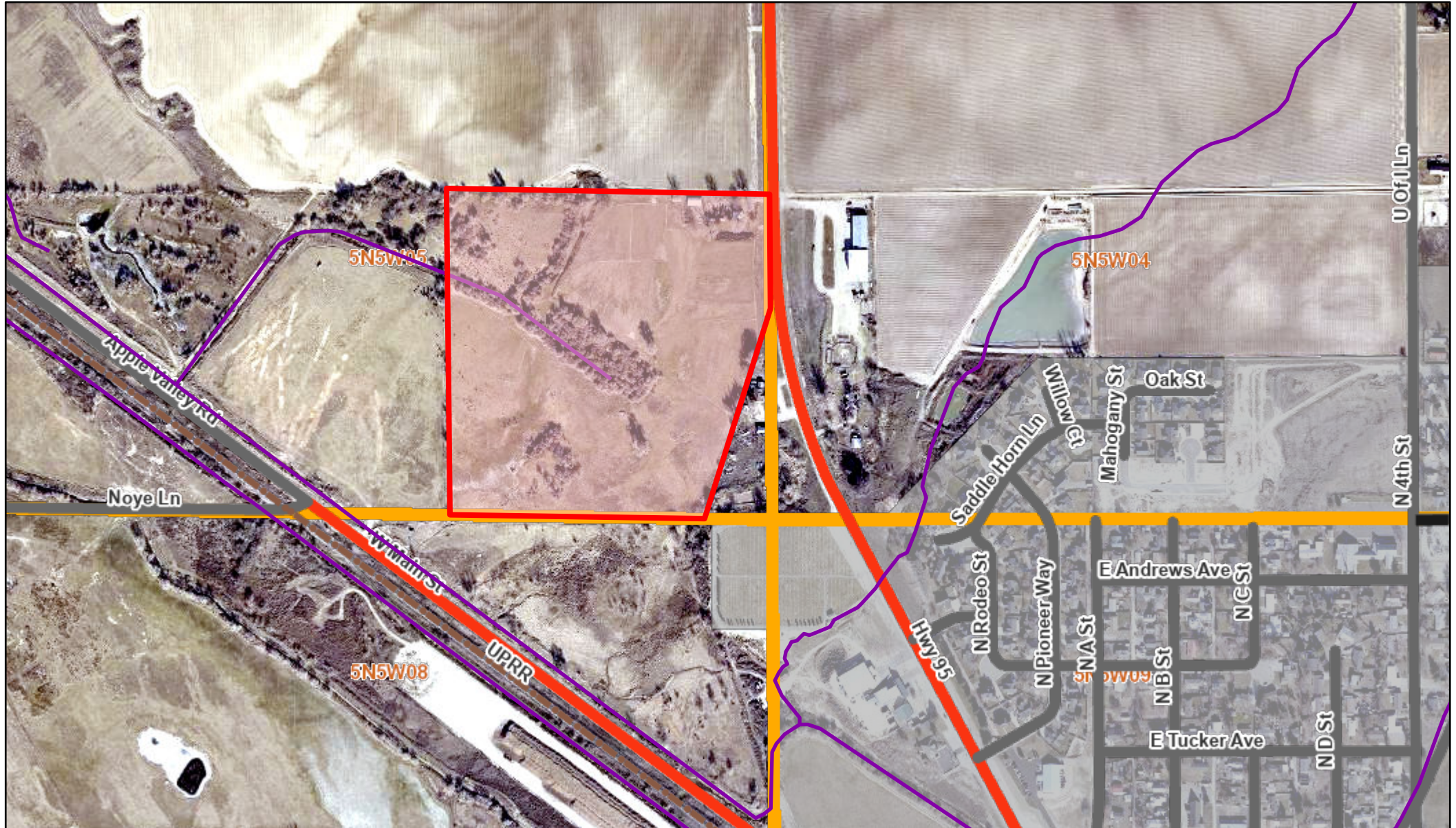
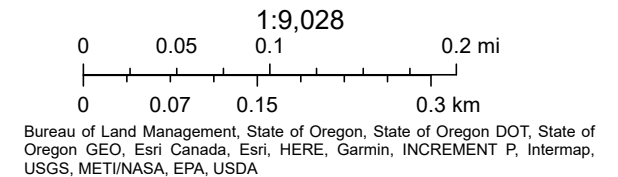


Canyon County, ID Web Map



12/30/2025, 2:01:37 PM

- | | | | |
|--|--|--|--|
| Multiple Parcel Search_Query result | CanyonCountyRoads | CC_PrivateRoads | Sections |
| Hydro_NHDFlowline | Hwy | County Boundary | Imagery_2025_3in |
| RAILROAD | Roads | Current Impact Area | Red: Band_1 |
| | Rail-Trail | City Limits | Green: Band_2 |





MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: NOTUS PARMA HWY DIST NO 2	
	MAILING ADDRESS: PO BOX 719, PARMA ID 83660	
	PHONE: (208) 722-5343	EMAIL: lynntroxel@nphd.net
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>[Signature]</u> Date: <u>12-28-25</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	OWNER NAME: Alex Jones	
	COMPANY NAME: J-U-B Engineers	
	MAILING ADDRESS: 2760 W Excursion Ln, Suite 400 Meridian, Idaho 83642	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 29211 HWY 95, PARMA, ID 83660	
	PARCEL NUMBER: R3870100000	
	PARCEL SIZE: 38 acres	
	# OF PARCELS: 1	
	FLOOD ZONE (YES/NO): <u>NO</u>	ZONING DISTRICT: R1 (SINGLE FAMILY RESIDENTIAL)

