024 Functional Classification Map. Section 3061.020.A. Rural Roadway Driveway Spacing of the 2022 Association of Canyon County Highway District Highway Standards and Development Procedures (ACCHD Standards) ***does not allow new direct access*** for Minor Arterials.

At this time, and based upon written information provided with the re-application, the following findings and conditions of approval apply:

1. Provide recorded easement(s) prepared by an Idaho registered licensed land surveyor in accordance with ACCHD Standards for access to Parcel 3 through the remainder parcel.
2. Section 3110.010 Traffic Impact Studies of the ACCHD Standards states a Traffic Impact Study (TIS) is required for rural developments if the Peak Hour Trips and Average Annual Daily Trips exceed 50 and 500, respectively. If a project has special circumstances associated with it, the District may require a TIS even if the aforementioned criteria are not met. Based on the additional information provided and proposed use, **a TIS *is not* warranted**.
3. A site visit by GGHD representatives is required to address possible site distance issues, if any.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available. GGHD requests Canyon County Development Services incorporate these comments and any subsequent comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

Christopher S. Pettigrew, P.E.
Project Manager/Engineer, Transportation Services Group
Project Delivery Team Lead (Central)

CC: Bob Watkins, GGHD Director of Highways

Exhibit D5.1

Emily Bunn

From: Bob Watkins <bobw@gghd3.org>
Sent: Thursday, June 4, 2026 4:15 PM
To: Emily Bunn
Subject: RE: [External] RE: Agency Notice CR2025-0008 /

Emily, per our discussion we are fine with extending/widening the current access point. This would be a better option than adding an additional access nearby.

Best,

Bob Watkins
Director of Highways
Golden Gate Highway Dist.#3

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, June 4, 2026 3:05 PM
To: Bob Watkins <bobw@gghd3.org>
Subject: RE: [External] RE: Agency Notice CR2025-0008 /

Hi Bob,

I have a hopefully a quick question on Parcel R36020. The property is currently utilizing a driveway found north of the property (see below, the red line shows the property line).

The applicants are proposing a 28’ easement that would be found immediately south of the northern property line. Due to this access point being very close to the one immediately north of their property, would they need to close the access point at the time they build a new house off of the road?

I also left you a voicemail in case you wanted to call me back instead or need additional context.



Sincerely,

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

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

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From: Christopher Pettigrew <cpettigrew@jub.com>
Sent: Tuesday, May 12, 2026 9:39 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Bob Watkins <bobw@gghd3.org>
Subject: RE: [External] RE: Agency Notice CR2025-0008 /

Hi Emily,

Attached is review response letter from GGHD for the subject application.

Please let us know if you have any questions.

Thank you,

CHRISTOPHER S. PETTIGREW, P.E.
Project Manager/Engineer
Transportation Services Group (TSG)
Project Delivery Team Lead (Central)

J-U-B ENGINEERS, Inc.
2760 W Excursion Ln, Ste 400
Meridian, ID 83642
e cpettigrew@jub.com
c 208-994-1575
p 208-376-7330
w jub.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, May 11, 2026 11:02 AM

To: Bob Watkins <bobw@gghd3.org>
Subject: FW: [External] RE: Agency Notice CR2025-0008 /

Hi Bob,

I know Christopher Pettigrew sent a comment letter on this project back in February, but the project has since changed to take out the commercial rezoning request. Would I be able to get an updated comment letter with just the focus on their current request? The link below takes you to the application.

Sincerely,

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

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From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 9, 2026 9:45 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2025-0008 /

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Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/932. You are invited to provide written testimony or comments by **May 9, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

This case was previously noticed as a comprehensive map amendment to change the future land use designation to partially residential and commercial and a conditional rezone request that was to partially rezone the property from residential and commercial and leaving the rest with the agricultural designation. The applicant has since changed the application to a partial conditional rezone request to rural residential for the purpose of creating an additional residential parcel, so your comment letters for this case has likely changed.

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

Thank you,

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

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

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Exhibit D6

Emily Bunn

From: Madelyn Vander Veen
Sent: Thursday, June 4, 2026 4:13 PM
To: Emily Bunn
Cc: Lucy Ostyn
Subject: R36020
Attachments: GIS_Address Request_Application.pdf

Hi Emily,

Regarding the unaddressed mobile home on this property, we have no information on it. It appears to have been there since before the ordinance and there is no record of an address. For emergency services purposes, secondary residences should have their own address per 07-14-25. I'm not sure if that code applies since the home was there prior to the code, but it would be beneficial for the property owner to apply for an address if the home is being lived in and remains in the same spot.

I also spoke with Lucy and it is legal nonconforming with the building code, but if it were to be moved to a new location on the property it would need to be permitted. We would assign an address as a part of that building permit.



