Board of Canyon County Commissioners
Hearing Date: August 27, 2026 continued from August 13, 2026
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER:	**CR2024-0001**
APPLICANT:	**Matt Wilke** **Elyse Meyers**
PROPERTY OWNER:	**Mad River Development, LLC**
APPLICATION:	**Conditional Rezone from the "R-R" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone – Neighborhood Commercial) zone.**
LOCATION:	**The subject property is located at 6213 Airport Rd, Nampa, ID 83687, also referenced as Parcel R27927, a portion of the Southeast quarter of the Northeast quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.**
ANALYST:	**Emily Bunn, Principal Planner**
P&Z RECOMMENDATION:	**Denial**

SUMMARY:
The Board of Canyon County Commissioners (BOCC) opened a public hearing and took public testimony on August 13, 2026 for Case No. CR2024-0001. Upon reviewing the proposed application documents and public testimony, the Board wanted evidence that the applicant has enough parking spaces for the proposed restricted uses (contractor shop, staging area, indoor recreation, and caretaker residence). Per CCCO §07-13-03(5 & 9), 15 parking spaces are required for the contractor shop/staging area use and 24 parking spaces are required for the indoor recreation use (the occupancy of the building was calculated at 120).

On August 17, 2026, the applicant submitted a to-scale parking plan showing that the subject property has enough space for the required number of parking spaces for the proposed restricted uses (**Exhibits 7a, 7b, and 7c**). The applicant has also submitted their proposal for paving the property and having an all-weather driving surface (**Exhibit 7d**). If the Board of Canyon County Commissioners wishes to approve this case, 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 uses.
    a. Historic irrigation lateral, drain, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.
2. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
    a. Commencement (or "commence") shall be as defined in CCCO §07-02-03 (Definitions Enumerated).
3. The subject property (Parcel R27927; approximately 2.13 acres), shall be subject to the requirements of the "CR-C-1" Zone. The "CR-C-1" Zone is subject to the following conditions:
    a. Development of the subject parcel shall be restricted to the following land uses:

i. Contractor Shop
ii. Staging Area
iii. Indoor Recreation
iv. Caretaker Residence

b. LIGHTING: All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance.
c. HOURS OF OPERATION FOR STAGING AREA, CONTRACTOR SHOP, AND INDOOR RECREATION: The hours of operation shall be 7:00 a.m. to 9:00 p.m. on Mondays, Tuesdays, Wednesdays, Thursdays, Fridays, and Saturdays. No business operations shall occur on Sundays.
d. PARKING AND CIRCULATION PLAN: All parking spaces shall meet all applicable off-street parking requirements (CCZO §07-13-01 and §07-13-03). A parking and circulation plan drawn to scale must be submitted to DSD and obtain any necessary fire district and highway district approvals. The parking and circulation plan must be compliant with Canyon County's off-street parking requirements (CCZO 07-13-01 and 07-13-03). Evidence of consistency shall be turned into Canyon County DSD within 90-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order of Decision.
e. Within 60-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order of Decision and prior to any new building permit being applied for on the subject property, the property owner shall apply for the appropriate building department application(s) as determined by Canyon County's Building Official to bring the accessory structure used for indoor recreation into compliance (See **Exhibit 3D2.2** and **BP2023-0065** for identification of indoor recreation structure). Once the appropriate permit is submitted, expiration or violation of said permit will also be considered a violation of this condition.
f. Within 180-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order of Decision, a site-obscuring fence shall be constructed on the northern, southern, western, and eastern boundaries as to obscure the business operations and storage of tools, and equipment. Design of the fencing shall be reviewed at the time of building permit issuance (if applicable). If no building permit is required, fence design shall be sent to Canyon County's Planning and Zoning Division for review prior to installation. Prior to construction, the placement of the fencing shall be reviewed by and approved by Nampa Highway District No. 1 to verify the fencing will have no impact on the adjacent vision triangle and shall not impede the approved accesses on the subject property.
g. Within 180-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order of Decision, the area identified as "Proposed Pavement" in **Exhibit 7d** shall be paved. The remainder of the property shall have a hard surface as defined in CCCO §07-02-03.

EXHIBITS:

1. **Planning & Zoning Commission FCOs Dated: April 2, 2026**
2. **Planning and Zoning Commission Minutes Dated: June 4, 2026**

3. Staff Report Packet Dated: April 2, 2026

A. **Application Packet and Supporting Materials**

1. Master Applications
   - 1.1. Darin Barnes Application
   - 1.2. Elyse Meyers Application
2. Initial Letter of Intent
   - 2.1. Additional Letter from Applicant on their Request; Received: April 9, 2025
   - 2.2. Additional Email Correspondence with Applicant on Uses Requested; Received: January 21, 2026
   - 2.3. Additional Letter from Applicant on Comprehensive Plan Goals and Policies Alignment; Received January 21, 2026
3. Land Use Worksheet
4. Site Plan
5. Neighborhood Meeting Sign-In Sheet
6. Agency Acknowledgement
   - 6.1. City of Nampa Acknowledgement Email; Received November 30, 2023
   - 6.2. Southwest District Health Acknowledgement Notice Application; Dated December 27, 2023
7. Warranty Deed with Instrument No. 2022-045644
8. Canyon County Appraiser Records for Parcel R27927
9. Idaho Secretary of State Filing Showing Agents; Dated January 2021
10. Email Correspondence with Applicant
    - 10.1. Email Correspondence with Applicant from April 2025 – August 2025
    - 10.2. Email Correspondence with Applicant from December 2025 – March 2026

B. Supplemental Documents

1. Parcel Information Report
2. Cases Maps/Reports
   - 2.1. Small Air Ortho (1-Mile) Map
   - 2.2. Small Vicinity Map
   - 2.3. Zoning and Classification Map
   - 2.4. Dairy, Feedlot and Gravel Pit Map
   - 2.5. Soil and Prime Farmlands Map with Report
   - 2.6. Subdivision Map and Report
   - 2.7. Nitrate Priority and Well Map
   - 2.8. TAZ Households Map
   - 2.9. TAZ Jobs Map
   - 2.10. Canyon County 2030 Future Land Use Map
   - 2.11. City of Nampa Future Land Use Map
   - 2.12. Lot Classification Map
   - 2.13. Case Map (1-Mile) and Summary Report
   - 2.14. Slope Percent Map

C. Site Visit Photos: February 13, 2026

D. Agency Comments Received by: March 23, 2026

1. Nampa Highway District No. 1; Received: April 23, 2025
   - 1.1. Nampa Highway District No. 1 Email Correspondence on TIS, Curb Cuts, and Robinson Blvd Expansion
2. Canyon County Code Enforcement Department; Received: April 24, 2025
   - 2.1. Final Notice of Zoning Violation; Dated November 2, 2025
   - 2.2. Notice of Unsafe Structure; Dated February 26, 2026
3. Southwest District Health (SWDH); Received: April 25, 2025

3.1. SWDH Pre-Development Meeting Notes; Dated: December 27, 2023
3.2. SWDH Additional Email Correspondence on the Addition of a Vehicle Service Station with Convenience Center to Request; Dated February 10, 2026
4. City of Nampa; Received: April 28, 2025
4.1. City of Nampa Additional Comment Letter; Received: February 13, 2026
5. Idaho Transportation Department; Received: April 29, 2025
5.1. Email Response to Change in Application; Received February 24, 2026
6. Idaho Department of Environmental Quality; Dated: April 28, 2025
7. Canyon County Ambulance District; Received: December 25, 2025
8. Nampa Fire Protection District; Received: December 30, 2025
9. Email Sent to Agencies that Had Previously Commented on Changes Made to Application; Dated: February 10, 2026
10. Idaho Department of Water Resources (Floodplain); Received: March 2, 2026
11. Nampa-Meridian Irrigation District; Received: March 19, 2026
12. Canyon County Building Department; Received: March 9, 2026

E. Draft FCOs

4. Agency Comments Received by: August 3, 2026

a. Nampa Highway District No. 1; Received: July 8, 2026

5. Public Comments Received by: August 3, 2026

a. Jenay Hunt; Received: April 2, 2026
b. Gary Crisman; Received: July 27, 2026
c. Roger Hunter; Received: July 29, 2026
d. Les and Barbara Jensen; Received: August 3, 2026

6. Additional Supporting Documents Received by: August 3, 2026

a. Master Application Showing Matt Wilke as Representative; Received: July 28, 2026
b. Email from Applicant on Updated Uses, Letters of Support, and Presentation; Received: August 3, 2026
c. Applicant Presentation for Board of Canyon County Commissioners Hearing; Received: August 3, 2026
d. Letter of Support from Keri Hill; Received: August 3, 2026
e. Letter of Support from Cali Pruitt; Received: August 3, 2026

7. Additional Supporting Documents Received for Continuance Hearing: August 17, 2026

a. Email from Matt Wilke on Parking Space Exhibits and Pavement Plan; Received August 17, 2026
b. Site Plan Showing Parking Spaces for Indoor Recreation Use; Received August 17, 2026
c. Site Plan Showing Parking Spaces for Indoor Recreation and Contractor Shop/Staging Area: Received August 17, 2026
d. Paving and All-Weather Surface Plan; Received August 17, 2026

Board of Canyon County Commissioners
Hearing Date: August 13, 2026
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ANALYST:	**Emily Bunn, Principal Planner**
P&Z RECOMMENDATION:	**Denial**

SUMMARY:
The property owner, Mad River Development LLC, represented by Matt Wilke and Elyse Meyers, is requesting a conditional rezone of approximately 2.13 acres from the "R-R" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone-Neighborhood Commercial) zone. The Planning & Zoning Commission heard the case at a public hearing held on April 2, 2026. After deliberation, the Planning & Zoning Commission recommended denial of the request (**Exhibits 1 and 2**).

The Staff Report Packet dated April 2, 2026, and all supporting material is contained in **Exhibit 3**. Any additional agency & public comments received for the subject public hearing or received as a late exhibit at the previous public hearing may be found in **Exhibits 4 & 5**.

Additional supporting documentation provided by the applicant to be considered by the Board of Canyon County Commissioners may be found in **Exhibit 6**. The applicant has changed their request to only allow the following land uses on site: contractor shop, staging area, indoor recreation, and caretaker's residence. The applicant is no longer including a landscaping business and vehicle fueling station with convenience store as allowed uses on site (**Exhibit 6b**).

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EXHIBIT 1

P&Z Signed FCOs Dated: April 2nd, 2026

Board of Canyon County Commissioners

Case No. CR2024-0001

Hearing Date: August 13th, 2026

In the matter of the application of:
Mad River Development, LLC– CR2024-0001

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of approximately 2.13 acres from the "R-R" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone – Neighborhood Commercial) zone.
2) The request includes a Development Agreement restricting the development to the following uses: a staging area, contractor shop, caretaker residence, indoor recreation, landscaping business, and vehicle fueling station with convenience store. The applicant has also proposed restricting the hours of operation from 7:00 a.m. to 9:00 p.m. and adding a site-obscuring fence on the west side of the property.

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 CR2024-0001.

1. All exhibits can be found in the case staff report dated April 2, 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, CR2024-0001, was presented at a public hearing before the Canyon County Planning and Zoning Commission on April 2, 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**	**Analysis**
No	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis		The proposed conditional rezone change is <u>not</u> generally consistent with the Comprehensive Plan. The Future Land Use Plan in the 2030 Canyon County Comprehensive Plan designates the parcel as "Residential" (**Staff Report Exhibit B2.10**). "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity." (Page 25, 2030 Comprehensive Plan). The 2030 Canyon County Comprehensive Plan does not promote commercial growth in the area (**Staff Report Exhibit B2.10**). "The commercial designation is intended to encourage commercial uses which can provide goods and services to businesses, travelers, and residents of the County" (Page 25, 2030 Comprehensive Plan). The closest commercial uses are found within the City of Nampa, approximately 0.8 miles to the northwest at the Nampa Gateway Center which has retail and restaurant uses (**Staff Report Exhibit B2.11**). City of Nampa's Comprehensive Plan calls for "Low-Density Residential" for the subject property (**Staff Report Exhibit B2.11**). City of Nampa's initial comment letter states the property is "…currently designated Low Density Residential on the Nampa Comprehensive Plan Future Land Use Map. Adjacent land use designations are Medium Density Residential and Community Mixed Use. The Future Land Use Map has a provision that allows designations to apply to or 'stretch over' adjacent parcels. In this case, the Community Mixed Use land use designation could be stretched over the three parcels to accommodate this business" (**Staff Report Exhibit D4**). Although the property may fit City of Nampa's "Mixed-Use Designation," the closest city limits are between 0.8 and 1-mile to the northwest and west and the Planning and Zoning Commission does not anticipate annexation of the properties to the west to occur quickly due to the number of residential parcels. The property better meets the 2030 Canyon County Comprehensive Plan by staying in its current designation of residential, as introducing a commercial zone would likely encourage commercial/mixed-use growth in an area that is predominantly a residential and agricultural area (**Staff Report Exhibits B2.1, B2.3, and B2.6**).

The comprehensive plan amendment request is also not in general conformance with the following policies and goals contained within the 2030 Canyon County Comprehensive Plan:

- **Population G2.02.00**: "Promote housing, business, and service types needed to meet the demand of the future and existing population."
  - The Traffic Analysis Zone (TAZ) does not forecast this as a significant growth area for jobs between 2025 and 2050 (it shows an increase of 8 jobs by 2050) (**Staff Report Exhibit B2.9**). The TAZ is used by COMPASS (Community Planning Association) as a tool to plan funding for future transportation needs.
- **Economic Development 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."
  - The County identifies the area for residential growth, not commercial growth (**Staff Report Exhibit B2.10**).
- **Land Use & Community Design P4.03.01**: Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.
  - The County identifies the area for residential growth, not commercial growth (**Staff Report Exhibit B2.10**).
- **Land Use & Community Design P4.03.02**: Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
  - The County identifies the area for residential growth, not commercial growth (**Staff Report Exhibit B2.10**).

Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
No		

Analysis

In consideration of the surrounding land uses, the proposed conditional zone change to Neighborhood Commercial (C-1) is not more appropriate than the current zoning designation of Rural Residential (R-R).

The predominant land uses in the vicinity of the subject property consist of agricultural and residential activities. Parcels to the northeast, east, and southeast are used for agriculture—mainly pastureland with limited crop production. Residential properties of varying lot sizes are located to the west, east, north, and south (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.12**). Land-use approvals issued over the past five years indicate a trend toward continued residential development rather than commercial expansion within the area. Additionally, it should be noted that a conditional neighborhood commercial rezone heard in 2025 to the north of the subject property was denied (**Staff Report Exhibit B2.13**). The nearest approved zoning and land-use designation comparable to the request is located at the Nampa Gateway Center within the City of Nampa, approximately 0.8 miles northwest of the subject property (**Staff Report Exhibit B2.11**). While there are legal nonconforming industrial operations—situated on parcels currently zoned for rural residential uses—and some gravel extraction sites to the northeast and east, these uses are primarily concentrated farther along Airport Road and in the vicinity of McDermott Road and cannot be clearly identified/seen from the subject property (**Staff Report Exhibits B2.1, B2.3, and C**).

Pursuant to CCCO §07-10-25 (5), the purpose of the C-1 (Neighborhood Commercial) Zone is to provide for local commercial service needs and to restrict incompatible uses. Although the applicant may support local services somewhat, the land use patterns do not support commercial uses yet.

Existing Conditions within 1-Mile (Staff Report Exhibits B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N/NE	Agricultural, Residential Uses, and Legal Nonconforming Gravel Pit and Industrial Uses to the North and Northeast	R-R	

	S/SE	Residential Uses and some Agricultural Uses	R-R	A
	E	Agricultural and Residential Uses	A	
	W	Residential Uses	R-R	R-1, CR-M-1

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

Surrounding Land Use Cases in the Last 5 Years (Staff Report Exhibit B2.13):

1. CR2023-0005 – Rezone from R-R to C-1 – Denied
2. RZ2020-0018 – Rezone from A to R-R – Approved
3. RZ2022-0008 – Rezone from A to CR-R-1 – Approved
4. SD2018-0013 – Preliminary Plat for DTH Subdivision – Approved
5. CR2022-0013 – Rezone from R-R to CR-R-1 – Approved
6. SD2019-0030 – Short Plat for Ryslanchik Subdivision – Approved
7. PH2016-51-APL – Similar Use to a Church CUP – Approved

Criteria Met?	3	**Is the proposed conditional rezone compatible with surrounding land uses?**
No		

Analysis

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

The proposed conditional rezone is not compatible with the surrounding land uses. The area surrounding the property is characterized primarily by residential development, with some agricultural uses interspersed throughout. Within 1 mile of the subject property, there are 46 subdivisions with an average parcel size of 1.15 acres. The 600-foot notification distance contains parcels with an average parcel size of 1.59 acres and median parcel size of 1 acre. Agricultural activities—mainly pastureland with limited crop production—are located on parcels to the northeast, east, and southeast. Residential uses occur in all directions, with parcel sizes varying across the surrounding area (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.12**). Although the applicant is proposing to limit the allowed uses on site, the Planning and Zoning Commission still finds compatibility concerns with the nearby residential uses, particularly with the inclusion of a fueling station and convenience store and potentially incompatible hours of operation (7:00 a.m. to 9:00 p.m.).

Criteria Met?	4	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
No		

Analysis

The proposed conditional rezone may negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below.

Character of the Area:
The character of the area is primarily residential with some agricultural uses. There are parcels to the northeast, east, and southeast that contain agricultural uses (mainly pasturage with some crop production) on varying parcel sizes. There are also parcels to the west, east, north, and south that contain residential uses on varying acreage sizes (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.12**). The nearest approved similar zone and designation is the Nampa Gateway Center within Nampa city jurisdiction, approximately 0.8 miles northwest of the subject parcel (**Staff Report Exhibit B2.11**). There are legal nonconforming industrial uses (the properties with these uses are zoned residential) and gravel pits found to the northeast and east but are primarily located further down Airport Road and near McDermott Road and cannot be spotted from the subject property (**Staff Report Exhibits B2.1, B2.3, and C**).

The following measures will be implemented to mitigate the impact
The applicant has agreed to enter into a development agreement to place conditions on the development in an effort to potentially mitigate impacts. The applicant is proposing to restrict the uses to a caretaker

	residence, staging area, contractor shop, landscaping business, indoor recreation, and vehicle fueling station with convenience store. The applicant has also stated they would like to limit the hours of operation from 7:00 a.m. to 9:00 p.m. and are open to adding a sight-obscuring fence on the west side of the property to limit the property to the west's view **(Staff Report Exhibits A2 and A2.2)**	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, (an) individual septic system(s) are proposed for the commercial development **(Staff Report Exhibit A3)**. Per Southwest District Health's (SWDH) comment letter, "…a nutrient pathogen study may be required if the total wastewater flow meets or exceeds 600 gallons per day. The applicant must submit a letter of intended use outlining the total wastewater flow, among other criteria" Additionally, SWDH states that a site evaluation has not been conducted on site yet as no septic systems have been proposed for the requested use. SWDH does not have any concerns with rezoning the property, as long as the applicant meets all of SWDH's requirements **(Staff Report Exhibits D3 and D3.1)**. It is important to note that that applicant requested to add a vehicle fueling station with a convenience store as one of the uses conditioned to be allowed on site in early 2026, so SWDH did not discuss their requirements for this type of use at their pre-development meeting. SWDH requirements will need to be met for any future septic systems proposed on site **(Staff Report Exhibit D3.2)**. **Water:** Per the applicant's land use worksheet, (an) individual well(s) are proposed for the commercial development **(Staff Report Exhibit A3)**. Notice was given to Idaho Department of Water Resources, but no comments were received. Future development shall comply with IDWR standards at the time of building permit, etc. **Drainage:** Per the land use worksheet, stormwater drainage is retained via borrow ditches **(Staff Report Exhibit A3)**. **Irrigation:** Per the land use worksheet, the property is irrigated with surface irrigation water via gravity irrigation **(Staff Report Exhibit A3)**. The property is under the jurisdiction of Boise Project Board of Control/Nampa-Meridian Irrigation District (NMID). NMID sent a comment letter on March 19, 2026 which stated, "Providing all storm drainage is retained on-site there will be no impact to Nampa-Meridian Irrigation District (NMID). Therefore, no further review will be required at this time." NMID also stated that a Land Use Change Application must be submitted if any surface drainage leaves the site and private lateral must be protected **(Staff Report Exhibit D11)**. **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 23, 2025 and February 26, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone may require public street improvements to provide adequate access to and from the subject property to minimize undue interference with future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below.	

	Per Nampa Highway District No. 1, the subject property is adjacent to Airport Road and Robinson Boulevard. Per NHD#1 Functional Classification Map, Airport Rd. is designated as a Principal Arterial and Robinson Blvd. is designated as a Minor Arterial. Commercial accesses are required to have a paved apron installed per ACCHD Standard Drawing #ACCHD-106 (**Staff Report Exhibit D1**). Currently, there are curb cut approaches onto Airport Road where the applicant is proposing access. The curb cut approaches will require a paved apron to limit the effects to the public road (**Staff Report Exhibit D1.1**). Nampa Highway District also added to their comment letter on February 10, 2026, which stated "For commercial business such as a fueling station/convenience store will require a Traffic Impact Study be done to evaluate the impacts to intersections in the area. It may also require additional ROW dedication along Airport Rd and Robinson Rd" (**Staff Report Exhibit D1.1**). Idaho Transportation Department does not have any comments or concerns currently as the application does not meet the thresholds for a Traffic Impact Study nor does it pose any safety concerns (**Staff Report Exhibits D5 and D5.1**).	
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 does have legal access to Airport Rd for the development. See the review and analysis detailed below. The subject property has access off Airport Road currently. There were curb cut approaches added to the property that were paved when the roundabout to the northeast of the property was developed. These curb cut approaches will need paved aprons to limit effects to the public road. (**Staff Report Exhibits D1 and D1.1**).	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** The subject property is serviced by Nampa School District #139. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on April 23, 2025 and February 26, 2026, and no comments were received by the school district. **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out April 23, 2025 and February 26, 2026 and no comments were received by the Sheriff's Office. **Fire Protection:** Nampa Fire Protection District sent a comment letter on December 30, 2025 which outlined international fire code requirements, such as water supply and fire access requirements. At the time of building permit submittal, a preliminary fire permit is required (**Staff Report Exhibit D8**). Prior to Canyon County issuing certificate of occupancy, an approved fire permit is required. **Emergency Medical Services:** Canyon County Ambulance District sent three (3) estimated response times for the subject property on December 25, 2025- Station M44 is approximately 5.84 minutes from the property, Station M42 is approximately 8.44 minutes from the property, and Station M41 is approximately 11.84 minutes from the property. These response times may vary depending on driving conditions and call volume (**Staff Report Exhibit D7**).	

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**	**Analysis**
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 City of Nampa sent a comment letter on April 28, 2025, which stated the property is "...currently designated Low Density Residential on the Nampa Comprehensive Plan Future Land Use Map. Adjacent land use designations are Medium Density Residential and Community Mixed Use. The Future Land Use Map has a provision that allows designations to apply to or "stretch over" adjacent parcels. In this case, the Community Mixed Use land use designation could be stretched over the three parcels to accommodate this business" **(Staff Report Exhibit D4)**. The Planning and Zoning Commission finds that although the uses the applicant is proposing may meet the Community Mixed Use land use designation, the closest city limits are between 0.8 and 1 mile to the west and northwest. The Planning and Zoning Commission does not anticipate annexation of the properties to the west to occur quickly due to the number of residential parcels, so it is better to consider Canyon County's Comprehensive Plan over the City of Nampa's. The City of Nampa has a policy that properties seeking development shall go through a pre-annexation process to receive a letter of support from the City of Nampa to Canyon County. Nampa requests that the applicant go through a pre-annexation process with the City of Nampa prior to continuing the entitlement process with Canyon County, otherwise the City requests denial of this application" **(Staff Report Exhibits D4 and D4.1)**. At this time, the applicant has not applied or obtained a pre-annexation agreement with the City of Nampa.	

Staff Note: This should say "R-R" (Rural Residential) Zone

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case # CR2024-0001, a conditional rezone of Parcel R27927, approximately 2.13 acres, from the "A" (Agricultural) zone to the "CR-C-1" (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 Comprehensive Plan support residential development of the property.

DATED this 2 day of April, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 2nd day of April, 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

EXHIBIT 2

P&Z Minutes Dated: June 4th, 2026

Board of Canyon County Commissioners

Case No. CR2024-0001

Hearing Date: August 13th, 2026

CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, April 2, 2026
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present :	Robert Sturgill, Chairman Brian Sheets, Vice Chairman Harold Nevill, Commission Secretary Geoff Mathews, Commissioner Holley Werhanowicz, Commissioner Anita Johnston, Commissioner
Staff Members Present:	Joshua Johnson, Assistant Director of Development Services Michelle Barron, Principal Planner Emily Bunn, Principal Planner Amber Lewter, Associate Planner Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Nevill read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

A. **Case No. CU2024-0023 – Burnett-Riverbend:** Approve FCOs
B. **Case No's. OR2022-0002 & RZ2022-0022 – Christensen:** Approve FCOs

MOTION: Commissioner Sheets moved to approve the Consent Agenda as amended, seconded by Commissioner Nevill. Voice vote, motion carried.

Item 2A:

Case No. OR2025-0023 – Granite Companies: The applicant, Granite Companies LLC, represented by KM Engineering, requests a Comprehensive Plan Map Amendment of Parcel R29892010 from an "agriculture" future land use designation to a rural residential future land use designation. The 46.5-acre property is located at 7044 Rim Road, Nampa.

MOTION: Commissioner Sheets moved to table Case No. OR2025-0023 to a date certain of May 7 , 2026, seconded by Commissioner Nevill. Voice vote, motion carried.

Item 2B:

Case No. CU2026-0002 – Maverick Towers: The applicant, Maverick Towers, requests a conditional use permit for an unmanned telecommunication facility within a 50' x 50' lease area on parcel R29515. The facility includes a single 120-foot-tall, galvanized Monopole tower in the "A" (Agricultural) zone. The subject property of 2.23-acres is located at 4306 S Happy Valley Road, Nampa, also referenced as Parcel R29515.

Chairman Sturgill affirmed the applicant to testify.

Josh Leonard – (Representative) IN FAVOR – 251 E. Front St. Ste. 310, Boise, ID 83701

Mr. Leonard stated the proposal is for a 110 ft. monopole and noted that the letter of intent mistakenly identified the pole as being 100 ft and the site plan shows a 120 ft. tower. In working with the radio frequency experts and Verizon's team, it was determined that the shortest tower would need to be 110 ft. Continuing growth, such as the Harvest Creek Subdivision, has resulted in a greatly increased network demand for in building wireless services in the area. The in building wireless needs of this area located southeast of Nampa are not currently adequately served by the existing network. Mr. Leonard referenced photos that displayed the opportunity to host three additional co-locations of other wireless companies, antennas and equipment. He noted that Verizon had first looked at whether it could fill its significant gap in coverage by locating antennas on an existing structure. That is typically the cheapest way for a wireless company to fill a significant gap in coverage. It was determined, however, that Verizon could not locate on an existing tower as shown on the propagation chart. Mr. Leonard stated that very few people have a landline anymore and in building coverage is now required for wireless companies to be able to provide adequate service to their subscribers. In particular, emergency 911 calls often come from within buildings. In addition to the needed coverage expansion, the proposed wireless communications facility will greatly increase wireless capacity in the area. If a facility is located far from a targeted coverage area, the area will not benefit from the improved coverage and service offered by the new wireless communications facility. There are Verizon sites 2.4 miles, 2.96 miles, and 3.08 miles away from this area. Ideally, spacing for Verizon's network on the bandwidth that it uses particularly in the Nampa metro area, would need spacings of about .05 to 1.0 miles. Mr. Leonard discussed the initial search ring that was developed by Verizon's radio frequency team. It denotes where a new tower must be located to provide the in building wireless service. The closer a new site is to the center of the search ring, the better it is for coverage because it won't have any bleed over into other sites. The selected site for the wireless communications facility meets all criteria required by Canyon County Code. Mr. Leonard discussed each of the criteria and how the requested Conditional Use Permit meets each.

Commissioner Sheets asked if the coverage maps only represent Verizon's area. Mr. Leonard stated that it is only Verizon but noted that the tower will be built for co-location. Commissioner Sheets asked if there will be additional ancillary construction such as utility cuts across the road or any additional telecommunication infrastructure above or below ground. Mr. Leonard stated that he was unsure but believed that power is available at the site. He suspected that fiber would need to be run from either within the public right of way or nearby.

Commissioner Nevill asked if Mr. Leonard was in agreement with the 11 recommended conditions of approval recommended in the staff report. Mr. Leonard had no concern with any of the conditions. Commissioner Nevill asked if this tower would be the tallest structure in the area. Mr. Leonard stated that depends on what the "area" is but believed it may be. Commissioner Nevill asked how close the property is to the airport. Mr. Leonard was unsure but noted that they did obtain an FAA determination of no hazard to air traffic. Commissioner Nevill asked if there would be a light at the top of the tower. Mr. Leonard stated that the FAA has said that this tower does not require lighting.

Chairman Sturgill asked if there would be sufficient elevation on the tower for other carriers. Mr. Leonard stated that he believed that there would be sufficient height for AT&T at this site. The lower elevations may be utilized for additional wireless / cellular services. Chairman Sturgill asked if the subject property was adjacent to city limits. Mr. Leonard replied, yes. Chairman Sturgill asked if there were any sites within the City of Nampa that would have been appropriate to locate the proposed tower. Mr. Leonard stated that the information received from Verizon's Frequency Engineers stated that this site served perfectly.

Associate Planner Amber Lewter reviewed the Staff Report for the record.

Commissioner Nevill asked if a condition could be placed that would require the applicant to improve the trees/plant more trees to create a better buffer between the pole and the residential development. Planner Lewter stated yes, but wanted to ensure the condition was very specific so it could be enforceable.

Chairman Sturgill asked what the distance was from the base of the tower to the nearest occupied residence. Planner Lewter said it was approximately 175 ft.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Susan Hall – IN OPPOSITION – 4784 E. Sesame St., Nampa, ID 83683

Ms. Hall stated she is firmly opposed to the cell tower. She stated that the evidence provided regarding the benefits of the installation are far from being conclusively settled. For every study claiming there are no harms that can come from this there is equally credible evidence that suggest the contrary. The heath issues, aesthetics, noise, and resale value are a concern. Ms. Hall asked that the Commission not make their community a test case and asked that the request be denied and the applicant find a less intrusive location. If Verizon is having problems finding a location that burden should not be on the neighbors. There are a hundred signatures from residents in the community petition demanding that the location be rejected. Ms. Hall stated the request would introduce a 110 ft. industrial utility structure in the heart of a quiet residential community. The proposal includes a generator, which the applicant claims will run only occasionally. Ms. Hall noted that the applicant refuses to measure the specific timeframe for occasionally nor have the specific decibel levels been provided. Ms. Hall stated that the generator is not a minor detail, and it is attached to the tower. The generator will be a significant disruption to the quiet neighborhood. The applicant claims the tower will improve emergency service aesthetics but there is no conclusive evidence to bear that out. The neighbors in the area are voicing concerns due to the serious nature of the potential irreversible effects. There are commercial zones and utility corridors nearby that can achieve the same technical goals without sacrificing a neighborhood.

Commissioner Nevill referenced Ms. Hall's testimony in regard to property values and asked if she believed they would go up or down. Ms. Hall replied that they would go massively down.

Megan Smalley – IN OPPOSITION – 4287 S. Chia Ave., Nampa, ID 83686

Ms. Smalley was opposed to placing the tower less than 500 ft. from her home as well as the neighbors' home. She noted that she had submitted her concerns via email as well as the opposition petition signed by 100 residents. The proposal would significantly change the character of the neighborhood. A large cell tower would be visibly intrusive and permanently alter the look of the neighborhood. The tower is planned within 300 ft. of the pond where ducks live as well as a basketball and volleyball court. Once the tower is constructed, there would be no way to undo it. Ms. Smalley is concerned about impacts on property values as placing a tall communication structure so close to a residence would make it less desirable for future buyers. She had spoken with a realtor who had to her that selling her home would become significantly more difficult if the tower was to be constructed. Ms. Smalley understands the importance of reliable communication infrastructure, she felt that reasonable alternatives have not been fully explored, such as locations farther way from homes, use of existing structures, or less invasive technologies.

Commissioner Johnston asked Ms. Smalley if she could provide examples of less invasive technologies. She noted they use Wi-Fi calling because there is fiber located in the Harvest Creek neighborhood.

Oscar Ciaz – IN OPPOSITION – 4327 S. Chia Ave., Nampa, ID 83686

Mr. Ciaz has the closest residence to the tower if it is approved. If approved, there will be a construction phase that will add traffic to the already busy road. The road is busy in the morning from 7 a.m. to 9 a.m. and there is a bus stop nearby. Mr. Ciaz stated that he is a first-time home buyer and didn't want to lose the value of his home due to the tower. He does not want to see a big cell tower nor have his kids hearing a generator when they are playing in the back yard.

Lawrence Newell – IN OPPOSITION – 4307 S. Chia Ave., Nampa, ID 83686

Mr. Newell stated that they will see the tower every time they go out into their backyard. The trees will cover very minimally a 110 ft tower. The trees are currently 60 ft. tall at most. He is extremely worried about his property value. His wife has had a real estate license for over 20 years and people indicate time and time again that they have no interest in being anywhere near a cell tower. Mr. Newell stated the neighborhood location is quiet, and he loves the rural ambiance, and now it will have a large tower in their backyard and where children play. He stated this tower would be an eyesore. Mr. Newell stated that when appraisals are done, they take the impact zone of how close the tower is and how it affects your property value. Mr. Newell felt that this tower does not belong in this area.

Commissioner Nevill asked Mr. Newell if the noise would be buffered if more trees were planted. Mr. Newell did not believe that it would buffer the noise.

Commissioner Sheets referenced diminution of value and asked if Mr. Newell had any numbers in regard to his testimony about property values. Mr. Newell stated he wished he had the specific numbers. However, he as well as the neighbors will be impacted by the decrease in property value.

Curtis Hall – IN OPPOSITION – 4874 E. Sesame St., Nampa, ID 83686

Mr. Hall stated that as a neighborhood they are asking the Commission to deny the permit for the cell tower. This is not just about reception; it's about their homes, health, and the integrity of the community. For most, the home is their largest financial asset. Real estate data consistently shows that proximity to a massive cell tower can significantly slash property values. Many of the residents here bought their homes specifically for the quiet residential character of the area; not to have generator noise. Trust is the foundation of any development and Maverick has broken it in their proposal packet to the Commission. Maverik has a picture of the neighborhood as being empty and undeveloped, but this is not the case. There are no empty lots on the street. Maverick claimed at the community meeting members expressed that the tower is welcome and needed, however, a news segment on the matter showed this was not true. Mr. Hall stated that within 300 ft. from the tower base are 130 homes. He stated that if a developer is willing to lie about public sentiment how can their data about safety be trusted? Mr. Hall questioned who benefits from this proposal. The neighborhood is not against technology, but they are opposed to the wrong project in the wrong place.

