In the matter of the application of:
Machsie Investments, LLC – CR2024-0006

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of Parcel R34169012 from the "A" (Agricultural) zone to the "CR-C-1" (Conditional Rezone-Single-Neighborhood Commercial) zone. The request includes a development agreement.
2) Location: Case CR2024-0006: The subject property is located at 0 Highway 20/26, Nampa; also referenced as a portion of the SE quarter of Section 22, T4N, R2W, BM, Canyon County, Idaho

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2024-0006.

      1. All exhibits can be found in the case staff report dated July 16, 2026.

Applicable Law

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

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

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

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

2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.

3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2024-0006, was presented at a public hearing before the Canyon County Planning and Zoning Commission on July 16, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
No	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally inconsistent with the Comprehensive plan. The 2030 Canyon County Comprehensive Plan designates the future land use for the parcel as "Agriculture" (**Staff Report Exhibit B2.4**). "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value" (page 25, 2030 Comprehensive Plan). The Comprehensive Plan does not envision commercial zoning districts within the agricultural future land use designation. COMPASS forecasts a modest increase of 3 jobs over the next 25 years in the Traffic Analysis Zone (TAZ 2556) where the subject parcel is located, which is fewer than the proposed 15 employees (**Staff Report Exhibit B2.7**). The parcel is located in the Nampa Area of City Impact, where the city's future land use plan designates the property for commercial use. The City of Nampa Highway 20/26 Specific Area Plan designates the area for "Agri-Business" and "Regional Commercial" uses. Comments from the City of Nampa indicate that the proposed print shop, with a significant customer base consisting of agricultural-related businesses, aligns with the intent of the Highway 20/26 Specific Area Plan's "Agribusiness" land use designation. The City of Nampa requested that the applicant complete a pre-annexation process with the city. The Nampa City Council approved the pre-annexation request on April 6, 2026 (**Staff Report Exhibit D1.1**). However, the closest city limits are approximately 0.5 miles south on Franklin Rd., and it is unknown when the property will be eligible for annexation. Parcel R34235, directly south of the subject property, is the only property within the vicinity that has a future land use designation of commercial. Property 0.4 miles to the west is designated for future rural residential land uses that will serve as a transition into the more densely populated areas in Caldwell's Area of Impact (**Staff Report Exhibit B2.4**). Caldwell's comprehensive plan calls for a future 'Mixed-Use Center' along Highway 20/26. Mixed-use centers are intended to be hubs of intense commercial activity with office, personal services/restaurants, commercial/retail, and mixed-use developments, which would only include higher density residential that may not align with the proposed caretaker's residence. The requested commercial zone and uses do not align with the following goals and policies of the 2030 Comprehensive Plan: **Population – Chapter 2**	

	COMPASS forecasts an increase of 3 jobs and 0 households in the Traffic Analysis Zone (TAZ No. 2556) where the subject parcel is located over the next 25 years, while the applicant proposes to add 15 jobs and 1 additional household within a caretaker's residence **(Staff Report Exhibit B2.7)**. • **Policy P2.01.01**: Plan for anticipated population and households that the community can support with adequate services and amenities. • **Goal G2.02.00**: Promote housing, business, and service types needed to meet the demand of the future existing population. **Land Use – Chapter 4** The proposed conditional rezone to neighborhood commercial is out of character with the surrounding area, which remains largely agricultural. • **Goal G4.02.00:** Ensure that growth maintains and enhances the unique character throughout the County. • **Policy P4.02.01**: Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. • **Goal G4.07.00**: Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life. • **Policy P4.07.01**: Plan land uses that are compatible with the surrounding community. **Agriculture – Chapter 12** The subject property maintains an agricultural future land use designation within Canyon County. • **Policy P12.01.01**: Preserve and maintain agriculturally designated lands for agricultural use.	
Criteria Met? **No**	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to Neighborhood Commercial "CR-C-1" is not more appropriate than the current Agricultural "A" zoning designation. Existing Properties within one (1) mile of the subject parcel are primarily zoned "A" (Agricultural) and the area is comprised primarily of agricultural uses interspersed with residential uses. Other sporadic zones in the area include "R-R" (Rural Residential), "CR-R-R" (Conditional Rezone Rural Residential), "CR-R-1" (Conditional Rezone Single-family Residential), and "C-1" (Neighborhood Commercial) **(Staff Report Exhibit B2.3)**. There are agricultural fields to the north and west. C-1 zoning is found directly across Hwy 20/26 from the subject property, which until recently contained a gas station/convenience store. A church and U-pick berry farm are within half a mile of the property along Highway 20/26. The City of Nampa is approximately 0.5 miles to the south, and the property is within Nampa's Area of Impact **(Staff Report Exhibit B2.5)**. The subject property is currently zoned "A" (Agricultural). According to Canyon County Code of Ordinances (CCCO) §07-10-25 (1), the purposes of the existing "A" zoning district are to: A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations; B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan; C. Protect fish, wildlife, and recreation resources, consistent with purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65; D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan. Proposed The applicant is requesting a conditional rezone to "CR-C-1" (Conditional Rezone Neighborhood Commercial).	

Pursuant to Canyon County ordinance 07-10-25 (5), the purpose of the proposed "C-1" Neighborhood Commercial zoning district is to provide for local commercial service needs and to restrict incompatible uses. The applicant is proposing a retail screen-printing shop, which produces marketing and promotional materials. A caretaker quarters is also proposed, and the applicant requests that the development agreement allow for the following uses: retail with an accessory screen printing facility and associated wholesale, offices, caretaker residence, accessory uses and/or structures to allowed uses, and similar uses to allowed uses. The applicant proposes 15 employees with hours of operation from 8 am to 5 pm Monday through Friday. Approximately 10 customers are anticipated daily. Given that surrounding properties are still largely agricultural in zoning and use, the intensity of the proposed development and the requested CR-C1 zone is not more appropriate than uses which are allowed within the existing agricultural zone. The only nearby retail/commercial use was located on the southwest corner of the Franklin Road and Highway 20/26 intersection, but the gas station/convenience store appears to have closed. Other nearby uses fit within the existing agricultural zone.

Recent cases do not indicate that the area is trending towards commercial use (**Staff Report Exhibits B2.8 and B2.9).** Furthermore, the requested use might align more closely with a light industrial, service commercial, or mixed-use arterial zone rather than the requested C-1 Neighborhood Commercial zone.

Existing Conditions within a one-mile Radius (Exhibit B2.3 and B2.1):

Direction	Existing Use	Primary Zone	Other Zone
N	**Agricultural and Residential**	**A**	**RR**
S	**Commercial (gas station), Agricultural, and Residential**	**A**	**C1, and City Zoning**
E	**Agricultural, Residential, and Retail Nursery Uses**	**A**	
W	**Agricultural, Residential, and Special Event Uses**	**A**	**CR-R1, CR-RR**

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

Within one mile of the site, three (3) land use cases have been approved since 2020 within the County:

- DA2020-0001 – Modify Development Agreement – Approved
- CR2020-0005 – Conditional Rezone from "A" to "CR-R-1" – Approved
- OR2020-0005 – Comprehensive Plan Map Amendment from Agricultural to Residential – Approved

Other Cases:

RZ2022-0015 – Conditional Rezone from "A" to "CR-C-2" - Withdrawn

Criteria Met?		
No	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Analysis	The proposed conditional rezone to "CR-C-1" is <u>not</u> compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another, and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.	

	This parcel is in the Nampa Area of Impact and is designated for future commercial uses within Nampa's Comprehensive Plan. However, the city is still approximately 0.5 miles to the south, and it is unknown when the property will be eligible for annexation. Nearby land uses are still largely agricultural with sporadic residential uses. The Berry Ranch, with a farm store, seasonal events, and a u-pick berry farm, is located on the northeast side of the intersection. Other nearby land uses include a church, agricultural fields, and residential uses. Six platted subdivisions are within one (1) mile of the subject property, with an average lot size of 0.31 acres; four of these subdivisions are within the City of Nampa. Another five (5) subdivisions are in the platting process, with an additional 1,721 lots proposed for the surrounding 1-mile radius (**Staff Report Exhibit B2.11**). Except for the recently closed gas station/convenience store on the southwest corner of the Franklin Road and Highway 20/26 intersection, there are no other nearby retail uses. The proposed commercial use and development is not compatible with nearby land uses, which are largely allowed within the agricultural zone. The proposed conditional rezone will not be compatible with surrounding land uses. The development agreement will allow for retail and associated screen printing/wholesale, office, caretaker's residence, accessory uses, and similar uses to the allowed uses. The applicant proposes to build a 22,000-square-foot commercial building on the property if the conditional rezone is approved. The site plan details 32 parking spaces, 2 of which are ADA. Exterior lighting is proposed to be compliant with dark sky standards and Canyon County code. The applicant contends that the business operation will not produce any unreasonable odor or pollution, and that the dark sky-compliant lighting will reduce light trespass to adjacent properties. The applicant's letter of intent states that this low-impact use will serve as a buffer from Hwy 20/26 to the surrounding residential and agricultural uses (**Staff Report Exhibit A2.1**). However, the Planning and Zoning Commission finds the use to be incompatible with the largely agricultural area and that the intensity of the use is not currently appropriate for the area.
Criteria Met? **No**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone will negatively affect the character of the area. **Character of the Area:** The existing character of the surrounding area is primarily agricultural, with sporadic large residential parcels. A gas station was located on the southwest corner of the Highway 20/26 and Franklin Road Intersection. Other traffic-generating uses within a half mile of the property along Highway 20/26 include a church and a u-pick berry farm. Franz Witte Nursery is less than one mile to the east, and Haunted World is just over a half mile to the west. Except for the gas station, these uses are allowed or conditionally allowed in the agricultural zone. More intensive commercial uses are found 1.4 miles to the west within the City of Caldwell along the Highway 20/26 corridor. The proposed 22,000 square foot structure, approximately 28.5 feet in height, will be larger than other structures in the area. The proposed use is also out of character with the surrounding area, which is primarily agricultural. The gas station was the only nearby retail use, but it appears to have recently closed. **The following measures are proposed to mitigate the impact** The applicant proposes limiting uses on the property to retail with accessory screen printing/wholesale, offices, caretaker residence, accessory uses, and similar uses to the allowed uses (**Staff Report Exhibit A2.1**). Exterior lighting will be downward-facing, and the development will be in general conformance with the letter of intent and site plan. The applicant is agreeable to a condition of approval requiring a shared access/cross-access easement to ensure that multiple access points are not placed on Highway 20/26 in this area. The City of Nampa pre-annexation agreement states that the applicant shall comply with Nampa City Code standards for off-street parking, signage, landscaping, and fencing (**Staff Report Exhibit D1.1**). However, the Planning and Zoning Commission found that these measures are not sufficient to mitigate impacts, and that the use will be out of character with the area.	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**

Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** An individual septic is proposed. Comments from Southwest District Health indicate that a Nutrient Pathogen Study may be required, depending on the estimated total wastewater flow (**Staff Report Exhibit D5**). Test holes were conducted on May 3, 2024, but a system has not been determined. Southwest District Health is not concerned with the use, provided all requirements are met. An 18-inch sewer main is approximately 0.5 miles south of Highway 20/26 on N. Franklin Blvd. Per the pre-annexation agreement, upon availability, the applicant will be able to connect to city utilities, including sewer (**Staff Report Exhibits A9.5 and D1.1**). **Water:** An individual domestic well is proposed. Idaho Department of Water Resources was notified of this request, but no comments were received. Future development shall comply with IDWR standards at the time of building permit submittal. There are five (5) wells in close proximity to the subject property with nitrate levels above the 10 MGL standard level (**Staff Report Exhibit B2.13**). At the time of hearing a subdivision application, the Planning and Zoning Commission could recommend to the Board of Canyon County Commissioners that subdivision improvements be required, such as requiring the drilling of the proposed wells to check for nitrate levels before approval (**CCCO §07-17-31**). A 12-inch domestic water main is approximately 0.5 miles south of Highway 20/26. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with state and local regulations before connection to city services (**Staff Report Exhibits A9.5 and D1.1**). **Drainage:** Stormwater drainage is proposed to be retained on-site. Drainage will be improved with Highway 20/26 construction. **Irrigation:** Pressurized irrigation will be provided to the landscaped areas on the property. According to correspondence from Pioneer Irrigation District, the property does have surface irrigation water rights (**Staff Report Exhibit D7.1**). The lateral on the north side of the property has a 16-foot easement from the top of bank on both sides, and any crossing would require an agreement with Pioneer Irrigation District. Written permission must be obtained from Pioneer Irrigation District before any modification or encroachment of the easement (**Staff Report Exhibit D7**). According to the pre-annexation agreement with the City of Nampa, the property shall be annexed into the Nampa Municipal Irrigation District at the time of connection and prior to being served by the City's pressure irrigation system (**Staff Report Exhibit D1.1**). A 12-inch pressure irrigation main line is found approximately 0.5 miles south on N Franklin Blvd (**Staff Report Exhibit A9.5**). **Utility:** An Idaho Power overhead transmission line runs across the front of the property. Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on July 22, 2025, and June 11, 2026. No agency comments were provided when the staff report was written.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone may require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below and have been included as proposed conditions of approval.	

	Comments from the Idaho Transportation Department detail that the applicant will be required to submit an ITD Right-of-Way Encroachment Permit. A turn-lane warrant analysis will be required as part of this application to determine if a right-turn lane into the property is warranted. Depending on the warrant analysis outcome and timing of ITD's planned improvements along Highway 20/26, the applicant may or may not be responsible for constructing the turn lane **(Staff Report Exhibit D3.2)**. Highway District 4 estimates 21 peak-hour trips for the proposed use and does not anticipate the traffic to affect the current or future local road system. Highway District 4 also states that a cross-access easement or public roadway from adjoining parcels is desired to provide access to Franklin Road and to minimize the number of direct access points to Highway 20/26 **(Staff Report Exhibit D.2)**. **The following measures will be implemented to mitigate impacts:** Conditions of approval will require compliance with Idaho Transportation Department and Highway District No. 4 requirements, including provisions for a cross-access and through-access easement with parcels R34169010D, R34169010A, R34169010C and R34169010B. Once the adjacent properties develop and access along Franklin Road becomes available, the property owner may be required to close access along Highway 20/26 **(Staff Report Exhibit D3.1)**.	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property will have legal access for the conditional rezone at the time of the development. See the review and analysis detailed below. The property has frontage on Highway 20/26, which is classified as a principal arterial. The applicant will be required to submit an Idaho Transportation Department Right-of-Way Encroachment permit application for approaches (ITD Form 2109). The Idaho Transportation Department has a planned widening project for the highway. Right of way has already been dedicated for the highway improvements. During construction, the Idaho Transportation Department will obtain a construction easement on a portion of the subject property. The applicant will be required to work with ITD to determine if a turn lane warrant analysis will need to be completed. Access will be located on the western edge of the property and will be restricted to right-in/right-out, and ITD may condition the approach onto Highway 20/26 as temporary until a connection to Franklin Road can be established **(Staff Report Exhibits D3, D3.1 and D3.2)**. The applicant has agreed to enter a cross-access/shared-access agreement with undeveloped parcels to the north and west **(Staff Report Exhibit A9.1)**.	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** Parcel R34169012 is serviced by Vallivue School District No. 139. It is not anticipated that any impacts or accommodations will be needed for a conditional zoning change to neighborhood commercial. Agency notices were sent out on July 22, 2025, and June 11, 2026, and no comments were received by the school district. **Police:** The Canyon County Sheriff's Office is required to provide services to the property. Overall, the conditional rezone is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency notice was sent out on July 22, 2025, and June 11, 2026, and no comments were received by the Sheriff's Office. **Fire protection & Emergency Medical Services:**	

	Star Fire Protection District provided comments on July 22, 2025. The development shall comply with the 2018 International Fire Code and shall provide an adequate water supply for firefighter operations. The Fire District has a response goal of five (5) minutes. Star Fire Station 51 is 5.4 miles away from the subject property with a response time of 10 minutes under ideal driving conditions (**Staff Report Exhibit D4**). The City of Nampa pre-annexation staff report includes comments from the Nampa Fire District indicating that they are not opposed to the application, subject to conditions. Fire hydrants capable of producing the required fire flow shall be located along approved fire lanes. If the structure is greater than 30 feet in height, an aerial fire access roadway at least 26 feet wide will be required, and the roadway shall be located at least 15 feet but no more than 30 feet from the building (**Staff Report Exhibit A9.5**). Applicant correspondence details that the proposed building will be 28.5 feet in height, and the proposed site plan appears to meet Nampa Fire District access and road width requirements (**Staff Report Exhibits A9.1.c and A4**). The Nampa Fire District Strategic Plan states that the response objective for Nampa Fire District is to arrive at 90 percent of emergency medical incidents within 5 minutes of the alarm time and within 5 minutes and 20 seconds to fire incidents. The subject property is approximately 3.6 miles from Nampa Fire Station No. 3 with an approximate response time of 6 minutes (**Staff Report Exhibit A9.5**).

Table 2. Area of City Impact

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

- **A. Facilitate Legal Duties or Parties: To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and**
- **B. Processing of Land Use and Land Division Applications: To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments, and subdivision plats and land division within the Nampa area of city impact in accordance with Idaho Code section 67-6526; and**
- **C. Economical and Compatible Infrastructure: To identify an urban fringe in the unincorporated area surrounding the city, within which there is potential for development or changes in land use that must be planned. designed and constructed in an orderly manner compatible with the city of Nampa for the city of Nampa to assure timely and/or economical provision of public services, such as: water supply, sewage and storm water collection and treatment, public safety services, airport, parks, and other community service facilities.**
- **D. Compatible Land Use and Roads: To promote land use compatibility, maintain consistent and continuous street alignment, and support traffic flow objectives.**

County Ordinance and Review

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

		recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.
Analysis	**Area of City Impact:** The property is located in the Nampa Area of City Impact, where the city's future land use plan designates the property for commercial (**Staff Report Exhibit B.2.5**). Nampa defines the commercial designation as: Includes retail establishments and marketplace development such as food markets, restaurants, office, medical, and other professional businesses, and services (Page 88, 2040 Nampa Comprehensive Plan). The City of Nampa was provided notification of the case on July 22, 2025, and June 11, 2026. A comment letter was received from the City of Nampa stating that the proposed use aligns with the "Agribusiness" land use designation criteria indicated in the Highway 20/26 Specific Area Plan (**Staff Report Exhibit D1**). The City of Nampa requires that property owners within their Area of Impact complete a pre-annexation process with the City in order to obtain a letter of support. The applicant was approved for pre-annexation by the City of Nampa's City Council on April 6, 2026. See **Staff Report Exhibit D1.1** for the letter sent to the applicant from the City with the conditions included in the development agreement. The property will be annexed into the City of Nampa when any portion of the property is contiguous to Nampa city limits.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case # CR2024-0006, a zoning map amendment of approximately 1.83 acres (Parcel R34169012) from the Agricultural Zone to the Conditional Rezone-Neighborhood Commercial Zone.

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. The applicant may consider waiting until the area development trends and the Comprehensive Plan support commercial development on the property.
2. The applicant may consider waiting until they are eligible to annex into the City of Nampa.

DATED this 6 day of August, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 6 day of August, in the year 2026, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

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

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

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

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CR2024-0006**
APPLICANT/REPRESENTATIVE:	**Jeff Hatch & Lauryn Lanterman, Hatch Design Architecture**
PROPERTY OWNER:	**Machsie Investments, LLC**
APPLICATION:	**Conditional Rezone (CR2024-0006) to "CR-C-1" (Conditional Rezone-Neighborhood Commercial)**
LOCATION:	The parcel is located at 0 Highway 20/26, Nampa; also referenced as a portion of the SE quarter of Section 22, T4N, R2W, BM, Canyon County, Idaho Parcel R34169012 (+/-1.83 acres)
PLANNER:	**Karla Nelson, Principal Planner**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The applicants, Jeff Hatch and Lauryn Lanterman of Hatch Design Architecture, representing Machsie Investments, LLC, request an amendment to the official zoning map in order to conditionally rezone the property from Agricultural "A" to Conditional Rezone- Neighborhood Commercial "CR-C-1". The request includes a Development Agreement that restricts development to the following uses: retail (with an accessory screen-printing facility and associated wholesale), offices, caretaker residence, accessory uses and/or structures to the allowed uses, and similar uses to allowed uses.

PARCEL INFORMATION REPORT: *See Exhibit C.1 for information*

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

BACKGROUND:
The original parcel was approximately 38.26 acres. In 1980, the parcel was divided into one (1) 14.3-acre parcel and one (1) 19-acre parcel. In 1982, 2.41 acres (R34169011) was divided off from the property. In 1995, 1.83 acres (R34169012-the subject property) was divided without Canyon County approval. Due to this unrecognized division, the subject property does not have a building permit available. Additionally, the original property, as configured in 1979, has been divided more than four (4) times. If the conditional rezone is approved, a subdivision platting process will be required to rectify the unpermitted land division prior to obtaining a building permit for a commercial building.

The applicant is proposing a conditional rezone to neighborhood commercial to develop a retail screen-printing shop/office that produces marketing and promotional materials. A caretaker's quarters are also proposed on the second floor of the building.

HEARING CRITERIA:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the Comprehensive plan. The 2030 Canyon County Comprehensive Plan designates the future land use for the parcel as "Agriculture" (**Exhibit B2.4**). "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value" (page 25, 2030 Comprehensive Plan). The Comprehensive Plan does not envision commercial zoning districts within the agricultural future land use designation. However, the parcel is located in the Nampa Area of City Impact, where the city's future land use plan designates the property for commercial use. The City of Nampa Highway 20/26 Specific Area Plan designates the area for "Agri-Business" and "Regional Commercial" uses. COMPASS forecasts a modest increase of 3 jobs over the next 25 years in the Traffic Analysis Zone (TAZ 2556) where the subject parcel is located. TAZs directly to the east, southeast, and south forecast growth of 239, 292, and 156 jobs, respectively (**Exhibit B2.7**). Given the property's proximity to these job growth areas and the City of Nampa's future land use vision for the area, commercial use for the property may be appropriate, provided adequate conditions are in place. Per Canyon County Code §07-06-07(3), a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. Comments from the City of Nampa indicate that the proposed print shop, with a significant customer base consisting of agricultural-related businesses, aligns with the intent of the Highway 20/26 Specific Area Plan's "Agribusiness" land use designation. The City of Nampa requested that the applicant complete a pre-annexation process with the city. The Nampa City Council approved the pre-annexation request on April 6, 2026 (**Exhibit D1.1**). The closest city limits are approximately 0.5 miles south on Franklin Rd. Parcel R34235, directly south of the subject property, does have a Canyon County future land use designation of commercial, and property 0.4 miles to the west is designated for future rural residential land uses that will serve as a transition into the more densely populated areas in Caldwell's Area of Impact (**Exhibit B2.4**). Caldwell's comprehensive plan calls for a future 'Mixed-Use Center' along Highway 20/26. Mixed-use centers are intended to be hubs of intense commercial activity with office, personal services/restaurants, commercial/retail, and mixed-use developments. As conditioned, the requested commercial zone and uses do align with the following goals and policies of the 2030 Comprehensive Plan: **Property Rights – Chapter 1** The request was processed per the following laws and ordinances, Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures). • **Goal G1.01.00**: Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. • **Policy P1.01.01**: No person shall be deprived of private property without due process of law.	

	• **Policy P1.01.03**: Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals. **<u>Population – Chapter 2</u>** COMPASS forecasts an increase of 3 jobs and 0 households in the Traffic Analysis Zone (TAZ No. 2556) where the subject parcel is located over the next 25 years (**Exhibit B2.7**). More significant job and household growth is forecast for neighboring TAZs surrounding the intersection of Hwy 20/26 and Franklin Road. • **Goal G2.02.00***:* Promote housing, business, and service types needed to meet the demand of the future existing population. **<u>Economic – Chapter 3</u>** The property is located along Highway 20/26 in an area where COMPASS forecasts an increase of 692 jobs and more than 1,000 households in a one-mile radius from the property by the year 2050. Given growth projections, neighborhood commercial uses could be appropriate for the area. The applicant contends that the proposed commercial building will primarily serve agriculture, agricultural supply, and the farming industry. • **Goal G3.01.00**: Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations. • **Goal G3.04.00:** Increase agricultural-based and supportive businesses. • **Goal G3.05.00:** Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability. **<u>Land Use – Chapter 4</u>** The proposed conditional rezone to neighborhood commercial aligns with future land use plans adopted by the City of Nampa within the Area of Impact. • **Policy P4.03.03**: Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and, in some instances, may require conditions of approval to promote compatibility. • **Policy P4.04.02:** Align planning efforts in areas of city impact. **<u>Transportation – Chapter 8</u>** The proposed conditional rezone to neighborhood commercial aligns with the City of Nampa Hwy 20/26 Specific Area Plan, where "Agri-business" and "Regional Commercial" uses are envisioned. • **Policy P8.01.01**: Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services. **<u>Agriculture – Chapter 12</u>** The proposed conditional rezone to neighborhood commercial is within the Nampa Area of Impact, approximately 0.5 miles north of the city limits. The property is within an area clearly defined and planned for development within the Highway 20/26 Specific Area Plan. • **<u>Policy P12.01.02:</u>** Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.	
Criteria Met? **Yes**	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to Neighborhood Commercial "CR-C-1" is more appropriate than the current Agricultural "A" zoning designation. <u>Existing</u>	

Properties within one (1) mile of the subject parcel are primarily zoned "A" (Agricultural) and the area is comprised primarily of agricultural uses interspersed with residential uses. Other sporadic zones in the area include "R-R" (Rural Residential), "CR-R-R" (Conditional Rezone Rural Residential), "CR-R-1" (Conditional Rezone Single-family Residential), and "C-1" (Neighborhood Commercial) (**Exhibit B2.3**). There are agricultural fields to the north and west. C-1 zoning is found directly across Hwy 20/26 from the subject property, which until recently contained a gas station/convenience store. A church and U-pick berry farm are within half a mile of the property along Highway 20/26. The City of Nampa is approximately 0.5 miles to the south, and the property is within Nampa's Area of Impact (**Exhibit B2.5**).

The subject property is currently zoned "A" (Agricultural). According to Canyon County Code of Ordinances (CCCO) §07-10-25 (1), the purposes of the existing "A" zoning district are to:

A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;
B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;
C. Protect fish, wildlife, and recreation resources, consistent with purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;
D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and
E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.

<u>Proposed</u>
The applicant is requesting a conditional rezone to "CR-C-1" (Conditional Rezone Neighborhood Commercial).

Pursuant to Canyon County ordinance 07-10-25 (5), the purpose of the proposed "C-1" Neighborhood Commercial zoning district is to provide for local commercial service needs and to restrict incompatible uses. The applicant is proposing a retail screen-printing shop, which produces marketing and promotional materials. According to the letter of intent, the majority of the customer base is in the agriculture, agriculture supply, and farming industry. A caretaker quarters is also proposed, and the applicant requests that the development agreement allow for the following uses: retail with an accessory screen printing facility and associated wholesale, offices, caretaker residence, accessory uses and/or structures to allowed uses, and similar uses to allowed uses. The applicant proposes 15 employees with hours of operation from 8 am to 5 pm Monday through Friday. Approximately 10 customers are anticipated daily.

The subject property is along Highway 20/26, where the City of Nampa has adopted plans that envision future commercial use, and commercial zoning exists directly to the south, demonstrating that a commercial zone could be more appropriate than the current agricultural zoning designation. The subject property is only 1.83 acres in size, making it too small for many agricultural land uses. The Idaho Transportation Department in 2024 estimated an Annual Average Daily Traffic volume of 15,500 on the section of Highway 20/26 abutting the subject property (**Exhibit B3**). Given the volume and speed of traffic on Highway 20/26, navigating farm equipment for agricultural use would be challenging. Proposed conditions of approval will limit allowed uses, and additional conditions of approval, such as cross-access agreements, will ensure that the proposed neighborhood commercial zoning is more appropriate than the existing agricultural zoning.

Existing Conditions within a one-mile Radius (Exhibit B2.3 and B2.1):

Direction	Existing Use	Primary Zone	Other Zone
N	**Agricultural and Residential**	**A**	**RR**

	S	**Commercial (gas station), Agricultural, and Residential**	**A**	**C1, and City Zoning**
	E	**Agricultural, Residential, and Retail Nursery Uses**	**A**	
	W	**Agricultural, Residential, and Special Event Uses**	**A**	**CR-R1, CR-RR**

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

Within one mile of the site, three (3) land use cases have been approved since 2020 within the County:

- DA2020-0001 – Modify Development Agreement – Approved
- CR2020-0005 – Conditional Rezone from "A" to "CR-R-1" – Approved
- OR2020-0005 – Comprehensive Plan Map Amendment from Agricultural to Residential – Approved

Other Cases:
RZ2022-0015 – Conditional Rezone from "A" to "CR-C-2" - Withdrawn

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

Analysis

The proposed conditional rezone to "CR-C-1" is compatible with surrounding land uses.

Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another, and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.

This parcel is in the Nampa Area of Impact and is designated for future commercial uses within Nampa's Comprehensive Plan. The property fronts Highway 20/26 and is approximately 275 feet west of the Franklin Road intersection. A gas station/convenience store was, until recently, located on the southwest corner of the intersection. The Berry Ranch, with a farm store, seasonal events, and a u-pick berry farm, is located on the northeast side of the intersection. Other nearby land uses include a church, agricultural fields, and residential uses. Six platted subdivisions are within one (1) mile of the subject property, with an average lot size of 0.31 acres; four of these subdivisions are within the City of Nampa. Another five (5) subdivisions are in the platting process, with an additional 1,721 lots proposed for the surrounding 1-mile radius (**Exhibit B2.11**).

As conditioned, the proposed conditional rezone will be compatible with surrounding land uses. The development agreement will allow for limited uses of retail and associated screen printing/wholesale, office, caretaker's residence, accessory uses, and similar uses to the allowed uses. The applicant proposes to build a 22,000-square-foot commercial building on the property if the conditional rezone is approved. The site plan details 32 parking spaces, 2 of which are ADA. Exterior lighting is proposed to be compliant with dark sky standards and Canyon County code. The applicant contends that the business operation will not produce any unreasonable odor or pollution, and that the dark sky-compliant lighting will reduce light trespass to adjacent properties. The applicant's letter of intent states that this low-impact use will serve as a buffer from Hwy 20/26 to the surrounding residential and agricultural uses (**Exhibit A2.1**). Land uses in the area include commercial on the southwest corner of the Highway 20/26 and Franklin Road intersection, demonstrating that commercial use can be compatible with surrounding land uses (**Exhibit B2.3**). Planned widening and

	associated Idaho Transportation Department improvements to Highway 20/26 could encourage additional commercial use along this corridor.	
Criteria Met? **Yes**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	As conditioned, the proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The existing character of the surrounding area is primarily agricultural, with sporadic large residential parcels. A gas station is located on the southwest corner of the Highway 20/26 and Franklin Road Intersection. Other traffic-generating uses within a half mile of the property along Highway 20/26 include a church and a u-pick berry farm. Franz Witte Nursery is less than one mile to the east, and Haunted World is just over a half mile to the west. More intensive commercial uses are found 1.4 miles to the west within the City of Caldwell along the Highway 20/26 corridor. The proposed 22,000 square foot structure, approximately 28.5 feet in height, will be larger than other structures in the area. However, the subject property is located along Highway 20/26, a major east-west corridor connecting the cities of Boise and Caldwell. According to 2024 data from the Idaho Transportation Department, the Annual Average Daily Traffic (AADT) count in front of the property was approximately 15,500 vehicles (**Exhibit B3**). This substantial traffic volume brings an automobile-oriented character to the primarily agricultural area. The property's frontage on Highway 20/26, combined with the presence of nearby commercial establishments and other traffic-generating uses, supports the conclusion that the proposed conditional rezone to neighborhood commercial is in character with the surrounding area. **The following measures will be implemented to mitigate the impact** The applicant proposes limiting uses on the property to retail with accessory screen printing/wholesale, offices, caretaker residence, accessory uses, and similar uses to the allowed uses (**Exhibit A2.1**). Exterior lighting will be downward-facing, and the development will be in general conformance with the letter of intent and site plan**.** The applicant is agreeable to a condition of approval requiring a shared access/cross-access easement to ensure that multiple access points are not placed on Highway 20/26 in this area. The City of Nampa pre-annexation agreement states that the applicant shall comply with Nampa City Code standards for off-street parking, signage, landscaping, and fencing (**Exhibit D1.1**). The Planning and Zoning Commission could consider additional conditions to mitigate the impact, such as requiring a Director's Decision for any new tenants to ensure compliance with the Development Agreement and associated C-1 zone.	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** An individual septic is proposed. Comments from Southwest District Health indicate that a Nutrient Pathogen Study may be required, depending on the estimated total wastewater flow (**Exhibit D5**). Test holes were conducted on May 3, 2024, but a system has not been determined. Southwest District Health is not concerned with the use, provided all requirements are met. An 18-inch sewer main is approximately 0.5 miles south of Highway 20/26 on N. Franklin Blvd. Per the pre-annexation agreement, upon availability, the applicant will be able to connect to city utilities, including sewer (**Exhibit A9.5 and D1.1**).	

	Water: An individual domestic well is proposed. Idaho Department of Water Resources was notified of this request, but no comments were received. Future development shall comply with IDWR standards at the time of building permit submittal. There are five (5) wells in close proximity to the subject property with nitrate levels above the 10 MGL standard level (**Exhibit B2.13**). At the time of hearing a subdivision application, the Planning and Zoning Commission could recommend to the Board of Canyon County Commissioners that subdivision improvements be required, such as requiring the drilling of the proposed wells to check for nitrate levels before approval (**CCCO §07-17-31**). A 12-inch domestic water main is approximately 0.5 miles south of Highway 20/26. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with state and local regulations before connection to city services (**Exhibit A9.5 and D1.1**). **Drainage:** Stormwater drainage is proposed to be retained on-site. Drainage will be improved with Highway 20/26 construction. **Irrigation:** Pressurized irrigation will be provided to the landscaped areas on the property. According to correspondence from Pioneer Irrigation District, the property does have surface irrigation water rights (**Exhibit D7.1**). The lateral on the north side of the property has a 16-foot easement from the top of bank on both sides, and any crossing would require an agreement with Pioneer Irrigation District. Written permission must be obtained from Pioneer Irrigation District before any modification or encroachment of the easement (**Exhibit D7**). According to the pre-annexation agreement with the City of Nampa, the property shall be annexed into the Nampa Municipal Irrigation District at the time of connection and prior to being served by the City's pressure irrigation system (**Exhibit D1.1**). A 12-inch pressure irrigation main line is found approximately 0.5 miles south on N Franklin Blvd (**Exhibit A9.5**). **Utility:** An Idaho Power overhead transmission line runs across the front of the property. Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on July 22, 2025, and June 11, 2026. No agency comments were provided when the staff report was written.
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone may require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below and have been included as proposed conditions of approval. Comments from the Idaho Transportation Department detail that the applicant will be required to submit an ITD Right-of-Way Encroachment Permit. A turn-lane warrant analysis will be required as part of this application to determine if a right-turn lane into the property is warranted. Depending on the warrant analysis outcome and timing of ITD's planned improvements along Highway 20/26, the applicant may or may not be responsible for constructing the turn lane (**Exhibit D3.2**). Highway District 4 estimates 21 peak-hour trips for the proposed use and does not anticipate the traffic to affect the current or future local road system. Highway District 4 also states that a cross-access easement or public roadway from adjoining parcels is desired to provide access to Franklin Road and to minimize the number of direct access points to Highway 20/26 (**Exhibit D.2**).	

	The following measures will be implemented to mitigate impacts: Conditions of approval will require compliance with Idaho Transportation Department and Highway District No. 4 requirements, including provisions for a cross-access and through-access easement with parcels R34169010D, R34169010A, R34169010C and R34169010B. Once the adjacent properties develop and access along Franklin Road becomes available, the property owner may be required to close access along Highway 20/26 (**Exhibit D3.1**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property will have legal access for the conditional rezone at the time of the development. See the review and analysis detailed below. The property has frontage on Highway 20/26, which is classified as a principal arterial. The applicant will be required to submit an Idaho Transportation Department Right-of-Way Encroachment permit application for approaches (ITD Form 2109). The Idaho Transportation Department has a planned widening project for the highway. Right of way has already been dedicated for the highway improvements. During construction, the Idaho Transportation Department will obtain a construction easement on a portion of the subject property. The applicant will be required to work with ITD to determine if a turn lane warrant analysis will need to be completed. Access will be located on the western edge of the property and will be restricted to right-in/right-out, and ITD may condition the approach onto Highway 20/26 as temporary until a connection to Franklin Road can be established (**Exhibit D3, D3.1 and D3.2**). The applicant has agreed to enter a cross-access/shared-access agreement with undeveloped parcels to the north and west (**Exhibit A9.1**).	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** Parcel R34169012 is serviced by Vallivue School District No. 139. It is not anticipated that any impacts or accommodations will be needed for a conditional zoning change to neighborhood commercial. Agency notices were sent out on July 22, 2025, and June 11, 2026, and no comments were received by the school district. **Police:** The Canyon County Sheriff's Office is required to provide services to the property. Overall, the conditional rezone is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency notice was sent out on July 22, 2025, and June 11, 2026, and no comments were received by the Sheriff's Office. **Fire protection & Emergency Medical Services:** Star Fire Protection District provided comments on July 22, 2025. The development shall comply with the 2018 International Fire Code and shall provide an adequate water supply for firefighter operations. The Fire District has a response goal of five (5) minutes. Star Fire Station 51 is 5.4 miles away from the subject property with a response time of 10 minutes under ideal driving conditions (**Exhibit D4**). The City of Nampa pre-annexation staff report includes comments from the Nampa Fire District indicating that they are not opposed to the application, subject to conditions. Fire hydrants capable of producing the required fire flow shall be located along approved fire lanes. If the structure is greater than 30 feet in height, an aerial fire access roadway at least 26 feet wide will be required, and the roadway shall be located at least	

	15 feet but no more than 30 feet from the building (**Exhibit A9.5**). Applicant correspondence details that the proposed building will be 28.5 feet in height, and the proposed site plan appears to meet Nampa Fire District access and road width requirements (**Exhibit A9.1.c and A4**). The Nampa Fire District Strategic Plan states that the response objective for Nampa Fire District is to arrive at 90 percent of emergency medical incidents within 5 minutes of the alarm time and within 5 minutes and 20 seconds to fire incidents. The subject property is approximately 3.6 miles from Nampa Fire Station No. 3 with an approximate response time of 6 minutes (**Exhibit A9.5**).

Table 2. Area of City Impact

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

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

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

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

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

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-11-25**	**APPLICATION PROCEDURES:** The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article. 09-11-17(3): *All proposals…shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter, and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.*
Analysis	**Area of City Impact:**	The property is located in the Nampa Area of City Impact, where the city's future land use plan designates the property for commercial (**Exhibit B.2.5**). Nampa defines the commercial designation as: *Includes retail*

	establishments and marketplace development such as food markets, restaurants, office, medical, and other professional businesses, and services (Page 88, 2040 Nampa Comprehensive Plan). The City of Nampa was provided notification of the case on July 22, 2025, and June 11, 2026. A comment letter was received from the City of Nampa stating that the proposed use aligns with the "Agribusiness" land use designation criteria indicated in the Highway 20/26 Specific Area Plan (**Exhibit D1**). The City of Nampa requires that property owners within their Area of Impact complete a pre-annexation process with the City in order to obtain a letter of support. The applicant was approved for pre-annexation by the City of Nampa's City Council on April 6, 2026. See **Exhibit D1.1** for the letter sent to the applicant from the City with the conditions included in the development agreement. The property will be annexed into the City of Nampa when any portion of the property is contiguous to Nampa city limits.

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on July 22, 2025. Property owners within 300 feet of the subject property boundaries were notified on June 16, 2026. Full political notice was completed on June 11, 2026. A newspaper notice was published on June 16, 2026. The subject property was posted with a notice on June 16, 2026.

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

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

PUBLIC COMMENTS
Staff received no written public comments by the materials deadline of July 6, 2026.

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

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.

2. Compliance with the following, but not limited to, affected agency requirements shall be met before the commencement of use, as determined by certificate of occupancy issuance:
    a. The applicant shall meet Southwest District Health (SWDH) requirements (**Exhibit D.5**) for the proposed use as evidenced by the applicant providing Development Services with a letter of review and approval from Southwest District Health.
    b. The applicant shall meet all Idaho Transportation Department requirements, including an Idaho Transportation Department Right-of-Way Encroachment Permit, and a turn lane warrant analysis will be required (**Exhibit D.3, D3.1, and D3.2**).
    c. Star Fire Protection District requirements (**Exhibit D.4**).
    d. Pioneer Irrigation District requirements (**Exhibit D.7**)
    e. City of Nampa pre-annexation conditions (**Exhibit D1.1**)

3. Allowed uses are limited to the following:
    a. Retail (with an accessory screen-printing facility and associated wholesale)

b. Offices
c. Caretaker's residence
d. Accessory uses and/or structures to allowed uses
e. Similar uses to allowed uses

4. A cross-access and through-access easement shall be recorded with Parcels R34169010A, R34169010D, R34169010C, and R34169010B for ingress/egress. The access location shall be reviewed by the applicable highway district and/or the Idaho Transportation Department.

5. The applicant shall not impede or disrupt existing irrigation structures, i.e., drains, laterals, or supply ditches, on and adjacent to the subject property.

6. Signs shall comply with Canyon County Code, and a sign permit shall be submitted prior to installation of any signs that require permitting in accordance with §07-10-13.

7. The proposed development shall be in general conformance with the applicant's site plan and Letter of Intent unless otherwise conditioned (**Exhibits A2.1 and A4.1**).
    a. HOURS OF OPERATION: The hours of operation shall be 8:00 a.m. to 5:00 p.m. on Monday - Friday

    b. The driveway/drive aisle shall be built to the minimum standards detailed in CCCO §07-10-03 unless otherwise conditioned.

The Commission could also consider:

8. Until the property is annexed into the City of Nampa, a Director's Decision shall be required for any new tenants to ensure compliance with the Development Agreement and associated C-1 zone.

DECISION OPTIONS

- **Approval of the Application**: "I move to recommend approval of CR2024-0006, Machsie, finding the application **does** meet the criteria for approval under Article 07-06-07(6) of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to recommend denial of CR2024-0006, Machsie finding the application **does not** meet the criteria for approval under 07-06-07(6) of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CR2024-0006, Machsie to a [*date certain or uncertain*]

EXHIBITS:

A. **Application Packet & Supporting Materials**
    1. Master Application
    2. Letter of Intent
        2.1. Updated Letter of Intent Received July 2, 2025
    3. Land Use Worksheet
    4. Site Plans
        4.1. Revised Site Plan Received April 10, 2026
    5. Neighborhood Meeting
    6. Agency Acknowledgments
        6.1. City of Nampa Correspondence
        6.2. ITD Correspondence

7. Warranty Deed
8. PI2024-0010
9. Additional Application Materials/Communication
    9.1. Email Communication Received: September 23, 2025 – May 13, 2026
        a. Use Discussion May 4 - May 13, 2026
        b. Cross-Access, Parking and Pre-Annexation: April 3-April 10, 2026
        c. Pre-Annexation, Building Height, Lateral Easement, Cross-Access: September 22 - 29, 2025
    9.2. US20/26 Plans
    9.3. Machsie Site Plan with ITD Overlay
    9.4. Pioneer Irrigation Email Correspondence
    9.5. Nampa City Council Report April 6, 2026
    9.6. Applicant PowerPoint Received: July 6, 2026

B. Supplemental Documents

1. Parcel Information Report
2. Case Maps and Reports
    2.1. Aerial Photos – 1 Mile
    2.2. Vicinity Map
    2.3. Zoning & Classification Map
    2.4. Future Land Use Map
    2.5. City of Nampa Future Land Use
    2.6. TAZ Household Map
    2.7. TAZ Jobs Map
    2.8. Case Map
    2.9. Case Summary Report
    2.10. Subdivision Map
    2.11. Subdivision & Lot Report
    2.12. Dairy, Feedlot, and Gravel Pit Map
    2.13. Nitrate Priority & Wells Map
    2.14. Soil and Prime Farmland Map and Report
    2.15. Lot Classification Map
3. Idaho Transportation Department Annual Average Daily Traffic – Roadway Data Section

C. Site Visit Photos: September 29, 2025

D. Agency Comments Received by: July 6, 2026

1. City of Nampa; Received: July 28, 2025
    1.1. City of Nampa Pre-Annexation Decision Letter; April 7, 2026
    1.2. City of Nampa email correspondence: July 6, 2026
2. Highway District No. 4; Received: August 18, 2025
    2.1. Communication Received September 24, 2025
    2.2. Communication Received May 13, 2026
3. Idaho Transportation Department; Received August 4, 2025
    3.1. Communication Received October 20, 2025
    3.2. Communication Received May 13, 2026
4. Star Fire Protection District; Received July 22, 2025
5. Southwest District Health; Received July 23, 2025
6. Canyon County Soil Conservation District; Received July 23, 2025
7. Pioneer Irrigation District; Received May 4, 2026
    7.1. Communication Received: May 6, 2026
8. Canyon County Paramedics; Received: June 16, 2026
9. Idaho Department of Water Resources, Floodplain; Received June 16, 2026

10. Idaho Department of Environmental Quality; Received: June 29, 2026

E. **Draft FCOS**

EXHIBIT A

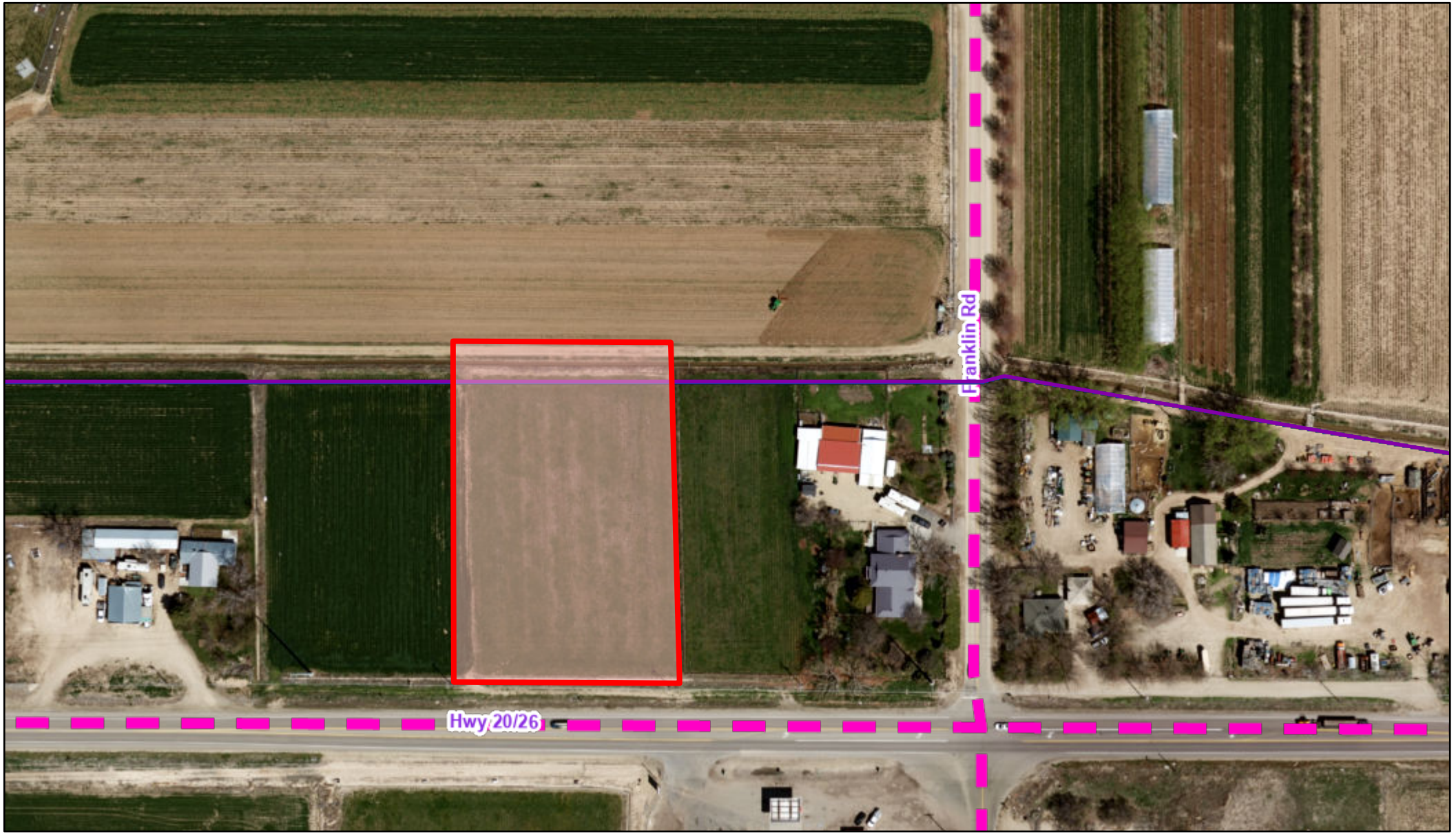
Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CR2024-0006

Hearing date: July 16, 2026

Canyon County, ID Web Map



9/25/2024, 9:01:20 AM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

Hydro_NHDFlowline

ITDFunctionalClassification

Other Principal Arterials

Urban_2023

Red: Red

Green: Green

Blue: Blue

Imagery_2022

Red: Band_1

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

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

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Machsie Investments, LLC	
	MAILING ADDRESS: 916 Albany St. Caldwell, ID 83605	
	PHONE: [redacted]	EMAIL:

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: _____ *Date:* 8/30/24

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jeff Hatch, Lauryn Lanterman	
	COMPANY NAME: Hatch Design Architecture	
	MAILING ADDRESS: 200 W. 36th St.	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 0 Hwy 20/26 (TBD)	
	PARCEL NUMBER: R34169012	
	PARCEL SIZE: 1.84 Acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☒ REZONE	☑ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: AG	PROPOSED ZONING: C-1, Agribusiness
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: 064-00

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2024-0006	DATE RECEIVED:	9.13.24 LOI
RECEIVED BY:	DebRoot	APPLICATION FEE:	CK MO CC CASH

CR w/ DA / $1400.00

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

Exhibit A.1

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

AFFIDAVIT OF LEGAL INTEREST

I, Mackie Investments LLC, 916 Albany St.
(name) (address)

Caldwell, ID 83605
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

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

   Jeff Hatch- Hatch Design Architecture, 200 W. 36th Street, Boise, ID 83714
   (name) (address)

   to submit the accompanying application pertaining to the subject property.