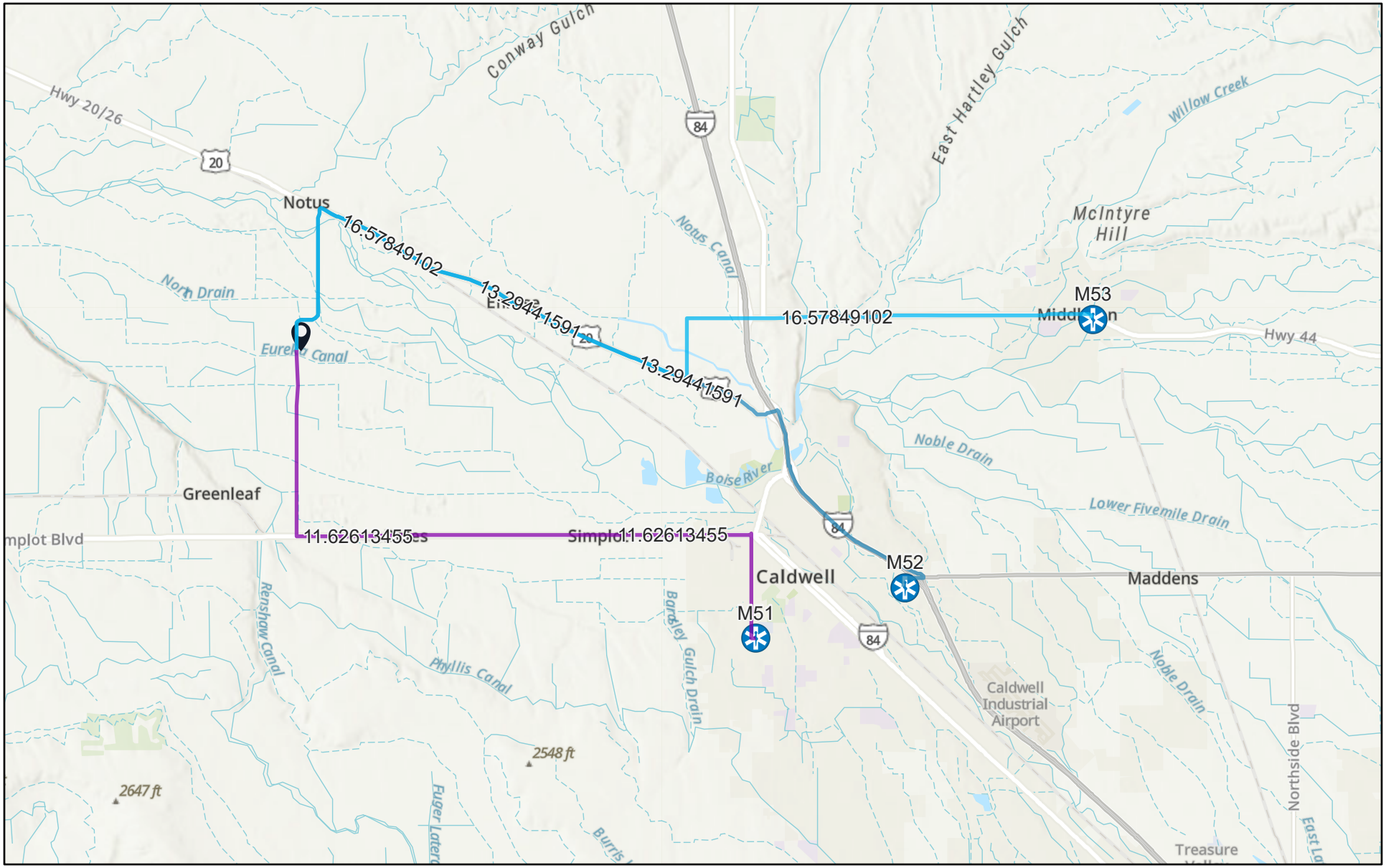
Thanks,

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

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Exhibit D7

R36020 Response Times



6/4/2026

1:139,103

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

Route 1 - 1 - 1

Route 1 - 1 - 1

Route 1 - 1 - 1

M53 station

M52 station

M51 station

R36020 Response Times

World_Hillshade

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

Exhibit D8

Emily Bunn

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Tuesday, July 7, 2026 9:29 AM
To: Emily Bunn
Subject: [External] RE: Legal Notice CR2025-0008 / Roe