Commissioner Nevill noted that there are metal power poles across the road. Mr. Hall stated they are nowhere as near an eyesore.

Ted Kirkbride – IN OPPOSITION – 4943 E. Cotton Dr. Nampa, ID 83686

Mr. Kirkbride stated that most of his arguments had to do with health but understood that it is not a criterion. He reviewed the comprehensive plan and referenced goals and policies that he did not think were consistent with this proposal. Property Rights goal 1.01 to protect the integrity of individual property rights while safeguarding public health, safety and welfare. The County has a responsibility to protect the families as referenced in that goal. Land Use and Community Design goal 4.01 to support livability and high quality of life as the community changes over time. As a community member, this proposal does not support the quality of life. He would rather have slow cell service than a cell tower in his backyard. Policy 4.07 which deals with land uses that are compatible with the surrounding community. The community is telling the Commission that this is not compatible . Mr. Kirkbride stated that he did research, and the National Association of Realtors does say that there is around a 20% drop in value for homes after placement of a cell tower.

Molly Bell – IN OPPOSITION – 4325 S. Happy Valley Way, Nampa, ID 83686

Ms. Bell stated that her home is located directly across from the proposed tower site. They purchased their home based on the rural and open character of the area which includes its unobstructed views of the agricultural land and surrounding mountains. This was not shown in the pictures from Maverick. The proposed tower would introduce a prominent vertical structure that is inconsistent with the existing landscape. Ms. Bell's trees are approximately 30 ft. tall with the existing power lines. The existing power lines

do blend in well, they are weathered and brown, and they don't have a big fence around them. This tower would constitute a significant visual intrusion fundamentally altering the rural character that Canyon County zoning regulations are intended to preserve. Land use decisions are to promote orderly development while protecting the health, safety, and general welfare of the community as well as preserving the character of rural residential areas. The proposed tower is incompatible with the surrounding land use, which consists of primarily low-density properties on acreage. The scale, height, and industrial nature of the structure is not in harmony with the existing neighborhood and would create an adverse impact on nearby properties. The proximity of the proposed structure further intensifies the concerns. Ms. Bell's front door is approximately 158 ft. from the tower location. The adjacent residence to the south is approximately 105 ft. away from the tower location. In contrast, the landowner associated with the tower is approximately 260 ft from the tower and does not directly face it. The placement of the tower creates issues of visual dominance and the reasonable enjoyment of their property. The proposed artificial tree façade that is widely recognized as being coverup is ineffective at disguising the tower and does not adequately mitigate the visual impacts. Ms. Bell noted evidence that cell towers located within 1500 ft. of residential properties can negatively impact property values. Marketability industry research, including analysis by Wireless Equity Group, indicates that buyer demand may decrease due to aesthetic concerns and perceived risks. The US Department of Housing and Urban Development recognizes such structures as potential nuisances requiring consideration in property valuation. Reports associated with the National Association of Realtors and other studies have documented potential reductions in property values of up to 20% for homes located near cell towers. Ms. Bell noted that her property encompasses nearly four acres and represents a significant financial investment of approximately $800,000. Based on available data, a reduction in their homes' value could reasonably approach $160,000. This estimate does not account for the diminished value of neighboring properties to the north and south, which would also be impacted. Canyon County regulations and standard planning practices typically require applicants to demonstrate that no feasible and less impactful alternative sites are available. It is their understanding that other locations were evaluated, but this site was selected largely because it represents the least expensive option. Ms. Bell stated that cost alone should not outweigh the significant and disproportionate impacts imposed on established homes and rural communities.

Shane Crawford – IN OPPOSITION – 4247 S. Maize Ave. Nampa, ID 83686

Mr. Crawford stated that he submitted a four-page document to the Commission. He voiced a lot of medical concerns as a 100% disabled combat veteran with toxic exposure. He is very familiar with the effects of these types of thangs, although the Commission cannot consider that. Mr. Crawford stated that it was stated that several residents in the area provided positive feedback at the neighborhood meeting. Mr. Crawford stated that all contested the tower. He takes issue with misleading and making false statements to the Commission. The neighbors have dramatic concerns about the project. Mr. Crawford stated that there is fiber in the area, and everyone gets cell service. Mr. Crawford is familiar with steel construction, as he does it for a living. He is also familiar with the toxity of galvanization and that can be during the process or outside the process. He also stated he can speak to hearing loss from generators, specifically the hum they put off that will deafen people over a period of time.

Commissioner Nevill asked Mr. Crawford if he thought that the proposed tower would make an improvement in 911 service. Mr. Crawford did not feel it would improve. He added that he is not concerned about any impedance of anyone getting medical attention in his neighborhood. Mr. Crawford stated he lived on property with cell phone towers and that was one of the reasons he moved. Some insurance companies consider you "high risk" if you live next to a tower.

Chairman Sturgill asked how often power is lost in the neighborhood. Mr. Crawford stated it has happened multiple times since they've lived there. Maybe, two or three times a year. Chairman Sturgill asked about the for more information about the testimony in regard to being "high risk" by insurance companies. Mr. Crawford stated every insurance company is different, but according to the research he did it is about a 20% increase if you live within what they consider to be the "danger zone." Chairman Sturgill asked if that was specifically an RF tower. Mr. Crawford stated that it was correct, 5 G signals are much more intense.

Daniel Fernandes – IN OPPOSITION – 4267 S. Maize Ave. Nampa, ID 83686

Mr. Fernandes stated he moved to this area to start a new life in a new city that was more tranquil and peaceful from where he grew up. His home is one of the homes closest to the proposed tower and is adjacent to a common area with basketball & volleyball courts. Children play in the common areas and there are also wild ducks and geese. He is concerned about the impact on his property value and negative health risks. If the tower was in place prior to him purchasing his home, he would not have bought it. Mr. Fernandez noted the petition with a hundred signatures in opposition and asked the Commission to deny the request.

Mike Bell – IN OPPOSITION – 4325 S. Happy Valley Rd., Nampa, ID 83686

Mr. Bell agreed with previous testimony in opposition. Mr. Bell questioned the validity of emergency services being impacted if the tower was not approved. He stated that he uses his phone regularly for Zoom meetings in his shop with no problems. He and his wife are teachers and worked hard for years and years to be able to purchase acreage where they can have cows. They also have children, and one bedroom window is approximately 110 ft. to the proposed tower. Mr. Bell stated that this request is based on greed from one landowner who wants to make a little money on the side. Verizon is going to look for the cheapest possible location. Mr. Bell questioned how it is okay for property owners to lose or risk $160K on an investment because of greed. He stated there are other technologies and options that either haven't been researched. Nampa told them no four times for a reason. There are other areas they could locate the tower to. He knew the power poles where there when he purchased his home but did not know there would potentially be a tower.

Commissioner Nevill asked how Mr. Bell came up with the distance he noted in his testimony from his child's window to the tower. Mr. Bell stated it was done with a range finder.

Chairman Sturgill asked about the testimony in regard to Nampa denying this request four times. Mr. Bell stated that it was discussed at the neighborhood meeting. The representative from Maverik Towers said they had tried other locations, and the City of Nampa did not want it in their area.

Commissioner Mathews asked if the transmission line was on Mr. Bell's side of the street. Mr. Bell stated that it was. Commissioner Mathews asked if it was a 69 KV line. Mr. Bell stated he believed it was.

Josh Leonard – (Representative) REBUTTAL– 251 E. Front St. Ste. 310, Boise, ID 83701

Mr. Leonard stated that the 110-foot monopole would be engineered in accordance with ANSITIA-222 standards for 90-115 mile per hour wind gusts and what they call a survival wind event in the order of 120-140 miles per hour. Mr. Leonard stated that the distance to the airport is approximately 4.8 miles. The generator will only operate when power outages occur approximately once a week. It will be located within a sound attenuated enclosure, and it will be muffled at 20 ft from the generator. The decibel level will be approximately 50 decibels which is equivalent to a quiet neighborhood or the hum of a refrigerator across the room. It won't be heard by the neighbors, particularly from inside their homes. It was mentioned in opposition testimony that the tower will only serve Verizon subscribers who will be the only people with enhanced 911 services, which is incorrect. Although only Verizon subscribers will have typical access to regular phone calls, the FCC requires mobile devices to be able to dial 911 on any wireless carrier's network. Mr. Leonard stated that this site is not the least expensive option. Mr. Leonard has spoken with insurance adjusters about insurance premiums, and they are not rated by risk at the parcel level. He also added that there is not even a category for living near a cell tower. The tower itself will be about 48-inch diameter at ground level. Mr. Leonard stated that he is an attorney and represents Maverik Towers here in Idaho. He has not been told by the City of Nampa that it would not permit a tower that would serve this location at all. Mr. Leonard stated this request complies with all federal, state, and local standards and meets all setbacks. The tower is engineered and constructed to the latest standards and there is already public use infrastructure near the property. There is no right to a view in Idaho. In regard to the effect on property values Mr. Leonard referenced a study by Valbridge Property Advisers which studied four major markets throughout the

country, Boston, Dallas, Phoenix, and Raleigh. This study determined that there is a negligible to no effect on home sale values within the quarter mile radius sphere of influence of cell towers. Numerous studies also show that cell towers have no material impact on property values, including the Federal Communications Commission literature review. The belief that wireless sites cause devaluation persists and is often raised as an objection during Planning Commission, City Council, and Board hearings. The study took into account 11.68 million real estate transactions to determine that it does not affect property values. There is no evidence on the record that cell towers or small wireless installations depressed nearby home values. Mr. Leonard stated that in 2018 he was at a hearing in Ada County and staff wanted to know once and for all if there was any affect so they sent an email to the Ada County Assessor's office and received a response that said "in regards to the impact on property values, I would take the same view I had a few years ago. While it becomes very emotional for owners when they're installed, the overall effect in the market is very minimal. In fact, we have not been able to find any measurable adjustment in the market direct evidence."

Chairman Sturgill referenced testimony regarding galvanized metal being toxic and asked if Mr. Leonard knew what the surface finish would be? Mr. Leonard stated that he believed it would be galvanized but noted the Commission could impose a condition of approval in regard to a particular finish.

Commissioner Werhanowicz asked if the tower would be a tree or would it just be white finish. Mr. Leonard believed the finish would be galvanized. The "trees" are called stealth mono pines and what they've found is that over the course of time, people dislike them when they're in an area like this because they actually are more intrusive visually. They work great in mountain locations where there are other pine trees, but not in a neighborhood setting.

Chairman Sturgill invited staff to weigh in on any observations based on public testimony. Planner Lewter proposed condition no. 12 to state "A landscape buffer shall be installed along the proposed fence in exhibit B.5 containing a minimum 60% mix of evergreen trees, primarily of the Spruce or Fir variety and 40% mix of deciduous trees and shall be planted 15 feet apart from each tree base. A landscape and maintenance plan shall be submitted in the Development Services Director or their designee for review and approval prior to planting the landscape buffer." Assistant Director Johnson suggested also adding verbiage that the plan needs to be prepared by a licensed landscape architect, so the plantings are big enough at the time of planting.

MOTION: Commissioner Nevill moved to close public testimony on Case No. CU2026-0002, seconded by Commissioner Sheets. Voice vote, motion carried.

Deliberation:
Commissioner Sheets understood not wanting to have this in your community and understands that it's near a residential neighborhood on the outskirts of Nampa. There are pretty dense subdivisions here and the question is whether this goes with what's trending out there. Does a cell tower go with higher density residential? More housing requires more infrastructure and view shed can't be regulated, there's no right to views. He stated he is willing to condition the use, so it has the least impact as possible.

Commissioner Nevill stated that Commissioner Sheets had a good analysis but stated his concern is criteria no. 3 . The comprehensive plan talks about property rights on both sides of the issue, and the Commission has heard testimony on both sides. He also noted the petition signed by 100 people in regard to their concerns and how their property rights would be impacted. Commissioner Nevill stated that condition no. 12 as noted by staff may help. He also suggested condition no. 13 that requires a brown powder coating on the pole. The conditions may help mitigate, but at the end with 100 people in opposition he was not sure he could vote for it, even with conditions.

Commissioner Mathews stated that they haven't heard any direct evidence as to the reduction of property value but have heard speculation to that effect. He stated that he does not see a way to deny the request, but rather to condition it.

Commissioner Johnston stated she agrees it is a tough place and there is a lot to it. She stated that although there are 100 signatures, there are multiple from the same household. She realizes everyone is important, but it reduces the number of properties affected.

Commissioner Werhanowicz stated that even with conditions, she did not feel she could vote to approve the request and there may be a better location for the tower with less people.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2026-0002, adopting the recommended FCOs and amending conditions of approval to add condition no. 12 requiring the aforementioned landscaping plan prepared and submitted to Development Services by a landscape architect and condition no. 13 requiring a powder coating in a neutral brown/earth tone color to match the surrounding area, and condition no. 14 to limit generator tests to happen between the hours of 9 a.m. to 5 p.m. Monday-Friday. Seconded by Commissioner Mathews.

Discussion on the Motion:
Commissioner Sheets stated that he understood what people came and talked about tonight. It is difficult to apply what we have with what the law allows the Commission to do. It's difficult, and he doesn't enjoy disappointing people, however, he wouldn't be doing his job if he didn't apply the law to the facts. He expressed appreciation to the public for coming in and he appreciates their feedback.

Roll call vote: 4 in favor, 2 opposed, motion passes.

Item 2C:
Case No. SD2022-0023 – Martinaitis Estates Subdivision: The applicant, Giedrius and Viktorija Martinaitis, is requesting an approval of a preliminary plat and irrigation plan for the Martinaitis Estates Subdivision. The proposed development will be located on a four (4) acre parcel located at 1013 Sunny Valley Lane, Caldwell, Idaho, 83605, also known as parcel R27989. The proposed development will have 3 residential lots and one private road lot named Sunny Valley Lane.

Chairman Sturgill affirmed the applicant to testify.

Viktorija Martinaitis (Applicant) IN FAVOR –3607 Doorman Ave., Caldwell, ID 83607
Ms. Martinaitis stated that they care deeply about the area and the community around them. They want to continue living here long term. The request results in three total residential lots. They want to create options for their family while maintaining the character of the neighborhood. The intent is to sell one of the lots to family or friends and use the funds to invest into repairing the existing home and leave the second lot open for family. The current home is older and in need of significant repairs. The development fits within the neighborhood and the surrounding area contains a mix of one, two, and three acre lots. She understood that neighbors sometimes have concerns when land is divided. She wanted to reassure them that the subdivision will only add two additional homes. Because the project only creates two additional homes, the impact on traffic will be minimal at most.

Commissioner Matthews asked if Ms. Martinaitis would be opposed to a condition prohibiting secondary residences. She indicated they would like to leave that option open, although they have no plans to do so.

Commissioner Nevill asked if Ms. Martinaitis had any issue with the recommended conditions of approval. She voiced no concern about the conditions.

Commissioner Johnston referenced the criteria in regard to the area of city impact and sidewalk placement (D.6) and asked if the applicant would be amenable to the city's request. Ms. Martinaitis felt that would be an unreasonable request due to cost and the rural character of the area.

Commissioner Sheets asked if there was a proposed water sharing agreement for irrigation water. Ms. Martinaitis stated that they have not gotten that far yet but if it was required, they would absolutely do that.

Principal Planner Michelle Barron reviewed the Staff Report for the record.

Commissioner Sheets asked if there was an existing sidewalk to the south. Planner Barron stated, yes, across the irrigation canal.

Commissioner Nevill asked if a Road User's Maintenance Agreement would be required. Planner Barron stated that is already in place because the private road was approved but noted that the agreement can be updated to add the additional two lots. Commissioner Nevill asked if a secondary residence would be able to share water and irrigation. Planner Barron replied yes.

Chairman Sturgill asked hypothetically if a condition could constrain the secondary residences when city services are available. Planner Barron stated that the condition could be broken out.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Attila Csikos – IN FAVOR – 6619 Settlement Ranch Ct., Star, ID 83669
Mr. Csikos stated he assisted the applicant when they purchased their home. The home is a single story with an unfinished basement. They would like to finish the basement downstairs to make it a habitable area. The sale of one of the lots will allow them to do this. Mr. Csikos stated that the property to the south of the canal with the sidewalk is a much larger 30-40 lot subdivision and more funds were available to put the sidewalk in. The next sidewalk would be half a mile away. Installing sidewalk would be difficult when you consider highway district dedication, slope, burying irrigation, etc. He questioned who this would benefit.

Commissioner Mathews asked if code allows basement bedrooms that aren't walkout basements. Mr. Csikos stated that bedroom basements are allowed as long as there are ingress/egress windows.

Commissioner Nevill stated that this proposal is not guaranteed to be family. Mr. Csikos stated no, it's not a guarantee but a high likelihood and that is their plan. Commissioner Nevill asked if the applicant could come back up to the podium as he had a few questions based on testimony.

Viktorija Martinaitis (Applicant)–3607 Doorman Ave., Caldwell, ID 83607
Commissioner Nevill asked Ms. Martinaitis if she was okay with the proposed conditions discussed. She indicated that she was ok with proposed conditions 10, 11, & 12.

MOTION: Commissioner Sheets moved to close public testimony on Case No. SD2022-0023, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:
Commissioner Sheets stated that the familial aspects don't come into consideration of the request. The request is essentially allowing two additional dwellings. The applicant already has the ability to put an ADU on the property. Commissioner Sheets did not have any issues with the proposed additional conditions. He added that he does not see the need to extend the sidewalk.

Commissioner Nevill asked why the secondary dwelling restriction shouldn't be added.

Commissioner Sheets stated that it already has the entitlement to a secondary dwelling and didn't feel it is necessary.

MOTION: Commissioner Sheets moved to **recommend approval** of Case No. SD2022-0023 to the Board of County Commissioners, adopting staff's Findings of Fact, with the addition of condition 10, regarding access restriction to Doorman and access only to be from the new private road. The addition of condition 11, requiring a water user's maintenance agreement and the addition of condition 12, requiring a road user's maintenance agreement to add the additional lots. Seconded by Commissioner Mathews.

Discussion on the Motion:
None.

Roll call vote: 6 in favor, 0 opposed, motion passes.

Item 2D:
Case No. CR2024-0001 – Mad River Development LLC: The applicant, Mad River Development LLC, is requesting a conditional rezone of approximately 2.13 acres from the "RR" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone-Neighborhood Commercial) zone. The subject property is located at 6213 Airport Rd, Nampa, ID 83687, also referenced as Parcel R27927.

Chairman Sturgill affirmed the applicant to testify.

Darin Barnes– (Applicant) IN FAVOR – 6213 Airport Rd., Nampa, ID 83687
Mr. Barnes stated the request is to get the property zoned correctly. He has been approached by people wanting to buy it. Everywhere else around the freeway has businesses located on it.

Chairman Sturgill asked if the applicant had reviewed the staff report in which the request was recommended for denial. Chairman Sturgill asked the applicant to speak about what he felt was incorrect in staff's recommendation.

Mr. Barnes stated he purchased the property a couple of years ago. He felt there was more of a focus on what is happening in the shop than the 10 acres on the corner. He held meetings with the neighbors and completed all of the due diligence. He has received no complaints. Chairman Sturgill suggested that the applicant review the analysis of the criteria during rebuttal testimony.

Commissioner Nevill asked Mr. Barnes if he agreed with the recommended conditions of approval, should this request be approved. Mr. Barnes stated that the proposed uses are just uses that may be utilized by potential buyers.

Commissioner Sheets asked what the property was being used for currently and what the plans are for the future. Mr. Barnes stated that he bult a shop for himself to store some equipment and products that he uses. He is a public works contractor, and his family is into baseball. There is a baseball simulator in the shop. Future uses may be a machine shop, welding shop, storage, etc. The home on site was built in the 60s and there has been a lot of cleanup on the property. Commissioner Sheets asked if there were any uses that could have been requested as a conditional use permit rather than a rezone. Mr. Barnes stated that for the shop yes that could have been a conditional use permit.

Planner Bunn clarified that there's no conditional use permit for any of the uses that he could apply for, and the applicant may have been confused about the question being asked.

Principal Planner Emily Bunn reviewed the Staff Report for the record.

Commissioner Nevill asked about the current code violation on the site. Planner Bunn stated that there was an accessory personal use only applied for, so it's the type of building permit. Commercial businesses / use requires a higher building standard. When baseball training began on site there was now a business located in the shop which was a violation of the building code. In addition, the building permit expired and there was never a final inspection completed on the building.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Barbara Jensen – IN NEUTRAL– 6124 Airport Rd., Nampa, ID 83651

Ms. Jensen lives across from the property and have been here for 25 years. They have watched their neighborhood evolve from one to three-acre parcels with a home and pastures to numerous shops, rentals, service trucks, vans and trailer parking, indoor baseball practice. She added that this is the first time she's heard that this property is being used for a convenience store. The subject property had a dirt berm at one time, and they've driven over it. She would like to see more defined driveways off Airport and Robinson and would also like to see a privacy barrier along Airport. She has no problem with the indoor batting facility.

Kim Williams – IN OPPOSITION – 108 N. Brent Ave. Nampa, ID 83687

Ms. Williams is concerned about the potential use of a fueling station/convenience store. She felt it did not make sense to locate a gas station here when there were many nearby. There are quite a few mom-and-pop businesses in the area and adding a large traffic generating use did not fit. She questioned a lot about the proposed uses and how much traffic they'd generate. Ms. Williams is concerned about the proposed use not being appropriate for the area.

Darin Barnes– (Applicant) REBUTTAL – 6213 Airport Rd., Nampa, ID 83687

Mr. Barnes stated that he wants everything to be nice, and he doesn't like the way it looks now either. He wants to meet everyone's needs and people are coming to him to want to purchase the land to do that. Mr. Barnes stated that these things take time and does not happen overnight. They are doing their due diligence to do the right thing at the right time and get the information to make everyone happy. He noted that someone purchased the property to the west of them. They're buying it up and flattening it out for parking lots.

Commissioner Nevill asked Mr. Barnes if he had a chance to review the eight conditions of approval, should this request be approved. Mr. Barnes stated that he had. He referenced Southwest District Health's condition, but this rezone has to be approved first as well as utilities. Commissioner Nevill asked Mr. Barns to review the proposed uses. Mr. Barnes stated that he would not be doing a fueling station and agreed that it could be taken off.

Commissioner Sheets referenced the criterion that staff found could not be met. Mr. Barnes was unsure how they should be worded. Commissioner Sheets asked what role Dr. Pipeline, LLC played in the process. Mr. Barnes stated none, and that he had just stored equipment while the other shop was being built off of Victory Rd. Commissioner Sheets asked if it was one of Mr. Barnes' enterprises to which Mr. Barnes stated, yes. He noted that Eliese was helping him through this process.

Commissioner Johnston stated that if this would to be continued, Mr. Barnes could be better prepared. Mr. Barnes stated yes.

Planner Bunn added that she has been working with Elise, Jenna Barnes, and Darin Barnes. It has been a long process and there has been a lot of back and forth. She was not in favor of a continuance. She suggested meeting with the applicant after this hearing and getting them better prepared for the Board hearing. Planner Bunn also added there has been a lot of discussion about the Highway 16 interchange. She talked with Idaho

Transportation Department about extension of Highway 16 south. They may in the future but there's no funding at the moment. Planner Bunn noted an exhibit from Nampa Highway District, in which expansion of Robinson Boulevard is discussed.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CR2024-0001, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:
Chairman Sturgill suggested that if the applicant wishes to do something different with the property, he should sit down with a land development professional to have a discussion about what can be done with the property while making it consistent with the area. Chairman Sturgill stated he is sympathetic and understands this can be a very complex and difficult process to go through, but the application does not appear complete. He was concerned that if changes happen between now and the Board's hearing it's likely it could be remanded back.

Commissioner Sheets stated that this would be an island of commercial development within a residential zone. This does not match with the comprehensive plan at all for current or future land use.

MOTION: Commissioner Sheets moved to **recommend denial** of Case No. CR2024-0001, and adopt staff's Findings of Fact, Conclusions of Law. Seconded by Commissioner Mathews.

Discussion on the Motion:
Commissioner Nevill stated that the applicant will have an additional hearing before the Board of County Commissioners and suggested that the applicant work with Planner Bunn to get some of the items addressed because the Board would likely have the same questions.

Roll call vote: 6 in favor, 0 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:
Commissioner Nevill reminded the Commission and staff that he would be absent the second meeting in May and the first meeting in June.

4. ADJOURNMENT:

MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Sheets. Voice vote, motion carried. Hearing adjourned at 10:04 P.M.

An audio recording is on file in the Development Services Departments' office.

Approved this 4th day of June, 2026

Robert Sturgill, Chairman

ATTEST
Jennifer Almeida, Office Manager

EXHIBIT 3

Staff Report Packet Dated: April 2nd, 2026

Board of Canyon County Commissioners

Case No. CR2024-0001

Hearing Date: August 13th, 2026

Planning and Zoning Commission
Hearing Date: April 2, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CR2024-0001**
APPLICANT/REPRESENTATIVE:	**Elyse Meyers**
PROPERTY OWNER:	**Mad River Development, LLC**
APPLICATION:	**Conditional Rezone from the "R-R" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone – Neighborhood Commercial) zone.**
LOCATION:	**The subject property is located at 6213 Airport Rd, Nampa, ID 83687, also referenced as Parcel R27927, a portion of the Southeast quarter of the Northeast quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.**
ANALYST:	**Emily Bunn, Principal Planner**
STAFF RECOMMENDATION:	**Denial**

REQUEST:
The applicant, Mad River Development LLC, represented by Elyse Meyers, is requesting a conditional rezone of approximately 2.13 acres from the "R-R" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone-Neighborhood Commercial) zone. The request includes a Development Agreement restricting the development to the following uses: a staging area, contractor shop, caretaker residence, indoor recreation, landscaping business, and vehicle fueling station with convenience store. The applicant has also proposed restricting the hours of operation from 7:00 a.m. to 9:00 p.m. and adding a site-obscuring fence on the west side of the property (**Exhibit A2.2**). The subject property is located at 6213 Airport Rd, Nampa, ID 83687, also referenced as Parcel R27927, a portion of the Southeast quarter of the Northeast quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

PARCEL INFORMATION REPORT: *See **Exhibit B1** for information*

APPLICABLE CODE:
The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezone Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §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 5-acres per Tax 1. In 2000, the original parcel was divided into three (3) parcels per Instrument No. 2000-19973 (Parcels R27927, R27927011, and R27927012). In Canyon County's 1997 Ordinance, original parcels that were zoned Rural Residential (R-R) could go down to 1,200 square feet and did not require applications for administrative land divisions.

A code enforcement violation was opened on the property in September of 2023 for a trucking business in the Rural Residential (R-R) zoning district (CDEF2023-0207) (**Exhibit D2.1**). The applicant has previously stored trucks related to their business, Dr. Pipeline, on the property. Based on conversations with the applicant, the business vehicles are no longer stored on site. In 2025, a code enforcement

violation was opened on the property for a personal-use only accessory structure with an expired building permit being used for a commercial business (CDEF2025-0042) (**Exhibit D2.2**). The building in question is used for an indoor baseball training facility for Full Count Baseball and Softball LLC (**Exhibits A2.1 and A10.1**). If the Planning and Zoning Commission chooses to recommend approval to the Board of Canyon County Commissioners, staff has proposed a condition to remedy this violation (see proposed condition of approval #3e) (**Exhibit D12**).

In January of 2026, the applicant took Parcels R27927011 and R27927012 out of the commercial rezoning application. The applicant also amended their application to add a vehicle fueling station with convenience store as one of the allowable uses for the property (**Exhibits A2.2 and A4**). Staff sent a notice to the agencies that had previously commented on the application on February 11, 2026 to let them know about these changes made to the application (**Exhibit D9**).

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 Staff Review		
Criteria Met?	**Code Section**	**Analysis**
No	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Staff Analysis	The proposed conditional rezone change is <u>not</u> generally consistent with the Comprehensive Plan. The Future Land Use Plan in the 2030 Canyon County Comprehensive Plan designates the parcel as "Residential" (**Exhibit B2.10**). "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity." (Page 25, 2030 Comprehensive Plan). The 2030 Canyon County Comprehensive Plan does not promote commercial growth in the area (**Exhibit B2.10**). "The commercial designation is intended to encourage commercial uses which can provide goods and services to businesses, travelers, and residents of the County" (Page 25, 2030 Comprehensive Plan). The closest commercial uses are found within the City of Nampa, approximately 0.8 miles to the northwest at the Nampa Gateway Center which has retail and restaurant uses (**Exhibit B2.11**). City of Nampa's Comprehensive Plan calls for "Low-Density Residential" for the subject property (**Exhibit B2.11**). City of Nampa's initial comment letter states the property is "…currently designated Low Density Residential on the Nampa Comprehensive Plan Future Land Use Map. Adjacent land use designations are Medium Density Residential and Community Mixed Use. The Future Land Use Map has a provision that allows designations to apply to or 'stretch over' adjacent parcels. In this case, the Community Mixed Use land use designation could be stretched over the three parcels to accommodate this business" (**Exhibit D4**). Although the property may fit City of Nampa's "Mixed-Use Designation," the closest city limits are between 0.8 and 1-mile to the northwest and west and staff does not anticipate annexation of the properties to the west to occur quickly due to the number of residential parcels. The property better meets the 2030 Canyon County Comprehensive Plan by staying in its current designation of residential, as introducing commercial would likely encourage commercial/mixed-use growth in an area that is predominantly a residential and agricultural area (**Exhibits B2.1, B2.3, and B2.6**). The comprehensive plan amendment request is also not in general conformance with the following policies and goals contained within the 2030 Canyon County Comprehensive Plan:		

	• **Population G2.02.00**: "Promote housing, business, and service types needed to meet the demand of the future and existing population." o The Traffic Analysis Zone (TAZ) does not forecast this as a significant growth area for jobs between 2025 and 2050 (it shows an increase of 8 jobs by 2050) (**Exhibit B2.9**). The TAZ is used by COMPASS (Community Planning Association) as a tool to plan funding for future transportation needs. • **Economic Development 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." o The County identifies the area for residential growth, not commercial growth (**Exhibit B2.10**). • **Land Use & Community Design P4.03.01**: Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources. o The County identifies the area for residential growth, not commercial growth (**Exhibit B2.10**). • **Land Use & Community Design P4.03.02**: Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns. o The County identifies the area for residential growth, not commercial growth (**Exhibit B2.10**).
Criteria Met? **No**	**2** **When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Staff Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to Neighborhood Commercial (C-1) is not more appropriate than the current zoning designation of Rural Residential (R-R). The predominant land uses in the vicinity of the subject property consist of agricultural and residential activities. Parcels to the northeast, east, and southeast are used for agriculture—mainly pastureland with limited crop production. Residential properties of varying lot sizes are located to the west, east, north, and south (**Exhibits B2.1, B2.3, B2.6, and B2.12**). Land-use approvals issued over the past five years indicate a trend toward continued residential development rather than commercial expansion within the area. Additionally, it should be noted that a conditional neighborhood commercial rezone heard in 2025 to the north of the subject property was denied (**Exhibit B2.13**). The nearest approved zoning and land-use designation comparable to the request is located at the Nampa Gateway Center within the City of Nampa, approximately 0.8 miles northwest of the subject property (**Exhibit B2.11**). While there are legal nonconforming industrial operations—situated on parcels currently zoned for rural residential uses—and some gravel extraction sites to the northeast and east, these uses are primarily concentrated farther along Airport Road and in the vicinity of McDermott Road and cannot be clearly identified/seen from the subject property (**Exhibits B2.1, B2.3, and C**). Pursuant to CCCO §07-10-25 (5), the purpose of the C-1 (Neighborhood Commercial) Zone is to provide for local commercial service needs and to restrict incompatible uses. Although the applicant may support local services somewhat, the land use patterns do not support commercial uses yet. **Existing Conditions within 1-Mile (Exhibits B2.1 and B2.3):**

Direction	Existing Use	Primary Zone	Other Zone
N/NE	**Agricultural, Residential Uses, and Legal Nonconforming Gravel Pit and Industrial Uses**	**R-R**	

	to the North and Northeast		
S/SE	**Residential Uses and some Agricultural Uses**	**R-R**	**A**
E	**Agricultural and Residential Uses**	**A**	
W	**Residential Uses**	**R-R**	**R-1, CR-M-1**

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

Surrounding Land Use Cases in the Last 5 Years (Exhibit B2.13):

1. CR2023-0005 – Rezone from R-R to C-1 – Denied
2. RZ2020-0018 – Rezone from A to R-R – Approved
3. RZ2022-0008 – Rezone from A to CR-R-1 – Approved
4. SD2018-0013 – Preliminary Plat for DTH Subdivision – Approved
5. CR2022-0013 – Rezone from R-R to CR-R-1 – Approved
6. SD2019-0030 – Short Plat for Ryslanchik Subdivision – Approved
7. PH2016-51-APL – Similar Use to a Church CUP – Approved

Criteria Met?	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
No		

Staff Analysis

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

The proposed conditional rezone is not compatible with the surrounding land uses. The area surrounding the property is characterized primarily by residential development, with some agricultural uses interspersed throughout. Within 1 mile of the subject property, there are 46 subdivisions with an average parcel size of 1.15 acres. The 600-foot notification distance contains parcels with an average parcel size of 1.59 acres and median parcel size of 1 acre. Agricultural activities—mainly pastureland with limited crop production—are located on parcels to the northeast, east, and southeast. Residential uses occur in all directions, with parcel sizes varying across the surrounding area (**Exhibits B2.1, B2.3, B2.6, and B2.12**). Although the applicant is proposing to limit the allowed uses on site, staff still finds compatibility concerns with the nearby residential uses, particularly with the inclusion of a fueling station and convenience store and potentially incompatible hours of operation (7:00 a.m. to 9:00 p.m.).

Criteria Met?	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
No		

Staff Analysis

The proposed conditional rezone may negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below.

