# EXHIBIT A:

# DRAFT FCOs

# EXHIBIT B:

# APPLICATION PACKET AND MATERIALS

# Canyon County, ID Web Map




12/23/2025, 12:16:18 PM

Multiple Parcel Search _Query result

CanyonCountyRoads

Roads

CC_PrivateRoads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

Canyon County, ID

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

# ZONING AMENDMENT
## PUBLIC HEARING - MASTER APPLICATION

| | | |
|---|---|---|
| **PROPERTY OWNER** | OWNER NAME:<br>Weeks Investments LLC & Blome Family Trust (Dixie Blome) | |
| | MAILING ADDRESS:<br>0 Lone Star Road Nampa ID 83686 & 13542 Roosevelt Ave Nampa Id 83686 | |
| | PHONE:<br>[redacted] | EMAIL:<br>[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:* [signature] *Date:* 11/21/2025

| | | |
|---|---|---|
| **APPLICANT:** IF DIFFERING FROM THE PROPERTY OWNER | APPLICANT NAME:<br>Jadon Schneider | |
| | COMPANY NAME:<br>Bronze Bow Inc | |
| | MAILING ADDRESS:<br>P.O. Box 8525 Boise Idaho 83707 | |
| | PHONE:<br>([redacted] | EMAIL:<br>[redacted] |

| | | |
|---|---|---|
| **SITE INFO** | STREET ADDRESS:<br>0 Lone Star Road Nampa ID 83686 & 13542 Roosevelt Ave Nampa Id 83686 | |
| | PARCEL NUMBER:<br>33048000 0 & 33048010 0 | |
| | PARCEL SIZE:<br>72.2300 acres & 5.7600 acres = 77.99 acres | |
| | **CHECK THE APPLICABLE APPLICATION TYPE:** | |
| | ☐ REZONE | ☑ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT |
| | CURRENT ZONING:<br>Agriculture | PROPOSED ZONING:<br>R-1 |
| | FLOOD ZONE (YES/NO)<br>No | ZONING DISTRICT:<br>A |

**FOR DSD STAFF COMPLETION ONLY:**

| | | | |
|---|---|---|---|
| CASE NUMBER | CR2025-0016 | DATE RECEIVED: | 12-22-2025 |
| RECEIVED BY: | Emily Bunn | 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. | ✓ | ✓ |
| Letter of Intent (see standards on next page) | ✓ | ✓ |
| Land Use Worksheet | ✓ | ✓ |
| Neighborhood Meeting form was completed and signed | ✓ | ✓ |
| Completed Agency Acknowledgement form including: | ✓ | ✓ |
| Southwest District Health | | |
| Irrigation District | ✓ | |
| Fire District | ✓ | |
| Highway District/Idaho Transportation Dept | ✓ | |
| Area of City Impact (If applicable) | ✓ | |
| Conditional Rezone: | | ✓ |
| Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing) | ✓ | ✓ |
| Deed or evidence of property interest to the subject property | ✓ | ✓ |
| Fee: **Rezone: Per Adopted Fee Schedule**<br>**Conditional Rezone: Per Adopted Fee Schedule**<br>**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 12-15-2025

DSD Planner: _____ Date _____

**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
*Revised 3/29/23*

**Canyon County Planning & Zoning Department**
**111 N. 11th Avenue**
**Caldwell, ID 83605**

**RE:** Weeks Investment – Application for Zoning Amendment

On behalf of the development team, we are pleased to submit this Letter of Intent in support of the proposed Zoning Amendment for the *Weeks Investment* project, located at 0 Lone Star Rd, Nampa, ID 83686 and 13542 Roosevelt Ave, Nampa, ID 83686 (collectively referred to as "the Site"). The Site consists of approximately 77.99 acres and is currently zoned "A" (Agricultural) within unincorporated Canyon County.

The developer is requesting a Conditional Rezone to R-1 (Residential) to allow for the development of a rural residential subdivision consistent with the surrounding land use pattern. Following this rezone, a subdivision application will be submitted in accordance with County standards. The development proposal includes approximately 49 total building lots; 48 new single-family residential lots averaging roughly one acre each, and one lot containing the existing home on Roosevelt Avenue.

## Overview

The Weeks Investment project proposes an upscale, rural-residential community that preserves the open character of the area while providing well-designed single-family lots in a low-density configuration. The project incorporates key features such as private roads, homeowner-maintained open space, and a dedicated wildlife corridor connecting to the Deer Flat National Wildlife Refuge to the south. The design emphasizes environmental sensitivity, compatibility with adjacent neighborhoods, and the long-term goals of Canyon County's Comprehensive Plan.

### 1. Description of Proposed Use

The proposed use is a low-density residential subdivision designed to create a cohesive, rural-estate community with approximately one-acre lots. Domestic water service will be provided by connection to the existing Horizon Ridge shared private well system, which is adjacent to the Site and built to municipal standards.

Each lot will utilize individual septic systems for wastewater treatment, consistent with health district requirements.

Irrigation water will be provided through a combination of the Site's existing surface water rights and, if approved by DEQ, an irrigation well to supplement the system. Irrigation will be delivered as pressure irrigation to serve both private landscaping and HOA-maintained common areas.

Access to the subdivision will be provided from two locations: one from Lone Star Road along the northern boundary and one from Roosevelt Avenue along the southern boundary. Both roads are classified as collector streets, which are intended to carry the level of local traffic expected from this type of development. Internal circulation will consist

of private roads, constructed to County standards and maintained by the Homeowners Association.

Stormwater management will be addressed through on-site retention systems (including swales, borrow ditches, and small ponds) designed in accordance with County stormwater standards, ensuring all runoff is retained on-site. Perimeter and internal fencing will be installed during the landscaping phase to help define the community and protect adjacent agricultural and habitat areas.

**2. Description of Existing Use**

The Site is presently used for agricultural production and contains one existing residence on the Roosevelt Avenue parcel. Irrigation for crops is currently provided by existing surface water rights through nearby irrigation canals. The property's topography is gently sloping and well-suited for rural residential use. Surrounding land uses include the Horizon Ridge Subdivision (zoned R-1) to the west, active farmland to the north and east, and the Deer Flat National Wildlife Refuge to the south.

This transitional location between existing residential and agricultural lands, adjacent to a federally protected habitat area, makes the Site particularly suitable for a low-density development pattern that maintains open space and supports ecological connectivity.

**3. Consistency with the Comprehensive Plan and Zoning Criteria**

The proposed rezone from Agricultural (A) to Residential (R-1) is consistent with the Canyon County Comprehensive Plan and meets the intent of the County's zoning criteria. The development provides a logical extension of the existing residential pattern and supports the County's goals for rural housing diversity while maintaining the region's agricultural and natural character.

Specifically, the Project supports the Comprehensive Plan's Goal G11.01.00 to *"encourage opportunities for a diversity of housing choices in the County"* and Policy P11.01.01 to *"maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources."* The Weeks Investment development achieves these goals by creating large-lot, low-impact housing that respects adjacent farmland and the Deer Flat Wildlife Refuge while offering new housing opportunities that meet community needs.

The proposed subdivision location is also consistent with the plan's intent to *"encourage subdivisions to locate where adequate services and infrastructure exist or can be provided."* The site will connect to the existing Horizon Ridge water system, utilize on-site septic systems, and provide internal private roadways, thereby ensuring that adequate services are available without burdening existing County infrastructure.

Traffic impacts will primarily occur along Lone Star Road and Roosevelt Avenue, both of which are designated collector roads capable of accommodating the additional trips generated. Given the modest lot count and low density, traffic impacts are anticipated to be minor and consistent with County standards for similar developments.

Overall, the Project represents an appropriate and measured transition from agriculture to rural residential use, maintaining Canyon County's desired balance between growth, housing diversity, and rural preservation.

**4. Conditional Rezone: Concept Plan and Proposed Conditions of Approval**

The Concept Plan envisions a 49-lot gated community featuring single-family lots of approximately one acre each, designed around private roads, shared open spaces, and a wildlife corridor extending north-south across the site. The corridor will be incorporated into the HOA's common areas and maintained for the benefit of local wildlife and residents alike. Modest water features such as small ponds may be included to enhance the open-space network and retain existing natural features.
The development will preserve a substantial portion of the Site as open space, ensuring continued habitat connectivity between the Deer Flat Wildlife Refuge and surrounding agricultural lands. Landscaping, fencing, and limited lighting will help maintain the rural visual character.
The following general conditions are anticipated for the Conditional Rezone:

- The development shall generally conform to the conceptual plan submitted.
- All infrastructure shall meet or exceed applicable County standards.
- The Homeowners Association shall maintain all private roads, open spaces, and common amenities.
- The design shall preserve the proposed wildlife corridor and maintain open-space areas as shown on the concept plan.

The developer's intent is to establish a rural residential community that enhances property values, complements existing neighborhoods, and protects the natural setting surrounding the Deer Flat Wildlife Refuge. The Project represents a responsible and well-planned use of land that aligns with the County's long-term vision for balanced growth and preservation of rural character.

Sincerely,

Jadon Schneider

# 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: Wood or Vinyl Fencing 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)

   Irrigation lateral

## RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED**:

☑ Residential 49 ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☑ Water supply source: Private Well - Horizon Ridge Subdivision

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: _____

# Notice of Neighborhood Meeting
# Pre-application requirement for a Public Hearing

Date 11-19-2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Comprehensive Map Amendment & 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.

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

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County.

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: Tuesday December 2nd 2025**
**Time: 5pm**
**Location: South side of the intersection of South Florida Ave & Lone Star Road**
**(The meeting will be outdoors, please dress warm)**

The project is summarized below:

**Site Location: 13542 Roosevelt Ave (Note. The meeting will be held on the north side of the site not at this house)**
**Proposed access: Roosevelt Ave and Lone Star Road**
**Total acreage: 77.99 acres**
**Proposed lots: 49**

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. 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.

During our meeting, we will answer any questions you may have.

Feel free to contact me at [redacted]

Sincerely, Jadon Schneider

# 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: c Lone Star Road Nampa ID 83686 & 13542 Roosevelt Ave Nampa ID 83686 | Parcel Number: 33048000 0 & 33048010 0 | |
| City: nampa | State: Idaho | ZIP Code: 83686 |
| Notices Mailed Date: 11-19-25 | Number of Acres: 77.99 | Current Zoning: Agriculture |
| Description of the Request: Request to amend the comprehensive plan designation to allow for r-1 residential | | |

**APPLICANT / REPRESENTATIVE INFORMATION**

| | | |
|---|---|---|
| Contact Name: Jadon Schneider | | |
| Company Name: Bronze Bow Inc | | |
| Current address: P.O. Box 8525 | | |
| City: Boise | State: Idaho | ZIP Code: 83707 |
| Phone: [redacted] | Cell: | Fax: |
| Email: [redacted] | | |

**MEETING INFORMATION**

| | |
|---|---|
| DATE OF MEETING: 12-2-2025 | MEETING LOCATION: on site |
| MEETING START TIME: 5pm | MEETING END TIME: |

ATTENDEES:

| NAME (PLEASE PRINT) | SIGNATURE: | ADDRESS: |
|---|---|---|
| 1. CRAIG & DENISE TOLMIE | | 14336 RED RIVER, NAMPA |
| 2. Doug Fenton | | 14145 S. Florida Ave. Nampa |
| 3. Dr. Wilp Treasurer/Owner | | 17134 S. Florida Ave |
| 4. Jerry & Linda Steele | | 1219 S Spring Valley Dr Nampa |
| 5. Todd MacDonald | | 13378 Rough Rock ct. |
| 6. Travis Kasper | | 14088 Hidalgo Ranch Pl, Nampa |
| 7. Charles Zabinski | | 13955 Shaw Mountain St Nampa |
| 8. Katie Trzesniewski | | 14134 S. Florida Ave. Nampa |
| 9. JoDee & Daniel Arnold | | 13448 Lakeside Village Dr. |
| GARTH & MARTIE Gullion | | 14068 Hidalgo Ranch Place |
| Cash Koerner | | 14014 |
| Ray + Andy Klimchuck | | 13738 Roosevelt Ave |

Revised 6/9/22

| | |
|---|---|
| 10. | Jim Paul PLANSTRUCTURES.com 3824 W Roosevelt |
| 11. | Cheryl Higley newhigfam@gmail.com 12441 S. Abbot Downing Way, Nampa |
| 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):

Jadon Schneider

APPLICANT/REPRESENTATIVE (Signature): _____

DATE: 12 / 2 / 2025


N
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49

# AGENCY ACKNOWLEDGMENT

Date **12-15-2025**

Applicant **Jadon Schneider**

Parcel Number **33048000 0 & 33048010 0**

Site Address **0 Lone Star Rd Nampa & 13542 Roosevelt Ave Nampa**

**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 10/27/2025 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 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: 12-15-2025

Applicant: Jadon Schneider

Parcel Number: 33048000 0 & 33048010 0

Site Address: 0 Lone Star Rd Nampa & 13542 Roosevelt Ave Nampa

**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: Nampa Fire District

☒ Applicant submitted/met for informal review.

Date: 10/16/25 Signed: Indiana L

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

Weeks Farm Rezone

Date: **12-15-2025**

Applicant: **Jadon Schneider**

Parcel Number: **33048000 0 & 33048010 0**

Site Address: **0 Lone Star Rd Nampa & 13542 Roosevelt Ave Nampa**

**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: #D4

☑ Applicant submitted/met for informal review.

Date: 11/6/25 Signed: _____

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

**Irrigation District:** District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

**Area of City Impact** City: _____

☐ 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: 12-15-2025

Applicant: Jadon Schneider

Parcel Number: 33048000 0 & 33048010 0

Site Address: 0 Lone Star Rd Nampa & 13542 Roosevelt Ave Nampa

**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: Wilder Irrigation District

☒ Applicant submitted/met for informal review.

Date: 10/15/25 Signed: Kim Okut, Secretary Treasurer

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

There are no water rights assessed on this property.

**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: 12-15-2025

Applicant: Jadon Schneider

Parcel Number: 33048000 0 & 33048010 0

Site Address: 0 Lone Star Rd Nampa & 13542 Roosevelt Ave Nampa

**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: _____ Signed: _____

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

**Area of City Impact** City: NAMPA

☐ Applicant submitted/met for informal review.

Date: 10/15/25 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



N

SHEET 11 OF 6

PRELIMINARY DRAWING SET NOT FOR CONSTRUCTION

PROJECT REVISIONS

| NO. | ITEM | DATE |
|---|---|---|

DRAWN CHECKED APPROVED

**WEEKS FARM**

**LAYOUT OPTION - 11**

BRONZE BOW

P.O. BOX 8578
BOISE, ID 83707
ACTINGERNZEETWLAND.COM

# QUITCLAIM DEED

REQUEST Batt & Fisher
TYPE Deed FEE 9-

2006 JUL 8 PM 1 11
CANYON COUNTY RECORDER
BY

2006042293

FOR VALUE RECEIVED Robert Arthur Blome, and Dixie V. Blome, husband and wife, and Silver Sage, LLC, An Idaho limited liability company, hereby convey, release and forever quitclaim unto Weeks Investments, LP., an Idaho limited partnership, whose current address is 13542 Roosevelt Avenue, Nampa, Idaho 83686, the premises (more particularly described as follows) described on Exhibit A attached hereto and made a part hereof as though fully set forth herein.

Together with their appurtenances.

