

Dane Adams

From: Madelyn Vander Veen
Sent: Tuesday, May 12, 2026 8:58 AM
To: Dane Adams
Subject: RE: Agency Notification - ZV2026-0004 - Jared Fullmer

Hello Dane,

If this variance is approved and subsequently a private road is approved, we will have to change the addresses of the existing residences on the shared driveway, 1024 and 1012 E Locust Ln, to new numbers off the private road.

Thanks,

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

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: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>
Sent: Tuesday, May 12, 2026 8:37 AM
To: cstauffer@nsd131.org; dleon@nsd131.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; Eddy Martineau (eddy@heritagewifi.com) <eddy@heritagewifi.com>; effingere@nampafire.org; brandy.walker@forgedfiber37.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; eingram@idahopower.com; easements@idahopower.com; Contract.Administration.Bid.Box@ziply.com; aflavel.bkirrdist@gmail.com; tritthaler@boiseproject.org; gashley@boiseproject.org; nmid@nmid.org; eolvera@nmid.org; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: Agency Notification - ZV2026-0004 - Jared Fullmer

You are invited to provide written testimony or comments by **JUNE 11, 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.

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.

The application can be viewed here

<https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1007>

Please direct your comments or questions to Planner **Dane Adams** at daneadams@canyoncounty.id.gov

Dane Adams

From: Jennifer Almeida
Sent: Tuesday, May 12, 2026 3:44 PM
To: Dane Adams
Subject: FW: [External] Re: Agency Notification - ZV2026-0004 - Jared Fullmer



Jennifer Almeida

Office Manager
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5957

Email: Jennifer.Almeida@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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: Alicia Flavel <aflavel.bkirrdist@gmail.com>
Sent: Tuesday, May 12, 2026 2:31 PM
To: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>; cstauffer@nsd131.org; dleon@nsd131.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; Eddy Martineau (eddy@heritagewifi.com) <eddy@heritagewifi.com>; effingere@nampafire.org; brandy.walker@forgedfiber37.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; eingram@idahopower.com; easements@idahopower.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; nmid@nmid.org; eolvera@nmid.org; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: [External] Re: Agency Notification - ZV2026-0004 - Jared Fullmer

This property 1012 E. Locust Lane, Nampa, Idaho 83686, also has .54 acres of water right in Boise-Kuna Irrigation District.

Alicia Flavel
Secretary-Treasurer
Boise-Kuna Irrigation District
129 N. School Avenue
Kuna, Idaho 83634
Phone: 208-922-5608
Fax: 208-922-5659

Pre-Development MeetingName of Development: Land DivisionApplicant: Jared Fullmer

P.E./P.G.: _____

Others In Attendance: _____

of Lots: 3 Lots (1 existing) Wastewater Flow: Pending Acreage Proposed: 3.57 (1.13 min)Location of Development: 1012 E. Locust Ln, Nampa, ID 83686Parcel #: R29204000 0Project in Area of Concern: Located in designated NP area Groundwater/Rock <10': UnknownLevel 1 NP Study Required: ☐ Yes ☒ No ☐ PendingLSAS/CSS Proposed: N/AProposed Drinking Water: ☒ Individual ☐ City ☐ Community ☐ Public Water Supply ☐ PendingInformation Distributed: ☐ SER ☐ NP Guidance ☐ Non-Domestic WW AP ☐ Pending

Description of Projects:

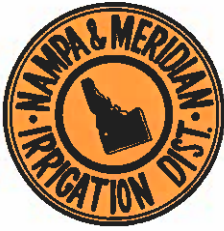
The applicant met with Southwest District Health (SWDH) to discuss a proposal to subdivide an existing 3.57-acre parcel into two (2) parcels, approximately 1.13 acres and 1.18 acres in size.

The subject property is located within a designated Nitrate Priority Area; however, based on the proposed scope, the project does not meet the threshold requiring a Nutrient Pathogen Study.

Groundwater conditions on the property are currently unknown and cannot be determined without conducting on-site test holes.

Following county approval of the proposed land division, the applicant may apply for site evaluations and subsurface sewage disposal system permits to determine site suitability in accordance with IDAPA 58.01.03.

Anthony Lee



Nampa & Meridian Irrigation District

1503 First Street South
Nampa, ID 83651-4395

Website: nmid.org

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

June 2, 2026

Canyon County Development Services
111 N 11th Ave. Suite 310
Caldwell, ID 83605

RECEIVED
▶ JUN 08 2026 ◀
RECEIVED

RE: ZV2026-0004 / 1012 E Locust Ln

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to any building plans started.

All private laterals and waste ways must be protected. The District's easement for the 12th Avenue Drain at this location is a minimum of sixty-five feet (65') total, thirty-five feet (35') left and thirty feet (30') right.

This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, NMID must review drainage plans. Developer must comply with Idaho Code 31-3805. Please feel free to contact me for further information.

Sincerely,

A handwritten signature in blue ink that reads "Paul Huddleston".