Character of the Area:
The character of the area is primarily residential with some agricultural uses. There are parcels to the northeast, east, and southeast that contain agricultural uses (mainly pasturage with some crop production) on varying parcel sizes. There are also parcels to the west, east, north, and south that contain residential uses on varying acreage sizes (**Exhibits B2.1, B2.3, B2.6, and B2.12**). The nearest approved similar zone and designation is the Nampa Gateway Center within Nampa city jurisdiction, approximately 0.8 miles northwest of the subject parcel (**Exhibit B2.11**). There are legal nonconforming industrial uses (the properties with these uses are zoned residential) and gravel pits found to the northeast and east but are

	primarily located further down Airport Road and near McDermott Road and cannot be spotted from the subject property (**Exhibits B2.1, B2.3, and C**). **The following measures will be implemented to mitigate the impact** The applicant has agreed to enter into a development agreement to place conditions on the development in an effort to potentially mitigate impacts. The applicant is proposing to restrict the uses to a caretaker residence, staging area, contractor shop, landscaping business, indoor recreation, and vehicle fueling station with convenience store. The applicant has also stated they would like to limit the hours of operation from 7:00 a.m. to 9:00 p.m. and are open to adding a sight-obscuring fence on the west side of the property to limit the property to the west's view (**Exhibits A2 and A2.2**)	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Staff Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, (an) individual septic system(s) are proposed for the commercial development (**Exhibit A3**). Per Southwest District Health's (SWDH) comment letter, "…a nutrient pathogen study may be required if the total wastewater flow meets or exceeds 600 gallons per day. The applicant must submit a letter of intended use outlining the total wastewater flow, among other criteria" Additionally, SWDH states that a site evaluation has not been conducted on site yet as no septic systems have been proposed for the requested use. SWDH does not have any concerns with rezoning the property, as long as the applicant meets all of SWDH's requirements (**Exhibits D3 and D3.1**). It is important to note that that applicant requested to add a vehicle fueling station with a convenience store as one of the uses conditioned to be allowed on site in early 2026, so SWDH did not discuss their requirements for this type of use at their pre-development meeting. SWDH requirements will need to be met for any future septic systems proposed on site (**Exhibit D3.2**). **Water:** Per the applicant's land use worksheet, (an) individual well(s) are proposed for the commercial development (**Exhibit A3**). Notice was given to Idaho Department of Water Resources, but no comments were received. Future development shall comply with IDWR standards at the time of building permit, etc. **Drainage:** Per the land use worksheet, stormwater drainage is retained via borrow ditches (**Exhibit A3**). **Irrigation:** Per the land use worksheet, the property is irrigated with surface irrigation water via gravity irrigation (**Exhibit A3**). The property is under the jurisdiction of Boise Project Board of Control/Nampa-Meridian Irrigation District (NMID). NMID sent a comment letter on March 19, 2026 which stated, "Providing all storm drainage is retained on-site there will be no impact to Nampa-Meridian Irrigation District (NMID). Therefore, no further review will be required at this time." NMID also stated that a Land Use Change Application must be submitted if any surface drainage leaves the site and private lateral must be protected (**Exhibit D11**). **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 23, 2025 and February 26, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	

Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Staff 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 future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. Per Nampa Highway District No. 1, the subject property is adjacent to Airport Road and Robinson Boulevard. Per NHD#1 Functional Classification Map, Airport Rd. is designated as a Principal Arterial and Robinson Blvd. is designated as a Minor Arterial. Commercial accesses are required to have a paved apron installed per ACCHD Standard Drawing #ACCHD-106 (**Exhibit D1**). Currently, there are curb cut approaches onto Airport Road where the applicant is proposing access. The curb cut approaches will require a paved apron to limit the effects to the public road (**Exhibit D1.1**). Nampa Highway District also added to their comment letter on February 10, 2026, which stated "For commercial business such as a fueling station/convenience store will require a Traffic Impact Study be done to evaluate the impacts to intersections in the area. It may also require additional ROW dedication along Airport Rd and Robinson Rd" (**Exhibit D1.1**). Idaho Transportation Department does not have any comments or concerns currently as the application does not meet the thresholds for a Traffic Impact Study nor does it pose any safety concerns (**Exhibits D5 and D5.1**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Staff Analysis	The subject property does have legal access to Airport Rd for the development. See the review and analysis detailed below. The subject property has access off Airport Road currently. There were curb cut approaches added to the property that were paved when the roundabout to the northeast of the property was developed. These curb cut approaches will need paved aprons to limit effects to the public road. (**Exhibits D1 and D1.1**).	
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?**
Staff Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** The subject property is serviced by Nampa School District #139. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on April 23, 2025 and February 26, 2026, and no comments were received by the school district. **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out April 23, 2025 and February 26, 2026 and no comments were received by the Sheriff's Office. **Fire Protection:** Nampa Fire Protection District sent a comment letter on December 30, 2025 which outlined international fire code requirements, such as water supply and fire access requirements. At the time of building permit	

	submittal, a preliminary fire permit is required (**Exhibit D8**). Prior to Canyon County issuing certificate of occupancy, an approved fire permit is required. **Emergency Medical Services:** Canyon County Ambulance District sent three (3) estimated response times for the subject property on December 25, 2025- Station M44 is approximately 5.84 minutes from the property, Station M42 is approximately 8.44 minutes from the property, and Station M41 is approximately 11.84 minutes from the property. These response times may vary depending on driving conditions and call volume (**Exhibit D7**).

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 Staff Review

Criteria Met?	Code Section	Analysis
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.*
Staff Analysis		**Area of City Impact:** The City of Nampa sent a comment letter on April 28, 2025, which stated the property is "…currently designated Low Density Residential on the Nampa Comprehensive Plan Future Land Use Map. Adjacent land use designations are Medium Density Residential and Community Mixed Use. The Future Land Use Map has a provision that allows designations to apply to or "stretch over" adjacent parcels. In this case, the

	Community Mixed Use land use designation could be stretched over the three parcels to accommodate this business" (**Exhibit D4**). Staff finds that although the uses the applicant is proposing may meet the Community Mixed Use land use designation, the closest city limits are between 0.8 and 1 mile to the west and northwest. Staff does not anticipate annexation of the properties to the west to occur quickly due to the number of residential parcels, so it is better to consider Canyon County's Comprehensive Plan over the City of Nampa's. The City of Nampa has a policy that properties seeking development shall go through a pre-annexation process to receive a letter of support from the City of Nampa to Canyon County. Nampa requests that the applicant go through a pre-annexation process with the City of Nampa prior to continuing the entitlement process with Canyon County, otherwise the City requests denial of this application" (**Exhibits D4 and D4.1**). At this time, the applicant has not applied or obtained a pre-annexation agreement with the City of Nampa.

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on April 23, 2025. Property owners within 600 feet of the subject property boundaries were notified on February 26, 2026. Full political notice was completed on February 26, 2026. A newspaper notice was published on March 3, 2026. The subject property was posted with a notice on March 4, 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 public comments for this case.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone is not 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. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
    a. Commencement (or "commence") shall be as defined in CCCO §07-02-03 (Definitions Enumerated).
3. The subject property (Parcel R27927; approximately 2.13 acres), shall be subject to the requirements of the "CR-C-1" Zone. The "CR-C-1" Zone is subject to the following conditions:
    a. Development of the subject parcel shall be restricted to the following land uses:
        i. Contractor Shop
        ii. Staging Area
        iii. Indoor Recreation
        iv. Landscaping Business
        v. Caretaker Residence
        vi. Vehicle Fueling Station with Convenience Store

b. LIGHTING: All exterior lighting shall be fully cut off and fully shielded and placed to direct the light source down and inside the property lines of the facility. All direct glare from the lights shall be contained within the facility area.
c. HOURS OF OPERATION FOR STAGING AREA, LANDSCAPING BUSINESS, AND INDOOR RECREATION: The hours of operation shall be 7:00 a.m. to 9:00 p.m. on Mondays, Tuesdays, Wednesdays, Thursdays, Fridays, and Saturdays.
d. PARKING AND CIRCULATION PLAN: All parking spaces shall meet all applicable off-street parking requirements (CCZO §07-13-01 and §07-13-03). A parking and circulation plan drawn to scale must be submitted to DSD and obtain any necessary fire district and highway district approvals. The parking and circulation plan must be compliant with Canyon County's off-street parking requirements (CCZO 07-13-01 and 07-13-03). Evidence of consistency shall be turned into Canyon County DSD prior to commencement of the uses on the subject property.
e. Within 60-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order and prior to any new building permit being applied for on the subject property, the property owner shall apply for the appropriate building department application(s) as determined by Canyon County's Building Official to bring the accessory structure used for baseball training facility into compliance (**Exhibit D2.2**). Once the appropriate permit is submitted, expiration or violation of said permit will also be considered a violation of this condition.
f. Within 180-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order, a site-obscuring fence shall be constructed on the western boundary as to obscure the business operations and storage of tools, and equipment. Design of the fencing shall be reviewed at the time of building permit issuance (if applicable). If no building permit is required, fence design shall still be sent in to Canyon County's Planning Department for review prior to installation. The placement of the fencing shall not impede the approved accesses on the property.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CR2024-0001, Mad River Development LLC, finding the application **does** meet the criteria for approval under Article 07-06-07(6)A of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny CR2024-0001, Mad River Development LLC, finding the application **does not** meet the criteria for approval under 07-06-07(6)A of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CR2024-0001, Mad River Development LLC, to a [*date certain or uncertain*]

EXHIBITS:

A. **Application Packet and Supporting Materials**
   1. Master Applications
      1.1. Darin Barnes Application
      1.2. Elyse Meyers Application
   2. Initial Letter of Intent

2.1. Additional Letter from Applicant on their Request; Received April 9, 2025
2.2. Additional Email Correspondence with Applicant on Uses Requested; Received January 21, 2026
2.3. Additional Letter from Applicant on Comprehensive Plan Goals and Policies Alignment; Received January 21, 2026
3. Land Use Worksheet
4. Site Plan
5. Neighborhood Meeting Sign-In Sheet
6. Agency Acknowledgement
6.1. City of Nampa Acknowledgement Email; Received November 30, 2023
6.2. Southwest District Health Acknowledgement Notice Application; Dated December 27, 2023
7. Warranty Deed with Instrument No. 2022-045644
8. Canyon County Appraiser Records for Parcel R27927
9. Idaho Secretary of State Filing Showing Agents; Dated January 2021
10. Email Correspondence with Applicant
10.1. Email Correspondence with Applicant from April 2025 – August 2025
10.2. Email Correspondence with Applicant from December 2025 – March 2026

B. Supplemental Documents

1. Parcel Information Report
2. Cases Maps/Reports
2.1. Small Air Ortho (1-Mile) Map
2.2. Small Vicinity Map
2.3. Zoning and Classification Map
2.4. Dairy, Feedlot and Gravel Pit Map
2.5. Soil and Prime Farmlands Map with Report
2.6. Subdivision Map and Report
2.7. Nitrate Priority and Well Map
2.8. TAZ Households Map
2.9. TAZ Jobs Map
2.10. Canyon County 2030 Future Land Use Map
2.11. City of Nampa Future Land Use Map
2.12. Lot Classification Map
2.13. Case Map (1-Mile) and Summary Report
2.14. Slope Percent Map

C. Site Visit Photos: February 13, 2026

D. Agency Comments Received by: March 23, 2026

1. Nampa Highway District No. 1; Received: April 23, 2025
1.1. Nampa Highway District No. 1 Email Correspondence on TIS, Curb Cuts, and Robinson Blvd Expansion
2. Canyon County Code Enforcement Department; Received: April 24, 2025
2.1. Final Notice of Zoning Violation; Dated November 2, 2025
2.2. Notice of Unsafe Structure; Dated February 26, 2026
3. Southwest District Health (SWDH); Received: April 25, 2025
3.1. SWDH Pre-Development Meeting Notes; Dated: December 27, 2023
3.2. SWDH Additional Email Correspondence on the Addition of a Vehicle Service Station with Convenience Center to Request; Dated February 10, 2026
4. City of Nampa; Received: April 28, 2025
4.1. City of Nampa Additional Comment Letter; Received: February 13, 2026
5. Idaho Transportation Department; Received: April 29, 2025
5.1. Email Response to Change in Application; Received February 24, 2026

6. Idaho Department of Environmental Quality; Dated: April 28, 2025
7. Canyon County Ambulance District; Received: December 25, 2025
8. Nampa Fire Protection District; Received: December 30, 2025
9. Email Sent to Agencies that Had Previously Commented on Changes Made to Application; Dated February 10, 2026
10. Idaho Department of Water Resources (Floodplain); Received March 2, 2026
11. Nampa-Meridian Irrigation District; Received March 19, 2026
12. Canyon County Building Department; Received March 9, 2026

E. Draft FCOs

EXHIBIT A

Application Packet and Supporting Materials

Planning & Zoning Commission

Case # CR2024-0001

Hearing Date: April 2, 2026

Exhibit A1.1

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Mad River Development LLC	
	MAILING ADDRESS: 8601 Deersky Branch Trl. Nampa, ID 83686	
	PHONE: [redacted]	EMAIL: [redacted]

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

Signature: Darin Barnes *Date:* 11/03/2023

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Darin Barnes	
	COMPANY NAME: Mad River Development LLC	
	MAILING ADDRESS: 8601 Deersky Branch Trl Nampa, ID 83686	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 623 Airport Rd Nampa, ID 83687	
	PARCEL NUMBER: R27927, R27927011, R27927012	
	PARCEL SIZE: 2.13 Acres (P1), 1.31 Acres (P2), 1.31 Acres (P3)	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☑ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Rural Resident	PROPOSED ZONING: Commercial
	FLOOD ZONE (YES/NO)	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2024-0001	DATE RECEIVED:	1-25-24
RECEIVED BY: Deb Root POD	APPLICATION FEE: $1400		CK MO CC CASH JA

Exhibit A1.2

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

PROPERTY OWNER	OWNER NAME: Mad River Development
	MAILING ADDRESS: 8601 Deersky Ranch Trl Nampa, ID 83686
	PHONE: [redacted] EMAIL: [redacted]

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

Signature: [signature] *Date:* 2/18/26

APPLICANT (IF DIFFERENT THAN OWNER)	CONTACT NAME: Elyse Fisher
	COMPANY NAME: Mad River Development
	MAILING ADDRESS: 8601 Deersky Ranch Nampa, ID 83686
	PHONE: [redacted] EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 6213 Airport Rd
	PARCEL #: R27927 LOT SIZE/AREA: 1.9 Acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: TOWNSHIP: RANGE:
	CURRENT ZONING: Rural Residential FLOODZONE (YES/NO): NO

HEARING LEVEL APPS	_____CONDITIONAL USE	_____COMP PLAN AMENDMENT	___✓___CONDITIONAL REZONE
	_____ ZONING AMENDMENT (REZONE)	_____DEV. AGREEMENT MODIFICATION	_____VARIANCE > 33%
	_____MINOR REPLAT	_____VACATION	_____APPEAL
	_____SHORT PLAT SUBDIVISION	_____ PRELIMINARY PLAT SUBDIVISION	_____FINAL PLAT SUBDIVISION
	_____AG PROTECTION AREA	_____ROAD NAME CHANGE	

DIRECTORS DECISION APPS	_____ ADMINISTRATIVE LAND DIVISION	_____EASEMENT REDUCTION	_____SIGN PERMIT
	_____PROPERTY BOUNDARY ADJUSTMENT	_____HOME BUSINESS	_____VARIANCE 33% >
	_____PRIVATE ROAD/DRIVEWAY CONST.	_____TEMPORARY USE	_____DAY CARE
	_____OTHER_____	_____ EASEMENT REDUCTION	_____ (N) ROAD NAME

CASE NUMBER: CR2024-0001		DATE RECEIVED:	
RECEIVED BY:		APPLICATION FEE:	CK MO CC CASH

Revised 1/14/26

Exhibit A2

Letter of Intent

The current zoning of land is rural residential, it is being requested that the land be rezoned too commercial. It is being requested that the land be zoned commercial so that the business may use the facilities for staging and storage purposes. All business activities are done off location. There is a small office space where a limited number of employees conduct meetings, no customers come on-site. Business hours are from 8am to 5pm Monday through Friday, employees meet on-site in the morning to pick up work trucks and meet on-site at the end of the business day to return work vehicles. Noise levels are very minimal as the facilities are primarily used for staging and storage purposes. There are a total of seven employees that come and go throughout the week, making the impact on traffic very minimal. The property is not within the city limits of Nampa therefore the rezone should have no impact on the city of Nampa. Surrounding the proposed parcels there is land zoned as residential mixed use, community mixed used, industrial, and commercial. Rezoning these parcels to commercial is compatible with surrounding land use as the area is changing and there is already an established industrial zone within just a mile of the property. At this time there will be no impact to the city services as there is an existing individual well and septic that service the property. In future the business would consider adding a septic to one or both of the back two parcels which would not impact city services. To conclude the business requests a rezone from rural residential to commercial as the impact to traffic, noise level, and the surrounding area are minimal. The rezone is also compatible with the land use in the surrounding area and would continue to support the growth and change that is already happening within this area.

Proposed Conditions of Approval

To whom it may concern Mad River Development is requesting a conditional rezone at the property of 6213 Airport Rd. Nampa, ID 83687. The property currently is used as a staging area and has a caretaker residence onsite. In addition to these two conditions, we would also like to have the option to use the property for a landscaping business, contractor shop, or indoor recreation in the future. We give up all other conditional uses of a commercial property except for the ones previously listed.

Exhibit A2.1

1. We are requesting it to be rezoned as a neighborhood commercial zone (C1).
2. Yes, the restrictions we are looking to implement will be the staging area, caretaker residence, landscaping business, contractor shop, and indoor recreation. The contractors' shop would be for our business Dr Pipeline, which is utility contracting. The indoor recreation is for a baseball training facility for children business name Full Count LLC. To confirm, no customers come on site, we simply will be using the space as a place for our few employees to meet, for storage of work vehicles and equipment.
   A. How would I go about applying for the conditional use permit?
   B. A. This proposal seeks approval from Canyon County to rezone 6213 Airport Rd. from Rural Residential (RR) to Neighborhood Commercial (C1) to support the establishment of a utility contracting business. Canyon county's comprehensive plan emphasizes the importance of expanding the economic base beyond traditional industries like agriculture. By rezoning to C1 and introducing a utility contracting business you're contributing to a non-retail, service-oriented business that provides skilled employment opportunity (public works, utilities, etc.), supports infrastructure development, and offers services essential to residential, commercial and municipal growth. The company offers higher wage trade-based jobs, we train and retain skilled workers and often partner with local governments or private developments. This aligns with the county's interest in promoting blue collared technical career paths which strengthens economic resilience. The property is located on the edge of rural canyon county and suburban Nampa making this a prime location for bridging services between urban infrastructure projects and rural utility needs. Our business does not generate heavy traffic or noise like industrial operations. We provide support to developers, homeowners, and municipalities; this is exactly the kind of balanced commercial development the comprehensive plan supports. This property sits in a transitional zone that is not urban and not fully rural, making it ideal for C1 uses that serve the surrounding community and would fill a service gap in a fast-growing area. A utility contracting company would help build and maintain the infrastructure, making it uniquely aligned with the county's comprehensive plan. Our business would grow services gradually and responsibly, it integrates with existing land uses instead of displacing them, and it encourages economic development without drastically altering the neighborhood character. By seeking a C1 rezone we are choosing a zoning designation that supports sustainable commercial growth, something that the comprehensive plan strongly endorses. Our utility contracting business also helps build and maintain the very systems the comprehensive plan prioritizes

such as water and sewers lines, storm drainage systems, roadway utility crossings, conduit installations and more. The comprehensive plan emphasizes the need for public-private partnerships and commercial support services that make long-term infrastructure possible making our business one of those critical support entities. The ability of public agent sectors to deliver efficiently can be limited without private sector involvement. A utility contracting business in the right location helps the local jurisdiction and developers' complete projects faster, makes utility extensions more cost efficient by being geographically accessible, and reduces delays in service deliveries to homes and businesses. We would be a vital partner in implementing public infrastructure goals; our business facilitates the plans intention to create sustainable service areas and helps bridge the gap between planning and implementing.

C. The subject property is located at 6213 Airport Rd, Nampa, ID 83686, a site that is strategically situated near key transportation routes, including U.S. Route 20/26 and Airport Road. These roads are crucial for regional connectivity and are well-suited for light commercial activity that does not interfere with residential neighborhoods.
D. The area is currently a mix of residential and commercial. West of N happy valley road (just a few blocks away) has a large area of land zoned as C2 or CR-C2. In between N happy valley rd. and pit lane there is a parcel zoned as CR-M1. Our property sits right on the border of city limits giving it the potential to eventually be annexed by the city of Nampa. Our other property 4423 e victory rd. is just a few minutes away, the property is zoned C2 and thriving in the community already. The Airport Road corridor is known for supporting businesses that have relatively low environmental impact but need access to high-traffic routes and utilities, such as utility contractors, logistics, and service-based companies.
E. The proposed rezoning of the property at 6213 Airport Rd from Rural Residential (RR) to Neighborhood Commercial (NC) is designed to align with the existing character of the area and will not have a negative impact on its residential or aesthetic qualities. The following points outline why the rezoning will not disrupt the area's character:
    - Utility contracting companies, such as the one proposed, typically operate with minimal disruption compared to more intense commercial or industrial uses. Most of the business activity will take place off site, with fieldwork conducted outside of peak hours and in a manner that does not generate significant noise or traffic.

- Given the nature of the business, the proposed use is a service-oriented operation that has limited environmental impact, making it a good neighbor to the surrounding residential areas.
- The property is located in a mixed-use area where commercial businesses already exist, especially along the Airport Road corridor. These businesses are already functioning within the community and do not create disruptions that affect the quality of life of nearby residents. Such businesses can be found just a few blocks away to the west o happy valley rd. There are grocery stores, food businesses, and much more. We are requesting C1, which is less intense than the various C2 or CR-C2 businesses that already function in this area, making our proposal conservative and appropriate in local context. The Comprehensive Plan supports this kind of graduated land use transition, which avoids jarring jumps from residential to heavy commercial. Our utility business fits right in the middle compatible, service-oriented, and non-intrusive.

- The property is not in close proximity to high-density residential developments, meaning the commercial use will not clash with the fabric of established homes or neighborhoods.

- Additionally, the proximity to Airport Road allows for easy access to major highways without forcing large trucks or equipment through residential streets, further reducing any strain on neighborhood roads.

Here I will outline some preventive measures we as a company can take to ensure that our business does not negatively impact on the community:

- For any field operations that may generate noise, those will be conducted at scheduled times and away from the residential properties, ensuring minimal disturbance to neighbors.
- In terms of visual impact, the property will be developed with careful consideration for the surrounding environment. The business will maintain a low-profile presence, with appropriate landscaping buffers and fencing to screen the commercial activity from residential properties.
- The architecture and signage will be designed to blend harmoniously with the surrounding area, avoiding large, flashy signs or structures that would detract from the neighborhood's character.

F. Any adequate facility or service will be provided, if necessary, in order to accommodate the commercial zoning
G. We would not require any street improvements as there are already two driveways to enter and exit the property. We typically start early morning send out field workers by 7:15 am and on average they do not return until the evening time around 6pm. Our work is primarily held off site, meaning there is little to no impact on traffic in our surrounding area.
H. The property at 6213 Airport Rd, Nampa, ID 83686 currently has legal access via Airport Road, a public right-of-way, which provides direct access to the property. This road is an established thoroughfare that connects to other major routes, such as U.S. Route 20/26, which further enhances the accessibility of the property. At this time, there are no known access issues related to the property, as the land is already situated along an established public road. The property is fully accessible from Airport Road, and no private easements or additional legal access mechanisms are required to develop the site.
I. I see no way in which the imposed re-zone would have an impact on any essential public services or facilities.

Exhibit A2.2

Emily Bunn

From: Elyse Fisher <[redacted]>
Sent: Wednesday, January 21, 2026 12:45 PM
To: Emily Bunn
Subject: Re: [External] re: Mad River Development (Joe Southers contact information)
Attachments: Goal and Policy Alignments .docx

1. The restricted uses we'd like to keep are as follows; Staging area, Vehicle fueling station with convenience store, Caretaker residence, Contractor shop, Indoor recreation and Landscaping business.
    a. We do understand that we would need to obtain a conditional use permit for the vehicle fueling station and contractor shop if approved for the C1 zone.
    b. Yes, Dr Pipeline is currently not located onsite but we would like to keep the option open.
2. We would like for the hours of operation to be from 7am-9pm this is inclusive of proposed and existing uses on the property. Most of the operations take place from 9am-5pm. Is there a noise ordinance in Canyon County? Everything I have read suggests the noise ordinance starts at 11pm (correct me if I am wrong) so we'd like to keep the operations open until 9pm.
3. Yes, we are open to a sight-obscuring fence on the west side of the property.
4. The site plan is being worked on to no longer show the back parcels.
    a. There is already a driveway entrance on the back north side of the property.
5. Could you send me a copy of our original master application please?
6. Thank you, we will keep the home business application on hand.
7. Please see attached document.

On Thu, Jan 8, 2026 at 9:14 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

Thank you for taking the time to meet with me yesterday (January 7th).

Here is a recap of our meeting and next steps:

1. Attached is the zoning response from March 2024. At that time, you were wanting to restrict the uses to: a caretaker residence, staging area, contractor shop, landscaping business, and indoor recreation. Based on our conversation yesterday, you still want to request these uses along with a vehicle fueling station with convenience store. If you want to look over the land use matrix to see if there are any other uses you are interested in, please review here: https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3051

a. It is important to note that a contractor shop and vehicle fueling station with convenience store would be required to obtain a conditional use permit if approved for the neighborhood commercial zone, meaning this would be another public hearing application. See attached for the conditional use permit application.
b. To confirm, Dr. Pipeline is not located on site, but you want the option to remain open (this business would likely be classified as a staging area and contractor shop).

2. I have been mulling over hours of operations for the site, as 9:00 a.m. to 5:00 p.m. is easy to condition, but it is difficult to condition appointment only hours after this timeframe, please this basically is an extension of those hours of operation and it is hard to enforce. Based on our conversation yesterday, the hours of operation you would want for the site would be 7:00 a.m. to 9:00 p.m., with most of the hours of operation taking place from 9:00 a.m. to 5:00 p.m., correct? I would consider thinking of going earlier than 9:00 p.m. just due to the residential character of the area.
3. Yesterday, you stated you were open to doing a site-obscuring fence on the western boundary of the property. I wanted to verify you are still okay with this?
4. Please update the site plan to just show the parcel you are wanting to rezone to commercial, as it sounds like your plan is to keep the two southern parcels as residential for now.

    a. Side note on site plan: I would make sure to consider that the parcels south of you are likely going to need an easement through the northern property in order to access their property if you haven't already. But you can confirm with Nampa Highway District on if direct access can be taken from Robinson Blvd.

5. Please update your master application to show the appropriate agent and/or property owner (see attached).
6. For your information, attached is the home business application. The fee is $525 at this time.
7. At this time, if you are able to provide some ways the case meets the comprehensive plan (such as through goals and policies) and condition the property enough fit in the residential future land use in the area, a comprehensive plan map amendment is likely not needed. I will let you know if my recommendation changes based on any additional information or bigger changes to your application.

    a. 2030 Comprehensive Plan: https://www.canyoncounty.id.gov/wp-content/uploads/2023/04/FINAL-10.13.22-2030-Comprehensive-Plan-new-cover-photo-SM-DR-changes-with-maps-_last-edit-12-8-22.pdf

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

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Exhibit A2.3

Goal and Policy Alignments

CH.2 P2.01.01

- The proposed conditional rezone and conditional uses are consistent with Comprehensive Plan Policy P2.01.01 because they provide services and amenities that support existing and anticipated households (youth indoor recreation; neighborhood-serving retail/fuel as a future option; and contractor/landscape services that support infrastructure and property maintenance), while relying on enforceable conditions to ensure the site can be supported by adequate services (managed access, on-site parking, limited hours, obscured fleet parking, and lighting/buffering controls)

CH.2 G2.02.00

- The proposed conditional rezone and listed conditional uses are consistent with Comprehensive plan goal G2.02.00 because they allow a limited mix of housing, business, and service types that meet the needs of existing and future households, including indoor youth recreation, neighborhood-serving services (Landscape/contractor support) and future local-serving retail/fuel options, all subject to conditions that ensure the uses remain compatible in a residential setting through operational limits, screening, and site design standards.

Ch.3 G3.01.00

- The proposed conditional rezone and listed uses are consistent with Comprehensive Plan Goal G3.01.00 because they support a healthy and sustainable regional economy by enabling the retention and potential expansion of existing local businesses and services (indoor recreation and a utility contractor operation), and allowing future neighborhood-serving service/retail options, all in a location that can function as “favorable” due to adequate site area and managed access, with enforceable conditions to ensure compatibility with adjacent residences.

CH.4 G4.02.00

- The proposed conditional rezone and listed uses are consistent with Comprehensive Plan Goal G4.02.00 because the project is structured to allow limited neighborhood-scale services while preserving the rural-residential character of the surrounding area through enforceable conditions, including buffering/screening adjacent to residences, managing access via two existing driveways, controlling lighting and hours of operation, and containing all higher-impact activity (fleet parking/staging) behind existing structures and out of view.

CH.5 G5.06.00 + P5.06.01

- The proposed conditional rezone and associated existing/proposed uses are consistent with Canyon County Comprehensive Plan Chapter 5 Goal G5.06.00 and Policy P5.06.01 because the project will provide lighting that supports public safety while minimizing adverse impacts from light pollution. The applicant will use downward-facing, fully shielded exterior lighting and site design practices intended to reduce sky glow and glare and prevent light spillover onto adjacent residential properties, while still providing adequate illumination for safe on-site circulation, parking, and security related to the indoor recreation use, caretaker residence, contractor/shop operations, staging/fleet vehicle activity, landscape business activity, and any future commercial use approved on the site.

CH.9 G9.03.00

- The proposed conditional rezone and associated uses are consistent with Comprehensive Plan Chapter 9 Goal G9.03.00 because the primary existing use on the site is a private indoor recreation facility, and the requested zoning/conditional uses support the continued operation and development of that private recreation facility through the development process by allowing complementary site management and service functions (caretaker oversight, site maintenance/support, and compatible accessory services), subject to enforceable conditions to maintain neighborhood compatibility.

CH. 12 G12.02.00

- The proposed conditional rezone and listed uses are consistent with Comprehensive Plan Goal G12.02.00 because they can support the rural and agricultural community through neighborhood-scale services and contractor/utility support functions, while using enforceable conditions (buffering/screening, limits on outdoor storage, lighting controls, and operational limits) to minimize land-use conflicts that could adversely affect nearby farmers and local farmland.

Exhibit A3

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 30Ft Inst. # 2

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

7. **FENCING** ☑ Fencing will be provided (Please show location on site plan)
   Type: Vinyl Height: 6Ft

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)
   N/A

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED**:

☐ Residential _____ ☑ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: fire hydrant

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

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE**: Storage

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

☑ Monday 8am to 5pm

☑ Tuesday 8am to 5pm

☑ Wednesday 8am to 5pm

☑ Thursday 8am to 5pm

☑ Friday 8am to 5pm

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. **WILL YOU HAVE EMPLOYEES?** ☑ Yes If so, how many? 5 ☐ No

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____Wall _____ Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? 15

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** _____

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

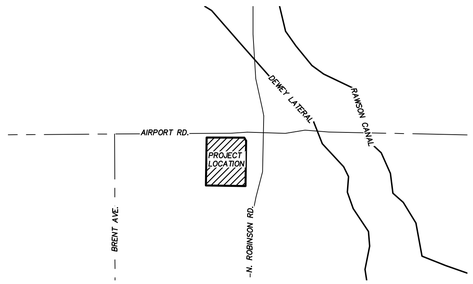
   ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

   ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

   ☐ Other: _____

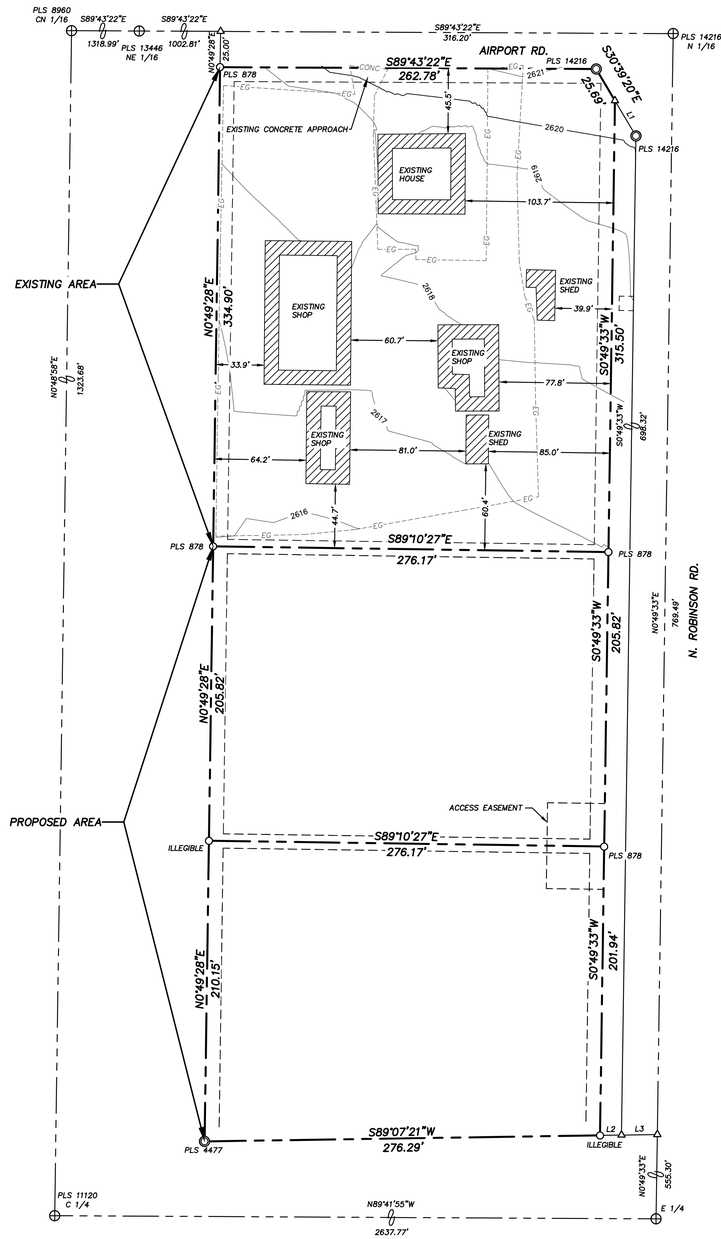
Exhibit A4



VICINITY MAP
SCALE: 1"=500'

DARIN BARNES
TOPOGRAPHIC SURVEY

A PART OF THE SE 1/4, NE 1/4, SECTION 19, T. 3N, R. 2W, B.M.
CANYON COUNTY, IDAHO
2025



This Document, and the Concepts, Ideas and Design Incorporated herein are an instrument of professional services and are the Property of Mason and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express Written Authorization of Mason and Associates, Inc.©

0 25 50 100
Scale: 1"=50'

LEGEND

- Benchmark (TBM)
- Calculated Point
- Found Aluminum Cap Monument
- Found 1/2" Iron Pin
- Found 5/8" Iron Pin
- Property Boundary Line
- Section Line
- Lot Line
- Easement Line
- Natural Ground Contour Line
- CONC — Existing Concrete
- EG — Existing Edge of Gravel

Line Table		
Line #	Direction	Length
L1	S30°39'20"E	28.72
L2	S89°07'21"W	15.01
L3	S89°07'21"W	25.01

NO	DESCRIPTION	BY	DATE
	REVISIONS		

DESIGNED BY:
DRAWN BY: BP 10/25
CHECKED BY:
APPV'D BY:

Mason & Associates
Professional Engineers, Land Surveyors & Planners
1674 S.H. 55, South, Nampa, ID 83651
(208) 454-0256

CLIENT:
DARIN BARNES
4423 E. VICTORY RD.
NAMPA, ID, 83686
(208)-866-1190

JOB NO. AU0423
DWG NO. AU0423TOPO
SCALE: N/A
Vert: 1"=50'
Horz:
FIELD BOOK NO.