Robert Arthur Blome — Date 6/30/06

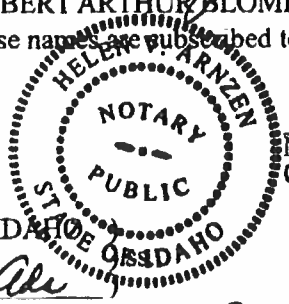
Dixie V. Blome — Date 6/30/06

SILVER SAGE, LLC.

By Dixie V. Blome
Dixie V. Blome, Manager

STATE OF IDAHO )
) ss.
County of Ada )

On this 30 day of June, 2006, before me a Notary Public in and for said State, personally appeared ROBERT ARTHUR BLOME and DIXIE V. BLOME, husband and wife, known or proved to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.




Helen V. Arnzen
Notary Public for Idaho
Commission Expires: 1/24/2009

STATE OF IDAHO )
) ss.
County of Ada )

On this 30 day of June, 2006, before me, a Notary Public in and for state State, personally appeared DIXIE V. BLOME, known to me to be, or proven to me to be the Manager and sole member of SILVER SAGE, LLC., an Idaho limited liability company, and who acknowledged to me that she executed the same on behalf of said company.




Helen V. Arnzen
Notary Public for Idaho
Commission Expires: 1/24/2009

# EXHIBIT "A"

The East 1/2 of the Northwest 1/4 of Section 26, Township 3 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho.

Together with all water rights, ditch rights and rights of way presently used on or in connection with the above-described real property.

Excepting therefrom

This parcel is situated in the SE 1/4 of the NW 1/4 of Section 26, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Southwest corner of said SE 1/4 NW 1/4 and bearing North 1° 10' 07" East 181.50 feet along the western boundary of said SE 1/4 NW 1/4; thence South 90° 00' 00" East 120.00 feet and parallel with the southern boundary of said SE 1/4 NW 1/4; thence South 1° 10' 07" West 181.50 feet and parallel with the western boundary of said SE 1/4 NW 1/4 to the southern boundary of said SE 1/4 NW 1/4; thence North 90°00' 00" West 120.00 feet along the southern boundary of said SE 1/4 NW 1/4 to the point of beginning.

And also excepting therefrom

A part of the SE 1/4 NW 1/4, Section 26, T3N, R3W, B.M., Canyon County, Idaho, more particularly described as follows, to wit:

Commencing at the southeast corner of the SE 1/4 of the NW 1/4 of said Section 26; thence north 800 feet along the east boundary of the SE 1/4 of the NW 1/4; thence west 520 feet along a line parallel to the north boundary of said section; thence south 100 feet along a line parallel to the west boundary of said section; thence southeasterly in a straight line to a point which is 400 feet north of the south boundary of the SE 1/4 of the NW 1/4 and 220 feet west of the east boundary of the SE 1/4 of the NW 1/4; thence south 400 feet along a line parallel to the west boundary of said section to the south boundary of said SE 1/4 of the NW 1/4; thence east 220 feet along the south boundary of said SE 1/4 of the NW 1/4 to the point of beginning.

And also excepting therefrom

A part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 3 West of the Boise Meridian and more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Southeast Quarter of the Northwest Quarter; thence North 0° 03' West along the West boundary of said Southeast Quarter of the Northwest Quarter, a distance of 300.0 feet to the True Point of Beginning; thence continuing North 0°03' West along said West boundary, a distance of 444.40 feet; thence South 20° 08' East a distance of 469.78 feet; thence South 88°49' West a Distance of 161.34 feet to the True Point of Beginning.

Recording Requested By And
When Recorded Mail To:

Darin DeAngeli
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

**2023-032870**
RECORDED
**10/10/2023 02:37 PM**
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 TYOUREN $15.00
TYPE: DEED
AHRENS DEANGELI LAW GROUP LLP
*ELECTRONICALLY RECORDED*

# Personal Representative's Deed

THIS DEED is made and executed by Dixie V. Blome, as Personal Representative of the estate of Robert A. Blome, deceased, "Grantor," to Dixie V. Blome, in her capacity as trustee of the Blome Family Trust, U/T/A dated April 16, 1992, as amended, "Grantee," whose address is 13542 Roosevelt Avenue, Nampa, Idaho 83686.

WHEREAS, Grantor is the qualified Personal Representative of said estate, filed as Probate Number CV14-21-05738 in Canyon County, Idaho;

THEREFORE, for valuable consideration received, Grantor hereby transfers and conveys to Grantee the following described real property in Canyon County, Idaho.

All of the Grantor's interest in the following described parcel:

A part of the SE1/4NW1/4, Section 26, T3N, R3W, B.M., Canyon County, Idaho, more particularly described as follows, to wit:

Commencing at the southeast corner of the SE1/4 of the NW1/4 of said Section 26; thence north 800 feet along the east boundary of the SE1/4 of the NW1/4; thence west 520 feet along a line parallel to the north boundary of said section; thence south 100 feet along a line parallel to the west boundary of said section; thence southeasterly in a straight line to a point which is 400 feet north of the south boundary of the SE1/4 of the NW1/4 and 220 feet west of the east of the SE1/4 of the NW1/4; thence south 400 feet along a line parallel to the west boundary of said section to the south boundary of said SE1/4 of the NW1/4; thence east 220 feet along the south boundary of said SE1/4 of the NW1/4 to the point of beginning.

TOGETHER WITH all water rights, ditch rights, rights of way, buildings, structures, improvements, fixtures, tenements, hereditaments and appurtenances no or hereafter thereto belonging or used in connection therewith.

5.76 acres, more or less.

TOGETHER WITH all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2023 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restriction, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee.

EXECUTED this 10th day of October, 2023.

Dixie L. Blome

Dixie V. Blome

"Personal Representative of the Estate of Robert A. Blome, deceased"

STATE OF IDAHO )
: ss.
COUNTY OF ADA )

On this 10th day of October, 2023. before me, a Notary Public for the State of Idaho, personally appeared Dixie V. Blome, as Personal Representative of the estate of Robert A. Blome, deceased, known to me to be the person named in the foregoing, and acknowledged to me that she executed the same as her free act and deed, for the uses and purposes therein mentioned.

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

DONNA BAKER PURDY
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 24831
MY COMMISSION EXPIRES 1-7-2026

Donna Baker Purdy
Notary Signature

0006233756

# STATE OF IDAHO

*Office of the secretary of state, Phil McGrane*

## ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

*For Office Use Only*

**-FILED-**

File #: 0006233756

Date Filed: 5/5/2025 9:18:50 AM

Entity Name and Mailing Address:

| | |
|---|---|
| Entity Name: | WEEKS INVESTMENTS, LLC |
| The file number of this entity on the records of the Idaho Secretary of State is: | 0000031546 |
| Address | 13542 ROOSEVELT AVE<br>NAMPA, ID 83686-8004 |

Entity Details:

| | |
|---|---|
| Entity Status | Active-Existing |
| This entity is organized under the laws of: | IDAHO |
| If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: | L5665 |

The registered agent on record is:

| | |
|---|---|
| Registered Agent | DIXIE V BLOME<br>Registered Agent<br>Physical Address<br>13542 ROOSEVELT AVE<br>NAMPA, ID 83686<br>Mailing Address<br>13542 ROOSEVELT AVE<br>NAMPA, ID 83686 |

Limited Liability Company Managers and Members

| Name | Title | Business Address |
|---|---|---|
| Dixie V. Blome | Manager | 13542 ROOSEVELT AVE<br>NAMPA, ID 83686-8004 |

The annual report must be signed by an authorized signer of the entity.

Job Title: Paralegal for Manager

*Donna Baker Purdy*
Sign Here

*05/05/2025*
Date

B1011-4999 05/05/2025 9:19 AM Received by Office of the Idaho Secretary of State



Page 1 of 1

## 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:** 87173 Date: 12/23/2025

**Date Created:** 12/23/2025 **Receipt Type:** Normal Receipt **Status:** Active

**Customer's Name:** David Buich for Weeks Investments LLC

**Comments:** OR2025-0026 and CR2025-0016

**Site Address:** 0 LONE STAR RD, Nampa ID / Parcel Number: 33048000 0

**CHARGES**

| Item Being Paid For: | Application Number: | Amount Paid: | Prevs Pymnts: | Unpaid Amnt: |
|---|---|---|---|---|
| Planning - Comprehensive Plan Map Amendment | OR2025-0026 | $3,200.00 | $0.00 | $0.00 |
| Planning - Conditional Rezone - If Greater Than 10 Acres - (Cost Per Acre) | OR2025-0026 | $2,720.00 | $0.00 | $0.00 |
| Planning - Conditional Rezone | OR2025-0026 | $1,250.00 | $0.00 | $0.00 |
| Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time) | OR2025-0026 | $500.00 | $0.00 | $0.00 |
| Planning - Notification - Public Hearing Level Cases (2 Hearings) | OR2025-0026 | $600.00 | $0.00 | $0.00 |
| Planning - Case Mapping (Fee Per Case Set) | OR2025-0026 | $50.00 | $0.00 | $0.00 |

**Sub Total:** $8,320.00

**Sales Tax:** $0.00

**Total Charges:** $8,320.00

**PAYMENTS**

| Type of Payment: | Check/Ref Number: | Amount: |
|---|---|---|
| Credit Card | 188620864 | $8,320.00 |

**Total Payments:** $8,320.00

**ADJUSTMENTS**

**Receipt Balance:** $0.00

**Issued By:** pdilbeck

# EXHIBIT C:

# SUPPLEMENTAL DOCUMENTS

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

# R33048010 PARCEL INFORMATION REPORT

1/13/2026 3:29:09 PM

**PARCEL NUMBER:** R33048010
**OWNER NAME:** BLOME FAMILY TRUST
**CO-OWNER:** BLOME ROBERT A TRUSTEE
**MAILING ADDRESS:** 13542 ROOSEVELT AVE NAMPA ID 83686
**SITE ADDRESS:** 13542 ROOSEVELT AVE
**TAX CODE:** 2070000
**TWP:** 3N **RNG:** 3W **SEC:** 26 **QUARTER:** NW
**ACRES:** 5.76
**HOME OWNERS EXEMPTION:** Yes
**AG-EXEMPT:** Yes
**DRAIN DISTRICT:** NOT In Drain Dist
**ZONING DESCRIPTION:** AG / AGRICULTURE
**HIGHWAY DISTRICT:** HIGHWAY DISTRICT #4
**FIRE DISTRICT:** NAMPA FIRE
**SCHOOL DISTRICT:** NAMPA SCHOOL DIST #131
**IMPACT AREA:** NOT In Impact Area
**FUTURE LAND USE 2011-2022 :** RES
**FLU Overlay Zone Desc 2030:**
**FLU RR Zone Desc 2030:**
**FUTURE LAND USE 2030:** AGRICULTURE
**IRRIGATION DISTRICT:** BOISE PROJECT BOARD OF CONTROL / WILDER IRRIGATION DISTRICT
**FEMA FLOOD ZONE:** X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0375F

**WETLAND:** Freshwater Pond
**NITRATE PRIORITY:** NO Nitrate Prio
**FUNCTIONAL Classification:** COLLECTOR
**INSTRUMENT NO. :** 2023032870
**SCENIC BYWAY:** NOT In Scenic Byway
**LEGAL DESCRIPTION:** 26-3N-3W NW TX 3 IN SENW
**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.

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

# R33048 PARCEL INFORMATION REPORT

1/13/2026 3:28:49 PM

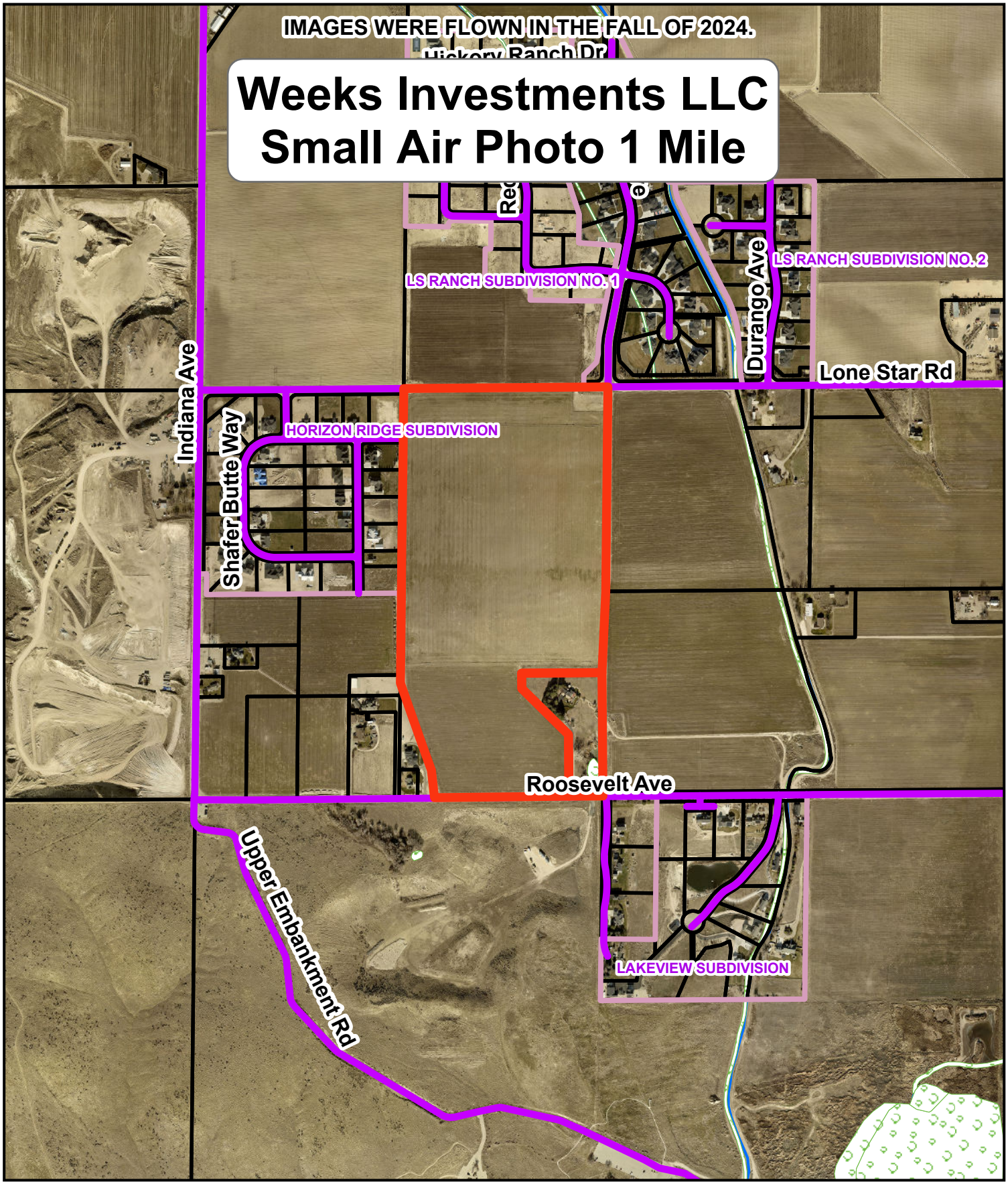
**PARCEL NUMBER:** R33048
**OWNER NAME:** WEEKS INVESTMENTS LP
**CO-OWNER:**
**MAILING ADDRESS:** 13542 ROOSEVELT AVE NAMPA ID 83686
**SITE ADDRESS:** 0 LONE STAR RD
**TAX CODE:** 2070000
**TWP:** 3N **RNG:** 3W **SEC:** 26 **QUARTER:** NW
**ACRES:** 72.29
**HOME OWNERS EXEMPTION:** No
**AG-EXEMPT:** Yes
**DRAIN DISTRICT:** NOT In Drain Dist
**ZONING DESCRIPTION:** AG / AGRICULTURE
**HIGHWAY DISTRICT:** HIGHWAY DISTRICT #4
**FIRE DISTRICT:** NAMPA FIRE
**SCHOOL DISTRICT:** NAMPA SCHOOL DIST #131
**IMPACT AREA:** NOT In Impact Area
**FUTURE LAND USE 2011-2022 :** RES
**FLU Overlay Zone Desc 2030:**
**FLU RR Zone Desc 2030:**
**FUTURE LAND USE 2030:** AGRICULTURE
**IRRIGATION DISTRICT:** BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT / WILDER IRRIGATION DISTRICT
**FEMA FLOOD ZONE:** X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0375F