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

Cc: Office/ file
D. Duvall
A. Wolfe
Applicant

Boise-Kuna Irrigation District

129 N. School Avenue
Kuna, ID 83634-2201

David Reynolds, Director
Richard Durrant, Director
Daniel Sheirbon, Director

Telephone (208) 922-5608
Fax (208) 922-5659

June 9, 2026

Canyon County Development Services
ATTN: Dane Adams, Planner
Caldwell, Idaho 83605
daneadams@canyoncounty.id.gov

BKID Account: BK 482 D
RE: Jared Fullmer
Case No. ZV2026-0004
1012 E. Locust Lane, Nampa, Idaho 83686

Dear Mr. Adams:

Boise-Kuna Irrigation District as the entity that holds the water right for this property would like to reiterate the Boise Project Board of Control letter, referring to Idaho Statutes, Title 42-1102, 42-1207, 42-1209, and 31-3805. Local irrigation and drainage ditches that cross this property are essential for operations and must remain unobstructed and protected by an appropriate easement by the landowner, developer, and contractors.

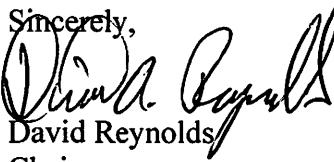
We would like the City/County to require the following:

1. A design of irrigation deliveries and irrigation drainage ditches on both existing and proposed development.
2. Irrigation design for irrigation delivery to any adjoining properties that are impacted by the development. The Developer needs to show current irrigation drainage patterns, entry points, and exit points, and the quantity of water. They must remain consistent with current positions and not be altered.
3. The Developer will not adversely affect any landowners, ensuring that the quantity of irrigation water entering and exiting their respective property will not be altered.
4. GIS Mapping: Developer to provide a clear GIS map showing existing irrigation water delivery and irrigation drainage systems, irrigation easements for both the property and neighboring properties on proposed development as well as adjoining properties.

5. The Developer must contact all the landowners who receive irrigation water or irrigation drainage through the property during the review process. A letter detailing the project, including Developer contact information, must be provided to the landowner. Developers will provide proof of contact of all adjacent landowners including their name, address, phone number and e-mail to be provided to public entities and Boise-Kuna Irrigation District.
6. The developer cannot change the location of any irrigation ditches entry or exit points without the written consent and signatures from affected landowners, affected irrigation district, and downstream landowners.
7. Any changes to irrigation conveyance systems, irrigation drainage ditches or irrigation structures also needs to be on the GIS map.
8. The Developer shall provide an engineer's certificate that new or changed irrigation and drainage conveyance systems capacity is adequate to supply the irrigation water rights and drain the land.

Our purpose is to ensure our patrons have use of their irrigation water as they have historically and that no harm is incurred from the newly proposed development. Adjoining landowners will not have their conveyance ditches (live irrigation water and irrigation drainage) altered or restricted regarding water entering or departing their respective properties, unless agreed upon by all affected parties.

If you have any questions, please feel to contact our office at 208-922-5608.

Sincerely,

David Reynolds
Chairman

cc: Jared Fullmer
1012 E. Locust Lane
Nampa, Idaho 83686

Dane Adams

From: Jared Fullmer <[REDACTED]>
Sent: Tuesday, July 28, 2026 10:44 AM
To: Dane Adams
Subject: Re: [External] Re: Update on ZV2026-0004

Hi Dane,

Sorry this was in my drafts folder and I forgot to send.

We need to change the front setback requirements from 20 feet down to 10 feet on the eastern border so that way we can fit the 30 foot proposed easement. We were told we couldn't build a road until that was done. There is room for a road along there but not enough room for the easement. We were denied creating another entrance off of E Locust Ln to serve 2 of the lots by the city of Nampa and the highway district.

What the type do information could I provide?

Thanks!
Jarsd Fullmer

On Jul 20, 2026, at 3:55 PM, Dane Adams <Dane.Adams@canyoncounty.id.gov> wrote:

Good afternoon,

I am writing the staff report for your variance case, and I was wondering if you could provide more information and evidence for how the physical characteristics of the site are requiring this variance.

Please let me know if you have any questions.

Sincerely,

<image001.png>

Dane Adams

Associate Planner

Canyon County Development Services Department

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

Direct Line: 208-454-6607

Email: Dane.Adams@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Dane Adams

From: Jared Fullmer <[REDACTED]>
Sent: Friday, May 8, 2026 6:05 PM
To: Dane Adams
Subject: [External] Re: Confirming distance for variance request (ZV2026-0004)

Good evening,

Yessir, that is correct size of variance. It will be on the southern part of the eastern border. The plan is to build a road there serving 4 residences.

Thank you!
Jared Fullmer

Sent from my iPhone

On May 8, 2026, at 2:24 PM, Dane Adams <Dane.Adams@canyoncounty.id.gov> wrote:

Good afternoon,

I have been the planner assigned to your variance request (ZV2026-0004), and I wanted to double-check that you are requesting a variance of the front setback requirements from 20 feet down to 10 feet, in order to fit a proposed 30-foot easement along the Northeast border. I did a quick measurement on our mapping software and found that the closest corner of the house is approximately 40 feet from the property line. Once the size of the variance is confirmed, I will start the 30-day agency courtesy notification process.

<image001.png>

Please let me know if you have any questions.

Sincerely,

<image002.png>

Dane Adams

Associate Planner

Canyon County Development Services Department

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

Direct Line: 208-454-6607

Email: Dane.Adams@canyoncounty.id.gov