DRAWING TITLE:
DARIN BARNES
6213 AIRPORT RD.
TOPOGRAPHIC SURVEY

Rev

SHEET NO. 1 OF 1 SHEETS

Exhibit A5

NEIGHBORHOOD MEETING SIGN-UP

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

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 6213 Airport Rd	Parcel Number: R27427	
City: Nampa	State: Idaho	ZIP Code: 83687
Notices Mailed Date: 11/03/2023	Number of Acres: 2.13	Current Zoning: RR
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Darin Barnes		
Company Name: Mad River Development		
Current address: 8601 Deersky Ranch Trl.		
City: Nampa	State: Idaho	ZIP Code: 83686
Phone: [redacted]	Cell:	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 11/16/2023	MEETING LOCATION: 6213 Airport Rd Nampa, ID 83686
MEETING START TIME: 9am	MEETING END TIME: 9:30 am

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. N/a		
2. Jennifer Barnes		6213 Airport Rd.
3. Margaret & Gerald		6123 Airport
4. Les & Barbara Jensen		6124 Airport
5. Bunny Arnett		6132 Leland Dr
6.		
7.		
8.		
9.		

Thursday morning at 9 am.

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):

_____

APPLICANT/REPRESENTATIVE (Signature): Elyse Fisher

DATE: 11 / 16 / 23

Exhibit A6

AGENCY ACKNOWLEDGMENT

Date:
Applicant: Mad River Development
Parcel Number: R27927, R27927011, R27927012
Site Address: 6213 Airport Rd Nampa, Idaho 83687

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

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

Date: _____ Signed: _____ has
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

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

Date: _____ Signed: _____ has
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Nampa
Area of City Impact City: _____
☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____ has email Doug Critchfield response
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Mad River Development

Parcel Number: R27527, R27526011, R27527012

Site Address: 6213 Airport Rd Nampa, Idaho 83687

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District: District: Nampa Fire Dist.

☒ Applicant submitted/met for informal review.

Date: 12/12/23 Signed: _____

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

Highway District: District: Nampa Hwy. Dist. #1

☐ Applicant submitted/met for informal review.

Date: 11-27-23 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:

Applicant: Mad River Development

Parcel Number: R-1927-R? Existing R3057010?

Site Address: 6213 Birger Rd Nampa, Idaho, 83687

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: Nampa Hwy. Dist. #1

☐ Applicant submitted/met for informal review.

Date: 11-27-23 Signed: _____

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

Irrigation District: District: Nampa & Meridian Irrigation Dist.

☐ Applicant submitted/met for informal review.

Date: 12-12-2023 Signed: _____

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

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Mad River Developers, LLC

Parcel Number: R27927, R27520011, R27520012

Site Address: 6213 Airport Rd Nampa, Idaho 83687

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 12/27/23 Signed: Anthony Lee

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

Fire District: District: SWDH

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District: District: Nampa Hwy. Dist. #1

☐ Applicant submitted/met for informal review.

Date: 11-27-23 Signed: [signature]

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

Gmail

Exhibit A6.1

Elyse Fisher [redacted]

planning and zoning agency acknowledgment

2 messages

Elyse Fisher [redacted] Thu, Nov 30, 2023 at 3:13 PM
To: pzall@cityofnampa.us

Hello,

I am emailing to obtain agency acknowledgment for the informal review of the property located at 6213 Airport Rd. We are looking to go from rural residential to commercial so that we may be allowed to store company vehicles there. We do not plan on making any changes to the property at this time, except what is required as conditions for approval. Thus far the only pre-approval condition we have is to add paved aprons on Airport Rd. I have attached a map of the property, the comprehensive plan amendment sheet, the zoning amendment sheet, and the agency acknowledgement sheet. Thank you for taking the time to read, if you have any questions or concerns please feel free to contact me.

Kind Regards, Elyse.

4 attachments

SKM_C36823112714120.pdf
83K

HPSCAN_2023112716034911_2023-11-27_160436220.pdf
307K

HPSCAN_20231127172805871_2023-11-27_172853304.pdf
480K

HPSCAN_20231127161152736_2023-11-27_161240691.pdf
593K

Doug Critchfield <critchfieldd@cityofnampa.us> Thu, Nov 30, 2023 at 3:44 PM
To: Elyse Fisher [redacted]

Hi Elyse – The future land use designation over this property is Low Density Residential in the Nampa Future Land Use Map. The map allows a future land use designation to be "stretched" over adjacent parcels that are not in a Specific Area Plan. In your case, the Community Mixed use designation can be stretched over your parcel. That would allow light industrial and commercial uses. Here is the Community Mixed Use definition in the Nampa Comprehensive Plan. Please note the highlighted areas:

5.6.7 Community Mixed Use (8.01+ Dwelling Units Per Acre [Gross])

The Community Mixed-Use designation is to specifically include commercial uses with a focus on providing communitywide needs and services and low-impact industrial uses. These areas should be sited along major transportation corridors and include public transportation access wherever feasible. At least **5 - 50% of the gross parcel area should be in high-density residential**.

Land uses could include commercial retail, large grocery stores, box stores, hotels, services for apartment-dwellers, live/work, recreation, employment centers with various business operations, commercial or light industrial/industrial business park/business park land uses with an emphasis on office and workshop facilities with minimal yards, business campuses, etc.



5.6.7.1 Community Mixed Use Design Principles

- Located on major transportation corridors, arterials, collectors, and gateways with commercial elements oriented to the corridor, a frontage road or local access road.

- Developments should have interconnected circulation systems with convenient and easily interpreted access and egress for automobiles, pedestrians, and public transportation

- A Planned Unit Development, Master

Planned Community, or subdivision with high-density residential is encouraged.

- Neighborhoods and associated residential structures should be well-designed; and include streetscape, plazas, and landscape elements that are scaled appropriately; The feel of neighborhoods and shopping areas should be open and inviting, well lit, and connected.

- Should follow criteria outlined in design review, architectural, building, and engineering codes.

- Land Uses that are located on major transportation corridors, should be subject to a higher standard of street presence, including, but not limited to landscape buffers, building treatments, and screened fencing requirements.

Zoning districts that would fit in this land use designation include RD (3-4 Dwelling unit buildings), RML, RMH, RP, BC, GB1, GB2, IP, IL, HC, and U.

Thanks - Doug

From: Elyse Fisher <[redacted]
Sent: Thursday, November 30, 2023 3:14 PM
To: Planning-Zoning Staff <PZall@cityofnampa.us>
Subject: planning and zoning agency acknowledgment

This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at [208] 468-5454.

[Quoted text hidden]

2 attachments



image001.jpg
72K

6213 Airport Rd - County Rezone App..pdf
209K

Exhibit A6.2

APPLICATION-Acknowledgement Notice

SOUTHWEST DISTRICT HEALTH

Receipt No:	Date:
$100 Fee:	Document No:

(Official Use Only)

Parcel #: R27927012, R27927011, R27927 Acres: 5

Property Address: 6213 Airport Rd City Nampa Zip Code 83687

Legal Description: Township Range Section County Canyon

Subdivision: N/A Lot Block

Applicants Name: Jenna Barnes Email [redacted]

Mailing Address: 8601 Deersky Ranch Rd Phone #: [redacted]

City: Nampa State: ID Zip Code: 83686

Applicant is : ☑ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: 12/27/2023

Owners Name : Jenna Barnes

Mailing Address : 8601 Deersky Ranch Rd Phone #: [redacted]

City : Nampa State: ID Zip Code: 83686

The proposed use will be: ☐ Residential ☑ Commercial

Is there an existing structure(s) on this parcel? ☑ Yes ☐ No

Is a Letter of Intended Use provided? ☑ Yes ☐ No

The proposed change will be: ☐ Land Split ☑ Land Use Changes (i.e., zoning)

☐ Preliminary Plat Review ☐ Other (See below description of proposal)

Number of lots on the parcel (if applicable): 3

Property is located in: ☐ City ☐ Impact Zone ☑ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply: ☑ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal:

See letter of intent (attached)

SIGNATURE: [signature] DATE: 12/27/23

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.

Exhibit A7

PioneerTitleCo.
GOING BEYOND

1211 W Myrtle Street, Plaza II Suite 100
Boise, ID 83702

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

2022-045644
RECORDED
10/04/2022 08:04 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 TYOUREN $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 817458 BD/DM

WARRANTY DEED

For Value Received Kendle L. Willingham also shown of record as Kendle Willingham, an unmarried man

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

Mad River Development LLC

hereinafter referred to as Grantee, whose current address is 4423 E Victory Road Nampa, ID 83687-8707

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), 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: 10/3/22

Kendle L Willingham

State of Idaho, County of Canyon

This record was acknowledged before me on 10/3/22 by Kendle L Willingham

Signature of notary public
Commission Expires:

Residing in Middleton, Idaho
Commission Expires: 03-11-2026

KRISTI COX
COMMISSION #37722
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

This is
6213 Airport

Parcel I (Parcel No. 27927000 0):

This parcel is situated in the Southeast Quarter Northeast Quarter of Section 19, Township 3 North, Range 1 West of the Boise Meridian and consists of a portion of Lot 12 of Wilson Orchard Tracts, which plat is on file in Book 4 of Plats at Page 10 in the office of the recorder of Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Northeast Quarter;

Thence South 90°00'00" West along the North boundary of said Southeast Quarter Northeast Quarter, a distance of 40.00 feet;

Thence South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 25.00 feet to a point on the North boundary of said Tract 12, which point is the True Point of Beginning;

Thence continuing South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 337.54 feet;

Thence North 89°27'40" West, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter a distance of 276.18 feet;

Thence North 00°32'15" East, a distance of 334.94 feet to the point on the North boundary of said Tract 12;

Thence North 90°00'00" East, along the North boundary of said Tract 12 and parallel with the North boundary of said Southeast Quarter Northeast Quarter, a distance of 276.20 feet to the True Point of Beginning.

Parcel II (Parcel No. 27927011 0):

This parcel is situated in the Southeast Quarter Northeast Quarter of Section 19, Township 3 North, Range 1 West of the Boise Meridian and consists of a portion of Lot 12 of Wilson Orchard Tracts, which plat is on file in Book 4 of Plats at Page 10 in the office of the recorder of Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Northeast Quarter

thence South 90°00'00" West, along the North boundary of said Southeast Quarter Northeast Quarter, a distance of 40.00 feet;

thence South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 362.54 feet to the True Point of Beginning;

thence continuing South 00°32'00" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter a distance of 205.82 feet;

thence North 89°27'40" West, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter, a distance of 276.17 feet;

thence North 00°32'15" East, a distance of 205.82 feet;

thence South 89°27'40" East, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter of 276.18 feet to the True Point of Beginning;

Parcel III (Parcel No. 27927012 0):

This parcel is situated in the Southeast Quarter Northeast Quarter of Section 19, Township 3 North Range 1 West of the Boise Meridian and consists of a portion of Tracts12 and 13 of Wilson Orchard Tracts, which plat is on file in Book 4 of Plats at page 10 in the office of the Recorder of Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Northeast Quarter;

thence South 90°00'00" West, along the North boundary of said Southeast Quarter Northeast Quarter, a distance of 40.00 feet;

Thence South 00°32'20" West parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 568.36 feet to the True Point of Beginning;

thence continuing South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 201.94 feet;

thence South 88°50'08" West, a distance of 276.29 feet;

thence North 00°32'15" East, a distance of 210.15 feet;

thence South 89°27'40" East, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter a distance of 276.17 feet to the True Point of Beginning.

Parcel IV (Parcel No. 27927013 0):

Beginning at the Northeast corner of Tract 12 of the Wilson Orchard Tracts, a subdivision of the East Half of Section 19, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, according to the plat filed in the office of the County Recorder of said County and bearing

South 745 feet along the East boundary of Tracts 12 and 13 of the aforesaid Wilson Orchard Tracts; thence
South 88°50' West 291.3 feet, thence
North 750.92 feet to the North boundary off the aforesaid Tract 12, thence
East 291.2 feet along the aforesaid North boundary to the True Point of Beginning.

Excepting Therefrom:

This parcel is situated in the Southeast Quarter Northeast Quarter of Section 19, Township 3 North, Range 1 West of the Boise Meridian and consists of a portion of Lot 12 of Wilson Orchard Tracts, which plat is on file in Book 4 of Plats at Page 10 in the office of the recorder of Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Northeast Quarter;

Thence South 90°00'00" West along the North boundary of said Southeast Quarter Northeast Quarter, a distance of 40.00 feet;

Thence South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 25.00 feet to a point on the North boundary of said Tract 12, which point is the True Point of Beginning;

Thence continuing South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 337.54 feet;

Thence North 89°27'40" West, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter a distance of 276.18 feet;

Thence North 00°32'15" East, a distance of 334.94 feet to the point on the North boundary of said Tract 12;

Thence North 90°00'00" East, along the North boundary of said Tract 12 and parallel with the North boundary of said Southeast Quarter Northeast Quarter, a distance of 276.20 feet to the True Point of Beginning.

And Excepting Therefrom:

This parcel is situated in the Southeast Quarter Northeast Quarter of Section 19, Township 3 North, Range 1 West of the Boise Meridian and consists of a portion of Lot 12 of Wilson Orchard Tracts, which plat is on file in Book 4 of Plats at Page 10 in the office of the recorder of Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Northeast Quarter

thence South 90°00'00" West, along the North boundary of said Southeast Quarter Northeast Quarter, a distance of 40.00 feet;

thence South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 362.54 feet to the True Point of Beginning;

thence continuing South 00°32'00" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter a distance of 205.82 feet;

thence North 89°27'40" West, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter, a distance of 276.17 feet;

thence North 00°32'15" East, a distance of 205.82 feet;

thence South 89°27'40" East, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter of 276.18 feet to the True Point of Beginning;

And Also Excepting Therefrom:

This parcel is situated in the Southeast Quarter Northeast Quarter of Section 19, Township 3 North Range 1 West of the Boise Meridian and consists of a portion of Tracts, which plat is on file in Book 4 of Plats at page 10 in the office of the Recorder of Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Northeast Quarter;

thence South 90°00'00" West, along the North boundary of said Southeast Quarter Northeast Quarter, a distance of 40.00 feet;

Thence South 00°32'20" West parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 568.36 feet to the True Point of Beginning:

thence continuing South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 201.94 feet;

thence South 88°50'08" West, a distance of 276.29 feet;

thence North 00°32'15" East, a distance of 210.15 feet:

thence South 89°27'40" East, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter a distance of 276.17 feet to the True Point of Beginning.

And Further Excepting Therefrom:

A Parcel of land lying in the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 19, Township 3 North,. Range 1 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at a Brass Cap at the Northeast corner of the Southeast Quarter of the Northeast Quarter, (the intersection of Airport and Robinson Roads) located in the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 19, Township 3 North. Range 1 West of the Boise Meridian, Canyon County, Idaho;

thence South along the Section line 184.00 feet to a point, thence West 25.00 feet to a point, which is the Real Point of Beginning,
thence continuing West 10.00 feet to a point;
thence South 10.00 feet to a point;
thence East 10.00 feet to a point;
thence North 10.00 feet to a point, the Real Point of Beginning.

Exhibit A8

Aumentum TECHNOLOGIES

2023 Real Property Splits

PIN:	**27927000 0**	TAG:	**144-00**	Current owner:	**MAD RIVER DEVELOPMENT LLC**
AIN:	**09455012000A**	TIF:		Ownership type:	**Sole Ownership**
Status:	**Active**	County:	**14-Canyon**	Situs address:	**6213 AIRPORT RD**
Geocode:		Case:		Description:	**19-3N-1W NE WILSON ORCHA(...)**
Rev acct:	**0000845963**	Pmt pin:		Class:	**537 Res Impr on Cat 15**
Tax sale:		ACH pin:		Roll type:	**Real Property**

Situs Addresses

Address	City	State	Postal code	Primary
6213 AIRPORT RD	NAMPA	Idaho		X

(Being a portion of Tract 12 of Wilson Orchard Tracts, Canyon County, Idaho, according to the plat filed in Book 4 of Plats, Page 10, records of said County)..

Exhibit A9

0004147080

STATE OF IDAHO
Office of the secretary of state, Lawerence Denney
REGISTERED AGENT/OFFICE CHANGE
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only
-FILED-
File #: 0004147080
Date Filed: 1/28/2021 9:25:29 PM

The name and address of the entity for which the registered agent is being changed:

Select one: Standard, Expedited or Same Day Service (see descriptions below)	Standard (filing fee $0)
The name of the business entity is:	MAD RIVER DEVELOPMENT LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0000179222

The registered agent on record is:

Registered Agent

SCOTT WENDLING
Registered Agent
Physical Address
4423 E VICTORY ROAD
NAMPA, ID 83616
Mailing Address

The name and street address of the new registered agent and office in Idaho is:

Registered Agent

Registered Agent
Jennifer Barnes
Physical Address:
8601 DEER SKY RANCH TRL
NAMPA, ID 83686
Mailing Address:
4423 E VICTORY RD
NAMPA, ID 83687-8707

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

Entity Signature:

Darin Barnes
Sign Here

01/28/2021
Date

Job Title: Member

B0576-7445 01/28/2021 9:25 PM Received by ID Secretary of State Lawerence Denney

ARTICLES OF ORGANIZATION
LIMITED LIABILITY COMPANY

(Instructions on back of application)

FILED EFFECTIVE
2006 NOV -2 AM 8:50
SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

   Mad River Development LLC

2. The street address of the initial registered office is:

   4423 E. Powerline Road, Nampa, ID 83616

   and the name of the initial registered agent at the above address is:

   Scott Wendling

3. The mailing address for future correspondence is:

   PO Box 3023, Nampa ID 83653

4. Management of the limited liability company will be vested in:

   Manager(s) ☑ or Member(s) ☐ (please check the appropriate box)

5. If management is to be vested in one or more manager(s), list the name(s) and address(es) of at least one initial manager. If management is to be vested in the member(s), list the name(s) and address(es) of at least one initial member.

Name	Address
Scott Wendling	9546 Cherry Lane, Nampa, ID 83687
Darin Barnes	PO Box 3023, Nampa, ID 83653

6. Signature of at least one person responsible for forming the limited liability company:

   Signature: [signature]
   Typed Name: Scott Wendling
   Capacity: Owner

   Signature _____
   Typed Name: _____
   Capacity: _____

Secretary of State use only

articlesofincLLCformsforwebpage\llcform.pdf
Revised 07/2002
Web Form

IDAHO SECRETARY OF STATE
11/02/2006 05:00
CK: 12974 CT: 178952 BH: 1883513
1 @ 100.00 = 100.00 ORGAN LLC # 2

W55924

Exhibit A10.1

Emily Bunn

From: Emily Bunn
Sent: Monday, August 4, 2025 8:23 AM
To: 'Elyse Fisher'
Cc: 'Jenna Leavell'; Darin Barnes
Subject: RE: [External] Revised response

Hello,

I have not received an update from your attorney on your case. Do you have an estimated timeframe on when your attorney will touch base to establish himself as your agent?

If I do not hear anything by September 4, 2025 (1-month from now), I will presume to go ahead and move forward with the information I have for your case and schedule soon thereafter.

Sincerely,

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

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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

From: Emily Bunn
Sent: Tuesday, July 8, 2025 1:07 PM
To: 'Elyse Fisher' <[redacted]>
Subject: RE: [External] Revised response

Thank you for the update, Elyse.

With the attorney taking over as agent, can you please have the property owners fill out a master application and affidavit of legal interest identifying him as agent? See attached for those forms to review.

If you have any questions, please let me know.

Sincerely,

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

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From: Elyse Fisher <[redacted]
Sent: Tuesday, July 8, 2025 12:45 PM
To: Emily Bunn <[redacted]>
Subject: Re: [External] Revised response

Hello Emily,

Thank you for being so patient with us while we were trying to figure things out. You should be hearing from our lawyer Joe Southers with Lakey Law within the next couple of days as he will be taking over the case from here.

Kind Regards,
Elyse Fisher

On Tue, Jul 1, 2025 at 11:46 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> I am just getting back into the office and wanted to see if you had any information for your case? I have not heard anything from you for about a month and I would like to get your case moving forward. I will likely be looking at scheduling the case this fall (September or a later) so any information you can provide will be very helpful for writing the staff report and important for my recommendation to the Planning and Zoning Commission or Hearing Examiner.
>
> Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Emily Bunn
Sent: Thursday, June 5, 2025 1:22 PM
To: 'Jenna Leavell' <[redacted]
Cc: 'Elyse Fisher' <[redacted]>; 'Darin Barnes' <[redacted]>
Subject: RE: [External] Revised response

Hello,

Attached you can find the agency responses I have received so far. Just to verify, you are no longer interested in doing apartments on the property correct (this was discussed in your pre-development meeting with SWDH in December

2023)? Based on City of Nampa's comment, I would go talk to them about potentially doing a pre-annexation agreement in order to get a letter of support.

Also, I see you did not provide a site plan/concept plan with your master application packet. Could you provide one to show current buildings, their uses, proposed entrances/exits, any future buildings/plans, etc.? It will be very helpful for my review. The hearing bodies like the opportunity to review the concept plan and the conditional rezones that are approved and I sometimes see conditions that require the applicant to be in substantial compliance for the concept/site plan provided to limit major changes to the development in the future that were not presented in the public hearing process.

If you have any further questions about the comprehensive plan or my questions below, please do not hesitate to reach out.

Lastly, I will be out of the office from June 16th to June 30th. If you need anything during that time frame, please email zoninginfo@canyoncounty.id.gov

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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

From: Emily Bunn
Sent: Wednesday, May 28, 2025 12:03 PM
To: 'Jenna Leavell' <[redacted]>
Cc: Elyse Fisher <[redacted]>; Darin Barnes [redacted]
Subject: RE: [External] Revised response

Thank you for your email.

I will keep an eye out for a response.

If you have any questions on the processes or my comments below, please let me know.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Wednesday

1pm – 5pm

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From: Jenna Leavell <[redacted]
Sent: Wednesday, May 28, 2025 11:59 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Elyse Fisher <[redacted]>; Darin Barnes [redacted]>
Subject: Re: [External] Revised response

Emily,

I plan on getting a response to you Friday, hopefully.I am meeting with a lawyer to make sure I have everything understood and correct.

Thank you,

Jenna Leavell

Dr. Pipeline LLC

(208) 860-8033

drpipeline.jenna@gmail.com

On Tue, May 27, 2025 at 3:43 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> I wanted to touch base and verify you received my below email.
>
> If so, could you please respond to my questions below to help move your case along?
>
> Sincerely,
>
> Emily Bunn,
>
> Principal Planner
>
> Canyon County Development Services Department
>
> 111 N. 11th Ave., #310, Caldwell, ID 83605
>
> Direct Line: (208) 454-6632
>
> Email: emily.bunn@canyoncounty.id.gov
>
> Website: www.canyoncounty.id.gov
>
> Development Services Department (DSD)
>
> NEW public office hours
>
> Effective Jan. 3, 2023
>
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>
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Wednesday

1pm – 5pm

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From: Emily Bunn
Sent: Thursday, May 8, 2025 2:11 PM
To: 'Elyse Fisher' <[redacted]>
Cc: Darin Barnes <[redacted]>; Jenna Barnes <[redacted]>
Subject: RE: [External] Revised response

Dear Elyse,

I have been analyzing your case more and have the following questions/thoughts:

1. The City of Nampa's limits are around 0.9 miles down the road where there are commercial uses. Although the City of Nampa may slowly annex property along Airport Road to eventually reach Robinson Blvd, this will likely take many years as annexation is almost always at the request of the property owner and in general the County does not usually see annexation of these small properties very quickly. The reason I bring this up is although City of Nampa's Comprehensive Plan calls for mixed use in this area, this likely won't come to fruition for many years and our Comprehensive Plan calls for Rural Residential zoning due to the residential character of the area.

    a. Therefore, I am struggling to recommend approval of commercial zoning as currently requested for this property as our Comprehensive Plan doesn't match the request, which is part of the evaluation for a conditional rezone. I suggest you also request a Comprehensive Plan Amendment at the same time as the conditional rezone request to match the future land use of this parcel as commercial rather than rural residential. If you feel the request matches the Comprehensive Plan without requesting the rezone, you can go through the public hearing process without it. I would suggest looking at *goals and policies in the 2030 Comprehensive Plan* to demonstrate how it matches. You can find the 2030 Comprehensive Plan here: https://www.canyoncounty.id.gov/wp-content/uploads/2023/04/FINAL-10.13.22-2030-Comprehensive-Plan-new-cover-photo-SM-DR-changes-with-maps-_last-edit-12-8-22.pdf

2. The staging area and contractor shop seems to be fairly low-impact to the residential character of the area, but I am concerned about the baseball training facility not working well with the surrounding residential properties. Are you open to taking "indoor recreation" out of the application?
3. Also, the building that is currently being used for the baseball facility was permitted for personal use only and is now being used as commercial building, making it an unsafe structure. Have you ceased use of the building for the meantime per the letter that sent by Canyon County's Building Official?

If you would like to meet to discuss this or give me a call with any questions, please feel free to do so.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Elyse Fisher <[redacted]>
Sent: Wednesday, April 16, 2025 10:31 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Revised response

Hello Emily,

Thank you for taking the time to research what other zoning options may be available to us. I have reviewed the MU-A zone and would still like to proceed with neighborhood commercial zoning.

The facility primarily serves scheduled training sessions and small group instruction. We do not host large events or generate high volumes of traffic. Hours of operation are limited to evenings and weekends, and all activities are conducted indoors, ensuring minimal disturbance to neighboring properties. Because the training is done indoors and sessions are scheduled in small groups, the noise level is contained, and there is little to no impact on the surrounding environment. We have taken measures to sound-treat the facility; this includes acoustic panels, hanging baffles, and filling the walls with insulation in order to keep noise levels minimal.The property is well maintained and does not produce odors, pollutants, or other nuisances. I'd say there will be roughly 20 people at a time and approximately 25 parking spaces. This facility offers a unique community asset by providing local youth with access to high-quality athletic instruction close to home. It encourages healthy habits, discipline, and teamwork, and helps keep kids engaged in positive activities outside of school.

Please let me know if you need any more information.

Kind regards,

Elyse Fisher

On Mon, Apr 14, 2025 at 11:01 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hi Elyse,
>
> Thank you for sending this over.
>
> I have attached the conditional use permit application for you to review, which is required if you get approved the C-1 zone for a contractor shop.
>
> I was thinking over the zoning request and thought maybe our Mixed Use-Arterial (MU-A) zone would be another option to explore instead of requesting commercial zoning.

Per CCCO §07-10-25(9) it states: The purpose of the MU-A (Mixed Use - Arterial) Zone is to encourage a mix of residential, commercial and industrial uses along principal arterials within Areas of City Impact which are designed in accord with adopted access management standards for State highways or arterials under the control of a local highway agency. (Ord. 19-038, 8-30-2019).

Airport Road is considered a principal arterial and Robinson Blvd is considered a minor arterial per Nampa Highway District No. 1, meaning MU-A would be an option. If you would like to pursue the mixed use zoning instead of commercial, please update the letter. If you would like to keep the commercial zoning, I will go ahead and send out the initial agency notice.

One last thing, I understand a baseball training facility is proposed to be on site. Can you tell me more about this business? Such as, are there going to be classes held? How many people will be coming on site for this facility approximately? How many parking spaces will be available? Do you have proposed hours of operation? The immediate vicinity is predominately residential with some agricultural uses and I am concerned a larger commercial business such as a baseball training facility may make it more difficult to mitigate potential impacts (such as traffic and noise), so any information related to this would be most helpful.

Sincerely,

Emily Bunn,

Associate Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **

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

From: Elyse Fisher <[redacted]>
Sent: Wednesday, April 9, 2025 2:04 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Darin Barnes <[redacted]>; Jenna Barnes <[redacted]>
Subject: [External] Revised response

Hello Emily,

I apologize for the delay on the updated response! I have attached in the form of a PDF the same as before. Please let me know if this meets the requirements of what we discussed on the phone. Thank you for your time.

Kind regards,

Elyse Fisher

Exhibit A10.2

Emily Bunn

From: Emily Bunn
Sent: Thursday, March 19, 2026 11:02 AM
To: Elyse Fisher
Cc: [redacted]
Subject: RE: [External] re: Mad River Development (Joe Southers contact information)

Hello,

Thank you for sending over the master application a few weeks ago.

I have not received any additional information on findings for questions 1-4 in the conditional rezone code, so unless I receive more evidence that demonstrates you can meet those criteria questions, I am likely going to recommend denial of your case. The Planning and Zoning Commission may make a different recommendation to the Board of Canyon County Commissioners, but if you have any additional evidence or information to send over that may provide more evidence for your case, you may do so. The materials deadline for the case is March 23, 2026.

Sincerely,

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

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

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From: Elyse Fisher <[redacted]>
Sent: Monday, February 16, 2026 11:35 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: [redacted]
Subject: Re: [External] re: Mad River Development (Joe Southers contact information)

Hello Emily,

I apologize for the delay on response I am currently sick with the flu. I will get your last few emails answered today.

On Thu, Feb 12, 2026 at 11:12 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Also, you do not have to be present, I just wanted to be sure you two are aware.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Wednesday

1pm – 5pm

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From: Emily Bunn
Sent: Thursday, February 12, 2026 11:09 AM
To: '[redacted]' [redacted]>
Cc: '[redacted]
Subject: RE: [External] re: Mad River Development (Joe Southers contact information)

Hello,

I wanted to let you know that I am doing a site visit for your case tomorrow. I need to include site photos in the staff report for the hearing bodies to review. I am not exactly sure of the time, but it will likely be between 10:00 a.m. to 12:00 p.m.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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From: Emily Bunn
Sent: Wednesday, February 11, 2026 3:46 PM
To: [redacted]
Cc: [redacted]
Subject: RE: [External] re: Mad River Development (Joe Southers contact information)

Hello,

Your case has been scheduled for the April 2nd, 2026 Planning and Zoning Commission meeting. As stated in the letter, all materials you want the Planning and Zoning Commission to consider must be sent to me by March 23rd, 2026 (10-days prior to the public hearing).

The hearing is held in the Canyon County's Administration Building Public Meeting Room at 6:30 p.m. (Address is 111 N. 11th Ave., Caldwell, ID 83605).

I am having a hard time finding evidence to support the conditional rezone findings for questions 1-4. This is mainly due to the number of commercial uses requested, the area being primarily residential in nature, the hours of operation time, and the future land use map not calling for a commercial zone in this area. If you have any changes you want to make to the application, such as adding more proposed conditions or editing the requested uses, please let me know.

These are the four questions I am having a hard time getting findings for your reference (you can also find them here: https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-2744):

1. Is the proposed conditional rezone generally consistent with the comprehensive plan;

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;

3. Is the proposed conditional rezone compatible with surrounding land uses;

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impac

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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From: Emily Bunn
Sent: Tuesday, February 10, 2026 10:15 AM
To: [redacted]
Cc: [redacted]
Subject: RE: [External] re: Mad River Development (Joe Southers contact information)

Hello,

I was looking over my email and I did not see that an updated master application was filled out designating Elyse as an agent. The one I have still designates Darin Barnes as the agent. If you have already sent it over to me, could you resend it? If not, can you fill this out so I can add to the staff report exhibits so it is clear who is representing this application.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

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From: Emily Bunn
Sent: Friday, February 6, 2026 1:11 PM
To: [redacted]
Cc: [redacted]
Subject: RE: [External] re: Mad River Development (Joe Southers contact information)

Hello,

I just wanted to let you know I am working on getting your case scheduled for a public hearing on April 2, 2026.

I was unfortunately not able to get your scheduled for the March 19 hearing due to some scheduling conflicts.

Once I get the case officially scheduled, I will send you over an applicant schedule letter.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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

From: Emily Bunn
Sent: Thursday, January 29, 2026 11:47 AM
To: Elyse Fisher <[redacted]>
Subject: RE: [External] re: Mad River Development (Joe Southers contact information)

Hello,

Thank you for sending this information over.

Canyon County does not have a noise ordinance to my knowledge. The reason I suggested the hours of operation not going until 9pm is you are in a primarily residential area to the west of you, but you can definitely request until 9pm if desired.

When do you anticipate the site plan being completed showing just the one parcel? The reason I ask is because I do not want to schedule the case for a public hearing and it not be ready.

Attached is the original master application packet.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Elyse Fisher <[redacted]>
Sent: Wednesday, January 21, 2026 12:45 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] re: Mad River Development (Joe Southers contact information)

1. The restricted uses we'd like to keep are as follows; Staging area, Vehicle fueling station with convenience store, Caretaker residence, Contractor shop, Indoor recreation and Landscaping business.
    a. We do understand that we would need to obtain a conditional use permit for the vehicle fueling station and contractor shop if approved for the C1 zone.
    b. Yes, Dr Pipeline is currently not located onsite but we would like to keep the option open.
2. We would like for the hours of operation to be from 7am-9pm this is inclusive of proposed and existing uses on the property. Most of the operations take place from 9am-5pm. Is there a noise ordinance in Canyon County? Everything I have read suggests the noise ordinance starts at 11pm (correct me if I am wrong) so we'd like to keep the operations open until 9pm.
3. Yes, we are open to a sight-obscuring fence on the west side of the property.
4. The site plan is being worked on to no longer show the back parcels.
    a. There is already a driveway entrance on the back north side of the property.
5. Could you send me a copy of our original master application please?
6. Thank you, we will keep the home business application on hand.
7. Please see attached document.

On Thu, Jan 8, 2026 at 9:14 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> Thank you for taking the time to meet with me yesterday (January 7th).
>
> Here is a recap of our meeting and next steps:
>
> 1. Attached is the zoning response from March 2024. At that time, you were wanting to restrict the uses to: a caretaker residence, staging area, contractor shop, landscaping business, and indoor recreation. Based on our

conversation yesterday, you still want to request these uses along with a vehicle fueling station with convenience store. If you want to look over the land use matrix to see if there are any other uses you are interested in, please review here: https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3051

   a. It is important to note that a contractor shop and vehicle fueling station with convenience store would be required to obtain a conditional use permit if approved for the neighborhood commercial zone, meaning this would be another public hearing application. See attached for the conditional use permit application.
   b. To confirm, Dr. Pipeline is not located on site, but you want the option to remain open (this business would likely be classified as a staging area and contractor shop).