FOR DSD STAFF COMPLETION ONLY:

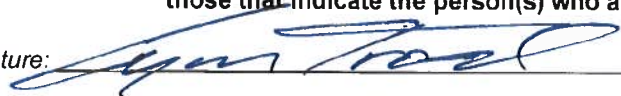
CASE NUMBER <u>OK 2025-0027</u> <u>CK 2025-0018</u>	DATE RECEIVED: <u>12-30-25</u>
RECEIVED BY: <u>Karl</u>	APPLICATION FEE: CK MO CC CASH

\$ 3,520 - for CK
\$ 3,200 - for OK

\$ 6,720 total



ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: NOTUS PARMA HWY DIST NO 2	
	MAILING ADDRESS: PO BOX 719, PARMA ID 83660	
	PHONE: (208) 722-5343	EMAIL: lynntroxel@nphd.net
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u></u> Date: <u>12-28-25</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Alex Jones	
	COMPANY NAME: J-U-B Engineers	
	MAILING ADDRESS: 2760 W Excursion Ln, Suite 400 Meridian, Idaho 83642	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

29211 HWY 95, PARMA, ID 83660

R3870100000

38 acres

X

R1 (SINGLE FAMILY RESIDENTIAL) M-1 Light Industrial



R1 (SINGLE FAMILY RESIDENTIAL)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH



ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☒ Rezone

☐ Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	X	
Letter of Intent (see standards on next page)	X	
Land Use Worksheet	X	
Neighborhood Meeting form was completed and signed	X	
Completed Agency Acknowledgement form including:	X	
Southwest District Health	X	
Irrigation District	X	
Fire District	X	
Highway District/Idaho Transportation Dept	X	
Area of City Impact (If applicable)		
Conditional Rezone:	X	
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	X	
Deed or evidence of property interest to the subject property	X	
Fee: Rezone: Per Adopted Fee Schedule Conditional Rezone: Per Adopted Fee Schedule Text Amendment: Per Adopted Fee Schedule		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____ Date _____

DSD Planner: _____ Date _____



COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: NOTUS PARMA HWY DIST NO 2	
	MAILING ADDRESS: PO BOX 719, PARMA ID 83660	
	PHONE: (208) 722-5343	EMAIL: lynntroxel@nphd.net
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>[Signature]</u> Date: <u>12-18-25</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Alex Jones	
	COMPANY NAME: J-U-B Engineers	
	MAILING ADDRESS: 2760 W Excursion Ln, Suite 400 Meridian, Idaho 83642	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 29211 HWY 95, PARMA, ID 83660	
	PARCEL NUMBER: R3870100000	
	PARCEL SIZE: 38 acres	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: Agricultural	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: Light Industrial	
	FLOOD ZONE (YES/NO): NO	ZONING DISTRICT: R1 (SINGLE FAMILY RESIDENTIAL)

Check the applicable application type:

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

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH



COMPREHENSIVE PLAN AMENDMENT

PUBLIC HEARING - CHECKLIST

Comprehensive Plan Amendment - CCZO Section 07-06-03

Check the applicable application type:

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

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	X	
Letter of Intent (see standards)	X	
Neighborhood Meeting Requirements	X	
Text Amendment:		
Draft of proposed policy change		
Map Amendment:		
Legal description (metes and bounds)	X	
Deed or evidence of property interest to the subject property	X	
Proof of application/communication with (varies per application):		
Southwest District Health	X	
Irrigation District	X	
Highway District/Idaho Transportation Dept.	X	
Fire District	X	
City Impact Area	X	
Fee: Per Adopted Fee Schedule		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

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

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

5. **ACCESS:**
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

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

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

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

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☐ Commercial _____ ☒ Industrial 1
- ☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: NPHD Office and Operations

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7:00am to 5:30pm
- ☒ Tuesday 7:00am to 5:30pm
- ☒ Wednesday 7:00am to 5:30pm
- ☒ Thursday 7:00am to 5:30pm
- ☐ Friday _____ to _____
- ☐ Saturday _____ to _____
- ☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? TBD ☐ 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: _____

Zoning Classification	Current M-1	Proposed M-1
Accessory uses and/or structures to a permitted use	D	D
Accessory uses and/or structures to allowed use	A	A
Agricultural research facility	A	A
Agriculturally related activities	-	-
Agriculture, except those animal uses with more restrictive provisions within this article and all other uses specifically listed in other zones ¹	A	A
Airpark	C	C
Airport	C	-
Airstrip excepting intermittent use	-	-
Amusement park, theme park or commercial racetrack	-	-
Animal cremation service	A	-
Animal facility (large): bird farm, calf raising operation, dairy, feedlot, and swine farm ¹	C	-
Animal facility (small) on 5 acres or more ¹	A	A
Animal facility (small) on less than 5 acres	A	A
Animal hospital	A	A
Animals are allowed as long as it is not an animal facility or CAFO ¹	A	A
Arena (commercial)	A	-
Assisted care facility	-	-
Auction establishment	A	-

Batch plants	A	A
Bed and breakfast (with employees)	-	-
Bed and breakfast (without employees)	-	-
Bulk storage as an accessory use of any flammable liquid above or below ground	A	A
Bulk storage for wholesale distribution of any flammable liquid above or below ground	C	C
CAFO	C	-
Caretaker residence	A	A
Cemetery	-	-
Church	A	A
Clinics or hospitals	-	-
Commercial and private off street parking facilities for vehicles	A	A
Contractor shop	A	A
Daycare facilities:		
Family daycare home (1 - 6 children)	-	-
Group daycare facility (7 - 12 children)	-	-
Daycare center (13+ children)	-	-
Drive-in theater	-	-
Equipment rentals (outdoor)2	A	A
Ethanol plant	C	-
Farm implement sales or service, farm supply sales	A	A