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

Dated this 3rd day of September, 20 24.

Mackie Investments LLC by Sheri Wright
(signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 3rd day of September, in the year 20 24, before me Michael Stanley Gable a notary public, personally appeared Sheri Wright, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

MICHAEL STANLEY GABLE NOTARY PUBLIC MY COMMISSION EXPIRES 10-28-2026 STATE OF IDAHO COMMISSION NUMBER 137176

Notary:

My Commission Expires: 10-28-2026

Exhibit A.1

SUBMITTAL STANDARDS

LETTER OF INTENT STANDARDS
Description of proposed use: expand on the Land Use Worksheet
Description of the existing use.
Expected impacts and traffic of future development.
Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.
Conditional Rezone:
Explanation/Description of the Concept Plan
Proposed conditions of approval

Steve,

The items on this list are specific to the Cond. RZ criteria listed in the ordinance. Your letter must address the Eight criteria, and you need to provide conditions your team feels appropriate to minimize impact or provide compatibility to the area for proposed use.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/29/23

P.S. – I would not try to say (unless completely true) that a print shop is primarily for promoting agriculture

Exhibit A.1

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

R34169012 PARCEL INFORMATION REPORT

9/5/2024 4:55:32 PM

PARCEL NUMBER: R34169012
OWNER NAME: MACHSIE INVESTMENTS LLC
CO-OWNER:
MAILING ADDRESS: 916 ALBANY ST CALDWELL ID 83605
SITE ADDRESS: 0 HWY 20 26
TAX CODE: 0640000
TWP: 4N **RNG:** 2W **SEC:** 22 **QUARTER:** SE
ACRES: 1.84
HOME OWNERS EXEMPTION: No
AG-EXEMPT: No
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: HIGHWAY DISTRICT #4
FIRE DISTRICT: STAR FIRE
SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139
IMPACT AREA: NAMPA
FUTURE LAND USE 2011-2022 : AG
FLU Overlay Zone Desc 2030:
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: AG
IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0266F

WETLAND: Riverine
NITRATE PRIORITY: ADA CANYON
FUNCTIONAL Classification: Other Principal Arterials
INSTRUMENT NO. : 2023037943
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 22-4N-2W SE TAX 95616 IN SESE
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.

HATCH
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ARCHITECTURE
200 w. 36th St., Boise, Idaho 83714 • phone [redacted]

Letter of Intent

September 12, 2024

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

Re: **Conditional Rezone Application – Machsie Investments, LLC**
Hwy 20/26, R34169012

Dear Planning. Staff,

Overview
The owner of the undeveloped property located at parcel R34169012 just Northwest of the intersection of Highway 20/26 and Franklin Rd. is proposing the new construction of an approx. 22,000 sq. ft. commercial building, The primary use will be a screen-printing shop, which produces marketing and promotional materials. The majority of their customer base is in the agriculture, agriculture supply, and farming industry. The building will also include a caretaker quarters.

The applicant is proposing a conditional rezone with a development agreement. The current zoning designation is A-Agriculture and we would be proposing a CR-C-1 Commercial zone. The project is located in the City of Nampa Area of Impact and included in the Highway 20/ 26 Special Area Plan with a commercial agri-business designation. The proposed use would be consistent with the City's Comprehensive Plan and Special Area Plan.

A conceptual site plan in included with this application. The access to the site will be from the southwest corner of the parcel from Highway 20/26. The site layout will provide ample parking for the proposed use. The layout provides adequate fire access lanes around the building. Exterior lighting will be compliant with dark sky standards and the Canyon County code. ITD has confirmed that the Highway 20/26 expansion will not take any additional right of way.

The applicant is proposing an individual domestic well and septic system on site. The proposed septic system and use is currently under review with Southwest District Health.

This small business will have little impact on traffic in the area. The business currently employs 15 people and generally sees around 10 customer visits per day. The hours of operation are proposed to be Monday through Friday 8:00 am to 5:00 pm.

Standards of Evaluation

1. Is the proposed conditional rezone generally consistent with the comprehensive plan;
   The County future land use designation is agriculture. The parcel is adjacent to the C-1 zone to the south. The subject property is within the Nampa area of impact and their Highway 20 / 26 Specific Area Plan. The City of Nampa future land use designation is commercial with the specific area plan adding an emphasis on agribusiness. The proposed business produces and sells promotional materials. The majority of their customer base is in agriculture related businesses. Nampa City staff has indicated that this definition meets the "Agribusiness" land use designation criteria indicated in the Hwy 20/26 Specific Area Plan.

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200 w. 36th St., Boise, Idaho 83714 [redacted]

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
   There is currently a mix of agriculture, commercial and residential uses in the area. This area is in transition. The Specific Area Plan designates the stretch of highway between Middleton Rd. and Franklin Rd. for a mix of regional commercial and agribusiness uses. ITD plans on widening this section of Hwy 20/26 to enhance mobility in the Treasure Valley. This will direct more traffic to Hwy 20/26 making it more attractive to commercial uses.

3. Is the proposed conditional rezone compatible with surrounding land uses;
   The proposed C-1 zone would be consistent with the C-1 zone across the street to the south. The parcels to the north and west are currently undeveloped. There is a residential use to the east. The use would be compatible with the City's future land use designation of commercial for this stretch of the Hwy 20/26 corridor.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
   The proposed conditional rezone will not have a negative effect on the character of the area. The use will have little impact on traffic. The proposed business hours will be Monday through Friday 8:00 am to 5:00 pm. The business operation does not produce any unreasonable noise, odor, or other forms of pollution. Proposed lighting will be dark sky compliant and designed to reduce light trespass.

5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;
   Water and sewer will be provided by private systems. The septic permit is currently in review with Southwest District Health. Drainage will be retained onsite. Pressurized irrigation will be utilized in the landscape areas.

6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?
   The proposed project does not require improvements to the public street. ITD has given preliminary approval for the location of the access shown on the site plan. Due to the proximity of the Franklin Rd. intersection, the access will be limited to a right in/right out only.

7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and
   The parcel does not currently have an approach to Hwy 20/26. ITD has given preliminary approval for the location of the access shown on the site plan

8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?
   The proposed project will include fire life safety measures and security measures to minimize the impact to local emergency services. The building will be fire sprinklered per the authorities having jurisdiction.

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Conditions of Approval

1. The subject parcel will be subject to the requirements of the CR-C-1 zone. The CR-C-1 zone is subject to the following conditions:
    a. The following are the only allowed uses within the wC-1 zone:
        1. Retail / Wholesale screen printing facility
        2. Offices
        3. Caretaker residence
        4. Accessory uses and/or structures to allowed uses
        5. Similar uses to allowed uses

2. Signage will comply the provisions set forth in 07-10-13 of the Canyon County Code. The sign will be located and designed to have little to no impact on the neighboring parcels.
3. All exterior lighting will be downward facing and shielded to prevent light trespass on the neighboring parcels.
4. The development of this will be in general conformance with this letter of intent.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,



Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE

HATCH
DESIGN
ARCHITECTURE
200 w. 36th St., Boise, Idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Letter of Intent

July 2, 2025

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

Re: **Conditional Rezone Application – Machsie Investments, LLC**
Hwy 20/26, R34169012

Dear Planning. Staff,

Overview

The owner of the undeveloped property located at parcel R34169012 just Northwest of the intersection of Highway 20/26 and Franklin Rd. is proposing the new construction of an approx. 22,000 sq. ft. commercial building, The primary use will be a screen-printing shop, which produces marketing and promotional materials. The majority of their customer base is in the agriculture, agriculture supply, and farming industry. The building will also include a caretaker quarters.

The applicant is proposing a conditional rezone with a development agreement. The current zoning designation is A-Agriculture and we would be proposing a CR-C-1 Commercial zone. The project is located in the City of Nampa Area of Impact and included in the Highway 20/ 26 Special Area Plan with a commercial agri-business designation. The proposed use would be consistent with the City's Comprehensive Plan and Special Area Plan.

A conceptual site plan is included with this application. The access to the site will be from the southwest corner of the parcel from Highway 20/26. The site layout will provide ample parking for the proposed use. The layout provides adequate fire access lanes around the building. Exterior lighting will be compliant with dark sky standards and the Canyon County code. ITD has confirmed that the Highway 20/26 expansion will not take any additional right of way.

The applicant is proposing an individual domestic well and septic system on site. The proposed septic system and use is currently under review with Southwest District Health.

This small business will have little impact on traffic in the area. The business currently employs 15 people and generally sees around 10 customer visits per day. The hours of operation are proposed to be Monday through Friday 8:00 am to 5:00 pm.

Standards of Evaluation

1. Is the proposed conditional rezone generally consistent with the comprehensive plan;
   The County's future land use designation is Agriculture. A Commercial designation and C-1 zone are directly across Hwy 20/26 to the south of the proposed project. The subject property is within the Nampa area of impact and their Highway 20 / 26 Specific Area Plan. Hwy 20/26 is scheduled to be widened from two lanes to 4 lanes starting in 2029. In the future, ultimate build out of the highway in that area will be seven lanes. The City of Nampa future land use designation is commercial with the specific area plan adding an emphasis on agribusiness. The

Exhibit A.2.1

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proposed business produces and sells promotional materials. The majority of their customer base is in agriculture related businesses. Nampa City staff has indicated that this definition meets the "Agribusiness" land use designation criteria indicated in the Hwy 20/26 Specific Area Plan.

This proposed project promotes the following goals of the comprehensive plan:

G1.01.00 - Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.

G2.02.00 - Promote housing, business, and service types needed to meet the demand of the future and existing population.

G3.01.00 - Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.

G3.04.00 - Increase agricultural-based and supportive businesses.

G3.05.00 - Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

G4.01.00 - Support livability and high quality of life as the community changes over time

G4.05.00 - Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy.

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
There is currently a mix of agriculture, commercial and residential uses in the area. This area is in transition. The City of Nampa Specific Area Plan designates the stretch of highway between Middleton Rd. and Franklin Rd. for a mix of regional commercial and agribusiness uses (Figure 1). ITD plans on widening this section of Hwy 20/26 to enhance mobility in the Treasure Valley. This will direct more traffic to Hwy 20/26 making it more attractive to commercial and mixed uses.

Below is an excerpt from the 20/26 Specific Area Plan:

"Many of the property owners in this area are seeking the ability to plan for the future development of their property (City of Nampa, n.d., FAQ)."
Reference: City of Nampa. (n.d.) *Highway 20/26 specific area plan*. Retrieved June 27, 2025 https://storymaps.arcgis.com/stories/86ebf76bbbcb477eb64eb0cf1246590d

The widening on Hwy 20/26 will naturally bring more traffic to the area. Safety becomes a concern. Whether it is high traffic conflicts with slow moving farm equipment or livestock. Idaho Farm Bureau Insurance Company recommends the following:

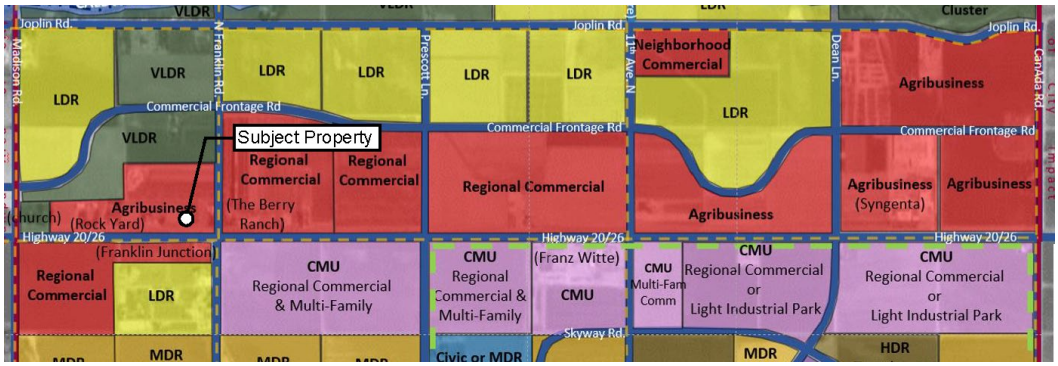
"Whenever possible, choose routes that minimize interaction with high-speed traffic (Farm Bureau Insurance, n.d.)*."*
Reference: Farm Bureau Insurance. (n.d.) *Road Safety for Farm Equipment*. Retrieved July 2, 2025, https://www.idahofarmbureauinsurance.com/protecting-your-world/road-safety-for-farm-equipment/

Exhibit A.2.1

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Figure 1

Hwy 20/26 Specific Area Plan

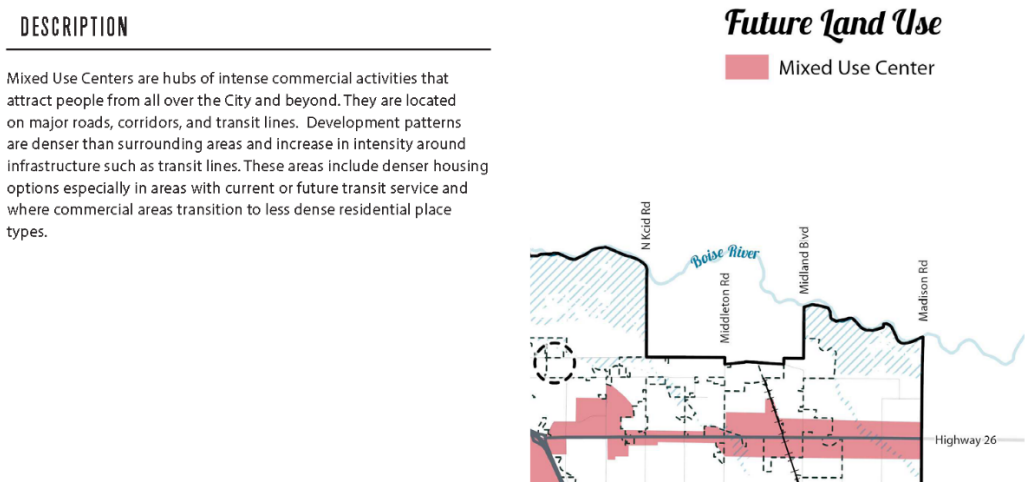


Note: Adapted From, City of Nampa *Highway 20/26 Specific Area Plan*, 2023, p. 12

The City of Caldwell has designated the area adjacent to Hwy 20/26 and in close proximity to the subject property as Mixed Use Center (Figure 2). Caldwell defines Mixed Use Centers as hubs of intense commercial activities that are located on major roads. The proposed use would be compatible with the future land uses to the east.

Figure 2

City of Caldwell Mixed Use Center Land Use



Note: Adapted From, *Calwell Comprehensive Plan*, 2018, p. 40

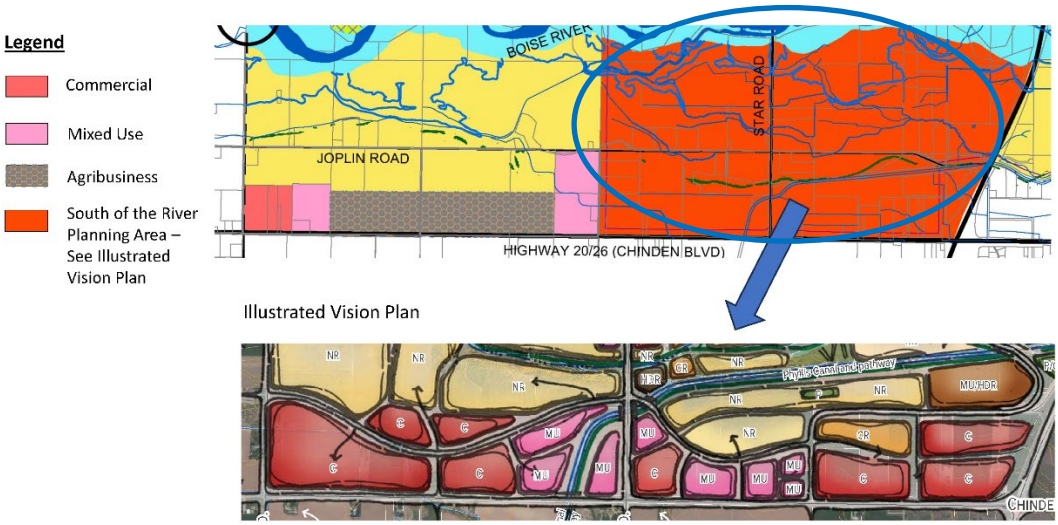
To the west, the City of Star has designated the Hwy 20/26 corridor for commercial and mixed uses (Figure 3). As the figures show, the approximately 9 mile stretch of Hwy 20/26 between Hwy 16 and Interstate 84 has been designated for mixed or commercial uses. This rezone would align with policy P4.04.02 of the comprehensive plan. The policy states: "*Align planning efforts in areas of city impact.*"

Exhibit A.2.1

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Figure 3

City of Star Future Land Use



Note: Adapted From, *City of Star Comprehensive Plan Future Land Use Map*, 2022 and *South of the River Subarea Plan*, 2022

3. Is the proposed conditional rezone compatible with surrounding land uses;
   The proposed C-1 zone would be consistent with the C-1 zone across the street to the south. The parcels to the north and west are currently undeveloped. There is a residential use to the east. The use would be compatible with the City of Nampa's future land use designation of commercial for this stretch of the Hwy 20/26 corridor. The widening of Hwy 20/26 will increase traffic in the area and has the potential to attract commercial uses to the surrounding area.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
   The proposed conditional rezone will not have a negative effect on the character of the area. The use will have little impact on traffic. The proposed business hours will be Monday through Friday 8:00 am to 5:00 pm. The business operation does not produce any unreasonable noise, odor, or other forms of pollution. Proposed lighting will be dark sky compliant and designed to reduce light trespass. This low impact use will serve as a buffer from Hwy 20/26 to the surrounding residential and agriculture uses.

5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;
   Water and sewer will be provided by private systems. The septic permit is currently in review with Southwest District Health. Drainage will be retained onsite. Pressurized irrigation will be utilized in the landscape areas. In preparation for future City services the applicant is in discussions with ITD to extend sewer and water to the site. This extension would be coordinated with the US- 20/26 ChindenWest project.

Exhibit A.2.1

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6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?
   The proposed project does not require improvements to the public street. ITD has given preliminary approval for the location of the access shown on the site plan. Due to the proximity of the Franklin Rd. intersection, the access will be limited to a right in/right out only.

7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and
   The parcel does not currently have an approach to Hwy 20/26. ITD has given preliminary approval for the location of the access shown on the site plan.

8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?
   The proposed project will include fire life safety measures and security measures to minimize the impact to local emergency services. The building will be fire sprinklered per the authorities having jurisdiction.

Proposed Conditions of Approval

1. The subject parcel will be subject to the requirements of the CR-C-1 zone. The CR-C-1 zone is subject to the following conditions:
   a. The following are the only allowed uses within the C-1 zone:
      1. Retail / Wholesale screen printing facility
      2. Offices
      3. Caretaker residence
      4. Accessory uses and/or structures to allowed uses
      5. Similar uses to allowed uses

2. Signage will comply the provisions set forth in 07-10-13 of the Canyon County Code. The sign will be located and designed to have little to no impact on the neighboring parcels.
3. All exterior lighting will be downward facing and shielded to prevent light trespass on the neighboring parcels.
4. The development of this will be in general conformance with this letter of intent.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,



Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE

Exhibit A.2.1

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

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

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

5. **ACCESS:**
   ☐ Frontage ☑ Easement Easement width 25'-0" 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)
   Irrigation Ditch to South and North of Property

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:**

☑ Residential 1 ☑ Commercial 1 ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☑ Water supply source: Domestic Well

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

☑ Sidewalks ☑ Curbs ☑ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** Screen Printing Studio

2. **DAYS AND HOURS OF OPERATION:**

☐	Monday	8:00am	to	5:00pm
☐	Tuesday	8:00am	to	5:00pm
☐	Wednesday	8:00am	to	5:00pm
☐	Thursday	8:00am	to	5:00pm
☐	Friday	8:00am	to	5:00pm
☐	Saturday	X	to	X
☐	Sunday	X	to	X

3. **WILL YOU HAVE EMPLOYEES?** ☑ Yes If so, how many? 15 ☐ No

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

Height: 4 ft Width: 12 ft. Height above ground: 18 ft

What type of sign: _____ Wall _____ Freestanding ✓ Other On Building

5. **PARKING AND LOADING:**

How many parking spaces? 32

Is there is a loading or unloading area? Yes

Exhibit A.3

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: _____

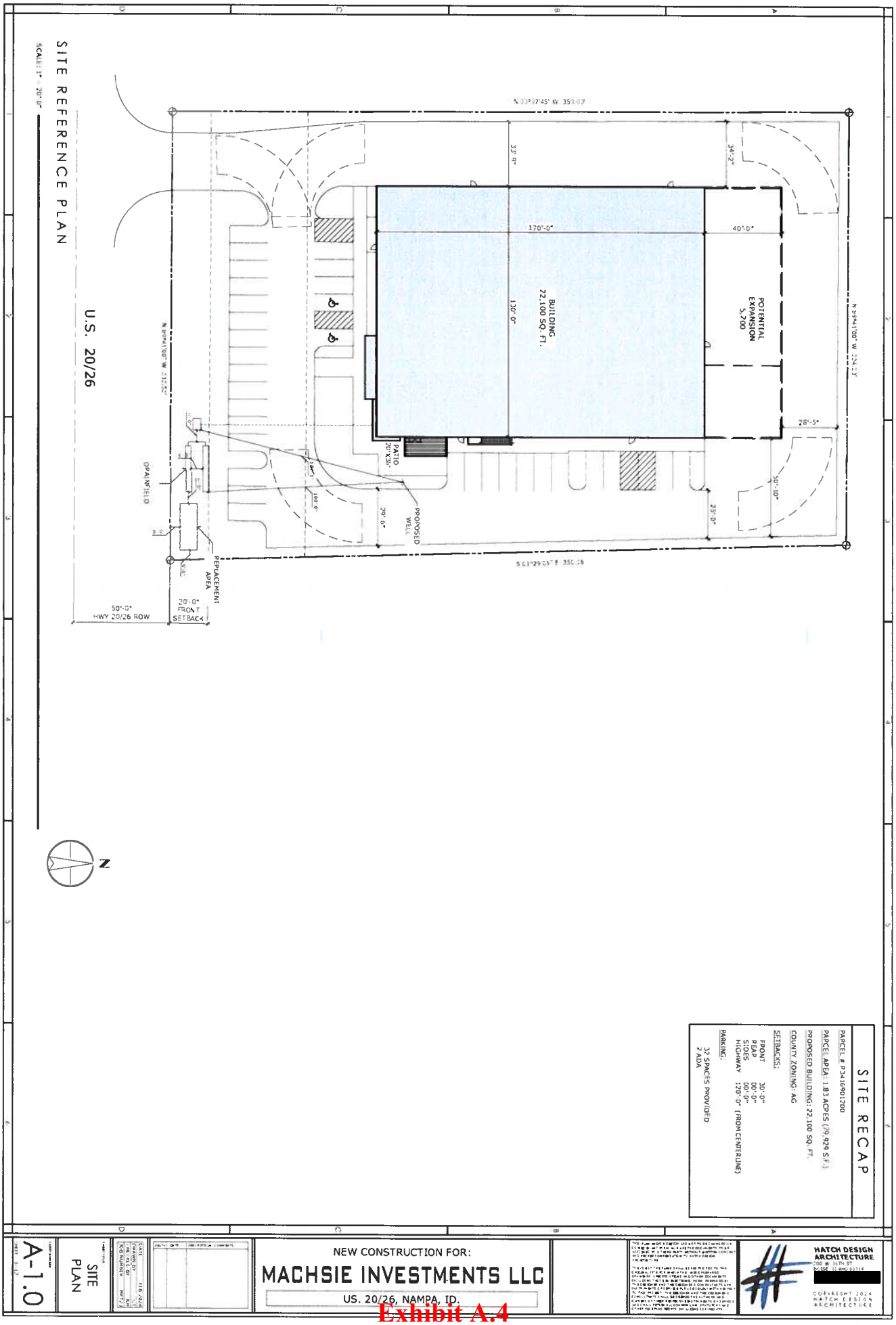

SITE REFERENCE PLAN
SCALE: 1" = 20'-0"
U.S. 20/26
BUILDING
22,100 SQ. FT.
POTENTIAL
EXPANSION
5,700
170'-0"
130'-0"
40'-0"
PATIO
20'X30'
DRAINFIELD
PROPOSED
WELL
REPLACEMENT
AREA
50'-0"
HWY 20/26 ROW
20'-0"
FRONT
SETBACK
N
SITE RECAP
PARCEL # R3416901700
PARCEL AREA: 1.83 ACRES (79,929 S.F.)
PROPOSED BUILDING: 22,100 SQ. FT.
COUNTY ZONING: AG
SETBACKS:
FRONT 30'-0"
REAR 00'-0"
SIDES 00'-0"
HIGHWAY 120'-0" (FROM CENTERLINE)
PARKING:
32 SPACES PROVIDED
7 ADA
NEW CONSTRUCTION FOR:
MACHSIE INVESTMENTS LLC
US. 20/26, NAMPA, ID.
HATCH DESIGN ARCHITECTURE
SITE PLAN
A-1.0

Exhibit A.4

Exhibit A.4.1

HATCH DESIGN
ARCHITECTURE
209 W. 36TH ST.
BOISE, IDAHO 83714
OFFICE: (208) 475-3204
FAX: (208) 475-3205

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HATCH DESIGN
ARCHITECTURE

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NEW CONSTRUCTION FOR:

MACHSIE INVESTMENTS LLC

US 20/26, Nampa, ID

DELTA	DATE	DESCRIPTION - COMMENTS

DATE:	SEPT. 2025
DRAWN BY:	LL, TT
CHECKED BY:	LH
JOB NUMBER:	24100

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-1.0

SHEET

SITE RECAP

PARCEL # R3416901200

PARCEL AREA: 1.83 ACRES (79,929 S.F.)

PROPOSED BUILDING: 22,100 SQ. FT.

COUNTY ZONING: AG

SETBACKS:

FRONT	20'-0"
REAR	10'-0"
SIDES	5'-0"
HIGHWAY	120'-0" (FROM CENTERLINE)

PARKING:

MANUFACTURING / WAREHOUSE - 18,825 SF - 1 PER EMPLOYEE = 15 STALLS
WHOLESALE STORE- 980 SF / 600 SF = 2 STALLS
OFFICE - 2,690 SF / 250 SF = 11 STALLS
RESIDENTIAL - 2,250 SF - 2 STALLS PER DWELLING UNIT
TOTAL REQUIRED PARKING - 30 STALLS

32 SPACES PROVIDED INDLUDING 2 ADA

SITE REFERENCE PLAN

SCALE: 1" = 30'-0"

Exhibit A.4.1

HATCH DESIGN
ARCHITECTURE
200 W 36TH STREET, BOISE, ID 83714 [redacted]

June 26, 2024

Dear Neighbor,

We are in the process of submitting an application for conditional rezone from A-C1 to Canyon County Development services (DSD). One of the requirements necessary prior to submitting the application is to **hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County** Ordinance 07-01-05).

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

The neighborhood meeting details are as follows:

Meeting Date: Tuesday, July 9th

Meeting Time: 6pm

Meeting Location: Franklin Junction back parking lot off of Franklin Road located at 8059 US-20, Nampa, ID 83687.

The project is summarized below:

Site Location: Parcel R3416901200 at nearest cross roads, Chinden and Franklin
Proposed Access: off Chinden Road
Total Acreage: 1.83
Proposed Lots: 1

Regarding the meeting, please do not call Canyon County Development services. This is a PRE-APPLICATION requirement and the county has no information about this project. However, please contact our office directly and we would be glad to help answer any questions you may have.

Jeffery L. Hatch with Hatch Design Architecture LLC- **Applicant's** Representative
200 W. 36th St., Boise, ID 83714 [redacted] [redacted]

We look forward to the neighborhood meeting and encourage you to attend so that we can inform you about the project in person.

Sincerely,

Exhibit A.5

NEIGHBORHOOD MEETING SIGN-UP

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

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE 07-01-15

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

SITE INFORMATION

Site Address: na	Parcel Number: R3416901200	
City: Nampa	State: ID	ZIP Code: 83687
Notices Mailed Date: 6-26-24	Number of Acres: 1.83	Current Zoning: A
Description of the Request: rezone from A-C1		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jeff Hatch		
Company Name: Hatch Design Architecture		
Current address: 200 W 36th Street		
City: Boise	State: ID	ZIP Code:83714
Phone [redacted]	Cell:	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 7-9 24	MEETING LOCATION: Across the street from site at Franklin Junction, 8059 US-20, Nampa, ID 83687
MEETING START TIME: 6pm	MEETING END TIME: 7pm
ATTENDEES: Hosted by Hatch Design Architecture representative	

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Ron Broadhead (Client Rep)		8509 Hwy 20-26
2. Christine Thomas		19885 Franklin Rd
3. Rob Thomas		" "
4.		
5.		
6.		
7.		
8.		
9.		

Revised 6/9/22

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Jeff Hatch

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 07 / 09 / 24

Machise CR to CI
9-5-24 subm. Hal.

Owner 1	Owner Address	Owner City	Owner State	Owner Zip	Parcel ID
Machsie Investments LLC	916 Albany St	Caldwell	ID	83605	34169012 0
Robert K Drinkard	8249 E Drinkard Ln	Nampa	ID	83687	34235010 0 34169010A0 3416901080 34169010C0 34169010D0 34169010 0
Hlb LLC	1840 N Lakes Pl	Meridian	ID	83646	34233011 0
Robert Thomas	19885 Franklin Rd	Nampa	ID	83687	34235012 0
F26 Holdings LLC	3445 Carillon Pt	Kirkland	WA	98034	34233000 0
Mutchie Family Trust Mutchie Anita Trustee	20035 Franklin Rd	Nampa	ID	83687	34169011 0
Keith C Fletcher	20325 Franklin Rd	Nampa	ID	83687	34168012 0
Fred C Schreffler	7998 Highway 20/26	Nampa	ID	83687	34195000 0
Franklin Junction Properties LLC	3310 S Gekeler Ln	Boise	ID	83706	34235000 0
Norton Lorinda Family Trust	8340 Hwy 20 26	Nampa	Id	83687	34170000 0

Exhibit A.5

Exhibit A.5

AGENCY ACKNOWLEDGMENT

Date: 04/01/2024

Applicant: Jeff Hatch - Hatch Design Architecture

Parcel Number: R3416901200

Site Address: TBD Hwy 20/26

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: Star Fire Protection District

☒ Applicant submitted/met for informal review.

Date: 8/20/2024 Signed: Victor E. Islas, Deputy Chief

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: 04/01/2024

Applicant: Jeff Hatch - Hatch Design Architecture

Parcel Number: R3416901200

Site Address: TBD Hwy 20/26

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: City of Nampa Planning and Zoning

☐ Applicant submitted/met for informal review.

Date: 08/20/2024 Signed: _____

Authorized ACCI 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: 04/01/2024

Applicant: Jeff Hatch - Hatch Design Architecture

Parcel Number: R3416901200

Site Address: TBD Hwy 20/26

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: 08/21/24 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: Niki Benyakhlef Digitally signed by Niki Benyakhlef Date: 2024.04.02 15:12:35 -06'00'

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: 04/01/2024
Applicant: Jeff Hatch - Hatch Design Architecture
Parcel Number: R3416901200
Site Address: TBD Hwy 20/26

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 communicat on 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: Niki Benyakhlef Digitally signed by Niki Benyakhlef Date: 2024.04.02 15:12:35 -06'00'
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Pioneer Irrigation Dist
☐ Applicant submitted/met for informal review

Date: 8/15/24 Signed: Kirk Meyers Superintendent
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

RE: Machsie Investments

Doug Critchfield <critchfieldd@cityofnampa.us>

Tue 8/27/2024 11:07 AM

To:Steve Thiessen [redacted]
Cc:Rodney Ashby <ashbyr@cityofnampa.us>

Hi Steve. Here is a recap of our conversation:

Nampa Planning and Zoning Staff met on June 6th at 4:00 PM at Nampa Development Services Center with the owners of Machsie Investments and their representatives regarding the proposed land use for the Muchsie Investment property (parcel # R34169012). Nampa staff indicated that the Hwy 20/26 Specific Area Plan indicates this parcel to be within the "Agribusiness" land use designation with the following definition:

> "Agribusiness are business that are related to agricultural sales and services. This includes ag supply stores, implement services, research facilities, garden supply centers, nurseries, and similar businesses. These would not include uses such as feed lots, dairies, animal husbandry, and animal rendering services. They could include pet and farm supply stores with small animal sales." (20/26 SAP. p. 24)

The owner of Machsie Investments indicated that the proposed business is a print shop that produces and sells promotional materials, and that their majority customer base is agricultural-related businesses. Nampa staff indicated that this definition meets the "Agribusiness" land use designation criteria indicated in the Hwy 20/26 Specific Area Plan. Nampa staff also indicated that it will request through the JPA agreement between Nampa and Canyon County that a condition be placed upon the property through a development agreement between the owner of Machsie Investments and Canyon County that the property will be used primarily as a agricultural-related business.

Doug

Doug Critchfield, Principal Planner, ASLA
O: 208.468.5406, F: 208.468.5439
500 12th Ave. S., Nampa, ID 83651
Planning and Zoning - Like us on Facebook
Citizen's Guide to Planning – Learn More About Planning!
NAMPA Ready

From: Steve Thiessen [redacted]
Sent: Monday, August 26, 2024 11:40 AM
To: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: Re: Machsie Investments

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RE: Machsie Project

Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

Tue 4/2/2024 3:28 PM

To:Steve Thiessen [redacted]

1 attachments (327 KB)

Agency Acknowledgement.pdf;

Hello Steve –

Attached is the signed form.

No additional ROW will be taken aside from the temporary .04 acres during construction.

Niki Benyakhlef

Development Services Coordinator

District 3 Development Services

O: 208.334.8337 | C: 208.296.9750

Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Steve Thiessen [redacted]
Sent: Tuesday, April 2, 2024 3:00 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

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Good afternoon Niki,

I believe ownership is meeting with Epic today to go over the TCE. Will there be any additional ROW taken beyond what is already shown on the preliminary site plan. Can you please sign the attached agency acknowledgment form?

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture

200 w. 36th Street

Boise, ID 83714

[redacted]

[redacted]

[redacted]

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Tuesday, April 2, 2024 2:15 PM
To: Steve Thiessen[redacted]
Subject: RE: Machsie Project

Hi Steve!

I'm so sorry it took me so long to get back to you!

It looks like we are only going to need a temporary easement from you of 0.04 ac. This will only be needed during the duration of construction along that area of the road and the easement goes away after the construction project is complete.

Please let me know if you have any other questions.

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Steve Thiessen [redacted]
Sent: Friday, March 22, 2024 2:06 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

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Thank you Niki. Have a great weekend!

Steve Thiessen, AIT

Hatch Design Architecture

200 w. 36th Street

Boise, ID 83714

[redacted]

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, March 22, 2024 1:54 PM
To: Steve Thiessen [redacted]
Subject: RE: Machsie Project

Hi Steve –

I'm going to have my ROW agent for the project take a look at this on Monday and verify.

I'll be in touch!

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Steve Thiessen [redacted]
Sent: Thursday, March 21, 2024 3:31 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Cc: Josh Nopens <Josh.Nopens@itd.idaho.gov>
Subject: Re: Machsie Project

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.**

Good afternoon Niki,

I overlayed your illustration with our site plan. Looks like the ROW shifts 50' to the south. Please review and let me know if this looks correct.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture

200 w. 36th Street

Boise, ID 83714

[redacted]

C: [redacted] F: [redacted]

E: [redacted]

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From: Steve Thiessen [redacted]
Sent: Thursday, March 21, 2024 9:46 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

Good morning Niki,

Thank you for the clarification. I measured from the center of the intersection also. We will meet with ownership this evening and go over this. I will submit the preliminary findings to the County. I will let you know if anything else comes up.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture

200 w. 36th Street

Boise, ID 83714

[redacted]

C: [redacted] F: [redacted]

E: [redacted]

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Thursday, March 21, 2024 9:41 AM
To: Steve Thiessen [redacted]
Subject: RE: Machsie Project

Hi Steve –

Your current site plan already shows the proposed access along the parcel's western boundary line. I think that will be a good place to start. As far as your question about measuring the distance, GREAT QUESTION! When dealing with access we measure from the corner of the intersection and not the center of the intersection. Many people confuse that.

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Steve Thiessen [redacted]
Sent: Thursday, March 21, 2024 8:18 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

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.**

Good morning Niki,

Thank you for sending this over. I will overlay this on the site plan to see how it works with our site plan. This should be good enough for the planning side. How is the distance from the intersection measured? Thank you for your help on this.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture

200 w. 36th Street

Boise, ID 83714

[redacted]

C: [redacted] F: [redacted]

E: [redacted]

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Wednesday, March 20, 2024 1:59 PM
To: Steve Thiessen [redacted]
Subject: RE: Machsie Project

Hi Steve –

It was so nice getting to talk to you today. Hopefully, I'll be able to provide you some helpful resources and information for you to pass on to the landowners.

Attached are the plans that the Right of Way. Page 3 is the page that has the parcel you are interested in on it. If you have questions about the lines and what they indicate, please call me and I can walk you through it.

The access you are requesting is considered "C" as it is a driveway downstream from a Public Road. This portion of the road is transitional between Rural and Urban and therefore, the distance from the Franklin will have to be 500ft. Your parcel frontage ends at approximately 500' from the Franklin Blvd intersection, therefore, when you apply for a permit, I would recommend applying for an approach at the edge at your parcel. I would also recommend applying for a Right In/Right Out (RIRO)only. Per the plans, the approach is placed in a location that will not allow for traffic to safely make a left hand turn across five lanes of traffic. We do not approve left hand turning movements across center turn lanes when they begin to taper. Please see attached plan sheet for the visual.

Middleton to Star Project Page

Online Permit Application

Online Permit Application Tips: At the top of the page, select **Payment Info**, then scroll down the page and select **District 3 Payment Portal**. Then using the drop-down menu select type of approach being applied for. Proceed back to the main page and click the button for **Approaches** and proceed to the web form. The following documents will need to be uploaded while the permit is being filled out. Please have the documents ready and upload them via the online tool to prevent any delay in the processing of the permit.

Below are the required documents that will need to be uploaded while filling out the permit form online. You may upload the documents with the online system.

- Copy of the latest deed for the parcel. If the parcel has been split, please supply a copy of the latest deed for each parcel.
- If the parcel is split or there are multiple parcels, provide a recorded cross-access or access easement documentation for all parcels showing they will be utilizing the

requested access point.

- Site plan for the full site at buildout.
- A Traffic Impact Study may be required if the site will be used for any commercial business or does not meet IDAPA 39.03.42 access requirements.
- Civil drawings for the approach showing approach style, radii dimensions, approach width at the back of radii or right-of-way line, and materials typical section.
- Photos looking in each direction away from the proposed (or existing) approach as if you were a driver exiting the approach.

You will need to submit a Traffic Control Plan designed by a certified Traffic Control Supervisor (must include signature, certification number, and contact information) or designed and stamped by an Engineer licensed in Idaho. This may be done at any point before beginning any work within the ITD right-of-way. Without an approved traffic control plan, no work is allowed within the ITD right-of-way.

Please let me know if I am missing any other information in this email that I told you I would get to you. And do not hesitate in reaching out if you have any questions.

Thanks!