**WETLAND:** NOT In WETLAND
**NITRATE PRIORITY:** NO Nitrate Prio
**FUNCTIONAL Classification:** COLLECTOR
**INSTRUMENT NO. :** 200664293
**SCENIC BYWAY:** NOT In Scenic Byway
**LEGAL DESCRIPTION:** 26-3N-3W NW E 1/2 NW LS S 25' ,TX 1-A, 1-B,3 & 99053
**PLATTED SUBDIVISION:**
**SMALL CITY ZONING:**
**SMALL CITY ZONING TYPE:**

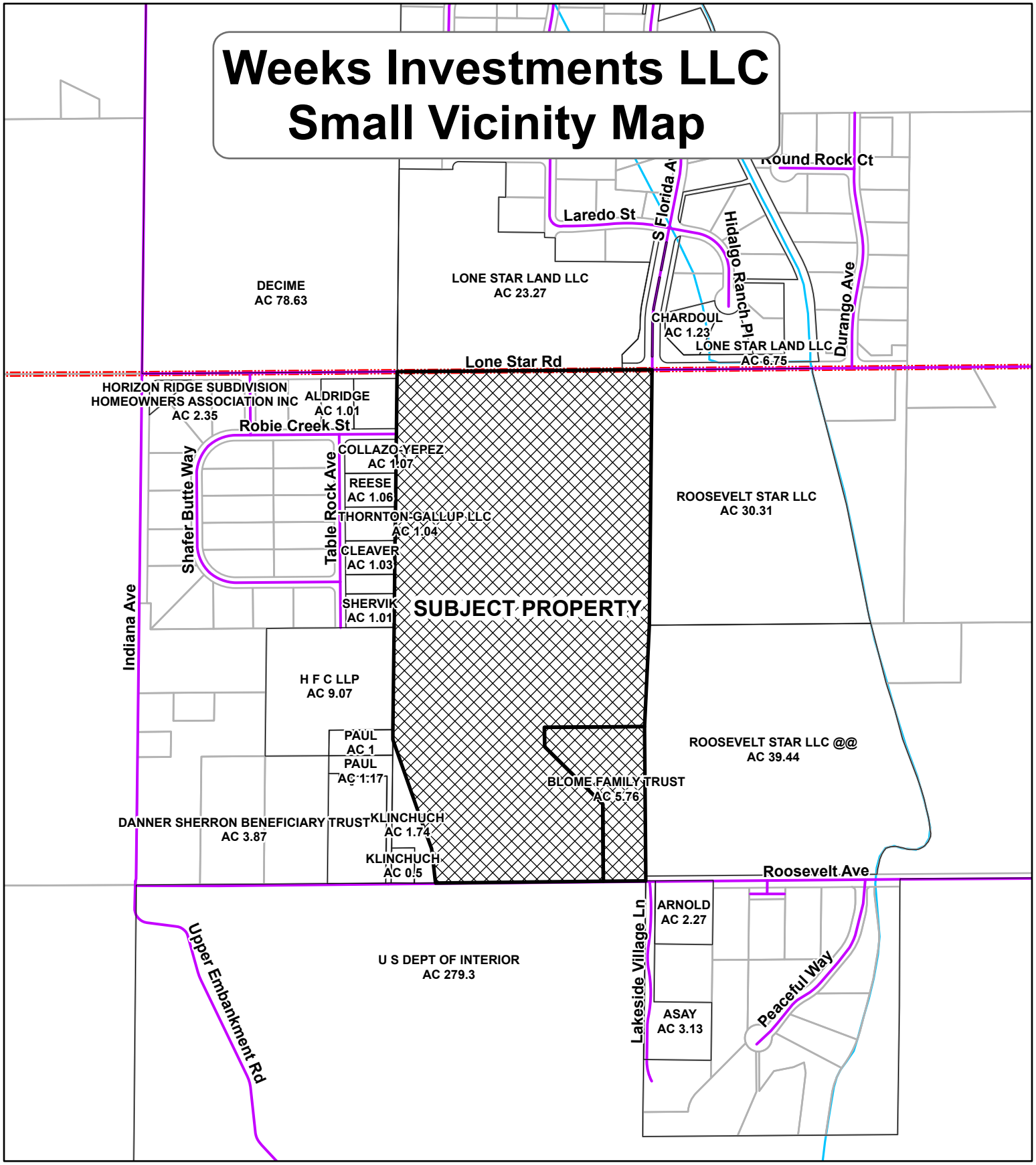
## DISCLAIMER:

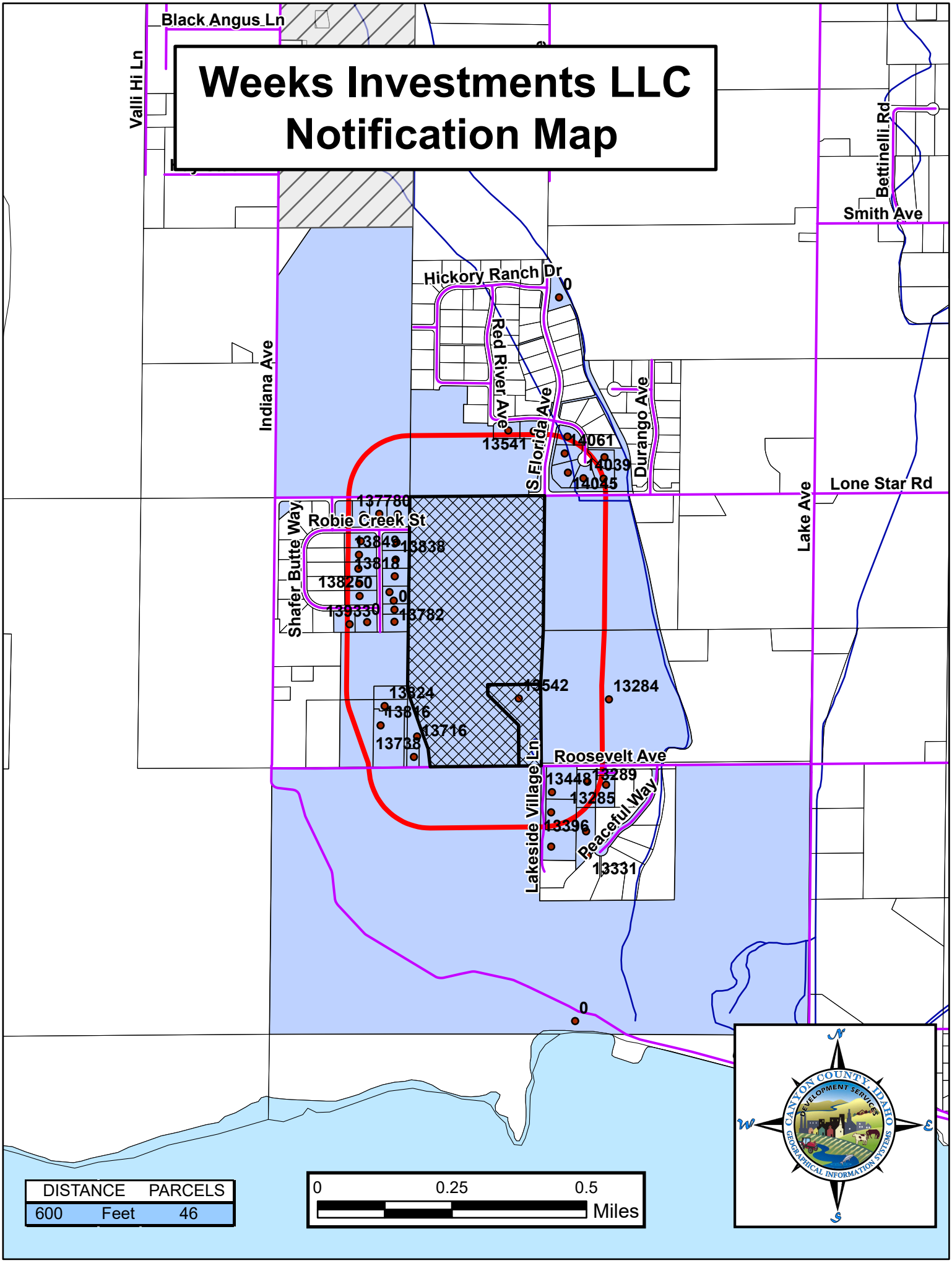
1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED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

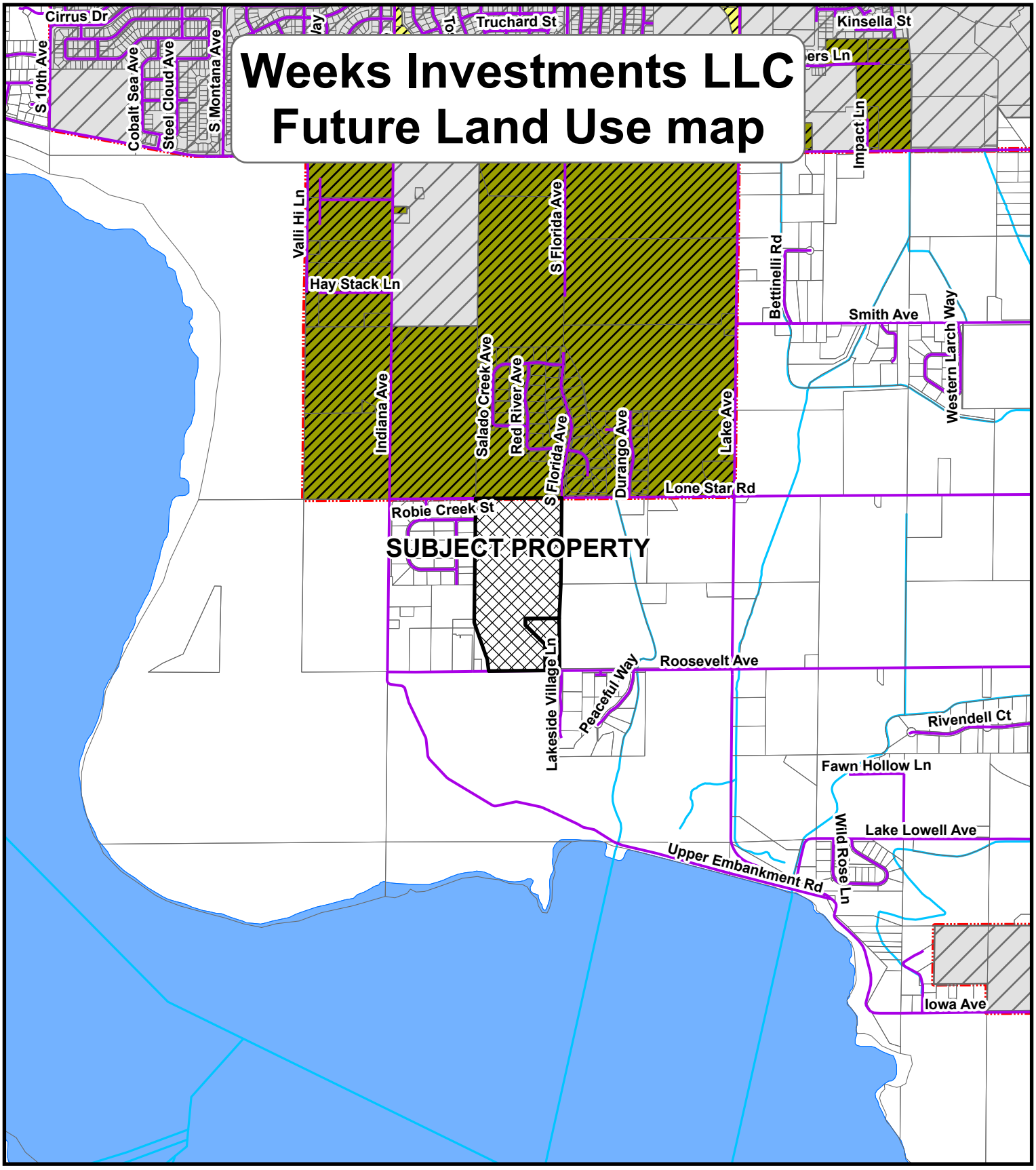
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.


IMAGES WERE FLOWN IN THE FALL OF 2024.
Hickory Ranch Dr
Weeks Investments LLC
Small Air Photo 1 Mile
LS RANCH SUBDIVISION NO. 1
LS RANCH SUBDIVISION NO. 2
Durango Ave
Lone Star Rd
Indiana Ave
Shafer Butte Way
HORIZON RIDGE SUBDIVISION
Roosevelt Ave
Upper Embankment Rd
LAKEVIEW SUBDIVISION
City_Limits
Wetlands
0
0.25
0.5
Miles