2. I have been mulling over hours of operations for the site, as 9:00 a.m. to 5:00 p.m. is easy to condition, but it is difficult to condition appointment only hours after this timeframe, please this basically is an extension of those hours of operation and it is hard to enforce. Based on our conversation yesterday, the hours of operation you would want for the site would be 7:00 a.m. to 9:00 p.m., with most of the hours of operation taking place from 9:00 a.m. to 5:00 p.m., correct? I would consider thinking of going earlier than 9:00 p.m. just due to the residential character of the area.
3. Yesterday, you stated you were open to doing a site-obscuring fence on the western boundary of the property. I wanted to verify you are still okay with this?
4. Please update the site plan to just show the parcel you are wanting to rezone to commercial, as it sounds like your plan is to keep the two southern parcels as residential for now.

   a. Side note on site plan: I would make sure to consider that the parcels south of you are likely going to need an easement through the northern property in order to access their property if you haven't already. But you can confirm with Nampa Highway District on if direct access can be taken from Robinson Blvd.

5. Please update your master application to show the appropriate agent and/or property owner (see attached).
6. For your information, attached is the home business application. The fee is $525 at this time.
7. At this time, if you are able to provide some ways the case meets the comprehensive plan (such as through goals and policies) and condition the property enough fit in the residential future land use in the area, a comprehensive plan map amendment is likely not needed. I will let you know if my recommendation changes based on any additional information or bigger changes to your application.

   a. 2030 Comprehensive Plan: https://www.canyoncounty.id.gov/wp-content/uploads/2023/04/FINAL-10.13.22-2030-Comprehensive-Plan-new-cover-photo-SM-DR-changes-with-maps-_last-edit-12-8-22.pdf

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

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

From: Elyse Fisher <[redacted]>
Sent: Monday, December 29, 2025 9:23 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Joseph F. Southers <[redacted]t>; Darin Barnes <[redacted]>; [redacted]
Subject: Re: [External] re: Mad River Development (Joe Southers contact information)

Pushing the date back to the 19th is fine with us.

On Wed, Dec 24, 2025 at 2:05 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> After talking with Elyse on the potential for barndominiums on two of the parcels Mad River owns, I am going to suggest we move the hearing date to February 19, 2026 or later depending on what details change on the application. If barndominums are proposed, then this the request will need to be altered, as the commercial zones (unless for caretaking the property), do not allow residences.

This will hopefully give me enough time to get the case ready for hearing, but I will hopefully be able to give you a better idea on timeline after our meeting on January 7th.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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

From: Emily Bunn
Sent: Thursday, December 18, 2025 11:15 AM
To: 'Elyse Fisher' <[redacted]>
Cc: Joseph F. Southers <[redacted]>; Darin Barnes <[redacted]>; [redacted]
Subject: RE: [External] re: Mad River Development (Joe Southers contact information)

Thank you for the confirmation.

I will see you on January 7th at 2:00 p.m.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Wednesday

1pm – 5pm

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From: Elyse Fisher <[redacted]m>
Sent: Thursday, December 18, 2025 11:09 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Joseph F. Southers <j[redacted]t>; Darin Barnes <[redacted]>;

[redacted]

Subject: Re: [External] re: Mad River Development (Joe Southers contact information)

let's do wednesday January 7th!

On Thu, Dec 18, 2025 at 8:46 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> Here are some available times I have for an in-person meeting. Please let me know if you need any more times:
>
> Tuesday, January 6th, 2026 between 10:00 a.m.- 12:00 p.m. or 2:00 p.m. to 4:00 p.m.
>
> Wednesday, January 7th. 2026 between 2:00 p.m. to 4:00 p.m.
>
> I am assuming the meeting will take anywhere between 30 minutes to an hour.
>
> Sincerely,
>
> Emily Bunn,
>
> Principal Planner
>
> Canyon County Development Services Department
>
> 111 N. 11th Ave., #310, Caldwell, ID 83605
>
> Direct Line: (208) 454-6632
>
> Email: emily.bunn@canyoncounty.id.gov
>
> Website: www.canyoncounty.id.gov
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From: Elyse Fisher <[redacted]>
Sent: Wednesday, December 17, 2025 1:41 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Joseph F. Southers <[redacted]>; Darin Barnes <[redacted]>;
[redacted]
Subject: Re: [External] re: Mad River Development (Joe Southers contact information)

Emily we would like to meet after the first of the year for an in person meeting. Could you please give us a few dates and times that work for you?

On Tue, Dec 16, 2025 at 3:49 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> I have been thinking that with the amount of time that this case has been in our office, it may be helpful to have in person meeting so we can make sure we are all on the same page regarding the details of the case.
>
> Do you have availability next week for a meeting? If so, what days/times work for you?
>
> Sincerely,
>
> Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Emily Bunn
Sent: Wednesday, December 10, 2025 3:08 PM
To: Elyse Fisher <[redacted]>
Cc: Joseph F. Southers <[redacted]>; Darin Barnes <[redacted]>; [redacted]
Subject: RE: [External] re: Mad River Development (Joe Southers contact information)

Hello,

Thank you for the site plan. What is the proposed use of the proposed buildings ?

Also, I see Mad River also owns Parcel R27927013. Are you wanting to also rezone this parcel? Also, is it planned to be a separate parcel, or going to be merged with the other three?

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

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From: Elyse Fisher <[redacted]>
Sent: Wednesday, December 10, 2025 2:44 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Joseph F. Southers <[redacted]>; Darin Barnes <[redacted]>; [redacted]
Subject: Re: [External] re: Mad River Development (Joe Southers contact information)

On Wed, Dec 10, 2025 at 2:03 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Thank you for the confirmation. If you could send over the requested information below, I would much appreciate it.

1. From what I understand, you have a site plan ? If so, could I get a copy to include in the staff report?

2. Elyse – I do not have you designated as the applicant on the master application, so if the attached master application also designating you as an applicant, that would be much appreciated.

3. A comprehensive map plan amendment is generally recommended when the project you are proposing will not match character of the area and the future land use map. In your case, I would suggest including a comprehensive map amendment if you feel it will not match the residential/agricultural area (as this is what the future land use map calls for in this area). Since you are applying for a conditional rezone, you may be able to add enough conditions related to the business operations taking place on site that it will match the area, but it largely depends on what kind of conditions and operations are taking place on site. Please let me know which way you decide.

4. The baseball training facility is currently being used in a personal-use only building and a cease and desist letter was sent to the applicant to stop the use of this structure, so please be aware of this violation. If there are bathrooms located within the building and the septic system did not account for the additional wastewater flow, this may be need to be updated as well.

5. Elyse informed me previously of doing hours of operation for the utility business from approximately 7:00 a.m. to 6:00 p.m. with no work taking place on site, just staging and storing of equipment (with a potential office) related to the utility company. If you could give me more information related to days of operation, where parking will be located, an estimated number of employees, etc. for this business, it would be much appreciated. Any information related to the baseball training facility would also be great to have, as this business appears to be higher impact.

6. If you would like a letter of support from City of Nampa, they are requesting a pre-annexation agreement.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

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From: Elyse Fisher <[redacted]>
Sent: Wednesday, December 10, 2025 1:20 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Joseph F. Southers <[redacted]>; Darin Barnes <[redacted]>; [redacted]
Subject: Re: [External] re: Mad River Development (Joe Southers contact information)

Yes February 5th works for me!

On Wed, Dec 10, 2025 at 1:14 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case # CR2024-0001

Hearing Date: April 2, 2026

Exhibit B1

CANYON COUNTY DEVELOPMENT SE VARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R27927 PARCEL INFORMATION REPORT

2/11/2026 2:15:27 PM

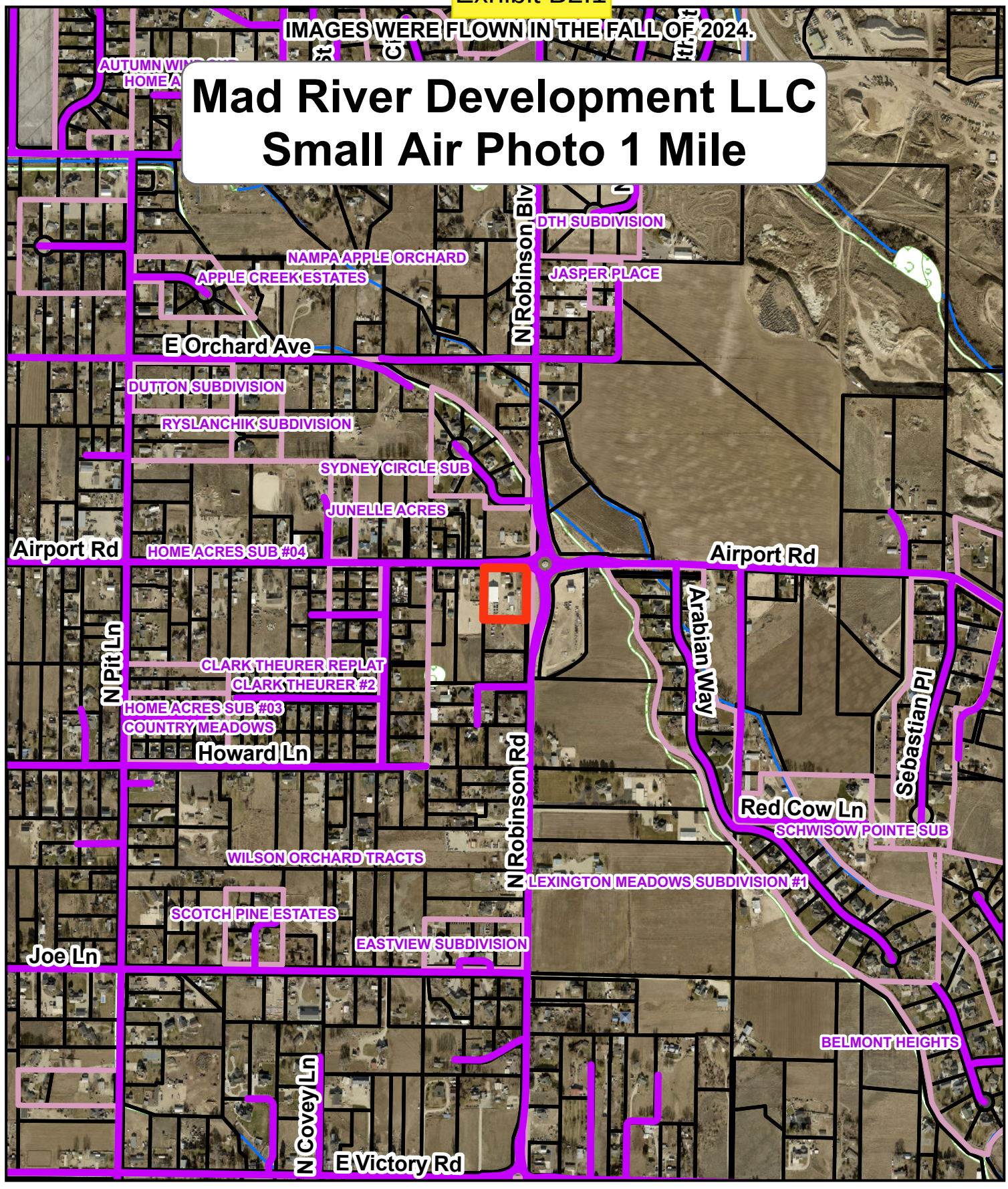
PARCEL NUMBER:	R27927
OWNER NAME:	MAD RIVER DEVELOPMENT LLC
CO-OWNER:	
MAILING ADDRESS:	8601 DEER SKY RANCH TRL NAMPA ID 83686
SITE ADDRESS:	6213 AIRPORT RD
TAX CODE:	1440000
TWP:	3N **RNG:** 1W **SEC:** 19 **QUARTER:** NE
ACRES:	2.13
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	RR / RURAL RESIDENTIAL
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	Nampa
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0403F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2022049107
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	19-3N-1W NE WILSON ORCHARD TRS TX 00317 OF BLK 12 LS ROW
PLATTED SUBDIVISION:	WILSON ORCHARD TRS
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

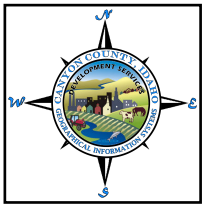
DISCLAIMER:

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

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

Exhibit B2.1





City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit B2.2

Mad River Development LLC
Small Vicinity Map

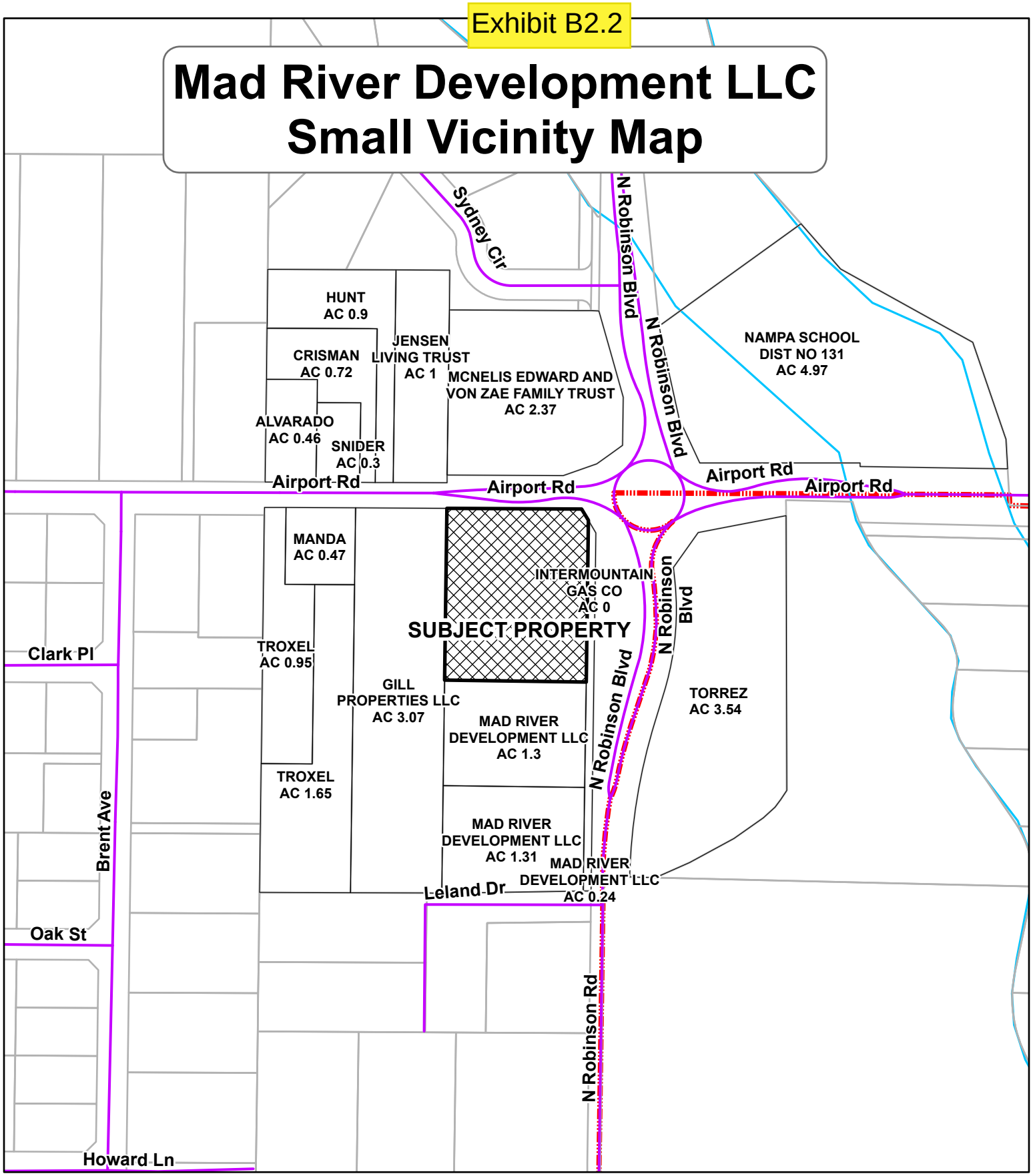
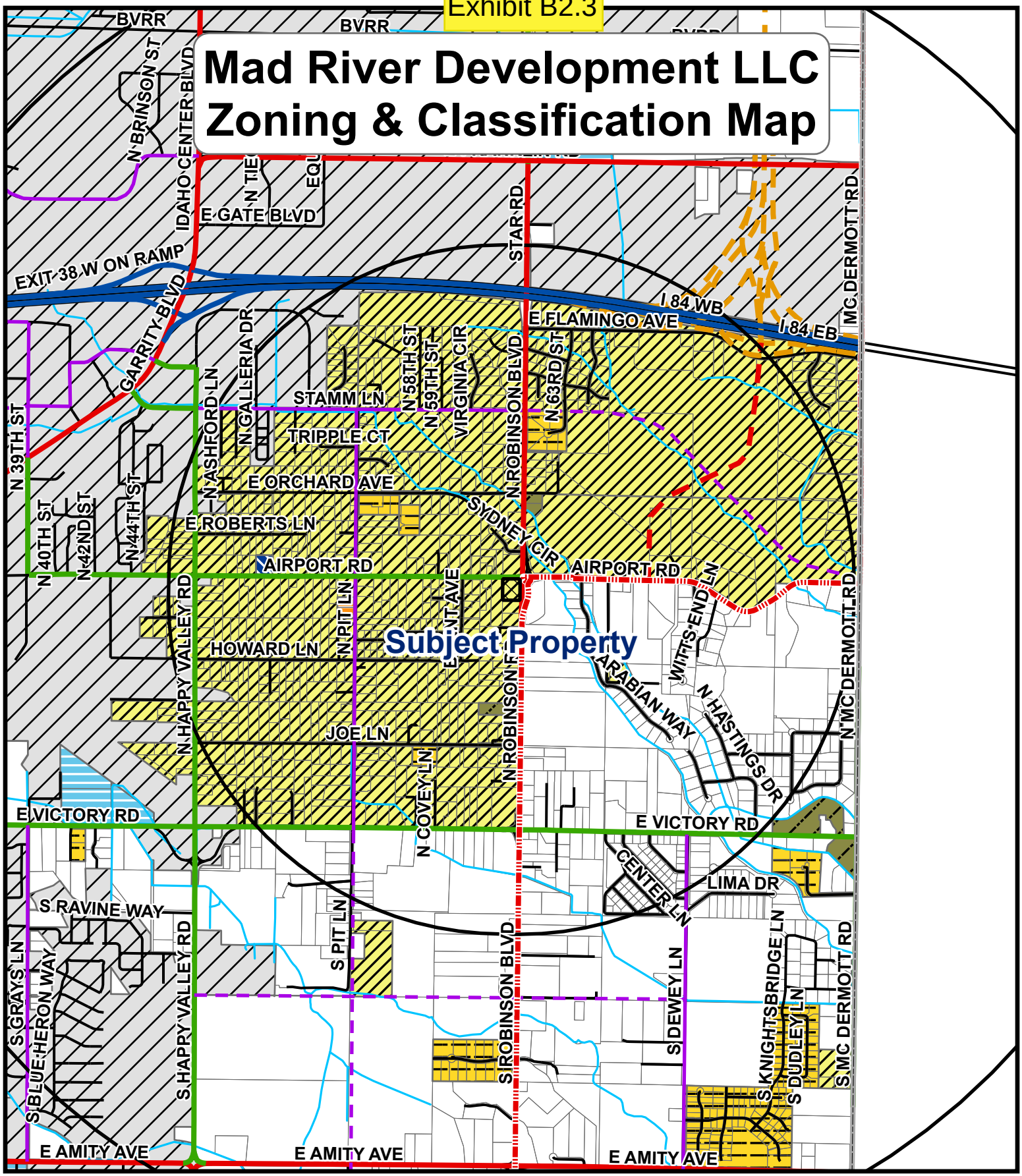
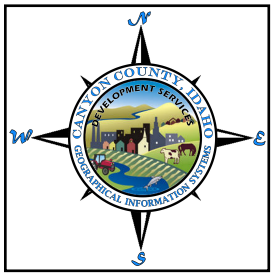


Exhibit B2.3

Mad River Development LLC
Zoning & Classification Map



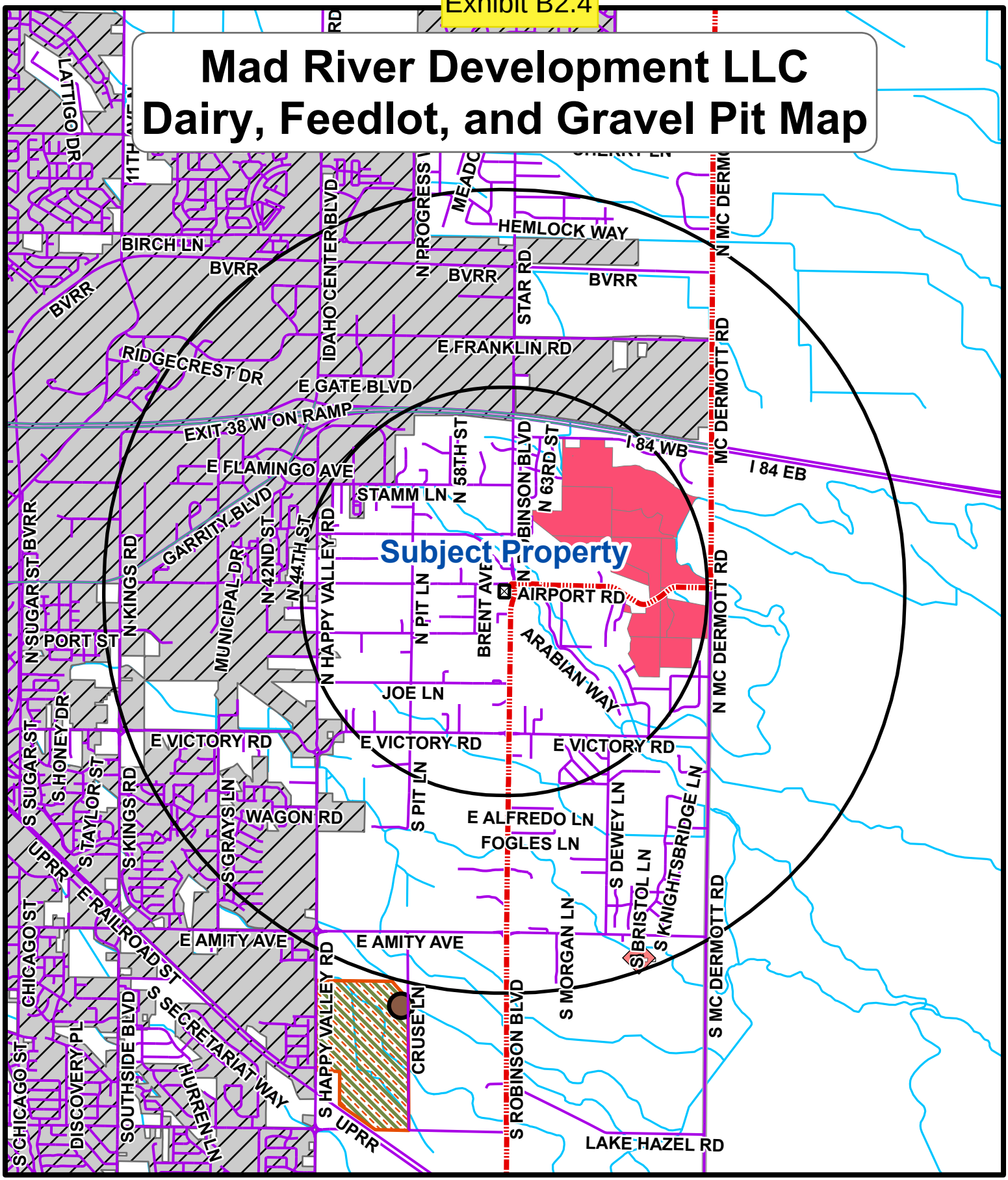


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit B2.4

Mad River Development LLC
Dairy, Feedlot, and Gravel Pit Map



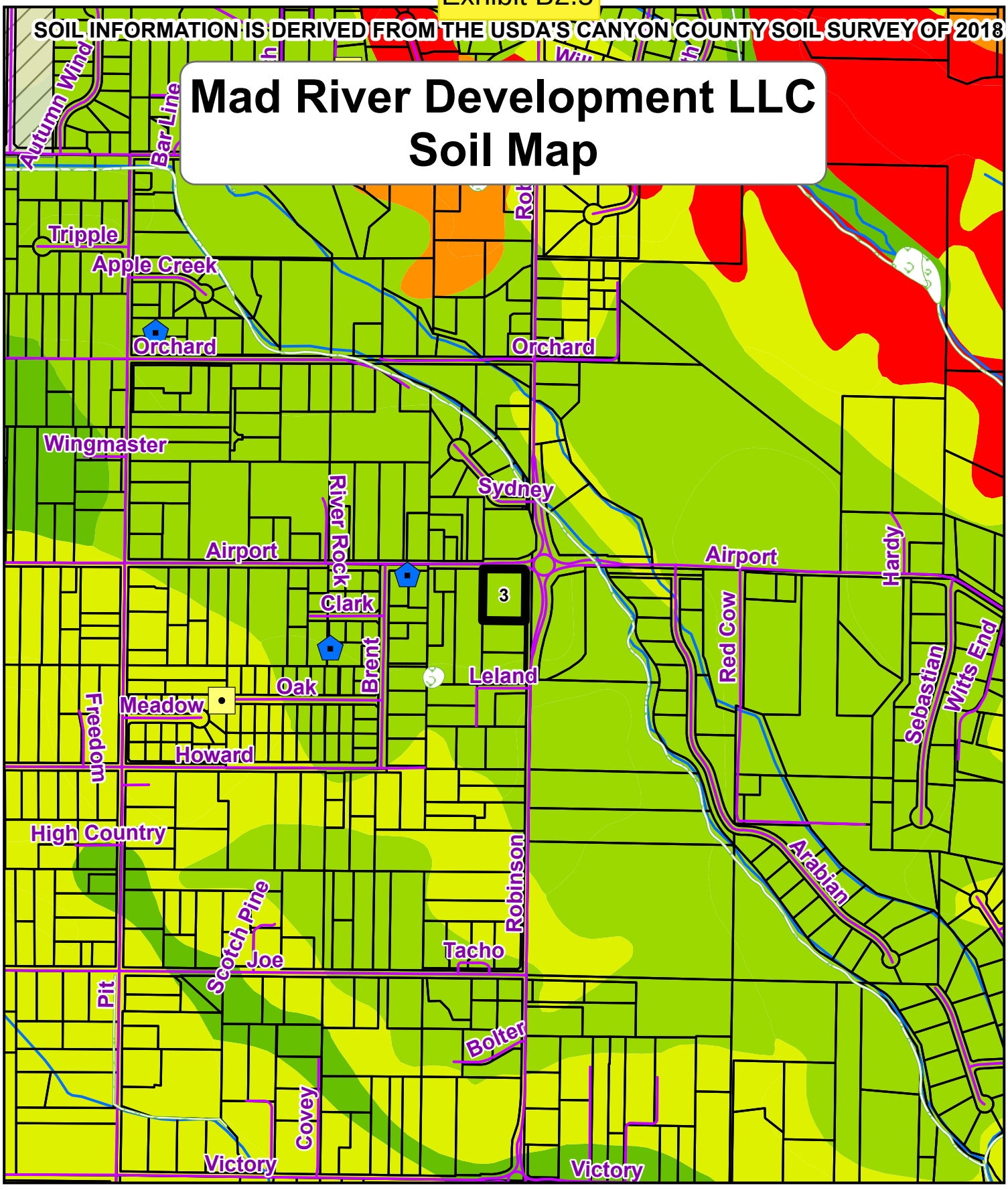
FEEDLOTS
DAIRIES
GRAVELPITS

0 1 2 Miles

Exhibit B2.5

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

Mad River Development LLC
Soil Map



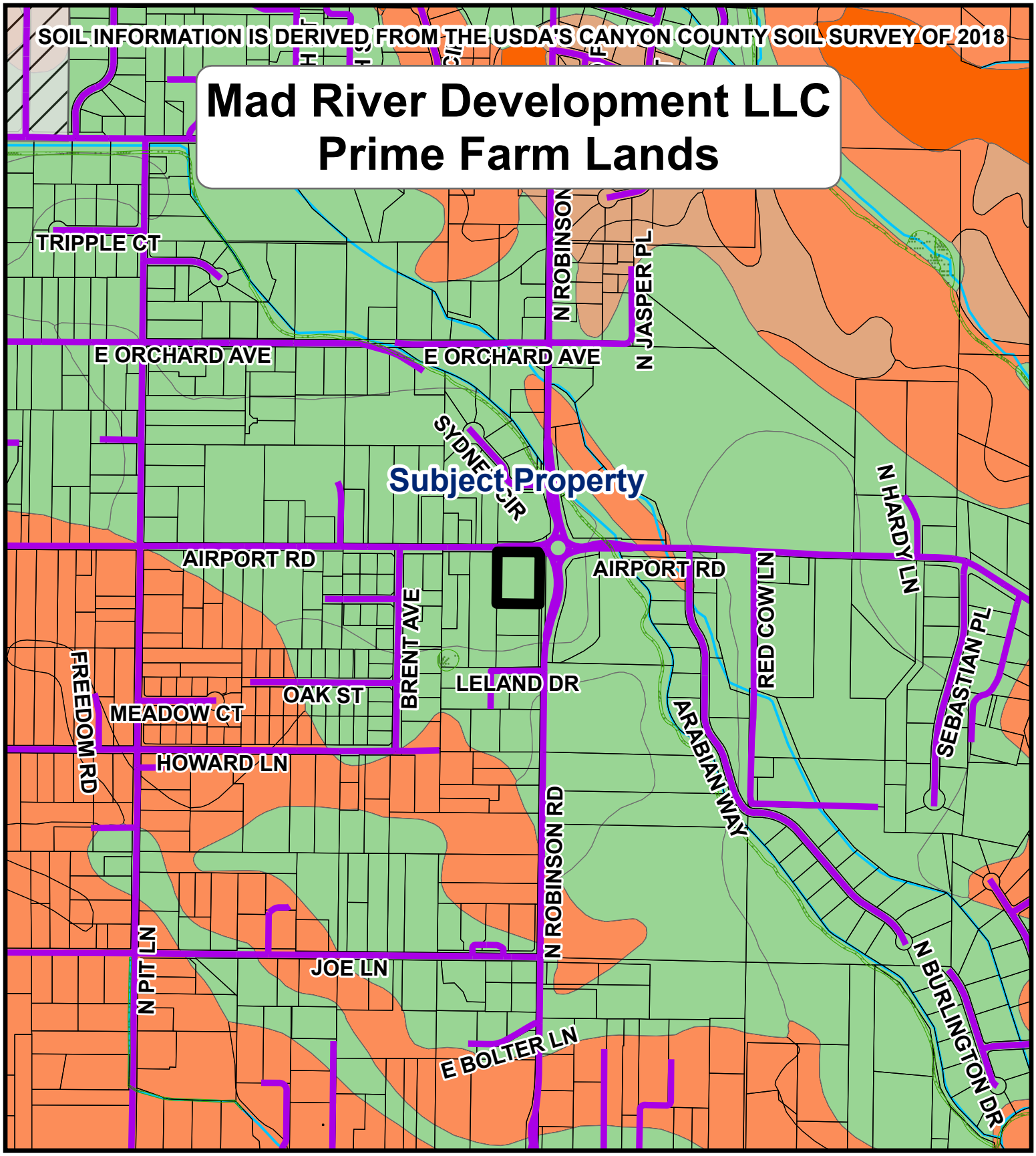
Nitrate Priority Wells

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

IDWR_2C_Geothermal_

Wetlands

0 0.25 0.5 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Mad River Development LLC
Prime Farm Lands
TRIPPLE CT
N ROBINSON
N JASPER PL
E ORCHARD AVE
E ORCHARD AVE
SYDNEY CIR
Subject Property
N HARDY LN
AIRPORT RD
AIRPORT RD
RED COW LN
SEBASTIAN PL
BRENT AVE
LELAND DR
FREEDOM RD
OAK ST
MEADOW CT
HOWARD LN
ARABIAN WAY
N ROBINSON RD
N PIT LN
JOE LN
N BURLINGTON DR
E BOLTER LN
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	92741.88	2.13	100.00%
		92741.88	2.13	100%

FARMLAND REPORT

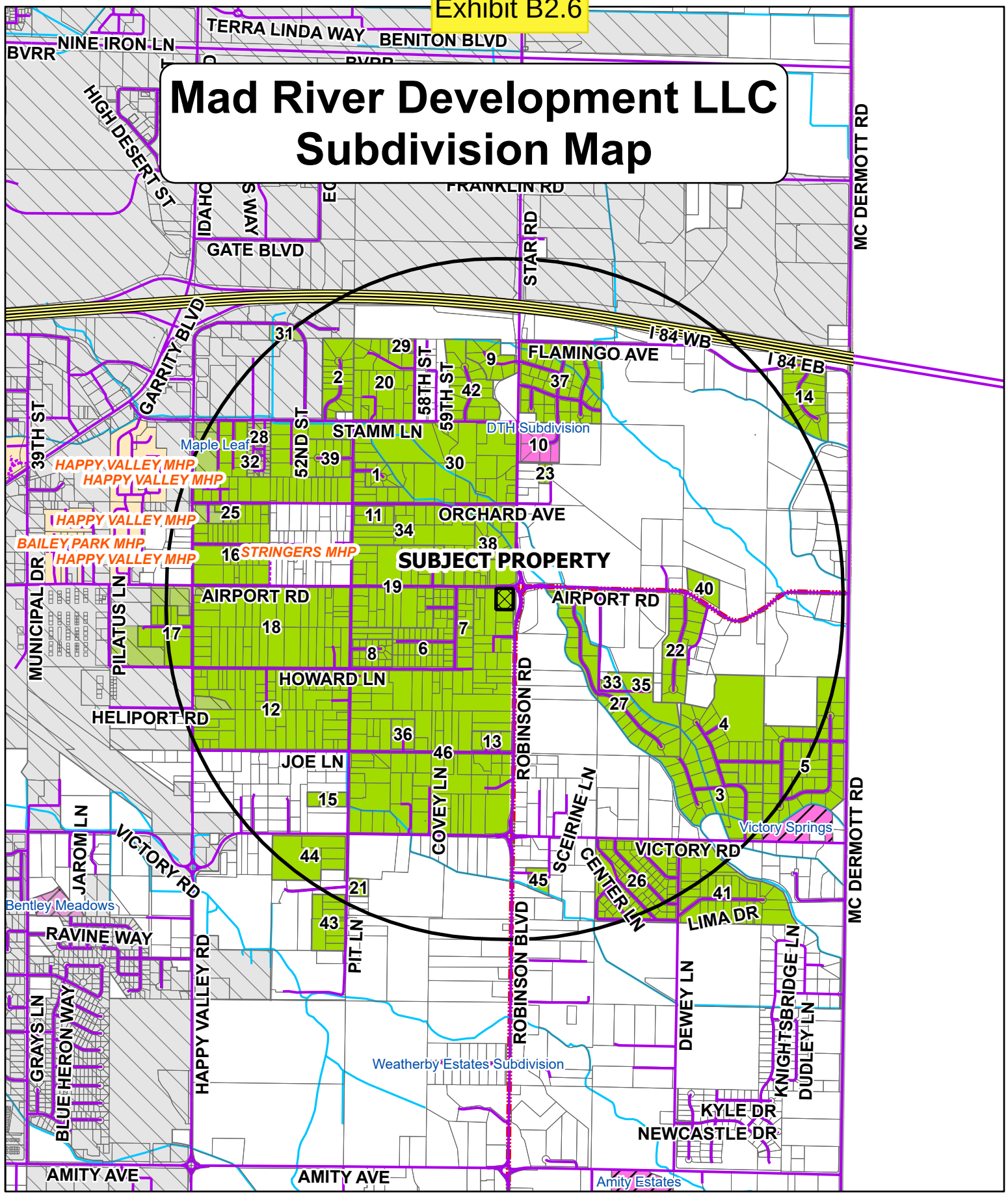
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
EhA	Prime farmland if irrigated	92741.88	2.13	100.00%
		92741.88	2.13	100%