Niki Benyakhlef
Development Services Coordinator

Your Safety
Your Mobility
Your Economic Opportunity

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Steve Thiessen [redacted]
Sent: Thursday, March 14, 2024 1:20 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Cc: Josh Nopens <Josh.Nopens@itd.idaho.gov>
Subject: Machsie Project

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.**

Good morning Niki,

I am working on a project located a little west of the Northwest corner of Hwy 20/26 and Franklin Rd in Canyon County. Debie Root asked us to reach out to discuss the access to the property and whether any additional ROW will be required. I have attached a vicinity map for reference. Please review and let me know if you have any questions or comments.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture

200 w. 36th Street

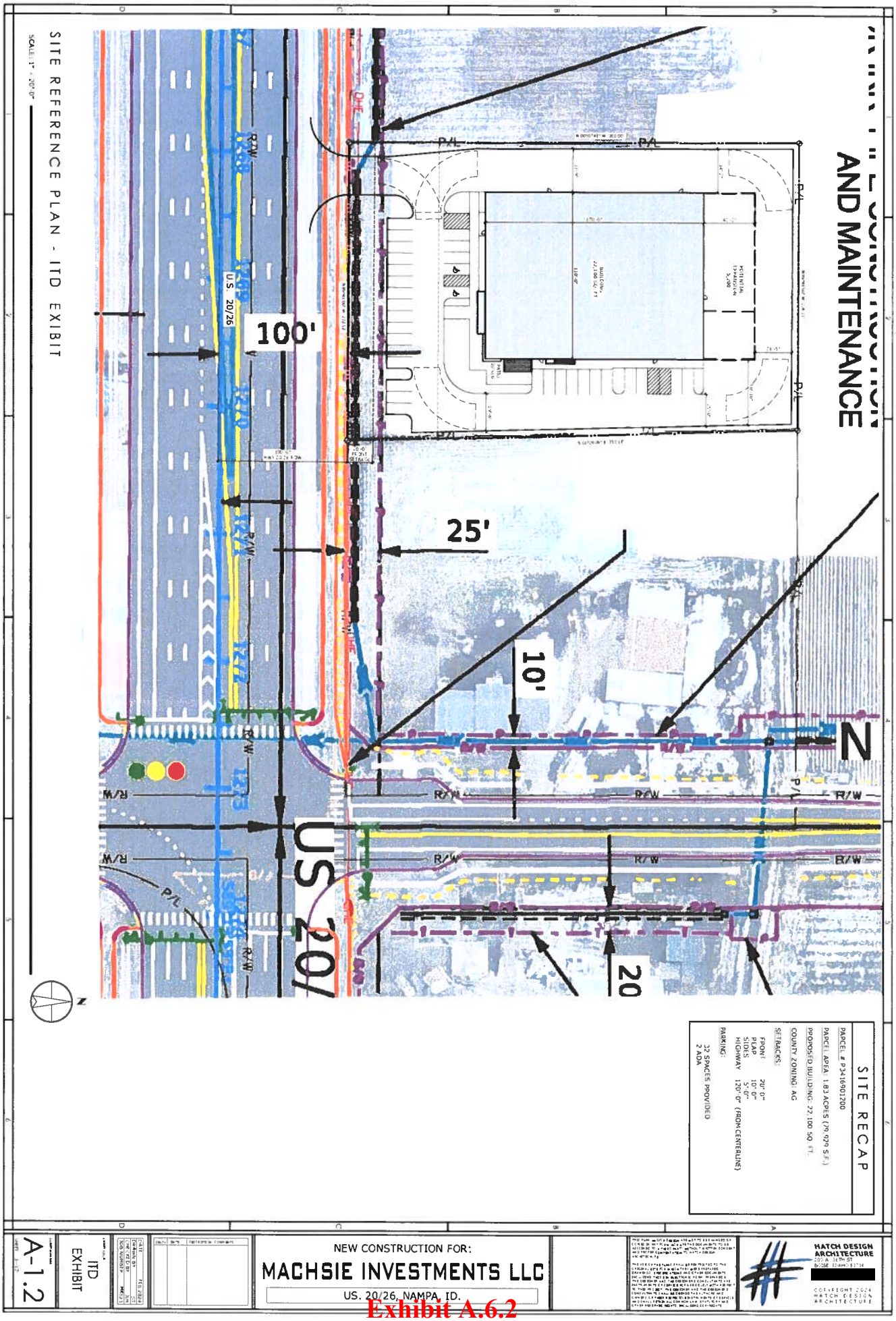
Boise, ID 83714

[redacted]

C: [redacted] F: [redacted]

E: [redacted]

This communication may contain information that is privileged, confidential, legally privileged, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is strictly prohibited. If this communication was received in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. ©2024


AND MAINTENANCE
SITE REFERENCE PLAN - ITD EXHIBIT
SCALE: 1" = 200'-0"
100'
25'
10'
US 20/26
US 20/26
N
P/L
R/W
SITE RECAP
PARCEL # R3416901700
PARCEL AREA: 1.83 ACRES (79,979 S.F.)
PROPOSED BUILDING: 22,100 SQ. FT.
COUNTY ZONING: AG
SETBACKS:
FRONT 20' 0"
REAR 10' 0"
SIDES 5' 0"
HIGHWAY 120' 0" (FROM CENTERLINE)
PARKING:
32 SPACES PROVIDED
2 ADA
NEW CONSTRUCTION FOR:
MACHSIE INVESTMENTS LLC
US. 20/26, NAMPA, ID.
HATCH DESIGN ARCHITECTURE
A-1.2
ITD EXHIBIT

PioneerTitleCo.
GOING BEYOND

2020 South Johns Avenue Suite A
Emmett, ID 83617

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 841685 /LF

2023-037943
RECORDED
11/28/2023 03:03 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 TYOUREN $15.00
TYPE DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received

Betty Jo Anne Evans, Trustee of the Betty Jo Anne Evans Family Trust, U/T/A dated September 27, 2022

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Machsie Investments LLC, an Idaho Limited Liability Company

hereinafter referred to as Grantee, whose current address is 916 ALBANY ST, CALDWELL ID 83605

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 22, 2023

Betty Jo Anne Evans, Trustee of the Betty Jo Anne Evans Family Trust, U/T/A dated September 27, 2022

By: Betty Jo Anne Evans
Betty Jo Anne Evans, Trustee

State of ID, County of Ada

This record was acknowledged before me on November 28, 2023 by Betty Jo Anne Evans, as Trustee of Betty Jo Anne Evans Family Trust.

Palla R Garringer
Signature of notary public
Commission Expires:

PALLA R GARRINGER
COMMISSION #22388
NOTARY PUBLIC
STATE OF IDAHO

PALLA R GARRINGER
Residing in: Emmett, ID
Commission Expires: 12/04/2026

EXHIBIT A

A parcel of land lying within the SE 1/4 of the SE 1/4 of Section 22, T.4N., R.2W., B.M., Canyon County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 22, 23, 26 and 27 of T.4N., R.2W., BM, Canyon County, Idaho at the center line intersection of Franklin Road and Highway 20-26;

thence N. 89°41'00"W. 303.50 feet along the center line of said Highway 20-26 and the Southerly line of said Section 22 to a point;

thence N. 01°29'09"W. 50.02 feet to the Southwest corner of the property described by deed, Instrument No. 9506076, Canyon County, Records, the TRUE POINT OF BEGINNING;

thence N.89°41'00"W, 232.52 feet running parallel with and 50.00 feet Northerly of the center line of said Highway 20-26 and the said Southerly line of Section 22 to a point;

thence N.00°07'45"W. 350.00 feet running parallel with and 796.25 feet Easterly of the Westerly boundary line of the Se 1/4 of the SE1/4 of said Section 22 to a point;

thence S.89°41'00"E. 224.23 feet running parallel with the said center line of Highway 20-26 and with the said Southerly line of Section 22, to the Northwesterly corner of the property described by said deed, Instrument No. 9506076;

thence S.01°29'09"E. 350.16 feet along the Westerly boundary line of the property described by said deed, Instrument No. 9506076 to the POINT OF BEGINNING

Development Services Department

Canyon County, 111 North 11th Avenue, Caldwell, ID 83605
(208) 454 7458 ▪ ZoningInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov/dsd

February 16, 2024

RE: Parcel Inquiry for R34169012 – PI2024-0010

Question: The inquirer wants to build a 22,000 square foot commercial building on this agricultural-zoned property. Will platting be required for this parcel?

The original parcel*- R34169- was approximately 38.26 acres (Tax 2). In 1980, the parcel was divided into one (1) 14.3-acre parcel and (1) 19-acre parcel (R34169010) (Tax 2B). In 1982, 2.41 acres (R34169011) was divided off of R34169 (Tax 2C). In 1995, 1.83 acres (R34169012) was divided off of R34169 without Canyon County approval (Tax 95616). Due to this unrecognized division, R34169012 does not have a building permit available. Additionally, the original parcel has been divided more than four (4) times, so R34169012 would have to change its future and current land use to a commercial zone (through the rezone/conditional rezone and comprehensive plan amendment application process) and then go through the subdivision platting process (CCZO §07-17-03 and §07-18-13) to obtain a building permit for a commercial building. *You can find the rezone/conditional rezone, comprehensive plan amendment, preliminary plat, and final plat applications attached with submittal requirements and application fees.*

Please let me know if you have questions,
Emily Kiester
Associate Planner
emily.kiester@canyoncounty.id.gov
208-454-6632

Platting Required.

*ORIGINAL PARCEL: A parcel of platted or unplatted land as it existed on September 6, 1979 (the effective date of the Zoning Ordinance 79-008), including any property boundary adjustments as defined in this chapter and any reduction in area due to creating a parcel for the exclusive use by Canyon County, a municipality within Canyon County, a local highway district, Idaho Transportation Department, utility company or corporation under the jurisdiction of the Idaho Public Utilities Commission, or other local, State, or Federal agency. (CCZO §07-02-03)

Note: The property research information presented today by the Development Service Department (DSD) is based on the current ordinance and policies, in effect on the date of the summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of the inquiry and may change when the subject property, ordinances, or policies change. Then information becomes certain, and not subject to change, when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

Canyon County, ID Web Map



2/16/2024, 8:54:23 AM

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Parcel Number Search _Query result_2

Hydro_NHDFlowline

Hydro_NHDFlowline

County Boundary

Current Impact Area

City Limits

Sections

CanyonCountyRoads

Hwy

ITDFunctionalClassification

Other Principal Arterials

Urban_2023

Red: Red

Green: Green

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

Exhibit A.8

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

R34169012 PARCEL INFORMATION REPORT 2/13/2024 11:34:10 AM

PARCEL NUMBER: R34169012
OWNER NAME: MACHSIE INVESTMENTS LLC
CO-OWNER:
MAILING ADDRESS: 916 ALBANY ST CALDWELL ID 83605
SITE ADDRESS: 0 HWY 20 26
TAX CODE: 0640000
TWP: 4N **RNG:** 2W **SEC:** 22 **QUARTER:** SE
ACRES: 1.84
HOME OWNERS EXEMPTION: No
AG-EXEMPT: No
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: CANYON HWY
FIRE DISTRICT: STAR FIRE
SCHOOL DISTRICT: VALLIVUE SCHOOL DIST
IMPACT AREA: NAMPA
FUTURE LAND USE 2011-2022 : AG
FLU Overlay Zone Desc 2030:
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: AG
IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0266F

WETLAND: Riverine
NITRATE PRIORITY: ADA CANYON
FUNCTIONAL Classification: Other Principal Arterials
INSTRUMENT NO. : 2023037943
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 22-4N-2W SE TAX 95616 IN SESE
PLATTED SUBDIVISION:
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

DISCLAIMER:

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

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

Exhibit A.8

ASSESSOR'S TAX NUMBER LIST
CANYON COUNTY

Year 19_____

Section 22 Township 4 North, Range 2 W.B.M.

CAXTON PRINTERS, CALDWELL 83164

NUMBER	DESCRIPTION
2	All of the SESE of Section 22-4-2, excepting the following described land: Beginning at a point 400 feet due North of the South west corner of said above described land, and running North 920 feet to the Northwest corner. Thence East 82.37 feet. Thence South 920 ft. Thence West 82.37 feet to the place of beginning, the tract excepted containing 1.74 acres more or less. The land conveyed containing 38.26 acres more or less. 38.26 Acres Book 67 Deeds page 416.

Exhibit A.8 Replaced By Tx 152744 11/27/13 DH

ASSESSOR'S TAX NUMBER LIST
CANYON COUNTY

YEAR 19 81

Section 22-4-2

NUMBER	DESCRIPTION
Tax 2-B	COMMENCING at the NE corner of the SE¼SE¼, Sec. 22, Twp 4N, Rng 2W, B.M., Canyon County, State of Idaho and running West along the North boundary line of the SE¼SE¼ a distance of 654.3 feet to the REAL POINT OF BEGINNING; Continuing West along said N. boundary 583.3 feet to a point; Thence South parallel to the West boundary line of said SE¼SE¼ a distance of 920 feet; Thence West 82.37 feet to a point on the West line of said SE¼SE¼; Thence South 400 feet along the W boundary line to the SW corner of said SE¼SE¼; Thence East along the South boundary line of the SE¼SE¼ a distance of 796.25 feet to a point; Thence North 400 feet and parallel to the West boundary line of the said SE¼SE¼ to a point; Thence West and parallel to the South boundary line of the said SE¼SE¼ a distance of 130.5 feet to a point; Thence North a distance of 920 feet and parallel to the West boundary line of the said SE¼SE¼ to the REAL POINT OF BEGINNING: EXCEPTING therefrom a parcel of land, parcicularly described as follows: Commencing at the SE corner of Sec 22 in T 4N, R 2W B.M., Canyon Co., Idaho and bearing N 50 feet, along the E Boundary of the aforesaid Sec. 22 to the N Boundary of the State Hwy, known and designated as No. 20 and the Franklin Lane; Thence W 750 feet, along the N boundary of the aforesaid State Hwy to the Real Point of Beginning; Thence continuing W 272.25 ft, along the N boundary of the aforesaid State Highway; Thence N 160 ft; Thence E 272.25 ft; Thence S 160 ft, on a line parallel to the E boundary of the aforesaid Section 22 to the REAL POINT OF BEGINNING, Also excepting all easements and rights-Of-way as appear of record; Specifically excepting a 50' right-of-way for highway along the S boundary of the SE¼SE¼. Instrument #909877 recorded December 31, 1980. Fernando M. Duran to Jon L. Baumgartner.

AS-P019-1

Exhibit A.8

ASSESSOR'S TAX NUMBER LIST
CANYON COUNTY

YEAR 19 82

Sec. 22-4-2 SE

NUMBER	DESCRIPTION
TX 2-C	THIS IS AN EXCEPTION Beginning at the Southeast corner of the SE¼ of the SE¼ of Section 22, TWP. 4N., R. 2 W. B. M., Canyon County, Idaho, bearing North 400 feet; thence West 300 feet to a point; thence South 400 feet to a point; thence East 300 feet to the point of beginning. (Approx. 2.7548 Acres). Exception therefrom: A strip of land 50 feet wide on the north side of following described center line of highway as surveyed and shown on the official plat of the Franklin Lane FAP 241 B (2) Highway Survey on file in the office of the Department of Public Works of the State of Idaho, and lying over and across the SE¼ of the SE¼ of Section 22, Twp. 4 N., R. 2 W.B.M., Beginning at Station 283-71 of the said Highway Survey, which station is a point on tangent approximately 1339.7 feet West from the SE corner of Section 22, Twp. 4 N., R. 2 W.B.M., thence running S89° 41' E 1339.7 feet to station 297+10.7 of said Survey which station is an angle point identical with the SE corner of Section 22, Twp. 4 N., R. 2 W.B.M. Together with all water, water rights, ditches and rights of way for ditches appurtenant thereto or in anywise appertaining: (Approx. 1.5378 Acres) Instrument # 949519 Recorded: June 11, 1982 Between: Fred Duran and BCT & LC Credit Union Sheriff's Certificate of Sale of Real Property on Execution

CANYON COUNTY ASSESSOR'S TAX NUMBER: TAX 95616
SECTION/TOWNSHIP/RANGE: 22-4N-2W
SUBDIVISION:
LOT\BLOCK\TRACT: 9757
ACCOUNT NUMBER: R34169-012- -0
TAX YEAR: 1995
INST #:9527380
DATE: 9-28-95
GRANTOR: LAWERANCE V. GRAY, WHO ACQUIRED TITLE AS LAWRENCE V. GRAY & MARY LOU GRAY, H/W
GRANTEE: WESLEY EVANS & BETTY JO EVANS-H/W
DATE CANCELLED:

NOTICE
THESE DOCUMENTS ARE MAINTAINED FOR ASSESSMENT PURPOSES & SHOULD NOT BE RELIED UPON FOR DETERMINING PROPERTY BOUNDARIES & CURRENT PROPERTY OWNERSHIP.

----------DESCRIPTION----------

THIS IS A PART OF TAX 2

A parcel of land lying within the SE 1/4 of the SE 1/4 of Section 22, T.4N., R.2W., B.M., Canyon County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 22, 23, 26 and 27 of T.4N., R.2W., B.M., Canyon County, Idaho at the center line intersection of Franklin Road and Highway 20-26;

thence N. 89°41'00"W. 303.50 feet along the center line of said Highway 20-26 and the Southerly line of said Section 22 to a point;

thence N. 01°29'09" W. 50.02 feet to the Southwest corner of the property described by deed, Instrument No. 9506076, Canyon County Records, the TRUE POINT OF BEGINNING;

thence N. 89°41'00" W. 232.52 feet running parallel with and 50.00 feet Northerly of the center line of said Highway 20-26 and the said Southerly line of Section 22 to a point;

thence N. 00°07'45" W. 350.00 feet running parallel with and 796.25 feet Easterly of the Westerly boundary line of the SE 1/4 of the SE 1/4 of said Section 22 to a point;

thence S. 89°41'00" E. 224.23 feet running parallel with the said center line of Highway 20-26 and with the said Southerly line of Section 22, to the Northwesterly corner of the property described by said deed, Instrument No. 9506076;

thence S. 01°29'09" E. 350.16 feet along the Westerly boundary line of the property described by said deed, Instrument No. 9506076 to the Point of Beginning;

Containing an area of 1.83 acres, more or less.

04N02W224

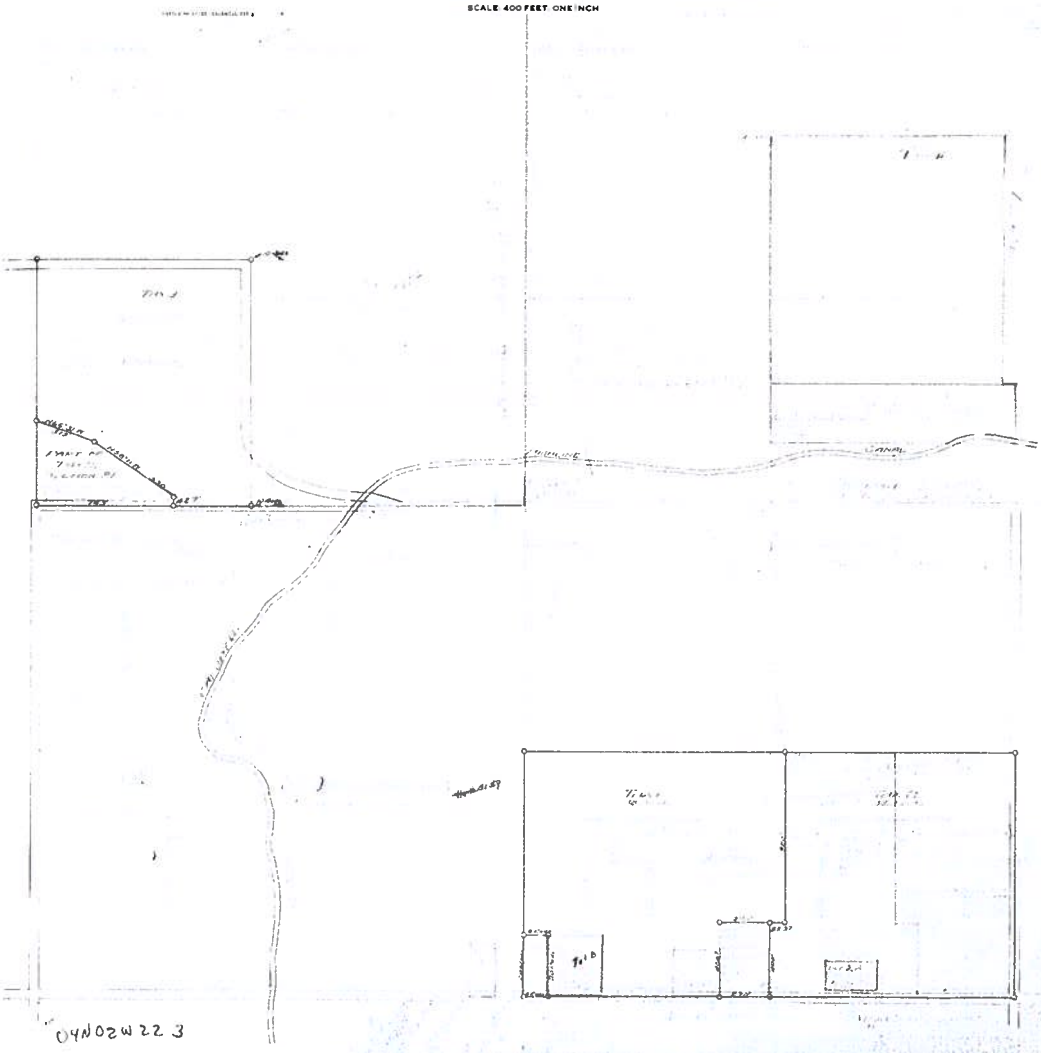
CANYON COUNTY PLAT BOOK

SECTION 22 TOWNSHIP 4N RANGE 2W

SCHOOL 23 ROAD

SCALE 400 FEET ONE INCH

04N02W221



04N02W223

04N02W222

Development Services Department

Canyon County, 111 North 11th Avenue, Caldwell, ID 83605
(208) 454 7458 • (208) 454 6633 Fax • Zoninginfo@canyonco.org • www.canyonco.org/dsd

July 6, 2021
RE: Parcel Inquiry for R34169012
Question: Is there a building permit available?

07-18-01: ADMINISTRATIVE LAND DIVISIONS FOR ALL ZONES:

*(1) Administrative Land Divisions: An administrative land division of an original parcel is allowed in accordance with the following: **(An original parcel predates the zoning ordinance of Sept. 6, 1979 and has not been split)***

*A. For land zoned A (agricultural), the **minimum parcel size is one acre** and an administrative land division of an original parcel is allowed in accordance with the following:*

Less than 80 acres	*2 residential parcels*
80 to 119 acres	*3 residential parcels*
More than 120 acres	*4 residential parcels*

B. For all other zones land may be divided into no more than four (4) parcels through the administrative land division process. The minimum parcel or lot area shall be subject to the minimum lot size provisions of subsection 07-10-21(2) of this chapter.

R34169012

No, there is not a building permit available or a split on the parcel. Parcel R34169012 was once apart of parcel R34169011. It was illegal divided off without County approval through court order approval.

In order to reinstate the building permit, the property would have to go through the Comprehensive Plan Map Amendment ($2500) to change the future zoning from agricultural to residential, Rezone ($850) to change the current zoning agricultural to residential followed by the subdivision platting process ($1680 + $10/a lot) per agreement Canyon County has with City of Nampa on their impact area.

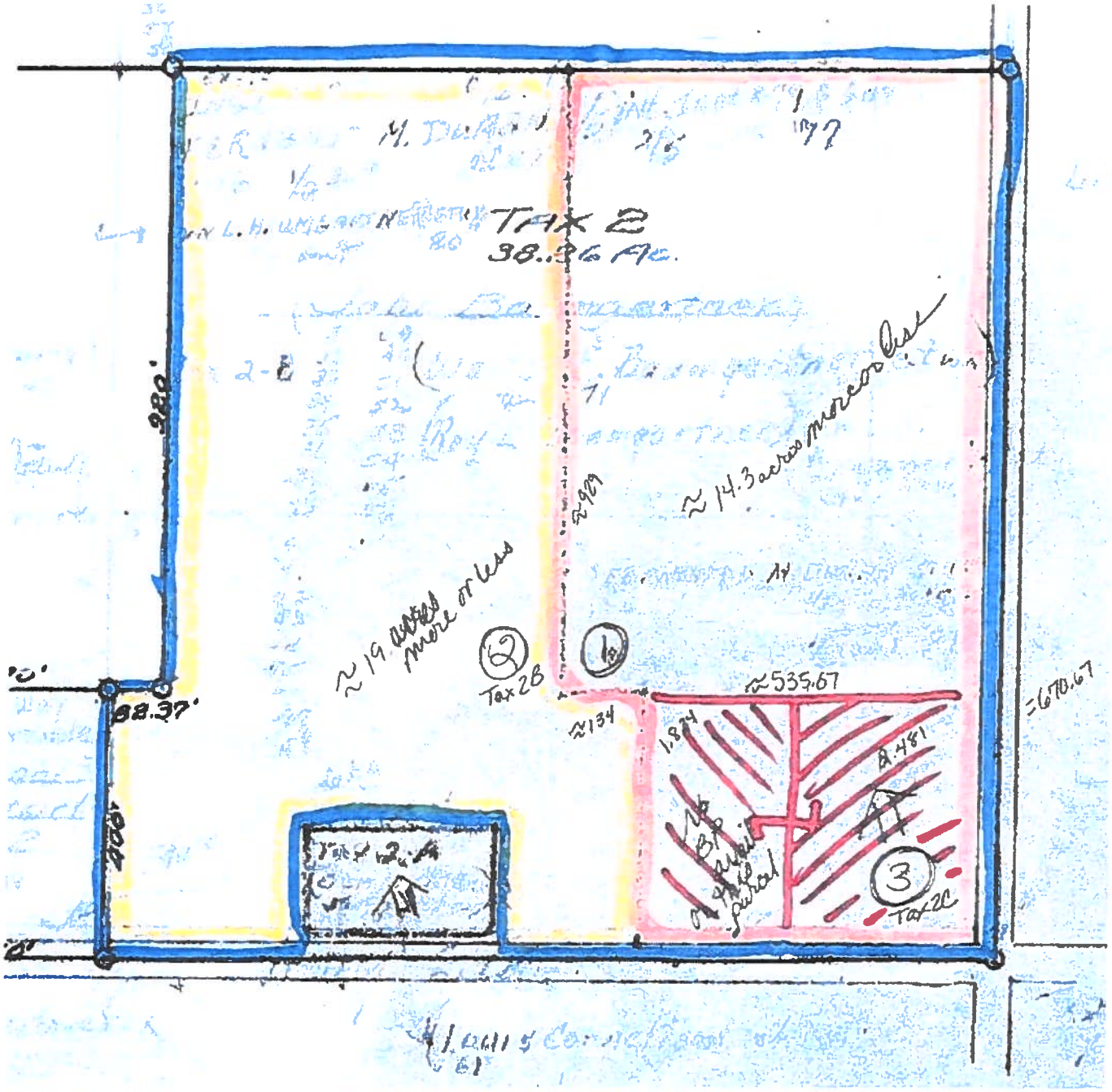
Property is located in the City Impact of Nampa. Parcel is zoned agricultural. If owner/buyer would like to use it for commercial, a Comp Plan Map Amendment and a Rezone would need to take place to change the zoning to a commercial zoning district. Looks like there may be a ditch easement located at the rear of the property but the owner/buyer would need to contact the local irrigation district for that easement width.

Not sure where applicate is seeing the lot being taxed as 2 residential lots because there is no building permit available on the parcel.

Please let me know if you have additional questions.

Sincerely,
Cassie Lamb
Planner I
Clamb@canyonco.org
208-454-6627

Exhibit A.8



= 38.26 acres

12/31/1980

2B

Durant to Baumgartner

Adj Tax 2 – 1st Division 1980

remainder Tax 2 – Tax 2C = ≈ 14.3 acres rough estimate – survey not available – all deed transactions

– Court Ordered Sale ≈ 2.7548 acres 400 x 300

added later to (PBA) Court ordered division

Exhibit A.8

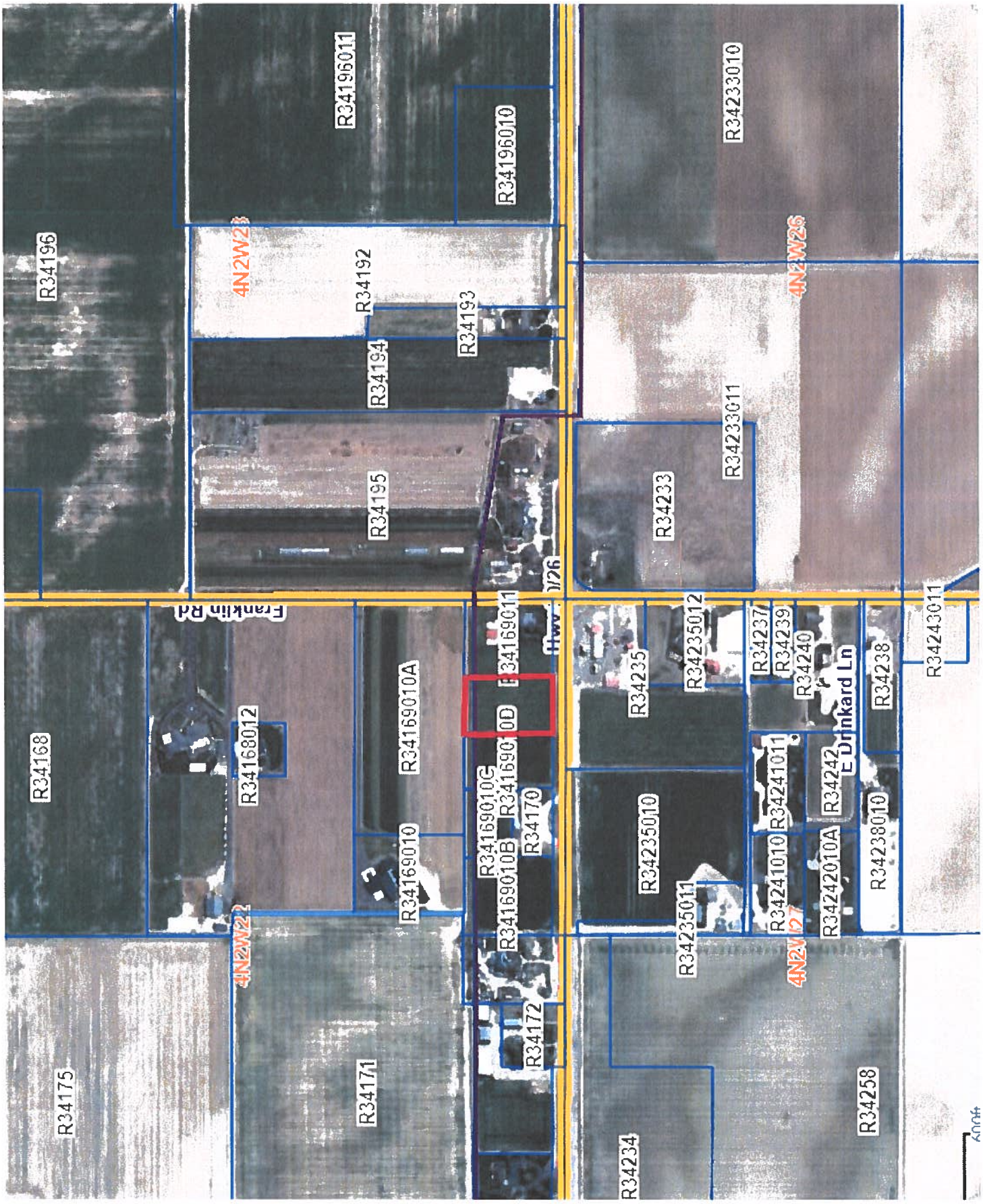

R34196
R34196011
R34196010
4N2W23
R34192
R34193
R34194
R34195
R34233010
R34233011
R34233
4N2W26
R34168
R34168012
R34169010A
R34169011
R34169010D
R34169010C
R34169010B
R34169010
R34170
R34172
R34171
R34175
4N2W22
R34235012
R34235
R34235010
R34235011
R34237
R34239
R34240
R34241011
R34241010
R34242
R34242010A
E Drinkard Ln
R34238
R34238010
R34243011
R34234
R34258
4N2W27

Exhibit A.8

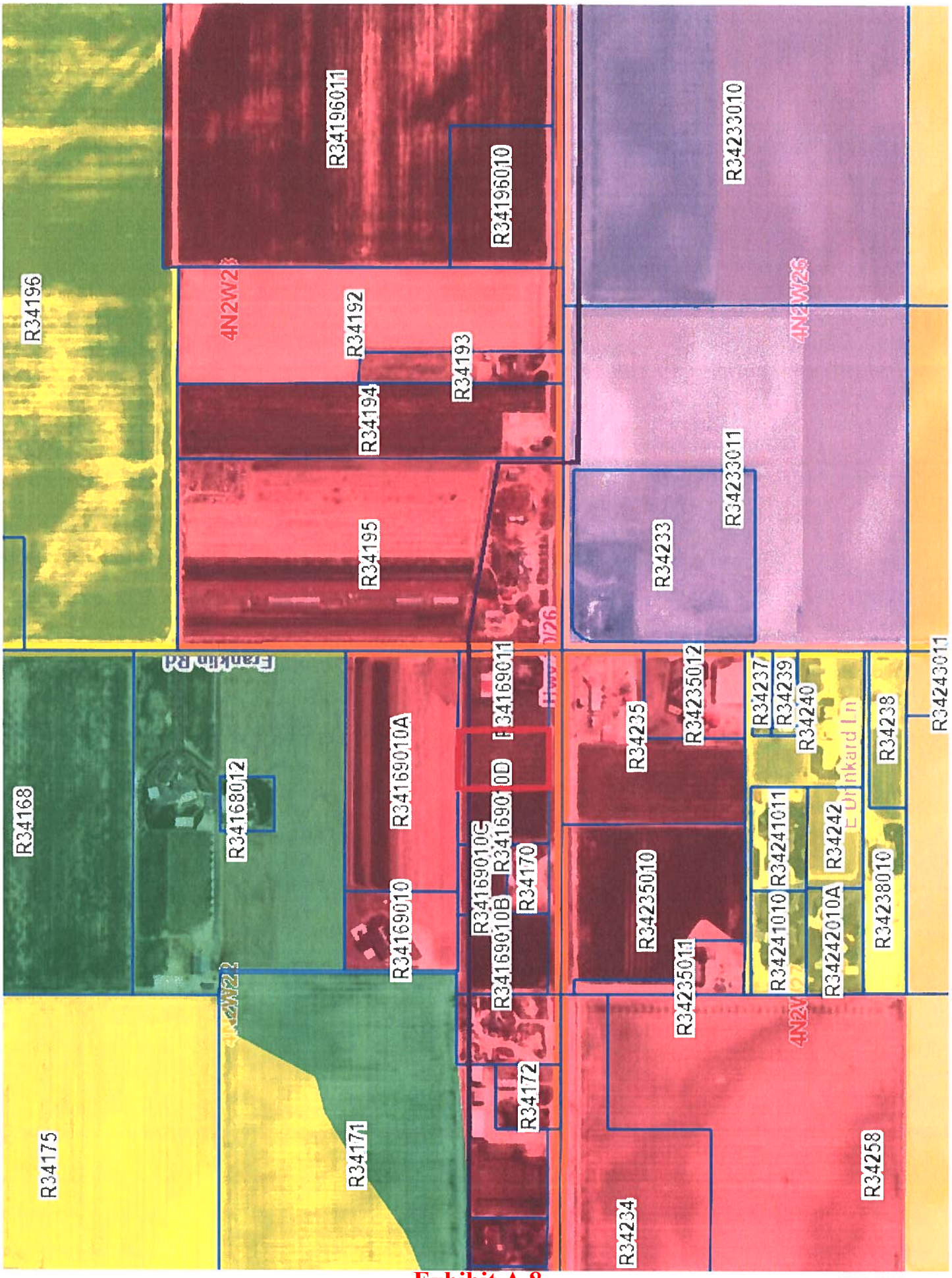

R34196
R34196011
R34196010
4N2W25
R34192
R34193
R34194
R34195
R34233010
R34233
R34233011
R34168
R34168012
Franklin Rd
R34169010A
R34169011
R34169010D
R34169010C
R34169010B
R34169010
R34170
R34235
R34235012
R34235010
R34235011
R34237
R34239
R34240
R34241011
R34241010
R34242
R34242010A
R34238
R34238010
R34243011
R34175
R34171
R34172
R34234
R34258

Exhibit A.8

Development Services Department

Canyon County, 111 North 11th Avenue, Caldwell, ID 83605
(208) 454 7458 • (208) 454 6633 Fax • Zoninginfo@canyonco.org • www.canyonco.org/dsd

July 6, 2021
RE: Parcel Inquiry for R34169012
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More than 120 acres	*4 residential parcels*

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R34169012

No, there is not a building permit available or a split on the parcel. Parcel R34169012 was once apart of parcel R34169011. It was illegal divided off without County approval through court order approval.

In order to reinstate the building permit, the property would have to go through the Comprehensive Plan Map Amendment ($2500) to change the future zoning from agricultural to residential, Rezone ($850) to change the current zoning agricultural to residential followed by the subdivision platting process ($1680 + $10/a lot) per agreement Canyon County has with City of Nampa on their impact area.

Property is located in the City Impact of Nampa Parcel is zoned agricultural. If owner/buyer would like to use it for commercial, a Comp Plan Map Amendment and a Rezone would need to take place to change the zoning to a commercial zoning district. Looks like there may be a ditch easement located at the rear of the property but the owner/buyer would need to contact the local irrigation district for that easement width.

Not sure where applicate is seeing the lot being taxed as 2 residential lots because there is no building permit available on the parcel.

Please let me know if you have additional questions.

Sincerely,
Cassie Lamb
Planner I
Clamb@canyonco.org
208-454-6627

PARCEL INQUIRY REQUEST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605
Email: zoninginfo@canyonco.org Phone: 208-454-7458 Fax: 208-454-6633

Type of Inquiry: ☒ General Information (e.g. zoning, setbacks)
☒ Status of Entitlements (e.g. is a building permit /land division available?)

Note: there is a $35.00 fee per entitlement inquiry per parcel. We accept debit/credit cards, cash and checks. A credit card authorization form is attached for your convenience.

Person Making Inquiry: ☐ Property Owner ☒ Realtor ☐ Other

Name: Janice Merwin Date: 5/20/21

Address: 1202 Winther Blvd

City: Nampa State: ID Zip: 83651

Phone Number: [redacted]

Email address: [redacted]

Please include as much information below as possible:

Site Information: Address: 0 Franklin & Hwy 20-26 (Legal: 22-4N-2W-SE Tax 95616 in SE SW)

Tax Parcel Number (if known) R3416901200 Approximate Acreage: 1.83

Provide a detailed description of the information you require. Please be as specific as possible.

Can there be residential homes built? How many? Can it be used for a commercial situation? Currently used for farming but taxed as 2 residential lots. Are manufactured homes allowed - if so are foundations required? Can it be split? How many? Are building permits available. Are there development potentials. Are there any impact fees? Are there any easements?

Staff will provide a written response upon completion of the property research.

The property research information presented by the Development Services Department (DSD) is based on the current ordinances and policies in effect on the date of this summary, and based on your representations and information you provided about the subject property. This information is valid only at the time of inquiry and may change when the subject property, ordinances, or policies change. The information becomes certain and not subject to change when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

PARCEL INQUIRY # PI2021-0347 **FEE $** 35.00 **DATE:** 5.21.21

NOTES: Look at. PBA AD2014-64

Revised 3/12/2021

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

R34169012 PARCEL INFORMATION REPORT

7/6/2021 11:43:38 AM

PARCEL NUMBER:	R34169012
OWNER NAME:	EVANS WESLEY A AND BETTY JO FAMILY TRUST
CO-OWNER:	EVANS BETTY JO TRUSTEE
MAILING ADDRESS:	3100 KOOTENAI ST BOISE ID 83705
SITE ADDRESS:	0 HWY 20 26 NA 83687
TAX CODE:	0640000
TWP:	4N
RNG:	2W
SECTION:	22
QUARTER:	SE
ACRES:	1.84
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURAL
HIGHWAY DISTRICT:	CANYON HWY
FIRE DISTRICT:	STAR FIRE
SCHOOL DISTRICT:	VALLIVUE SCHOOL DIST
IMPACT AREA:	NAMPA
FUTURE LAND USE:	AG
IRRIGATION DISTRICT:	PIONEER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X
FEMA FLOODWAY:	NOT In FLOODWAY
FIRM PANEL NUMBER:	16027C0266F
WETLAND:	Riverine
NITRATE PRIORITY:	ADA CANYON
PRINCIPAL ARTERIAL:	PRINCIPAL ARTERIAL
COLLECTOR:	NOT In COLLECTOR
INSTRUMENT NO. :	2007043077
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	22-4N-2W SE TAX 95616 IN SESE
PLATTED SUBDIVISION:	

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.

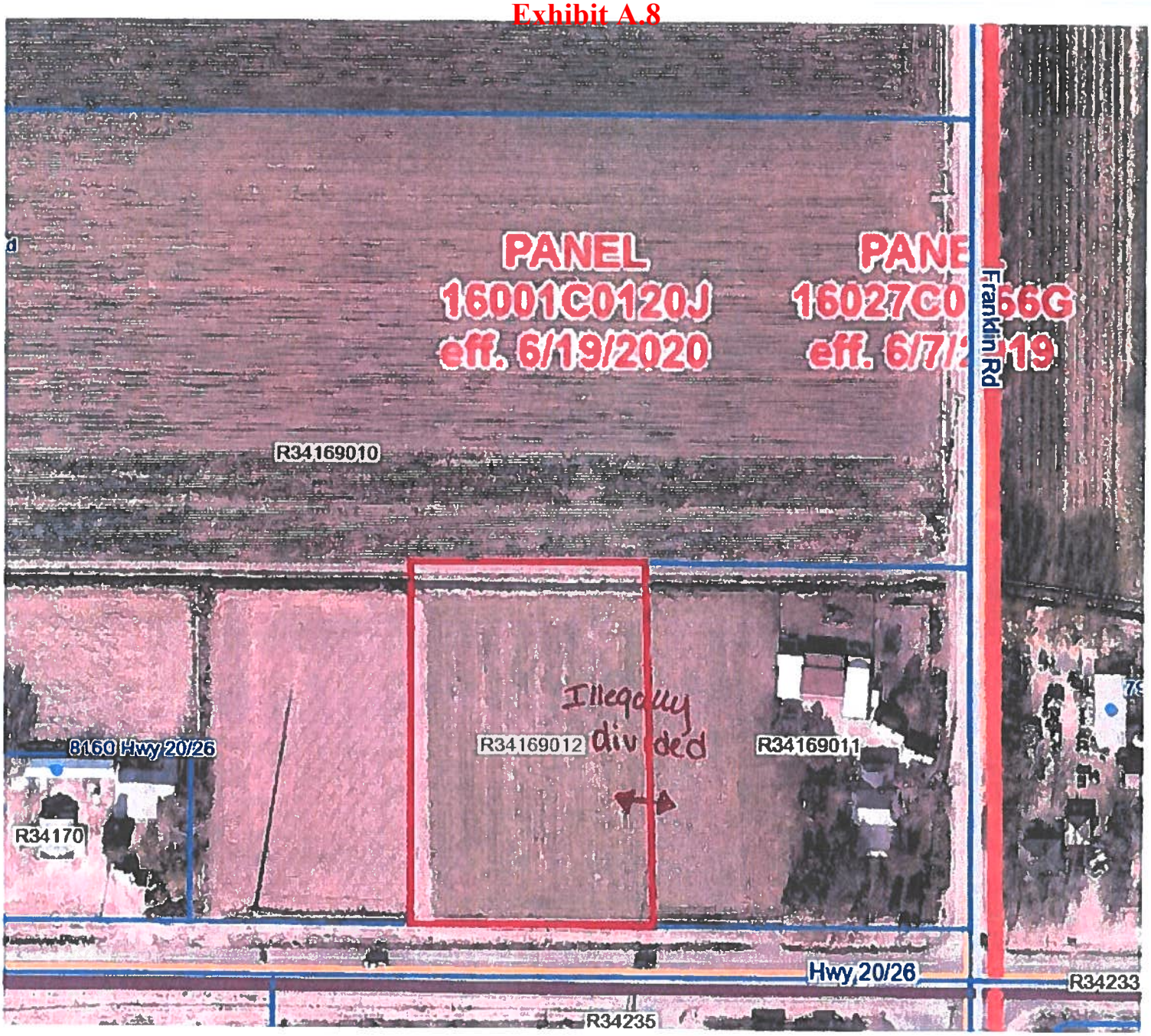
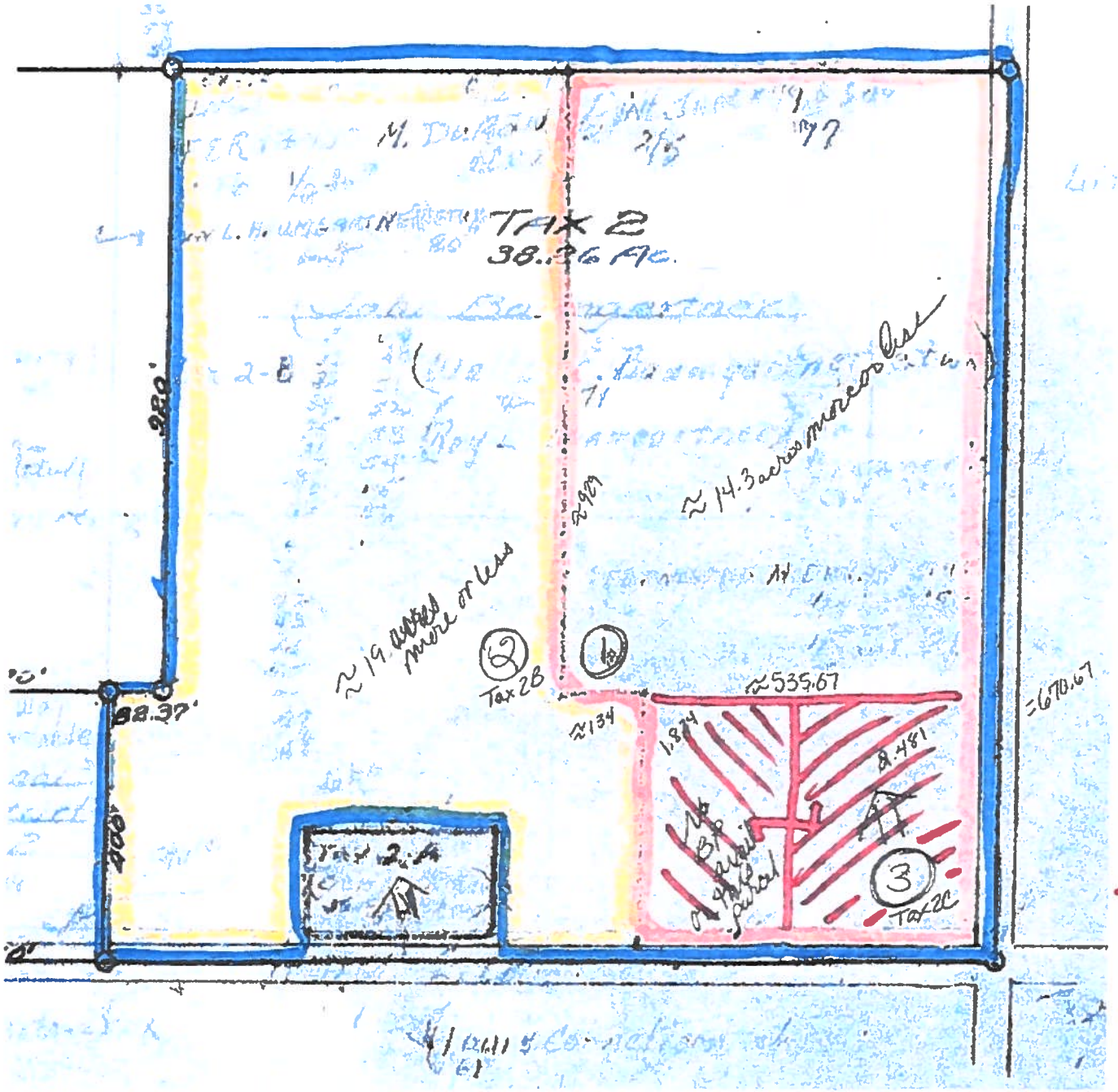

PANEL
16001C0120J
eff. 6/19/2020
PANE
16027C0
eff. 6/7/
66G
19
Franklin Rd
R34169010
Illegally
divided
R34169012
R34169011
8160 Hwy 20/26
R34170
Hwy 20/26
R34233
R34235

Exhibit A.8



Tax 2 = 38.26 acres

A - 1956

2B - 12/31/1980
Duran to Baumgartner

Adj Tax 2 – 1st Division
1980

remainder Tax 2 - Tax 2B = ≈ 14.3 acres
rough estimate - survey not available - all deed transactions

~~Tax 2C~~ – Court Ordered
Sale ≈ 2.7548 acres
400 x 300

added later to (PBA) Court ordered division

Exhibit A.8

Karla Nelson

From: Steve Thiessen [redacted]
Sent: Wednesday, May 13, 2026 2:53 PM
To: Karla Nelson
Subject: Re: [External] Re: CR2024-0006

Hi Karla,

Let's stick with the C-1 zone. I like the fact that it is to our south also.