Emily – Nampa has no comments. Thanks - Doug

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, July 2, 2026 10:44 AM
To: rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; dgeyer@cityofcaldwell.org; PZ@cityofcaldwell.org; mbessaw@cityofcaldwell.org; amy@civildynamics.net; alicep@cityofhomedale.org; jgreen@marsingcity.com; mayor@cityofmelba.org; cityclerk@cityofmelba.org; jhutchison@middletoncity.org; mhobbs@middletoncity.org; rstewart@middletoncity.org; Robyn Sellers <sellersr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; notuscityclerk@gmail.com; clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; snickel@staridaho.org; jmckillican@cityofwilder.org; kbagley@cityofwilder.org; casanderson@caldwellschools.org; nicmiller@cwi.edu; ddenney@homedaleschools.org; bgraves@kunaschools.org; tejensen@kunaschools.org; nstewart@marsingschools.org; sadams@melbaschools.org; Horner.Marci@westada.org; lpennington@msd134.org; mgee@msd134.org; cstauffer@nsd131.org; dleon@nsd131.org; colesr@notusschools.org; tkelly@parmaschools.org; jenny.titus@vallivue.org; lisa.boyd <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; lshoemaker@wilderschools.org; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; homedalefd@gmail.com; tlawrence@kunafire.com; Office@KunaFire.com; jwilson@kunafire.com; marsingfiredistrict@yahoo.com; marsingruralfire@gmail.com; brian.mccormack@melbafire.id.gov; kenny.hoagland@melbafire.id.gov; vislas@starfirerescue.org; permits@starfirerescue.org; eddy@heritagewifi.com; Elijah Effinger (Fire District) <effingere@nampafire.org>; prevention@nampafire.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; permits@starfirerescue.org; eddy@heritagewifi.com; wfdchief@wilderfire.org; jmaloney@wilderfire.org; knute.sandahl@doi.idaho.gov; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; bobw@gghd3.org; office@gghd3.org; eddy@nampahighway1.com; gwatkins@nphd.net; admin1@kunalibrary.org; admin2@kunalibrary.org; lizardbuttelibrary@yahoo.com; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; developmentreview@blackcanyonirrigation.com; carl@blackcanyonirrigation.com; dpopoff@rh2.com; aflavel.bkirrdist@gmail.com; tritthaler@boiseproject.org; gashley@boiseproject.org; irr.water.3@gmail.com; kchamberlain.fcdc@gmail.com; office@idcpas.com; fcdc1875@gmail.com; farmers.union.ditch@gmail.com; irr.water.3@gmail.com; wilders04@msn.com; irrigation.mm.mi@gmail.com; tammy.middletonirrigation@gmail.com; nmid@nmid.org; eolvera@nmid.org; nyirrigation@nyid.org; kirk@pioneerirrigation.com; sheepmama25@gmail.com; fcdc1875@gmail.com; fcdc1875@gmail.com; Mack@settlersirrigation.org; kchamberlain.fcdc@gmail.com; mitch.kiester@phd3.idaho.gov;

anthony.lee@phd3.idaho.gov; wilderirrigation10@gmail.com; drain.dist.2@gmail.com; bryce@sawtoothlaw.com; scott_sbi@outlook.com; farmerhouston@gmail.com; projectmgr@boiseriver.org; testrada@starswd.com; jlucas@achdidaho.org; clittle@achdidaho.org; brentc@brownbuscompany.com; gis@compassidaho.org; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; ITDD3PERMITS@ITD.IDAHO.GOV; Airport.Planning@itd.idaho.gov; webmaster@valleyregionaltransit.org; smm5156@gmail.com; deb0815@yahoo.com; kunacemetery@gmail.com; 3tjj@frontiernet.net; melbacemetery@gmail.com; middletoncemdist13@gmail.com; ann_jacops@hotmail.com; prchuston@gmail.com; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; tryska7307@gmail.com; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; roger@amgidaho.com; Historic Preservation (Canyon County Parks) <pr.historicpreservation@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; middletown.rich@gmail.com; Jim Lunders <jlunders@2cmad.org>; jshoemaker@blm.gov; MGRodriguez@usbr.gov; edward_owens@fws.gov; BRO.Admin@deq.idaho.gov; kenny.huston@oer.idaho.gov; Brenna.Garro@oer.idaho.gov; peter.jackson@idwr.idaho.gov; maureen.oshea@idwr.idaho.gov; file@idwr.idaho.gov; smith.carolyn.d@epa.gov; John.Graves@fema.dhs.gov; idahoaaa@gmail.com; Zlathim@IDL.idaho.gov; brandon.flack@idfg.idaho.gov; Aubrie.Hunt@dhw.idaho.gov; tricia.canaday@ishs.idaho.gov; dan.everhart@ishs.idaho.gov; patricia.hoffman@ishs.idaho.gov; stevie.harris@isda.idaho.gov; laura.johnson@isda.idaho.gov; tate.walters@id.usda.gov; shawn.cafferty@usda.gov; noe.ramirez@usda.gov; cenww-rd-boi-tv@usace.army.mil; laura.j.freedman@usps.gov; Rakesh.N.Dewan@usps.gov; Chad.M.Franklin@usps.gov; Melvin.B.Norton@usps.gov; Tammi.L.Barth@usps.gov; henry.medel@usps.gov; Khrista.M.Holman@usps.gov; Rochelle.Fuquay@usps.gov; leroy.eyler@usps.gov; marc.c.boyer@usps.gov; mhuff@co.owyhee.id.us; gmprdjennifer@gmail.com; lisaitano@me.com; scott@fccnw.com; srcsbinfo@gmail.com; tottens@amsidaho.com; melvin.b.norton@usps.gov; scott.hauser@usrtf.org; info@destinationcaldwell.com; makline2@marathonpetroleum.com; tammie@fareidaho.org; Media - KBOI TV News <news@kboi2.com>; Media - KIVI News <news@kivitv.com>; Media - KTVB News <ktvbnews@ktvb.com>; 670@kboi.com; Media - IPT Newsroom <newsroom@idahopress.com>; middletonexpress1@gmail.com; rmorgan@kellerassociates.com
Subject: Legal Notice CR2025-0008 / Roe

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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