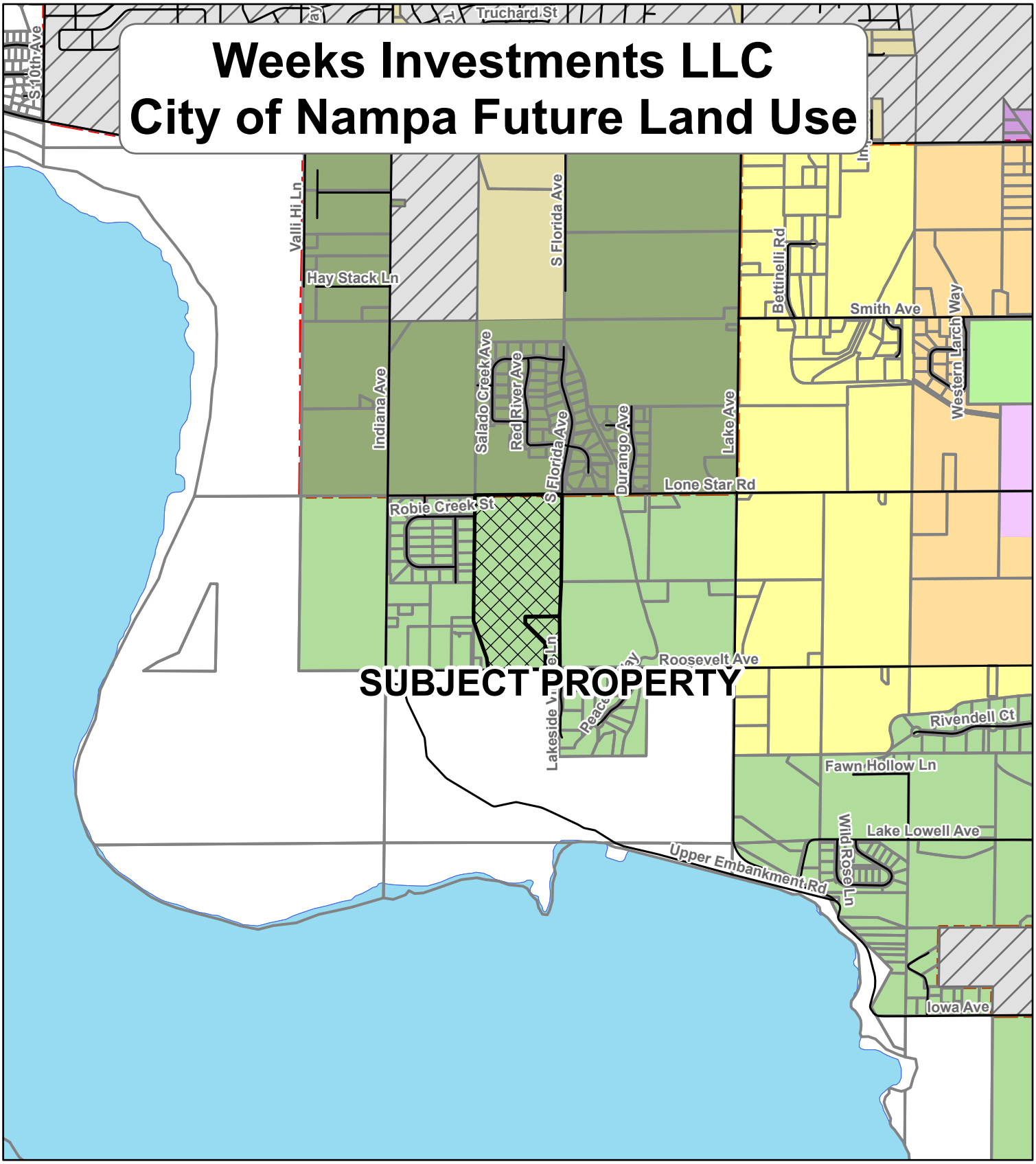
# Weeks Investments LLC
# Small Vicinity Map




Weeks Investments LLC
Notification Map
Black Angus Ln
Valli Hi Ln
Bettinelli Rd
Smith Ave
Hickory Ranch Dr
Red River Ave
Indiana Ave
S Florida Ave
Durango Ave
Lone Star Rd
Lake Ave
Robie Creek St
Shafer Butte Way
Roosevelt Ave
Lakeside Village Ln
Peaceful Way
13541
14061
14039
14025
13849
13838
13818
138250
139330
13782
13924
13816
13716
13738
13542
13284
13448
13289
13285
13396
13331
0
DISTANCE PARCELS
600 Feet 46
0 0.25 0.5
Miles
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS


Weeks Investments LLC
Future Land Use map
Cirrus Dr
S 10th Ave
Cobalt Sea Ave
Steel Cloud Ave
S Montana Ave
Truchard St
Kinsella St
Impact Ln
Valli Hi Ln
Hay Stack Ln
S Florida Ave
Bettinelli Rd
Smith Ave
Western Larch Way
Indiana Ave
Salado Creek Ave
Red River Ave
S Florida Ave
Durango Ave
Lake Ave
Lone Star Rd
Robie Creek St
SUBJECT PROPERTY
Lakeside Village Ln
Peaceful Way
Roosevelt Ave
Rivendell Ct
Fawn Hollow Ln
Wild Rose Ln
Lake Lowell Ave
Upper Embankment Rd
Iowa Ave
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
0
0.5
1
Miles

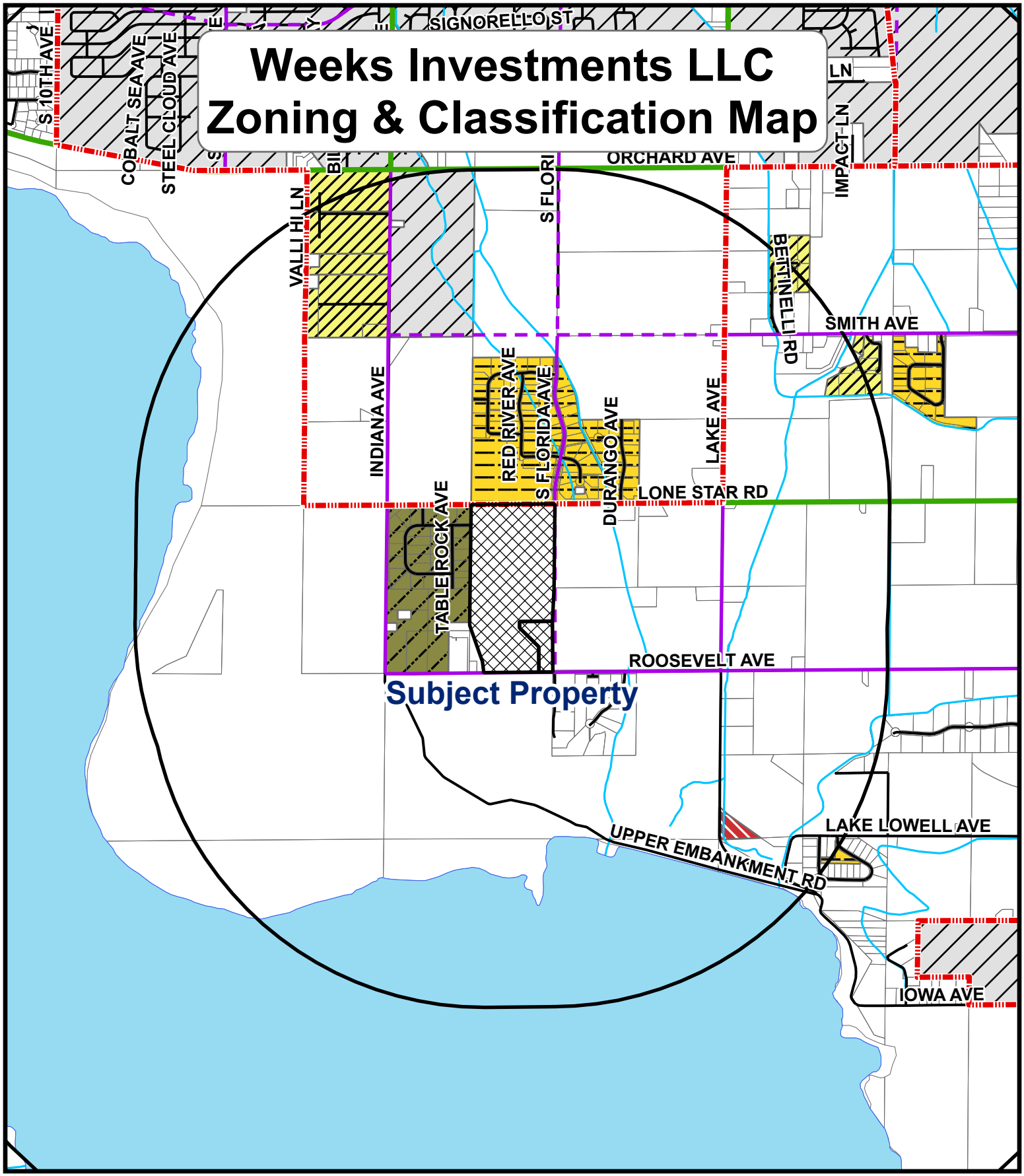
# Weeks Investments LLC
# City of Nampa Future Land Use

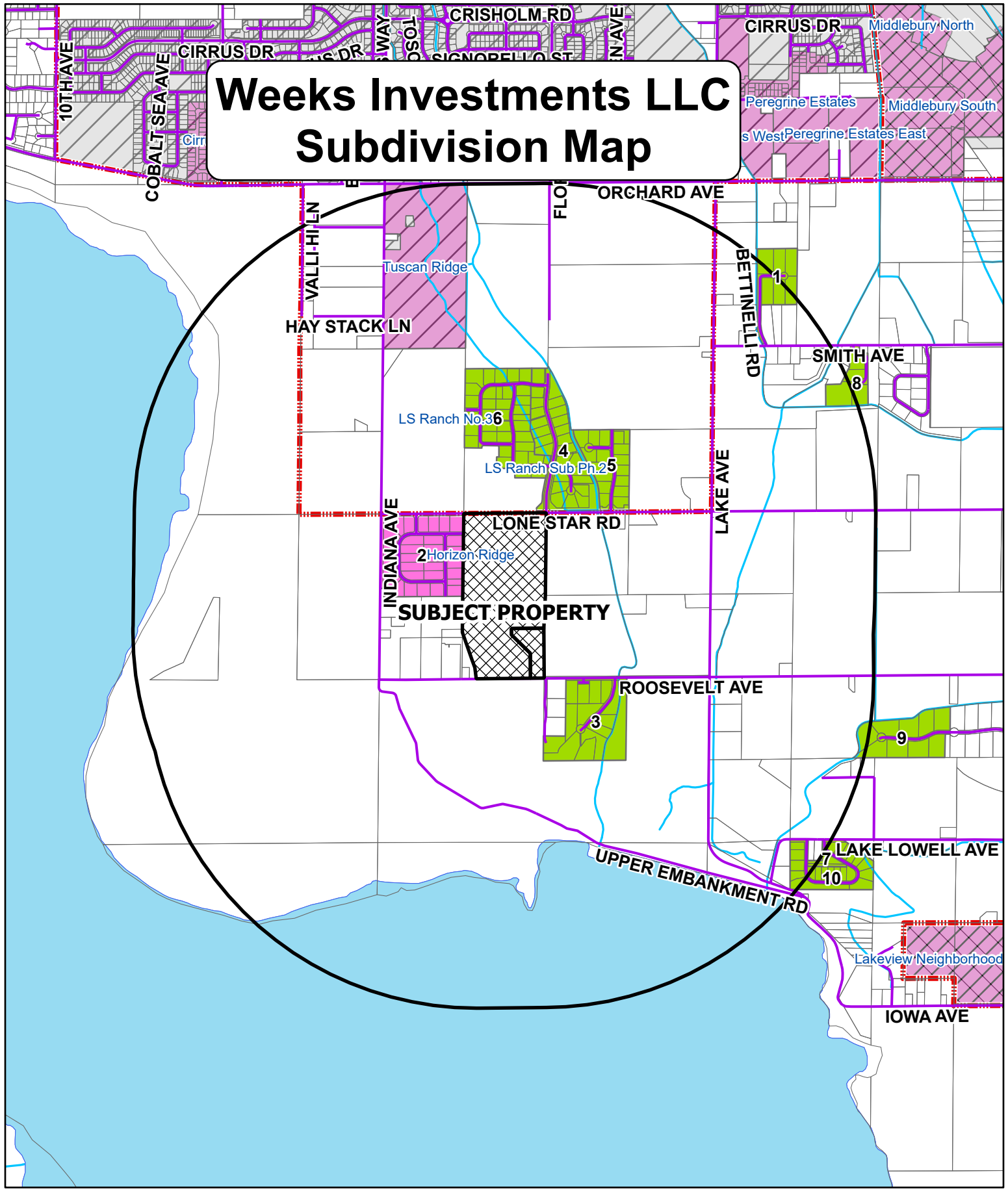



NampaCompPlan

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

0 0.25 0.5 Miles


Weeks Investments LLC
Zoning & Classification Map
SIGNORELLO ST
S 10TH AVE
COBALT SEA AVE
STEEL CLOUD AVE
ORCHARD AVE
IMPACT LN
VALLI HI LN
S FLORI
BERTINELLI RD
SMITH AVE
INDIANA AVE
RED RIVER AVE
S FLORIDA AVE
DURANGO AVE
LAKE AVE
LONE STAR RD
TABLE ROCK AVE
ROOSEVELT AVE
Subject Property
LAKE LOWELL AVE
UPPER EMBANKMENT RD
IOWA AVE
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
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


Weeks Investments LLC
Subdivision Map
CRISHOLM RD
CIRRUS DR
10TH AVE
COBALT SEA AVE
Middlebury North
Peregrine Estates
Middlebury South
Peregrine Estates East
ORCHARD AVE
VALLI-HI LN
Tuscan Ridge
HAY STACK LN
BETTINELLI RD
SMITH AVE
LS Ranch No.3
LS Ranch Sub Ph.2
LAKE AVE
INDIANA AVE
LONE STAR RD
Horizon Ridge
SUBJECT PROPERTY
ROOSEVELT AVE
LAKE LOWELL AVE
UPPER EMBANKMENT RD
Lakeview Neighborhood
IOWA AVE
1
2
3
4
5
6
7
8
9
10
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.25
0.5
Miles

# SUBDIVISION & LOT REPORT

| NUMBER OF SUBS | ACRES IN SUB | NUMBER OF LOTS | AVERAGE LOT SIZE | |
|---|---|---|---|---|
| 10 | 232.09 | 187 | 1.24 | |
| **NUMBER OF SUBS IN PLATTING** | **ACRES IN SUB** | **NUMBER OF LOTS** | **AVERAGE LOT SIZE** | |
| 2 | 118.56 | 279 | 0.42 | |
| # Lots Notified | Average | Median | Minimum | Maximum |
| 46 | 13.00 | 1.06 | 0.50 | 279.30 |
| **NUMBER OF MOBILE HOME PARKS** | **ACRES IN MHP** | **NUMBER OF SITES** | **AVG HOMES PER ACRE** | **MAXIMUM** |
| 0 | | | | |