Fertilizer processing facility	A	A
Firewood sales	A	A
Fireworks sales	A	A
Food processing facility	A	A
Golf course	-	-
Group home	-	-
Home business	-	-
Home occupations	-	-
Impound yard ²	A	-
Indoor recreation	A	A
Junkyards and vehicle wrecking yards ²	-	-
Kennel	A	A
Landscape business	A	A
Light manufacturing, assembly, testing and/or packaging facilities	A	A
Lumberyard	A	-
Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses	A	A
Manufacturing or processing of hazardous chemicals or gases	-	-
Mineral extraction (long term)	A	A
Mineral extraction (short term) ³	A	A
Ministorage and/or RV storage facility	A	-
Mobile or manufactured home sales	A	-

Mortuaries, cremation, and funeral home	A	A
Multi-family dwellings limited to not more than 8 units per lot	-	-
Multi-family dwellings limited to not more than 4 units per lot	-	-
Museum	A	A
Nursery	A	A
Nursery (retail/wholesale)	A	A
Outdoor sales or displays (accessory to allowed use)	A	A
PUDs	C	C
Private roads and driveways serving 2 properties	D	D
Private tower with antenna	A	A
Public service agency telecommunication facilities 75 feet or greater	D	D
Public uses and quasi-public uses	A	A
Quasi-public uses (temporary)	-	-
Radio, television and broadcasting stations	A	A
Recreational vehicle (RV) park	-	-
Refinery	-	-
Rehabilitation of manufactured/mobile homes ²	A	A
Rendering plant	C	C
Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants	A	A
Sale (commercial) of hay, grain, seed and related supplies	A	A
Sale of heavy building materials and machinery	A	A

Sale of salvage goods ²	A	A
Sanitary landfill	-	-
School (public or private)	A	-
School (vocational or trade)	A	A
Seasonal activities	-	-
Secondary residence	-	-
Shooting range (indoor)	A	-
Shooting range (outdoor)	-	-
Similar uses to a conditional use	C	C
Similar uses to allowed use	A	A
Single-family dwelling, 1 per lot or parcel unless otherwise provided in this chapter	-	-
Single-family dwellings, but not more than 2 such dwellings per lot or parcel unless otherwise provided for in this chapter	-	-
Slaughterhouse	C	-
Small wind energy systems	D	D
Special events facility	-	-
Staging area	A	A
Tannery	-	-
Taverns, lounges, or wine bars	C	C
Telecommunication facility	A	A
Temporary uses	-	-
Theater	A	A

Transit or trucking terminal and/or service facility	A	A
Utility distribution system	A	A
Utility facility	A	A
Vehicle fueling station with convenience store	A	A
Vehicle sales lot	A	A
Vehicle service facility	A	A
Warehousing, wholesaling and distribution facilities	A	A
Water infiltration	C	C
Wind farm	C	-
Winery, distillery, brewery	A	A
Yard/garage sales (associated with any residential uses)	-	-
Zoo	C	-

Account	OwnerName
R38686	GROVES FARM B LLC
R38687	ANTHONY ALLEN
R38687010	PARMA RURAL FIRE PROTEC DIST
R38688	WALLACE GLENN LEROY
R38690	GROVES FARM B LLC
R38697	PLACES LLC
R38701	NOTUS PARMA HWY DIST NO 2
R38701010	ROWN FARMS LLC
R38701010A	PLACES LLC
R38703	WALLACE GLENN LEROY
R38732	ROWN FARMS LLC
R38732010	PARMA CEMETERY
R38732011	WESTERN LABORATORIES REAL ESTATE LLC
R38734	AMALGAMATED SUGAR CO
R38838	TABERNA JOHN P
R38840	PARMA CEMETERY

CANYON COUNTY LISTING -R38701 - 600 feet

October 27, 2025



PROPERTY LISTING DISCLAIMER

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

InCareOf	Address	City	State	ZipCode
	29416 U OF I LN	PARMA	ID	83660
	215 MAIN SPUR PMB 203	PARMA	ID	83660
	PO BOX 702	PARMA	ID	83660
	29067 HWY 95	PARMA	ID	83660
	29416 U OF I LN	PARMA	ID	83660
WATSON, JON C =	PO BOX 300	PARMA	ID	83660
	PO BOX 719	PARMA	ID	83660
	PO BOX 300	PARMA	ID	83660
	PO BOX 300	PARMA	ID	83660
	29067 HWY 95	PARMA	ID	83660
	PO BOX 300	PARMA	ID	83660
	PO BOX 969	PARMA	ID	83660
	PO BOX 1020	PARMA	ID	83660
	1951 S SATURN WAY STE 100	BOISE	ID	83709-2924
	PO BOX 1020	PARMA	ID	83660
	PO BOX 969	PARMA	ID	83660



THE
LANGDON
GROUP



J-U-B ENGINEERS, INC.



GATEWAY
MAPPING
INC.

November 24, 2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Comprehensive Map Amendment and Zone Change. 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*).

The Neighborhood Meeting will be held on **12/10/2025** at 6pm. You are invited to attend at the Notus Parma Highway District office building located at **106 South 4th St, Parma, ID 83660**.