Thank you,
Steve

Steve Thiessen, AIT
Entitlement Director

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
[redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, May 13, 2026 2:41 PM
To: Steve Thiessen <[redacted]
Subject: RE: [External] Re: CR2024-0006

Thanks, Steve,

I think MU-A is the best zone for the mix of uses, and to me, it fits the location as it is on an arterial road within an area of impact. The risk with that zone is that we really haven't used it much, and there could be concerns from the decision bodies related to the number of uses that are allowed in that zone and the potential that surrounding properties will also request MU-A. The planning team assured me that C-1 could work with conditions, and the property to the south does have C-1 zoning. However, it is possible that the decision bodies might feel that the mix of uses doesn't fully fit in C-1 (hopefully that could be addressed in the DA). In terms of uses, I'm comfortable recommending approval with either zone (but the decision bodies might feel differently).

The other main concern for me, and I think will also be a concern for the hearing bodies, is access/traffic safety and ensuring cross-access. I'm glad that the property owner is willing to have a cross-access/easement condition. Since most of the properties in that area were divided illegally, having a more cohesive approach to access is important, and hopefully, that condition will get us to a safe result.

The zoning decision is yours. Both have some risks. Let me know if you would like to proceed with C-1 or if you prefer to request MU-A.

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Steve Thiessen <[redacted]>
Sent: Wednesday, May 13, 2026 1:55 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2024-0006

Hi Karla,

Thank you for getting back to me. I am fine with adjusting the allowed uses. The use is primarily a large retail screen print and embroidery shop. Yes, some of the items are produced for resellers. All other uses, including warehousing/storage, are an accessory use to the primary retail business. The reason for the size of the building is the size of the screen-printing machines. Each one requires around 3,000 sf for the machine and supporting equipment. We would be comfortable with a condition in regards to warehousing and distributing use for future tenants.

In regard to zoning, I am fine with whatever staff feels is most appropriate. I just want a zone that is compatible with our use and one that staff can support.

Please let me know if I need to revise the narrative. Thank you for your help on this.

Thank you,
Steve

Steve Thiessen, AIT
Entitlement Director

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: [redacted]
[redacted]

Exhibit A.9.1.a

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, May 13, 2026 12:24 PM
To: Steve Thiessen <[redacted]>
Subject: RE: [External] Re: CR2024-0006

Steve,
Sorry for the delay, I needed to talk this through with the team. Overall, the MU-A zone is a better fit for the specific uses that you are requesting, but the team was ok with going forward with the requested C-1 zone with some clarification. The code doesn't allow wholesale use in the C-1 zone but if that use is truly only for this one specific retail business, then it can be seen as an accessory to that main retail use. For the DA in your application, you list the uses that are allowable, including 1. Retail/Wholesale screen printing facility. For this first use, I'm comfortable going forward with C-1 if we add a parenthesis or explanation stating that the wholesale screen printing is an accessory use and in service to the primary retail use. Warehousing is also not allowed in the C-1 zone, and your letter of intent does not list a warehouse as a requested use. I assume the applicant will store some of the products for the retail business, but that a separate warehouse use is not being requested, and that warehousing does not need to be included as an allowed use in the DA? The concern is that if the structure includes a large storage space, future owners of the property could potentially use the space as a warehouse/distribution center that could entail much greater traffic/impacts than the applicant's business. Would you be comfortable with a DA condition that would require a Director's Decision for any new tenants to ensure that the use is still compatible as conditioned? Of course, once the property is annexed into Nampa, then this would no longer be a requirement.

Thanks,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Steve Thiessen <s[redacted]>
Sent: Tuesday, May 5, 2026 12:15 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2024-0006

Hi Karla,

I went back through my notes when we started this process with Debbie a couple of years ago. It was determined that a conditional rezone to C-1, though not perfect, was the best fit. Below are the square footage breakdown and description of the use that was used to make that determination.

- The total building area is 24,475 sf.
- Screen printing and Embroidery: 12,650 sf
- Warehouse and storage: 6,000 sf
- Retail Sales and showroom: 1,200 sf
- Caretaker residence: 1,950 sf
- Admin, offices, break room, restrooms, and conference: 2,675 sf

Description of use:
Previously manufactured products are shipped into the facility. Designs are added either via screen printing or embroidery. These items are then distributed either directly to consumers or other retail or wholesale channels.

Nampa looks at this business as a service business. I would agree that it is similar to a personal service with accessory uses to support he main purpose of the business which is retail sales. Raw goods are not being manufactured onsite. Please let me know your thoughts on what would be the best path forward.

Thank you,
Steve

Steve Thiessen, AIT
Entitlement Director

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: [redacted]
[redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, May 5, 2026 10:40 AM
To: Steve Thiessen <[redacted]>
Subject: RE: [External] Re: CR2024-0006

Hi Steve,

Unfortunately, the proposed uses don't really align with the requested C-1 zone. I've included a snippet from our use table below. The C-1 zone doesn't allow for any warehousing, manufacturing, or assembling. It sounds like most of the use will fall into those categories, so it is hard to make the case that the primary use is retail/office. Here are the options. Let me know which one the applicant wants to pursue:

1. Request the MU-A (Mixed Use Arterial) zone. This zone is listed as an allowable zone within the commercial future land use designation and would match Nampa's future land use designation for the

area. However, if the uses can't all fit under the allowed uses and you need that warehousing/wholesaling use, then a CUP will also be needed for that portion of the use.
    a. The county's future land use map does call for future agricultural use, and a comprehensive plan map amendment to commercial could potentially help your case if the proposed conditional rezone doesn't really fit within the agricultural designation.
2. Request the M-1 (Light Industrial) zone. This will allow for all of your requested uses, but it doesn't match the county or city comprehensive plan. We could try to make the case that, as conditioned, the use will be more commercial in nature, but it still might be hard to meet the alignment with the comprehensive plan criteria. A comprehensive plan map amendment could be included for industrial (but that might be hard to support in this area).
3. If you can make the case that the use truly is primarily office and retail, then you could stay the course with the requested C-1 zone and try to make the case that the other uses are incidental or similar to allowed uses. Given the square footage breakdown, I think this is a hard case to make. Also, our definition of accessory states that it is "a use not separately listed in the regulations pertaining to the zone, which is incidental and subordinate to the principal use of the property or premises." Since warehousing, wholesaling, and manufacturing are separately listed, I think it is hard to say they are accessory in this case.

I'm sorry that we didn't understand this use concern sooner, but it will be in the applicant's best interest to ensure we request a zone that will meet their needs. Let me know how they want to proceed.

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Caretaker residence	C	-	-	-	A	A	A	A	A
Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants	-	-	-	-	A	A	A	-	A
Warehousing, wholesaling and distribution facilities	-	-	-	-	-	C	A	A	C
Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses	-	-	-	-	-	-	A	A	A

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Exhibit A.9.1.a

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From: Steve Thiessen <[redacted]
Sent: Monday, May 4, 2026 3:58 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2024-0006

Good afternoon Karla,

Thank you for reaching out. The 18,825 sf of space is used for warehousing, screen printing, and embroidery of already finished goods. Thes items are then packaged for shipping or customer pickup. I will revise the parking calc to better reflect the use.

The site plan was included in our submittal to Nampa, but I do not believe the City evaluated the parking design.

Thank you,
Steve

Steve Thiessen, AIT
Entitlement Director

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: [redacted]
[redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, May 4, 2026 3:08 PM
To: Steve Thiessen <[redacted]
Subject: RE: [External] Re: CR2024-0006

Steve,
In looking more closely at the updated site plan, I don't think the requested C-1 zoning is what you need. What uses will actually occur in the 18,825 square feet of manufacturing/warehousing space shown on the updated site plan? Will the applicant truly be manufacturing in that space, or is it a warehouse for the print material? I want to make sure that when we send out the legal notice, we ask for the correct zoning district that will allow the applicants to do what they want to do. Your requested allowed uses include retail/wholesale screen printing as the first use. Our code places those uses in different zoning districts, and based on the preapplication notes, I had been thinking of the use as primarily office/retail and the screen printing as an accessory to that primary use. But it looks like most of the building space is manufacturing/warehouse, which requires different zones. If the use really isn't manufacturing but instead a warehouse for print material, then the C-2 zone is likely the best fit. If it is in fact, manufacturing, then we need to look to our M zones, which

would be harder to support in this area. Will there be frequent truck deliveries or heavy machinery used in the screen printing? If the primary use really is retail/office, then the C-1 might still work, but it is harder to see that with the updated site plan and breakdown of the space.

The Nampa pre-annexation includes a condition that Nampa code standards be followed for off-street parking, signage, landscaping, and fencing. The use doesn't fit neatly within Nampa's parking requirements. Has Nampa reviewed the site plan to see if it will meet their parking requirements? Thanks for sending over the approval letter from Nampa, have you also received the signed Development Agreement back from Nampa?

Thanks,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Steve Thiessen [redacted]
Sent: Friday, April 10, 2026 1:03 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2024-0006

Good afternoon Karla,

I have attached the revised site plan with the parking calculations. The applicant is okay with shared or cross access, being a condition of approval. Please let me know if you have any questions or need additional information.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: [redacted]

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From: Steve Thiessen <[redacted]
Sent: Tuesday, April 7, 2026 11:12 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2024-0006

Good morning Karla,

City council approved the pre-annex last night as presented. I have attached the staff report with the proposed conditions of approval. We are meeting with ownership to discuss the impacts of the cross and shared access.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: [redacted]
[redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, April 6, 2026 4:07 PM
To: Steve Thiessen <[redacted]>
Subject: RE: [External] Re: CR2024-0006

Hi Steve,
Based on my understanding of the use I think it best fits in the office category: 1 parking space/250 square feet of net floor area. Retail calls for 1 parking space/200 square feet of net floor area, and wholesale stores allow for 1 space/600 square feet of net floor area.
The code does allow us to calculate the various uses so say 50% of the net floor area is wholesale then we could apply the wholesale standard to that portion of the building and 50% could be held to the office standard (if that is how the building is divided).

Are you comfortable with a condition of approval that requires cross access? Knowing that these nearby parcels are likely to develop, having multiple access points along this stretch will increase traffic impacts and HD4 comments speak to a desire to see cross-access/shared access points.

Let me know how the Nampa hearing goes and if they included any conditions of approval.

Thanks,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Steve Thiessen <[redacted]>
Sent: Monday, April 6, 2026 10:26 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2024-0006

Hi Karla,

Please see responses to your questions below.

Is the building 22,100 sq ft. gross or net?
This is the gross square footage. Please let me know what the requirements will be.

Do you have a revised site plan showing cross access? Is the plan to keep the access point where it is shown on the site plan, or have any arrangements been made with the neighboring properties?
There have been discussions with the neighbor to the west to share access. We have yet to see a development plan to the east, so at this time we are proposing to leave the access where it is. During initial discussions with ITD, the current location of the access location was deemed to be satisfactory.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: [redacted]
[redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Friday, April 3, 2026 4:23 PM

To: Steve Thiessen <steve@hatchda.com>
Subject: RE: [External] Re: CR2024-0006

Hi Steve,
I'm working on the staff report so we can hopefully get this to the county P&Z in June (hoping that we get documents from Nampa back by then). In looking at our parking calculations, I'm not sure the site plan is compliant. Is the building 22,100 sq ft. gross or net?

Also, I know you have been working on cross-access. Do you have a revised site plan showing cross access? Is the plan to keep the access point where it is shown on the site plan, or have any arrangements been made with the neighboring properties?

Thanks,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Steve Thiessen <[redacted]
Sent: Monday, September 29, 2025 3:34 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2024-0006

Good afternoon Karla,

We will proceed with the pre-annex with Nampa. I will update the site plan showing the cross access with the neighbors to the west and access easement along the northern boundary.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: [redacted]
[redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, September 25, 2025 1:25 PM
To: Steve Thiessen [redacted]
Cc: Jeffery Hatch <[redacted]
Subject: RE: [External] Re: CR2024-0006

Hi Steve,
I think going through the pre-annexation with Nampa would likely help your case with the County. In the County we don't have a lot of commercial areas and some of the approval criteria might be difficult for the commissioners to make at this time, as the surrounding area is still largely agricultural. I anticipate (although I don't know for sure) that approval through Nampa and agreement to their standards would help alleviate many of their potential concerns. The decision of course is up to you and your clients.

Part of my review involves a site visit and I plan to get out there sometime early next week to take site pictures. Please let the owners know so they aren't concerned if they hear about a county vehicle and employee on the property.

All the best,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Steve Thiessen <[redacted]
Sent: Wednesday, September 24, 2025 8:40 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Jeffery Hatch [redacted]
Subject: Re: [External] Re: CR2024-0006

Good morning Karla,

We will be discussing cross access with ownership this Monday. Please see responses below to your questions:

A few other questions, I noticed your site plan doesn't show the irrigation lateral and easement, have you talked with Pioneer Irrigation District on what they will allow in the easement. Based on the site plan it looks like you are proposing a drive aisle in that area?

There have been initial discussions with Kirk Meyer at Pioneer and ITD in regards to the lateral. Please see the attached email and site plan with proposed ITD layout at ultimate 20/26 buildout.

Is the building double story and what is the proposed height? And, are you planning on pursing the pre-annexation process with Nampa?

A portion of the building will be two-story. The proposed height is 28.5'. We have discussed pre annexation during our pre-app with the City. I beleive we are planning on pursuing the agreement. Does the County prefer these agreements?

Please let me know if you have any addtional questions or comments.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: [redacted]
[redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, September 23, 2025 4:02 PM
To: Steve Thiessen [redacted]>
Cc: Jeffery Hatch <[redacted]>
Subject: RE: [External] Re: CR2024-0006

Hi Steve,
The attached comments from the Highway District state they would like to see a cross access easement or public roadway from adjoining parcels as they develop to provide access to Franklin Rd. I imagine along the northern portion of the properties (Parcels R34169011, & R34169012 and west) or perhaps an easement through the Drinkard property to the north, but I imagine crossing the lateral would be a challenge. I will also follow up with them.

A few other questions, I noticed your site plan doesn't show the irrigation lateral and easement, have you talked with Pioneer Irrigation District on what they will allow in the easement. Based on the site plan it looks like you are proposing a drive aisle in that area?

Is the building double story and what is the proposed height? And, are you planning on pursing the pre-annexation process with Nampa?

Thanks!

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Steve Thiessen <[redacted]>
Sent: Tuesday, September 23, 2025 3:18 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Jeffery Hatch <[redacted]>
Subject: Re: [External] Re: CR2024-0006

Hi Karla,

There have been discussions with the neighbors to the west in regard to 20/26 access. HD4 mentions access to Franklin. Has the highway district stated where they would like to see this access? I will be meeting with ownership next week to discuss.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: [redacted]
[redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, September 23, 2025 2:43 PM
To: Steve Thiessen <[redacted]>
Cc: Jeffery Hatch [redacted]
Subject: RE: [External] Re: CR2024-0006

Hello Steve,
I have three cases before yours. Each planner here typically brings one case to hearing per month (which ends up being 4 cases at a hearing), if we do more than that the hearings run far too late. Even with four we are typically here until past midnight. I expect that we will be able to get your case scheduled for a hearing in January.

Your response to the questions below will help make sure that we have everything in order and we are able to schedule.

All the best,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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

From: Steve Thiessen <[redacted]>
Sent: Tuesday, September 23, 2025 2:37 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Jeffery Hatch <[redacted]>
Subject: [External] Re: CR2024-0006

Good afternoon Karla,

Thank you for reaching out. We look forward to working with you on this project. Do you have an idea when the hearing date will be for this one?

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: [redacted]
[redacted]

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From: Lauryn Allen <[redacted]>
Sent: Monday, September 22, 2025 2:51 PM
To: Steve Thiessen <[redacted]>
Subject: Fw: CR2024-0006

Lauryn (Lanterman) Allen, AIT
Hatch Design Architecture
200 w. 36th Street
Boise, ID 83714
O: [redacted]
This communication may contain information that is privileged, confidential, legally privileged, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is strictly prohibited. If this communication was received in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. ©2025

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, September 22, 2025 2:47 PM
To: Jeffery Hatch [redacted]; Lauryn Allen [redacted]
Subject: CR2024-0006

Hello Jeff and Lauryn,
In an effort to get through our backlog of cases more quickly your conditional rezone for Parcel R34169012 on Hwy 20/26 has been reassigned to me. The initial agency notice was sent out in July, I've attached the responses we have received so far.

Comments from the City of Nampa indicate that they will not be supportive of the request unless the applicant completes a pre-annexation process with them first? This isn't a requirement of Canyon County but I wanted to see if you plan on going through that process?

Highway District 4 is interested in a cross-access easement from adjoining parcels to allow for access to Franklin Road once they develop, would you be supportive of a cross-access condition of approval? Similarly, ITD is interested in shared access with neighboring properties for the access on Hwy 20/26.

I think this was probably already explained but I want to make sure you understand that if the conditional rezone is approved a subdivision will be required prior to you being able to submit for a commercial building permit. The property was illegally split without county approval and more than 4 splits have occurred from the original parcel (as it existed when our code went into effect in 1979). Since Idaho statues and our code only allow 4 administrative splits a subdivision application will be required to fix that issue.

Please let me know if you have any concerns with the agency comments we have received.

Thank you,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

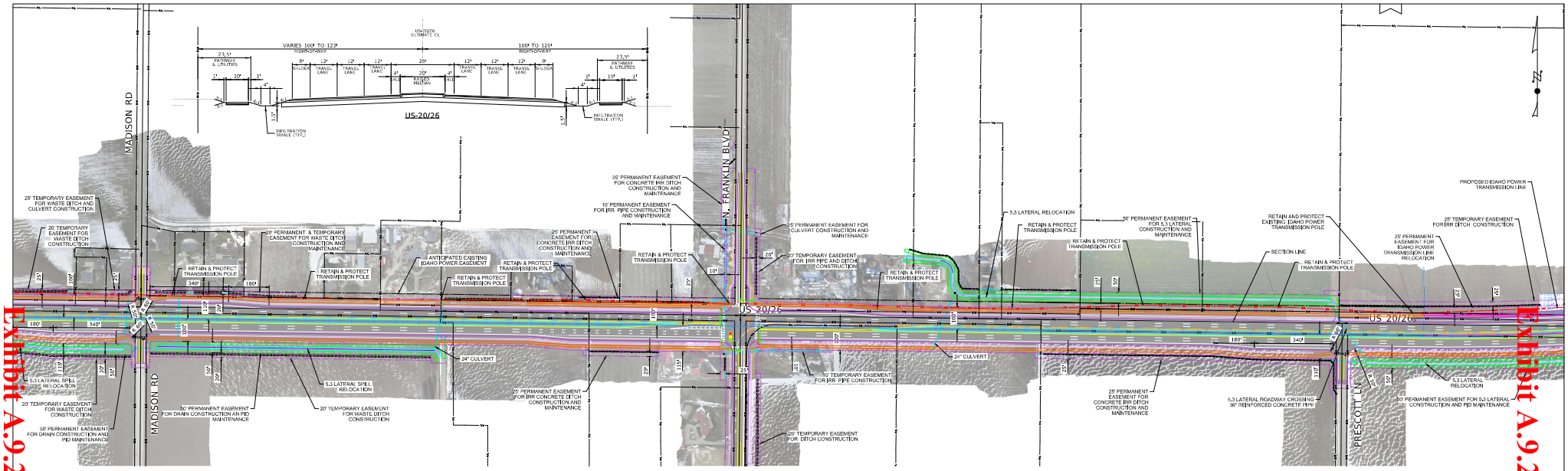


Exhibit A.9.2

Exhibit A.9.2

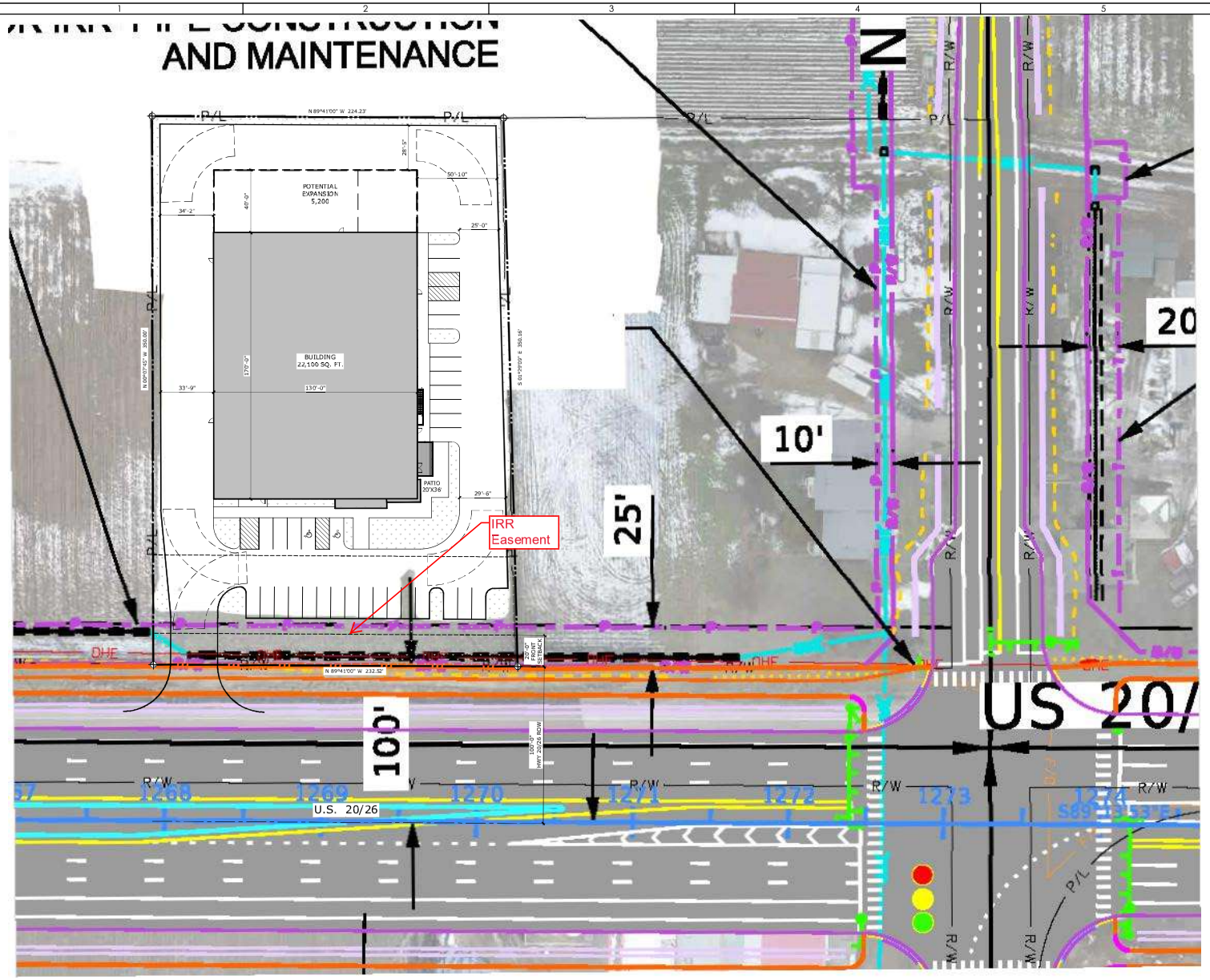
Scale (Feet)
200' 0' 200' 400'
1" = 100'

US-20/26, MIDDLETON RD TO STAR RD
Project No A023(337)
Key No 23337

US-20/26 Ultimate Concept Design

CREATED: 2/23/2022
REVISED: 5/19/2022
SHEET 3 OF 5

JACOBS



SITE RECAP

PARCEL # R3416901200

PARCEL AREA: 1.83 ACRES (79,929 S.F.)

PROPOSED BUILDING: 22,100 SQ. FT.

COUNTY ZONING: AG

SETBACKS:

FRONT	20'-0"
REAR	10'-0"
SIDES	5'-0"
HIGHWAY	120'-0" (FROM CENTERLINE)

PARKING:

32 SPACES PROVIDED
2 ADA

SITE REFERENCE PLAN - ITD EXIBIT

SCALE: 1" = 20'-0"

HATCH DESIGN ARCHITECTURE
2000 W. 33RD ST.
BOISE, IDAHO 83714
OFFICE: (208) 475-2304
FAX: (208) 475-3205

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ARCHITECTURE

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NEW CONSTRUCTION FOR:

MACHSIE INVESTMENTS LLC

US. 20/26 MP 216

NO.	DATE	DESCRIPTION / COMMENTS

DATE:	FEB 2024
DRAWN BY:	ST
CHECKED BY:	JLH
JOB NUMBER:	MKT23

SHEET TITLE: ITD EXHIBIT

SHEET NUMBER: A-1.2

SHEET 3 OF 12

Exhibit A.9.3

Exhibit A.9.3

Outlook

RE: Machsie Investments - Conditional Rezone Application

From Kirk Meyers <kirk@pioneerirrigation.com>
Date Thu 8/15/2024 3:15 PM
To Lauryn Lanterman <[redacted]>
Cc Jeffery Hatch <[redacted] Steve Thiessen <[redacted]>; Dave Watkins <davew@pioneerirrigation.com>

1 attachment (75 KB)
20240815134342.pdf;

Lauryn,

Attached is the signed acknowledgment form.

Also, your site plan is showing a parking lot over Pioneers 5.3 lateral that lateral has an easement of 16' from top of bank on both sides. Piping the lateral is a possibility but you will need to apply for an encroachment with Pioneer.

Per Idaho Code, 42-1209, written permission must be obtained from Pioneer Irrigation District, prior to any modification or encroachment of the 5.3 Lateral or corresponding easements.

Thanks,

Kirk Meyers
Asst. Superintendent
(208) 459-3617 (Office)
(208)250-8223 (Cell)

From: Lauryn Lanterman <[redacted]>
Sent: Thursday, August 8, 2024 3:15 PM
To: Kirk Meyers <[redacted]>
Cc: Jeffery Hatch <[redacted]; Steve Thiessen <[redacted]>
Subject: Machsie Investments - Conditional Rezone Application

Good Afternoon Kirk,

We are currently working on a Conditional Rezone Application and map amendment for a project located off of Hwy 20/26 just northwest of the Franklin intersection. For the application, we are required to have various departments sign a document that states we have contacted you for any feedback.

The proposed project is an approximately 22,000 sf building to house a screen-printing business. We would be proposing a commercial or industrial zone rather than the current agri-

PLANNING & ZONING DEPARTMENT

Nampa City Council
April 6, 2026

PUBLIC HEARING ITEM
STAFF REPORT

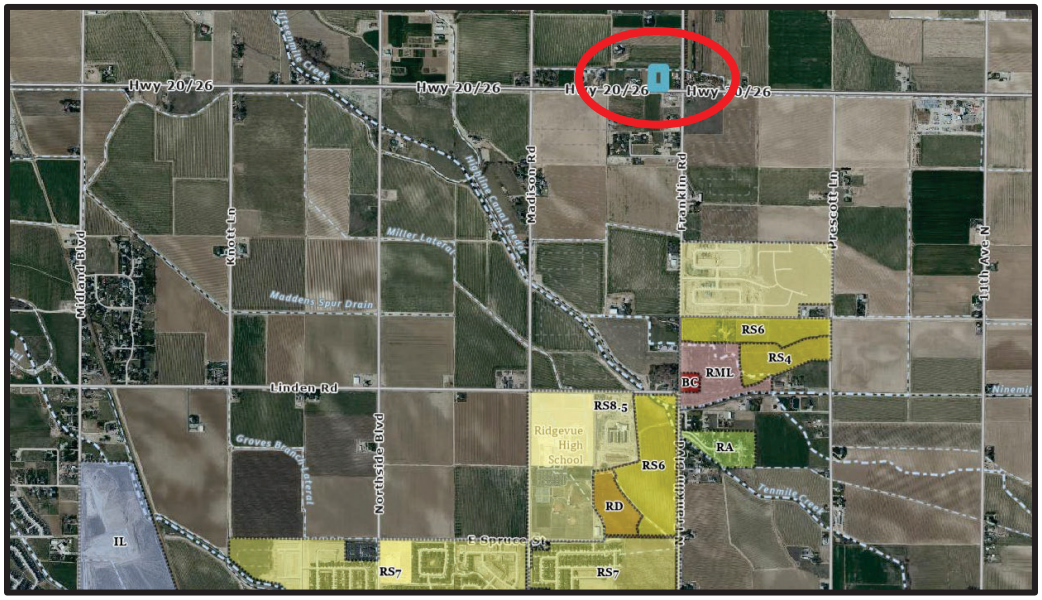
Doug Critchfield, Principal Planner

Pre-annexation and Pre-zoning to BC (Community Business) zoning district at 0 Hwy 20/26 and development agreement, approval for parcel #R34169012, located in the SE 1/4 of Section 22, T4N, R2W, BM, for Steve Thiessen - Hatch Design Architecture representing Machsie Investments LLC **(PANN-00002-2025).**

Original Concept: 22,000 sf commercial building on a 1.84 acre lot.

(*Action: Approve or Deny*)

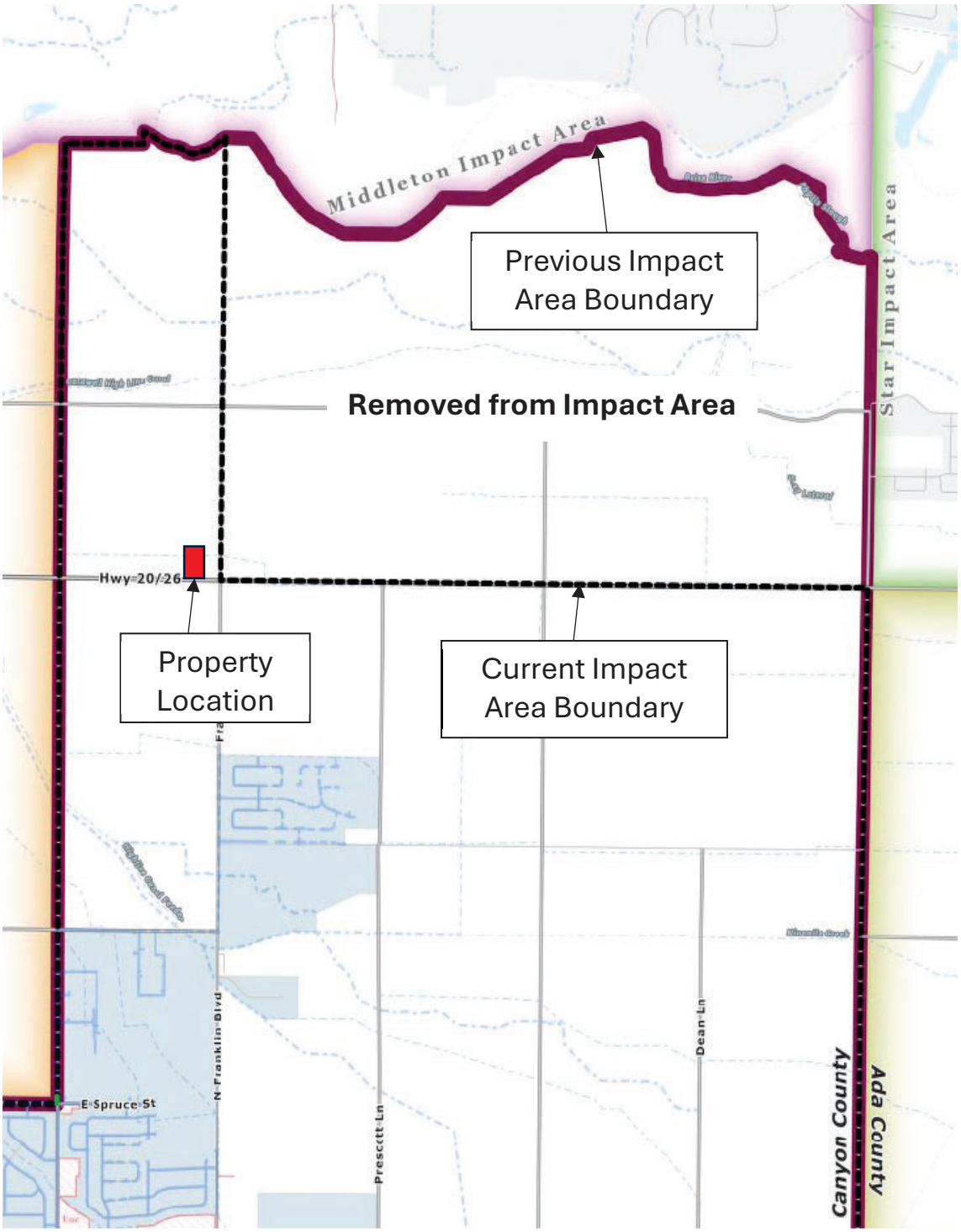
Nampa Planning and Zoning Commission recommended Approval



Applicant stated purpose: The owner of the undeveloped property located at parcel R34169012 just Northwest of the intersection of Highway 20/26 and Franklin Rd. is proposing the new construction of an approximately 22,000 sq. ft. commercial building, The primary use will be a screen-printing shop, which produces marketing and promotional materials. Most of the customer base is in the agriculture, agriculture supply, and farming industry. The building will also include a caretaker quarters.

The parcel is located within Nampa's Impact Area but is not yet eligible for annexation. The applicant's conditional rezone application is currently in review with Canyon County. The current zoning designation is A-Agriculture. The applicant is proposing a rezone to CR-C-1 (Commercial).

Property within Nampa Impact Area Map



COMPREHENSIVE PLAN SETTING

Comprehensive Plan Designation: Commercial



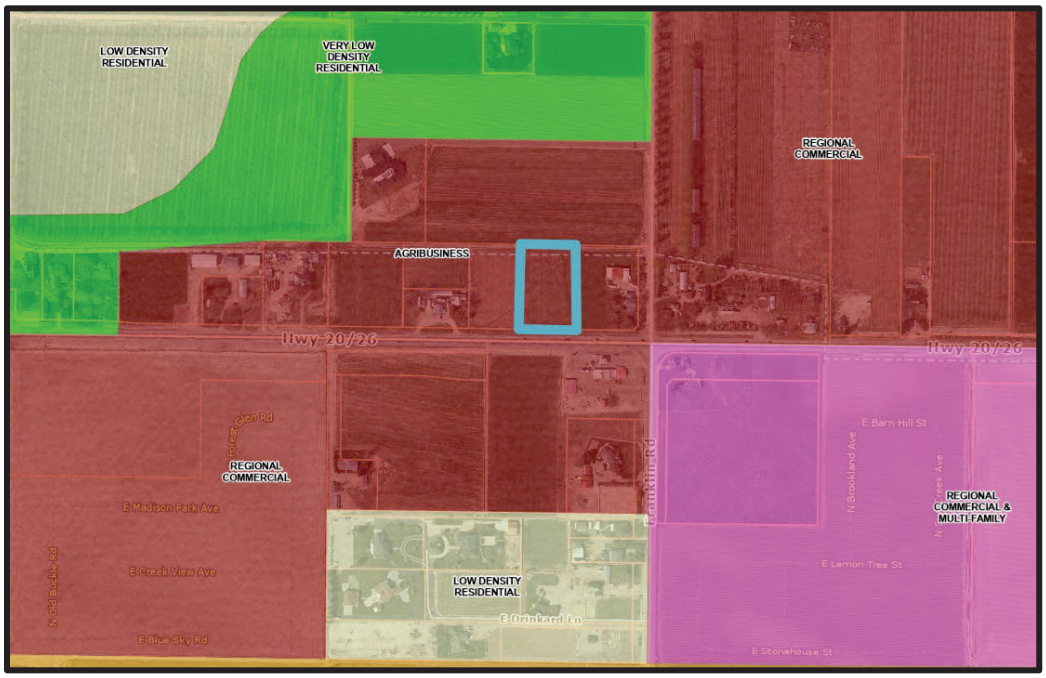
5.8.1.2 - Regional Commercial and Agribusiness land use would be located adjacent to collector and arterial streets based on design and function. Regional Commercial land uses provide the city and region with a wide range of goods and services, including certain business and professional offices that are appropriately located throughout the community. They may include high density residential uses in appropriate settings, such as in areas where the relationship between residential uses and commercial uses are complementary. Not all commercial areas would be conducive to this type of relationship. This fulfills the needs for local access to goods and services. Districts should be relatively compact located along roadways, and larger commercial districts.

Regional Commercial land uses should provide some supporting uses to adjacent neighborhoods with attractive interface and convenient pedestrian connections. Examples of commercial land use would include retail, service industries, professional offices, banks, grocery stores, automobile- oriented establishments, wholesale uses that are accessible to the public, coffee shops, restaurants, entertainment, health care clinics and facilities, hotel, motels, and small shopping centers.

Highway 20/26 Specific Area Plan (SAP) –

The subject property is within the Highway 20/26 Specific Area Plan and defines the property as **Agribusiness**. This is defined as:

"Agribusiness are business that are related to agricultural sales and services. This includes ag supply stores, implement services, research facilities, garden supply centers, nurseries, and similar businesses. These would not include uses such as feed lots, dairies, animal husbandry and animal rendering services. They could include pet and farm supply stores with small animal sales" (HWY 20-26 Specific Area Plan, p. 24)



Proposed Business: Print Shop serving the agricultural community

Surrounding property details, Land Use and Zoning:

- All surrounding property is within Canyon County's jurisdiction
- The property is .53 miles from Nampa City Limits to the south.
- Some County large lot residential parcels exist in all directions.
- To the south there is a gas station that operates within County County's jurisdiction.

Public Utilities & Services:

1. The following public roads provide access to the property.
    - Highway 20/26 – classified as "Principal Arterial", 55-mph. ITD public right of way.
2. Access points to public right of way are subject to review/ approval of the authority(ies) having jurisdiction. The lot currently has no direct access to public right of way.
3. Full right of way has been dedicated in anticipation of ITD's road widening project for Highway 20/26. No further right of way dedication will be required at this time.
4. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development.
5. A Traffic Impact Study (TIS) is required for any project generating more than 100 new vehicle trips during any peak hour or 1,000 new daily trips (total in and out vehicular movements).
    - A TIS may be required for this project.
6. Execution of the pre-annexation agreement is required prior to connection to any existing City owned/ maintained mainline in the area. The City currently maintains the following utilities in the area:
    - Domestic water – 12" main in N Franklin Blvd, approx. ½ mile south of Hwy 20/26.
    - Sewer – 18" main in N Franklin Blvd, approx. ½ mile south of Hwy 20/26.

- Pressure Irrigation – 12" main in N Franklin Blvd, approx. ½ mile south of Hwy 20/26.

7. If City utilities become available to the lot prior to annexation and the owner chooses to connect they will be subject to higher monthly billing rates for said utilities until such time as the lot annexes into the City of Nampa.

8. Developer shall adhere to currently adopted standard road sections which include 10' wide side path along arterial roadways.

APPLICABLE REGULATIONS

Joint Powers Agreement

On June 1, 2005, the City of Nampa and Canyon County adopted the Nampa Area of City Impact Ordinance (Canyon County Ord. 05-014, Nampa Ord. 3452). Section 9-11-11[1] of that agreement establishes the Area of City Impact. Section 9-11-17[1 & 3] indicates that the County shall give consideration to the City's comprehensive plan map designations when evaluating development requests within the Nampa Area of City Impact; and that the City of Nampa shall provide a recommendation to the County prior to the public hearing.

Pre-Annexation Process

NCC 10-2-4.I: Pre-Annexation Process, Application; Filing Fee:

Properties seeking connection to city utilities, that are not contiguous to city limits, shall obtain a pre-annexation approval from the City prior to connecting to city utilities.

Properties seeking to development within the Area of City Impact, that are not contiguous to city limits, shall obtain a pre-annexation approval from the City in order to receive a letter of support for the project.

10-2-4-I.1: Process: A public hearing with the Planning and Zoning Commission and City Council as outlined in 10-2-4.H, with a Board of Appraisers recommendation will determine the ability and willingness for city to serve the proposed area. Upon approval, the City Engineering Division will require a utility agreement and assess a future annexation fee (for the Planning and Zoning Department), with an additional fee per parcel within the development (this assessed fee is separate from the application and filing fee referenced in 10-2-4.I.2). The utility agreement shall require annexation upon the development boundary being contiguous.

10-2-4.I.2: Application and Filing Fee: An application for pre-annexation must be filed with the Planning and Zoning Department. The application shall be accompanied by a fee in an amount established by Council resolution, and which is nonrefundable. The application shall be furnished by the City.

10-2-4.I.2.a: Neighborhood Meeting: A neighborhood meeting shall be conducted as outlined in §10-2-2.B: Planning Application Neighborhood Meeting of this Title.

10-2-4.I.2.b: Commission Level Public Hearing Required: Following proper advertisement of the request(s), per 10-2-2.C, the Commission shall conduct at least one public hearing during which the public shall have an opportunity to present their opinions on the matter(s) and the Commission shall consider the proposed request(s). The Commission shall make one or more recommendations on the request(s) to the City Council. The Commission shall either: recommend approval of the request(s), approval with modifications to the request(s), or denial of the request(s). Alternatively, they may vote to table or postpone taking action on the request(s).

10-2-4.I.2.c: Public Hearing Required by Council, Notice: Pre-annexation requests may be approved through a development agreement with the applicant/owner, only after a public hearing has been held before the Council. Notification of the City Council public hearing shall follow the procedures outlined in 10-2-2.C.

10-2-4-I.3: Pre-annexation of a property must meet the following findings:

10-2-4.I.3.a: The project is consistent with the Nampa Comprehensive Plan and Future Land Use Map.
10-2-4.I.3.b: The project proposal meets City standards and code requirements.
10-2-4.I.3.c: The proposed pre-annexation is in the interest of the public and reasonably necessary.
10-2-4.I.3.d: If requested, the Nampa Board of Appraisers formally recommended utility connections to the development to the Nampa City Council.

As a condition of pre-annexation approval, a developer is required to ensure that purchasers of real property within the development are informed by the title company via the title transfer documentation, and in the CC&R's, that their property(ies) will be annexed into the City of Nampa when any portion of the entire subdivision is contiguous to Nampa City Limits.

Summary

- The application is evaluated by Nampa City Staff.
- The Nampa Planning & Zoning Commission holds a public hearing and provides a recommendation to the Nampa City Council.
- The Nampa City Council holds a public hearing, makes a decision, and provides a recommendation to the Canyon County Planning & Zoning Commission and Board of County Commissioners.
    - If the pre-annexation request is **approved** by Nampa City Council, staff works with applicant to finalize a development agreement and brings it back to Council and mayor for approval and signature.
        - The agreement stipulates the layout, densities, and any other conditions required by Council.
        - Staff notifies the applicant that the applicant may proceed with the entitlement process with Canyon County.
        - When Canyon County sends the project for review by City of Nampa Planning and Zoning, a review letter is sent to Canyon County indicating support for the project.
    - If the request is **denied**, the staff will inform the applicant. If the applicant proceeds with the entitlement process with Canyon County, the city will issue a review letter to Canyon County indicating opposition to the application.

Nampa City Code 10-3-2: BC Zoning District
A dwelling combined with a business is a permitted land use in the BC Zoning District.
The proposed commercial building and commercial land use is a permitted land use in the BC Zoning District.

The following Planning and Zoning Code regulations shall apply:
Nampa City Code 10-16-4.C BC (Community Business) Zoning District
Nampa City Code 10-22 Off-Street Parking
Nampa City Code 10-23 Signage
Nampa City Code 10-1-6, and 10-33 Landscaping
Nampa City Code 10-34-10.A.7.a: Fencing/Screening

CORRESPONDENCE

Agency/City department comments have been received regarding the pre-annexation request. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon April 1, 2026] is hereafter attached to this report. Agency comments that indicate no comment/issues/concerns will not be listed here but are attached to this staff report.

Highway District #4

1. The subject property consists of one parcel, totaling approximately 1.83 acres. The parcel has approximately 232 feet of frontage on US 20/26 (Chinden Rd) along the southerly boundary. There is no other public road access available to the subject property. The application materials indicate the applicants are requesting to rezone the property from agricultural to CR-C-1 Neighborhood Commercial, which would eligible for the following uses:
    a) Retail/wholesale screen printing facility
    b) Offices
    c) Caretaker residence
    d) Accessory uses and/or structures
    e) Similar uses to those provided above

    US 20/26 is a state highway operated and maintained by Idaho Transportation Department. HD4 recommends the County solicit comments directly from ITD regarding access for the proposed use.

Access

4. The subject property is served by a circular driveway approach to US 20/26, generally centered on the parcel. Idaho Transportation Department has sole authority over access to US 20/26.
5. Although there is currently no direct access to Franklin Rd available to the subject property, HD4 would seek to require a cross access easement or public roadway from adjoining parcels as they develop to provide access to Franklin Rd, and minimize the number of direct access points to US 20/26. Such future access is dependent on timing and conditions of future development, and cannot be assured at this time. This access point would extend from Franklin Rd west to the northeast corner of the property, or would cross the 5.3 Lateral Ditch from the north. The proposed site layout appears suited to utilize this alternate future access if it becomes available.

Transportation Impacts

6. The rezone application provided by the applicants indicates the property will be used for a commercial screen printing shop, and that the "business currently employs 15 people and generally sees around 10 customer visits per day". This implies 25 trips per day, with 10-15 trips being in the PM peak hour.

HD4 has no objection to the proposed land use change.

Nampa Engineering Division

1. Engineering Division has reviewed the annexation and zoning legal descriptions and has no other comments.
2. The following public roads provide access to the property.
    - Highway 20/26 – classified as "Principal Arterial", 55-mph. ITD public right of way.
3. Access points to public right of way are subject to review/ approval of the authority(ies) having jurisdiction. The lot currently has no direct access to public right of way.
4. Full right of way has been dedicated in anticipation of ITD's road widening project for Highway 20/26. No further right of way dedication will be required at this time.
5. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development.