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

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

Exhibit B2.6

Mad River Development LLC Subdivision Map



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
46	1158.97	1007	1.15

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
2	16.37	65	0.25

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
43	1.59	1.00	0.00	11.72

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
1	1.40	6.00	4.00	4.00

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
APPLE CREEK ESTATES	1	3N1W18	4.80	10	0.48	COUNTY (Canyon)	1993
AUTUMN WIND SUB	2	3N1W18	14.22	19	0.75	COUNTY (Canyon)	2001
BELMONT HEIGHTS	3	3N1W20	32.40	29	1.12	COUNTY (Canyon)	2001
BELMONT HEIGHTS #2	4	3N1W20	39.53	22	1.80	COUNTY (Canyon)	2002
BELMONT HEIGHTS #3	5	3N1W20	51.05	42	1.22	COUNTY (Canyon)	2004
CLARK THEURER #2	6	3N1W19	20.03	45	0.45	COUNTY (Canyon)	1977
CLARK THEURER REPLAT	7	3N1W19	9.49	11	0.86	COUNTY (Canyon)	1972
COUNTRY MEADOWS	8	3N1W19	6.69	19	0.35	COUNTY (Canyon)	1992
DANI'S RANCH SUBDIVISION	9	0	8.45	7	1.21	COUNTY (Canyon)	2008
DTH SUBDIVISION	10	3N1W17	8.70	7	1.24	COUNTY (Canyon)	2025
DUTTON SUBDIVISION	11	3N1W19	4.73	4	1.18	COUNTY (Canyon)	2018
EAGLE HEIGHTS 1ST DIV	12	3N1W19	76.42	64	1.19	COUNTY (Canyon)	1909
EASTVIEW SUBDIVISION	13	3N1W19	4.76	4	1.19	COUNTY (Canyon)	2006
FLAMINGO RIDGE ESTATES	14	3N1W17	18.18	17	1.07	COUNTY (Canyon)	2001
HILL AND PETTY ESTATES SUB	15	3N1W19	3.47	2	1.73	COUNTY (Canyon)	2005
HOME ACRES SUB #01	16	3N1W19	35.18	32	1.10	COUNTY (Canyon)	1940
HOME ACRES SUB #02	17	3N2W24	30.10	13	2.32	COUNTY (Canyon)	1940
HOME ACRES SUB #03	18	3N1W19	76.92	43	1.79	COUNTY (Canyon)	1942
HOME ACRES SUB #04	19	3N1W19	40.08	25	1.60	COUNTY (Canyon)	1942
HOME ACRES SUB #12	20	3N1W18	27.90	24	1.16	COUNTY (Canyon)	1943
J & S SUB	21	3N1W30	1.99	2	1.00	COUNTY (Canyon)	2004
JAIALDI ESTATES SUBDIVISION	22	3N1W20	18.36	14	1.31	COUNTY (Canyon)	2007
JASPER PLACE	23	3N1W17	1.45	5	0.29	COUNTY (Canyon)	1999
JUNELLE ACRES	24	3N1W19	2.37	2	1.18	COUNTY (Canyon)	2000
LAST ORCHARD SUB	25	3N1W19	2.40	4	0.60	0	1986
LEISURE HEIGHTS SUB	26	3N1W29	40.70	78	0.52	COUNTY (Canyon)	1972
LEXINGTON MEADOWS SUBDIVISION #1	27	3N1W20	30.93	29	1.07	COUNTY (Canyon)	2006
MAPLE LEAF SUBDIVISION	28	3N1W18	7.38	58	0.13	NAMPA	2023
MOSER SUB	29	3N1W18	2.11	3	0.70	COUNTY (Canyon)	2004
NAMPA APPLE ORCHARD	30	3N1W18	75.11	39	1.93	COUNTY (Canyon)	1915
NAMPA CANDLEWOOD SUBDIVISION NO. 1	31	3N1W18	2.58	2	1.29	NAMPA	2017
ORCHALARA HEIGHTS	32	3N1W18	67.80	48	1.41	COUNTY (Canyon)	1910
RED COW FOLD SUBDIVISION	33	3N1W20	2.47	2	1.23	COUNTY (Canyon)	2023
RYSLANCHIK SUBDIVISION	34	3N1W19	3.53	4	0.88	COUNTY (Canyon)	2021
SCHWISOW POINTE SUB	35	3N1W20	8.67	2	4.34	COUNTY (Canyon)	2005
SCOTCH PINE ESTATES	36	3N1W19	4.20	4	1.05	COUNTY (Canyon)	2004
STAR CREST SUB	37	3N1W17	39.19	50	0.78	COUNTY (Canyon)	1970
SYDNEY CIRCLE SUB	38	3N1W19	7.40	9	0.82	COUNTY (Canyon)	2004
TRIPPLE ESTATES	39	3N1W18	10.03	25	0.40	COUNTY (Canyon)	1996
TWO CLEGG SUBDIVISION	40	3N1W20	5.24	2	2.62	COUNTY (Canyon)	2019
VICTORY HEIGHTS SUB	41	3N1W29	38.36	29	1.32	COUNTY (Canyon)	1970
VIRGINIA HILLS SUB	42	3N1W18	18.68	14	1.33	COUNTY (Canyon)	1993
WAR EAGLE MEADOWS	43	3N1W30	11.36	9	1.26	COUNTY (Canyon)	1997
WAYNE RUSSELL SUB	44	3N1W30	19.08	4	4.77	COUNTY (Canyon)	2005
WHISPERING PINES GLEN SUBDIVISION	45	3N1W29	2.92	2	1.46	COUNTY (Canyon)	2011
WILSON ORCHARD TRACTS	46	3N1W19	221.59	128	1.73	COUNTY (Canyon)	1917

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Maple Leaf	7.79	58	0.13
DTH Subdivision	8.58	7	1.23

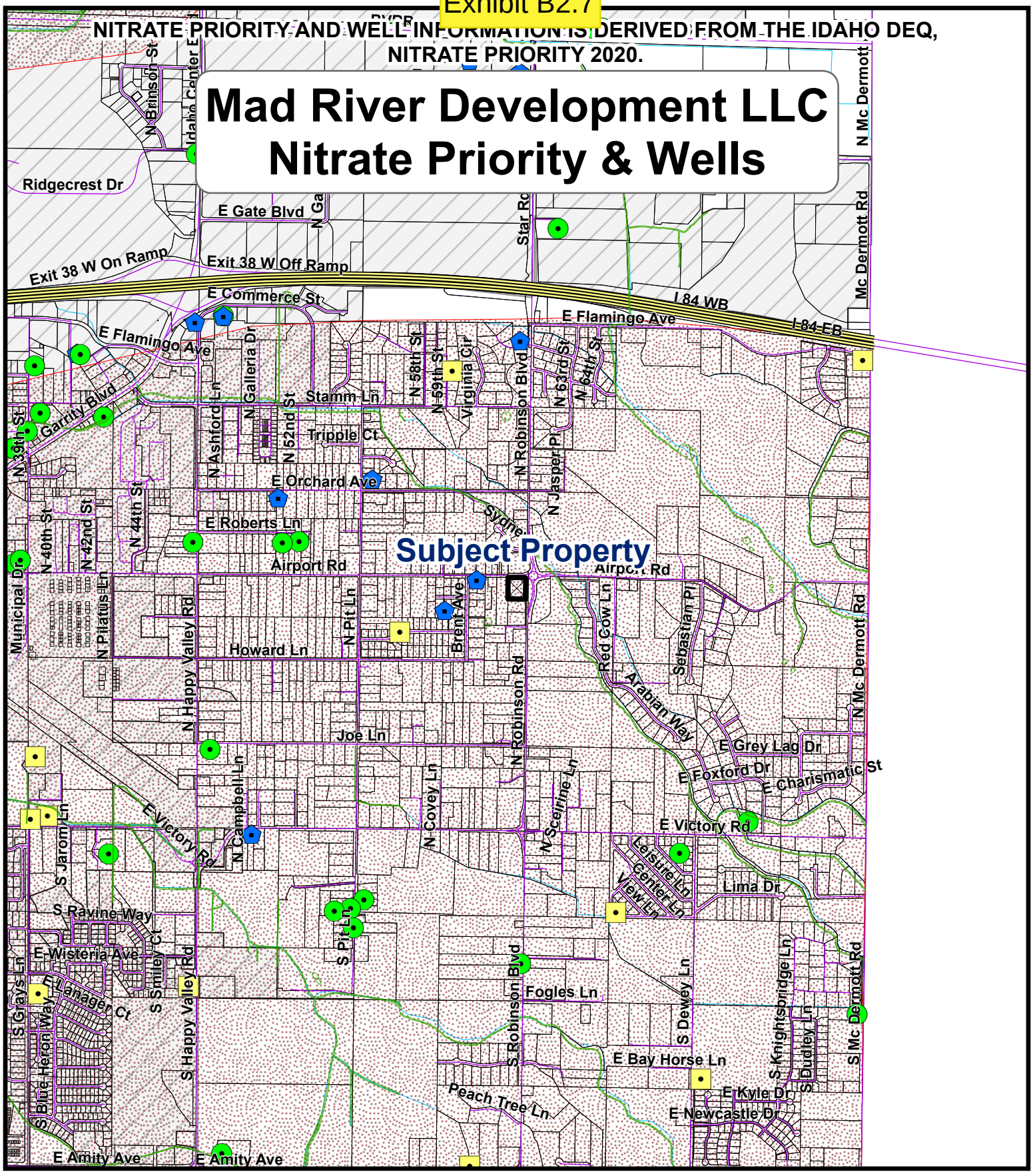
MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…
Stringers MHP	5022 Airport Road	1.40	6	0.23	Canyon County

Exhibit B2.7

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

Mad River Development LLC
Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

0.005 - 2.00

2.000001 - 5.00

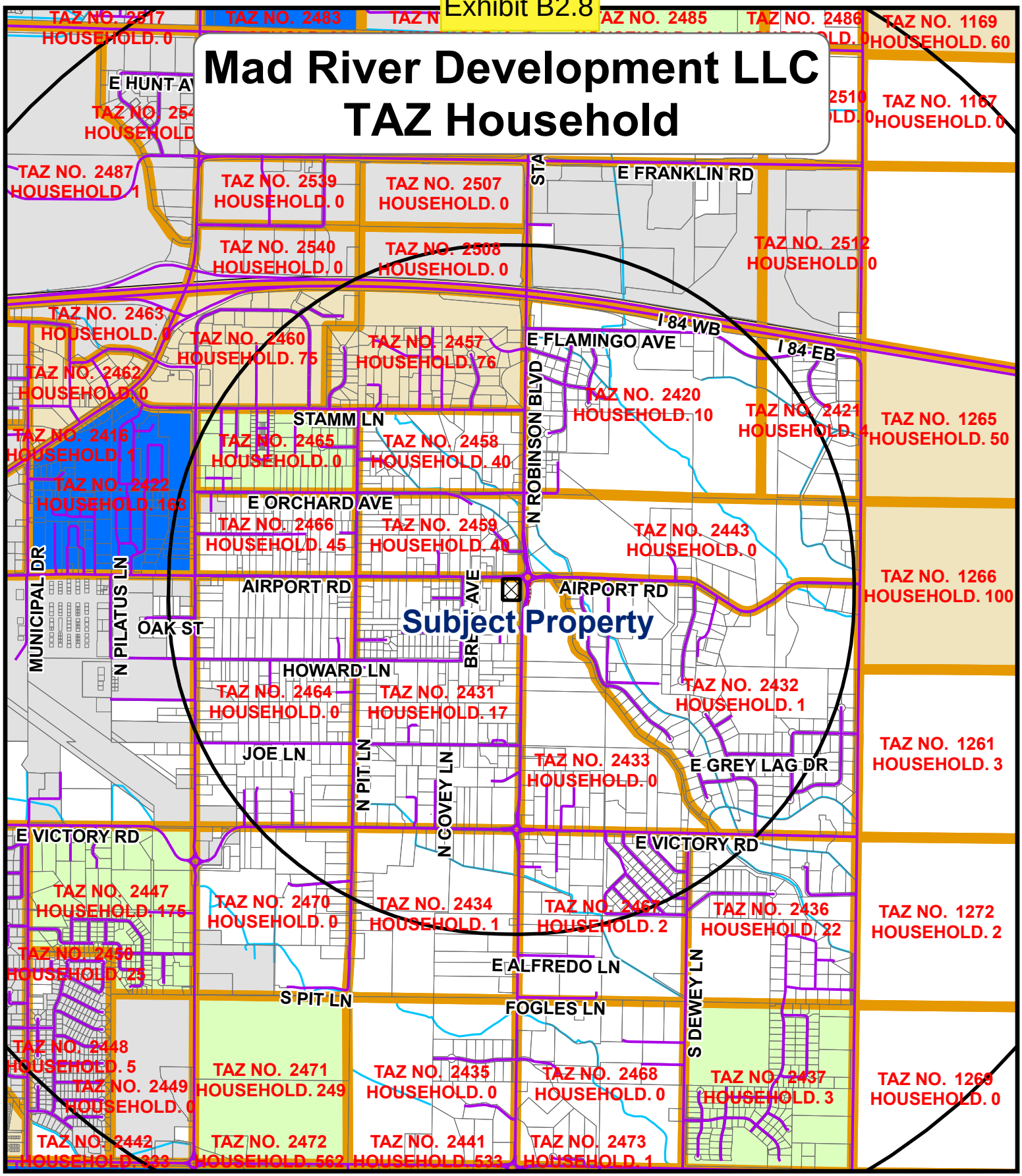
5.0000001 - 10.00

10.000001 - 49.80

0 0.5 1 Miles

Exhibit B2.8

Mad River Development LLC
TAZ Household



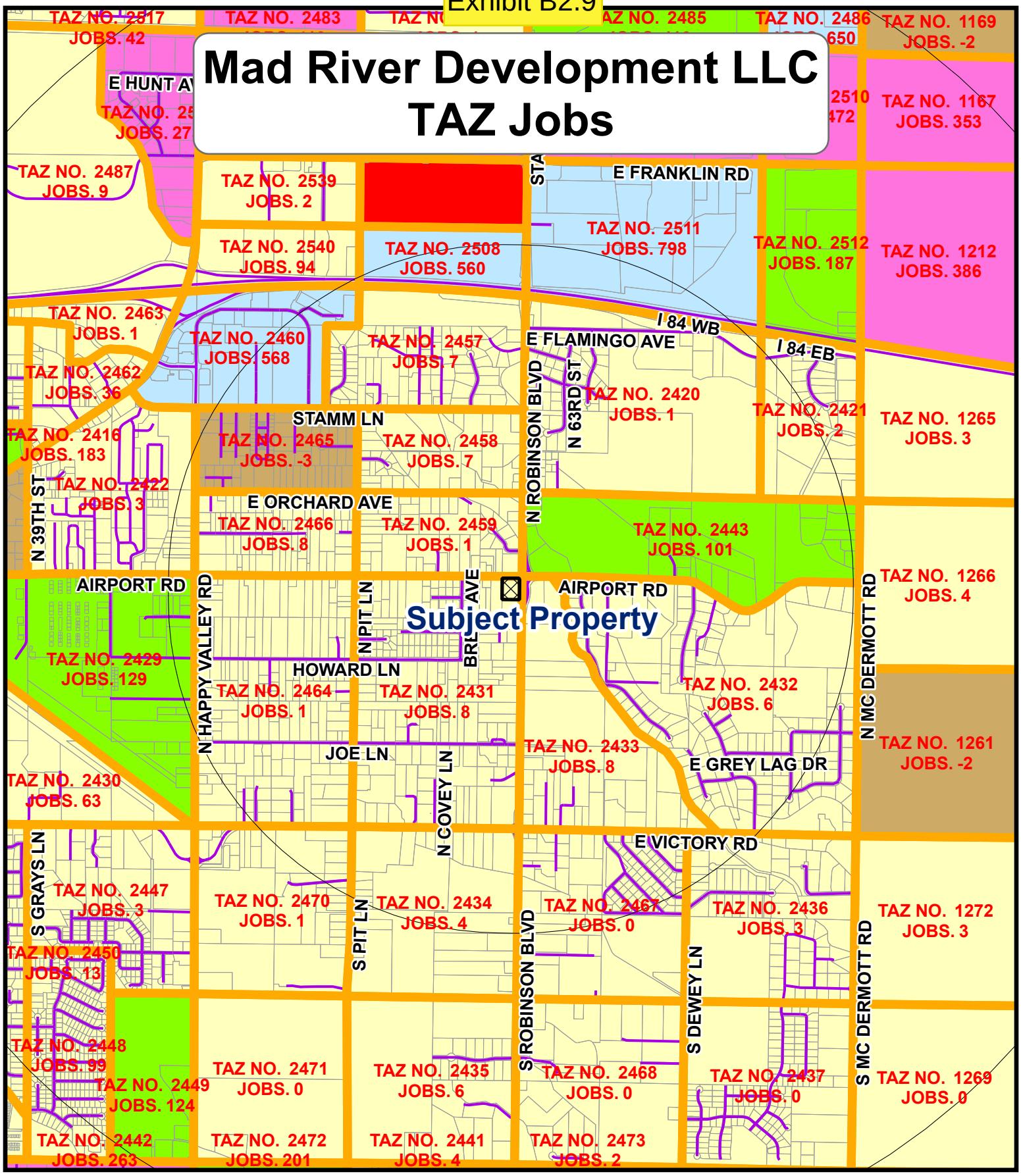
House Hold 2025-2050

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

0 0.5 1 Miles

Exhibit B2.9

Mad River Development LLC
TAZ Jobs



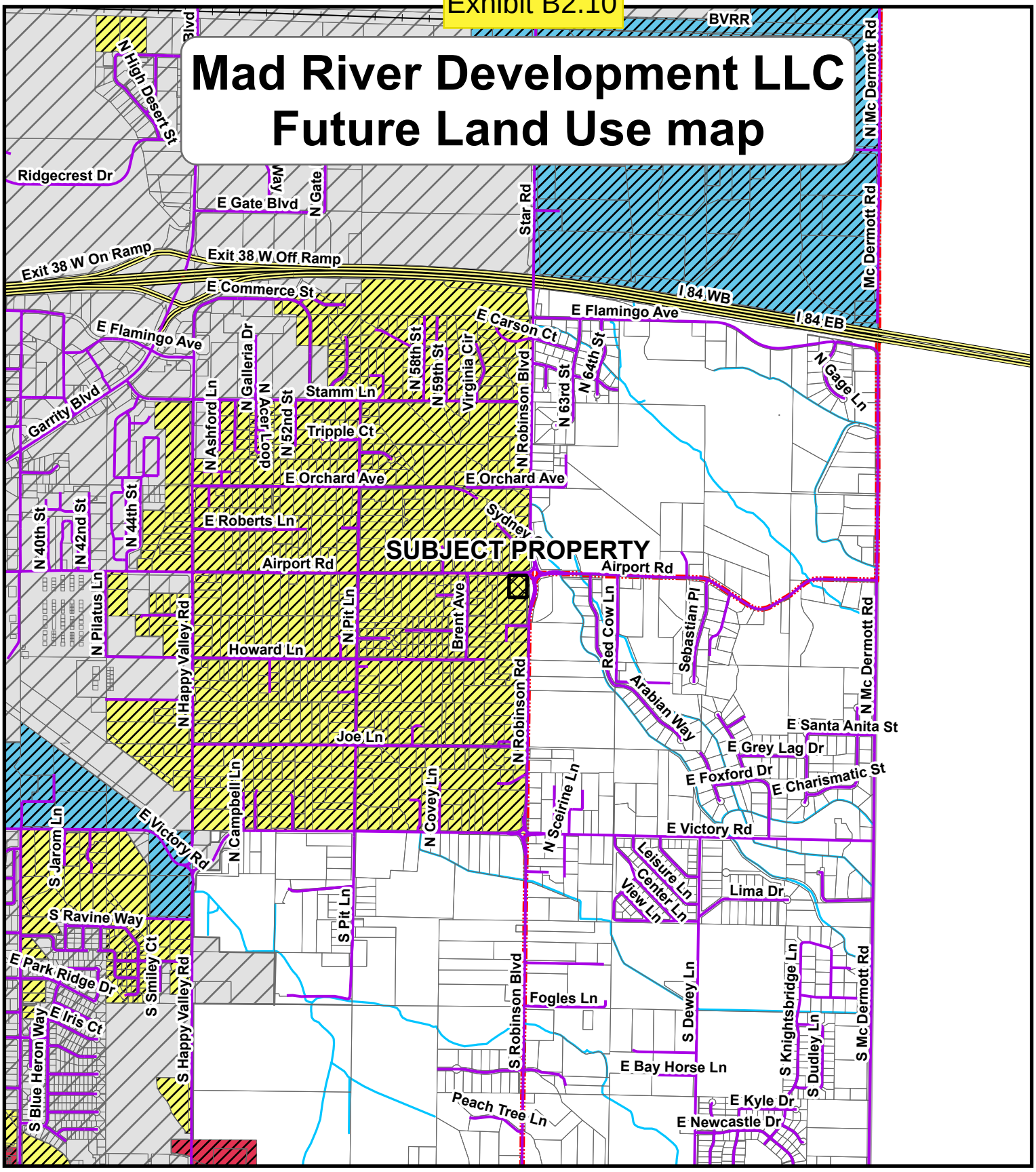
Jobs 2025-2050

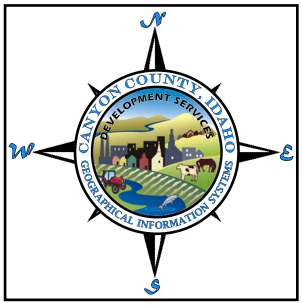
-1	251 - 500
0 - 100	501 - 1000
101 - 250	1001 - 2148

0 0.5 1 Miles

Exhibit B2.10

Mad River Development LLC
Future Land Use map





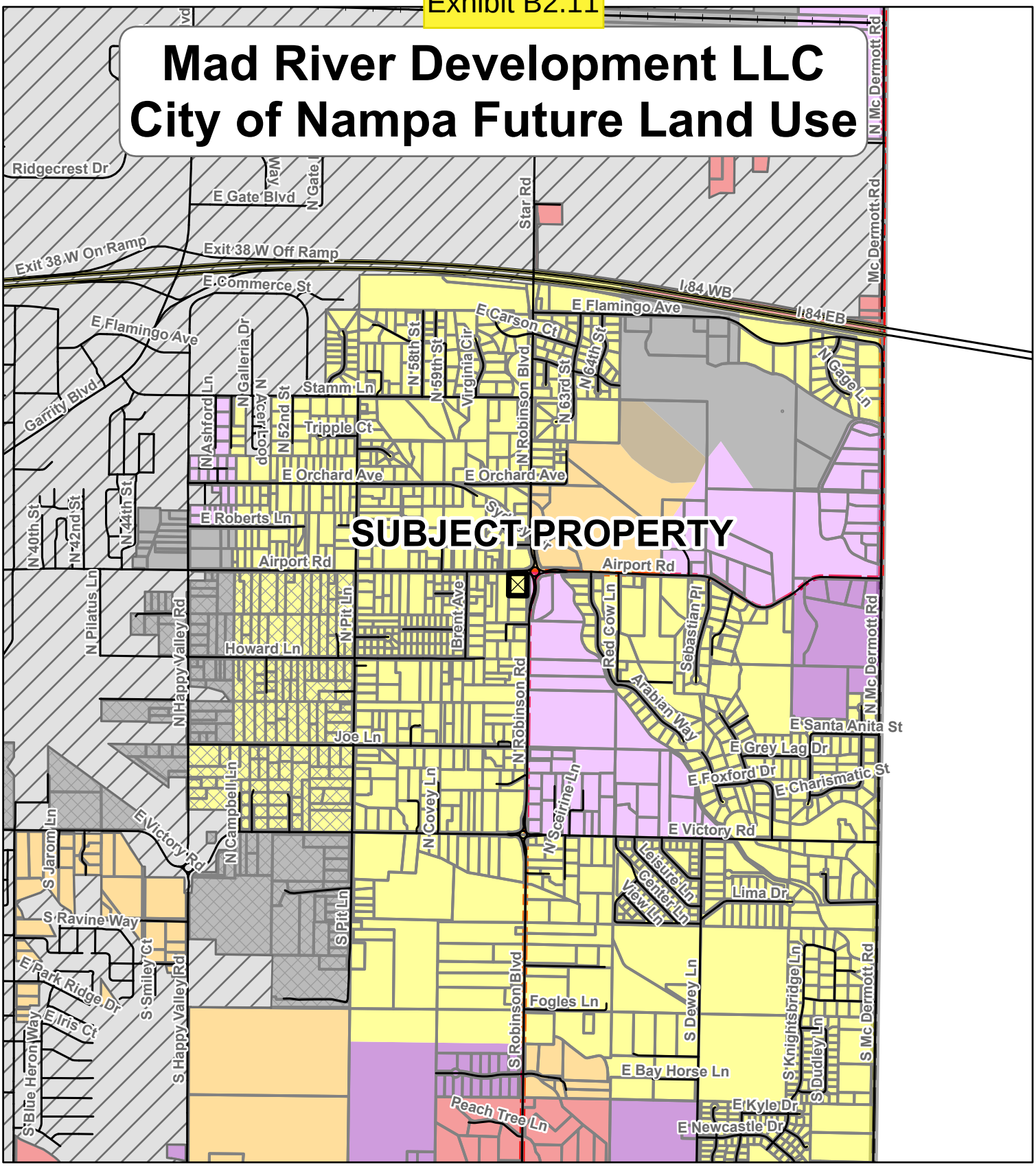
Future Land Use 2030

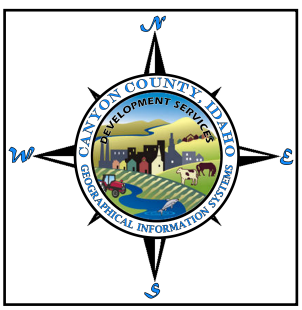
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B2.11

Mad River Development LLC
City of Nampa Future Land Use





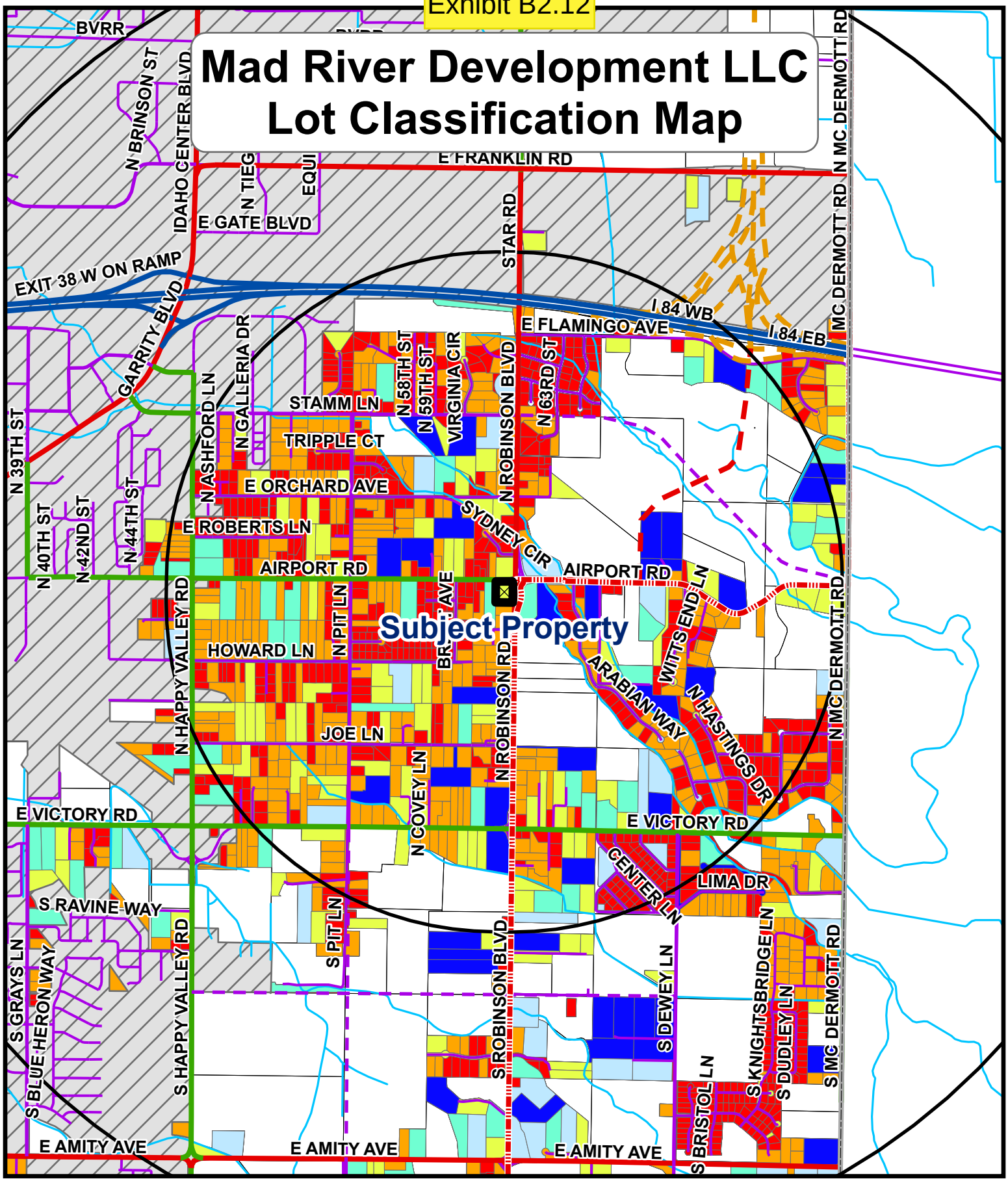
NampaCompPlan

- 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 B2.12

Mad River Development LLC
Lot Classification Map



Lot Size

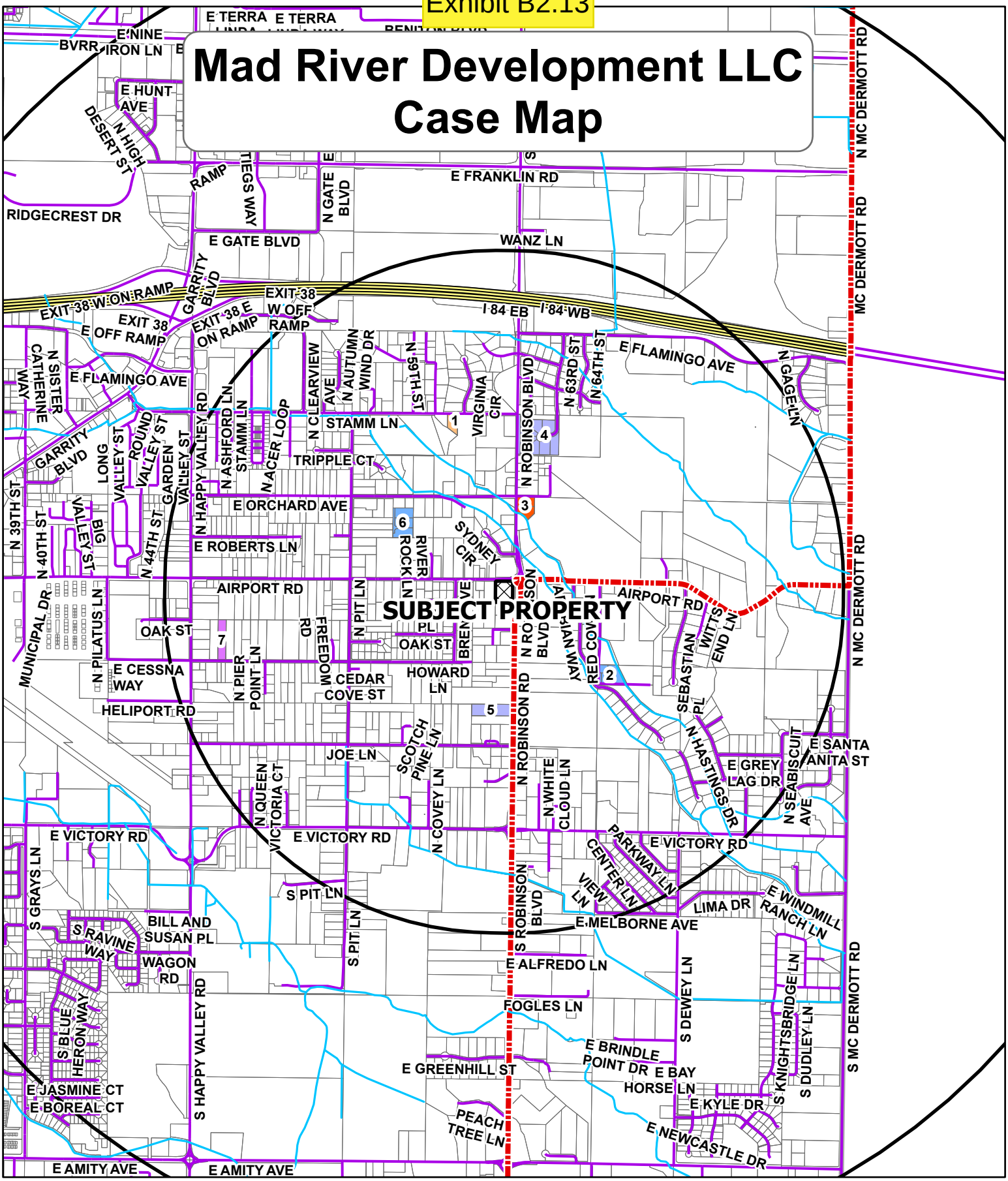
- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