The NPHD proposes to request a Comprehensive Plan Map amendment from Agricultural to Industrial and a Zone Change from R-1 Single Family Residential to M-1 Light Industrial, for their property located at 29211 Highway 95, Parma. The property is 38 acres and is accessed from Highway 95. The purpose of the change is to allow NPHD to relocate to a more suitable property for their ongoing administrative and operational needs (truck and equipment storage, highway access, etc.)

This meeting for our surrounding neighbors is only for informational purposes, prior to our submitting any application to Canyon County; it is not a public hearing. We would like to receive feedback from you, our neighbors, prior to submitting our land use application to the County.

Once our application has been submitted and accepted by the County's Development Services Department, a public hearing date will be scheduled. At that time, neighbors will receive official notification from the County by U.S. mail. The Planning and Zoning Commission hearing will also be advertised in a local newspaper publication, and a sign will be posted on the parcel.

We look forward to your participation in the neighborhood meeting. During our meeting, we will answer any questions you may have. Please note, the County does not currently have any information on this project. Also, do not call the county regarding this meeting or our application, as this meeting is a PRE-APPLICATION requirement; we have not yet submitted the application to the County for consideration.

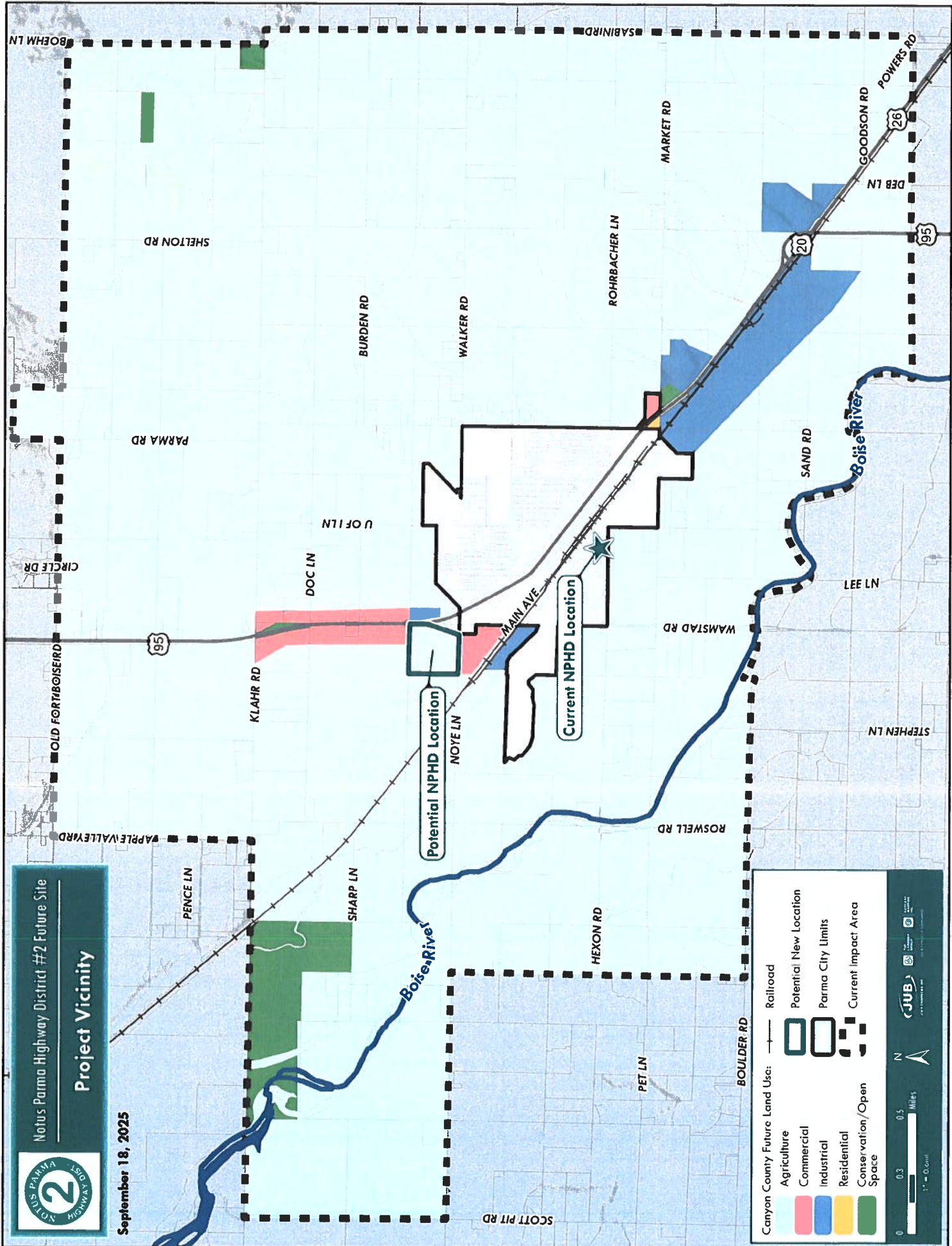
Feel free to contact me at: [REDACTED]

Sincerely,

Alex Jones, Planning Technician
J-U-B ENGINEERS, Inc.

Notus Parma Highway District #2 Future Site
Project Vicinity

September 18, 2025



Canyon County Future Land Use:		Railroad	
	Agriculture		Railroad
	Commercial		Potential New Location
	Industrial		Parma City Limits
	Residential		Current Impact Area
	Conservation/Open Space		



0 0.3 0.5 Miles



N



JUB

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



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.