6. A Traffic Impact Study (TIS) is required for any project generating more than 100 new vehicle trips during any peak hour or 1,000 new daily trips (total in and out vehicular movements).
    - A TIS may be required for this project.
7. Execution of the pre-annexation agreement is required prior to connection to any existing City owned/ maintained mainline in the area. The City currently maintains the following utilities in the area:
    - Domestic water – 12" main in N Franklin Blvd, approx. ½ mile south of Hwy 20/26.
    - Sewer – 18" main in N Franklin Blvd, approx. ½ mile south of Hwy 20/26.
    - Pressure Irrigation – 12" main in N Franklin Blvd, approx. ½ mile south of Hwy 20/26.
8. If City utilities become available to the lot prior to annexation and the owner chooses to connect they will be subject to higher monthly billing rates for said utilities until such time as the lot annexes into the City of Nampa.
9. Developer shall adhere to currently adopted standard road sections which include 10' wide side path along arterial roadways.

Idaho Transportation Department

1. The Department does not have any concerns with the annexation and rezoning of this parcel. However, please keep the following in mind as this project progresses:
    a. The applicant will be required to apply for an ITD encroachment permit for the access onto 20/26.
    b. ITD will work with the applicant to determine if a turn lane warrant analysis will need to be completed.
    c. I encourage the applicant to reach out with any questions regarding setbacks requirements from ITD, as the Department currently has a widening project planned for this segment of 20/26.

2. ITD reserves the right to make further comments upon review of the submitted documents.

Nampa Fire District

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

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 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)

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)
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).

<u>General Conditions</u>
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.

<u>Emergency Response Time Analysis and Service Impact:</u>
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 3.6 miles from Nampa Fire Station 3 with an approximate response time of 6 minutes.

Long Range Planning
The applicant met several times with Long Range Planning staff over the past two years regarding the proposed development in this location. Staff requested that the applicant go through the pre-annexation process per NCC 10-2-4.I. If approved, Canyon County will receive a review letter from the city indicating that the city supports the project. The applicant will enter into a development agreement with the city indicating conditions for development and an agreement to annex the

property when Nampa City Limits abut the property. If the city does not approve the pre-annexation, the city will send a letter to Canyon County indicating that the city does not support the project.

On October 15, 2025 the applicant met with Long Range Planning and other City departments in a Pre-Application Meeting to discuss the future land use designated for this area, potential future zoning, and required conditions for development. The following analysis was presented to the applicant:

Long-Range Planning recommends the following conditions of approval based on that discussion:

1) All setbacks shall apply per Nampa City Code 10-16-4.C.
2) All City of Nampa parking lot design standards as outlined in Nampa City Code 10-22 shall apply. Building plans shall indicate how many employees will be on-site and how their parking will be accommodated.
3) Landscape standards outlined in Nampa City Code 10-1-6, 10-22, and 10-33 shall apply.
4) Permanent signage is subject to requirements in Nampa City Code 10-23. Applicant shall work with Idaho Transportation Department for signage requirements and permitting along Highway 20/26.

No public comments were received

RECOMMENDED CONDITIONS OF APPROVAL

1. Applicant/ surveyor shall adhere to the following Nampa City Code standards:
    a. Nampa City Code 10-16 BC (Community Business) Zoning District (upon annexation)
    b. Nampa City Code 10-22 Off-Street Parking
    c. Nampa City Code 10-23 Signage
    d. Nampa City Code 10-1-6, and 10-33 Landscaping
    e. Nampa City Code 10-34-10.A.7.a: Fencing/Screening

2. Applicants shall work with Highway District #4 for access to the property from Franklin Road.

3. The applicant will be required to apply for an ITD encroachment permit for the access onto 20/26. Applicant shall work with ITD to determine if a turn lane warrant analysis will need to be completed.

4. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development and prior to connection to City services.

5. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.

6. Upon availability of and choosing to connect to City utilities, Owner shall be subject higher monthly billing rates until such time that the property annexes into the City of Nampa.

7. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.

8. Developer shall coordinate with ITD improvement plans to construct side path along the street frontage in accordance with current adopted specifications and policies at time of property development.

9. Developer shall construct frontage improvements along street frontage in accordance with Nampa City Code Section 9-3-1 at time of property development.

10. If required, Developer shall submit a Traffic Impact Study prepared in accordance with the City of Nampa Traffic Impact Study Policy at the time of permit application to be reviewed and approved by the Nampa Engineering Division.

11. Applicant shall adhere to all Nampa Fire District standards, requirements, codes.

12. The applicant shall work with the City of Nampa and the Pioneer Irrigation District to determine the landscaping layout along Highway 20/26.

PROPOSED FINDINGS

PRE-ANNEXATION CRITERIA

1. The project is consistent with the Nampa Comprehensive Plan and Future Land Use Map.
2. The project proposal meets City standards and code requirements.
3. The proposed pre-annexation is in the interest of the public and reasonably necessary.
4. If requested, the Nampa Board of Appraisers formally recommended utility connections to the development to the Nampa City Council.

FACTS

- Current Zoning: Canyon County Agriculture, within the City of Nampa Impact Area
- Surrounding Land Use and Zoning:
  - County large lot residential properties and agricultural use
  - A gas station is located south of the property on Highway 20/26
- To date, the applicant has not indicated a need for city utilities.
- The uses the applicant is requesting is a print shop with agricultural customers.
- The project is in a 'Commercial' land use designation on the Nampa Future Land Use Map, and 'Agribusiness' on the Highway 20/26 Specific Area Plan and therefore will be evaluated on those designations.
- The 'Commercial' designation in the Comprehensive Plan and "Agribusiness' designation in the Highway 20/26 Specific Area Plan is intended to provide regional commercial services and retail with an emphasis on providing businesses and services to the agricultural community.
- The proposed future zoning is BC (Community Business) and the specific land use is a printing business with a caretaker quarters. This is a permitted land use in the BC Zoning District (per NCC 10-3-2).
- The proposed use will provide needed services for the community and region.
- The proposed use will provide jobs for people in the region.
- The Comprehensive Plan indicates that commercial land uses are allowed in the 'Commercial' land use designation.

- The Highway 20/26 Specific Area Plan indicates that 'Agribusiness' land uses provide retail and services that support the agricultural community.
- The applicant is proposing to develop a commercial print shop. Most of their customers are in the agricultural community.
- The location is in an area that has not yet developed with commercial land uses.
- Highway 20/26 is scheduled to be widened to six lanes and turn lanes with a signal at Franklin Road in 2027.
- City utilities are a half mile from the property in an area that is growing to the north.
- City utility services in the Franklin Road North include:
    - Domestic water – 12" main in N Franklin Blvd, approx. ½ mile south of Hwy 20/26.
    - Sewer – 18" main in N Franklin Blvd, approx. ½ mile south of Hwy 20/26.
    - Pressure Irrigation – 12" main in N Franklin Blvd, approx. ½ mile south of Hwy 20/26.
- The proposed use was evaluated using the BC (Community Business) zoning district standards.
- The proposed site plan includes the required 20' setback for a landscape buffer, however the setback is in a 25' irrigation easement and no landscape design has been provided to the City of Nampa to ensure compliance with NCC 10-33.
- The proposed site plan does not clearly indicate the required sidewalk improvements on the property.
- The proposed site plan shows a parking lot design; however, the design has not been evaluated and approved by the City of Nampa.
- If utilities are required from the City prior to annexation, the Nampa Board of Appraisers will be required to provide a recommendation of approval to City Council.

CONCLUSION FOR APPROVAL

The proposed pre-annexation to a future zone of BC (Community Business) is consistent with the Comprehensive Plan Future Land Use Map designation for 'Commercial', and the Highway 20/26 Specific Area Plan designation of 'Agribusiness'. The description for 'Commercial' in the Comprehensive Plan, and 'Agribusiness' in the Highway 20/26 Specific Area Plan includes businesses that provide services to the region and agricultural community. The proposed use is a printing business that provides most of its services for the agricultural community. The region is growing, and the products and services that this business provides are necessary to support that economic growth. It is anticipated that as Highway 20/26 is widened, and the region continues to grow, that other commercial businesses will occupy the properties along the Highway 20/26 corridor. Significant growth in Caldwell and Meridian along this corridor are promoting the future development of this segment of the Highway 20/26 corridor. A development agreement requiring compliance with the conditions outlined in this staff report, Nampa City Code, agency letters, and any other conditions imposed by the Nampa City Council will ensure that the proposal meets City standards and code requirements. The proposal is in the interest of the public and reasonably necessary because printing business are services that provide products needed to advance the economic growth of a community. In addition, the proposal will provide jobs and an economic benefit to the region, which is highlighted in the Comprehensive Plan as an important need. The Comprehensive Plan is a document that highlights the interests and needs of the community, using public outreach methods designed to hear those interests and needs. Since no request for utilities has been made to the City of Nampa, a recommendation from the Board of Appraisals is not necessary for the proposed pre-annexation. Weighing all these factors, the proposal does meet the criteria for pre-annexation and is therefore approved.

POTENTIAL MOTIONS – PRE-ANNEXATION

APPROVE:
I move to approve the **Pre-annexation and Pre-zoning to BC (Community Business) zoning district** at 0 Hwy 20/26 and development agreement, for Steve Thiessen - Hatch Design Architecture representing Machsie Investments LLC **(PANN-00002-2025)** with all Proposed Conditions and Findings and the Conclusion for approval

DENY:
I move to deny the **Pre-annexation and Pre-zoning to BC (Community Business) zoning district** at 0 Hwy 20/26 and development agreement, for Steve Thiessen - Hatch Design Architecture representing Machsie Investments LLC **(PANN-00002-2025)** with all Proposed Conditions and Findings based on these conclusions _____.

ATTACHMENTS

- Narrative
- Site Plan
- Legal Description
- Neighborhood Meeting notes
- Legal Property Authority and Deed
- Correspondence

Narrative

December 2, 2025

Development Services
City of Nampa
500 12th Ave S
Nampa, ID 83651

Re: **Pre-Annex Application – Machsie Investments, LLC**
Hwy 20/26, R34169012

Dear Planning. Staff,

The owner of the undeveloped property located at parcel R34169012 just Northwest of the intersection of Highway 20/26 and Franklin Rd. is proposing the new construction of an approximately 22,000 sq. ft. commercial building, The primary use will be a screen-printing shop, which produces marketing and promotional materials. The majority of their customer base is in the agriculture, agriculture supply, and farming industry. The building will also include a caretaker quarters.

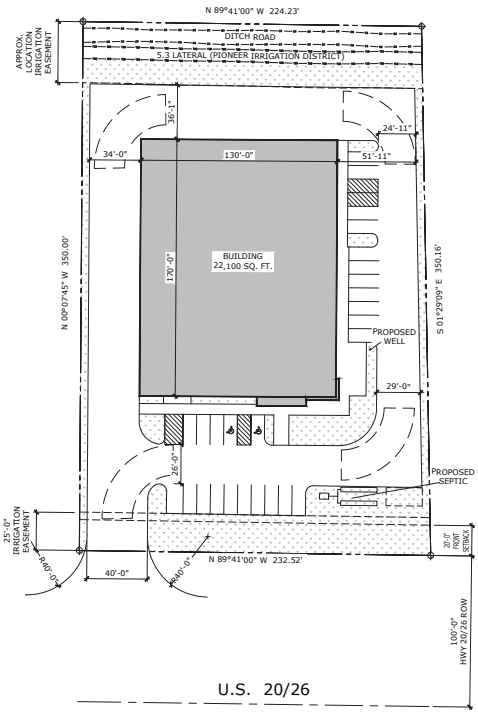
The parcel is located within Nampa's area or impact, but is not yet eligible for annex. The applicant's conditional rezone application is currently in review with Canyon County. The current zoning designation is A-Agriculture and we would be proposing a County CR-C-1 Commercial zone. The proposed use would be consistent with the City's Comprehensive Plan and Special Area Plan.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,



Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE



SITE RECAP

PARCEL # R3416901200

PARCEL AREA: 1.83 ACRES (79,929 S.F.)

PROPOSED BUILDING: 22,100 SQ. FT.

COUNTY ZONING: AG

SETBACKS:

FRONT	20'-0"
REAR	10'-0"
SIDES	5'-0"
HIGHWAY	120'-0" (FROM CENTERLINE)

PARKING:

32 SPACES PROVIDED
2 ADA

SITE REFERENCE PLAN

SCALE: 1" = 30'-0"

HATCH DESIGN ARCHITECTURE
200 W 36th ST
BOISE, IDAHO 83714
OFFICE: (208) 473-3334
FAX: (208) 473-3335

COPYRIGHT 2025
HATCH DESIGN
ARCHITECTURE

NEW CONSTRUCTION FOR:
MACHSIE INVESTMENTS LLC
US. 20/26, NAMPA, ID

DATE: SEPT. 2025
DRAWN BY: LL, SJ
CHECKED BY: JLH
JOB NUMBER: 24102

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0

Exhibit A.9.5

A parcel of land lying within the SE 1/4 of the SE 1/4 of Section 22, T.4N., R.2W., B.M., Canyon County, Idaho, more particularly described as follows:

Commencing at the section comer common to Sections 22, 23, 26 and 27 of T.4N., R.2W., BM, Canyon County, Idaho at the center line intersection of Franklin Road and Highway 20-26;

thence N. 89°41'00"W. 303.50 feet along the center line of said Highway 20-26 and the Southerly line of said Section 22 to a point;

thence N. 01° 29'09"W. 50.02 feet to the Southwest comer of the property described by deed, Instrument No. 9506076, Canyon County, Records, the TRUE POINT OF BEGINNING;

thence N.89°41'00"W, 232.52 feet running parallel with and 50.00 feet Northerly of the center line of said Highway 20-26 and the said Southerly line of Section 22 to a point;

thence N.00°07'45''W. 350.00 feet running parallel with and 796.25 feet Easterly of the Westerly boundary line of the Se 1/4 of the SE 1/4 of said Section 22 to a point;

thence S.89°41 '00"E. 224.23 feet running parallel with the said center line of Highway 20-26 and with the said Southerly line of Section 22, to the North westerly comer of the property described by said deed, Instrument No. 9506076;

thence S.01°29'09"E. 350.16 feet along the Westerly boundary line of the property described by said deed, Instrument No. 9506076 to the POINT OF BEGINNING

November 6, 2025

Dear Neighbor,

We are in the process of submitting a pre-annexation application with the City of Nampa. One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting". This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the city and public officials will not be present. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from the City of Nampa regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the annexation and comprehensive map amendment permits are applied.

The neighborhood meeting details are as follows:

Meeting Date: Monday, November 17th, 2025

Meeting Time: 6:00pm

Meeting Location: Franklin Junction back parking lot off of Franklin Road located at 8059 US-20, Nampa, ID 83687.

The project is summarized below:

Site Location: Parcel R3416901200 at nearest cross roads, Chinden and Franklin
Proposed Access: off Chinden Road
Total Acreage: 1.83
Proposed Lots: 1

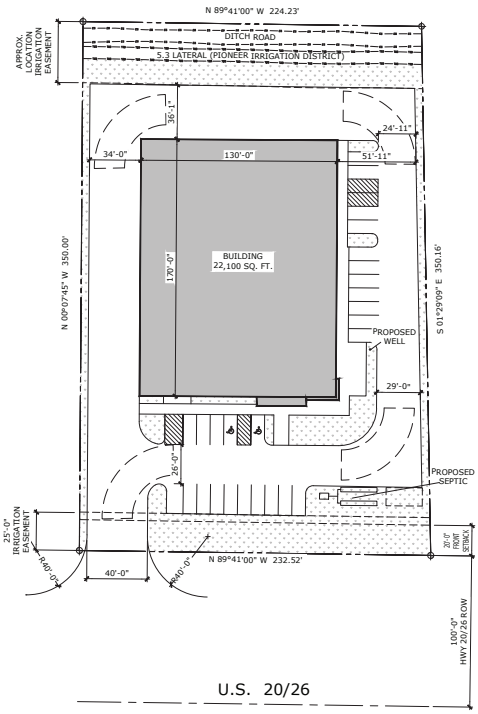
This is not a city official meeting, for questions please contact the applicant below.

Jeffery L. Hatch with Hatch Design Architecture LLC- Applicant's Representative
200 W. 36th St., Boise, ID 83714 [redacted] [redacted]

We look forward to the neighborhood meeting and encourage you to attend so that we can inform you about the project in person.

Sincerely,





SITE RECAP

PARCEL # R3416901200

PARCEL AREA: 1.83 ACRES (79,929 S.F.)

PROPOSED BUILDING: 22,100 SQ. FT.

COUNTY ZONING: AG

SETBACKS:

FRONT	20'-0"
REAR	10'-0"
SIDES	5'-0"
HIGHWAY	120'-0" (FROM CENTERLINE)

PARKING:

32 SPACES PROVIDED
2 ADA

SITE REFERENCE PLAN

SCALE: 1" = 30'-0"

HATCH DESIGN ARCHITECTURE
200 W 36th ST
BOISE, IDAHO 83714
OFFICE: (208) 473-5534
FAX: (208) 473-5535

COPYRIGHT 2025
HATCH DESIGN
ARCHITECTURE

NEW CONSTRUCTION FOR:
MACHSIE INVESTMENTS LLC
US. 20/26, NAMPA, ID

DATE: SEPT. 2025
DRAWN BY: LL, ST
CHECKED BY: JLH
JOB NUMBER: 24102

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0

Exhibit A.9.5

Machsie Neighborhod meeting 11-17-25

HATCH DESIGN ARCHITECTURE

200 W 36th Street, Boise, ID 83714 • phone 208.475.3204 • fax 208.475.3205 • email:info@hatchda.com

Neighborhood Meeting Sign-In Sheet

Name:	Address:	Contact Information:
FRED C SCHREPFLER	7998 HWY 20-26 NAMPA 83687	208-249-0273

Owner 1	Owner Address	Owner City	Owner Stat	Owner Zip	Parcel ID
Machsie Investments LLC	916 Albany St	Caldwell	ID	83605	34169012 0
Robert K Drinkard	8249 E Drinkard Ln	Nampa	ID	83687	34235010 0
Hlb LLC	1840 N Lakes Pl	Meridian	ID	83646	34233011 0
Robert Thomas	19885 Franklin Rd	Nampa	ID	83687	34235012 0
F26 Holdings LLC	3445 Carillon Pt	Kirkland	WA	98034	34233000 0
Mutchie Family Trust Mutchie Anita Trustee	20035 Franklin Rd	Nampa	ID	83687	34169011 0
Keith C Fletcher	20325 Franklin Rd	Nampa	ID	83687	34168012 0
Fred C Schreffler	7998 Highway 20/26	Nampa	ID	83687	34195000 0
Franklin Junction Properties LLC	3310 S Gekeler Ln	Boise	ID	83706	34235000 0
Norton Lorinda Family Trust	8340 Hwy 20 26	Nampa	Id	83687	34170000 0

City of Nampa
PLANNING and ZONING DEPARTMENT
CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651
OFFICE (208) 468-5484
FAX (208) 465-2261

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
:SS
COUNTY OF CANYON)

A. I, DAVID BRENT WRIGHT, whose address is HWY 20/26, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.

B. I grant my permission to Hatch Design Architecture, whose address is 200 W. 36th Street, Boise, ID 83714, to submit the accompanying application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 27 day of OCTOBER, 2025.

Signature

SUBSCRIBED AND SWORN to before me the 27 day of October, 2025.

SANTIAGO HERNANDEZ
COMMISSION #20233000
NOTARY PUBLIC
STATE OF IDAHO

Santiago Hernandez
Notary Public for Idaho
Residing at: 1110 Blaine St. Caldwell, ID 83605
Commission Expires: 7/19/2029

0006418760

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 #: 0006418760

Date Filed: 9/2/2025 5:54:37 AM

Entity Name and Mailing Address:

Entity Name:	Machsie Investments LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0005448987
Address	916 ALBANY ST CALDWELL, ID 83605-3517

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:	

The registered agent on record is:

Registered Agent	UNITED STATES CORPORATION AGENTS INC Commercial Registered Agent Physical Address 800 W MAIN ST STE 1460 BOISE, ID 83702 Mailing Address 800 W MAIN ST STE 1460 BOISE, ID 83702

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	TItle	Business Address
David Brent Wright	Member	916 ALBANY ST CALDWELL, ID 83605
Sherri Lynn Wright	Member	916 ALBANY ST CALDWELL, ID 83605

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

Job Title: Authorized Agent

Sherri Lynn Wright — Sign Here

09/02/2025 — Date

B1044-7696 09/02/2025 5:54 AM Received by Office of the Idaho Secretary of State

2023-037943
RECORDED
11/28/2023 03:03 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 TYOUREN $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

PioneerTitleCo.
GOING BEYOND
2020 South Johns Avenue Suite A
Emmett, ID 83617

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 841685 /LF

WARRANTY DEED

For Value Received

Betty Jo Anne Evans, Trustee of the Betty Jo Anne Evans Family Trust,

U/T/A dated September 27. 2022

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Machsie Investments LLC, an Idaho Limited Liability Company

hereinafter referred to as Grantee, whose current address is 916 ALBANY ST, CALDWELL ID 83605

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 22, 2023

Betty Jo Anne Evans, Trustee of the Betty Jo Anne Evans Family Trust, U/T/A dated September 27, 2022

By: Betty Jo Anne Evans
Betty Jo Anne Evans, Trustee

State of ID, County of Ada

This record was acknowledged before me on November 28, 2023 by Betty Jo Anne Evans, as Trustee of Betty Jo Anne Evans Family Trust.

Palla R Garringer
Signature of notary public
Commission Expires:

PALLA R GARRINGER
COMMISSION #22388
NOTARY PUBLIC
STATE OF IDAHO

PALLA R GARRINGER
Residing in: Emmett, ID
Commission Expires: 12/04/2026

EXHIBIT A

A parcel of land lying within the SE 1/4 of the SE 1/4 of Section 22, T.4N., R.2W., B.M., Canyon County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 22, 23, 26 and 27 of T.4N., R.2W., BM, Canyon County, Idaho at the center line intersection of Franklin Road and Highway 20-26;

thence N. 89°41'00"W. 303.50 feet along the center line of said Highway 20-26 and the Southerly line of said Section 22 to a point;

thence N. 01°29'09"W. 50.02 feet to the Southwest corner of the property described by deed, Instrument No. 9506076, Canyon County, Records, the TRUE POINT OF BEGINNING;

thence N.89°41'00"W, 232.52 feet running parallel with and 50.00 feet Northerly of the center line of said Highway 20-26 and the said Southerly line of Section 22 to a point;

thence N.00°07'45"W. 350.00 feet running parallel with and 796.25 feet Easterly of the Westerly boundary line of the Se 1/4 of the SE1/4 of said Section 22 to a point;

thence S.89°41'00"E. 224.23 feet running parallel with the said center line of Highway 20-26 and with the said Southerly line of Section 22, to the Northwesterly corner of the property described by said deed, Instrument No. 9506076;

thence S.01°29'09"E. 350.16 feet along the Westerly boundary line of the property described by said deed, Instrument No. 9506076 to the POINT OF BEGINNING

Lynda Noah

From: Brendon Smith
Sent: Wednesday, January 21, 2026 7:59 AM
To: Planning-Zoning Staff
Subject: No comments from the Building Department on the Pre-Annexation for Hwy 20/26 Machsie Property (PANN-00002-2025)

No comments from the Building Department on the Pre-Annexation for Hwy 20/26 Machsie Property (PANN-00002-2025)

Brendon Smith
Plans Examiner Supervisor | Building Department
Office: (208) 565-5261 | Cell: (208) 590-8201
500 12th Avenue South | Nampa, ID 83651
cityofnampa.us | Stay Connected

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

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

TELEPHONE 208.454.8135
FAX 208.454.2008

January 15, 2026

City of Nampa Planning and Zoning Commission & City Council
411 3rd Street South
Nampa, Idaho 83651

RE: PANN-002-2025 Machsie Investments Screen Printing Shop
Franklin Rd

Dear Commissioners and Members of Council:

Highway District No. 4 (HD4) has reviewed the application materials for Machsie Investments for annexation for purposes of constructing a commercial screen printing shop, located near the northwest corner of Franklin Rd and US 20/26, and offers the following comments for your consideration:

Jurisdiction
In June 2017, HD4 and the City entered into an Exchange Maintenance Agreement for the logical distribution of maintenance activities on roadway segments where both parties have jurisdiction. Under the latest version of the agreement dated April 12, 2021, the following roads are assigned to HD4 for maintenance activities:

- Franklin Rd north of US 20/26 (Chinden Blvd)

HD4 provided comments in August 2025 for a rezone within Canyon County to accommodate the proposed commercial screen printing shop. Select portions of those comments are provided below for your consideration:

The subject property is located on the north side of US 20/26 (Chinden Rd) approximately 430-ft west of Franklin Rd in the SE ¼ Section 22 T4N R2W. HD4 offers the following comments on the proposed use:

General
The subject property consists of one parcel, totaling approximately 1.83 acres. The parcel has approximately 232 feet of frontage on US 20/26 (Chinden Rd) along the southerly boundary. There is no other public road access available to the subject property. The application materials indicate the applicants are requesting to rezone the property from agricultural to CR-C-1 Neighborhood Commercial, which would eligible for the following uses:

1. Retail/wholesale screen printing facility
2. Offices
3. Caretaker residence
4. Accessory uses and/or structures
5. Similar uses to those provided above.

Exhibit A.9.5

US 20/26 is a state highway operated and maintained by Idaho Transportation Department. HD4 recommends the County solicit comments directly from ITD regarding access for the proposed use.

Access
The subject property is served by a circular driveway approach to US 20/26, generally centered on the parcel. Idaho Transportation Department has sole authority over access to US 20/26.

Although there is currently no direct access to Franklin Rd available to the subject property, HD4 would seek to require a cross access easement or public roadway from adjoining parcels as they develop to provide access to Franklin Rd, and minimize the number of direct access points to US 20/26. Such future access is dependent on timing and conditions of future development, and cannot be assured at this time. This access point would extend from Franklin Rd west to the northeast corner of the property, or would cross the 5.3 Lateral Ditch from the north. The proposed site layout appears suited to utilize this alternate future access if it becomes available.

Transportation Impacts
The rezone application provided by the applicants indicates the property will be used for a commercial screen printing shop, and that the "business currently employs 15 people and generally sees around 10 customer visits per day". This implies 25 trips per day, with 10-15 trips being in the PM peak hour.

HD4 has no objection to the proposed land use change. Please feel free to contact me at any time with any questions on these comments.

Respectfully,



Chris Hopper, P.E.
District Engineer

CC: Daniel Badger, P.E. City Engineer
Crystal Craig, P.E. Director of Transportation
Tom Points, P.E. Public Works Director
Lenny Riccio, P.E. HD4 Senior Engineer (Development)

Exhibit A.9.5

DATE: January 14, 2026

TO: Planning and Zoning Department

FROM: Peter Nielsen, Sr. Eng Plans Examiner

CC: Daniel Badger, P.E., Nampa City Engineer

CC: Mark Steuer, P.E., Nampa City Development Director

APPLICANT: Steve Thiessen, Hatch Design Architecture

OWNER: Machsie Investments, LLC

ADDRESS: 0 Highway 20/26 (R3416901200)

RE: **PANN-00002-2025 – Pre-Annexation and Pre-Zoning to BC Zone**

The Engineering Division does not oppose this application with the following comments/conditions:

General Comments:

1. Engineering Division has reviewed the annexation and zoning legal descriptions and has no other comments.
2. The following public roads provide access to the property.
    - Highway 20/26 – classified as "Principal Arterial", 55-mph. ITD public right of way.
3. Access points to public right of way are subject to review/ approval of the authority(ies) having jurisdiction. The lot currently has no direct access to public right of way.
4. Full right of way has been dedicated in anticipation of ITD's road widening project for Highway 20/26. No further right of way dedication will be required at this time.
5. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development.
6. A Traffic Impact Study (TIS) is required for any project generating more than 100 new vehicle trips during any peak hour or 1,000 new daily trips (total in and out vehicular movements).
    - A TIS may be required for this project.
7. Execution of the pre-annexation agreement is required prior to connection to any existing City owned/ maintained mainline in the area. The City currently maintains the following utilities in the area:
    - Domestic water – 12" main in N Franklin Blvd, approx. ½ mile south of Hwy 20/26.
    - Sewer – 18" main in N Franklin Blvd, approx. ½ mile south of Hwy 20/26.
    - Pressure Irrigation – 12" main in N Franklin Blvd, approx. ½ mile south of Hwy 20/26.

8. If City utilities become available to the lot prior to annexation and the owner chooses to connect they will be subject to higher monthly billing rates for said utilities until such time as the lot annexes into the City of Nampa.
9. Developer shall adhere to currently adopted standard road sections which include 10' wide side path along arterial roadways.

Conditions:

1. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development and prior to connection to City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Upon availability of and choosing to connect to City utilities, Owner shall be subject higher monthly billing rates until such time that the property annexes into the City of Nampa.
4. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
5. Developer shall coordinate with ITD improvement plans to construct side path along the street frontage in accordance with current adopted specifications and policies at time of property development.
6. Developer shall construct frontage improvements along street frontage in accordance with Nampa City Code Section 9-3-1 at time of property development.
7. If required, Developer shall submit a Traffic Impact Study prepared in accordance with the City of Nampa Traffic Impact Study Policy at the time of permit application to be reviewed and approved by the Nampa Engineering Division.

Utility Map


20035
7998
8059
19980
19885
Franklin Rd
19847
19845
19819
8080
E Drinkard Ln
19785
N Thornhollow Ave
19624
Franklin Rd
MH11778
19459
7970
7959
MH11716
MH11715

Topographic Map



January 23, 2026

City of Nampa
Planning & Zoning Department
500 12th Ave S
Nampa, ID 83651

VIA EMAIL

Development Application	PANN-00002-2025
Project Name	Machsie Property
Project Location	Parcel R34169012
Project Description	22,000 SF Commercial Building
Applicant	Steve Thiessen; Hatch Design Architecture

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. The Department does not have any concerns with the annexation and rezoning of this parcel. However, please keep the following in mind as this project progresses:
    a. The applicant will be required to apply for an ITD encroachment permit for the access onto 20/26.
    b. ITD will work with the applicant to determine if a turn lane warrant analysis will need to be completed.
    c. I encourage the applicant to reach out with any questions regarding setbacks requirements from ITD, as the Department currently has a widening project planned for this segment of 20/26.
2. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov

DATE: January 12, 2026

TO: City of Nampa – Planning and Zoning

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

APPLICANT: Steve Thiessen / Hatch Design Architecture

OWNER: Machsie Investments, LLC

PROJECT ADDRESS: TBD Highway 20/26

RE: Hwy20-26 Machsie Property PANN-00002-2025

This application is for a Pre-annexation and Pre-zoning to BC (Community Business) zoning district at 0 Hwy 20/26 and development agreement, approval for parcel #R34169012, located in the SE 1/4 of Section 22, T4N, R2W, BM, for Steve Thiessen - Hatch Design Architecture representing Machsie Investments LLC (PANN-00002-2025). Original Concept: 22,000 sf commercial building on a 1.84 acre lot.

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

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 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)

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)

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 3.6 miles from Nampa Fire Station 3 with an approximate response time of 6 minutes.

"No Parking" Signs

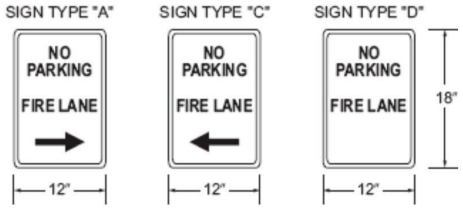
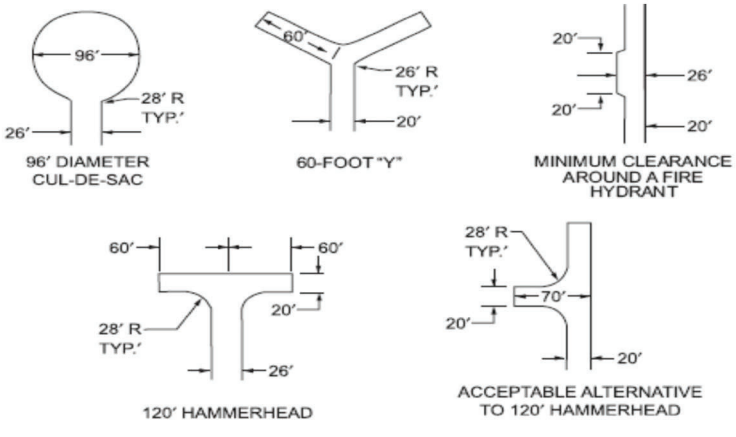


FIGURE D103.6 FIRE LANE SIGNS

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



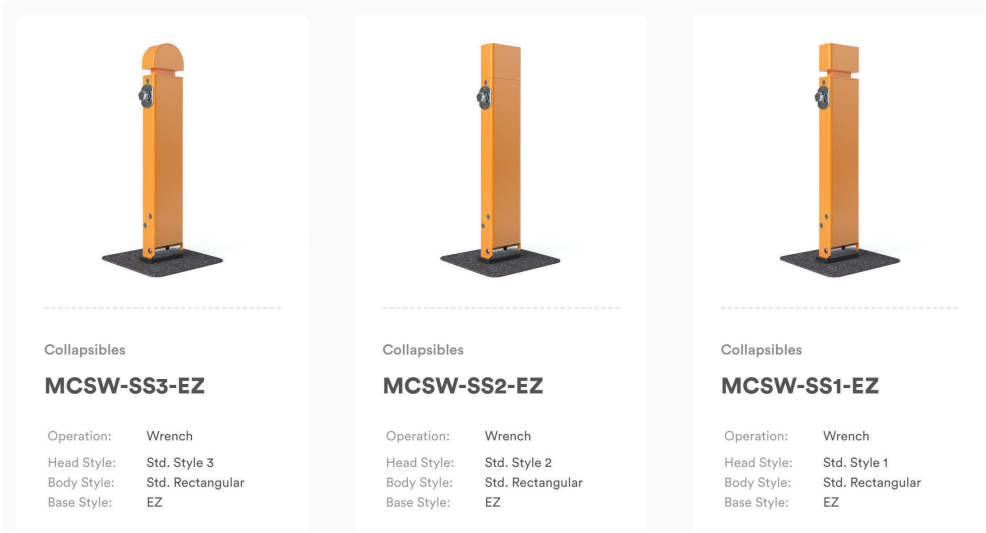
Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

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

Approved Bollards by Maxiforce



Collapsibles

MCSW-SS3-EZ

Operation:	Wrench
Head Style:	Std. Style 3
Body Style:	Std. Rectangular
Base Style:	EZ

Collapsibles

MCSW-SS2-EZ

Operation:	Wrench
Head Style:	Std. Style 2
Body Style:	Std. Rectangular
Base Style:	EZ

Collapsibles

MCSW-SS1-EZ

Operation:	Wrench
Head Style:	Std. Style 1
Body Style:	Std. Rectangular
Base Style:	EZ

Lynda Noah

From: Tim Szofran
Sent: Tuesday, December 30, 2025 9:44 AM
To: Lynda Noah; Planning-Zoning Staff
Cc: Cody Swander; Carolynn Murray; Adam Mancini
Subject: RE: Comments Request for Pre-Annexation for Hwy 20/26 Machsie Property (PANN-00002-2025) Parks ID#901

Lynda,
Parks has reviewed the Pre-Annexation for the Machise property (PANN-0002-2025). We have no requests.

Thank you,

Tim Szofran
Parks and Grounds Manager
Office: (208) 468-5892 | Cell: (208) 284-9477
312 1st Street South | Nampa, ID 83651
nampaparksandrecreation.org | Stay Connected

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Friday, December 19, 2025 2:42 PM
Subject: Comments Request for Pre-Annexation for Hwy 20/26 Machsie Property (PANN-00002-2025)

RE: Pre-annexation and Pre-zoning to BC (Community Business) zoning district at 0 Hwy 20/26 and development agreement, approval for parcel #R34169012, located in the SE 1/4 of Section 22, T4N, R2W, BM, for Steve Thiessen - Hatch Design Architecture representing Machsie Investments LLC (PANN-00002-2025). Original Concept: 22,000 sf commercial building on a 1.84 acre lot.

Hello,

I am providing for your **review and comments**, documents for a Pre-annexation and Pre-zoning to BC (Community Business) zoning district at 0 Hwy 20/26 and development agreement, approval for parcel #R34169012, located in the SE 1/4 of Section 22, T4N, R2W, BM, for Steve Thiessen - Hatch Design Architecture representing Machsie Investments LLC (PANN-00002-2025). Original Concept: 22,000 sf commercial building on a 1.84 acre lot.

The documents you may need for are in the links below:
PANN-00002-2025_Hwy 20-26 Machsie Property_Application.pdf
PANN-00002-2025_Hwy 20-26 Machsie Property_Narrative.pdf
PANN-00002-2025_Hwy 20-26 Machsie Property_Site Plan.pdf
PANN-00002-2025_Hwy 20-26 Machsie Property_Legal Description - Word.docx

If there is something specific you may need that isn't provided, please feel free to reach out.

This application will be considered by **Planning & Zoning on February 10, 2026.**

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) January 23, 2026.

Thank you,

Lynda Noah
Sr Administrative Specialist | Planning & Zoning
Office: (208) 468-5854
500 12th Avenue South | Nampa, ID 83651
cityofnampa.us | Stay Connected
Citizen's Guide to Planning – Learn More About Planning!

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PLANNING AND ZONING DEPARTMENT

Date: January 26, 2026

To: Nampa Planning and Zoning Commissioners and Nampa City Council

From: Doug Critchfield, Principal Planner, Long-Range Planning

Re: Pre-annexation and Pre-zoning to BC (Community Business) zoning district at 0 Hwy 20/26 and development agreement, approval for parcel #R34169012, located in the SE 1/4 of Section 22, T4N, R2W, BM, for Steve Thiessen - Hatch Design Architecture representing Machsie Investments LLC (PANN-00002-2025). Original Concept: 22,000 sf commercial building on a 1.84-acre lot.

The applicant met several times with Long Range Planning staff over the past two years regarding the proposed development in this location. Staff requested that the applicant go through the pre-annexation process per NCC 10-2-4.I. If approved, Canyon County will receive a review letter from the city indicating that the city supports the project. The applicant will enter into a development agreement with the city indicating conditions for development and an agreement to annex the property when Nampa City Limits abut the property. If the city does not approve the pre-annexation, the city will send a letter to Canyon County indicating that the city does not support the project.

On October 15, 2025 the applicant met with Long Range Planning and other City departments in a Pre-Application Meeting to discuss the future land use designated for this area, potential future zoning, and required conditions for development. The following analysis was presented to the applicant:

Long-Range Planning recommends the following conditions of approval based on that discussion:

1) All setbacks shall apply per Nampa City Code 10-16-4.C.
2) All City of Nampa parking lot design standards as outlined in Nampa City Code 10-22 shall apply. Building plans shall indicate how many employees will be on-site and how their parking will be accommodated.
3) Landscape standards outlined in Nampa City Code 10-1-6, 10-22, and 10-33 shall apply.
4) Permanent signage is subject to requirements in Nampa City Code 10-23.

Applicant shall work with Idaho Transportation Department for signage requirements and permitting along Highway 20/26.

Sincerely,



Doug Critchfield
Principal Planner, Long Range
Nampa Planning & Zoning Department
E-mail address: critchfieldd@cityofnampa.us