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

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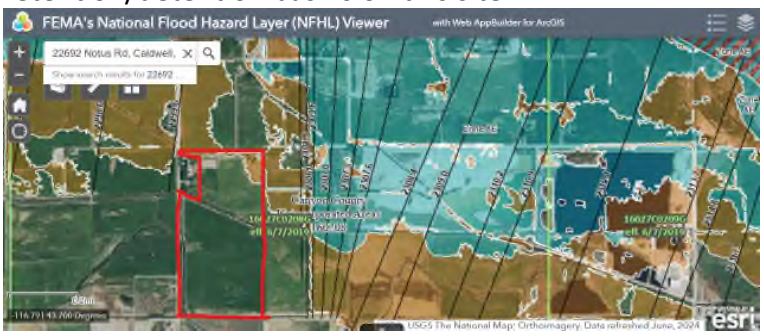
Exhibit D9

Emily Bunn

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Thursday, July 16, 2026 10:15 AM
To: Emily Bunn
Cc: Dalia Alnajjar
Subject: [External] re: Legal Notice CR2025-0008 / Roe
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Emily,

Due to the close proximity to the floodplain special attention should be given to stormwater retention/detention basins on this site.



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, July 2, 2026 10:44 AM
To: rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; dgeyer@cityofcaldwell.org; pz@cityofcaldwell.org; mbessaw@cityofcaldwell.org; amy@civildynamics.net; alicep@cityofhomedale.org; jgreen@marsingcity.com; mayor@cityofmelba.org; cityclerk@cityofmelba.org; jhutchison@middletoncity.org; mhobbs@middletoncity.org; rstewart@middletoncity.org; sellersr@cityofnampa.us; watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; notuscityclerk@gmail.com; clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; snickel@staridaho.org; jmckillican@cityofwilder.org; kbagley@cityofwilder.org; casanderson@caldwellschools.org; nicmiller@cwi.edu; ddenney@homedaleschools.org; bgraves@kunaschools.org; tejensen@kunaschools.org; nstewart@marsingschools.org; sadams@melbaschools.org; Horner.Marci@westada.org; lpennington@msd134.org; mgee@msd134.org; cstauffer@nsd131.org; dleon@nsd131.org; colesr@notusschools.org; tkelly@parmaschools.org;

jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; lshoemaker@wilderschools.org; lrichard@cityofcaldwell.org; Alan Perry <aperry@cityofcaldwell.org>; homedalefd@gmail.com; tlawrence@kunafire.com; Office@KunaFire.com; jwilson@kunafire.com; marsingfiredistrict@yahoo.com; marsingruralfire@gmail.com; brian.mccormack@melbafire.id.gov; kenny.hoagland@melbafire.id.gov; vislas@starfirerescue.org; permits@starfirerescue.org; eddy@heritagewifi.com; effingere@nampafire.org; prevention@nampafire.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; permits@starfirerescue.org; eddy@heritagewifi.com; wfdchief@wilderfire.org; jmaloney@wilderfire.org; Knute Sandahl <Knute.Sandahl@doi.idaho.gov>; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; bobw@gghd3.org; office@gghd3.org; eddy@nampahighway1.com; gwatkins@nphd.net; admin1@kunalibrary.org; admin2@kunalibrary.org; lizardbuttelibrary@yahoo.com; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; developmentreview@blackcanyonirrigation.com; carl@blackcanyonirrigation.com; dpopoff@rh2.com; aflavel.bkirrdist@gmail.com; tritthaler@boiseproject.org; gashley@boiseproject.org; irr.water.3@gmail.com; kchamberlain.fcdc@gmail.com; office@idcpas.com; fcdc1875@gmail.com; farmers.union.ditch@gmail.com; irr.water.3@gmail.com; wilders04@msn.com; irrigation.mm.mi@gmail.com; tammy.middletonirrigation@gmail.com; nmid@nmid.org; eolvera@nmid.org; nyirrigation@nyid.org; kirk@pioneerirrigation.com; sheepmama25@gmail.com; fcdc1875@gmail.com; fcdc1875@gmail.com; Mack@settlersirrigation.org; kchamberlain.fcdc@gmail.com; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; anthony.lee@phd3.idaho.gov; wilderirrigation10@gmail.com; drain.dist.2@gmail.com; bryce@sawtoothlaw.com; scott_sbi@outlook.com; farmerhouston@gmail.com; projectmgr <projectmgr@boiseriver.org>; testrada@starswd.com; jlucas@achdidaho.org; clittle@achdidaho.org; brentc@brownbuscompany.com; gis@compassidaho.org; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; ITDD3PERMITS@ITD.IDAHO.GOV; Airport.Planning@itd.idaho.gov; webmaster@valleyregionaltransit.org; smm5156@gmail.com; deb0815@yahoo.com; kunacemetery@gmail.com; 3tjj@frontiernet.net; melbacemetery@gmail.com; middletoncemdist13@gmail.com; ann_jacops@hotmail.com; prchuston@gmail.com; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; tryska7307@gmail.com; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; roger@amgidaho.com; Historic Preservation (Canyon County Parks) <pr.historicpreservation@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; middletown.rich@gmail.com; Jim Lunders <jlunders@2cmad.org>; jshoemaker@blm.gov; MGRodriguez@usbr.gov; edward_owens@fws.gov; BRO Admin <BRO.Admin@deq.idaho.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>; IDWR File <file@idwr.idaho.gov>; smith.carolyn.d@epa.gov; John.Graves@fema.dhs.gov; idahoaaa@gmail.com; Zlathim@IDL.idaho.gov; Flack,Brandon <brandon.flack@idfg.idaho.gov>; Aubrie.Hunt@dhw.idaho.gov; Tricia Canaday <Tricia.Canaday@shpo.idaho.gov>; Dan Everhart <Dan.Everhart@shpo.idaho.gov>; Patricia Hoffman <Patricia.Hoffman@ishs.idaho.gov>; Stevie Harris <Stevie.Harris@ISDA.IDAHO.GOV>; Laura Johnson <Laura.Johnson@ISDA.IDAHO.GOV>; tate.walters@id.usda.gov; shawn.cafferty@usda.gov; noe.ramirez <noe.ramirez@usda.gov>; cenww-rd-boi-tv@usace.army.mil; laura.j.freedman@usps.gov; Rakesh.N.Dewan@usps.gov; Chad.M.Franklin@usps.gov; Melvin.B.Norton@usps.gov; Tammi.L.Barth@usps.gov; henry.medel@usps.gov; Khrista.M.Holman@usps.gov; Rochelle.Fuquay@usps.gov; leroy.eyler@usps.gov; marc.c.boyer@usps.gov; mhuff@co.owyhee.id.us; gmprdjennifer@gmail.com; lisaitano@me.com; scott@fccnw.com; srcsbinfo@gmail.com; tottens@amsidaho.com; melvin.b.norton@usps.gov; scott.hauser@usrtf.org; info@destinationcaldwell.com; makline2@marathonpetroleum.com; tammie@fareidaho.org; news@kboi2.com; news@kivitv.com; ktvbnews@ktvb.com; 670@kboi.com; Newsroom <newsroom@idahopress.com>; middletonexpress1@gmail.com; rmorgan@kellerassociates.com