# PLATTED SUBDIVISIONS

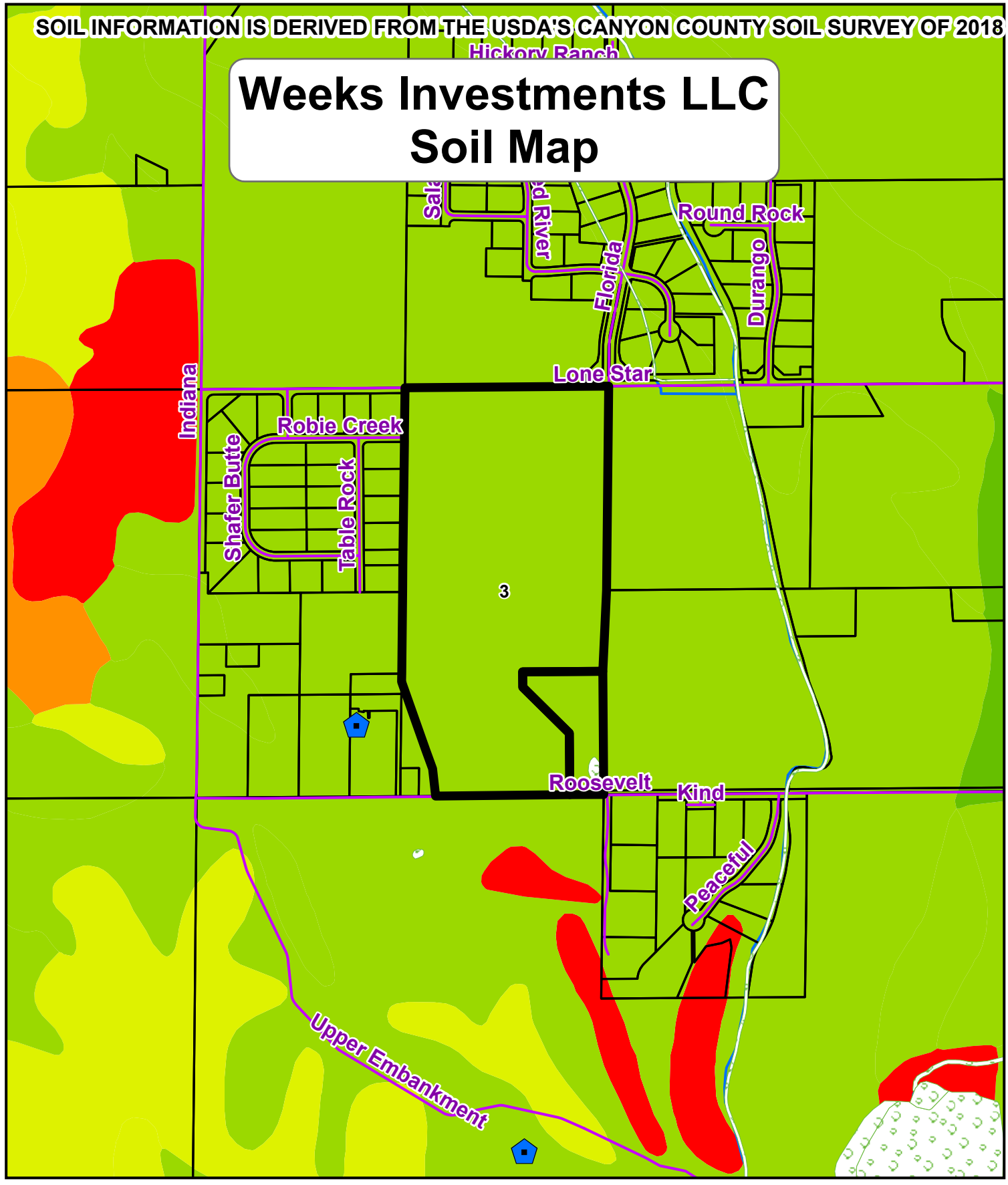
| SUBDIVISION NAME | Label | LOCATION | ACRES | NO. OF LOTS | AVERAGE LOT SIZE | CITY OF... | Year |
|---|---|---|---|---|---|---|---|
| BELLA VISTA SUBDIVISION | 1 | 3N3W24 | 14.09 | 7 | 2.01 | COUNTY (Canyon) | 2014 |
| HORIZON RIDGE SUBDIVISION | 2 | 3N3W26 | 40.10 | 32 | 1.25 | COUNTY (Canyon) | 2023 |
| LAKEVIEW SUBDIVISION | 3 | 3N3W26 | 32.82 | 16 | 2.05 | COUNTY (Canyon) | 2012 |
| LS RANCH SUBDIVISION NO. 1 | 4 | 3N3W23 | 35.38 | 38 | 0.93 | COUNTY (Canyon) | 2020 |
| LS RANCH SUBDIVISION NO. 2 | 5 | 3N3W23 | 19.30 | 19 | 1.02 | COUNTY (Canyon) | 2022 |
| LS RANCH SUBDIVISION NO. 3 | 6 | 3N3W23 | 38.32 | 36 | 1.06 | COUNTY (Canyon) | 2023 |
| REPLAT LOT 8, BLOCK 1 OF WILD ROSE RANCHETTES | 7 | 3N3W36 | 1.86 | 2 | 0.93 | COUNTY (Canyon) | 2021 |
| STITES FARM SUBDIVISION | 8 | 3N3W24 | 9.55 | 5 | 1.91 | COUNTY (Canyon) | 2019 |
| TWO TOWERS SUB #2 | 9 | 3N3W25 | 21.73 | 9 | 2.41 | COUNTY (Canyon) | 2006 |
| WILD ROSE RANCHETTES | 10 | 3N3W36 | 18.93 | 23 | 0.82 | COUNTY (Canyon) | 1974 |

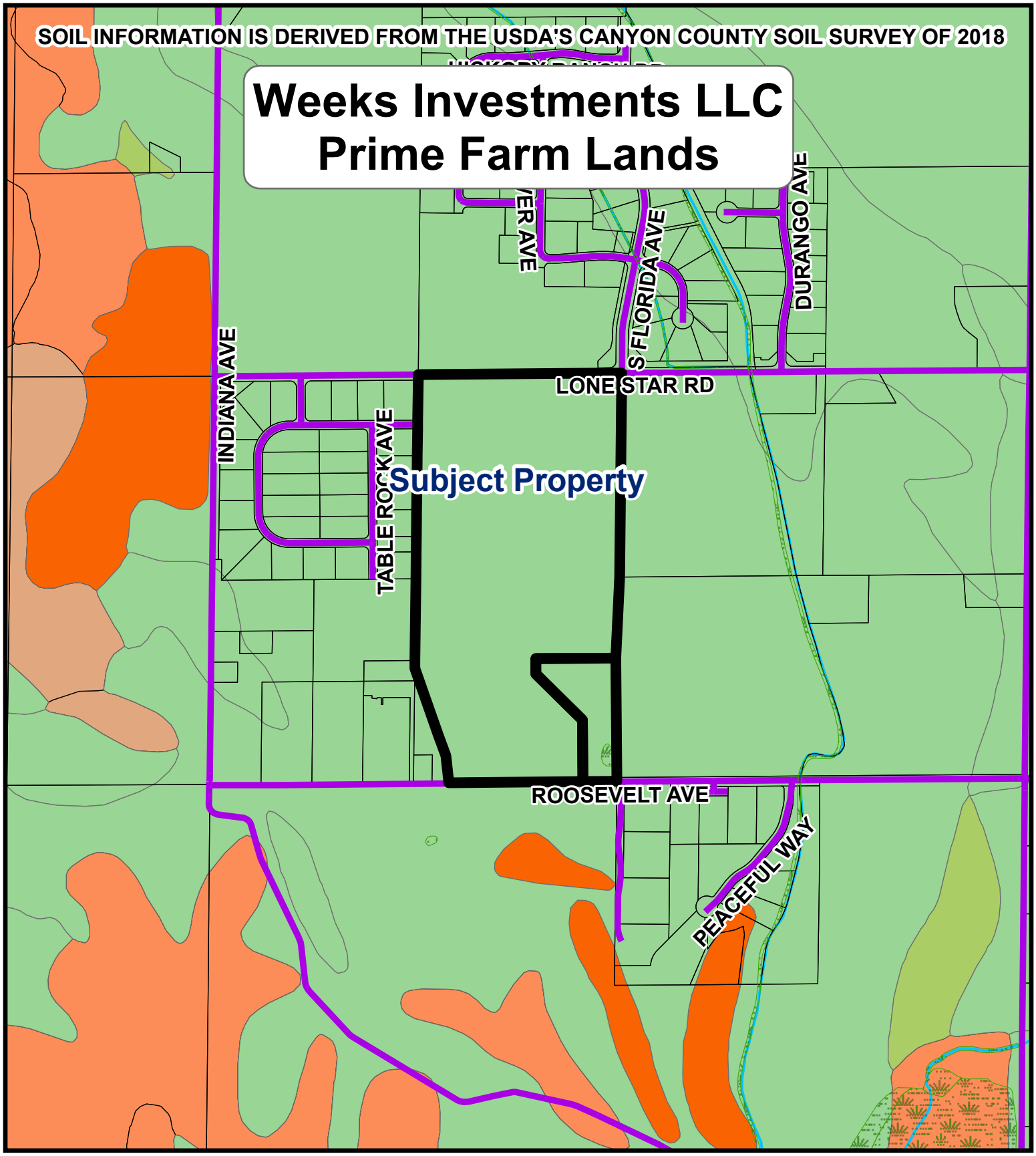
# SUBDIVISIONS IN PLATTING

| SUBDIVISION NAME | ACRES | NO. OF LOTS | AVERAGE LOT SIZE |
|---|---|---|---|
| Tuscan Ridge | 78.46 | 250 | 0.31 |
| Horizon Ridge | 40.10 | 29 | 1.38 |

# MOBILE HOME & RV PARKS

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


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Weeks Investments LLC
Soil Map
Hickory Ranch
Round Rock
Florida
Durango
Lone Star
Indiana
Robie Creek
Shafer Butte
Table Rock
3
Roosevelt
Kind
Peaceful
Upper Embankment
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
Weeks Investments LLC
Prime Farm Lands
ER AVE
S FLORIDA AVE
DURANGO AVE
INDIANA AVE
LONE STAR RD
TABLE ROCK AVE
Subject Property
ROOSEVELT AVE
PEACEFUL WAY
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

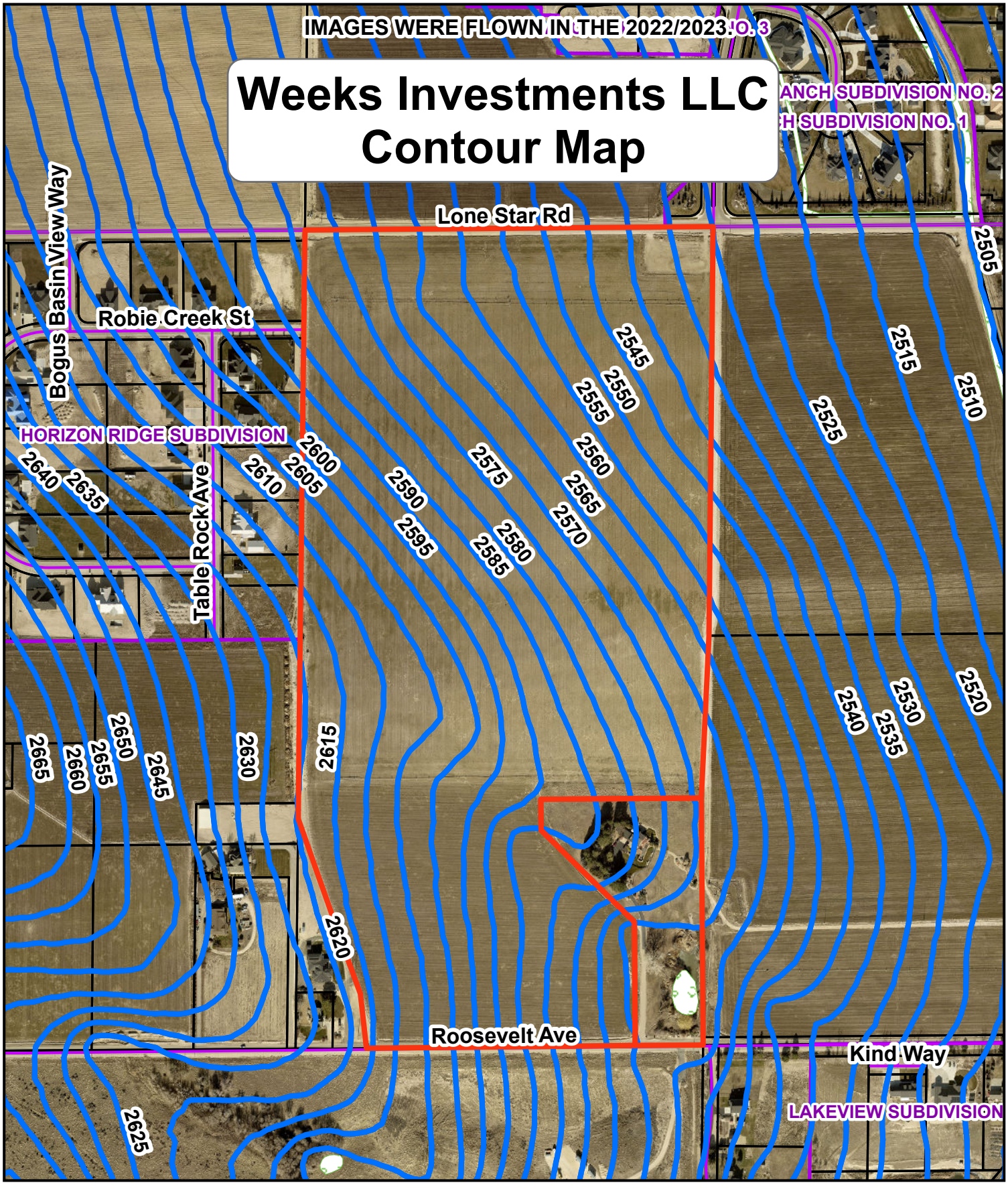
| SOIL CAPABILITY CLASS | SOIL CAPABILITY | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |
|---|---|---|---|---|
| 3 | MODERATELY SUITED SOIL | 3399842.53 | 78.05 | 100.00% |
| | | 3399842.53 | 78.05 | 100% |