EDC/edc
file

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

Exhibit A.9.6



Conditional Rezone – Machsie Investments, LLC
CR2024-0006

TBD Hwy 20/26, NAMPA, ID

July 16, 2026

Exhibit A.9.6

HATCH DESIGN ARCHITECTURE



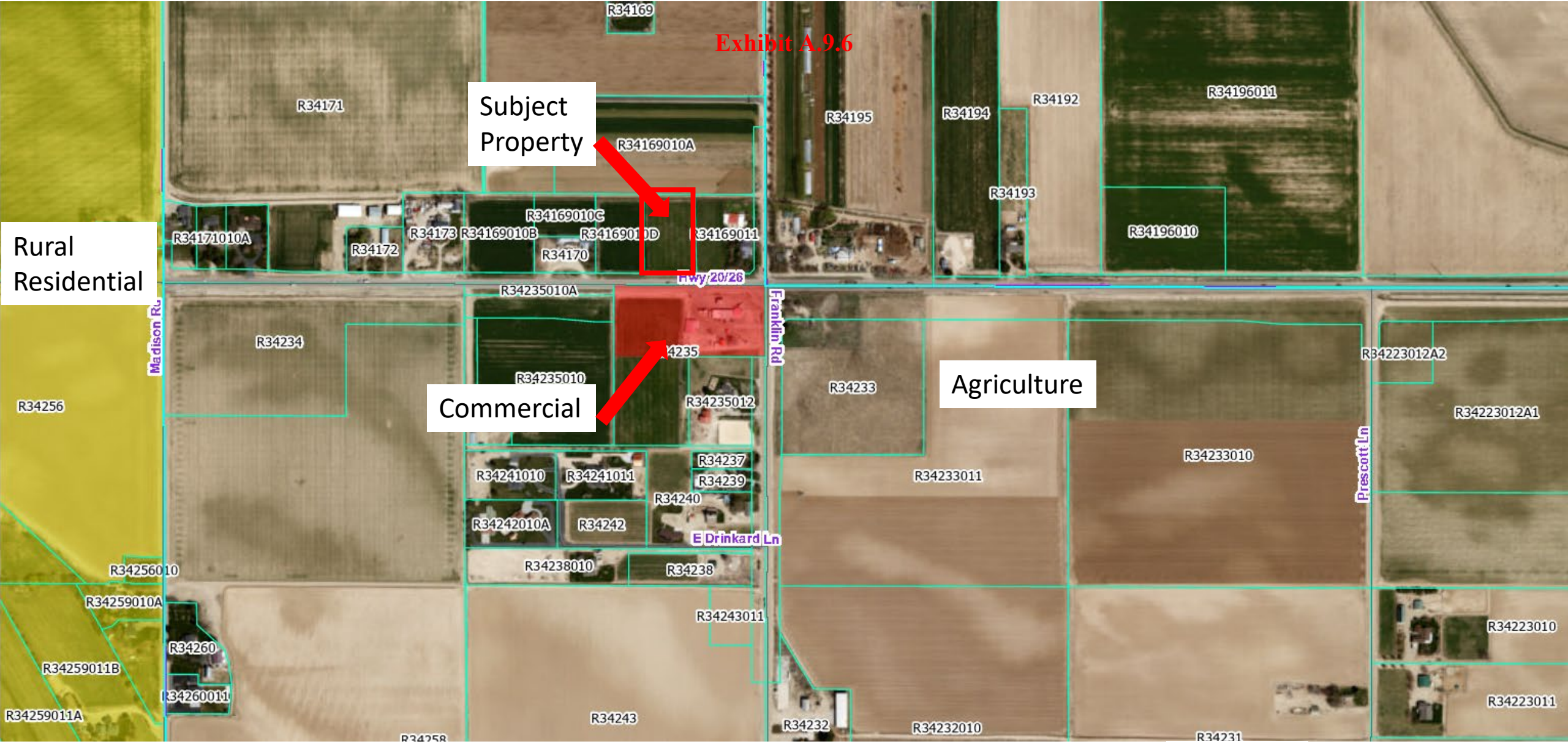
Aerial Map

TBD Hwy 20/26, NAMPA, ID

July 16, 2026

Exhibit A.9.6

HATCH DESIGN ARCHITECTURE



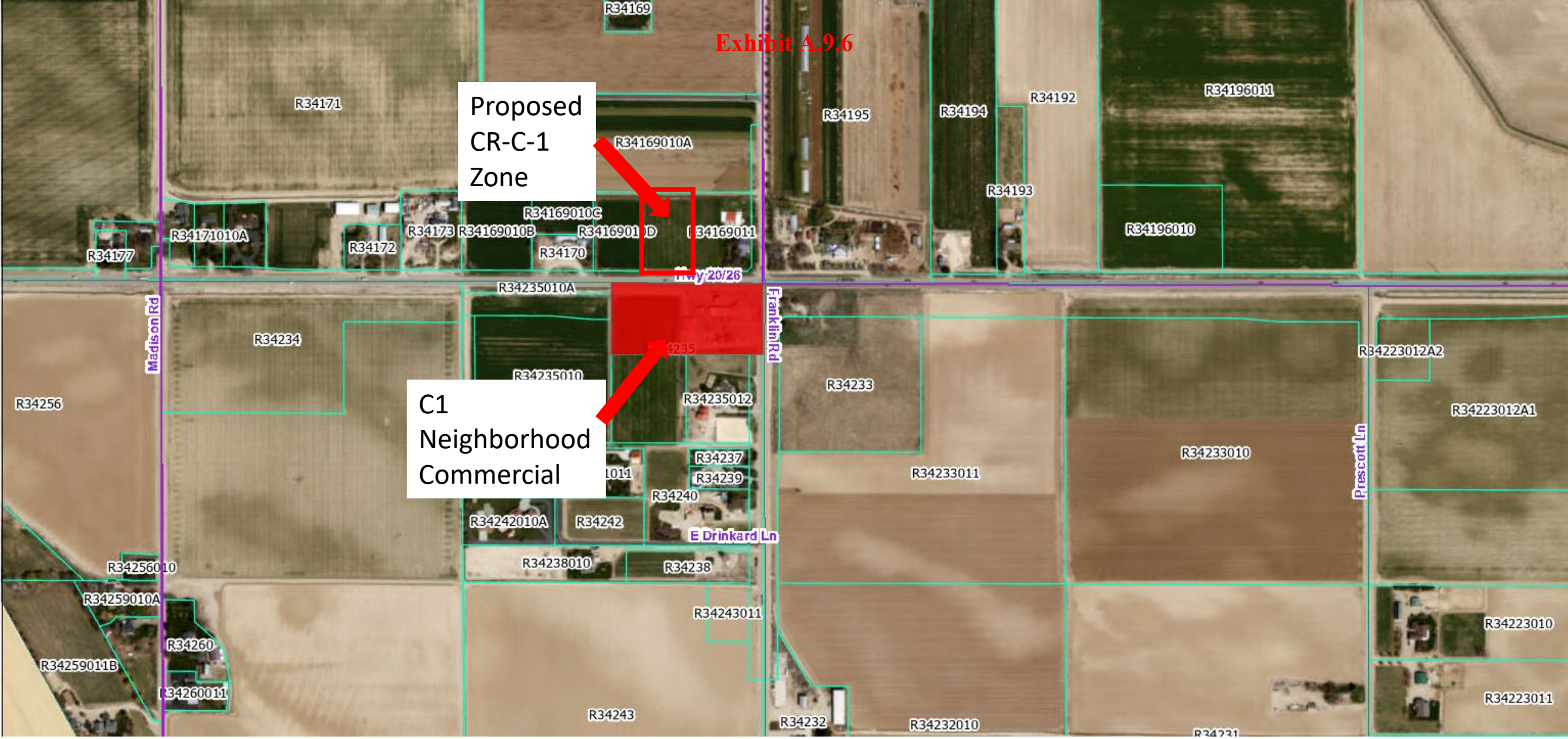
Canyon County Future Land Use

TBD Hwy 20/26, NAMPA, ID

July 16, 2026

Exhibit A.9.6

HATCH DESIGN ARCHITECTURE



Canyon County Current Zoning

TBD Hwy 20/26, NAMPA, ID

July 16, 2026

Exhibit A.9.6

HATCH DESIGN ARCHITECTURE



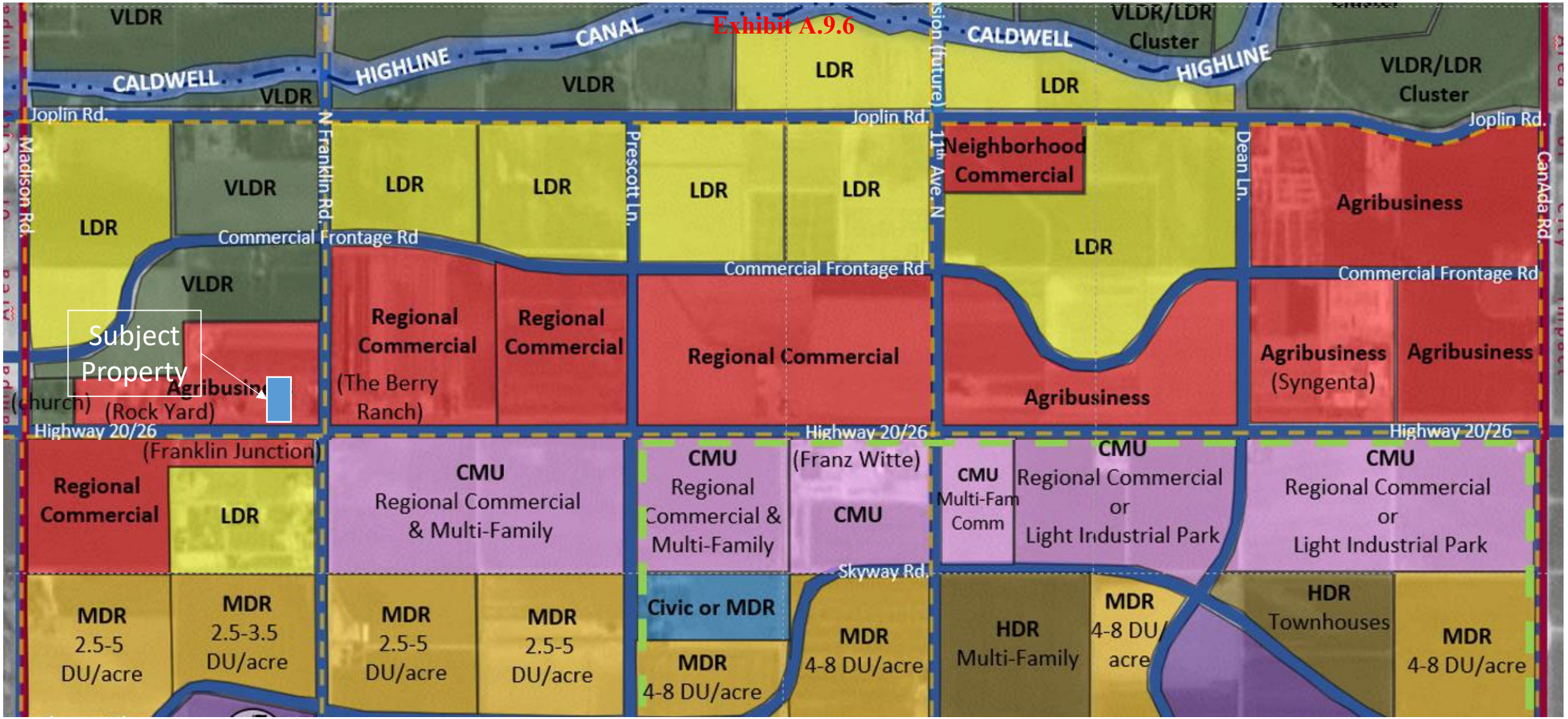
City of Nampa Future Land Use

TBD Hwy 20/26, NAMPA, ID

July 16, 2026

Exhibit A.9.6

HATCH DESIGN ARCHITECTURE



City of Nampa Highway 20/26
Specific Area Plan

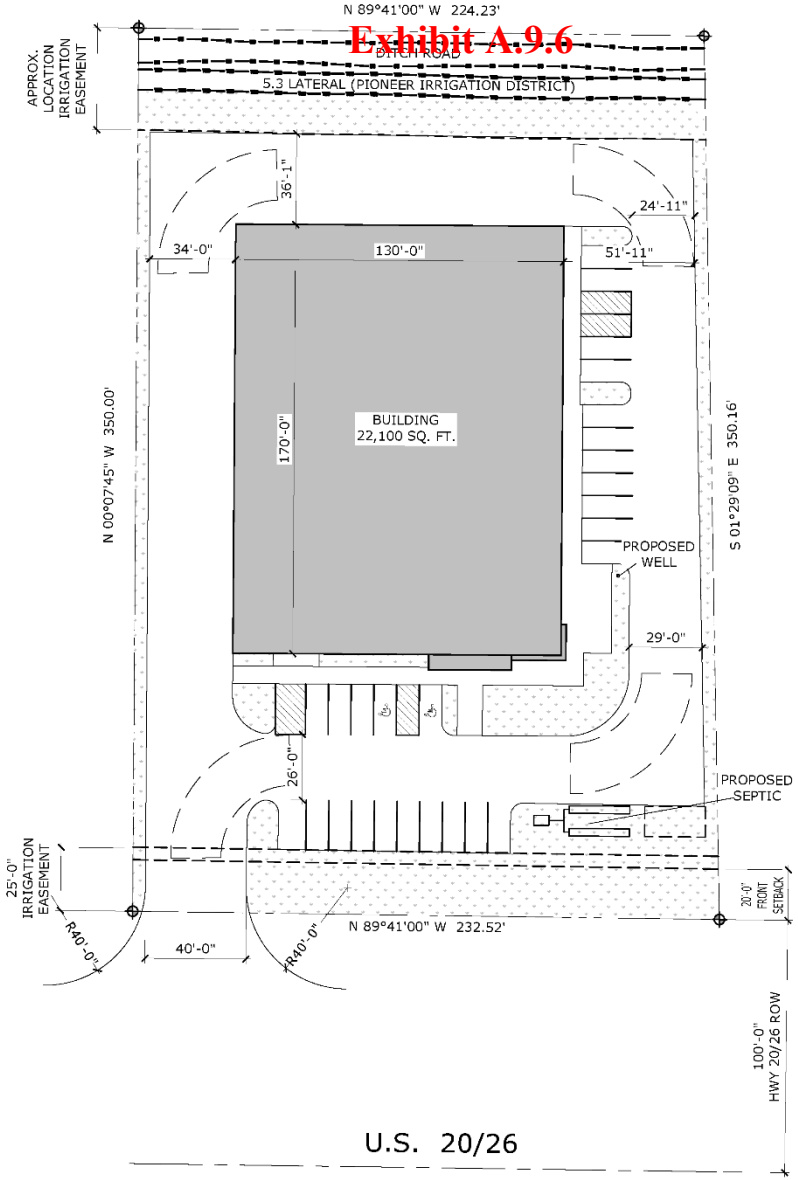
TBD Hwy 20/26, NAMPA, ID

July 16, 2026

Exhibit A.9.6

HATCH DESIGN ARCHITECTURE

Exhibit A.9.6



SITE RECAP

PARCEL # R3416901200

PARCEL AREA: 1.83 ACRES (79,929 S.F.)

PROPOSED BUILDING: 22,100 SQ. FT.

COUNTY ZONING: AG

SETBACKS:

FRONT	20'-0"
REAR	10'-0"
SIDES	5'-0"
HIGHWAY	120'-0" (FROM CENTERLINE)

PARKING:

32 SPACES PROVIDED
2 ADA

Site Plan

TBD Hwy 20/26, NAMPA, ID

July 16, 2026

Exhibit A.9.6

HATCH DESIGN ARCHITECTURE

Thank you for your time.

Questions?

Conditional Rezone – Machsie Investments, LLC
CR2024-0006

TBD Hwy 20/26, NAMPA, ID

July 16, 2026

Exhibit A.9.6

HATCH DESIGN
ARCHITECTURE

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# CR2024-0004

Hearing date: July 16, 2026

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

Exhibit B.1

R34169012 PARCEL INFORMATION REPORT

7/6/2026 3:04:00 PM

PARCEL NUMBER:	R34169012
OWNER NAME:	MACHSIE INVESTMENTS LLC
CO-OWNER:	
MAILING ADDRESS:	916 ALBANY ST CALDWELL ID 83605
SITE ADDRESS:	0 HWY 20 26
TAX CODE:	0640000
TWP:	4N **RNG:** 2W **SEC:** 22 **QUARTER:** SE
ACRES:	1.84
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	STAR FIRE
SCHOOL DISTRICT:	VALLIVUE SCHOOL DIST #139
IMPACT AREA:	Nampa
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	PIONEER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0266G
WETLAND:	Riverine
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2023037943
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	22-4N-2W SE TAX 95616 IN SESE
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

Exhibit B.1

Exhibit B.2.1

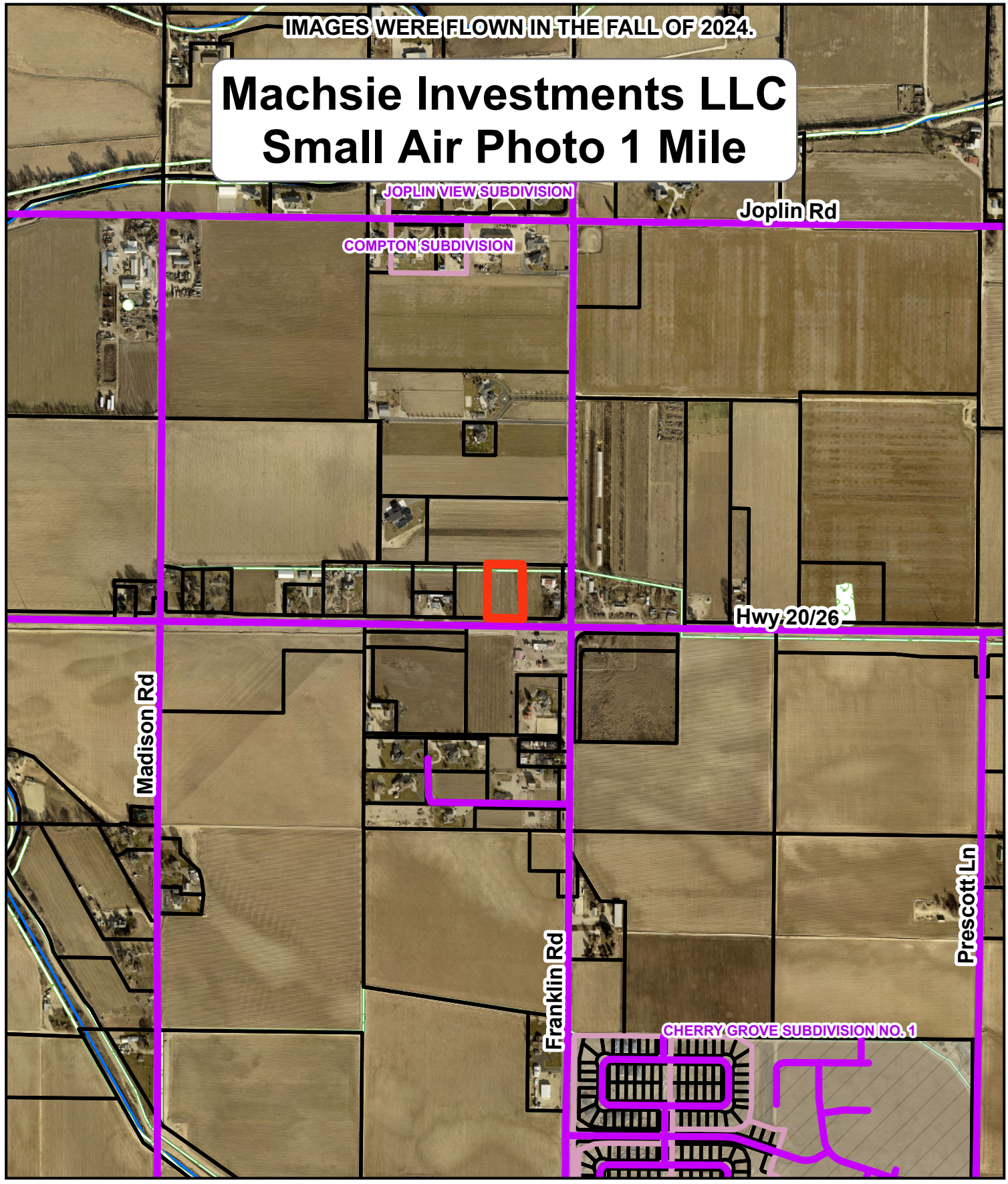


Exhibit B.2.1

Machsie Investments LLC
Small Vicinity Map

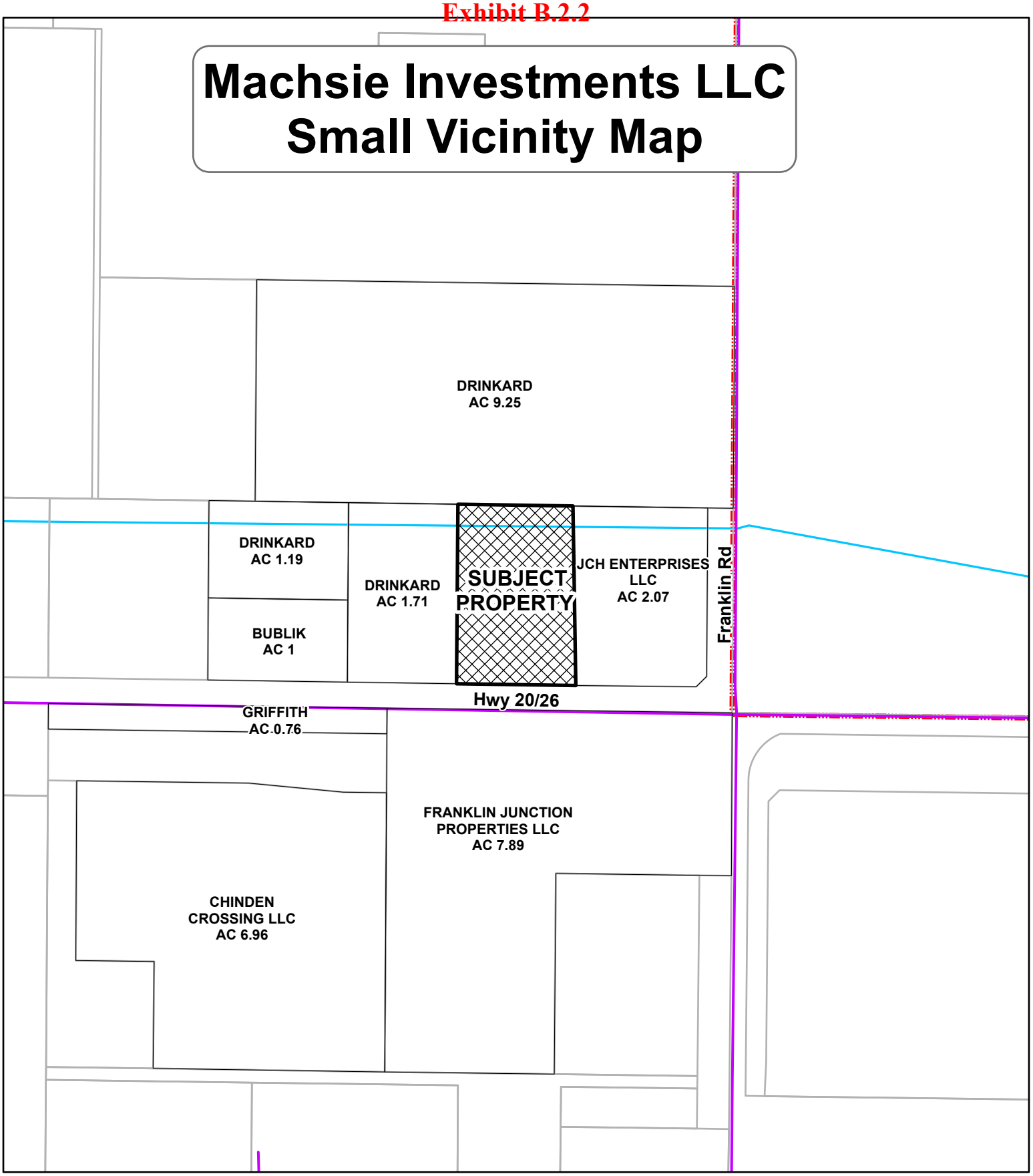
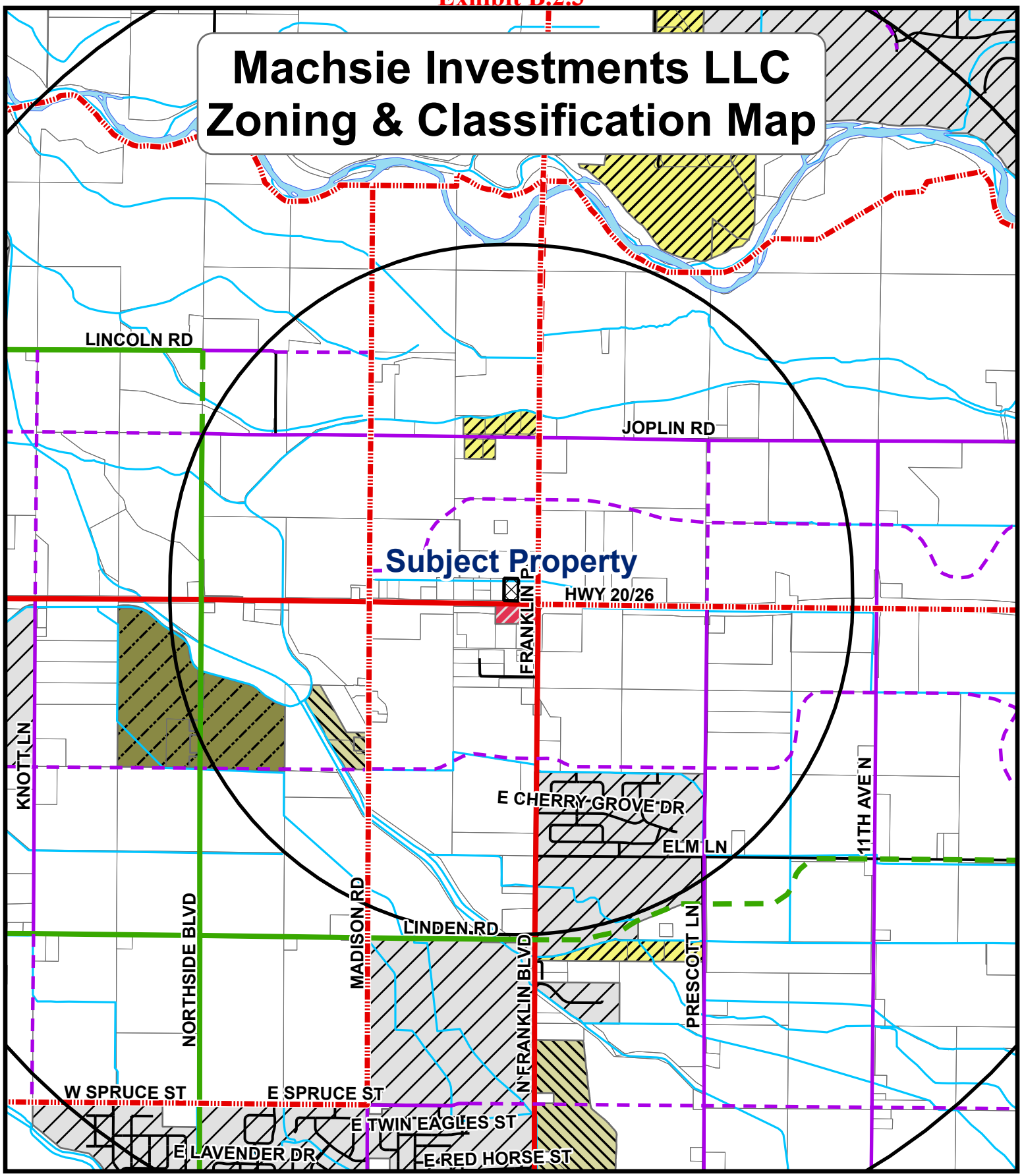


Exhibit B.2.3

Machsie Investments LLC
Zoning & Classification Map



CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS

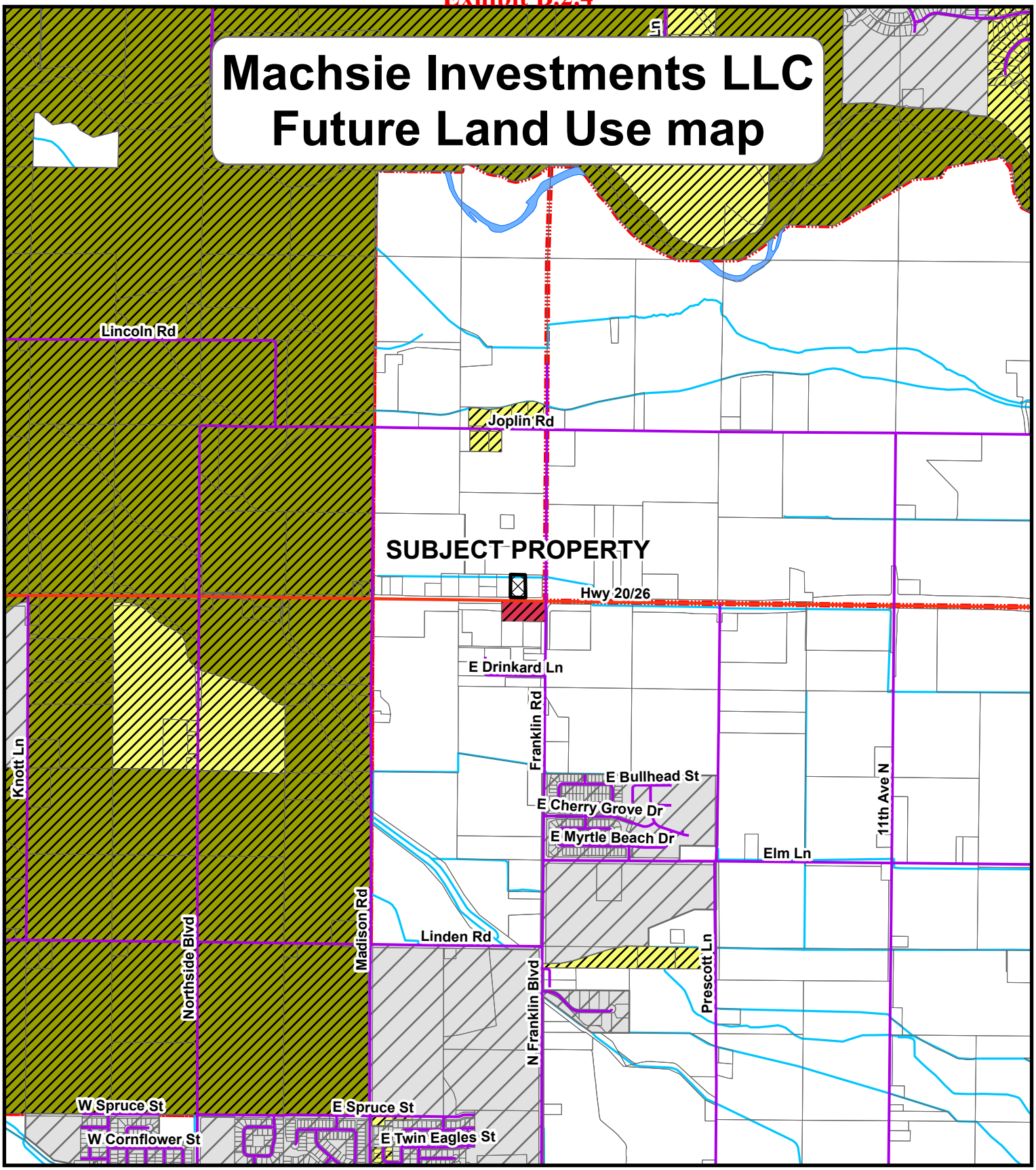
- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit B.2.3

Exhibit B.2.4

Machsie Investments LLC
Future Land Use map



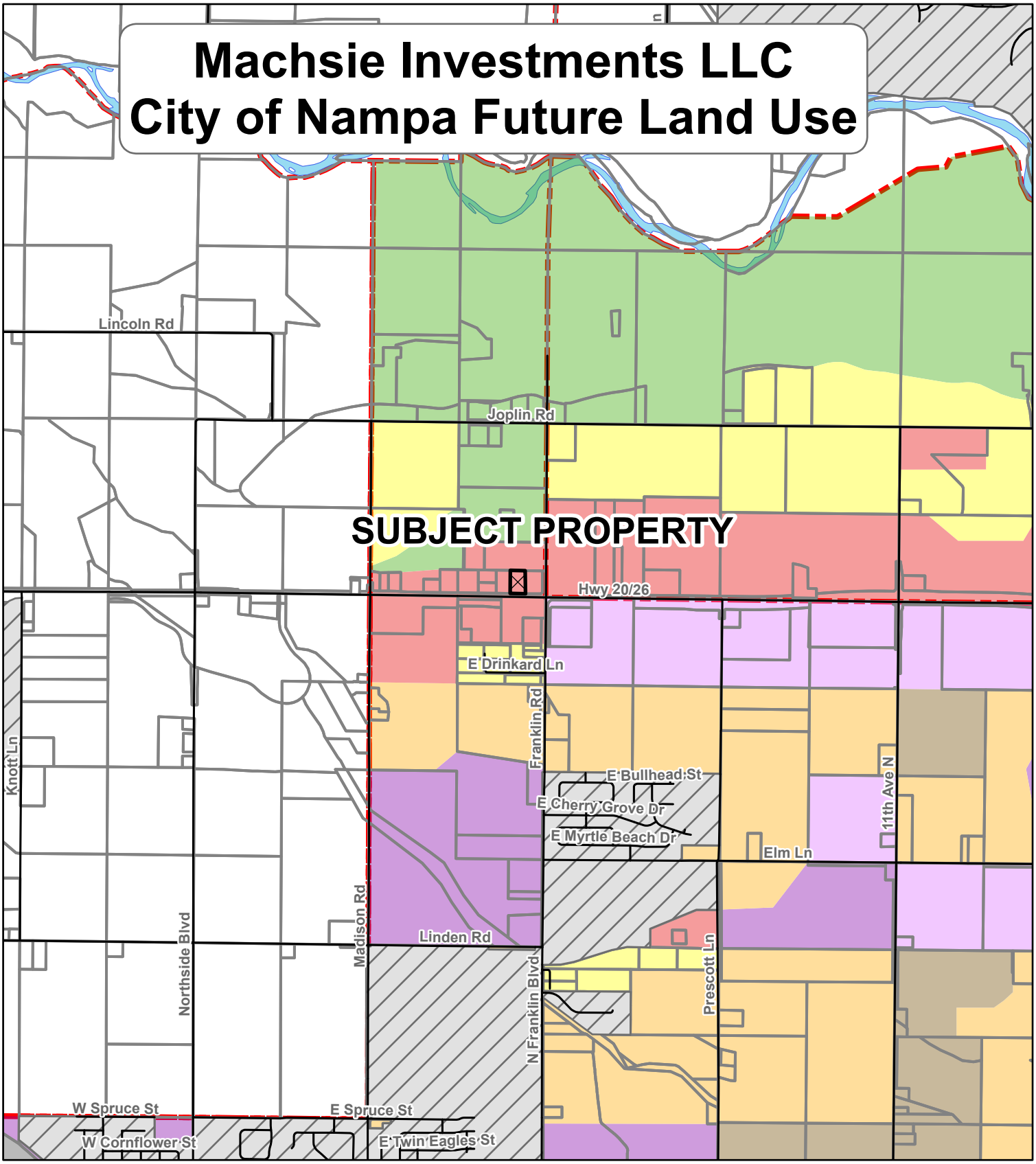
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS

Future Land Use 2030
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B.2.4

Machsie 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

0 0.25 0.5 Miles

Exhibit B.2.6

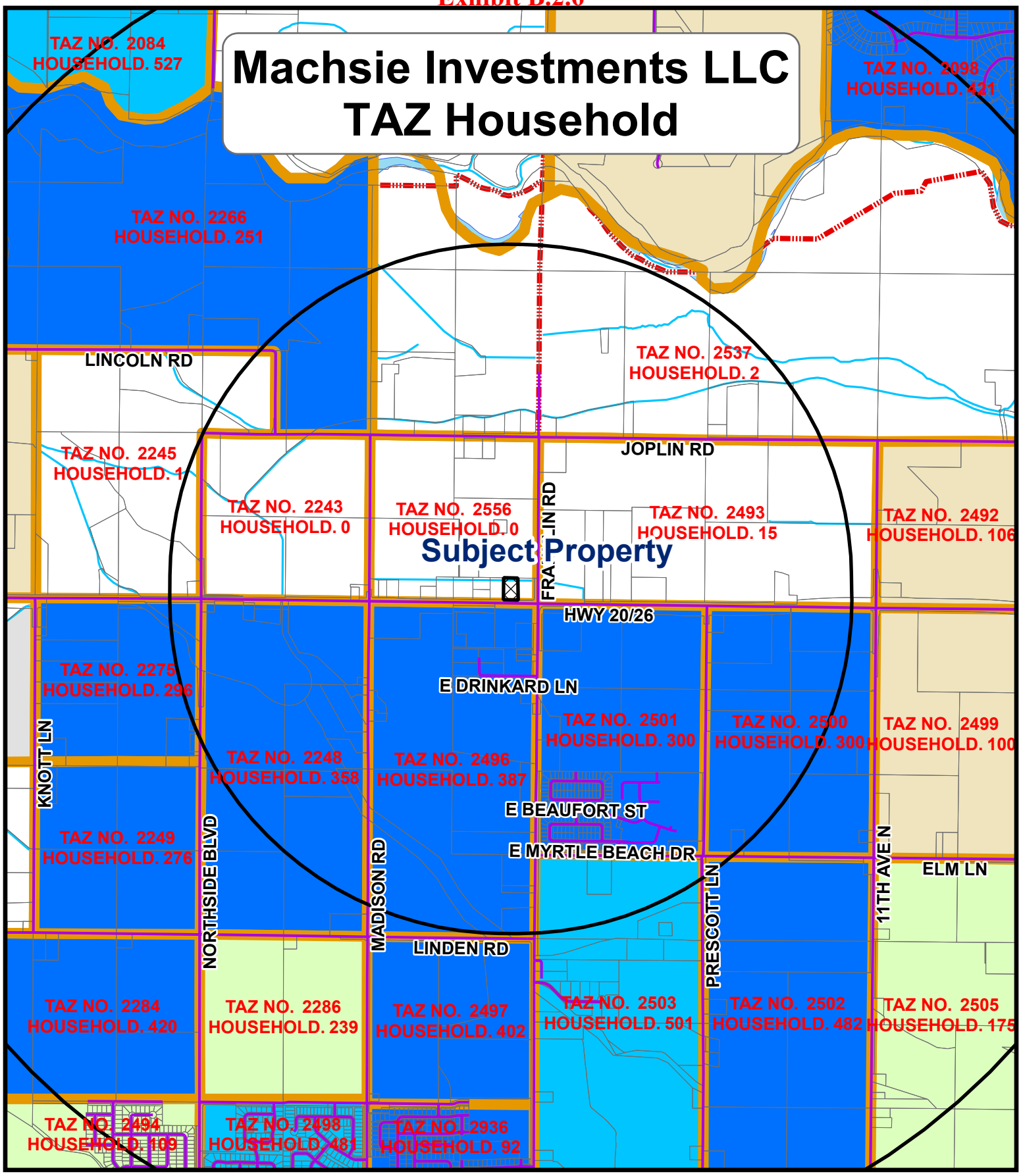


Exhibit B.2.6

Exhibit B.2.7

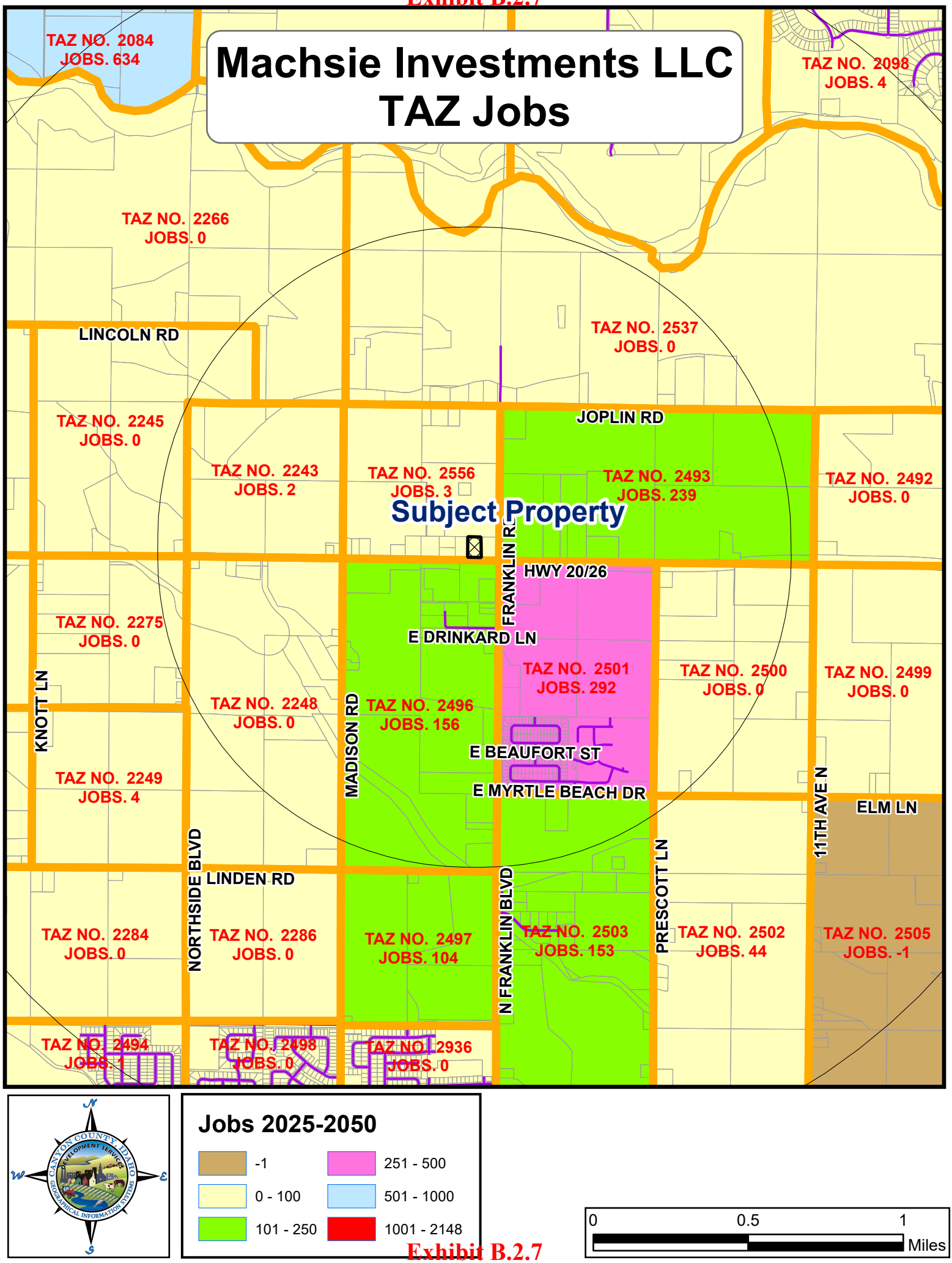
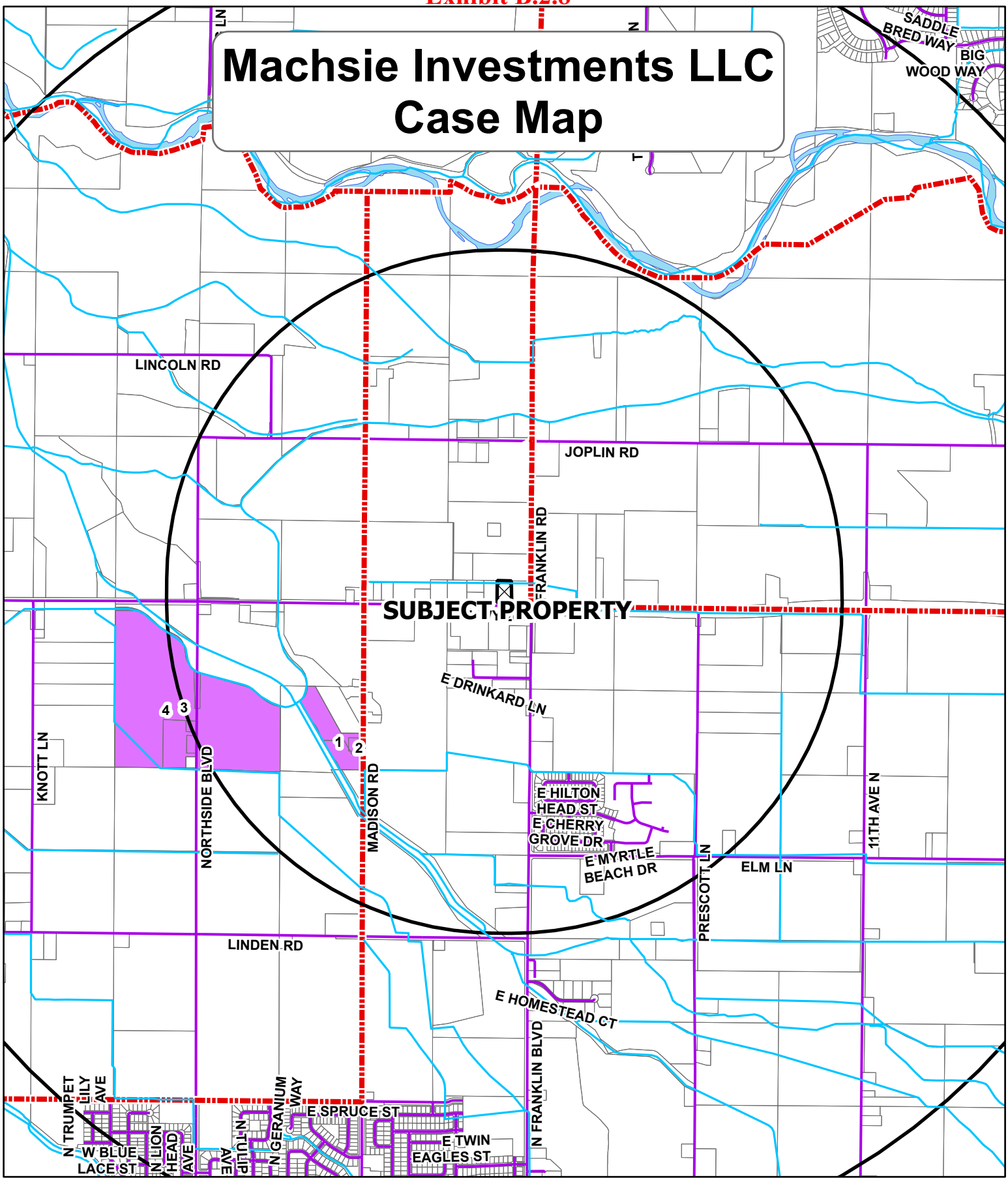


Exhibit B.2.7

Exhibit B.2.8

Machsie Investments LLC Case Map



Year
2020
2021
2022
2023
2024
2025

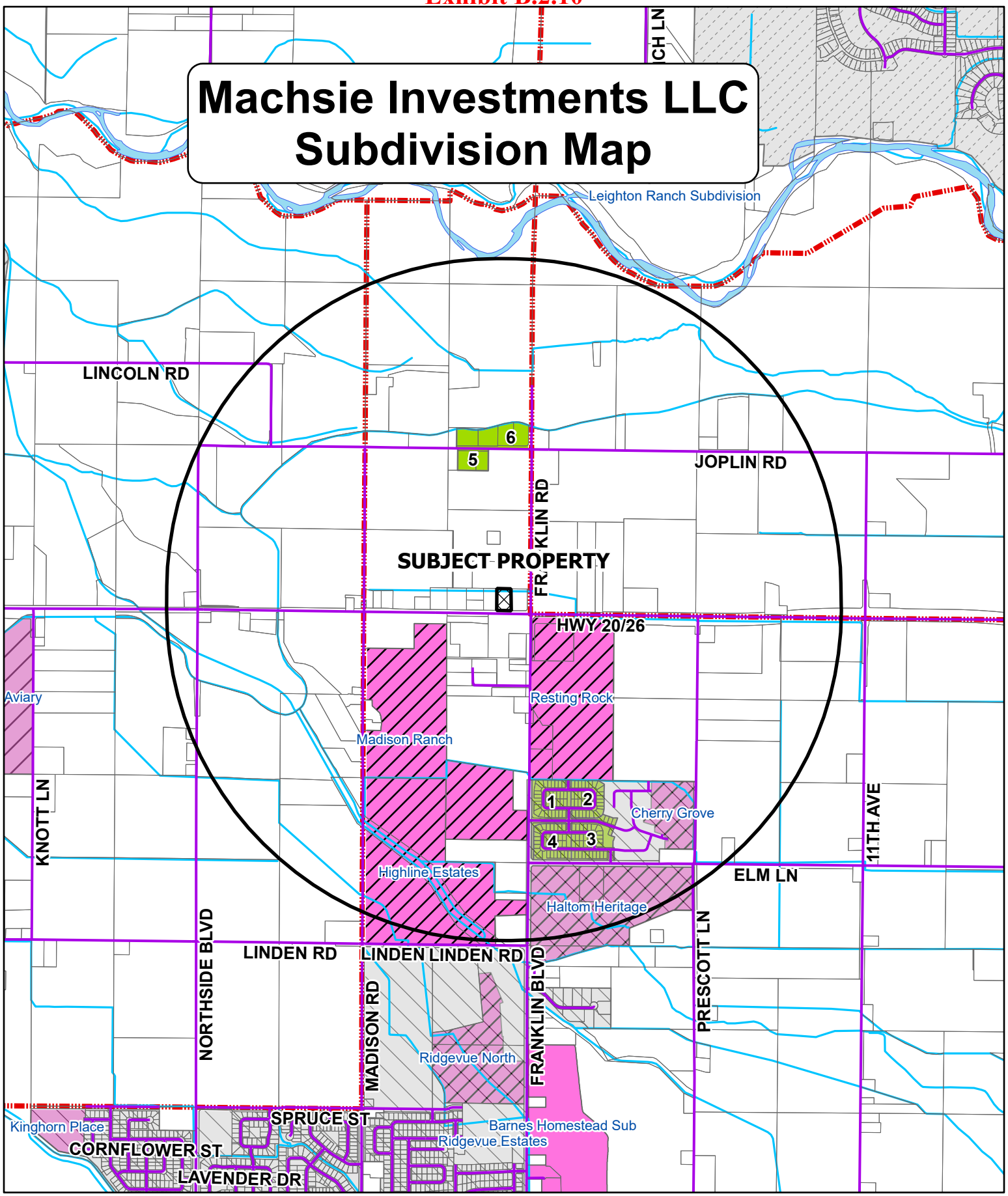
0 0.5 1 Miles

Exhibit B.2.8

CASE SUMMARY				
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	DA2020-0001	Modify Develpment Agreement	Blake	APPROVED
2	DA2020-0001	Modify Develpment Agreement	Blake	APPROVED
3	CR2020-0005	Rezone AG to R1 & Comp Plan Map change from AG to Res	Epic Holdings LLC	APPROVED
4	OR2020-0005	Rezone AG to R1 & Comp Plan Map change from AG to Res	Epic Holdings LLC	APPROVED

Exhibit B.2.10

Machsie Investments LLC Subdivision Map



SUBDIVISIONS

Plat Type,Plat Status

- Preliminary,Approved
- Preliminary,Pending
- MOBILE HOME PARKS

0 0.5 1 Miles

Exhibit B.2.10

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
6	50.21	160	0.31

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
5	404.70	1721	0.24

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
15	7.94	2.51	0.76	29.95

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
CHERRY GROVE SUBDIVISION NO. 1	1	4N2W26	10.66	41	0.26	NAMPA	2024
CHERRY GROVE SUBDIVISION NO. 3	2	4N2W26	7.06	35	0.20	NAMPA	2025
CHERRY GROVE SUBDIVISION NO. 4	3	4N2W26	10.71	41	0.26	NAMPA	2025
CHERRY GROVE SUBDIVISION NO.2	4	4N2W26	7.96	37	0.22	NAMPA	2024
COMPTON SUBDIVISION	5	4N2W22	3.98	2	1.99	COUNTY (Canyon)	2019
JOPLIN VIEW SUBDIVISION	6	4N2W22	9.84	4	2.46	COUNTY (Canyon)	2017

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Madison Ranch	97.41	450	0.22
Cherry Grove	62.98	229	0.28
Resting Rock	81.47	324	0.25
Haltom Heritage	69.09	333	0.21
Highline Estates	93.75	385	0.24