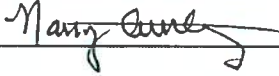
SITE INFORMATION

Site Address: 29211 HWY 95	Parcel Number: R 3870100000	
City: Parma	State: Idaho	ZIP Code: 83660
Notices Mailed Date: 11/20/25	Number of Acres: 38	Current Zoning: R1 (SFR)
Description of the Request: Comprehensive Map Amendment and Conditional Zone Change		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Lynn Troxel		
Company Name: Notus Parma Highway District		
Current address: 106 S 4th Street		
City: Parma	State: ID	ZIP Code: 83660
Phone:	Cell:	Fax:
Email: lynntroxel@nphd.net		

MEETING INFORMATION

DATE OF MEETING: 12/10/2025	MEETING LOCATION: 106 S 4th St, Parma ID, 83660	
MEETING START TIME: 6:00 PM	MEETING END TIME:	
ATTENDEES: Alex Jones (J-U-B) and Lynn Troxel (NPHD)		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Nancy Anthony		29026 Highway 95, Parma 83660
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
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20.

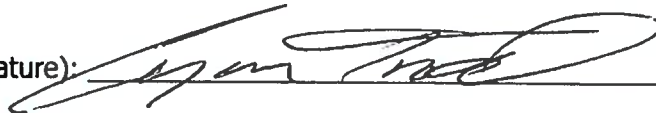
NEIGHBORHOOD MEETING CERTIFICATION:

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):

Lynn Troxel

APPLICANT/REPRESENTATIVE (Signature):



DATE: 12/10/15



AGENCY ACKNOWLEDGMENT

Date: November 14, 2025

Applicant: Notus Parma Highway District

Parcel Number: R3870100000

Site Address: 29211 Hwy 95, Parma ID, 83660

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: Parma Rural

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

District: Notus Parma Highway 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: Farmer Cooperative Ditch Co/Si

☐ 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: City of Parma

☒ Applicant submitted/met for informal review.

Date: 12/17/2025 Signed: _____

Authorized AOI 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: November 14, 2025

Applicant: Notus Parma Highway District

Parcel Number: R3870100000

Site Address: 29211 Hwy 95, Parma ID, 83660

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:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

District: Parma Rural

Highway District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

District: Notus Parma Highway District

Irrigation District:

☐ Applicant submitted/met for informal review.

Date: 19 Nov 25 Signed: _____

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

District: Farmer Cooperative Ditch Co/Si

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

City: City of Parma

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

From: Jeff Rodgers
To: Alex Jones
Subject: [EXTERNAL] Re: Agency Acknowledgment for NPHD
Date: Friday, November 14, 2025 10:00:37 AM
Attachments: image003.png

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Looking at it I have no issues with the application

From: Alex Jones [REDACTED]
Sent: Friday, November 14, 2025 7:46 AM
To: Jeff Rodgers <jeff@parmafire.us>
Subject: Agency Acknowledgment for NPHD

Good morning,

We are helping Notus Parma Highway District with a land use application for a comprehensive plan map amendment and rezone. Attached is a letter explaining what is being applied for, maps showing the location, and an agency acknowledgment form. Please take a moment to review the attached items.

Thank you for your time.

Alex Jones
Planning Technician

J-U-B ENGINEERS, Inc.
2760 W Excursion Ln, Suite 400
Meridian, Idaho 83642

e [REDACTED]
p [REDACTED]
w jub.com



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AGENCY ACKNOWLEDGMENT

Date: December 15, 2025

Applicant: Notus Parma Highway District

Parcel Number: R3870100000

Site Address: 29211 Hwy 95, Parma ID, 83660

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: 12/15/2025 Signed: _____

Anthony Lee

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

Fire District:

District: Parma Rural

☐ Applicant submitted/met for informal review

Date: _____ Signed: _____

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

Highway District:

District: Notus Parma Highway 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: Farmer Cooperative Ditch Co/Si

☐ 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: City of Parma

☐ 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

Alex Jones

From: Lynn Troxel <lynntroxel@nphd.net>
Sent: Monday, November 17, 2025 11:00 AM
To: Alex Jones
Subject: [EXTERNAL] RE: Agency Acknowledgment for NPHD

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Alex,

I received and reviewed the Agency Acknowledgement form for the rezone. No additional comments from Notus-Parma Highway District #2.

Best regards,

Lynn Troxel

Director of Highways
Notus-Parma Highway District #2

From: [REDACTED]
Sent: Monday, November 17, 2025 8:16 AM
To: Lynn Troxel <lynntroxel@nphd.net>
Subject: Agency Acknowledgment for NPHD

Good Morning Lynn,

I have sent out the agency acknowledgment form to all the other applicable agencies. Your agency is part of that list, so to be consistent, I am sending you a copy of the notification letter. I will either need an email stating that you or a representative has received this email, or a signature on the attached form.

Thank you

Alex Jones

Planning Technician

J-U-B ENGINEERS, Inc.

2760 W Excursion Ln, Suite 400

Meridian, Idaho 83642

e [REDACTED]

p [REDACTED]

w jub.com



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J-U-B ENGINEERS, INC.



GATEWAY
MAPPING
INC.

December 23, 2025

Canyon County
Development Services Department
1115 Albany Street
Caldwell, ID 83605

Re: Request for Comprehensive Plan Map Amendment and Conditional Rezone of Parcel No. R3870100000

On behalf of Notus Parma Highway District (NPHD), we are requesting consideration of 1) a Comprehensive Plan Map amendment from Agricultural to Light Industrial and 2) a Conditional Rezone from R-1 Single Family Residential to M-1 Light Industrial for the above-referenced parcel. This narrative describes the subject property, surrounding land use designations, proposed modifications, and the justification for the Comprehensive Plan Amendment and the Conditional Rezone Application requests.