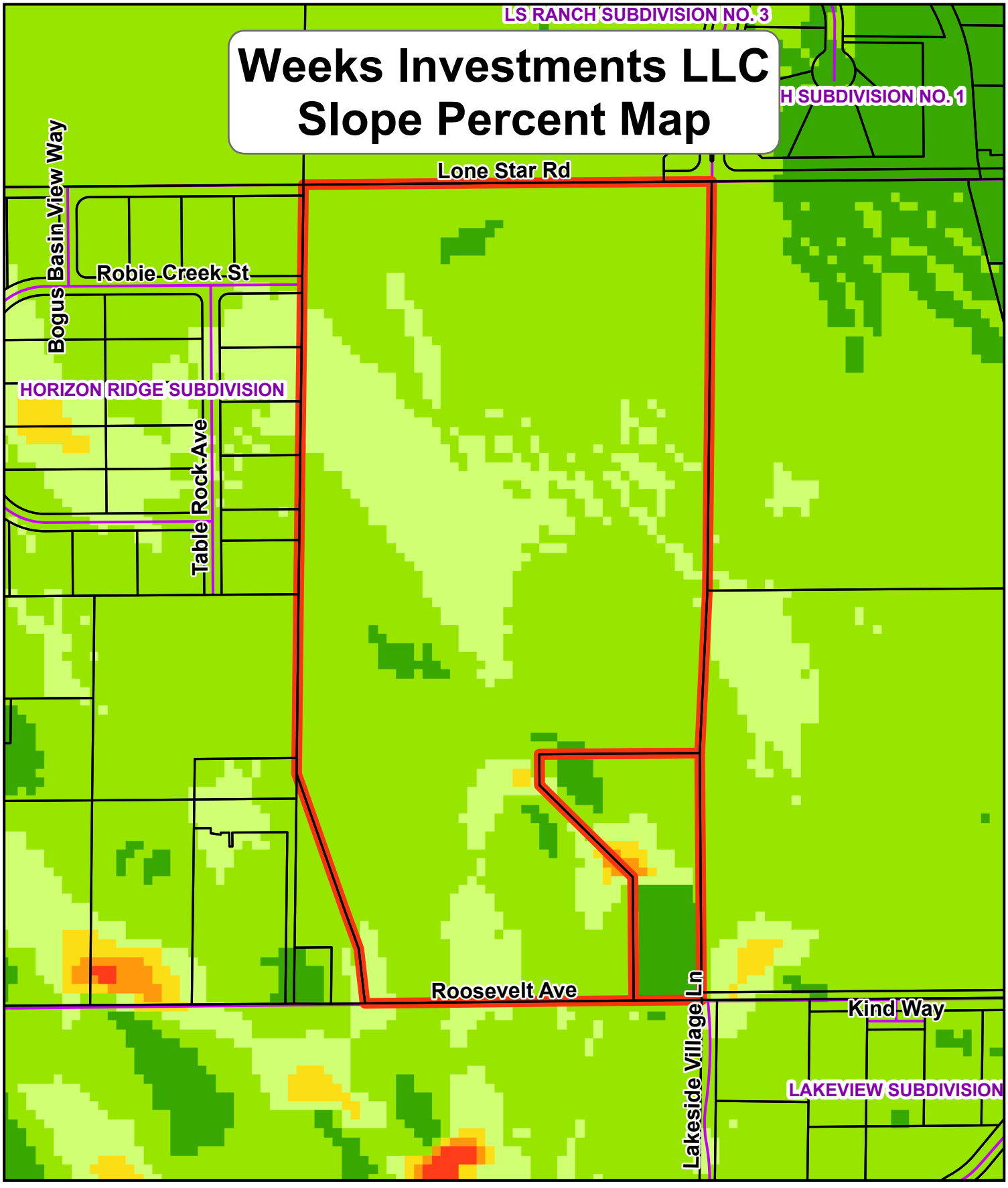
# FARMLAND REPORT

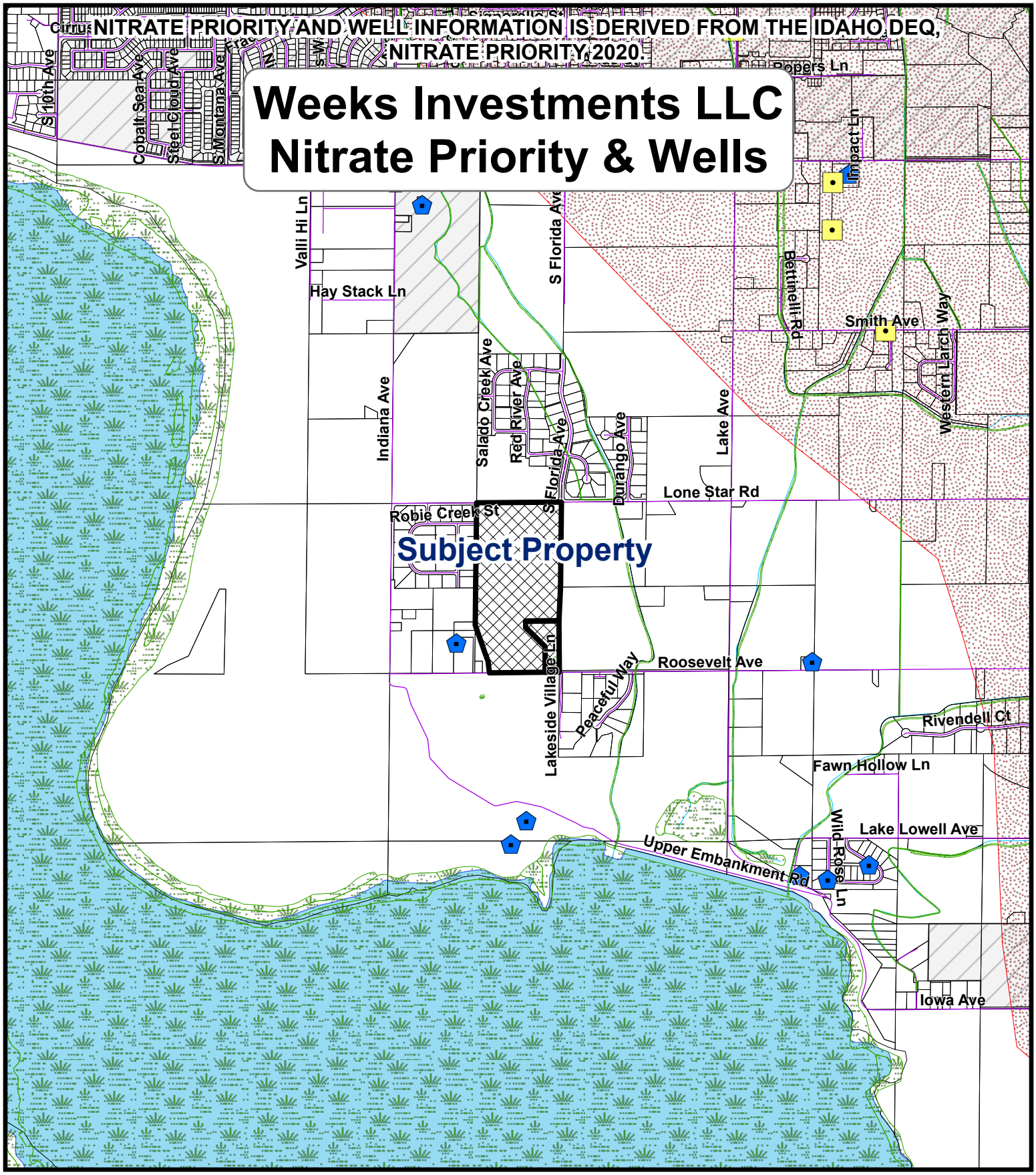
| SOIL NAME | FARMLAND TYPE | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |
|---|---|---|---|---|
| VmC | Prime farmland if irrigated | 3399842.53 | 78.05 | 100.00% |
| | | 3399842.53 | 78.05 | 100% |

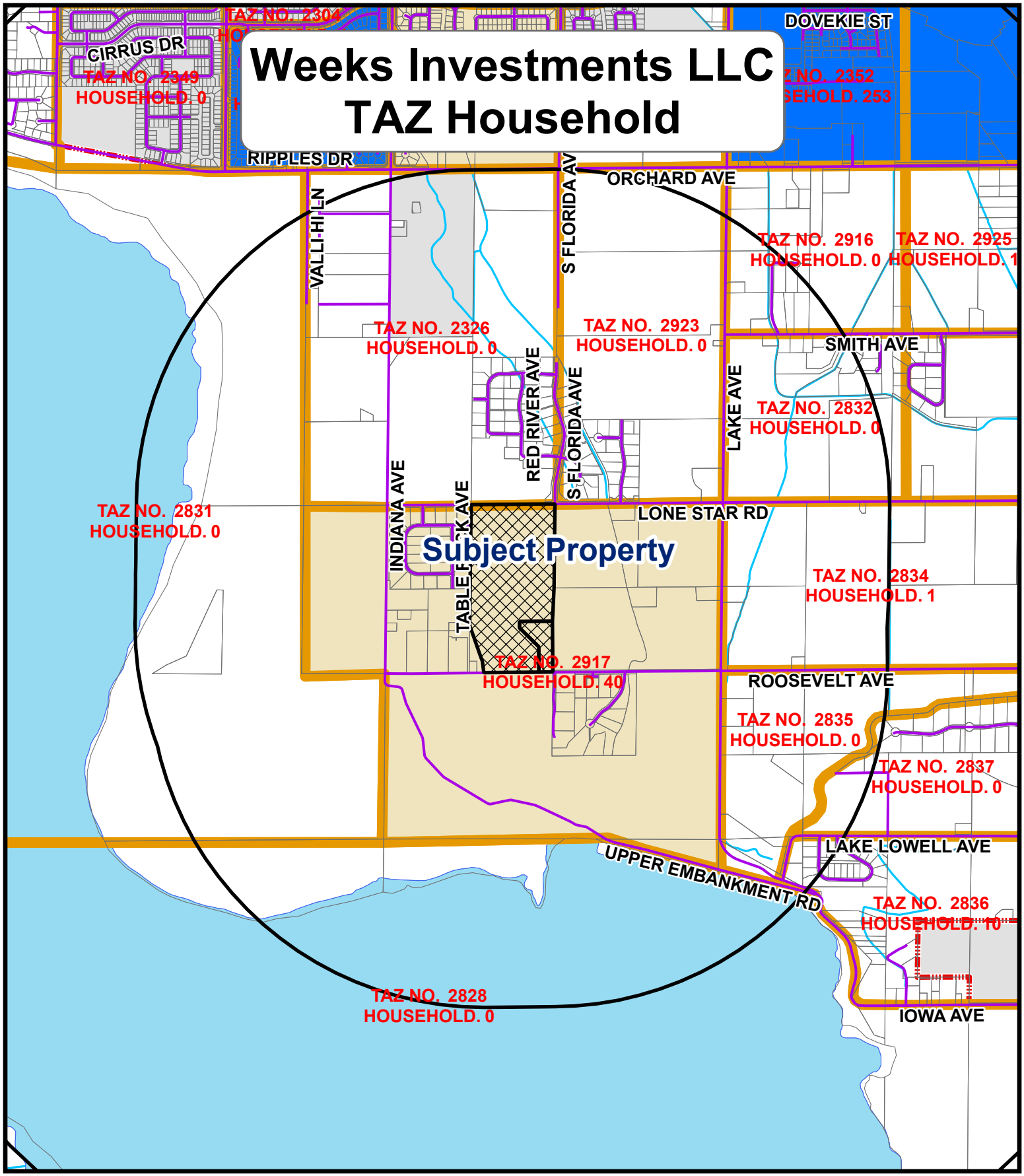
**SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018**

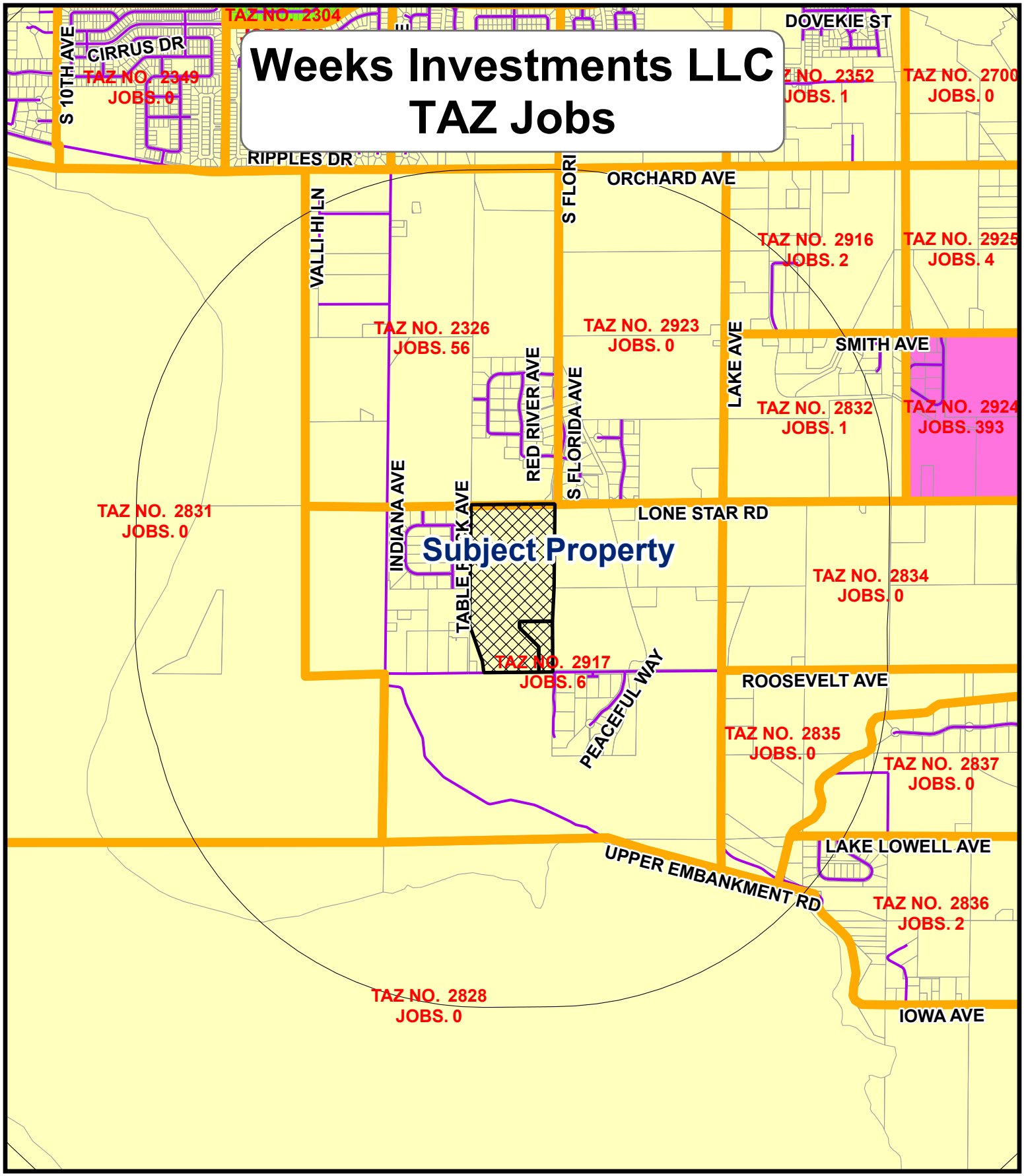
| GRADE | SOILTYPE |
|---|---|
| 1 | BEST SUITED SOIL |
| 2 | BEST SUITED SOIL |
| 3 | MODERATELY SUITED SOIL |
| 4 | MODERATELY SUITED SOIL |
| 5 | LEAST SUITED SOIL |
| 6 | LEAST SUITED SOIL |
| 7 | LEAST SUITED SOIL |
| 8 | LEAST SUITED SOIL |
| 9 | LEAST SUITED SOIL |

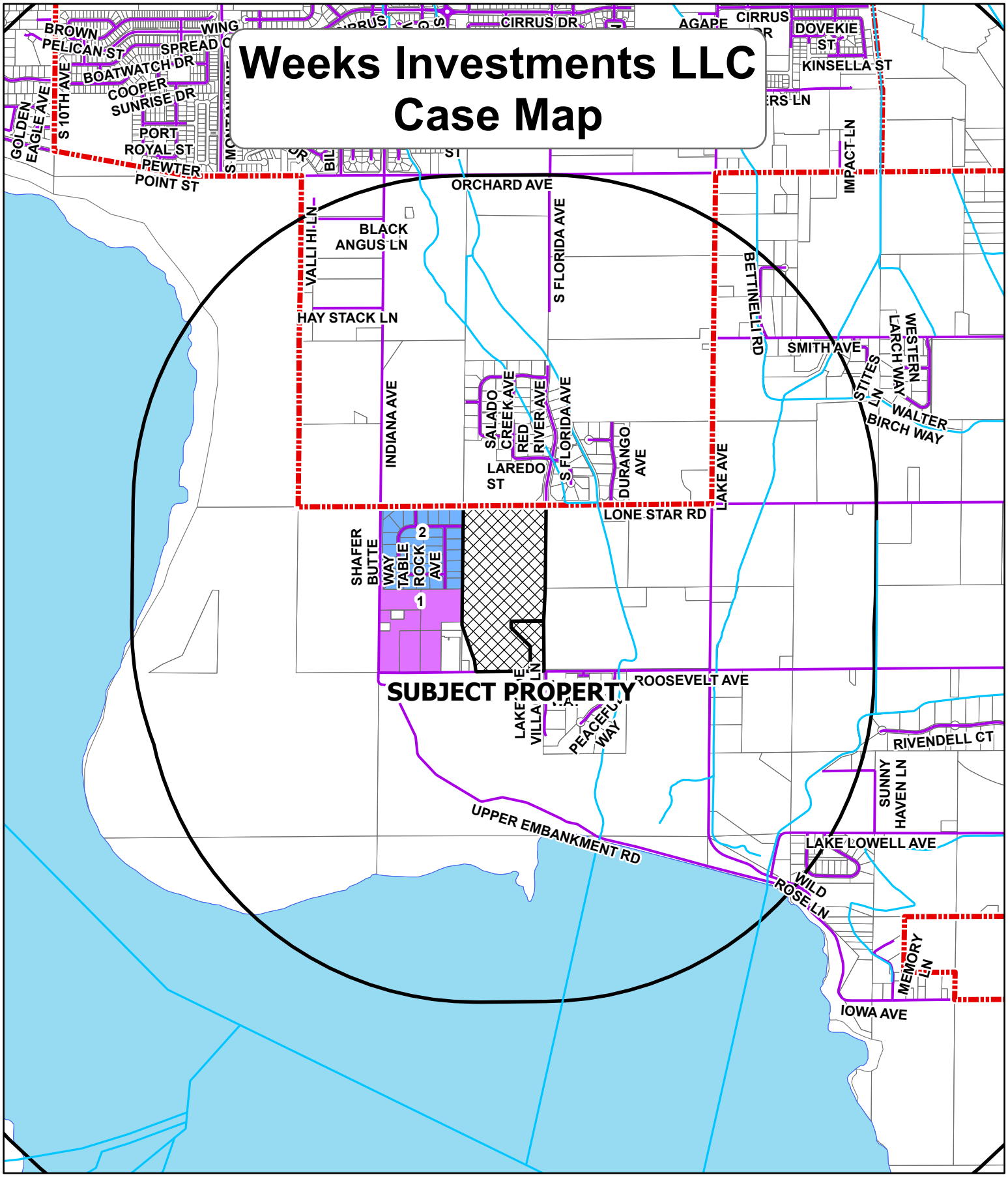

IMAGES WERE FLOWN IN THE 2022/2023 NO. 3
Weeks Investments LLC
Contour Map
ANCH SUBDIVISION NO. 2
H SUBDIVISION NO. 1
Lone Star Rd
Bogus Basin View Way
Robie Creek St
HORIZON RIDGE SUBDIVISION
Table Rock Ave
Roosevelt Ave
Kind Way
LAKEVIEW SUBDIVISION
2505
2510
2515
2520
2525
2530
2535
2540
2545
2550
2555
2560
2565
2570
2575
2580
2585
2590
2595
2600
2605
2610
2615
2620
2625
2630
2635
2640
2645
2650
2655
2660
2665
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0 200 400 600
Feet