- 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 B2.13

Mad River Development LLC
Case Map

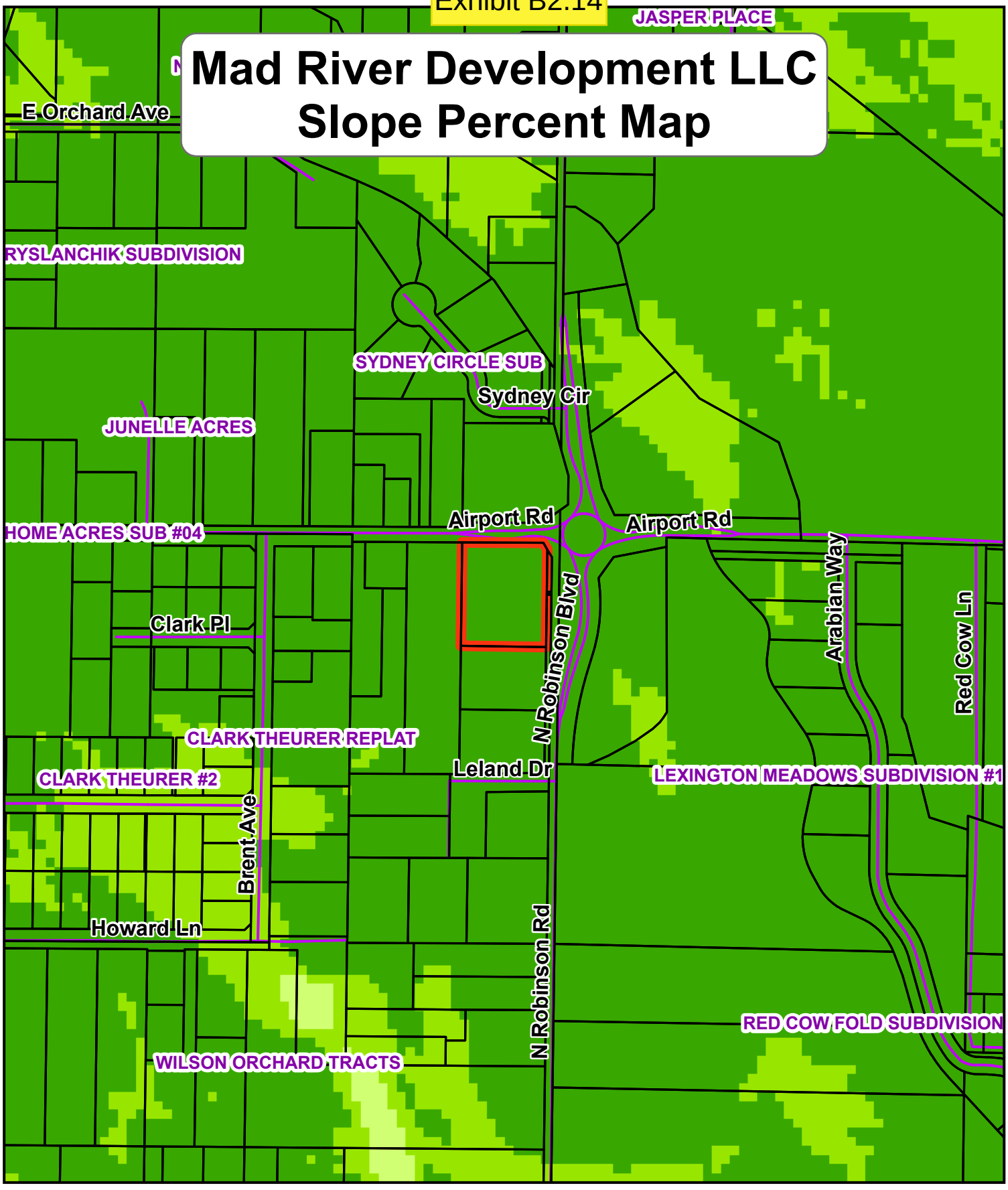


CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CR2023-0005	Conditional Rezone from RR to CR-C1	Bowery	DENIED
2	RZ2020-0018	Rezone from AG to RR	Bruji Hans & Connie	APPROVED
3	RZ2022-0008	Conditional Rezone from AG to CR-R1	Carlton	APPROVED
4	SD2018-0013	DTH Preliminary Plat	DTH Subdivision	APPROVED
5	CR2022-0013	Conditional Rezone RR to CR-R1	Guzman	APPROVED
6	SD2019-0030	Short Plat- 3 lots	Ryslanchik Sub	APPROVED
7	PH2016-51-APL	CUP for a Similar Use to a Church	Wat Idahoophoxaiyaraam Inc.	APPROVED

Exhibit B2.14

Mad River Development LLC
Slope Percent Map



Slope Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

0 200 400 600 Feet

EXHIBIT C

Site Visit Photos: February 13, 2026

Planning & Zoning Commission

Case # CR2024-0001

Hearing Date: April 2, 2026

Exhibit C: Site Photos Taken on February 13, 2026

Image 1 (top left): Airport Rd Facing East

Image 2 (top right): Eastern Access on Airport Rd Facing Southeast

Image 3: (bottom left): Shop on Site Used for Baseball Training Facility

Image 4 (bottom right): Western Access on Airport Rd Facing Southwest











Image 5 (top left): Facing South Showing Western Property Line

Image 6 (top right): Facing Southeast Showing Side of Single-Family Residence on Site and Shop

Image 7 (bottom left): Facing South Showing Single-Family Residence

Image 8 (bottom right): Facing South Showing Eastern Access on Airport Rd











Image 9 (Left): Shows Area to the East of Single-Family Residence Facing Southeast

Image 10 (Right): Shows Roundabout along the Northern and Eastern Boundaries of Property











Images 11 and 12 (top left and right): Facing Northwest on Robinson Blvd Showing Buildings on Site and Sign for Full Count Baseball LLC

Image 13 (bottom left): Facing West on Robinson Blvd Showing Buildings on Site (the middle of the picture shows the approximate location of southern property line)

Image 14 (bottom right): Facing north on public ROW dedication along eastern boundary of property







EXHIBIT D

Agency Comments Received by: March 23, 2026

Planning & Zoning Commission

Case # CR2024-0001

Hearing Date: April 2, 2026

Exhibit D1

NAMPA HIGHWAY DISTRICT NO. 1

April 23, 2025

To: Emily Bunn
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re; CR2024-0001 Mad River Development, LLC Conditional Rezone

I have reviewed the request from Mad River Development, LLC for a Conditional Rezone from Rural Residential to Neighborhood Commercial to allow for staging and storage purposes, small office space, contractor shop, and caretaker Unit on Parcel #R27927, R27927011, and R27927012, 6213 Airport Rd, Nampa with a date of Transmittal of 4/23/25 received on 4/23/25.

Comments are based upon information provided to the Highway District by Canyon County Development Services:

1. The Subject property is adjacent to Airport Rd and Robinson Rd.
2. NHD#1 Functional Classification of Airport Rd is Principal Arterial. The Functional Classification of Robinson Rd is Minor Arterial.
3. Commercial Accesses are required to have a paved apron installed per ACCHD Standard Drawing #ACCHD-106. There is an existing paved apron onto Robinson Rd that meets these standards. There are curb cut approaches onto Airport Rd that no other action is required. No other points of access are permitted per ACCHD Standards.

All comments above are based on the ACCHD Standards Manual and Nampa Highway District #1 Supplementals.

Nampa Highway District #1 reserves the right to provide amended comments/conditions of approval subject to plan revisions, and/or revisions to the ACCHD Standards Manual or NHD#1 Supplementals.

4507 12th Avenue Road, Nampa, ID 83686 Phone (208) 467-6576 Fax (208) 467-9916

Exhibit D1.1

Emily Bunn

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, February 11, 2026 11:38 AM
To: Emily Bunn
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

Hi Emily,

We have Robinson Rd, from Airport Rd to E. Victory Rd, widening to 5 lanes in 2028 tentatively. It is currently on our "Nampa Highway District #1 Fiscal Year 2026-2030 Five Year Work Plan". That would have little to no effect to Airport Rd. it will have impacts to Robinson Rd.

Hope that answers your questions.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, February 11, 2026 8:46 AM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Hello,

The applicant for this case has been telling me that Robinson Blvd is to expand to 5-lanes. Is this part of the NHD#1's future plans? If so, do you have a timeframe this is looking to happen?

Sincerely,

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

Website: www.canyoncounty.id.gov

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

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

From: Emily Bunn
Sent: Tuesday, February 10, 2026 4:08 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

Thank you for the clarification, I will make sure to include that in the staff report.

Sincerely,

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

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

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

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, February 10, 2026 3:05 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

Hey Emily,

I'm going to recant on that last comment. We will want a paved apron of some sort on the curb cut access. Sorry about that. I just spoke with our engineer, and we agreed it would be a good idea to require that for this application.

Thank you,

ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, February 10, 2026 2:59 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Yes, thank you!

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
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From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, February 10, 2026 2:55 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

Hi Emily,

Yes, that is what that means. We require paved aprons to protect the shoulder of the road and edge of asphalt. Since there is no shoulder but concrete curb, our road is protected. Hopefully that answers your questions.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, February 10, 2026 2:30 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Eddy,

Quick question, on your attached letter is says "There are cub cut approaches onto Airport Rd that no other action is required." Does this mean that these approaches off of Airport are find and meet ACCHD standards?

Sincerely,

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

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1pm – 5pm

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From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, February 10, 2026 11:49 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

Good Morning Emily,

For Commercial business such as a fueling station/convenience store will require a Traffic Impact Study be done to evaluate the impacts to intersections in the area. It may also require additional ROW dedication along Airport Rd and Robinson Rd.

Please add this requirement to our comments.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, February 10, 2026 11:41 AM
To: critchfieldd@cityofnampa.us; effingere@nampafire.org; Eddy Thiel <eddy@nampahighway1.com>; nmid@nmid.org; EOlvera@nmid.org; Mitch.Kiester@phd3.idaho.gov; Anthony.Lee@swdh.id.gov; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; BRO.Admin@deq.idaho.gov; Kathy Husted <kathy.husted@canyoncounty.id.gov>; kmassie@ccparamedics.com; Michael Stowell <mstowell@ccparamedics.com>
Subject: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Hello,

I have previously received comments from each of your agencies for Case No. CR2024-0001.

The applicant has recently changed their application from conditionally rezoning three (3) parcels from the Rural Residential (R-R) zone to the Neighborhood Commercial (C-1) (Parcels R27927, R27927011, and R27927012) to just one (1) parcel (only Parcel R27927).

The applicant is also requesting only the following uses be allowed on site: staging area, contractor shop, caretaker residence, landscaping business, indoor recreation, and a vehicle fueling station with convenience store (the last use was not previously requested in their initial application). The applicant has stated they would like to limit the hours of operation on site to 7am – 9pm.

Attached is the updated application (the updated correspondence and site plan from the applicant are found on pages 14-18). Here is also the updated legal for the case: Case No. CR2024-0001: The applicant, Mad River Development LLC, is requesting a conditional rezone of approximately 2.13 acres from the "RR" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone-Neighborhood Commercial) zone. The subject property is located at 6213 Airport Rd, Nampa, ID 83687, also referenced as Parcel R27927, a portion of the Southeast quarter of the Northeast quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

If you have any updated comments, please let me know within 2 weeks of today (February 24, 2026).

Sincerely,

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

Website: www.canyoncounty.id.gov

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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: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:42 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice for CR2024-0001 / Mad River Development LLC

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 23, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

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

Thank you,

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

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

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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Exhibit D2

Emily Bunn

From: Kathy Husted
Sent: Thursday, April 24, 2025 11:40 AM
To: Emily Bunn
Subject: FW: Agency Notice for CR2024-0001 / Mad River Development LLC
Attachments: Notice of Unsafe Structure 6213 Airport Rd.docx; NOV FINAL #2 biz - cease and desist.docx

Hi, Emily ---
Knowing how efficient you are… you are probably aware that there are two open code enforcement cases concerning 6213 Airport Rd (Parcel No. R27927):

CDEF2025-0042 building ordinance violation - a copy of the Notice of Unsafe Structure is attached
CDEF2023-0207 zoning ordinance violation – a copy of the Final Notice of Violation is attached

Thank you ☺

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:42 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice for CR2024-0001 / Mad River Development LLC

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 23, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

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

Thank you,

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

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

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Exhibit D2.1



Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605
(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov/dsd

FINAL NOTICE OF VIOLATION / CEASE AND DESIST

November 2, 2023 ***Sent Certified and 1st-Class Mail***

Dr Pipeline and Mad River Development, LLC
6213 Airport Road
Nampa, ID 83687

Dear Property Owner:

As we discussed on November 1, 2023, Canyon County Development Services is investigating violations of the Zoning Ordinance on your property located at 6213 Airport Road (Parcel No. R27927); 0 Airport Road (Parcel No. R27927011); and 0 Airport Road (Parcel No. R279270123). These properties are zoned "RR" (Rural Residential).

- **ZONING ORDINANCE VIOLATIONS:** Staging area for Dr Pipeline / Mad River Development, LLC These types of activities are **not permitted uses** in an area zoned "RR" and are violations of the Canyon County Zoning Ordinance (CCZO § 07-10-27):

  07-10-27: LAND USE REGULATIONS (MATRIX):
  This section lists uses within each land use zone: allowed uses (A), permitted uses through a conditional use permit (C), Director administrative decision (D), not applicable because covered by different use/section (n/a), or prohibited (-).

  ZONING AND LAND USE MATRIX

Zoning Classification	A	**R-R**	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Staging area	C	**-**	-	-	A	A	A	A	A

  CORRECTION: Cease and desist all business activities at this site immediately. Please meet with Development Services Department-Planning and Zoning within the next 10 days or no later than November 16, 2023, as **there may be options available** for to you to continue operations at this site; otherwise, the business will have to be moved off-site to a property zoned for this type activity.

Development Services desires that property owners voluntarily correct all ordinance violations. You may call 208-454-7458 for Development Services – select option four, to contact a Code Enforcement Officer. To view the Canyon County Code, please visit our website at http://www.canyoncounty.id.gov.

Failure to respond to this notice will result in additional code enforcement action and may result in criminal prosecution pursuant to Canyon County Zoning Ordinance § 07-19-03:

> 07-19-03: CRIMINAL ENFORCEMENT PROCEDURE:
> It shall be unlawful for any person to fail to comply with the preceding sections, or any part or provision, of this chapter. Upon conviction violations shall be punishable according to section 01-01-07 of the County's Ordinance, General Penalty. Criminal enforcement shall not foreclose use of other remedies in this chapter…

Criminal prosecution will require you to appear in the District Court of Canyon County. Should you be found guilty of a misdemeanor, you would be subject to fines and possible incarceration. Each day violations continue after notification of said violations shall constitute a separate offense and each violation shall be punishable as stated above. *Development Services Department is hopeful such action will not be necessary.*

Respectfully,

Gary Westerfield
Code Enforcement Officer
gary.westerfield@canyoncounty.id.gov

cc: CDEF2023-0207

Exhibit D2.2

Development Services Department

NOTICE OF UNSAFE STRUCTURE(s)
PER IBC 2018(A) 116.1 & CEASE AND DESIST

February 26, 2025

Mad River Development LLC
8601 Deer Sky Ranch TRL
Nampa, Idaho 83686

Location: 6213 Airport Rd. Nampa, Idaho
Parcel Number R27927

Dear Property Owner,

The Canyon County Building Department received a compliant related to potentially unsafe structure(s) per *IBC 2018 (A)116.1*, from Canyon County Code Enforcement, who has been investigating ongoing nuisance violations. You are receiving this notice due to the structure(s) not having one or more of the items listed in the code section below:

2018 IBC (A)116.1 Unsafe structures and equipment
Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

Building permit, BP2023-0065, was applied for and issued as understood for storage only, personal used, not to be used for a commercial or industrial activity. Building permit is expired and never has had a final inspection for life safety items.

Compliant received by our office, 2-24-2025, showed structure being occupied without a certificate of occupancy being issued and for a use that shall not be permitted in this structure and on the property without further approval from Canyon County Development Services.

Cease and desist all commercial activities within the structure **immediately**. **Within the next 10 business days or/and no later than March 11, 2025**. A special inspection completed by a County inspector to verify the commercial activities has been cease and desist shall be completed.

In order to bring your property in compliance with the County Building Ordinance, please contact the Canyon County Building Department **no later than 10 business days from the date of this notice.** Our office is located on the 3rd floor of the Administrative Building at 111th. 11th Ave., Caldwell, Idaho 83605.

2018 IBC [A] 116.3 Notice
If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

Tom Crosby
Building Official
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-5980 Email: Tom.crosby@canyoncounty.id.gov

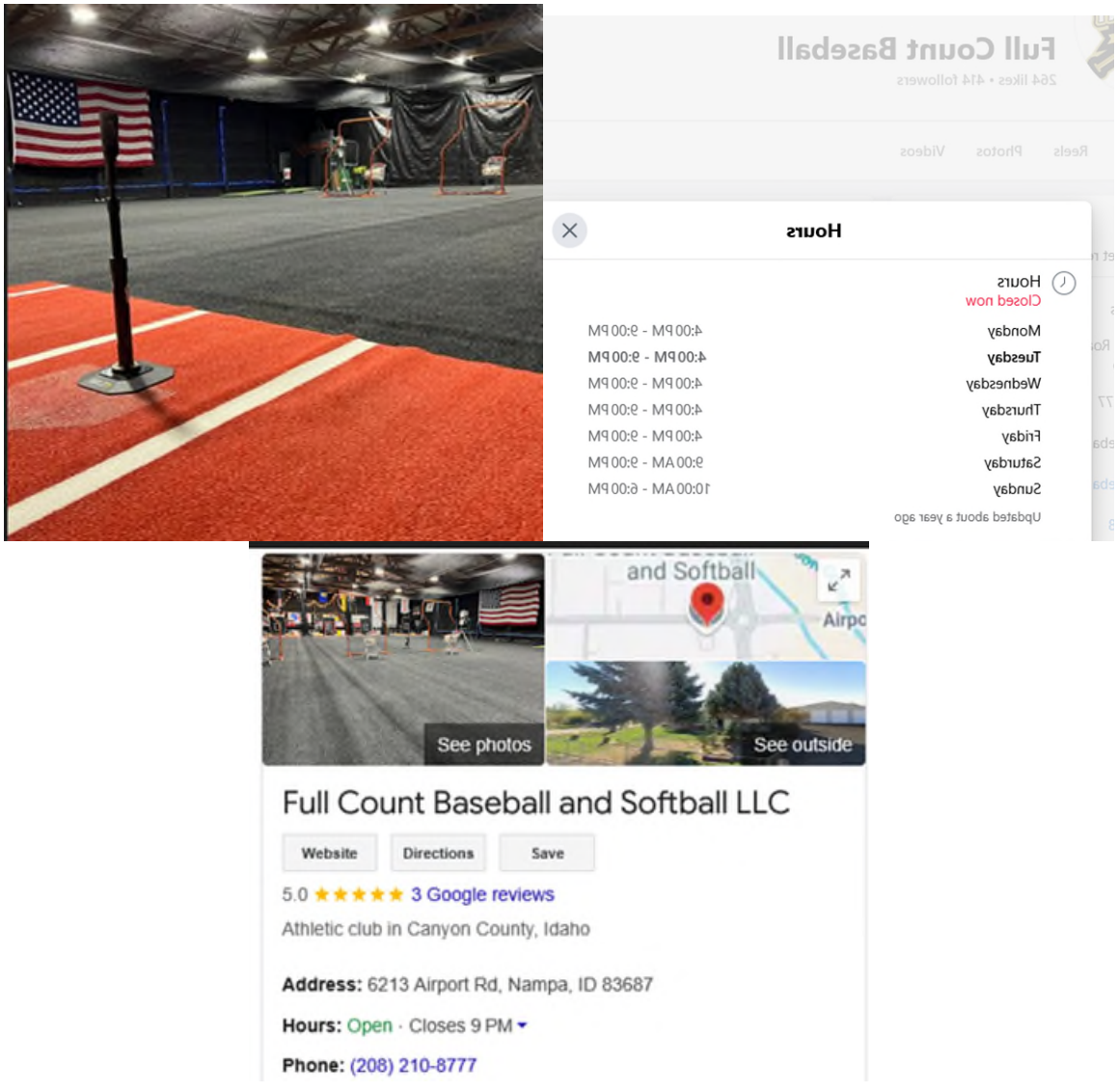


Exhibit D3

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, April 25, 2025 7:53 AM
To: Emily Bunn
Subject: [External] RE: Agency Notice for CR2024-0001 / Mad River Development LLC
Attachments: Pre.Development.Notes.Signed.12.27.2023.pdf

Hi Emily,

1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study may be required if the total wastewater flow meets or exceeds 600 gallons per day. The applicant must submit a letter of intended use outlining the estimated total wastewater flow, among other criteria.**
2.) Will adequate sanitary systems be provided to accommodate the use? **A site evaluation has not been conducted on-site, and septic systems have not been proposed for the requested use.**
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? **The applicant must meet all SWDH requirements.**

See the attached pre-development notes from 12/27/2023.

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: Wednesday, April 23, 2025 9:42 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com'

<Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice for CR2024-0001 / Mad River Development LLC

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 23, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

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

Thank you,

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

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

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
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Exhibit D3.1

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

Name of Development: Mad River Development
Applicant: Elyse Fisher
P.E./P.G.:
All others in Attendance:

EHS#035 Date 12/27/2023

Number of Lots or Flow: 3 Acreage of Proposed Development: 5.00
Location of Development: 6213 Airport Ln
Nampa, ID 83686

Project in Area of Concern: See notes below Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: See notes below

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

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

Additional Comments: Applicant discussed with SWDH the proposal of a 3 lot land split to be rezoned to commercial. Future land use of the lots may consist of residental or commericial apartments on 2 of the lots. One of the lots has an existing house and septic system. Applicant will need to apply for a site evaluation or septic permit for SWDH to conduct a soil feasiblity test on site to verify that all vertical and horizontal setback requirements from features of concern to septic tank and drainfield. The property is in a designated Nitrate Priority area and a N-P Study may need to be conducted based on wastewater flows generating more than 600 gallons per day for commerical facilities. SWDH may have concerns with adequate area for primary and replacement drainfield(s) if lots are split into less than 1.00 acre in size. Water and sewer services are not available for these proposed lots. At this time, SWDH has no concerns with the rezoing changes. Anthony Lee

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

Exhibit D3.2

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, February 10, 2026 12:37 PM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC
Attachments: Pre.Development.Notes.Signed.12.27.2023.pdf

Hi Emily,

See the attached pre-development notes for this project. With the addition of a convenience store, however, I would like to discuss those specifics with the applicant.

Please let me know if you have any questions.

Thank you,

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: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, February 10, 2026 11:41 AM
To: critchfieldd@cityofnampa.us; effingere@nampafire.org; eddy@nampahighway1.com; nmid@nmid.org; EOlvera@nmid.org; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; BRO.Admin@deq.idaho.gov; Kathy Husted <kathy.husted@canyoncounty.id.gov>; kmassie@ccparamedics.com; Michael Stowell <mstowell@ccparamedics.com>
Subject: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

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

Hello,

I have previously received comments from each of your agencies for Case No. CR2024-0001.

The applicant has recently changed their application from conditionally rezoning three (3) parcels from the Rural Residential (R-R) zone to the Neighborhood Commercial (C-1) (Parcels R27927, R27927011, and R27927012) to just one (1) parcel (only Parcel R27927).

The applicant is also requesting only the following uses be allowed on site: staging area, contractor shop, caretaker residence, landscaping business, indoor recreation, and a vehicle fueling station with convenience store (the last use was not previously requested in their initial application). The applicant has stated they would like to limit the hours of operation on site to 7am – 9pm.

Attached is the updated application (the updated correspondence and site plan from the applicant are found on pages 14-18). Here is also the updated legal for the case: Case No. CR2024-0001: The applicant, Mad River Development LLC, is requesting a conditional rezone of approximately 2.13 acres from the "RR" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone-Neighborhood Commercial) zone. The subject property is located at 6213 Airport Rd, Nampa, ID 83687, also referenced as Parcel R27927, a portion of the Southeast quarter of the Northeast quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

If you have any updated comments, please let me know within 2 weeks of today (February 24, 2026).

Sincerely,

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

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1pm – 5pm

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From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:42 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf

<Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice for CR2024-0001 / Mad River Development LLC

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 23, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

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

Thank you,

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

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

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Exhibit D4

Emily Bunn

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Monday, April 28, 2025 4:08 PM
To: Emily Bunn
Subject: [External] RE: Legal Notice for CR2024-0001 / Mad River Development LLC

Emily – The City of Nampa has the following comments regarding Case # CR2024-0001. Thanks – Doug

The proposal encompasses the use of three adjacent properties (R2792700000 (6213 Airport Rd.), R2792701100 (0 Airport Rd.), and R2792701200 (0 Airport Rd.). These properties are in the Nampa Area of Impact in Canyon County and are under Canyon County jurisdiction. They are currently designated Low Density Residential on the Nampa Comprehensive Plan Future Land Use Map. Adjacent land use designations are Medium Density Residential and Community Mixed Use. The Future Land Use Map has a provision that allows designations to apply to or "stretch over" adjacent parcels. In this case, the Community Mixed Use land use designation could be stretched over the three parcels to accommodate this business.

The City of Nampa has a policy that properties seeking development shall go through a pre-annexation process to receive a letter of support from the City of Nampa to Canyon County:

10-2-4-I: Pre-Annexation Process, Application; Filing Fee:
"Properties seeking to develop 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."

The rezone and change in land use triggers this policy.

Nampa requests that the applicant go through a pre-annexation process with the City of Nampa prior to continuing the entitlement process with Canyon County, otherwise the City requests denial of this application.

Sincerely - Doug

Doug Critchfield, Principal Planner, ASLA
O: 208.468.5442, 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!

NAMPAReady

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:46 AM
To: Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>
Subject: Legal Notice for CR2024-0001 / Mad River Development LLC

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You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of **Nampa** and Canyon County, that the Development Services Department has accepted the following application: **CASE #CR2024-0001 / Mad River Development LLC.** Attached for your review is a copy of the letter of intent and a site plan.

You are invited to provide written testimony by **May 23, 2025**, although at this point, no hearing date has been set. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

If you would like additional information please contact the Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

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

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Exhibit D4.1

Emily Bunn

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Friday, February 13, 2026 4:09 PM
To: Emily Bunn
Subject: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

Emily – The City of Nampa has the following updated comments regarding Case # CR2024-0001/Mad River Development. Thanks – Doug

The proposal encompasses staging area, contractor shop, caretaker residence, landscaping business, indoor recreation, and a vehicle fueling station with convenience store (the last use was not previously requested in their initial application). The applicant has stated they would like to limit the hours of operation on site to 7am – 9pm.

Case No. CR2024-0001: The applicant, Mad River Development LLC, is requesting a conditional rezone of approximately 2.13 acres from the "RR" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone-Neighborhood Commercial) zone. The subject property is located at 6213 Airport Rd, Nampa, ID 83687, also referenced as Parcel R27927, a portion of the Southeast quarter of the Northeast quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

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Nampa requests that the applicant go through a pre-annexation process with the City of Nampa prior to continuing the entitlement process with Canyon County, otherwise the City requests denial of this application.

Sincerely - Doug

Doug Critchfield (ASLA)
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: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, February 10, 2026 11:41 AM
To: Doug Critchfield <critchfieldd@cityofnampa.us>; Elijah Effinger (Fire District) <effingere@nampafire.org>; eddy@nampahighway1.com; nmid@nmid.org; EOlvera@nmid.org; Mitch.Kiester@phd3.idaho.gov; Anthony.Lee@swdh.id.gov; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; BRO.Admin@deq.idaho.gov; Kathy Husted <kathy.husted@canyoncounty.id.gov>; kmassie@ccparamedics.com; Michael

Stowell <mstowell@ccparamedics.com>
Subject: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

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The applicant is also requesting only the following uses be allowed on site: staging area, contractor shop, caretaker residence, landscaping business, indoor recreation, and a vehicle fueling station with convenience store (the last use was not previously requested in their initial application). The applicant has stated they would like to limit the hours of operation on site to 7am – 9pm.

Attached is the updated application (the updated correspondence and site plan from the applicant are found on pages 14-18). Here is also the updated legal for the case: Case No. CR2024-0001: The applicant, Mad River Development LLC, is requesting a conditional rezone of approximately 2.13 acres from the "RR" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone-Neighborhood Commercial) zone. The subject property is located at 6213 Airport Rd, Nampa, ID 83687, also referenced as Parcel R27927, a portion of the Southeast quarter of the Northeast quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

If you have any updated comments, please let me know within 2 weeks of today (February 24, 2026).

Sincerely,

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

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1pm – 5pm

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From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:42 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>;

'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice for CR2024-0001 / Mad River Development LLC

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 23, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

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

Thank you,

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

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

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Exhibit D5

Emily Bunn

From: Caitlin Ross
Sent: Tuesday, April 29, 2025 9:15 AM
To: Emily Bunn
Subject: FW: [External] RE: Agency Notice for CR2024-0001 / Mad River Development LLC

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, April 29, 2025 9:09 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice for CR2024-0001 / Mad River Development LLC

Hello,

After careful review of the transmittal submitted to ITD on April 23, 2025 regarding, Mad River Development LLC, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you
Mila Kinakh
D3 Planning and Development
Administrative Assistant



From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:42 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth

<Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice for CR2024-0001 / Mad River Development LLC

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

Thank you,

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

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

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
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Exhibit D5.1

Emily Bunn

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Tuesday, February 24, 2026 10:52 AM
To: Emily Bunn
Subject: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

Hi Emily,

ITD does not have any comments for this application.

Thanks!

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



From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, February 10, 2026 11:41 AM
To: critchfieldd@cityofnampa.us; effingere@nampafire.org; eddy@nampahighway1.com; nmid@nmid.org; EOlvera@nmid.org; Mitch.Kiester@phd3.idaho.gov; Anthony.Lee@swdh.id.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; BRO.Admin@deq.idaho.gov; Kathy Husted <kathy.husted@canyoncounty.id.gov>; kmassie@ccparamedics.com; Michael Stowell <mstowell@ccparamedics.com>
Subject: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

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.

Hello,

I have previously received comments from each of your agencies for Case No. CR2024-0001.

The applicant has recently changed their application from conditionally rezoning three (3) parcels from the Rural Residential (R-R) zone to the Neighborhood Commercial (C-1) (Parcels R27927, R27927011, and R27927012) to just one (1) parcel (only Parcel R27927).

The applicant is also requesting only the following uses be allowed on site: staging area, contractor shop, caretaker residence, landscaping business, indoor recreation, and a vehicle fueling station with convenience store (the last use was not previously requested in their initial application). The applicant has stated they would like to limit the hours of operation on site to 7am – 9pm.

Attached is the updated application (the updated correspondence and site plan from the applicant are found on pages 14-18). Here is also the updated legal for the case: Case No. CR2024-0001: The applicant, Mad River Development LLC, is

requesting a conditional rezone of approximately 2.13 acres from the “RR” (Rural Residential) zone to the “CR-C-1” (Conditional Rezone-Neighborhood Commercial) zone. The subject property is located at 6213 Airport Rd, Nampa, ID 83687, also referenced as Parcel R27927, a portion of the Southeast quarter of the Northeast quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

If you have any updated comments, please let me know within 2 weeks of today (February 24, 2026).

Sincerely,

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

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From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:42 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice for CR2024-0001 / Mad River Development LLC

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 23, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

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

Thank you,

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

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
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Exhibit D6

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

Brad Little, Governor
Jess Byrne, Director

April 28, 2025

Emily Bunn, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
emily.bunn@canyoncounty.id.gov

Subject: Agency Notice for CR2024-0001 / Mad River Development LLC

Dear Ms. Bunn:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects 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://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/*.

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

1. AIR QUALITY

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

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED 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 district health department.
- 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 the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- 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 planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

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.
- 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.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (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.
- If any private wells are 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 planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- 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 James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction 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) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER 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 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released 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.

- **Ground Water 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) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. 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 conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. 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.

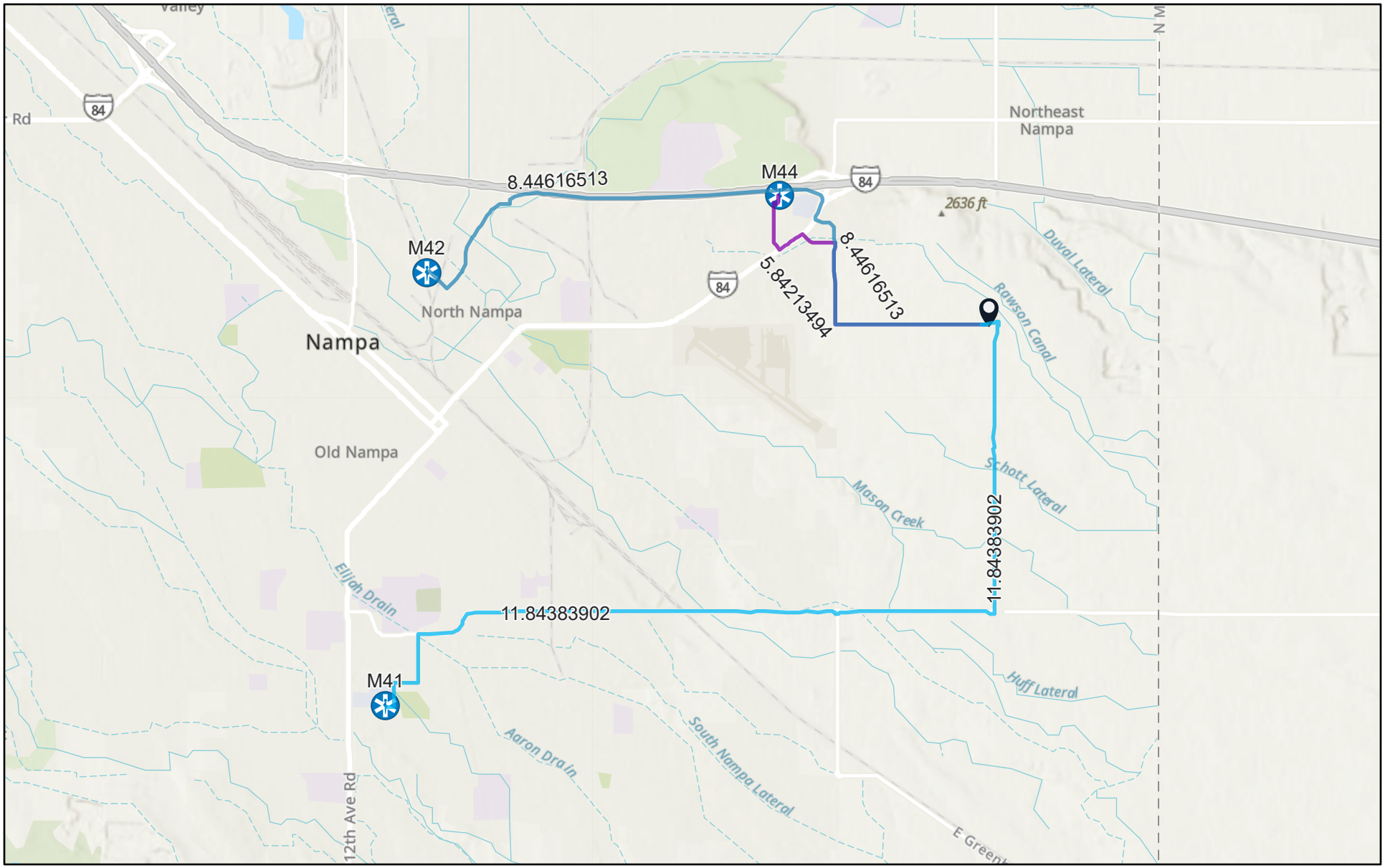
Sincerely,



Troy Smith
Regional Administrator

Exhibit D7

R27927 Response Times



12/25/2025

Route 1 - 1 - 1
Route 1 - 1 - 1
Route 1 - 1 - 1

M41 station
M42 station
M44 station

R27927 Response Times
World_Hillshade

1:73,885

0 0.45 0.9 1.8 mi
0 0.75 1.5 3 km

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

Exhibit D8

Emily Bunn

From: Elijah Effinger <effingere@nampafire.org>
Sent: Tuesday, December 30, 2025 11:18 AM
To: Emily Bunn
Subject: [External] Re: Case No. CR2024-0001

Emily,

The Nampa Fire Protection District does not oppose the proposed request of rezone of approximately 4.74 acres from "RR" rural Residential to "CR-C-1" Conditional Rezone Neighborhood Commercial. We have the following comments & conditions to add:

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)

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)

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.