MOBILE HOME & RV PARKS

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

Exhibit B.2.12

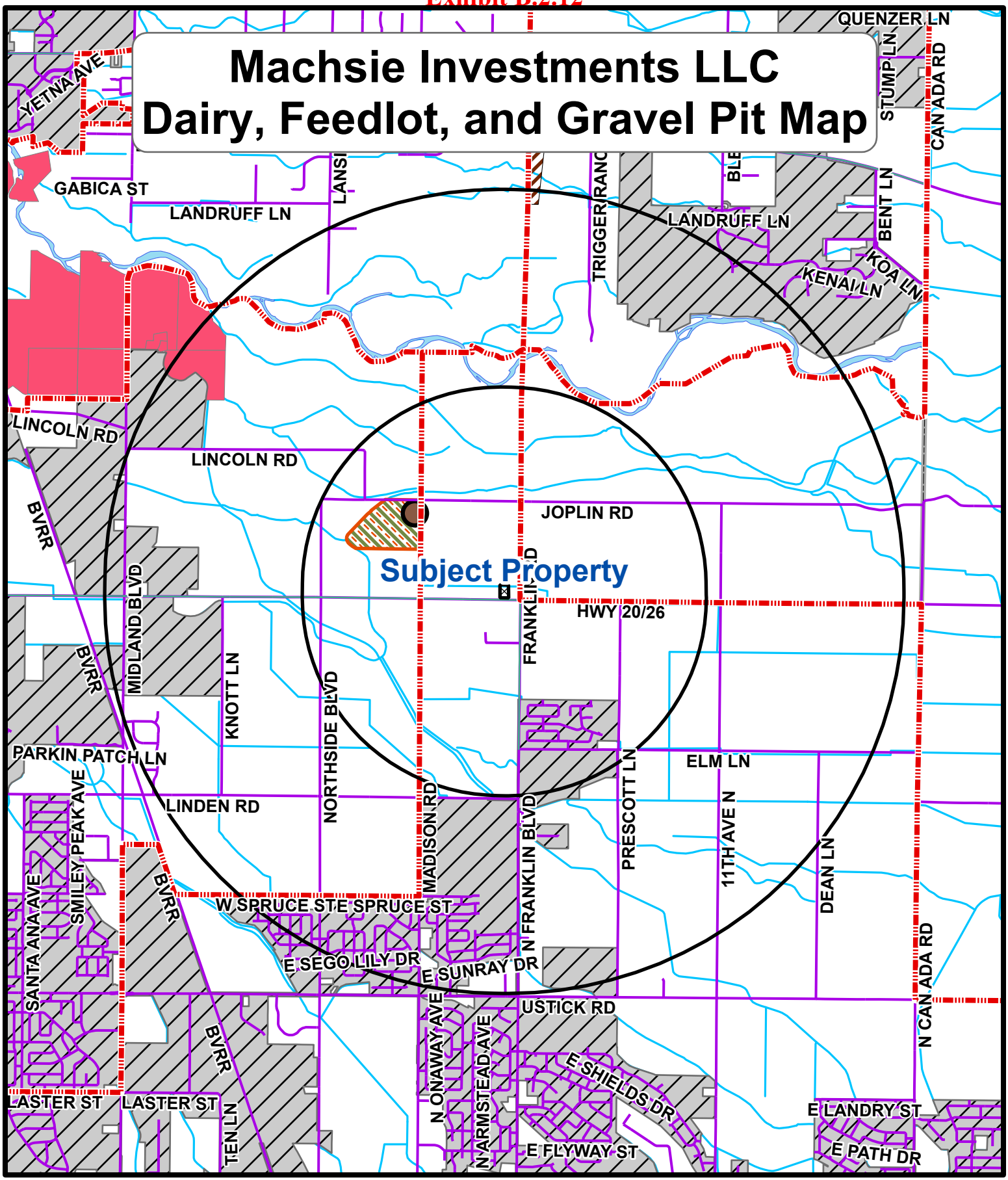
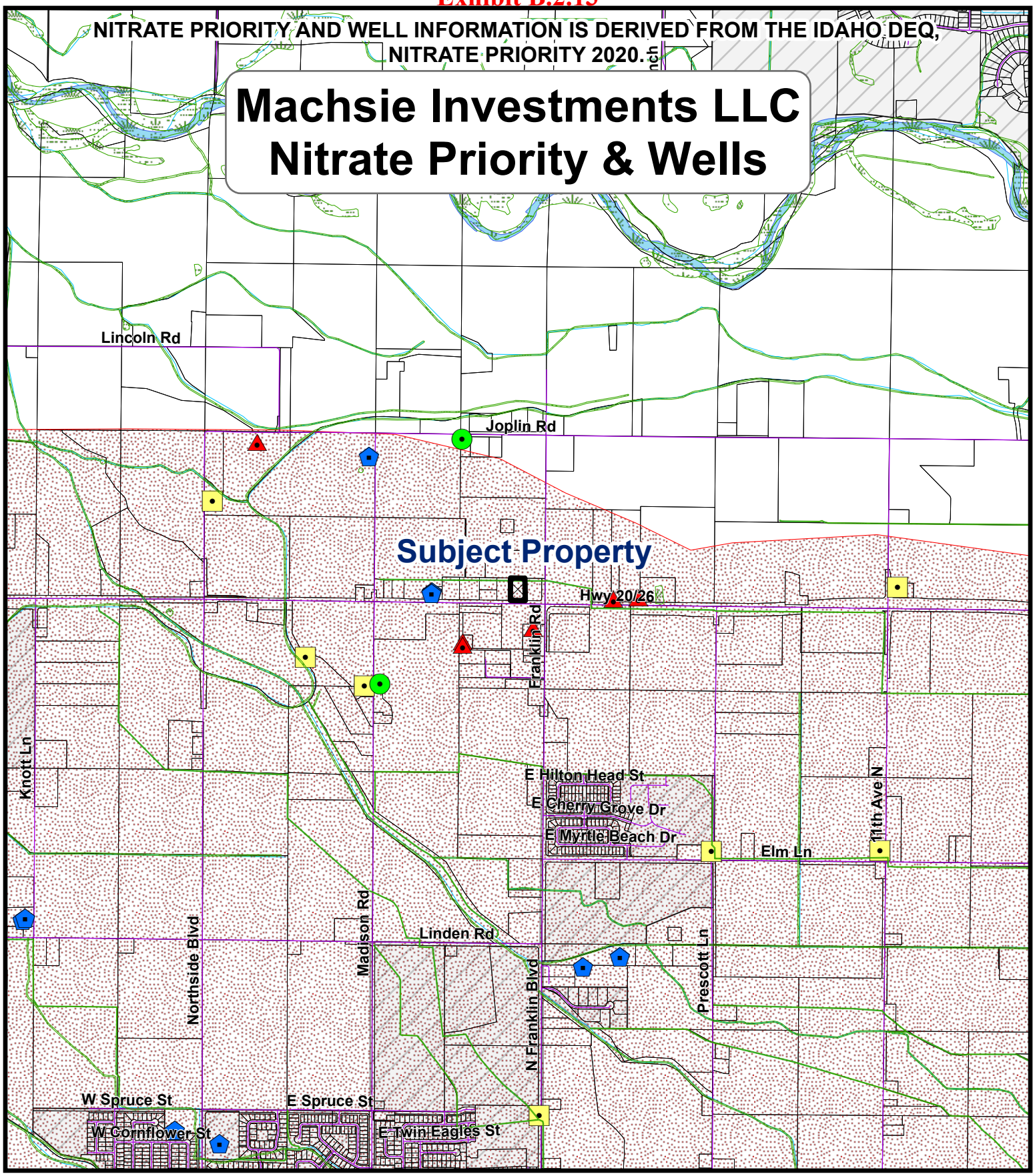


Exhibit B.2.12

Exhibit B.2.13

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

Machsie Investments LLC
Nitrate Priority & Wells



CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS

GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

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

0 0.5 1 Miles

Exhibit B.2.13

Exhibit B.2.14

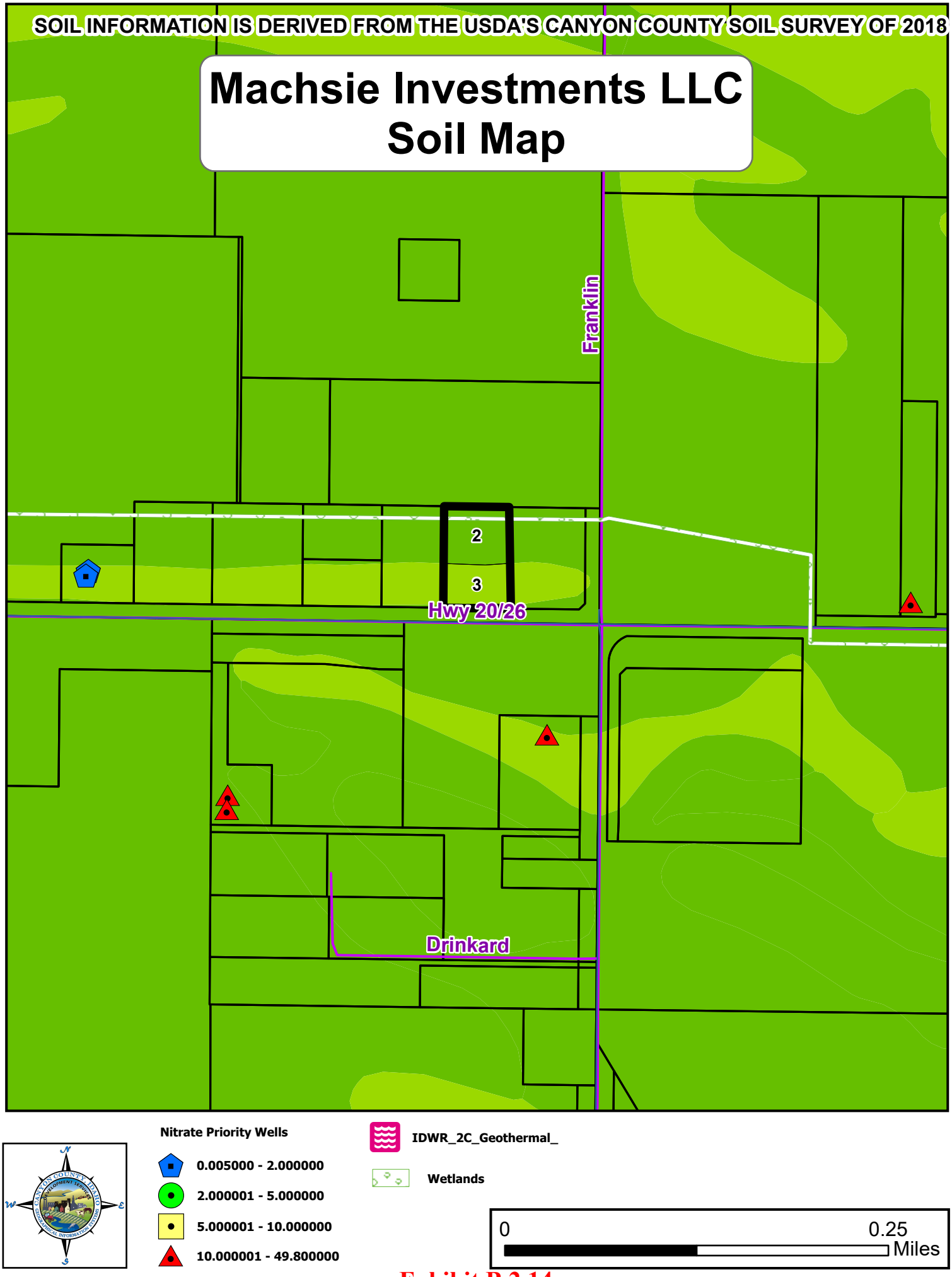


Exhibit B.2.14

Exhibit B.2.14

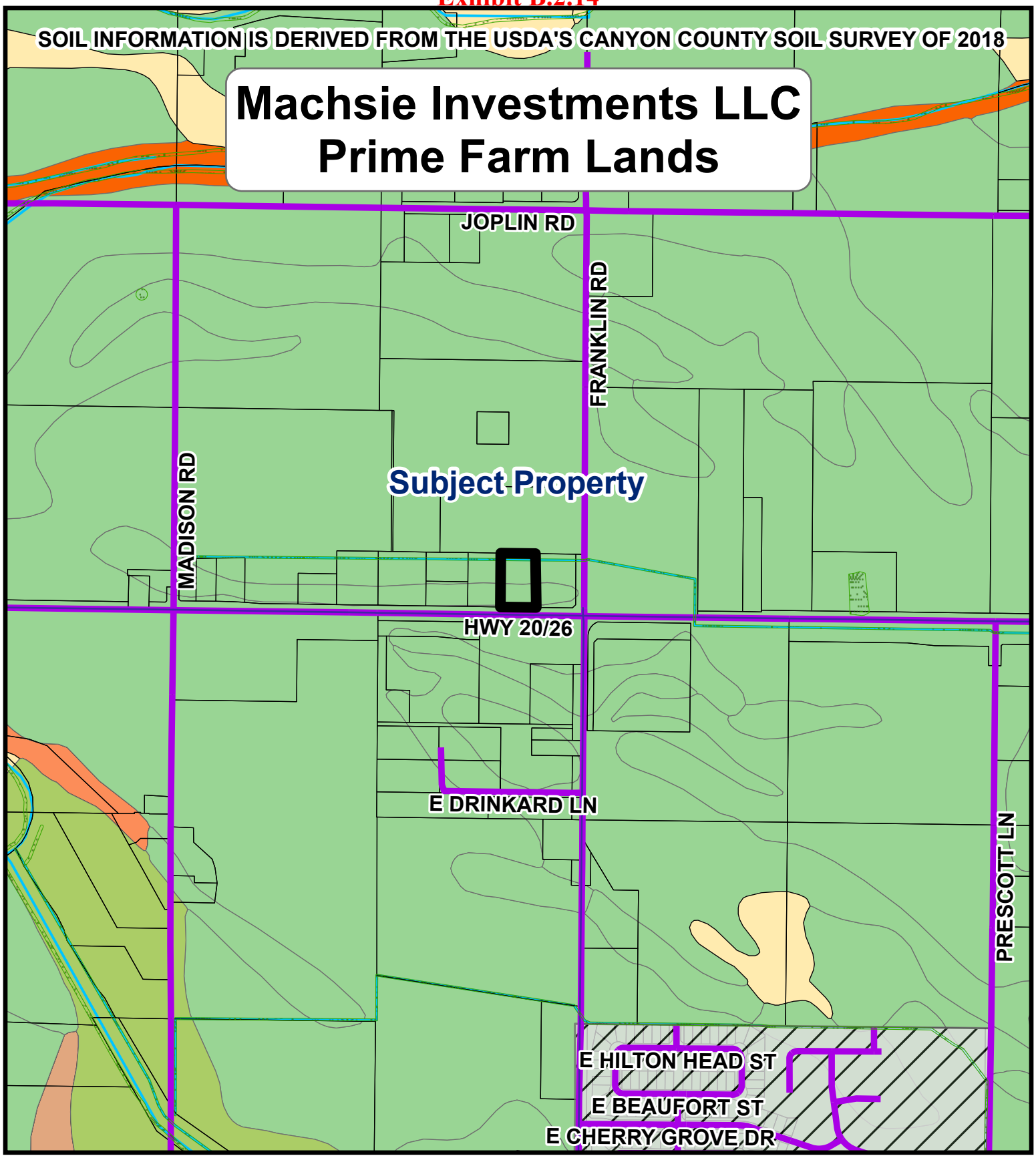


Exhibit B.2.14

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	48155.78	1.11	60.23%
3	MODERATELY SUITED SOIL	31791.46	0.73	39.77%
		79947.24	1.84	100%

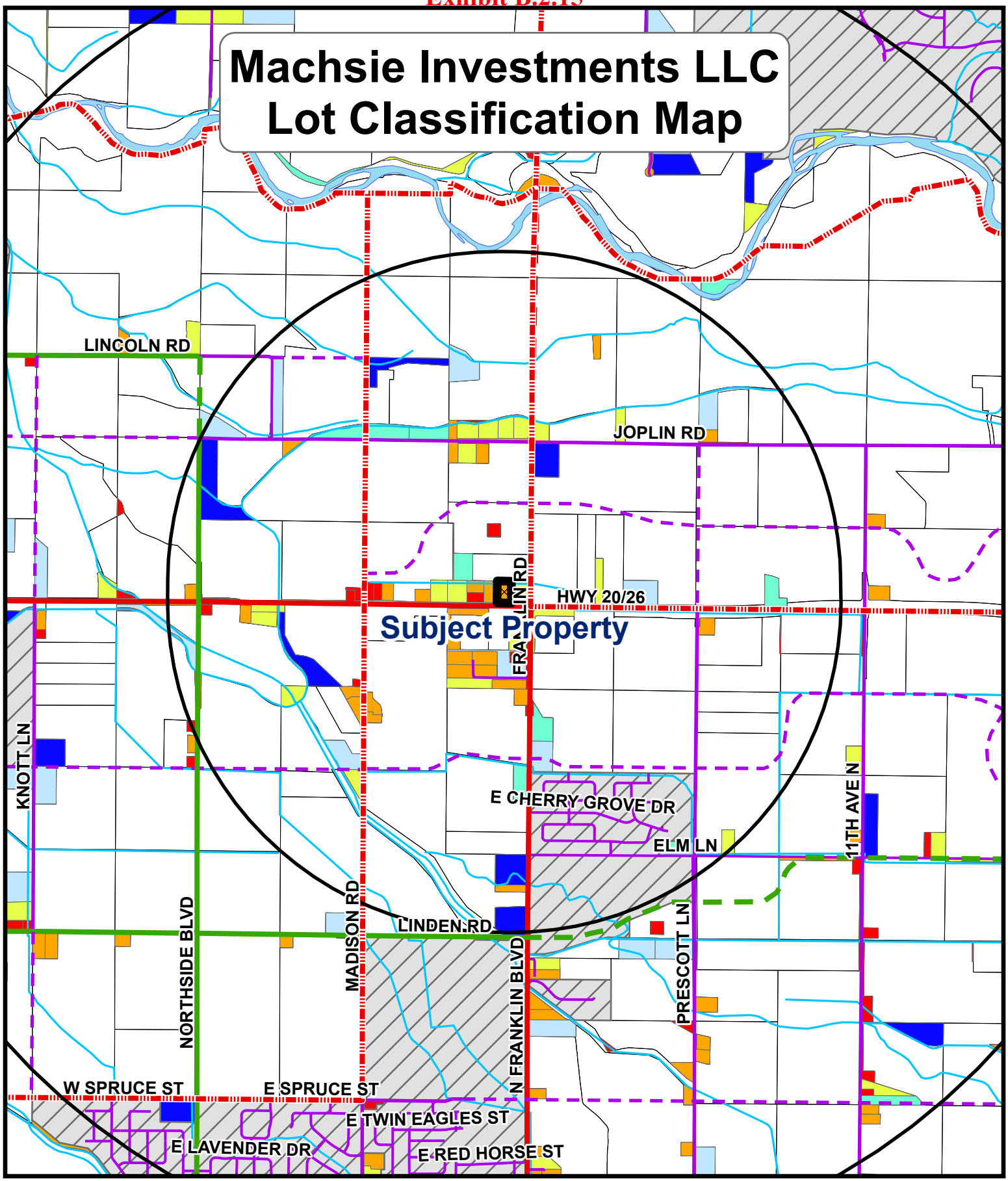
FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PpA	Prime farmland if irrigated	48155.78	1.11	60.23%
PhB	Prime farmland if irrigated	31791.46	0.73	39.77%
		79947.24	1.84	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

Machsie Investments LLC
Lot Classification Map



Lot Size

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

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

0 0.25 0.5 Miles

Exhibit B.2.15

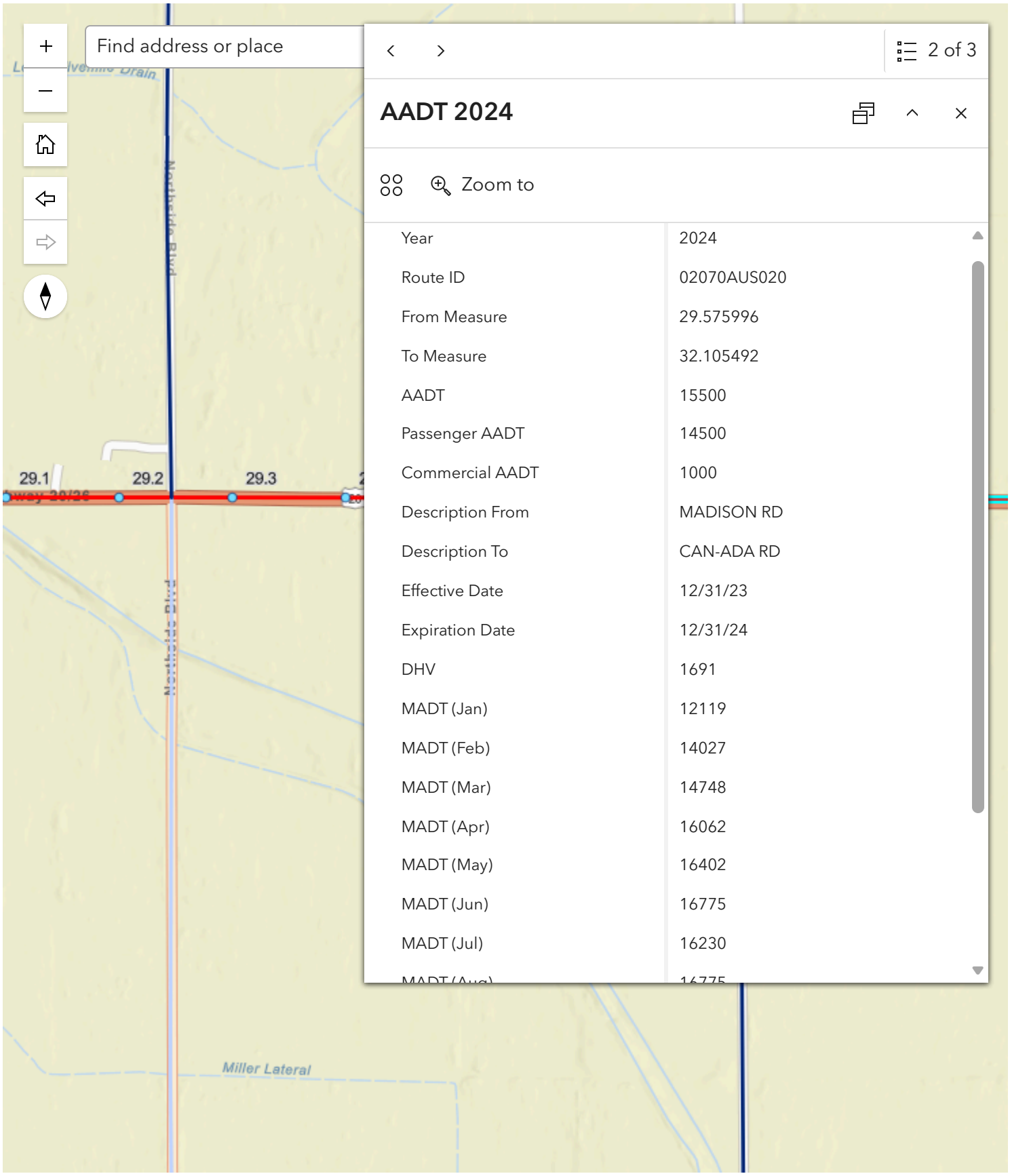

Find address or place
2 of 3
AADT 2024
Zoom to
Year 2024
Route ID 02070AUS020
From Measure 29.575996
To Measure 32.105492
AADT 15500
Passenger AADT 14500
Commercial AADT 1000
Description From MADISON RD
Description To CAN-ADA RD
Effective Date 12/31/23
Expiration Date 12/31/24
DHV 1691
MADT (Jan) 12119
MADT (Feb) 14027
MADT (Mar) 14748
MADT (Apr) 16062
MADT (May) 16402
MADT (Jun) 16775
MADT (Jul) 16230
29.1
29.2
29.3
Northside Blvd
Miller Lateral
500 ft
USGS, FEMA | Esri Community Maps C…
Powered by Esri

EXHIBIT C

Site Visit Photos: September 29, 2025

Planning & Zoning Commission

Case# CR2024-0006

Hearing date: July 16, 2026

KEY	NAME: Machsie Investments, LLC	CASE #: CR2024-0006

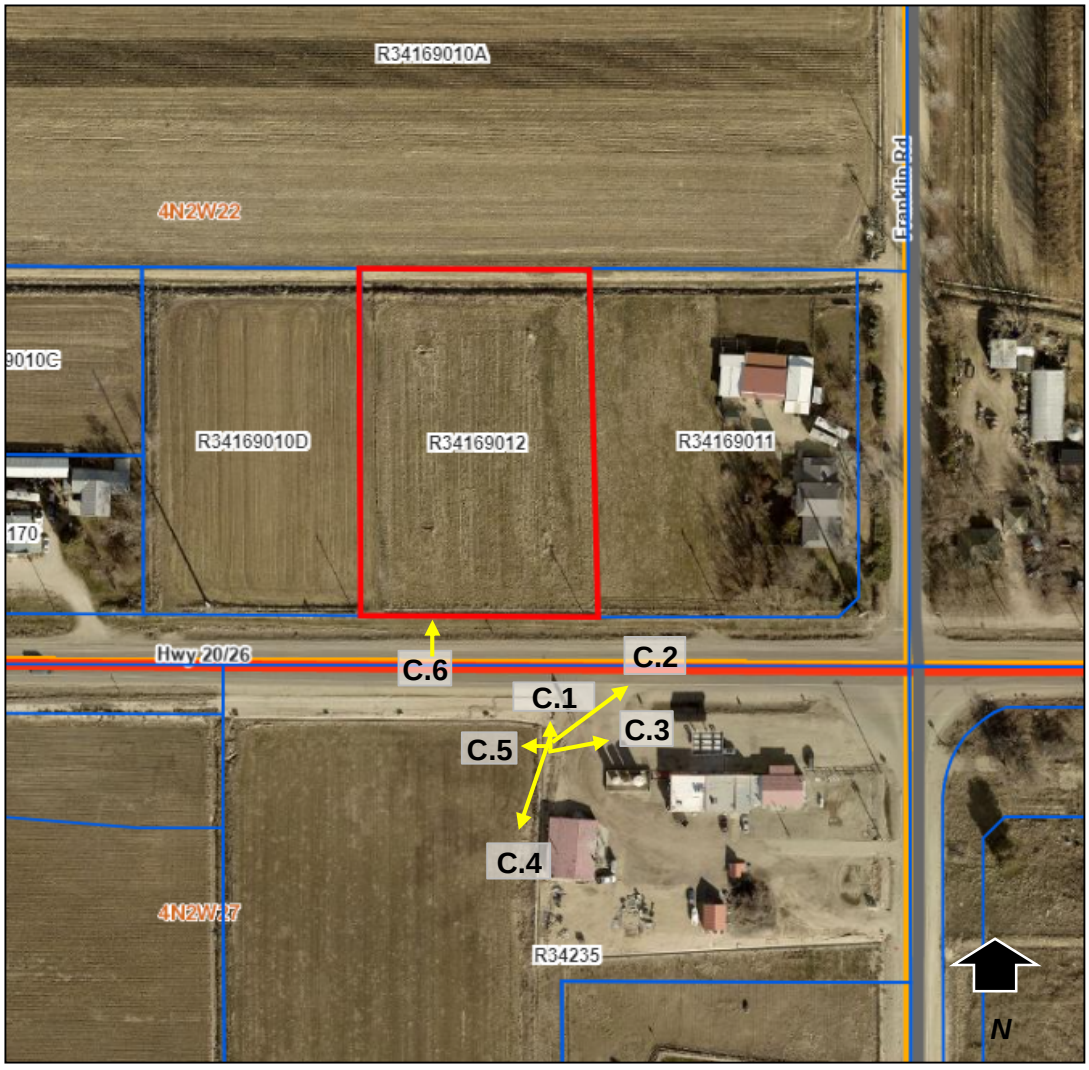


Exhibit: C
CR2024-0006
Site Visit Photos:
September 29, 2025

EXHIBIT: C.1



Hwy 20/26 and subject property

EXHIBIT: C.2



Hwy 20/26 and property to east

EXHIBIT: C.3



Hwy 20/26 and property to southeast

EXHIBIT: C.4



Property south of Hwy 20/26

EXHIBIT: C.5



South side of Hwy 20/26, facing west

EXHIBIT: C.6



Subject Property and North

EXHIBIT D

Agency Comments Received by: July 6, 2026

Planning & Zoning Commission

Case# CR2024-0006

Hearing date: July 16, 2026

NAMPA
IDAHO

PLANNING AND ZONING DEPARTMENT

DATE: July 28, 2025

TO: Michelle Barron, Canyon County Development Services

RE: **Case No. CR2024-0006**: The applicants, Jeff Hatch & Lauryn Lanterman, Hatch Design Architecture, representing Machsie Investments, LLC, request a Conditional Rezone of parcel R34169012, approximately 1.83 acres, from an "A" (Agricultural) zone to a "CR-C-1" (Conditional Rezone – Neighborhood Commercial) zone. The request includes a Development Agreement that restricts development to specific uses. The subject parcel is located at 0 Highway 20/26, Nampa, Idaho; North of Highway 20/26 to the West of Franklin Road, also referenced as a portion of the SE¼ of Section 22, T4N, R2W, BM, Canyon County, Idaho.

Michelle,

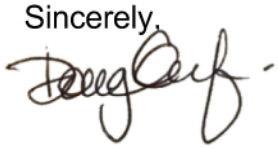
Nampa Planning and Zoning Staff met on June 6th at 4:00 PM at Nampa Development Services Center with the owners of Machsie Investments and their representatives regarding the proposed land use for the Muchsie Investment property (parcel # R34169012). Nampa staff indicated that the Hwy 20/26 Specific Area Plan indicates this parcel to be within the "Agribusiness" land use designation with the following definition:

"Agribusiness are business that are related to agricultural sales and services. This includes ag supply stores, implement services, research facilities, garden supply centers, nurseries, and similar businesses. These would not include uses such as feed lots, dairies, animal husbandry, and animal rendering services. They could include pet and farm supply stores with small animal sales." (20/26 SAP. p. 24)

The owner of Machsie Investments indicated that the proposed business is a print shop that produces and sells promotional materials, and that their majority customer base is agricultural-related businesses. Nampa staff indicated that this definition meets the "Agribusiness" land use designation criteria indicated in the Hwy 20/26 Specific Area Plan. Nampa staff also indicated that it will request through the JPA agreement between Nampa and Canyon County that a condition be placed upon the property through a development agreement between the owner of Machsie Investments and Canyon County that the property will be used primarily as a agricultural-related business.

The City of Nampa requires that property owners in Canyon County in the Nampa Impact Area complete a pre-annexation process with the City of Nampa to receive support from the City for their requests for entitlements from Canyon County (NCC 10-2-4.I). Once that process is complete and approved by the Nampa City Council, Nampa will issue a letter of support for the application. Otherwise, Nampa will not support this application.

Sincerely,



Doug Critchfield
Principal Planner
Nampa Planning Dept.
E-mail address: critchfieldd@cityofnampa.us
(208) 468-5442

EDC/dc file

NAMPA
IDAHO
PLANNING & ZONING

April 7, 2026

Steve Thiessen
Hatch Design Architecture
200 W. 36th Street
Boise, ID 83714
(208)598-5032
Via email: steve@hatchda.com

RE: Pre-annexation and Pre-zoning to BC (Community Business) zoning district at 0 Hwy 20/26 and development agreement, approval for parcel #R34169012, located in the SE 1/4 of Section 22, T4N, R2W, BM, for Steve Thiessen - Hatch Design Architecture representing Machsie Investments LLC **(PANN-00002-2025).**

Dear Applicants:

The Nampa City Council, during their regularly scheduled public hearing of April 6, 2026, after receiving testimony and reviewing your application, voted to approve the request referenced above. The Council made their decision contingent on Developer/Development compliance with the following conditions of approval:

1. Applicant/ surveyor shall adhere to the following Nampa City Code standards:
    a. Nampa City Code 10-16 BC (Community Business) Zoning District (upon annexation)
    b. Nampa City Code 10-22 Off-Street Parking
    c. Nampa City Code 10-23 Signage
    d. Nampa City Code 10-1-6, and 10-33 Landscaping
    e. Nampa City Code 10-34-10.A.7.a: Fencing/Screening

2. Applicants shall work with Highway District #4 for access to the property from Franklin Road.

3. The applicant will be required to apply for an ITD encroachment permit for the access onto 20/26. Applicant shall work with ITD to determine if a turn lane warrant analysis will need to be completed.

4. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development and prior to connection to City services.

5. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation

system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.

6. Upon availability of and choosing to connect to City utilities, Owner shall be subject higher monthly billing rates until such time that the property annexes into the City of Nampa.

7. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.

8. Developer shall coordinate with ITD improvement plans to construct side path along the street frontage in accordance with current adopted specifications and policies at time of property development.

9. Developer shall construct frontage improvements along street frontage in accordance with Nampa City Code Section 9-3-1 at time of property development.

10. If required, Developer shall submit a Traffic Impact Study prepared in accordance with the City of Nampa Traffic Impact Study Policy at the time of permit application to be reviewed and approved by the Nampa Engineering Division.

11. Applicant shall adhere to all Nampa Fire District standards, requirements, codes.

12. The applicant shall work with the City of Nampa and the Pioneer Irrigation District to determine the landscaping layout along Highway 20/26.

Per condition #7 above, a development agreement is required. The City will send you a copy of an unsigned development agreement for your signature and return to the City of Nampa for signature and resolution.

If you should have any questions concerning this matter, please contact me during normal business hours, Monday through Friday, at (208) 468-5442.

Sincerely,

Doug Critchfield, ASLA
Principal Planner
Nampa Planning & Zoning Department
On Behalf of the Nampa City Council

Karla Nelson

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Monday, July 6, 2026 4:52 PM
To: Karla Nelson
Subject: RE: [External] RE: Legal Notice CR2024-0006 / Machsie Investments

Hi Karla – It was received today. The City supports the project moving forward. Thanks - Doug

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

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, July 6, 2026 3:51 PM
To: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: RE: [External] RE: Legal Notice CR2024-0006 / Machsie Investments

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Hi Doug,
Steve Thiessen emailed today saying that the applicant submitted the final signed DA to the City. Are you able to confirm that it was received?

Thanks,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

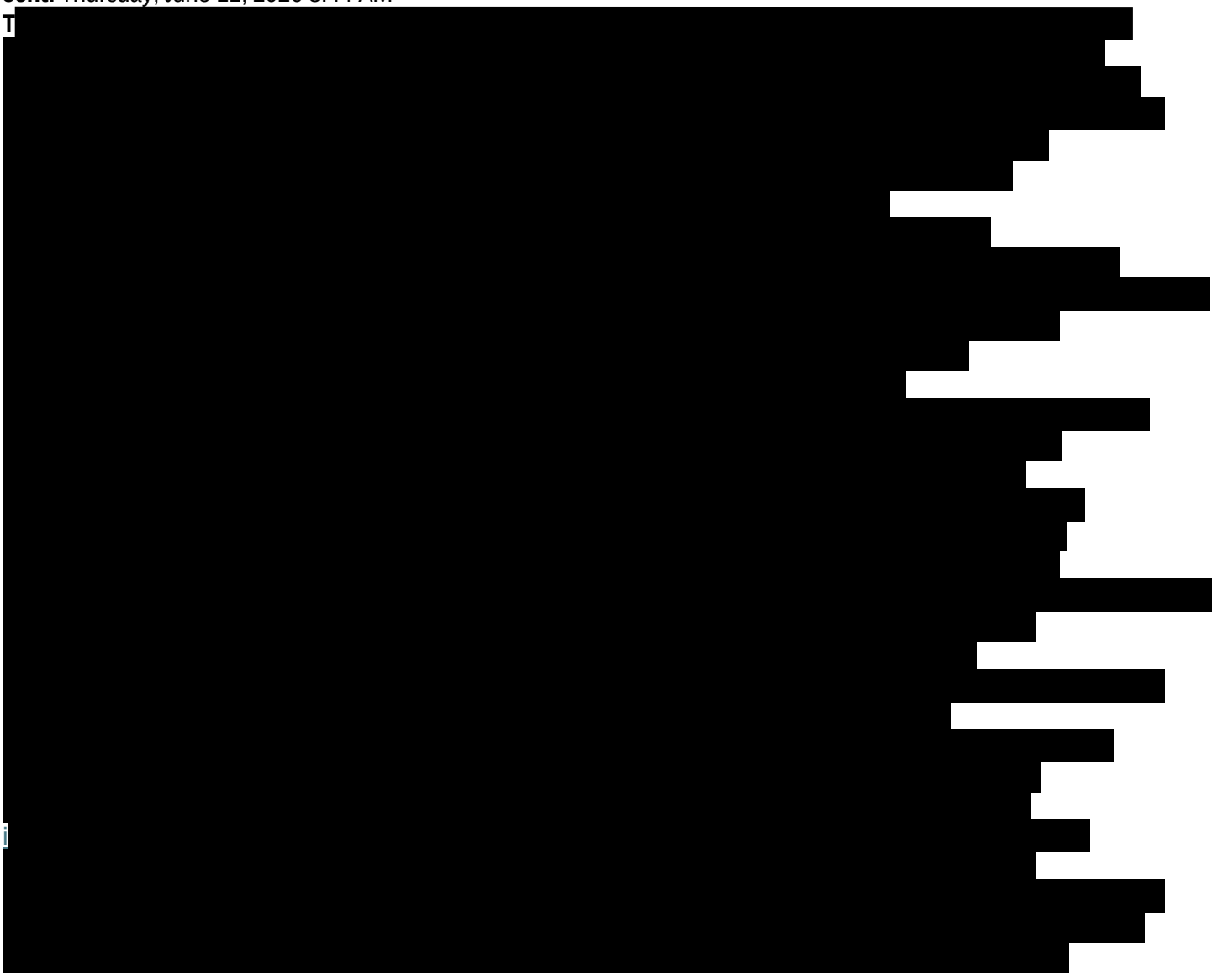
PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Thursday, July 2, 2026 3:57 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] RE: Legal Notice CR2024-0006 / Machsie Investments

Karla – Machsie has completed the pre-annexation hearing process. We are waiting on the final Development Agreement to be signed by them. Once we have that, we can provide a favorable response. Until that time, we request denial. Thanks - Doug

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 11, 2026 8:44 AM
T



Michelle Barron

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Monday, August 18, 2025 3:18 PM
To: Michelle Barron
Cc: [redacted]
Subject: [External] CR2024-006 Machsie Rezone
Attachments: Franklin Rd_US 2026- CR2025-006 Machsie Rezone.pdf

Michelle-
Please see the attached comments from HD4 regarding the proposed conditional rezone for Parcel R34169012 north of US 20/26. Please let me know if there are questions on these comments.

Respectfully,

Chris Hopper, P.E.
District Engineer

Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135 Ext. 104

Exhibit D.2

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

TELEPHONE 208.454.8135
FAX 208.454.2008

August 18, 2025

Canyon County Commissioners, P&Z Commission, & Development Services
111 N. 11th Ave Suite 140
Caldwell, Idaho 83605
Attention: Michelle Barron, Planner

RE: CR2024-006 Machsie Conditional Rezone- CR-C-1 Neighborhood Commercial
Canyon County Parcel R34169012 aka 0 Highway US 20/26

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a rezone of the above described parcel for purposes of establishing neighborhood commercial zone for operation of a screen printing shop. The subject property is located on the north side of US 20/26 (Chinden Rd) approximately 430-ft west of Franklin Rd in the SE ¼ Section 22 T4N R2W. HD4 offers the following comments on the proposed use:

General
The subject property consists of one parcel, totaling approximately 1.83 acres. The parcel has approximately 232 feet of frontage on US 20/26 (Chinden Rd) along the southerly boundary. There is no other public road access available to the subject property. The application materials indicate the applicants are requesting to rezone the property from agricultural to CR-C-1 Neighborhood Commercial, which would eligible for the following uses:

1. Retail/wholesale screen printing facility
2. Offices
3. Caretaker residence
4. Accessory uses and/or structures
5. Similar uses to those provided above.

US 20/26 is a state highway operated and maintained by Idaho Transportation Department. HD4 recommends the County solicit comments directly from ITD regarding access for the proposed use.

Access
The subject property is served by a circular driveway approach to US 20/26, generally centered on the parcel. Idaho Transportation Department has sole authority over access to US 20/26.

Although there is currently no direct access to Franklin Rd available to the subject property, HD4 would seek to require a cross access easement or public roadway from adjoining parcels as they develop to provide access to Franklin Rd, and minimize the number of direct access points to US 20/26. Such future access is dependent on timing and conditions of future development, and cannot be assured at this time.

Transportation Impacts

The rezone application provided by the applicants indicates the property will be used for a commercial screen printing shop, and that the "business currently employs 15 people and generally sees around 10 customer visits per day". This implies 25 trips per day, with 10-15 trips being in the PM peak hour.

Traffic impacts from development projects are typically estimated using the ITE Trip Generation Manual (11th Edition). The categories below are the best available in that reference to compare the proposed use:

Use	ITE Code	Units	# of Units Proposed	PM Peak Trips	Daily Trips
Copy/Print/Express Ship Store	920	Employees	15	60	NA
Specialty Trade Contractor	180	Employees	15	11	54
Specialty Trade Contractor	110	Gross Floor Area	22,000 sf	42	216
General Light Industrial	110	Employees	15	7	47
General Light Industrial	110	Gross Floor Area	22,000 sf	14	107

NA- Not Available

As the proposed use does not include copy or shipping services, the 920 Copy/Print/Express Ship store category is not the best estimate of traffic generated by the use. The two most similar land use categories are 180 Specialty Trade Contractor and 110 General Light Industrial. Both of these use categories provide similar numbers to the applicant's traffic estimates using the current number of employees. When the facility size is used, a 22,000 sf facility appears to typically generate higher peak hour volumes (14 – 42 trips) than that estimated by the applicant. This implies the facility is larger than the current business space, and is likely to expand both employee trips and customer trips compared to the current business operations. A mid-range of 21 peak hour trips from the proposed use is suggested to capture future business growth.

For comparative purposes, the 21 peak hour trips is approximately equivalent to 10 single family residences.

HD4 does not have traffic impact fees in effect for this portion of Canyon County, but has completed a planning study and is beginning the process to seek approval of a Capital Improvement Plan and Impact Fee for this area. Traffic impacts from the proposed use are not anticipated to materially affect the current or future local road system.

HD4 does not opposed the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

Respectfully,

Chris Hopper, P.E.
District Engineer

File: Franklin Rd_US 20/26 CR2024-006 Machsie Print Shop

Karla Nelson

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Wednesday, September 24, 2025 8:54 AM
To: Karla Nelson
Subject: RE: [External] Re: CR2024-0006

Future access would be along north boundary to maximize separation from Franklin/US 20-26 intersection. Access could also be from parcel to the north depending upon type of future development.

Respectfully,

Chris Hopper, P.E.
District Engineer

Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135 Ext. 104

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, September 24, 2025 8:29 AM
To: Chris Hopper <chopper@hwydistrict4.org>
Subject: FW: [External] Re: CR2024-0006

Hi Chris,
The conditional rezone for Parcel R34169012 on US 20/26 was reassigned to me. I've attached the comments you provided in August. For the cross-access easement, do you have a location in mind where it would be most desirable? I'm assuming along the northern portion of the parcel. See the applicant's email below; they are meeting with the owners next week and will discuss options.

Thanks for your insights!

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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Karla Nelson

From: Lenny Riccio <lriccio@hwydistrict4.org>
Sent: Wednesday, May 13, 2026 12:05 PM
To: Karla Nelson
Cc: Kendra Conder; Michael Kaes
Subject: RE: [External] RE: CR2024-0006

Karla,

1. Should I say that the cross-access/easement locations will be reviewed by the applicable highway district with the preliminary plat or Administrative Land Division whichever comes first.
2. Access to Chinden is within ITD's jurisdiction. Just know these private properties will coordinate amongst themselves and utilize a private road or a public road to get to Franklin.

Regards,

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

Highway District No. 4
www.hwydistrict4.org
15435 Hwy 44
Caldwell, ID 83607
Phone: (208) 454-8135 Ext 117
Fax: (208) 454-2008
**To enter review queue hard copies of plans required*

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, May 13, 2026 11:59 AM
To: Lenny Riccio <lriccio@hwydistrict4.org>
Cc: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Michael Kaes <MKaes@hwydistrict4.org>
Subject: RE: [External] RE: CR2024-0006

Hi Lenny,
Thank you for sending this over, it is very helpful! Yes, R34169010 was divided illegally, I think sometime around 2023. I'll include a condition that the applicant will need to include a cross-access and through access easement to the property to the west and north. Should I say that the cross-access/easement locations will be reviewed by the applicable highway district with the preliminary plat?

Kendra, previous comments from Nikki indicated that the applicant would likely be granted a right in, right out shared access point on the western edge of the parcel but that it might only be granted temporary access if HD4 identifies a future access road to Franklin., is that still accurate?