A pre-application meeting was held on October 23, 2025, with Canyon County staff, and a neighborhood meeting was hosted on December 10, 2025, at the current NPHD office. A predevelopment meeting was held with SWDH on December 15, 2025. In this submittal, you will find:

- Master Application
- Comprehensive Plan Map Amendment Application
- Conditional Rezone Application
- Land Use Worksheet
- Signed Neighborhood Meeting Form
- Signed Agency Acknowledgements
- Deed and legal description
- Check for fees

Subject Property

The subject parcel (R3870100000) is approximately 38 acres with a zoning designation of R1 (Single Family Residential) and a Comprehensive Plan Designation of Agricultural with Scenic Byway Buffer Overlay District (see **Attachment A** for a Vicinity Map). The property currently contains a single-family home that is intended to be a caretaker's residence. Much of the parcel has steep inclines that make agricultural uses and expansions difficult. NPHD currently utilizes a small area of the property to store some equipment and believes the subject parcel would be better utilized as their future facility.

Surrounding Comprehensive Plan and Zoning Designations

The subject parcel is surrounded by a mix of comprehensive plan and zoning designations. To the north, the parcels are zoned Rural Residential (RR) and Service Commercial (C-2), with the comprehensive plan designating the area as Agricultural and Commercial. To the South the adjacent land is primarily



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Agricultural and includes Public Use zoning (City of Parma Cemetery), while the comprehensive plan designates this area as Commercial. To the east, zoning transitions to Light Industrial (M-1) and Single-Family Residential (R-1), with the comprehensive plan calling for Industrial and Agricultural. Finally, to the west, the surrounding parcels are zoned Agricultural, consistent with the comprehensive plan designation for Agricultural.

Proposed Modifications

NPHD proposes a Comprehensive Plan Map amendment from Agriculture to Light Industrial, along with a Conditional Rezone from R-1 Single Family Residential to M-1 Light Industrial. The purpose of these modifications is to allow better utilization of the subject property for future NPHD operations and to provide NPHD with a safer and larger facility location. NPHD operations include but are not limited to: (office/meeting space, garages, surface parking, and storage of equipment/materials).

NPHD purchased the subject parcel in 2024 with the intention of utilizing the property for a new facility to replace their existing location (106 S 4th St, Parma, ID 83660) in the City of Parma. At the current NPHD location, employees must cross multiple railroad crossings and residential areas to complete their duties. This creates hazards for both employees and schoolchildren, as many children walk to their bus stops in the surrounding area. With the newly proposed location, employees will have direct access to the highway, reducing the number of times trucks/equipment will cross railroad and pedestrian crossings. This new location is separated from the City of Parma, reducing congestion will create a safer environment while also providing a larger area for future expansions of the facility.

Comprehensive Plan Map Amendment

The 2030 Canyon County Comprehensive Plan depicts the subject property as Agricultural with Scenic Byway Buffer Overlay District. NPHD is requesting the Light Industrial designation to facilitate better use of the property. The subject parcel has been a residential parcel for many years and has not been agriculturally productive. Policy P4.03.01 of the 2030 Canyon County Comprehensive Plan encourages the designation of areas that may be appropriate for industrial land uses while protecting and conserving farmland and natural resources. The use of the site as a highway district headquarters is compatible with surrounding land use designations. The site is not ideal for agricultural production, and the proposed Light Industrial designation is an appropriate alternative. The proposed Light Industrial designation would be harmonious with the Light Industrial (M-1) zoning and Industrial designation to the east and the Service Commercial (C-2) zoning and Commercial designation to the north.

The Agricultural designation would require NPHD to obtain a Conditional Use Permit (CUP) for its operations and would require CUP modifications for any future expansions. The Light Industrial designation would remove this requirement, as the proposed NPHD facility would be a principally permitted use. Additionally, the Light Industrial designation would permit the parcel to be split, allowing for both commercial and industrial development in the future for potential developers. NPHD desires this



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flexibility, so they have the potential to sell any split lots to recuperate costs from purchasing the property and to provide the area with new opportunities for compatible industrial or commercial uses.

Conditional Rezone

The subject parcel is currently zoned R-1 Single Family Residential. NPHD is requesting a conditional rezone to M-1 Light Industrial. The current R-1 Single Family Residential zone hinders the subject parcel for NPHD's proposed use, as it would require a CUP. Public uses and quasi-public uses, and future expansions of the proposed NPHD facility would require CUP modifications. Currently, there is a single-family home on the property, which will not be the proposed primary use of the property. The single-family home is to be utilized as a caretaker's residence as the property transitions into the site of NPHD's headquarters.

NPHD plans to utilize the property for its operations (office space, garages, and storage of equipment, etc.) as it provides ample space for expansion and direct access to the highway. The County recognizes that promoting a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations (G3.01.00) is important for a thriving economy; this zone change will create a more favorable location for the NPHD facility and any future industrial and commercial uses if a lot split is pursued.

The M-1 Light Industrial zone would fully permit public uses, quasi-public uses, and would better facilitate future expansions of NPHD facilities. During the preapplication meeting on October 23, the Canyon County staff stated that a Conditional Rezone would be required due to concerns of potentially permitted land uses in the M-1 Light Industrial zone that would not be outright permitted within the Agricultural or R-1 Single Family Residential zones. To ensure the compatibility of future expansions and potential future land uses, NPHD has provided a table of land uses that designates certain land uses as not permitted outright on the subject parcel to avoid potential conflicts (see **Attachment B**).