LS RANCH SUBDIVISION NO. 3
H SUBDIVISION NO. 1
Weeks Investments LLC
Slope Percent Map
Lone Star Rd
Bogus Basin View Way
Robie Creek St
HORIZON RIDGE SUBDIVISION
Table Rock Ave
Roosevelt Ave
Lakeside Village Ln
Kind Way
LAKEVIEW SUBDIVISION
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet


NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.
Weeks Investments LLC
Nitrate Priority & Wells
Subject Property
Cirrus
S 10th Ave
Cobalt Sea Ave
Steel Cloud Ave
S Montana Ave
Poppers Ln
Impact Ln
Valli Hi Ln
Hay Stack Ln
S Florida Ave
Bettinelli Rd
Smith Ave
Western Larch Way
Indiana Ave
Salado Creek Ave
Red River Ave
Durango Ave
Lake Ave
Lone Star Rd
Robie Creek St
Lakeside Village Ln
Peaceful Way
Roosevelt Ave
Rivendell Ct
Fawn Hollow Ln
Wild Rose Ln
Lake Lowell Ave
Upper Embankment Rd
Iowa Ave
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

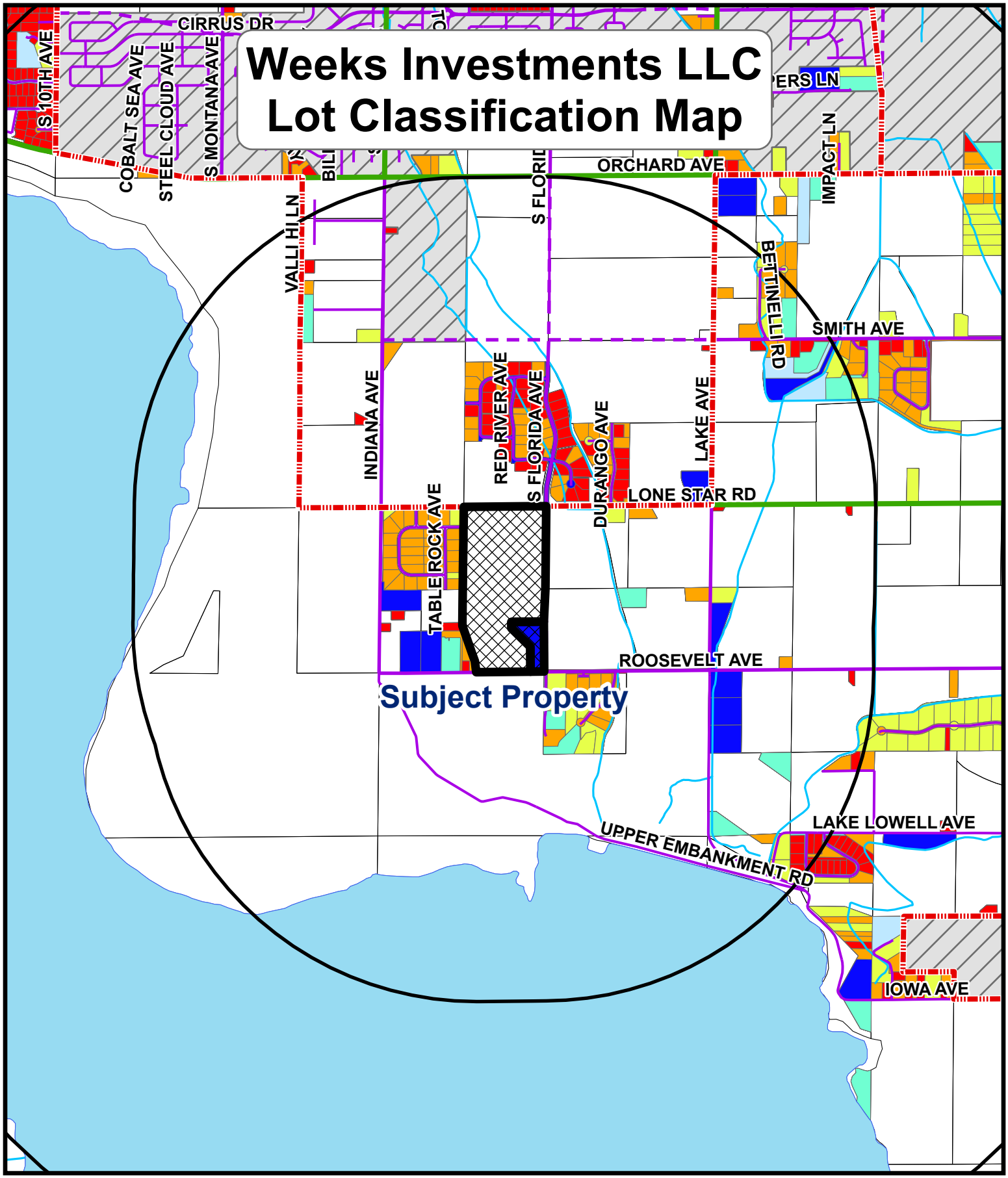

Weeks Investments LLC
TAZ Household
CIRRUS DR
TAZ NO. 2349
HOUSEHOLD. 0
TAZ NO. 2304
DOVEKIE ST
TAZ NO. 2352
HOUSEHOLD. 253
RIPPLES DR
ORCHARD AVE
VALLI HI LN
S FLORIDA AV
TAZ NO. 2916
HOUSEHOLD. 0
TAZ NO. 2925
HOUSEHOLD. 1
TAZ NO. 2326
HOUSEHOLD. 0
TAZ NO. 2923
HOUSEHOLD. 0
SMITH AVE
LAKE AVE
RED RIVER AVE
S FLORIDA AVE
TAZ NO. 2832
HOUSEHOLD. 0
TAZ NO. 2831
HOUSEHOLD. 0
INDIANA AVE
LONE STAR RD
Subject Property
TAZ NO. 2834
HOUSEHOLD. 1
TAZ NO. 2917
HOUSEHOLD. 40
ROOSEVELT AVE
TAZ NO. 2835
HOUSEHOLD. 0
TAZ NO. 2837
HOUSEHOLD. 0
LAKE LOWELL AVE
UPPER EMBANKMENT RD
TAZ NO. 2836
HOUSEHOLD. 10
TAZ NO. 2828
HOUSEHOLD. 0
IOWA AVE
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles

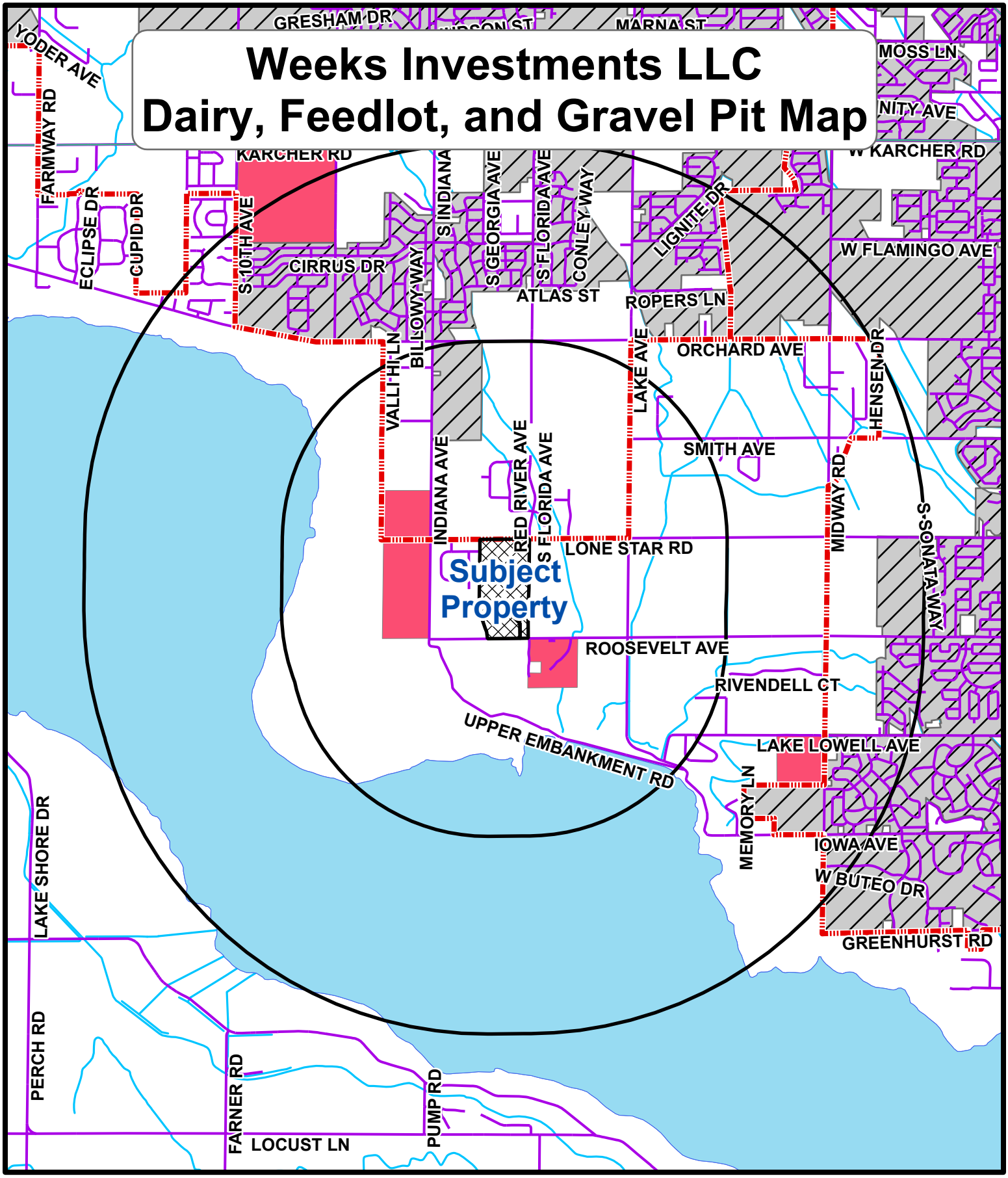

Weeks Investments LLC
TAZ Jobs
TAZ NO. 2304
DOVEKIE ST
S 10TH AVE
CIRRUS DR
TAZ NO. 2349
JOBS. 0
Z NO. 2352
JOBS. 1
TAZ NO. 2700
JOBS. 0
RIPPLES DR
ORCHARD AVE
VALLI HI LN
S FLORI
TAZ NO. 2916
JOBS. 2
TAZ NO. 2925
JOBS. 4
TAZ NO. 2326
JOBS. 56
TAZ NO. 2923
JOBS. 0
LAKE AVE
SMITH AVE
RED RIVER AVE
S FLORIDA AVE
TAZ NO. 2832
JOBS. 1
TAZ NO. 2924
JOBS. 393
TAZ NO. 2831
JOBS. 0
INDIANA AVE
LONE STAR RD
Subject Property
TABLE
TAZ NO. 2834
JOBS. 0
TAZ NO. 2917
JOBS. 6
PEACEFUL WAY
ROOSEVELT AVE
TAZ NO. 2835
JOBS. 0
TAZ NO. 2837
JOBS. 0
LAKE LOWELL AVE
UPPER EMBANKMENT RD
TAZ NO. 2836
JOBS. 2
TAZ NO. 2828
JOBS. 0
IOWA AVE
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles


Weeks Investments LLC
Case Map
BROWN PELICAN ST
WING
SPREAD
BOATWATCH DR
COOPER
SUNRISE DR
PORT ROYAL ST
PEWTER POINT ST
GOLDEN EAGLE AVE
S 10TH AVE
CIRRUS DR
AGAPE
CIRRUS
DOVEKIE ST
KINSELLA ST
IMPACT LN
ORCHARD AVE
BLACK ANGUS LN
VALLI HI LN
HAY STACK LN
INDIANA AVE
S FLORIDA AVE
BETTINELLI RD
SMITH AVE
WESTERN LARCH WAY
WALTER BIRCH WAY
STITES LN
SALADO CREEK AVE
RED RIVER AVE
LAREDO ST
DURANGO AVE
LONE STAR RD
LAKE AVE
SHAFER BUTTE WAY
TABLE ROCK AVE
1
2
SUBJECT PROPERTY
ROOSEVELT AVE
PEACEFUL WAY
RIVENDELL CT
SUNNY HAVEN LN
UPPER EMBANKMENT RD
LAKE LOWELL AVE
WILD ROSE LN
MEMORY LN
IOWA AVE
Year
2020
2021
2022
2023
2024
2025
0
0.5
1
Miles

# CASE SUMMARY

| ID | CASENUM | REQUEST | CASENAME | FINALDECIS |
|---|---|---|---|---|
| 1 | RZ2019-0031 | Rezone AG to CR-R1 & DA | HFC, LLP | APPROVED |
| 2 | SD2021-0026 | Plat - Horizon Ridge Sub | Horizon Ridge Sub | APPROVED |


Weeks Investments LLC
Lot Classification Map
CIRRUS DR
S 10TH AVE
COBALT SEA AVE
STEEL CLOUD AVE
S MONTANA AVE
ORCHARD AVE
IMPACT LN
VALLI HI LN
S FLORID
BETTINELLI RD
SMITH AVE
INDIANA AVE
RED RIVER AVE
S FLORIDA AVE
DURANGO AVE
LAKE AVE
LONE STAR RD
TABLE ROCK AVE
ROOSEVELT AVE
Subject Property
LAKE LOWELL AVE
UPPER EMBANKMENT RD
IOWA AVE
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


Weeks Investments LLC
Dairy, Feedlot, and Gravel Pit Map
GRESHAM DR
MARNA ST
YODER AVE
MOSS LN
NITY AVE
W KARCHER RD
KARCHER RD
FARMWAY RD
ECLIPSE DR
CUPID DR
S 10TH AVE
CIRRUS DR
S INDIANA
S GEORGIA AVE
S FLORIDA AVE
CONLEY WAY
LIGNITE DR
W FLAMINGO AVE
ATLAS ST
ROPERS LN
ORCHARD AVE
VALLI HI LN
BILLOWY WAY
LAKE AVE
HENSEN DR
SMITH AVE
INDIANA AVE
RED RIVER AVE
S FLORIDA AVE
MIDWAY RD
S SONATA WAY
LONE STAR RD
Subject Property
ROOSEVELT AVE
RIVENDELL CT
UPPER EMBANKMENT RD
LAKE LOWELL AVE
MEMORY LN
IOWA AVE
W BUTEO DR
GREENHURST RD
LAKE SHORE DR
PERCH RD
FARNER RD
PUMP RD
LOCUST LN
FEEDLOTS
DAIRIES
GRAVELPITS
0
1
2
Miles

# EXHIBIT D:

# SITE VISIT PHOTOS

# EXHIBIT E:

# AGENCY COMMENTS

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

May 5, 2026

Canyon County Board of Commissioners and Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605
Attention: Deb Root, Planner

**RE: CR2025-00017 and OR2025-0026**
**Comprehensive Plan Map Amendment from Agriculture to Residential**
**Conditional Rezone from Agricultural to R-1 (48 new lots)**
**Canyon County Parcels R3304800 and R33048010 aka 13542 Roosevelt Avenue**

Dear Commissioners:

Highway District No. 4 has reviewed the application for comprehensive plan map amendment and conditional rezone of the above-described parcels R3304800 and R33048010. The requests change the land use and zone from agriculture to residential more specifically from A to an R-1 zone to allow 49 building lots which results in 48 new single-family houses. HD4 staff offers the following comments on the proposed changes:

**General**
The subject properties consist of two parcels with approximate total acreage of 78.05 acres and are located within the NW 1/4 Sec 26 T3N R3W. The subject parcels are less than 1 mile from Caldwell City Limits and HD4 may apply certain city standards within one mile of city limits.