Thanks,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

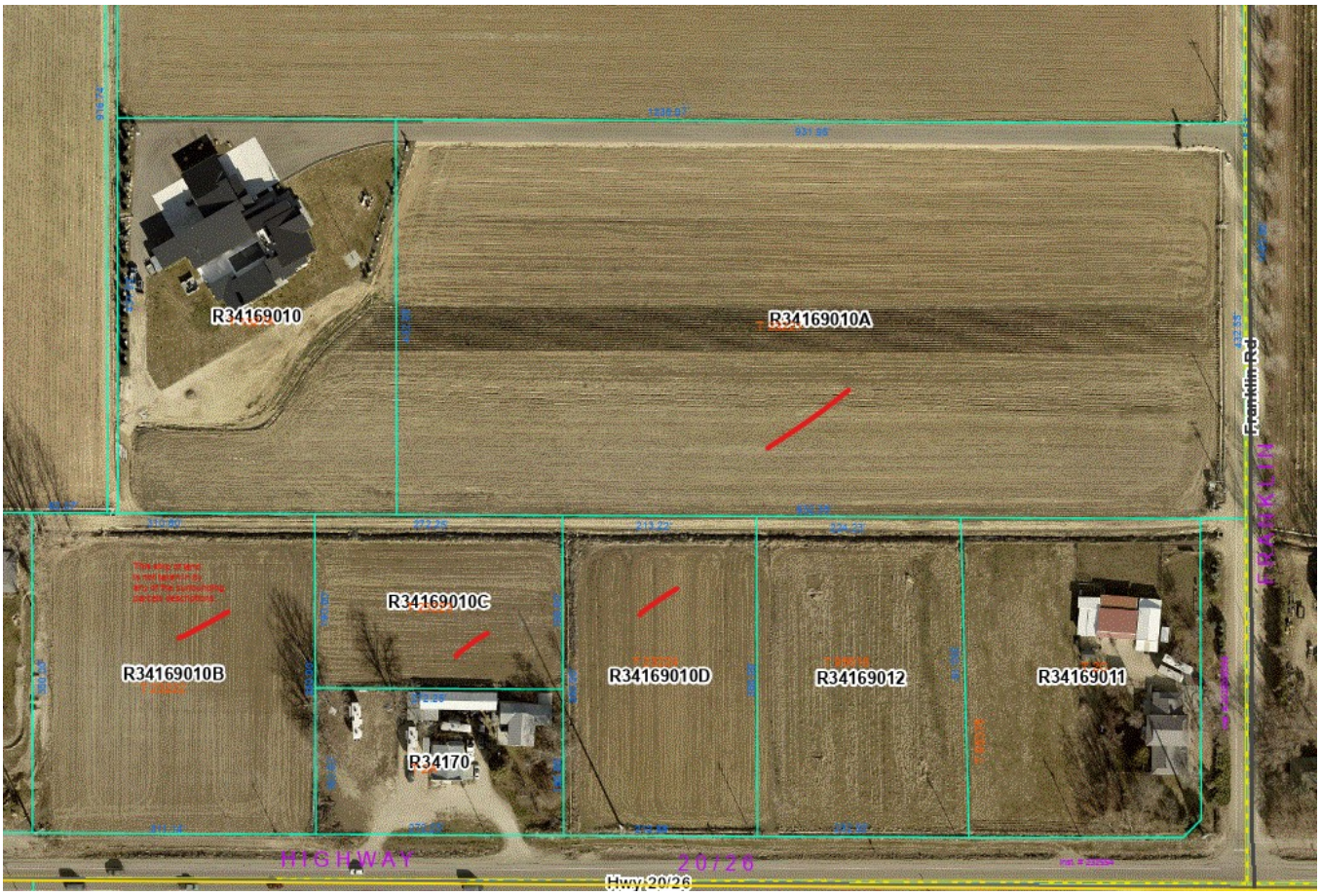
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From: Lenny Riccio <lriccio@hwydistrict4.org>
Sent: Monday, May 11, 2026 3:57 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Michael Kaes <MKaes@hwydistrict4.org>
Subject: [External] RE: CR2024-0006

Karla,

Thanks for the email. HD4 staff at time of administrative land division comment letter will direct R34169010A-D where their approach onto Franklin can be located. Is R34169010 also a part of that illegal split?

Exhibit D.2.2



For consideration of parcel R34169012 I attached a recorded cross access easement from another project to assist in writing your condition. Consider the following: Use the below paragraph in drafting your condition and please consider including affected parcel numbers.

1. Grantor hereby agrees to grant to Beneficiary, for this purpose of ingress/ egress to Pinto Road, a non-exclusive CROSS- ACCESS and THROUGH- ACCESS EASEMENT ("the

easement"), for the benefit of Canyon County parcels R36388, R36388010, R36355011A, R36355011B. The easement is more particularly described in the attached Exhibits A & B.

Regards,

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

Highway District No. 4
www.hwydistrict4.org
15435 Hwy 44
Caldwell, ID 83607
Phone: (208) 454-8135 Ext 117
Fax: (208) 454-2008
**To enter review queue hard copies of plans required*

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Monday, May 4, 2026 9:03 AM

To: Lenny Riccio <lriccio@hwydistrict4.org>
Subject: FW: CR2024-0006

See request below from Karla

Respectfully,

Chris Hopper, P.E.
District Engineer Emeritus

Effective March 11, 2026 Mike Kaes, P.E. is the District Engineer for Highway District No. 4. I am winding down my responsibilities to the District as I prepare to retire in May.

Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135 Ext. 104

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, April 30, 2026 4:10 PM
To: Kendra.Conder@itd.idaho.gov; Chris Hopper <chopper@hwydistrict4.org>
Subject: CR2024-0006

Hello Kendra and Chris,

I'm hoping that we can bring CR2024-0006 to the Planning and Zoning Commission in June. The subject parcel (R34169012) was divided illegally, so if the conditional rezone is approved, an after-the-fact subdivision application will be required to recognize the property boundary.

The parcel is on Hwy 20/26 about 300 feet west of the Franklin Rd. intersection, and we have had preapplication meetings with the property owner directly to the west (R34169010D, R34169010C, and R34169010B), so I think that property is likely to develop. Given how close these properties are to the intersection and based on your attached comments, I would like to include a condition of approval requiring cross access, but I'm not exactly sure how best to word the condition. It sounds like cross access to the north to allow for future access to be taken from Franklin Road would be ideal. Based on recent pre-application meetings, my guess is that the property directly to the west will be redeveloped first. Do you have any proposed language for a cross-access condition? Would the following meet your needs:

- A cross-access easement and maintenance agreement shall be recorded with adjoining parcels to the north and west prior to final plat approval. The easement location(s) shall be approved by the Idaho Transportation Department and Highway District No. 4.

Thank you for any guidance you may have to ensure that we capture the appropriate conditions.

Michelle Barron

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Monday, August 4, 2025 10:38 AM
To: Michelle Barron
Cc: Caitlin Ross
Subject: [External] RE: Agency Notice CR2024-0006 / Machsie Investments, LLC
Attachments: TR_Machsie Investments, LLC 080425.pdf

Hi Michelle,

Please see attached document for ITD's comments.

Thank you!

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Book a Meeting with Me!

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, July 22, 2025 8:50 AM
To: [redacted]
<[redacted]
Subject: Agency Notice CR2024-0006 / Machsie Investments, LLC

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

August 4, 2025

Michelle Barron
Canyon County Development Services Department
111 North 11th Avenue, Ste 310
Caldwell, Idaho 83605

VIA EMAIL

Development Application	**CR2024-0006**
Project Name	**Machsie Investments, LLC**
Project Location	US-20/26 MP 30.16 left
Project Description	Conditional rezone from Agriculture to Neighborhood Commercial for 22,000sqft Commercial building
Applicant	Jeff Hatch & Lauryn Lanterman; Hatch Design Architecture

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. This project abuts the state highway system.
2. Please ensure the applicant is informed of the requirement to submit an ITD Right-of-Way Encroachment Permit Application for Approaches or Public Streets (ITD Form 2109). As part of this application, a turn lane warrant analysis will be required to determine if a right-turn lane into the property is warranted.
3. When future commercial development occurs on adjacent parcels, ITD will strongly encourage the shared use of the proposed approach with neighboring properties to support efficient access management.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov

Karla Nelson

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Monday, October 20, 2025 9:54 AM
To: Karla Nelson; Steve Thiessen
Cc: Kendra Conder
Subject: RE: [External] RE: Machsie Project

Thanks so much for the clarification, Karla!

Steve – Since there isn't an identified approach, ITD will consider an access point from US-20/26. As always, the final determination regarding access, including location and any conditions, will be made through the permit application process.

Please let me know if you have any other questions.

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Your Safety
Your Mobility
Your Economic Opportunity

Book a Meeting with Me!

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, October 20, 2025 9:40 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Steve Thiessen <[redacted]>
Cc: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Subject: RE: [External] RE: Machsie Project

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Hi Niki,
The parcel was divided without county approval in 1995, and as a result, access was never identified for the property, and the parcel does not currently have a building permit available. If the conditional rezone is approved, then a subdivision will have to be approved prior to development.

Thanks,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Exhibit D.3.1

Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Monday, October 20, 2025 9:11 AM
To: Steve Thiessen <[redacted]>
Cc: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] RE: Machsie Project

Hi Steve,

Thanks again for taking the time to chat today. I just wanted to send a quick recap of what we discussed on the phone:

1. I'll reach out to Karla at Canyon County to confirm whether this parcel was part of a lot split and to identify the access point that should be used.
   a. If no access was identified at the time of the lot split, ITD will allow a new access to be established for the parcel.
   b. If an access was identified and remains a feasible option, ITD will require access to be taken at that location.
2. Regarding access from Franklin Road, since there's currently no public or private road providing access to your client's parcel, ITD will not require access to be taken from that direction. However, if HD4 identifies a future backage road, ITD will likely condition the approach onto US-20/26 as temporary until that connection is built.

Lastly, I want to acknowledge that you've shown a proposed shared access with the neighboring parcel to the west; thank you for proactively planning for that coordination!

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Book a Meeting with Me!

From: Niki Benyakhlef
Sent: Monday, October 20, 2025 8:10 AM
To: 'Steve Thiessen' <[redacted]>
Cc: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Subject: RE: Machsie Project

Hi Steve,

I have a few questions before I can answer your questions. Would you mind giving me a call? I'll be available until 1pm today.

Thank you!

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Book a Meeting with Me!

From: Steve Thiessen <[redacted]>
Sent: Friday, October 17, 2025 10:12 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

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Good morning Niki,

I hope all is going well. We recently received comments from HDA in regard to our Machsie Project. They mentioned closing access to Hwy 202/26 and requiring access off of Franklin in the vicinity of the current canal road in the future. This brings up a couple of questions.

1. Can ITD restrict access to a permitted access?
2. Would the proposed public road location be too close to the signalized intersection?
3. We are proposing a shared access with the neighbors to the west, can this access be wider than 40'? The neighbor's proposed business utilizes large trucks and equipment.

Thank you for your help on this. We are hoping to have County approval in early 2026. I have attached the lastest site plan and email from HD4. Please let me know if you have any questions.

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: [redacted]

Exhibit D.3.1

O: [redacted]

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From: Steve Thiessen <[redacted]>
Sent: Monday, February 24, 2025 12:50 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Re: Machsie Project

Hi Niki,

Thank you for your time today. I would like to recap what was discussed on the Machsie Project. ITD will require a shared access with the project to the West. Access can be a max of 40' wide with radii up to 40'. Is there anything else you would like to add?

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: [redacted]

[redacted]

[redacted]

[redacted]

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From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Tuesday, April 2, 2024 3:28 PM
To: Steve Thiessen <[redacted]>
Subject: RE: Machsie Project

Hello Steve –

Karla Nelson

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Wednesday, May 13, 2026 3:07 PM
To: Karla Nelson; Lenny Riccio
Cc: Michael Kaes
Subject: RE: [External] RE: CR2024-0006

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Karla,

Apologies for the delayed response! Yes, Niki's original comments would still apply. The exact access location is TBD until we receive a permit application.

Depending on the timing of the project, we'll need the applicant to construct the right-in/right-out. I'm unsure of how we'll ask them to construct that (i.e., center median, shur curb, traffic separator, etc.), but we'll address that with a permit.

Our 20/26 project is on hold so we will not be coming through and making improvements this year.

Please let me know if there are any additional questions.

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, May 13, 2026 11:59 AM
To: Lenny Riccio <lriccio@hwydistrict4.org>
Cc: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Michael Kaes <MKaes@hwydistrict4.org>
Subject: RE: [External] RE: CR2024-0006

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Hi Lenny,
Thank you for sending this over, it is very helpful! Yes, R34169010 was divided illegally, I think sometime around 2023. I'll include a condition that the applicant will need to include a cross-access and through access easement to the property to the west and north. Should I say that the cross-access/easement locations will be reviewed by the applicable highway district with the preliminary plat?

Kendra, previous comments from Nikki indicated that the applicant would likely be granted a right in, right out shared access point on the western edge of the parcel but that it might only be granted temporary access if HD4 identifies a future access road to Franklin., is that still accurate?

Thanks,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Lenny Riccio <lriccio@hwydistrict4.org>
Sent: Monday, May 11, 2026 3:57 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Michael Kaes <MKaes@hwydistrict4.org>
Subject: [External] RE: CR2024-0006

Karla,

Thanks for the email. HD4 staff at time of administrative land division comment letter will direct R34169010A-D where their approach onto Franklin can be located. Is R34169010 also a part of that illegal split?

Exhibit D.3.2

Michelle Barron

From: Victor Islas <vislas@midstarfire.org>
Sent: Tuesday, July 22, 2025 3:52 PM
To: Michelle Barron
Subject: [External] FD Comments CR204-0006

AHJ: Star Fire Protection District
Location: 0 Hwy 20/26 (R34169012)
Case No: CR2024-0006

The Star Fire Protection District has reviewed the information provided by Canyon County. Our comments are as follow:

1. The fire district does have a process to provide a full staff report for land development project. The application can be found at www.midstarfire.org At this time the fire district does not have any application for this property or project.

2. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the Canyon County Idaho.

3. Will essential services be provided to accommodate requested use?
    a. This development will be serviced by Star Fire Station 51 located at 11665 W State St., Star, ID

4. Will services be negatively impacted by such use or require additional public funding to meet the needs created by the requested use? Are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city?
    a. This development is will not have access to a municipal water supply. The development will be responsible for providing adequate water supply for firefighter operations as outlined in IFC 2018.

5. What is the estimated response time to the subject property? Is this response time adequate for life safety concerns?
    a. Star Fire Station 51 is 5.4 miles with a travel time of 10 minute under ideal driving conditions to the purposed entrance of off Hwy 44.
    b. The Fire District level of service expectation goal is 5 minutes. This development sits outside of the Fire District service level expectations when resources are available.

Please let me know if you have any questions.

DC Islas
Victor Islas, Deputy Chief
Middleton Rural Fire District Star Fire Protection District
A: 11665 W. State St. Suite B, Star, ID 83669
P: (208) 286-7772 **M:** (208) 860-1078
E: vislas@midstarfire.org **W:** www.midstarfire.org
We are social!: https://linktr.ee/dcmidstarfd

Michelle Barron

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, July 23, 2025 8:23 AM
To: Michelle Barron
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2024-0006 / Machsie Investments, LLC
Attachments: Pre.Development.Notes.Signed.08.21.2024.pdf

Hi Michelle,

1.) Will a Nutrient Pathogen Study be required? **This project may need to conduct a Nutrient Pathogen Study, depending on the estimated total wastewater flow specified in the letter of intended use.**
2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes were conducted on 05/03/2024, but a system type has not been determined by SWDH.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see the attached pre-development notes. SWDH is currently awaiting approval of the Non-Domestic Wastewater Application as part of the review process.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, July 22, 2025 8:50 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>;

Pre-Development Meeting

Name of Development: Machsie Investments
Applicant: Lauryn Lanterman w/Machsie Investments
P.E./P.G.:
All others in Attendance: Jeff Hatch w/Hatch Design Architecture

EHS#035 Date 08/21/2024

Number of Lots or Flow: N/A Acreage of Proposed Development: 1.84
Location of Development: TBD Hwy 20/26
Nampa, ID 83651
R34169012

Project in Area of Concern: Designated NP Area Groundwater/Rock <10' >10 GW
Level 1 NP Necessary for N: Depending on wastewater flows of 600GPD or more

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

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

Additional Comments: The applicant has consulted with Southwest District Health (SWDH) regarding the proposed mixed-use commerical building and a 2-bedroom residential screen-printing facility. Test holes were conducted on May 3, 2024, wich indictaed loamy sand soils. No groundwater was encountered during the excavation. During the consulation, it was recommended that the Letter of Intended Use be revised to include estimated wastewater flows for the entire project. The applicant also indicated plans for the a future drive-through coffee shop to be connected to the proposed septic system. A Nutrient Pathogen (NP) Study may be required if the total projected wastewater flow reaches or exceeds 600 GPD. At this time, the project is proposing only domestic wastewater, and a Non-domestic Wastewater Application is not required for approval unless the Department of Environmental Quality (DEQ) states otherwise.An existing irrigation ditch on the property is proposed to be piped. Anthony Lee

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

Michelle Barron

From: Richard.Sims <[redacted]>
Sent: Wednesday, July 23, 2025 6:39 PM
To: Michelle Barron
Subject: [External] CR2024-0006

Canyon County Soil Conservation District has no comments for this application.
Rich Sims
Sent from my iPhone

Exhibit D.6

Karla Nelson

From: Kirk Meyers <kirk@pioneerirrigation.com>
Sent: Wednesday, May 6, 2026 9:06 AM
To: Karla Nelson
Subject: RE: [External] RE: CR2024-0006

Yes, this property has a surface water right.

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, May 4, 2026 4:34 PM
To: Kirk Meyers <kirk@pioneerirrigation.com>
Subject: RE: [External] RE: CR2024-0006

Thank you, Kirk, very helpful! Are you able to confirm that they have a water right for surface irrigation? The property was previously split without approval from the county, so I'm not sure if the water rights needed to be divided or have already been divided from the surrounding parcels?

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Kirk Meyers <kirk@pioneerirrigation.com>
Sent: Monday, May 4, 2026 10:25 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] RE: CR2024-0006

Karla,

Thanks for reaching out! The lateral on the north is the 5.3 lateral and is a Pioneer facility. The easement for the 5.3 lateral is 16' from top of bank on both sides and crossing it would require an agreement with PID.

Per Idaho Code, 42-1209, written permission must be obtained from Pioneer Irrigation District, Prior to any modification or encroachment of the 5.3 lateral or corresponding easements.

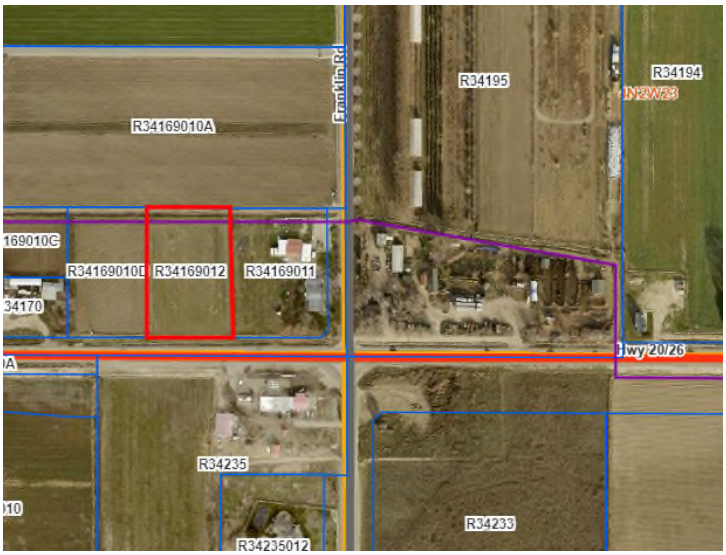
Thanks,

Kirk Meyers
Superintendent
Cell (208) 250-8223
Office (208) 459-3617

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Friday, May 1, 2026 8:29 AM
To: Kirk Meyers <kirk@pioneerirrigation.com>
Subject: CR2024-0006

Hello Kirk,
I have a conditional rezone case that I'm hoping to bring to the planning and zoning commission in June. The application materials are attached, the property is located on Highway 20/26 (Parcel R34169012 – shown below). They are looking to build a commercial building primarily for screen printing, and they will also have a caretaker's residence on the second floor. It looks like there is an irrigation lateral on the north side of the property. Do you know if the property has surface irrigation water rights, and do you have any other comments from the irrigation district that should be included as conditions for the rezone? The highway district would like them to have a cross-access agreement to eventually allow for access on Franklin Road, which would likely entail crossing the lateral.

Thank you for any insights you may have!



Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Karla Nelson

From: Keaton Massie <kmassie@ccparamedics.com>
Sent: Tuesday, June 16, 2026 5:57 PM
To: Karla Nelson; Michael Stowell
Subject: [External] Re: CR2024-0006
Attachments: R34169012 Response Times 2.pdf; R34169012 Response Times.pdf

Hello Karla!

Attached is the response time map for that particular parcel. https://arcg.is/1uiXm15 I also have attached two PDFs that additionally show the times.

Please let me know if I can help with anything else!

Thank you,
Capt. Massie

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, June 16, 2026 8:50 AM
To: Michael Stowell <mstowell@ccparamedics.com>; Keaton Massie <kmassie@ccparamedics.com>
Subject: CR2024-0006

Hello Chief Stowell and Capt. Massie,
I have a case going to the Planning and Zoning Commission on July 16 for Parcel R34169012. They are hoping to rezone the property to a commercial zone to allow for a retail/office screen printing shop. The property is located on Highway 20/26 just to the west of the Franklin intersection. Would you be able to send me response times or any other emergency service concerns that you might have?

Thank you!

Exhibit D.8

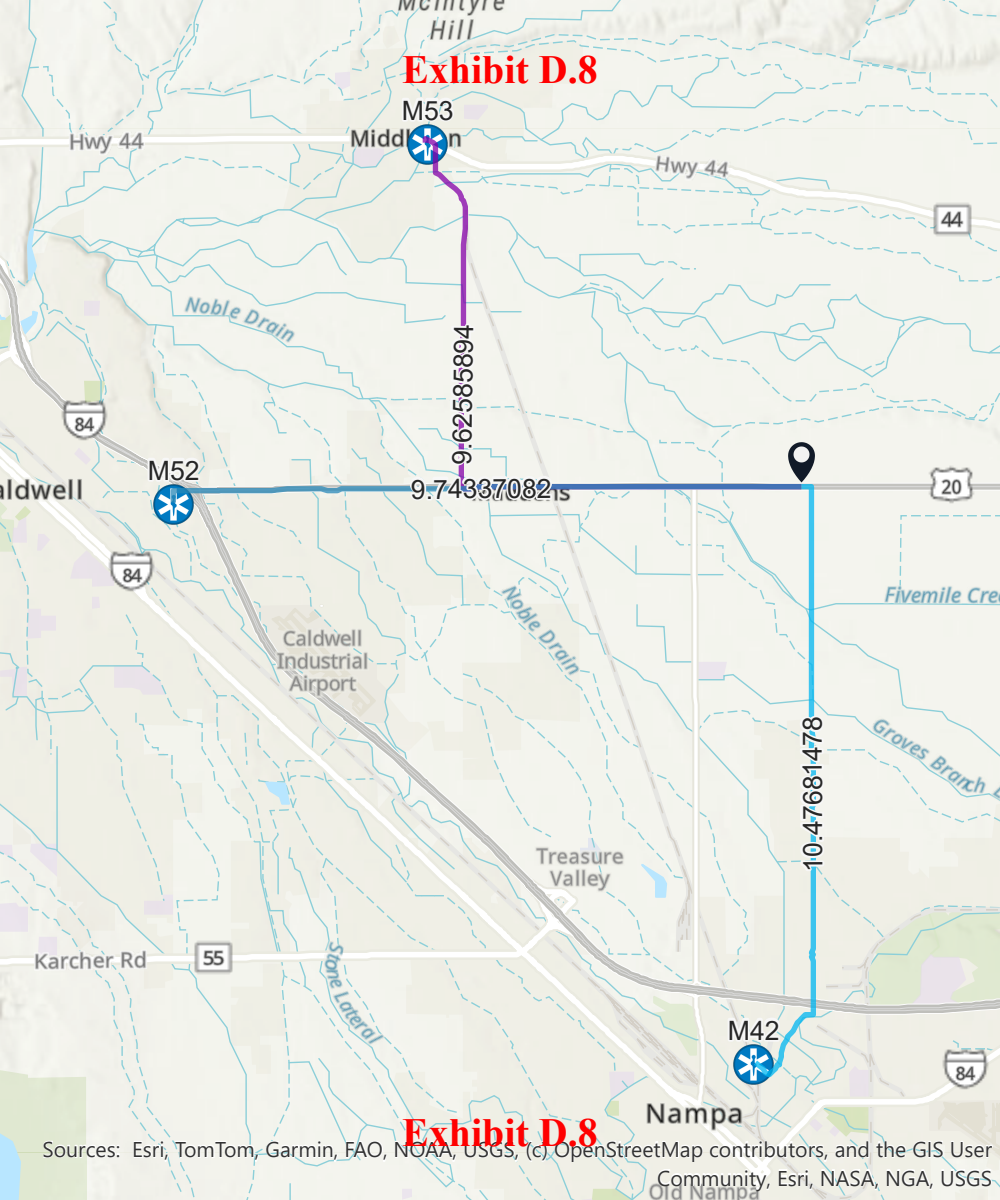


Exhibit D.8

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

Karla Nelson

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Tuesday, June 16, 2026 10:51 AM
To: Karla Nelson
Subject: [External] re: Legal Notice CR2024-0006 / Machsie Investments
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Karla,

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



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

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 11, 2026 8:44 AM
To: Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>;
Subject: Legal Notice CR2024-0006 / Machsie Investments

Dear Agencies,

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

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

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

Brad Little, Governor
Jess Byrne, Director

June 29, 2026

Karla Nelson, Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
Karla.nelson@canyoncounty.id.gov

Subject: Agency Notice CR2024-0006 / Machsie Investments

Dear Karla Nelson:

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), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
   - For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.
   - IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
   - For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.
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.

Exhibit D.10

- 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.

Exhibit D.10

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 E

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

Planning & Zoning Commission

Case# CR2024-0006

Hearing date: July 16, 2026

PLANNING AND ZONING COMMISSION

DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Machsie Investments, LLC – CR2024-0006

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of Parcel R34169012 from the "A" (Agricultural) zone to the "CR-C-1" (Conditional Rezone-Single-Neighborhood Commercial) zone. The request includes a development agreement.
2) Location: Case CR2024-0006: The subject property is located at 0 Highway 20/26, Nampa; also referenced as a portion of the SE quarter of Section 22, T4N, R2W, BM, Canyon County, Idaho

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2024-0006.

      1. All exhibits can be found in the case staff report dated July 16, 2026.

Applicable Law

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

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

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

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

2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.

3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2024-0006, was presented at a public hearing before the Canyon County Planning and Zoning Commission on July 16, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the future land use for the parcel as "Agriculture" (**Exhibit B2.4**). "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value" (page 25, 2030 Comprehensive Plan). The Comprehensive Plan does not envision commercial zoning districts within the agricultural future land use designation. However, the parcel is located in the Nampa Area of City Impact, where the city's future land use plan designates the property for commercial use. The City of Nampa Highway 20/26 Specific Area Plan designates the area for "Agri-Business" and "Regional Commercial" uses. COMPASS forecasts a modest increase of 3 jobs over the next 25 years in the Traffic Analysis Zone (TAZ 2556) where the subject parcel is located. TAZs directly to the east, southeast, and south forecast growth of 239, 292, and 156 jobs, respectively (**Exhibit B2.7**). Given the property's proximity to these job growth areas and the City of Nampa's future land use vision for the area, commercial use for the property may be appropriate, provided adequate conditions are in place. Per Canyon County Code §07-06-07(3), a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. Comments from the City of Nampa indicate that the proposed print shop, with a significant customer base consisting of agricultural-related businesses, aligns with the intent of the Highway 20/26 Specific Area Plan's "Agribusiness" land use designation. The City of Nampa requested that the applicant complete a pre-annexation process with the city. The Nampa City Council approved the pre-annexation request on April 6, 2026 (**Exhibit D1.1**). The closest city limits are approximately 0.5 miles south on Franklin Rd. Parcel R34235, directly south of the subject property, does have a Canyon County future land use designation of commercial, and property 0.4 miles to the west is designated for future rural residential land uses that will serve as a transition into the more densely populated areas in Caldwell's Area of Impact (**Exhibit B2.4**). Caldwell's comprehensive plan calls for a future 'Mixed-Use Center' along Highway 20/26. Mixed-use centers are intended to be hubs of intense commercial activity with office, personal services/restaurants, commercial/retail, and mixed-use developments. As conditioned, the requested commercial zone and uses do align with the following goals and policies of the 2030 Comprehensive Plan: **Property Rights – Chapter 1**	

		The request was processed per the following laws and ordinances, Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures). • **Goal G1.01.00**: Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. • ***Policy P1.01.01****: No person shall be deprived of private property without due process of law.* • ***Policy P1.01.03****: Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals.* **Population – Chapter 2** COMPASS forecasts an increase of 3 jobs and 0 households in the Traffic Analysis Zone (TAZ No. 2556) where the subject parcel is located over the next 25 years (**Exhibit B2.7**). More significant job and household growth is forecast for neighboring TAZs surrounding the intersection of Hwy 20/26 and Franklin Road. • ***Goal G2.02.00****: Promote housing, business, and service types needed to meet the demand of the future existing population.* **Economic – Chapter 3** The property is located along Highway 20/26 in an area where COMPASS forecasts an increase of 692 jobs and more than 1,000 households in a one-mile radius from the property by the year 2050. Given growth projections, neighborhood commercial uses could be appropriate for the area. The applicant contends that the proposed commercial building will primarily serve agriculture, agricultural supply, and the farming industry. • ***Goal G3.01.00****: Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.* • ***Goal G3.04.00:*** *Increase agricultural-based and supportive businesses.* • ***Goal G3.05.00:*** *Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.* **Land Use – Chapter 4** The proposed conditional rezone to neighborhood commercial aligns with future land use plans adopted by the City of Nampa within the Area of Impact. • ***Policy P4.03.03****: Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and, in some instances, may require conditions of approval to promote compatibility.* • ***Policy P4.04.02:*** *Align planning efforts in areas of city impact.* **Transportation – Chapter 8** The proposed conditional rezone to neighborhood commercial aligns with the City of Nampa Hwy 20/26 Specific Area Plan, where "Agri-business" and "Regional Commercial" uses are envisioned. • ***Policy P8.01.01****: Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services.* **Agriculture – Chapter 12** The proposed conditional rezone to neighborhood commercial is within the Nampa Area of Impact, approximately 0.5 miles north of the city limits. The property is within an area clearly defined and planned for development within the Highway 20/26 Specific Area Plan. • ***Policy P12.01.02:*** *Encourage non-agricultural related development* to *the cities, areas of city impact, and other clearly defined and planned development areas.*
Criteria Met? **Yes**	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

Analysis

In consideration of the surrounding land uses, the proposed conditional zone change to Neighborhood Commercial "CR-C-1" is more appropriate than the current Agricultural "A" zoning designation.

Existing

Properties within one (1) mile of the subject parcel are primarily zoned "A" (Agricultural) and the area is comprised primarily of agricultural uses interspersed with residential uses. Other sporadic zones in the area include "R-R" (Rural Residential), "CR-R-R" (Conditional Rezone Rural Residential), "CR-R-1" (Conditional Rezone Single-family Residential), and "C-1" (Neighborhood Commercial) (**Exhibit B2.3**). There are agricultural fields to the north and west. C-1 zoning is found directly across Hwy 20/26 from the subject property, which until recently contained a gas station/convenience store. A church and U-pick berry farm are within half a mile of the property along Highway 20/26. The City of Nampa is approximately 0.5 miles to the south, and the property is within Nampa's Area of Impact (**Exhibit B2.5**).

The subject property is currently zoned "A" (Agricultural). According to Canyon County Code of Ordinances (CCCO) §07-10-25 (1), the purposes of the existing "A" zoning district are to:

A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;
B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;
C. Protect fish, wildlife, and recreation resources, consistent with purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;
D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and
E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.

Proposed

The applicant is requesting a conditional rezone to "CR-C-1" (Conditional Rezone Neighborhood Commercial).

Pursuant to Canyon County ordinance 07-10-25 (5), the purpose of the proposed "C-1" Neighborhood Commercial zoning district is to provide for local commercial service needs and to restrict incompatible uses. The applicant is proposing a retail screen-printing shop, which produces marketing and promotional materials. According to the letter of intent, the majority of the customer base is in the agriculture, agriculture supply, and farming industry. A caretaker quarters is also proposed, and the applicant requests that the development agreement allow for the following uses: retail with an accessory screen printing facility and associated wholesale, offices, caretaker residence, accessory uses and/or structures to allowed uses, and similar uses to allowed uses. The applicant proposes 15 employees with hours of operation from 8 am to 5 pm Monday through Friday. Approximately 10 customers are anticipated daily.

The subject property is along Highway 20/26, where the City of Nampa has adopted plans that envision future commercial use, and commercial zoning exists directly to the south, demonstrating that a commercial zone could be more appropriate than the current agricultural zoning designation. The subject property is only 1.83 acres in size, making it too small for many agricultural land uses. The Idaho Transportation Department in 2024 estimated an Annual Average Daily Traffic volume of 15,500 on the section of Highway 20/26 abutting the subject property (**Exhibit B3**). Given the volume and speed of traffic on Highway 20/26, navigating farm equipment for agricultural use would be challenging. Proposed conditions of approval will limit allowed uses, and additional conditions of approval, such as cross-access agreements, will ensure that the proposed neighborhood commercial zoning is more appropriate than the existing agricultural zoning.

Existing Conditions within a one-mile Radius (Exhibit B2.3 and B2.1):

Direction	Existing Use	Primary Zone	Other Zone
N	**Agricultural and Residential**	**A**	**RR**

S	**Commercial (gas station), Agricultural, and Residential**	**A**	**C1, and City Zoning**
E	**Agricultural, Residential, and Retail Nursery Uses**	**A**	
W	**Agricultural, Residential, and Special Event Uses**	**A**	**CR-R1, CR-RR**

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

Within one mile of the site, three (3) land use cases have been approved since 2020 within the County:

- DA2020-0001 – Modify Development Agreement – Approved
- CR2020-0005 – Conditional Rezone from "A" to "CR-R-1" – Approved
- OR2020-0005 – Comprehensive Plan Map Amendment from Agricultural to Residential – Approved

Other Cases:
RZ2022-0015 – Conditional Rezone from "A" to "CR-C-2" - Withdrawn

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

Analysis

The proposed conditional rezone to "CR-C-1" is compatible with surrounding land uses.

Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another, and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.

This parcel is in the Nampa Area of Impact and is designated for future commercial uses within Nampa's Comprehensive Plan. The property fronts Highway 20/26 and is approximately 275 feet west of the Franklin Road intersection. A gas station/convenience store was, until recently, located on the southwest corner of the intersection. The Berry Ranch, with a farm store, seasonal events, and a u-pick berry farm, is located on the northeast side of the intersection. Other nearby land uses include a church, agricultural fields, and residential uses. Six platted subdivisions are within one (1) mile of the subject property, with an average lot size of 0.31 acres; four of these subdivisions are within the City of Nampa. Another five (5) subdivisions are in the platting process, with an additional 1,721 lots proposed for the surrounding 1-mile radius (**Exhibit B2.11**).

As conditioned, the proposed conditional rezone will be compatible with surrounding land uses. The development agreement will allow for limited uses of retail and associated screen printing/wholesale, office, caretaker's residence, accessory uses, and similar uses to the allowed uses. The applicant proposes to build a 22,000-square-foot commercial building on the property if the conditional rezone is approved. The site plan details 32 parking spaces, 2 of which are ADA. Exterior lighting is proposed to be compliant with dark sky standards and Canyon County code. The applicant contends that the business operation will not produce any unreasonable odor or pollution, and that the dark sky-compliant lighting will reduce light trespass to adjacent properties. The applicant's letter of intent states that this low-impact use will serve as a buffer from Hwy 20/26 to the surrounding residential and agricultural uses (**Exhibit A2.1**). Land uses in the area include commercial on the southwest corner of the Highway 20/26 and Franklin Road intersection, demonstrating that commercial use can be compatible with surrounding land uses (**Exhibit B2.3**). Planned widening and associated Idaho Transportation Department improvements to Highway 20/26 could encourage additional commercial use along this corridor.

Criteria Met?	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

Yes		
Analysis	As conditioned, the proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The existing character of the surrounding area is primarily agricultural, with sporadic large residential parcels. A gas station is located on the southwest corner of the Highway 20/26 and Franklin Road Intersection. Other traffic-generating uses within a half mile of the property along Highway 20/26 include a church and a u-pick berry farm. Franz Witte Nursery is less than one mile to the east, and Haunted World is just over a half mile to the west. More intensive commercial uses are found 1.4 miles to the west within the City of Caldwell along the Highway 20/26 corridor. The proposed 22,000 square foot structure, approximately 28.5 feet in height, will be larger than other structures in the area. However, the subject property is located along Highway 20/26, a major east-west corridor connecting the cities of Boise and Caldwell. According to 2024 data from the Idaho Transportation Department, the Annual Average Daily Traffic (AADT) count in front of the property was approximately 15,500 vehicles (**Exhibit B3**). This substantial traffic volume brings an automobile-oriented character to the primarily agricultural area. The property's frontage on Highway 20/26, combined with the presence of nearby commercial establishments and other traffic-generating uses, supports the conclusion that the proposed conditional rezone to neighborhood commercial is in character with the surrounding area. **The following measures will be implemented to mitigate the impact** The applicant proposes limiting uses on the property to retail with accessory screen printing/wholesale, offices, caretaker residence, accessory uses, and similar uses to the allowed uses (**Exhibit A2.1**). Exterior lighting will be downward-facing, and the development will be in general conformance with the letter of intent and site plan**.** The applicant is agreeable to a condition of approval requiring a shared access/cross-access easement to ensure that multiple access points are not placed on Highway 20/26 in this area. The City of Nampa pre-annexation agreement states that the applicant shall comply with Nampa City Code standards for off-street parking, signage, landscaping, and fencing (**Exhibit D1.1**). The Planning and Zoning Commission could consider additional conditions to mitigate the impact, such as requiring a Director's Decision for any new tenants to ensure compliance with the Development Agreement and associated C-1 zone.	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** An individual septic is proposed. Comments from Southwest District Health indicate that a Nutrient Pathogen Study may be required, depending on the estimated total wastewater flow (**Exhibit D5**). Test holes were conducted on May 3, 2024, but a system has not been determined. Southwest District Health is not concerned with the use, provided all requirements are met. An 18-inch sewer main is approximately 0.5 miles south of Highway 20/26 on N. Franklin Blvd. Per the pre-annexation agreement, upon availability, the applicant will be able to connect to city utilities, including sewer (**Exhibit A9.5 and D1.1**). **Water:** An individual domestic well is proposed. Idaho Department of Water Resources was notified of this request, but no comments were received. Future development shall comply with IDWR standards at the time of building permit submittal. There are five (5) wells in close proximity to the subject property with nitrate levels above the 10 MGL standard level (**Exhibit B2.13**). At the time of hearing a subdivision application, the Planning and Zoning Commission could recommend to the Board of Canyon County Commissioners that subdivision improvements be required, such as requiring the drilling of the proposed wells to check for nitrate levels before approval (**CCCO §07-17-31**).	

	A 12-inch domestic water main is approximately 0.5 miles south of Highway 20/26. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with state and local regulations before connection to city services (**Exhibit A9.5 and D1.1**). **Drainage:** Stormwater drainage is proposed to be retained on-site. Drainage will be improved with Highway 20/26 construction. **Irrigation:** Pressurized irrigation will be provided to the landscaped areas on the property. According to correspondence from Pioneer Irrigation District, the property does have surface irrigation water rights (**Exhibit D7.1**). The lateral on the north side of the property has a 16-foot easement from the top of bank on both sides, and any crossing would require an agreement with Pioneer Irrigation District. Written permission must be obtained from Pioneer Irrigation District before any modification or encroachment of the easement (**Exhibit D7**). According to the pre-annexation agreement with the City of Nampa, the property shall be annexed into the Nampa Municipal Irrigation District at the time of connection and prior to being served by the City's pressure irrigation system (**Exhibit D1.1**). A 12-inch pressure irrigation main line is found approximately 0.5 miles south on N Franklin Blvd (**Exhibit A9.5**). **Utility:** An Idaho Power overhead transmission line runs across the front of the property. Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on July 22, 2025, and June 11, 2026. No agency comments were provided when the staff report was written.
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone may require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below and have been included as proposed conditions of approval. Comments from the Idaho Transportation Department detail that the applicant will be required to submit an ITD Right-of-Way Encroachment Permit. A turn-lane warrant analysis will be required as part of this application to determine if a right-turn lane into the property is warranted. Depending on the warrant analysis outcome and timing of ITD's planned improvements along Highway 20/26, the applicant may or may not be responsible for constructing the turn lane (**Exhibit D3.2**). Highway District 4 estimates 21 peak-hour trips for the proposed use and does not anticipate the traffic to affect the current or future local road system. Highway District 4 also states that a cross-access easement or public roadway from adjoining parcels is desired to provide access to Franklin Road and to minimize the number of direct access points to Highway 20/26 (**Exhibit D.2**). **The following measures will be implemented to mitigate impacts:** Conditions of approval will require compliance with Idaho Transportation Department and Highway District No. 4 requirements, including provisions for a cross-access and through-access easement with parcels R34169010D, R34169010A, R34169010C and R34169010B. Once the adjacent properties develop and access along Franklin Road becomes available, the property owner may be required to close access along Highway 20/26 (**Exhibit D3.1**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property will have legal access for the conditional rezone at the time of the development. See the review and analysis detailed below.	

	The property has frontage on Highway 20/26, which is classified as a principal arterial. The applicant will be required to submit an Idaho Transportation Department Right-of-Way Encroachment permit application for approaches (ITD Form 2109). The Idaho Transportation Department has a planned widening project for the highway. Right of way has already been dedicated for the highway improvements. During construction, the Idaho Transportation Department will obtain a construction easement on a portion of the subject property. The applicant will be required to work with ITD to determine if a turn lane warrant analysis will need to be completed. Access will be located on the western edge of the property and will be restricted to right-in/right-out, and ITD may condition the approach onto Highway 20/26 as temporary until a connection to Franklin Road can be established (**Exhibit D3, D3.1 and D3.2**). The applicant has agreed to enter a cross-access/shared-access agreement with undeveloped parcels to the north and west (**Exhibit A9.1**).	
Criteria Met?	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Yes		
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** Parcel R34169012 is serviced by Vallivue School District No. 139. It is not anticipated that any impacts or accommodations will be needed for a conditional zoning change to neighborhood commercial. Agency notices were sent out on July 22, 2025, and June 11, 2026, and no comments were received by the school district. **Police:** The Canyon County Sheriff's Office is required to provide services to the property. Overall, the conditional rezone is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency notice was sent out on July 22, 2025, and June 11, 2026, and no comments were received by the Sheriff's Office. **Fire protection & Emergency Medical Services:** Star Fire Protection District provided comments on July 22, 2025. The development shall comply with the 2018 International Fire Code and shall provide an adequate water supply for firefighter operations. The Fire District has a response goal of five (5) minutes. Star Fire Station 51 is 5.4 miles away from the subject property with a response time of 10 minutes under ideal driving conditions (**Exhibit D4**). The City of Nampa pre-annexation staff report includes comments from the Nampa Fire District indicating that they are not opposed to the application, subject to conditions. Fire hydrants capable of producing the required fire flow shall be located along approved fire lanes. If the structure is greater than 30 feet in height, an aerial fire access roadway at least 26 feet wide will be required, and the roadway shall be located at least 15 feet but no more than 30 feet from the building (**Exhibit A9.5**). Applicant correspondence details that the proposed building will be 28.5 feet in height, and the proposed site plan appears to meet Nampa Fire District access and road width requirements (**Exhibit A9.1.c and A4**). The Nampa Fire District Strategic Plan states that the response objective for Nampa Fire District is to arrive at 90 percent of emergency medical incidents within 5 minutes of the alarm time and within 5 minutes and 20 seconds to fire incidents. The subject property is approximately 3.6 miles from Nampa Fire Station No. 3 with an approximate response time of 6 minutes (**Exhibit A9.5**).	

Table 2. Area of City Impact

CCCO §09-11-03(2): Purpose: The purpose of these provisions is to promote the public health, safety, general welfare, peace, good order, comfort, and convenience of Canyon County and the inhabitants thereof by establishing regulations for the Nampa area of city impact, and further, to: **A. Facilitate Legal Duties or Parties: To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and**

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

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

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

County Ordinance and Review

Criteria Met?	Code Section	Criteria
Yes	**09-11-25**	**APPLICATION PROCEDURES:** The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article. 09-11-17(3): *All proposals…shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter, and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.*
Analysis	**Area of City Impact:** *The property is located in the Nampa Area of City Impact, where the city's future land use plan designates the property for commercial (**Exhibit B.2.5**). Nampa defines the commercial designation as: Includes retail establishments and marketplace development such as food markets, restaurants, office, medical, and other professional businesses, and services (Page 88, 2040 Nampa Comprehensive Plan).* *The City of Nampa was provided notification of the case on July 22, 2025, and June 11, 2026. A comment letter was received from the City of Nampa stating that the proposed use aligns with the "Agribusiness" land use designation criteria indicated in the Highway 20/26 Specific Area Plan (**Exhibit D1**). The City of Nampa requires that property owners within their Area of Impact complete a pre-annexation process with the City in order to obtain a letter of support.* The applicant was approved for pre-annexation by the City of Nampa's City Council on April 6, 2026. See **Exhibit D1.1** for the letter sent to the applicant from the City with the conditions included in the development agreement. The property will be annexed into the City of Nampa when any portion of the property is contiguous to Nampa city limits.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case # CR2024-0006, a zoning map amendment of approximately 1.83 acres (Parcel R34169012) from the Agricultural Zone to the Conditional Rezone-Neighborhood Commercial Zone.

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

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

Notary: _____

My Commission Expires: _____

DRAFT

ATTACHMENT A

DRAFT CONDITIONS OF APPROVAL

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.

2. Compliance with the following, but not limited to, affected agency requirements shall be met before the commencement of use, as determined by certificate of occupancy issuance:
    a. The applicant shall meet Southwest District Health (SWDH) requirements (**Exhibit D.5**) for the proposed use as evidenced by the applicant providing Development Services with a letter of review and approval from Southwest District Health.
    b. The applicant shall meet all Idaho Transportation Department requirements, including an Idaho Transportation Department Right-of-Way Encroachment Permit, and a turn lane warrant analysis will be required (**Exhibit D.3, D3.1, and D3.2**).
    c. Star Fire Protection District requirements (**Exhibit D.4**).
    d. Pioneer Irrigation District requirements (**Exhibit D.7**)
    e. City of Nampa pre-annexation conditions (**Exhibit D1.1**)

3. Allowed uses are limited to the following:
    a. Retail (with an accessory screen-printing facility and associated wholesale)
    b. Offices
    c. Caretaker's residence
    d. Accessory uses and/or structures to allowed uses
    e. Similar uses to allowed uses

4. A cross-access and through-access easement shall be recorded with Parcels R34169010A, R34169010D, R34169010C, and R34169010B for ingress/egress. The access location shall be reviewed by the applicable highway district and/or the Idaho Transportation Department.

5. The applicant shall not impede or disrupt existing irrigation structures, i.e., drains, laterals, or supply ditches, on and adjacent to the subject property.

6. Signs shall comply with Canyon County Code, and a sign permit shall be submitted prior to installation of any signs that require permitting in accordance with §07-10-13.

7. The proposed development shall be in general conformance with the applicant's site plan and Letter of Intent unless otherwise conditioned (**Exhibits A2.1 and A4.1**).
    a. HOURS OF OPERATION: The hours of operation shall be 8:00 a.m. to 5:00 p.m. on Monday - Friday
    b. The driveway/drive aisle shall be built to the minimum standards detailed in CCCO §07-10-03 unless otherwise conditioned.

8. Until the property is annexed into the City of Nampa, a Director's Decision shall be required for any new tenants to ensure compliance with the Development Agreement and associated C-1 zone.