Subject: Legal Notice CR2025-0008 / Roe

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.

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

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

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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 E

Public Comments Received by: July 27, 2026

Planning & Zoning Commission

Case # CR2025-0008

Hearing Date: August 6, 2026

Exhibit E1

July 27, 2026

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 N. 11th Ave., Suite 203
Caldwell, ID 83605

Re: Letter of Concern — Roe Application CR2025-0008

Dear Planning and Zoning Commissioners:

Growing Together LLC respectfully submits this letter of concern regarding Roe Application CR2025-0008. According to the updated letter of intent, the applicants seek a conditional rezone to CR-RR for approximately 15 acres so their granddaughter and her husband may establish a home on the property and help continue the family farming operation. Growing Together does not oppose that stated purpose.

Our concern is that the R-R zoning classification includes uses beyond the residence and continued agricultural activity described in the application. Because this is a conditional rezone, we ask the County to limit the approved uses to those that directly support the applicants' stated intent and remain compatible with the surrounding agricultural area.

Section 07-10-27 of the Canyon County Zoning Ordinance identifies the uses available in the Agricultural and R-R zones. To preserve the agricultural purpose of the property while allowing the proposed residence, Growing Together respectfully requests that the conditional rezone authorize only the following uses, subject to all applicable County standards:

1. Accessory uses and structures specifically related to an approved residential or agricultural use;
2. Agriculture;
3. Animal facility;
4. Non-commercial arena;
5. Family daycare home;
6. Home occupation;
7. Nursery;
8. Secondary residence; and
9. Single-family dwelling.

The approval should state that uses not specifically listed above are excluded from the conditional rezone. The property should not be eligible for any unlisted allowed use, Director decision, or conditional use otherwise available in the R-R zone. This limitation would allow reasonable residential and agricultural use without introducing unrelated or more intensive uses available under the broader R-R classification.

The existing land-use pattern along Notus Road between Greenleaf and Notus also warrants careful consideration. This section of the corridor already contains a mixture of agricultural operations, residences, businesses, gravel pits, and conditional rezones that have expired or were never commenced. Each land-use decision may appear limited when considered separately, but their cumulative effect can gradually alter the function and character of the corridor. Additional zoning decisions should therefore be evaluated not only by the immediate proposed use, but also by whether they reinforce or erode the area's primary agricultural use.

The subject property remains designated Agriculture on the Future Land Use Map. The Comprehensive Plan reflects the County's long-term policy for this area and should guide the Commission and Board when considering a change from Agricultural zoning. Growing Together encourages the County to follow that plan and avoid decisions that, individually or cumulatively, would degrade agriculture as the corridor's primary land use.

With the requested use limitations and the following additional conditions, Growing Together believes the conditional rezone can reasonably accommodate the proposed family residence while preserving agriculture and maintaining compatibility with the surrounding area:

1. The applicants shall divide the subject property into exactly two parcels in accordance with the approved site plan. No application for any further land division shall be submitted, and no additional land division shall be permitted.
2. The property shall be maintained free of noxious weeds and pests in accordance with applicable law.
3. A recorded deed restriction or development agreement shall include a Right-to-Farm acknowledgment. Each owner shall acknowledge the protections afforded to lawful agricultural operations, the agricultural character of the surrounding area, and the ordinary noise, dust, odors, traffic, and other effects associated with those operations.
4. Commencement of the conditional rezone shall require both final approval of the administrative land division shown on the site plan and recordation of the deed restriction or development agreement. The recorded document shall state that each current and future owner accepts and agrees to all conditions of the conditional rezone.
5. The conditions, including the use and land-division limitations, shall apply to both resulting parcels and bind all current and future owners.