The parcels front Lone Star Road (1,325' of frontage), Roosevelt Avenue (1,095' of frontage), and future extension of Florida Avenue (2,658' of frontage). According to the COMPASS functional class map dated July 26, 2023, as it applies to the subject parcels, Roosevelt Avenue, Lone Star Road, and the east property line for future Florida Avenue are all classified as major collector roads. ROW widths are generally 80' centered on the section line/quarter section line (40' half-width). At collector/collector intersections that ROW width is expanded to 100' centered on the same section lines and extends 600' away from the intersections. Generally across the properties' Lone Star and Roosevelt frontages, those roads are presently maintained by a 50' prescriptive easement centered on the centerline (25' each side of centerline).

**Access**
Existing access to Parcel R33048010 is provided by a single-family driveway approximately 2,440' east of the Indiana/Roosevelt intersection. Parcel R3304800 has two approaches onto Lone Star Road one located 2,430' east of the Lone Star/Indiana intersection and the other 2,630' east of the same intersection. At time of development these existing approaches are to be removed.

The applicant is proposing one private road approach onto Lone Star Road and one private road approach onto Roosevelt Avenue. Approach spacing to comply with HSDP 3061.010.B. Vertical

curvature of Lone Star and Roosevelt may restrict sight distance. Approach locations will be further reviewed at time of preliminary plat submittal.

**Transportation Impacts**
The 48 new single-family lots necessitates a traffic impact study per HD4 policy. The scope of the TIS to be approved by HD4 staff prior to commencing the study.

Traffic impacts from the proposed development will be mitigated by a variety of means, including but not limited to ROW dedication for Lone Star Road, Roosevelt Avenue, and Florida Avenue and also through public roadway improvements to those same roads.

HD4 does not oppose the requested changes, but requests the Commission make these comments conditions of any approved land use action. Please feel free to contact me with any questions on this matter.

Regards,



Leonard Riccio, P.E.
Transportation Planner
Senior Assistant Engineer

## Debbie Root

**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>
**Sent:** Monday, April 27, 2026 1:27 PM
**To:** Debbie Root
**Subject:** [External] RE: Agency Notification - Blome Family Trust/Weeks Investments - Case No. OR2025-0026 & CR2025-0016

Hello,

After careful review of the transmittal submitted to ITD on April 13, 2026, regarding, Blome Family Trust/Weeks Investments, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
*Mila Kinakh*
D3 Planning and Development

---

**From:** Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>
**Sent:** Monday, April 13, 2026 1:04 PM
**To:** rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; jdodson@cityofcaldwell.org; mbessaw@cityofcaldwell.org; watkinsk@cityofnampa.us; clerks@cityofnampa.us; cstauffer@nsd131.org; John DeLeon <John.DeLeon@canyoncounty.id.gov>; effingere@nampafire.org; prevention@nampafire.org; knute.sandahl@doi.idaho.gov; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; brandy.walker@centurylink.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; easements@idahopower.com; arobins@idahopower.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; wilderirrigation10@gmail.com; Brent Carpenter (brentc@brownbuscompany.com) <brentc@brownbuscompany.com>; gis@compassidaho.org; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; webmaster@valleyregionaltransit.org; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; kmassie@ccparamedics.com; cenww-rd-boi-tv@usace.army.mil; edwardowens@fws.gov; middletown.rich@gmail.com; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; mgrodriguez@usbr.gov; BRO.Admin@deq.idaho.gov; smith.carolyn.d@epa.gov; file@idwr.idaho.gov; idahoaaa@gmail.com
**Subject:** Agency Notification - Blome Family Trust/Weeks Investments - Case No. OR2025-0026 & CR2025-0016

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

---

Please find the application for review on our Land Hearings Agenda page linked here https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/905 and https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/904

NAMPA FIRE 1891 DIST

EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

**DATE: April 29, 2026**

**TO: Canyon County Development Services – Planning and Zoning**

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

**APPLICANT: Jadon Schneider / Bronze Bow Inc.**

**OWNER: Weeks Investments LLC & Blome Family Trust / Dixie Blome**

**PROJECT ADDRESS: 0 Lonestar Road & 13542 Roosevelt Avenue**

**RE: Blome Family Trust / Weeks Investments OR2025-0026 & CR2025-0016**

This application is for

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval. Each lot in the subdivision will need to fill out the Nampa Fire Protection District Access & Water Supply form before occupancy will be given. Corresponding inspections will be performed ensuring verification of proper access & water supply

***Water Supply Comments:***

Fire District required fire hydrants, 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.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

***Fire Access Comments:***

Structures greater than 30 feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26 feet in width and located at least 15 feet but no more than 30 feet from the building. (IFC D105) For purposes of this section, the highest roof surface shall be determined by measurement to the

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

208.468.5770

eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. (IFC D105)

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (D107.1)

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the overall maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

When a bridge or elevates surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. (IFC 503.2.6)

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

208.468.5770

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. Developments with marked parking stalls shall have signs posted at each entrance stating Place a sign at each entrance to the site stating, "**ALL LANES ARE FIRE LANES-PARK IN MARKED STALLS ONLY"**. The language below in smaller font is as follows: **"Violating Vehicle Will Be Towed; IFC Sec. 503".** See exhibit below.

No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

***General Conditions***

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

***Emergency Response Time Analysis and Service Impact:***

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 3.2 miles from Nampa Fire Station 6 with an approximate response time of 7 minutes.

NAMPA FIRE 1891 DIST
EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each building prior to issuance of the building permit. The impact fee will be $1,267 per individual lot for an approximate total of $60,816 for the development.

To properly serve the public for an all-hazards response, the Nampa Fire District should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 136 residents to 48 residential lots with an increased personnel demand of .13 firefighter positions.

***Note:*** *The number of residents is calculated by multiplying the number of proposed single-family units by 2.83 or the number of multi-family units by 1.98 per U.S. Census Data for the average household size in Nampa.*

***Exhibits***

"No Parking" Signs

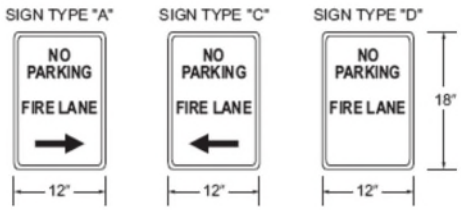



FIGURE D103.6 FIRE LANE SIGNS

"No Parking" signs for developments with parking stalls. Post at entrances.

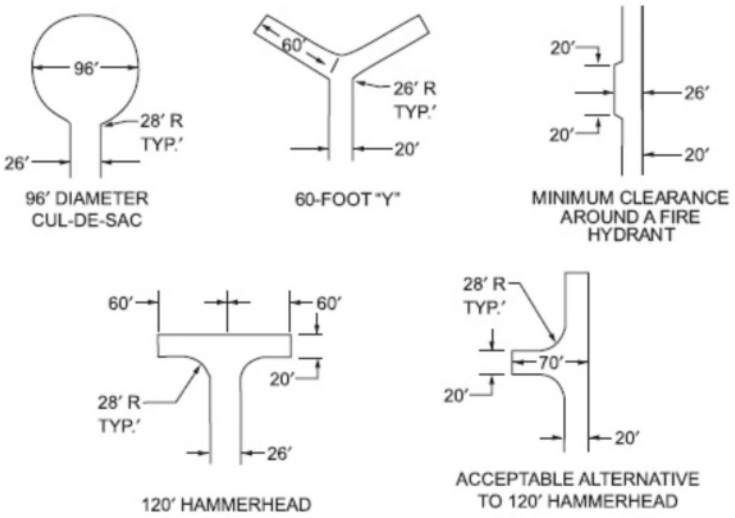


NAMPA FIRE 1891 DIST
EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

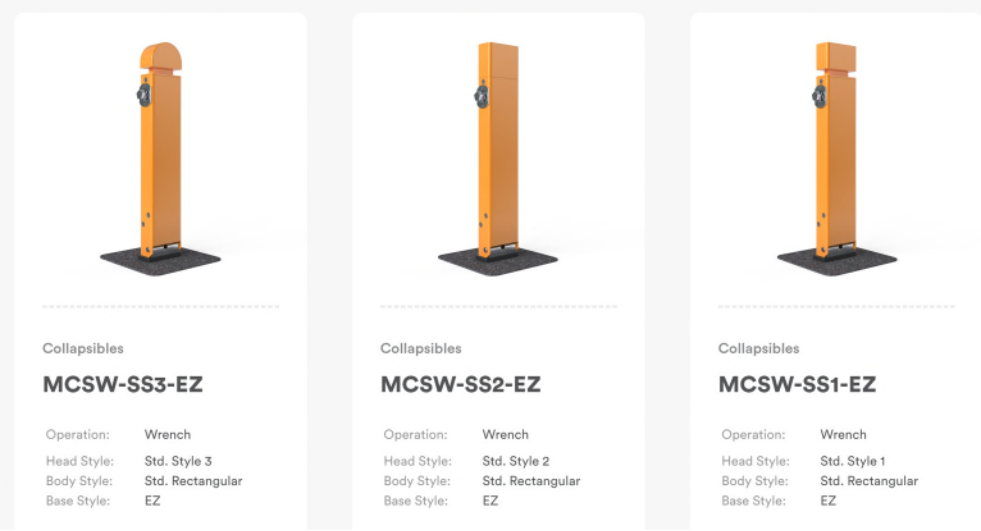
## Fire Apparatus Turnaround Design Options




For SI: 1 foot = 304.8 mm.

**FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

## Approved Bollards by Maxiforce



You are invited to provide written testimony or comments by **MAY 15, 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.

Please direct your comments or questions to Planner **Deb Root at Debbie.root@canyoncounty.id.gov**

**Thank you**

**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.**

## Debbie Root

**From:** Morgan Bessaw <mbessaw@cityofcaldwell.org>
**Sent:** Friday, May 8, 2026 6:46 PM
**To:** Jennifer Almeida
**Cc:** Debbie Root
**Subject:** [External] RE: Agency Notification - Blome Family Trust/Weeks Investments - Case No. OR2025-0026 & CR2025-0016

Hi Jennifer,
Though the proposed project is immediately adjacent to the limits of the City of Caldwell planning area in our Comprehensive Plan, the City has no concerns with the proposed project as it does not anticipate future connection to any City services. The density and use appear consistent with the adjacent Neighborhood 1 place-type identified in our Comprehensive Plan. The City appreciates the proposed landscape buffer along Lone Star Rd. and would request conditions be put in place to ensure the landscaping is completed as proposed.

Sincerely,

**COMMUNITY DEVELOPMENT**
**Morgan Bessaw**
***Deputy Director***
205 S. 6th Ave. •
www.cityofcaldwell.org • 2084554594

**From:** Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>
**Sent:** Monday, April 13, 2026 1:04 PM
**To:** Robin Collins <rcollins@cityofcaldwell.org>; Kristina Buchan <kbuchan@cityofcaldwell.org>; Joe Dodson <jdodson@cityofcaldwell.org>; Morgan Bessaw <mbessaw@cityofcaldwell.org>; watkinsk@cityofnampa.us; clerks@cityofnampa.us; cstauffer@nsd131.org; John DeLeon <John.DeLeon@canyoncounty.id.gov>; effingere@nampafire.org; prevention@nampafire.org; knute.sandahl@doi.idaho.gov; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; brandy.walker@centurylink.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; easements@idahopower.com; arobins@idahopower.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; wilderirrigation10@gmail.com; Brent Carpenter (brentc@brownbuscompany.com) <brentc@brownbuscompany.com>; gis@compassidaho.org; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; webmaster@valleyregionaltransit.org; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; kmassie@ccparamedics.com; cenww-rd-boi-tv@usace.army.mil; edwardowens@fws.gov; middletown.rich@gmail.com; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Dalia Alnajjar

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
April 14, 2026

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

RE: Case No. OR2025-0026 & CR2025-0016 Blome Family Trust /Weeks Investments

Attention: Deb Root
Debbie.Root@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.

OR2025-0026 & CR2025-0016 is 100 percent Irrigated Capability Class 3. Class 3 has moderate limitations and appropriate management practices can make any Irrigated Class 3 productive. According to the Canyon County Comprehensive Plan 2030, OR2025-0026 & CR2025-0016 is located within an agriculture designation. We do Not recommend a land use change.

Richard Sims

Signing for Clay Erskine
Chairman Soil Conservation District

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

Brad Little, Governor
Jess Byrne, Director

April 21, 2026

Debbie Root, Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
Debbie.root@canyoncounty.id.gov

Subject: Agency Notification - Blome Family Trust/Weeks Investments - Case No. OR2025-0026 & CR2025-0016

Dear Debbie Root:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. **AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. **WATEWATER AND RECYLED WATER**
   - DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
   - IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
   - All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
   - DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
   - DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
   - For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.
3. **DRINKING WATER**
   - DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
   - DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
   - IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
   - All projects for construction or modification of public drinking water systems require preconstruction approval.
   - If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
   - DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
   - DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
   - For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. **SURFACE WATER**
   - A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
   - Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
   - For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
   - If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
   - The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
   - The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
   - For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.
5. **SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**
   - **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
   - **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
   - **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

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

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

Sincerely,



Troy Smith
Regional Administrator

# EXHIBIT F:

# PUBLIC COMMENTS