Conclusion

The proposed Comprehensive Plan Map amendment and Conditional Rezone will permit NPHD to utilize the subject parcel for its operations and to allow for any future expansions or lot splits without the need for multiple CUPs. The proposed changes to the site and development will not create additional hardships for the existing agricultural uses or operations. NPHD recognizes the County's desire for a Conditional Rezone Change due to the possible industrial uses that would be permitted outright and has provided a list of uses that will not be permitted on the subject parcel (see **Attachment B**).

Sincerely,

Alex Jones, Planning Technician
J-U-B ENGINEERS, Inc.

HELPING EACH OTHER
CREATE BETTER COMMUNITIES

J-U-B FAMILY OF COMPANIES



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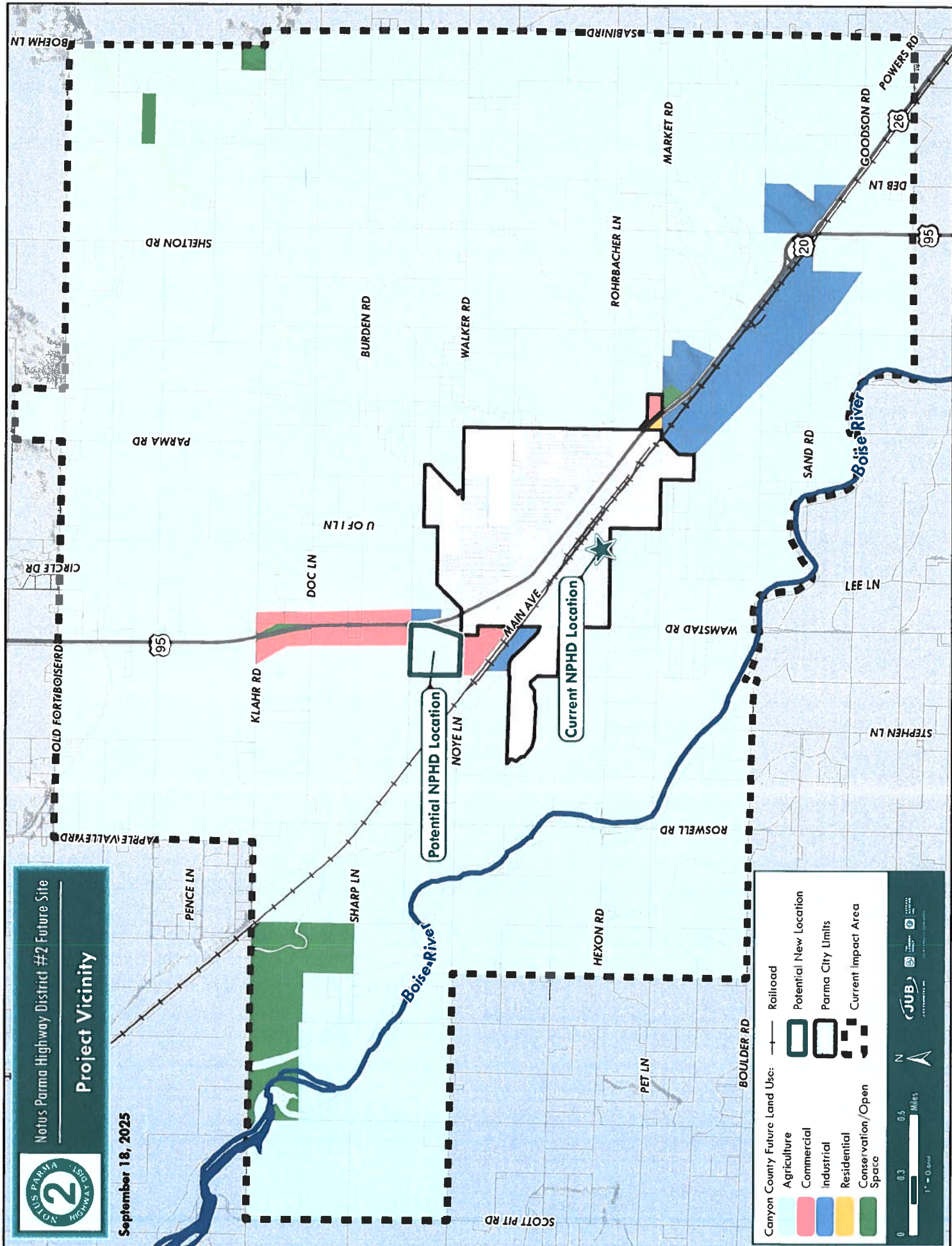
Attachments:

Attachment A: Vicinity Map

Attachment B: Comprehensive Plan Map Amendment, Conditional Rezone Applications

Attachment C: Neighborhood Meeting Notes and Sign-in

Attachment D: Deed and Legal Description





Notus Parma Highway District #2 Future Site

Project Vicinity

September 18, 2025

Canyon County Future Land Use:

- Agriculture
- Commercial
- Industrial
- Residential
- Conservation/Open Space

Potential New Location

Parma City Limits

Current Impact Area

0 0.3 0.6 Miles

1" = 0.3miles

JUB



Notus Parma Highway District #2 Future Site

Project Site

September 18, 2025

AGRICULTURE

SERVICE
COMMERCIAL

RURAL
RESIDENTIAL

Parma Fire
Department

SINGLE FAMILY
RESIDENTIAL

LIGHT
INDUSTRIAL

AGRICULTURE

SINGLE FAMILY
RESIDENTIAL

- Railroad
- Existing Canals
- Potential New Location
- Parma City Limits
- Canyon County Zoning
 - Light Industrial
 - Service Commercial
 - Single Family Residential
 - Rural Residential
 - Agriculture