These conditions would align the approval with the applicants' stated intent, provide clarity for future owners and administrators, and prevent the approval from being interpreted as authorization for the full range of R-R uses or additional residential divisions.

Growing Together respectfully asks the Commission to recommend approval only if the conditional rezone is expressly limited to the uses and conditions stated in this letter. We believe this approach fairly balances the applicants' request with the County's responsibility to implement the Comprehensive Plan and protect the long-term agricultural character of the Notus Road corridor.

Thank you for your consideration.

Respectfully submitted,

Growing Together LLC
Keri Smith
Executive Director

Growing Together LLC Mission Statement: To improve citizens' knowledge of local land use planning and to support good economic land use decisions.

cc: Growing Together Advisory Board

EXHIBIT F

Draft Findings of Fact, Conclusions of Law, and Order of Decision (FCOs)

Planning & Zoning Commission

Case # CR2025-0008

Hearing Date: August 6, 2026

PLANNING AND ZONING COMMISSION

DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Roe – CR2025-0008

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of an approximately 15.3-acre portion of the northeast corner of Parcel R36020 (approximately 71.1 acres) to the Conditional Rezone-Rural Residential ("CR-RR") zone for the purpose of creating a rural residential parcel with one residential building permit.
2) The applicant's request also includes a development agreement restricting the parcel to one (1) division, prohibiting secondary residences on the 15-acre parcel, and restricting the building of the single-family residence and accessory personal-use only structures to a 3-acre building envelope in the northwest corner of the proposed 15-acre parcel.

[Case CR2025-0008: Address: 22692 Notus Road, Caldwell ID 83605 (Parcel R36020), a portion of the NE and SE quarters of Section 10, T4N, R4W, BM, Canyon County, Idaho]

Summary of the Record

1. The record is comprised of the following:

A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2025-0008.

1. All exhibits can be found in the case staff report dated August 6, 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 §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and §67-6519 (Application Granting Process).

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

b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCCO §07-06-07(1).

c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCCO §07-05-01

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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, CR2025-0008, was presented at a public hearing before the Canyon County Planning and Zoning Commission on August 6, 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. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the Comprehensive Plan. The Future Land Use Plan in the 2030 Canyon County Comprehensive Plan designates the parcel as "agriculture" (**Staff Report Exhibits B1 and B2.9**). "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value" (Page 25, 2030 Comprehensive Plan). Although the applicant is requesting a conditional rezone to rural residential for the purpose of building a single-family residence on a 3-acre building envelope on the proposed 15.3-acre parcel, the majority of the property is planned to continue to contain agricultural uses, including raising alfalfa and grazing cattle outside of the growing/harvest seasons (**Staff Report Exhibits A2, A3, A3.2, A10 and A11**). Due to this, it appears to match Canyon County's Comprehensive Plan due to the continued agricultural uses that will be contained on the subject property. The conditional rezone is also in general conformance with the following policies and goals contained within 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 P1.01.03**: "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."	

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	• **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." • **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." • **Agriculture P12.01.01**: "Preserve and maintain agriculturally designated lands for agriculture use." • **Agriculture P12.04.01**: "Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses."
Criteria Met? **Yes**	**2** **When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to Conditional Rezone-Rural Residential (CR-RR) is as appropriate as the current zoning designation of Agriculture (A). The surrounding area primarily contains agricultural uses and some gravel pits. To the west, south, east, and north of the subject property there are pastures and fields that appear to be used for grazing livestock (**Staff Report Exhibits B2.1 and B2.3**). Currently, there are gravel pits immediately north and east of the subject property but there are also several approved gravel pits in all directions of the property that have not yet commenced the mining operations (**Staff Report Exhibits B2.4**). To the south and southeast, there are some pockets of residential homesites on small acreages along Notus and Red Top Roads, but there are no residential subdivisions located within 1-mile of the subject property (**Staff Report Exhibits B2.1, B2.6, and B2.10**). The applicant is requesting to partially conditionally rezone the approximately 71-acre subject property in order to divide off a 15-acre parcel to build a single-family residence (**Staff Report Exhibits A2 and A3**). The proposed 15-acre parcel is consistent with the median parcel size of 17.70 acres within the 600-feet notification distance. Additionally, the proposed 55-acre parcel is higher than the average parcel size of 27.82 acres within 600-feet notification distance of the subject property and is larger than the agricultural zone's 40-acre minimum lot size per CCCO §07-10-21(2). Due to these lot sizes being commensurate or larger than those found in the area, it is not anticipated that surrounding land uses will be impacted. (**Staff Report Exhibit B2.6**). The applicant's request also includes a development agreement restricting the parcel to one (1) division, prohibiting secondary residences on the proposed 15-acre parcel, and restricting the building of the single-family residence and accessory personal-use only structures to a 3-acre building envelope in the northwest corner of the proposed 15-acre parcel so the agricultural uses on site (alfalfa production and grazing cattle) and in the area are limitedly affected (**Staff Report Exhibits A2, A3, A3.2, A10 and A11**). The applicant's conditions will also ensure the development will be compatible with the gravel pits in the area which may produce dust, hours of operation, and traffic that may not be appropriate for a development that is larger than the one proposed **(Staff Report Exhibits B2.1 and B2.4**). Pursuant to Canyon County ordinance 07-10-25 (2), the purpose of the R-R zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable. The R-R zone is as

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appropriate as the A zone because the land use and nearby property sizes have proven to be suitable for a rural lifestyle.

Adjacent Existing Conditions (Staff Report Exhibits B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N, NE, NW	**Gravel Pits and Agricultural Uses**	**A**	
S, SE, SW	**Agricultural Uses, Small Pockets of Homesites, and Small RV Storage Facility**	**CR-C-1**	**City of Greenleaf Limits**
E	**Gravel Pits and Agricultural Uses**	**A**	
W	**Agricultural Uses**	**A**	

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

Surrounding Land Use Cases (Staff Report Exhibit B2.11):

1. OR2021-0009 – Comprehensive Map Amendment from Agriculture to Commercial - Denied
2. RZ2021-0003 - Conditional Rezone from Agriculture to Conditional Rezone – Neighborhood Commercial - Approved
3. CU2022-0021 – Conditional Use Permit for RV Storage Facility - Approved
4. CU2020-0005 – Conditional Use Permit for Long-Term Mineral Extraction - Approved
5. CU2024-0007 - Conditional Use Permit for Long-Term Mineral Extraction - Approved
6. CU2023-0019 - Conditional Use Permit for Long-Term Mineral Extraction – Approved
7. CU2024-0014 - Conditional Use Permit for Long-Term Mineral Extraction- Approved

The land use cases approved in the past five (5) years within 1-mile of the subject property show a trend of increased gravel pits in the area.

See further analysis located in 07-06-07(6)A3 and A4.

Criteria Met?	3	**Is the proposed conditional rezone compatible with surrounding land uses?**
Yes		

Analysis

The proposed conditional rezone to Conditional Rezone-Rural Residential (CR-R-R) is compatible with surrounding land uses.

Per the applicant's letter of intent, site plan and email correspondence, the proposed conditional rezone is to provide for entitlements to create an approximately 15-acre parcel from an approximately 71-acre parcel for the purpose of building a single-family residence. 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. The applicant's request includes a development agreement restricting the parcel to one (1) division, prohibiting secondary residences on the proposed 15-acre parcel, and restricting the building of the single-family residence and accessory structures to a 3-acre building envelope in the northwest corner of the proposed 15-acre parcel (**Staff Report Exhibits A2, A3, A3.2, A10 and A11).** The applicant's conditions will also ensure the proposed development will limitedly impact agricultural uses in the area and on site (alfalfa production and grazing cattle). Additionally, the conditions will ensure the proposed development is compatible with the gravel pits in the area which may produce dust, hours of operation, and traffic that may not be appropriate for a development that is larger than the one proposed (**Staff Report Exhibits B2.1 and B2.4**).

See further analysis located in 07-06-07(6)A2 and A4.

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Criteria Met?	4	Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
Yes		
Analysis	The proposed conditional 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 agricultural uses and some gravel pits. To the west, south, east, and north of the subject property there are pastures and fields that appear to be used for grazing livestock (**Staff Report Exhibits B2.1 and B2.3**). Currently, there are gravel pits immediately north and east of the subject property but there are also several approved gravel pits in all directions of the property that have not yet commenced the mining operations (**Staff Report Exhibits B2.4**). To the south and southeast, there are some pockets of residential homesites on small acreages along Notus and Red Top Roads, but there are no residential subdivisions located within 1-mile of the subject property (**Staff Report Exhibits B2.1, B2.6, and B2.10**). **The following measures will be implemented to mitigate the impact** The applicant's request includes a development agreement restricting the parcel to one (1) division, prohibiting secondary residences on the proposed 15-acre parcel, and restricting the building of the single-family residence and accessory structures to a 3-acre building envelope in the northwest corner of the proposed 15-acre parcel so the agricultural uses on site (alfalfa production and grazing cattle) and in the area are limitedly affected (**Staff Report Exhibits A2, A3, A3.2, A10 and A11).** Due to the request being located in proximity to existing gravel pits, the Planning and Zoning Commission has added the following condition: Current and future property owners understand they are choosing to live in an area with gravel pits, which may include noises, smells, dust, vibrations, traffic impacts, and lights that may be a nuisance to residential uses (see condition of approval #3). See further analysis located in 07-06-07(6)A2 and A3.	
Criteria Met?	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
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 an individual septic system for the proposed single-family residence (**Staff Report Exhibit A4**). Per Southwest District Health (SWDH), a nutrient pathogen (N-P) study will not be required at this time. Additionally, SWDH does not have any concerns with the request for rezoning if the applicant meets all of SWDH's requirements at the time the applicant develops/builds on the property (**Staff Report Exhibits D1 and D1.1**). **Water:** Per the applicant's land use worksheet, one (1) individual well is proposed (**Staff Report Exhibit A4**). Notice was given to the Idaho Department of Water Resources, but no comments were received. An individual well is anticipated to adequately provide services to the proposed single-family dwelling. Future development shall comply with IDWR standards at the time of building permit, etc. **Drainage:** Stormwater drainage is currently retained by culverts that run alongside the western property line which then dump the water into the ditch to the north of the property (**Staff Report Exhibit A10**). The applicant is located within Drainage District No. 6 (DD6). The drainage district was notified of the application on April 9, 2026 and July 2, 2026 and no agency comments were provided.	