0 150 300 feet
1" = 300'

N



SE1/4, SE1/4, S5, T5N,R5W, BM

2024-040490	
RECORDED	
12/13/2024 12:50 PM	
RICK HOGABOAM	
CANYON COUNTY RECORDER	
Pgs=3 ABARDEN	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

(Reserved for Canyon County Recorder)

WARRANTY DEED

THIS INDENTURE is made this 21ST day of November, 2024 by Richard E. Crawforth Living Trust dtd 9/14, 2020, the "Grantor", and Notus-Parma Highway District # 2, a body politic and corporate of the State of Idaho, by and through its Board, the "Grantee";

WITNESSETH:

FOR VALUE RECEIVED, the Grantor has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the Grantee and its successors and assigns forever, that certain real property situated in the County Of Canyon, State Of Idaho, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises"). And together with all water rights including shares in Farmer Coop Canal Company

SUBJECT TO general taxes and assessments for the current year which are not yet due and payable, easements of record or obvious on a physical inspection of the Premises, any recorded reservation of oil and/or mineral rights and covenants of record.

Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the Grantee: (a) the Grantor covenants to the Grantee, its successors and assigns, that the Grantee shall enjoy the quiet and peaceful possession of the Premises; and (b) Grantor warrants to the Grantee, its successors and assigns, that Grantor is the owner of said Premises in fee simple and has the right and authority to convey the same to Grantee, and Grantor will defend the Grantee's title from all lawful claims whatsoever.

SE1/4, SE1/4, S5, T5N,R5W, BM

(Reserved for Canyon County Recorder)

WARRANTY DEED

THIS INDENTURE is made this 21ST day of November, 2024 by Richard E. Crawforth Living Trust dtd 9/14, 2020, the "Grantor", and Notus-Parma Highway District # 2, a body politic and corporate of the State of Idaho, by and through its Board, the "Grantee";

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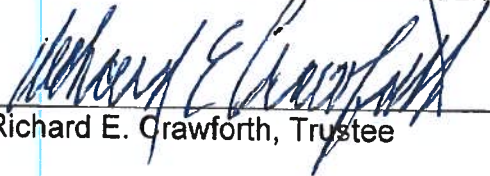
Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the Grantee: (a) the Grantor covenants to the Grantee, its successors and assigns, that the Grantee shall enjoy the quiet and peaceful possession of the Premises; and (b) Grantor warrants to the Grantee, its successors and assigns, that Grantor is the owner of said Premises in fee simple and has the right and authority to convey the same to Grantee, and Grantor will defend the Grantee's title from all lawful claims whatsoever.

The current address of the GRANTEE is:

Notus-Parma Highway District # 2
106 S. 4th Street
Parma, Idaho 83660

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by the Grantor, the day, month and year herein first above written.

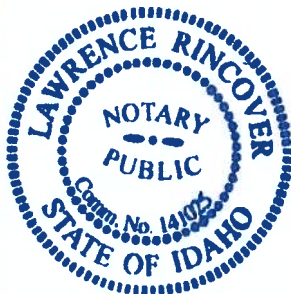
GRANTOR: Richard E. Crawford Living Trust


Richard E. Crawford, Trustee

STATE OF IDAHO)
COUNTY OF CANYON) ss

On this 21st day of November, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard E. Crawford, known or identified to me to be the Trustee of the Richard E. Crawford Living Trust and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said Trust.

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




Notary Public for the State of Idaho

Residing at Burgett Idaho

My Commission expires 4/2/29

Exhibit A

PARCEL 1

The Southeast Quarter of the Southeast Quarter of Section 5, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

That part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at the Southeast corner of said Section 5 and running thence West along the South boundary line thereof a distance of 278 feet;

Thence

North 17° 25' East a distance of 908 feet; thence South a distance of 866 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

That part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at a point 44 rods due West of the Northeast corner of the South Half of the Southeast Quarter of said Section 5; thence running South a distance of 150 feet; thence

West a distance of 40 feet; thence

North a distance of 150 feet; thence

East a distance of 40 feet to the POINT OF BEGINNING.

PARCEL 2

That part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at a point 44 rods due West of the Northeast corner of the South Half of the Southeast Quarter of said Section 5; thence running South a distance of 150 feet; thence

West a distance of 40 feet; thence

North a distance of 150 feet; thence

East a distance of 40 feet to the POINT OF BEGINNING.

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 87207

Date: 12/30/2025

Date Created: 12/30/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Notus Parma Highway District No 2

Comments: CR2025-0018 & OR2025-0027

Site Address: 29211 HWY 20 26, Parma ID 83660 / Parcel Number: 38701000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2025-0018	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2025-0018	\$50.00	\$0.00	\$0.00
Planning - Conditional Rezone	CR2025-0018	\$1,250.00	\$0.00	\$0.00
Planning - Conditional Rezone - If Greater Than 10 Acres - (Cost Per Acre)	CR2025-0018	\$1,120.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2025-0018	\$500.00	\$0.00	\$0.00
Planning - Comprehensive Plan Map Amendment	OR2025-0027	\$3,200.00	\$0.00	\$0.00

Sub Total: \$6,720.00

Sales Tax: \$0.00

Total Charges: \$6,720.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	31579	\$40.00
Check	31578	\$6,680.00

Total Payments: \$6,720.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: maqomez

Page 1 of 1