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	Irrigation: Per the applicant's land use worksheet, surface irrigation water is provided to the property with gravity irrigation (**Staff Report Exhibit A4**). Per email correspondence with the applicant, they plan to divide the current water rights available to the property to the proposed parcels (**Staff Report Exhibit A10**). To verify the applicant's irrigation plan is reviewed and follows the local irrigation district's requirements, condition of approval #4 has been added which states: At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department. The applicant is located within Eureka Ditch Co. No. 2. The irrigation district was notified of the application on April 9, 2026 and July 2, 2026 and no agency comments were provided. **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply were notified of the application on April 9, 2026 and July 2, 2026. No agency comments were provided by those services at the time of 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**	**6**	**Does the proposed conditional rezone 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? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and future traffic patterns created by the proposed development. Golden Gate Highway District No. 3 (GGHD#3) is not requiring public street improvements at this time and does not have any concerns over traffic patterns (**Staff Report Exhibit D5**). Idaho Transportation Department stated the application does not meet the thresholds for a Traffic Impact Study nor does it pose a safety concern (**Staff Report Exhibit D3**)	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property will have legal access available to the subject property at the time of the development. See the review and analysis detailed below. Per email correspondence with the applicant, the driveway found immediately north of the property is currently utilized to access the property. The applicant did not provide an access easement for this driveway, so legal access may not be available to the property currently. However, on the applicants' proposed survey, they show a proposed 28' access easement located entirely on the applicant's property that will provide access to both the 55-acre and 15-acre parcels, so it appears access will be provided at the time of an administrative land division per CCCO §07-18-05(5)A (**Staff Report Exhibits A9 and A10**). Golden Gate Highway District No. 3's letter sent on May 12, 2026 states the proposed 15-acre parcel "…would access Notus Road through the north side of the remainder parcel in a 28' ingress/egress and utility easement. Notus Rd is a Minor Arterial according to GGHD's 2024 Functional Classification Map. Section 3061.020.A. Rural Roadway Driveway Spacing of the 2022 Association of Canyon County Highway District Highway Standards and Development Procedures (ACCHD Standards) does not allow new direct access for Minor Arterials" (**Staff Report Exhibit D5**). Although GGHD#3 does not allow new access points off of Notus Road, the highway district is fine with the applicant expanding/widening the access point immediately north of subject property so the access point used by the applicant would be entirely on the subject property (**Staff Report Exhibit D5.1**).	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**

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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. Any necessary measures to mitigate impacts are detailed below. **Schools:** The subject property is under the jurisdiction of Vallivue School District #139. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on April 9, 2026 and July 2, 2026 and no comments were received by the school district. **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on April 9, 2026 and July 2, 2026 and no comments were received by the Sheriff's Office. **Fire Protection:** Caldwell Rural Fire Protection District sent a comment letter on March 31, 2026 that outlined an overview of the building review process and relevant fire requirements (such as regarding water, access, and street identification). The letter also stated the distance from the nearest fire station is 2.3 miles and the estimated response time is 5 minutes. Although the fire district does not object to the development, it does acknowledge that the on-going population increases will directly affect service levels until CFD can enhance and expand its operational capabilities (**Staff Report Exhibit D2**). **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics provided estimated response times from three (3) different stations – Station M51 would be approximately 11.63 minutes, Station M52 would be approximately 13.3 minutes, and Station M53 would be approximately 16.58 minutes **(Staff Report Exhibit D7).**

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **recommends approval** of Case #CR2025-0008, a conditional rezone of an approximately 15.3-acre portion of the northeast corner of Parcel R36020 (approximately 71.1 acres) to the Conditional Rezone-Rural Residential Zone, subject to the conditions of the development agreement (Attachment A).

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: _____

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ATTACHMENT A

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1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property.
2. The subject parcel, approximately 71.12 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinance (CCCO) and be in substantial compliance with the site plan (**Staff Report Exhibit A3**).
    a. Further divisions of the subject parcels are prohibited.
    b. Secondary residences are prohibited on the proposed 15-acre parcel.
    c. At the time of an administrative land division, the following building envelope restriction shall be added to the record of survey:
        i. For the proposed 15-acre parcel, a single-family residence and accessory personal-use only structures shall only be permitted within a 3-acre building envelope located within the northwest corner of the proposed parcel as identified in **Exhibit A3.2**. All areas outside of the building envelope shall remain open with no structures except structures that qualify as an agricultural building/structure per CCCO §06-01-07.
3. At the time of the administrative land division decision, a note shall be added to the recorded survey associated with the decision, which states: Current and future property owners understand they are choosing to live in an area with gravel pits, which may include noises, smells, dust, vibrations, traffic impacts, and lights that may be a nuisance to residential uses.
4. At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
5. If the mobile home on site (as identified in **Staff Report Exhibit B4**) is moved to a different location on the property, a building permit as determined by Canyon County's Building Official will be required.

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