Thank you,

Elijah Effinger
Deputy Fire Marshal
C: 208-919-1313
effingere@nampafire.org

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, December 24, 2025 1:43 PM
To: Elijah Effinger <effingere@nampafire.org>
Subject: Case No. CR2024-0001

Use the "Report" button if you suspect this email is phishing or contains malicious content. DO NOT CLICK on links or open attachments unless you have verified this email and that the content is safe.

Hi Elijah,

I wanted to check in and see if the fire district has any comments on this conditional rezone case? The application is requesting to rezone the property to neighborhood commercial.

Sincerely,

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

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Exhibit D9

Emily Bunn

From: Emily Bunn
Sent: Tuesday, February 10, 2026 11:41 AM
To: critchfieldd@cityofnampa.us; effingere@nampafire.org; eddy@nampahighway1.com; nmid@nmid.org; EOlvera@nmid.org; Mitch.Kiester@phd3.idaho.gov; Anthony.Lee@swdh.id.gov; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; BRO.Admin@deq.idaho.gov; Kathy Husted; kmassie@ccparamedics.com; Michael Stowell
Subject: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC
Attachments: Updated Application CR2024-0001 - February 2026.pdf

Hello,

I have previously received comments from each of your agencies for Case No. CR2024-0001.

The applicant has recently changed their application from conditionally rezoning three (3) parcels from the Rural Residential (R-R) zone to the Neighborhood Commercial (C-1) (Parcels R27927, R27927011, and R27927012) to just one (1) parcel (only Parcel R27927).

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If you have any updated comments, please let me know within 2 weeks of today (February 24, 2026).

Sincerely,

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

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Sent: Wednesday, April 23, 2025 9:42 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice for CR2024-0001 / Mad River Development LLC

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 23, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

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

Thank you,

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

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

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Exhibit D10

Emily Bunn

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Monday, March 2, 2026 11:26 AM
To: Emily Bunn
Subject: [External] re: Legal Notice CR2024-0001 / Mad River Development LLC - 6213 Airport Rd, Nampa
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Emily,

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, February 26, 2026 10:32 AM
To: IDWR File <file@idwr.idaho.gov>;
Subject: Legal Notice CR2024-0001 / Mad River Development LLC

Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media. A copy of the application can be found on our Land Hearings website at Land Hearings | Canyon County.

No response is required from your agency unless you have input on the proposed project.

Contact the planner of record, **Emily Bunn** at emily.bunn@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,

Caitlin Ross
Hearing Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-454-7463

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Exhibit D11

Emily Bunn

From: Caitlin Ross
Sent: Thursday, March 19, 2026 9:18 AM
To: Emily Bunn
Subject: FW: [External] RE: Agency Notice CR2024-0001 / Mad River Development LLC

FYI – thanks!

Caitlin

From: Erika Olvera <EOlvera@nmid.org>
Sent: Thursday, March 19, 2026 8:45 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CR2024-0001 / Mad River Development LLC

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.

If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within NMID. Developers must comply with Idaho Code 31-3805.

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, February 26, 2026 10:30 AM
To: 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'badgerd@cityofnampa.us' <badgerd@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; Erika Olvera <EOlvera@nmid.org>; NMID <NMID@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'd3development.services@itd.idaho.gov' <d3development.services@itd.idaho.gov>; 'Kendra.Conder@itd.idaho.gov' <kendra.conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>;

'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>
Subject: Agency Notice CR2024-0001 / Mad River Development LLC

Dear Agencies,

Please see the attached agency notice regarding the scheduled Planning and Zoning Commission hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. A copy of the application can be found on our Land Hearings website at Land Hearings | Canyon County. No response is required unless there is an update to your original comments.

This is the notification that a hearing date of **April 2, 2026** at 6:30 pm has been set for this case along with a final deadline of **March 23, 2026** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

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

Thank you,

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

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

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

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Exhibit D12

Emily Bunn

From: Tom Crosby
Sent: Monday, March 9, 2026 1:14 PM
To: Emily Bunn
Subject: RE: Agency Notice CR2024-0001 / Mad River Development LLC

That will work. Thanks

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, March 9, 2026 11:18 AM
To: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>
Subject: RE: Agency Notice CR2024-0001 / Mad River Development LLC

Hello Tom,

I have the following proposed condition included in my staff report now, let me know what you think:

1. Within 60-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order and prior to any new building permit being applied for on the subject property, the property owner shall apply for the appropriate building department application(s) as determined by Canyon County's Building Official to bring the accessory structure used for baseball training facility into compliance (**Exhibit D2.2**). Once the appropriate permit is submitted, expiration or violation of said permit will also be considered a violation of this condition.

Sincerely,

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

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

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From: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>
Sent: Monday, March 9, 2026 8:16 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: Agency Notice CR2024-0001 / Mad River Development LLC

Emily,

I you have not already please add into the conditions of approval that BP2023-0065 requires a passing final inspection for the detached accessory garage that is being used illegally as a commercial batting practice venue. Please make sure to add into conditions that a change of occupancy permit will be required to bring the structure up to commercial standards.

Thanks,
Tom.

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, February 26, 2026 10:30 AM
To: 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'badgerd@cityofnampa.us' <badgerd@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'EOlvera@nmid.org' <eolvera@nmid.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'd3development.services@itd.idaho.gov' <d3development.services@itd.idaho.gov>; 'Kendra.Conder@itd.idaho.gov' <kendra.conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>
Subject: Agency Notice CR2024-0001 / Mad River Development LLC

Dear Agencies,

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This is the notification that a hearing date of **April 2, 2026** at 6:30 pm has been set for this case along with a final deadline of **March 23, 2026** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

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

Thank you,

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

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
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EXHIBIT E

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

Planning & Zoning Commission

Case # CR2024-0001

Hearing Date: April 2, 2026

PLANNING AND ZONING COMMISSION

DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Mad River Development, LLC– CR2024-0001

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of approximately 2.13 acres from the "R-R" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone – Neighborhood Commercial) zone.
2) The request includes a Development Agreement restricting the development to the following uses: a staging area, contractor shop, caretaker residence, indoor recreation, landscaping business, and vehicle fueling station with convenience store. The applicant has also proposed restricting the hours of operation from 7:00 a.m. to 9:00 p.m. and adding a site-obscuring fence on the west side of the property.

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 CR2024-0001.

      1. All exhibits can be found in the case staff report dated April 2, 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.

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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, CR2024-0001, was presented at a public hearing before the Canyon County Planning and Zoning Commission on April 2, 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**	**Analysis**
No	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis		The proposed conditional rezone change is <u>not</u> generally consistent with the Comprehensive Plan. The Future Land Use Plan in the 2030 Canyon County Comprehensive Plan designates the parcel as "Residential" (**Staff Report Exhibit B2.10**). "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity." (Page 25, 2030 Comprehensive Plan). The 2030 Canyon County Comprehensive Plan does not promote commercial growth in the area (**Staff Report Exhibit B2.10**). "The commercial designation is intended to encourage commercial uses which can provide goods and services to businesses, travelers, and residents of the County" (Page 25, 2030 Comprehensive Plan). The closest commercial uses are found within the City of Nampa, approximately 0.8 miles to the northwest at the Nampa Gateway Center which has retail and restaurant uses (**Staff Report Exhibit B2.11**). City of Nampa's Comprehensive Plan calls for "Low-Density Residential" for the subject property (**Staff Report Exhibit B2.11**). City of Nampa's initial comment letter states the property is "…currently designated Low Density Residential on the Nampa Comprehensive Plan Future Land Use Map. Adjacent land use designations are Medium Density Residential and Community Mixed Use. The Future Land Use Map has a provision that allows designations to apply to or 'stretch over' adjacent parcels. In this case, the Community Mixed Use land use designation could be stretched over the three parcels to accommodate this business" (**Staff Report Exhibit D4**). Although the property may fit City of Nampa's "Mixed-Use Designation," the closest city limits are between 0.8 and 1-mile to the northwest and west and the Planning and Zoning Commission does not anticipate annexation of the properties to the west to occur quickly due to the number of residential parcels. The property better meets the 2030 Canyon County Comprehensive Plan by staying in its current designation of residential, as introducing commercial would likely encourage commercial/mixed-use growth in an area that is predominantly a residential and agricultural area (**Staff Report Exhibits B2.1, B2.3, and B2.6**).

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	The comprehensive plan amendment request is also not in general conformance with the following policies and goals contained within the 2030 Canyon County Comprehensive Plan: • **Population G2.02.00**: "Promote housing, business, and service types needed to meet the demand of the future and existing population." o The Traffic Analysis Zone (TAZ) does not forecast this as a significant growth area for jobs between 2025 and 2050 (it shows an increase of 8 jobs by 2050) (**Staff Report Exhibit B2.9**). The TAZ is used by COMPASS (Community Planning Association) as a tool to plan funding for future transportation needs. • **Economic Development 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." o The County identifies the area for residential growth, not commercial growth (**Staff Report Exhibit B2.10**). • **Land Use & Community Design P4.03.01**: Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources. o The County identifies the area for residential growth, not commercial growth (**Staff Report Exhibit B2.10**). • **Land Use & Community Design P4.03.02**: Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns. o The County identifies the area for residential growth, not commercial growth (**Staff Report Exhibit B2.10**).
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 (C-1) is not more appropriate than the current zoning designation of Rural Residential (R-R). The predominant land uses in the vicinity of the subject property consist of agricultural and residential activities. Parcels to the northeast, east, and southeast are used for agriculture—mainly pastureland with limited crop production. Residential properties of varying lot sizes are located to the west, east, north, and south (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.12**). Land-use approvals issued over the past five years indicate a trend toward continued residential development rather than commercial expansion within the area. Additionally, it should be noted that a conditional neighborhood commercial rezone heard in 2025 to the north of the subject property was denied (**Staff Report Exhibit B2.13**). The nearest approved zoning and land-use designation comparable to the request is located at the Nampa Gateway Center within the City of Nampa, approximately 0.8 miles northwest of the subject property (**Staff Report Exhibit B2.11**). While there are legal nonconforming industrial operations—situated on parcels currently zoned for rural residential uses—and some gravel extraction sites to the northeast and east, these uses are primarily concentrated farther along Airport Road and in the vicinity of McDermott Road and cannot be clearly identified/seen from the subject property (**Staff Report Exhibits B2.1, B2.3, and C**). Pursuant to CCCO §07-10-25 (5), the purpose of the C-1 (Neighborhood Commercial) Zone is to provide for local commercial service needs and to restrict incompatible uses. Although the applicant may support local services somewhat, the land use patterns do not support commercial uses yet. **Existing Conditions within 1-Mile (Staff Report Exhibits B2.1 and B2.3):**

Direction	Existing Use	Primary Zone	Other Zone
N/NE	**Agricultural, Residential Uses, and Legal Nonconforming Gravel Pit and Industrial Uses to the North and Northeast**	**R-R**	

DRAFT

S/SE	**Residential Uses and some Agricultural Uses**	**R-R**	**A**
E	**Agricultural and Residential Uses**	**A**	
W	**Residential Uses**	**R-R**	**R-1, CR-M-1**

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

Surrounding Land Use Cases in the Last 5 Years (Staff Report Exhibit B2.13):

1. CR2023-0005 – Rezone from R-R to C-1 – Denied
2. RZ2020-0018 – Rezone from A to R-R – Approved
3. RZ2022-0008 – Rezone from A to CR-R-1 – Approved
4. SD2018-0013 – Preliminary Plat for DTH Subdivision – Approved
5. CR2022-0013 – Rezone from R-R to CR-R-1 – Approved
6. SD2019-0030 – Short Plat for Ryslanchik Subdivision – Approved
7. PH2016-51-APL – Similar Use to a Church CUP – Approved

Criteria Met?	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
No		

Analysis

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

The proposed conditional rezone is not compatible with the surrounding land uses. The area surrounding the property is characterized primarily by residential development, with some agricultural uses interspersed throughout. Within 1 mile of the subject property, there are 46 subdivisions with an average parcel size of 1.15 acres. The 600-foot notification distance contains parcels with an average parcel size of 1.59 acres and median parcel size of 1 acre. Agricultural activities—mainly pastureland with limited crop production—are located on parcels to the northeast, east, and southeast. Residential uses occur in all directions, with parcel sizes varying across the surrounding area (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.12**). Although the applicant is proposing to limit the allowed uses on site, the Planning and Zoning Commission still finds compatibility concerns with the nearby residential uses, particularly with the inclusion of a fueling station and convenience store and potentially incompatible hours of operation (7:00 a.m. to 9:00 p.m.).

Criteria Met?	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
No		

Analysis

The proposed conditional rezone may negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below.

Character of the Area:
The character of the area is primarily residential with some agricultural uses. There are parcels to the northeast, east, and southeast that contain agricultural uses (mainly pasturage with some crop production) on varying parcel sizes. There are also parcels to the west, east, north, and south that contain residential uses on varying acreage sizes (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.12**). The nearest approved similar zone and designation is the Nampa Gateway Center within Nampa city jurisdiction, approximately 0.8 miles northwest of the subject parcel (**Staff Report Exhibit B2.11**). There are legal nonconforming industrial uses (the properties with these uses are zoned residential) and gravel pits found to the northeast and east but are primarily located further down Airport Road and near McDermott Road and cannot be spotted from the subject property (**Staff Report Exhibits B2.1, B2.3, and C**).

The following measures will be implemented to mitigate the impact
The applicant has agreed to enter into a development agreement to place conditions on the development in an effort to potentially mitigate impacts. The applicant is proposing to restrict the uses to a caretaker

	residence, staging area, contractor shop, landscaping business, indoor recreation, and vehicle fueling station with convenience store. The applicant has also stated they would like to limit the hours of operation from 7:00 a.m. to 9:00 p.m. and are open to adding a sight-obscuring fence on the west side of the property to limit the property to the west's view (**Staff Report Exhibits A2 and A2.2**)	
Criteria Met?	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Yes		
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, (an) individual septic system(s) are proposed for the commercial development (**Staff Report Exhibit A3**). Per Southwest District Health's (SWDH) comment letter, "…a nutrient pathogen study may be required if the total wastewater flow meets or exceeds 600 gallons per day. The applicant must submit a letter of intended use outlining the total wastewater flow, among other criteria" Additionally, SWDH states that a site evaluation has not been conducted on site yet as no septic systems have been proposed for the requested use. SWDH does not have any concerns with rezoning the property, as long as the applicant meets all of SWDH's requirements (**Staff Report Exhibits D3 and D3.1**). It is important to note that that applicant requested to add a vehicle fueling station with a convenience store as one of the uses conditioned to be allowed on site in early 2026, so SWDH did not discuss their requirements for this type of use at their pre-development meeting. SWDH requirements will need to be met for any future septic systems proposed on site (**Staff Report Exhibit D3.2**). **Water:** Per the applicant's land use worksheet, (an) individual well(s) are proposed for the commercial development (**Staff Report Exhibit A3**). Notice was given to Idaho Department of Water Resources, but no comments were received. Future development shall comply with IDWR standards at the time of building permit, etc. **Drainage:** Per the land use worksheet, stormwater drainage is retained via borrow ditches (**Staff Report Exhibit A3**). **Irrigation:** Per the land use worksheet, the property is irrigated with surface irrigation water via gravity irrigation (**Staff Report Exhibit A3**). The property is under the jurisdiction of Boise Project Board of Control/Nampa-Meridian Irrigation District (NMID). NMID sent a comment letter on March 19, 2026 which stated, "Providing all storm drainage is retained on-site there will be no impact to Nampa-Meridian Irrigation District (NMID). Therefore, no further review will be required at this time." NMID also stated that a Land Use Change Application must be submitted if any surface drainage leaves the site and private lateral must be protected (**Staff Report Exhibit D11**). **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 23, 2025 and February 26, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met?	**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?**
Yes		
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 future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below.	

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	Per Nampa Highway District No. 1, the subject property is adjacent to Airport Road and Robinson Boulevard. Per NHD#1 Functional Classification Map, Airport Rd. is designated as a Principal Arterial and Robinson Blvd. is designated as a Minor Arterial. Commercial accesses are required to have a paved apron installed per ACCHD Standard Drawing #ACCHD-106 (**Staff Report Exhibit D1**). Currently, there are curb cut approaches onto Airport Road where the applicant is proposing access. The curb cut approaches will require a paved apron to limit the effects to the public road (**Staff Report Exhibit D1.1**). Nampa Highway District also added to their comment letter on February 10, 2026, which stated "For commercial business such as a fueling station/convenience store will require a Traffic Impact Study be done to evaluate the impacts to intersections in the area. It may also require additional ROW dedication along Airport Rd and Robinson Rd" (**Staff Report Exhibit D1.1**). Idaho Transportation Department does not have any comments or concerns currently as the application does not meet the thresholds for a Traffic Impact Study nor does it pose any safety concerns (**Staff Report Exhibits D5 and D5.1**).	
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 does have legal access to Airport Rd for the development. See the review and analysis detailed below. The subject property has access off Airport Road currently. There were curb cut approaches added to the property that were paved when the roundabout to the northeast of the property was developed. These curb cut approaches will need paved aprons to limit effects to the public road. (**Staff Report Exhibits D1 and D1.1**).	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** The subject property is serviced by Nampa School District #139. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on April 23, 2025 and February 26, 2026, and no comments were received by the school district. **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out April 23, 2025 and February 26, 2026 and no comments were received by the Sheriff's Office. **Fire Protection:** Nampa Fire Protection District sent a comment letter on December 30, 2025 which outlined international fire code requirements, such as water supply and fire access requirements. At the time of building permit submittal, a preliminary fire permit is required (**Staff Report Exhibit D8**). Prior to Canyon County issuing certificate of occupancy, an approved fire permit is required. **Emergency Medical Services:** Canyon County Ambulance District sent three (3) estimated response times for the subject property on December 25, 2025- Station M44 is approximately 5.84 minutes from the property, Station M42 is approximately 8.44 minutes from the property, and Station M41 is approximately 11.84 minutes from the property. These response times may vary depending on driving conditions and call volume (**Staff Report Exhibit D7**).	

DRAFT

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**	**Analysis**
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 City of Nampa sent a comment letter on April 28, 2025, which stated the property is "…currently designated Low Density Residential on the Nampa Comprehensive Plan Future Land Use Map. Adjacent land use designations are Medium Density Residential and Community Mixed Use. The Future Land Use Map has a provision that allows designations to apply to or "stretch over" adjacent parcels. In this case, the Community Mixed Use land use designation could be stretched over the three parcels to accommodate this business" (**Staff Report Exhibit D4**). The Planning and Zoning Commission finds that although the uses the applicant is proposing may meet the Community Mixed Use land use designation, the closest city limits are between 0.8 and 1 mile to the west and northwest. The Planning and Zoning Commission does not anticipate annexation of the properties to the west to occur quickly due to the number of residential parcels, so it is better to consider Canyon County's Comprehensive Plan over the City of Nampa's. The City of Nampa has a policy that properties seeking development shall go through a pre-annexation process to receive a letter of support from the City of Nampa to Canyon County. Nampa requests that the applicant go through a pre-annexation process with the City of Nampa prior to continuing the entitlement process with Canyon County, otherwise the City requests denial of this application" (**Staff Report Exhibits D4 and D4.1**). At this time, the applicant has not applied or obtained a pre-annexation agreement with the City of Nampa.	

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Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case # CR2024-0001, a conditional rezone of Parcel R27927, approximately 2.13 acres, from the "A" (Agricultural) zone to the "CR-C-1" (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 Comprehensive Plan support residential development of the property.

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

EXHIBIT 4

Agency Comments Received by: August 3rd, 2026

Board of Canyon County Commissioners

Case No. CR2024-0001

Hearing Date: August 13th, 2026

Exhibit 4a

Emily Bunn

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, July 8, 2026 11:41 AM
To: Emily Bunn
Subject: [External] FW: Agency Notice CR2024-0001 / Mad River Development
Attachments: 30 day BOCC AGENCY notice P&Z decision.pdf

Hi Emily,

I was given the impression that this property was going to be a staging yard and landscaping company and an indoor sports/recreation. In this most recent Agency notice I see they've added a Convenience Store. With a C-store, we're going to want a Traffic Impact Study done to see the impacts of the C-store on the intersections in the area.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, July 8, 2026 10:18 AM
To: 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'badgerd@cityofnampa.us' <badgerd@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'EOlvera@nmid.org' <eolvera@nmid.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'd3development.services@itd.idaho.gov' <d3development.services@itd.idaho.gov>; 'Kendra.Conder@itd.idaho.gov' <kendra.conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>;

'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>
Subject: Agency Notice CR2024-0001 / Mad River Development

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Dear Agencies,

Please see the attached agency notice regarding the scheduled Board of County Commissioners' hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff review. A copy of the application can be found on our Land Hearings website at Land Hearings | Canyon County.

No response is required unless there is an update to your original comments. Written testimony is due by **August 3, 2026**. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. Please direct your comments or questions to planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

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

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

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

EXHIBIT 5

Public Comments Received by: August 3rd, 2026

Board of Canyon County Commissioners

Case No. CR2024-0001

Hearing Date: August 13th, 2026

Exhibit 5a

Emily Bunn

From: Jenay Hunt <[redacted]>
Sent: Thursday, April 2, 2026 8:05 PM
To: Emily Bunn
Subject: [External] Case no. Cr2024-0001

Hello,

I hope I'm not to late in responding to this case regarding a zone change for this hearing.

My family and i that live at 6120 Airport rd, do not want a zone change for our area. The man thats been using this land has done so without concern for zoning. He has not shown to be at all interested in the neighborhood. We do Not want our homes changed to be a commercial opportunity for someone that does not live in our neighborhood.

Thank you for your time. We had something unexpected come up and we weren't able to attend the meeting tonight

Thank you
Jenay Hunt
[redacted]

Exhibit 5b

CASE NO. CR2024-0001 MAD RIVER DEVELOPMENT LLC.

NAME IS GARY CRISMAN AT 6114 AIRPORT ROAD, NAMPA IDAHO.

I AM THE OWNER AND HAVE BEEN SINCE 1994.

MY CONCERN ABOUT THIS CASE IS NOT REALLY WHAT THEY WANT TO DO, BUT "HOW" CAN IT BE DONE WITH THE EXISTING ROADS AND CONDITIO NS IN THE AREA. THE PROPERTY SITS NEXT TO A ROUND ABOUT ON AIRPORT ROAD AND ROBINSON ROAD.AIRPORT IS BUSY WITH LOTS OF TRAFFIC AND ROBINSON IS A MAJOR ROAD GOING NORTH AND SOUTH WITH MANY TRUCKS AND TRAILERS.

THE PROPERTY OF THIS BUSSINESS DOES NOTEND TILL THE END OF BOTH PARTS OF THE ROUND ABOUT, SOUTH OR NORTH. THE TWO EXISTING DRIVEWAYS ON THE NORTH COME OUT "IN" THE ROUND ABOUT,YOU SHOULD ONLY MAKE A RIGHT HAND TURN TO GET OUT OF THE PROPERTY. THERE IS A"REC CENTER"? ALREADY THERE AND THE PEOPLE COMMING AND GOING ARE DRIVING THROGH MUD COVERING A IRRAGATION DITCH,WITH SOME GRAVEL SORTA THROWN OVER IT, DRAGING MUD ONTO AIRPORT ROAD ON WET AND SNOWING DAYS. NOT USING THE DRIVE WAY ENTRENCE AT ALL.

SOUTH, THERE IS A SORTA DRIVEWAY COMMING ONTO ROBINSON ROAD, COMMING OUT OF MUD TRACKING MUD ONTO ROBINSON ROAD.THERE IS THE ISLAND RIGHT THER AND THEY DRIVE AROUND IT. THE PAINTED LINES FROM THE ROUND ABOUT AND THE ISLAND DO NOT END TILL THE END OF THE PROPERTY LINE SOUTH EAST. THER IS NO TURNING LANE THER AND THEY ARE PULLING OUT INTO FIFTY MILE AN HOUR TRAFFIC, WITH TRUCKS AND TRAILERS NOW.

TO MAKE ANY OF IT WORK, YOU WOULD TOTALLY HAVE TO REDO THE SOUTH SIDE ROUND ABOUT, WIDEN ROBINSON TO TWO LANES AND A TURNING LANE BUT STILL YOU WOULD BE DUMPING ANT TRAFFIC ONTO A FIFTY MILE ROAD AT THE START OF THE ROUND ABOUT. AT BEST NORTH ON THE PROPERTY YOU WOULD AGAIN HAVE TO MOVE THE DRIVE WAY SO PEOPLE COU LD MAKE A "LEGAL" LEFT TURN OUT OF THE REC CENTER, AND STLL IT WOULD BE RIGHT AT THE END OF A ROUND ABOUT. AND NOBODY DRIVES FAST AROUND THEM.

SO, IN MY OPINION, THERE IS NO REAL OR EASY WAY TO DO ANY OF WHAT THEY WANT TO DO. ITS ZONED RURAL,ES RESIDENTAL. AND TRYIN G TO PUT A CONVIENCE STORE, GAS STATION ,LIVING PLACES AND STAGING AREA? STAGING FOR WHAT. ALL BRINGING MORE AND MORE TRAFFIC AND NOISE TO A ALREADY COJESTERD ROAD WITH LOTS AND LOTS OF SEMIS GOING NORTH AND SOUTH. NOT TO MENTION, THE PROPERTY LINES DO NOT GO PAST THE ROUND ABOUT LINES. NOT THAT I HAVE ANY REAL PROBLEMS WITH ANY OF THEIR PROPOSALS, ITS THAT IT DOES NOT AT ALL FIT THE ROADS OR THE ZONING.

THANK YOU

GARY CRISMAN

RECEIVED
JUL 27 2026
RECEIVED


EAST
50 MPH
Robert
50 MPH
Small single lanes
Property line
SOUTH
End of Roundabout
Painted lines
Entrance road
Not to Scale (close)
WEST
Property line
Property lines
Small single lanes.
County Property
Island
S
S
S
garage
Rec Center
Dirt gravel parking
H
Property lines
Driveway
Driveway
road
Island
Painted lines
NorTH
Airport Road.

Case no. CR2024-0001

Exhibit 5c

RECEIVED
JUL 29 2026
RECEIVED

From [redacted]

To emily.bunn@canyoncounty.id.gov

Date Monday, July 27th, 2026 at 8:32 AM

Please route this to all of the county commissioners.
Re. Mad River Development at 6213 Airport Rd.
I urge you to reject this proposed zone change.
The owner of this company doesn't live here so they have no regard for those of us who do.
They are already doing some of the things they are asking permission to do!
They want to destroy our residential neighborhood by putting in a gas station, convenience store, staging area, indoor recreation building, caretaker residence, landscaping business, and a contractor shop!
The traffic will be more than what the existing roads can handle.
This is a residential neighborhood! Please do not allow this to happen.
The owner is already operating the indoor recreation building and when it is open dozens of cars fill up the lot with people using the indoor batting cages and loud music playing until late at night. They are already disturbing the neighbors.
Please do not allow this to continue or get worse.
Sincerely
Roger Hunt
6120 Airport Rd
Nampa, Id 83687
[redacted]

Roger I. Hunt

Roger Hunt

Sent from Proton Mail for Android.

The above email address is apparently incorrect, so I had to print this out

RIH

RECEIVED
AUG 03 2026
RECEIVED

Exhibit 5d

July 31, 2026

Re: Case No. CR2024-0001, Applicant Mad River Development LLC

Dear Commissioners –

This letter is in response to Mad River Development's conditional rezone request on their 2.13 acres. This is the second time they have requested a conditional rezone. Very little has changed in their request from their first hearing. From what we can tell, the only change is the proposed restricting of hours of operation and adding a site-obscuring fence on the west side.

Again, this request is so general that no one knows what their development plans are:

1. Fueling station - A vehicle fueling station with convenience store is completely out of the question. Since their first request, a new gas station and store is being built one mile to the north at the corner of Franklin and Star (Robinson) Road. The proposed hours of 7:00a.m. – 9:00 p.m. are too restrictive for a retail store.
2. Staging area – Staging of what? Gravel trucks? Military vehicles, tanks, armor? Golf carts?
3. Contractor shop - For what service? Why need a contractor shop if you want a fueling station? If a fueling station, does that mean some or all of the buildings will be removed? If so, which ones?
4. Indoor Recreation Parking– Currently one of their large shops is used for indoor batting cages and practice. The traffic in the winter and early spring is unruly because of their parking lot. Most parking is on the north side of the building with a driveway entrance next to the house off of Airport Road. The lot is dirt with a low "dip" along Airport from the west property line to the driveway. We assume it is to prevent cars from cutting into the lot without using the driveway. Cars don't cut across the dip, but pickup trucks do. It becomes a muddy mess and that means a muddy mess on Airport Road when they leave. The entrance to the property along Robinson is also dirt, so vehicles leaving through that driveway also causes muddy messes.
5. Indoor Recreation – For what? Do they plan to continue the indoor batting cages or is it for something else? If something else, what? How will it affect traffic and what are the anticipated commercial requirements?
6. Roundabout – The design of the roundabout cannot handle the heavy traffic a fueling station would require.
7. What are the plans for the southern part of the lot? Right now there are piles of fill dirt from the construction of the roundabout.
8. Site-obscuring fence. This is a good addition for the neighbors on the west side. They need to add a fence or barrier along Airport Road to prevent pickup trucks from cutting through the dip, better define the driveway entrance, and block the view of the parking lot for the recreation center.

9. Why is Mad River Development resubmitting a subpar application when very little has changed from their last submission?

Our property is at 6124 Airport Road and have lived here since 2001. A pasture is directly north of the Applicant's property across Airport Road and our property is next to that pasture. We are affected by the traffic generated by the recreation activity and noise from the building.

This rezoning request is poorly defined with too many ambiguities. They have NOT talked to any of the neighbors about this project and their plans.

Respectfully submitted,

Les & Barb Jensen

Les and Barbara Jensen, 6124 Airport Road, Nampa

EXHIBIT 6

Additional Supporting Documentation Received by: August 3rd, 2026

Board of Canyon County Commissioners

Case No. CR2024-0001

Hearing Date: August 13th, 2026

Exhibit 6a

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

PROPERTY OWNER	OWNER NAME: Mad River Development LLC
	MAILING ADDRESS: 8601 Deer Sky Ranch Trail, Nampa, ID 83687
	PHONE: [redacted] EMAIL: [redacted]

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

Signature: [signature] *Date:* 7/27/2026

APPLICANT (IF DIFFERENT THAN OWNER)	CONTACT NAME: Matt Wilke, Applicant Representative
	COMPANY NAME: White Barn Ventures, Inc.
	MAILING ADDRESS: PO Box 7, Middleton, ID 83644
	PHONE: [redacted] EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 6213 Airport Road, Nampa, ID 83687
	PARCEL #: R2792700000 LOT SIZE/AREA: 2.12 Acres
	LOT: Portion of Lot 12 BLOCK: N/A SUBDIVISION: Wilson Orchard Tracts
	QUARTER: NE SECTION: 19 TOWNSHIP: 3N RANGE: 1W
	CURRENT ZONING: R-R FLOODZONE (YES/NO): No

HEARING LEVEL APPS	_____CONDITIONAL USE	__X__COMP PLAN AMENDMENT	__X__CONDITIONAL REZONE
	_____ZONING AMENDMENT (REZONE)	_____DEV. AGREEMENT MODIFICATION	_____VARIANCE > 33%
	_____MINOR REPLAT	_____VACATION	_____APPEAL
	_____SHORT PLAT SUBDIVISION	_____PRELIMINARY PLAT SUBDIVISION	_____FINAL PLAT SUBDIVISION
	_____AG PROTECTION AREA	_____ROAD NAME CHANGE	

DIRECTORS DECISION APPS	_____ADMINISTRATIVE LAND DIVISION	_____EASEMENT REDUCTION	_____SIGN PERMIT
	_____PROPERTY BOUNDARY ADJUSTMENT	_____HOME BUSINESS	_____VARIANCE 33% >
	_____PRIVATE ROAD/DRIVEWAY CONST.	_____TEMPORARY USE	_____DAY CARE
	_____OTHER_____	_____ EASEMENT REDUCTION	_____ (N) ROAD NAME

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

Revised 1/14/26

Exhibit 6b

Emily Bunn

From: Matt Wilke <[redacted]>
Sent: Monday, August 3, 2026 5:35 PM
To: Emily Bunn
Cc: April Wilke; Darin Barnes
Subject: [External] CR2024-0001 / PowerPoint and Letters of Support
Attachments: Conditional_Rezone_Support_Letter Hill.pdf; Support Letter Hill.pdf; Support Letter Pruitt.pdf

Hi Emily,

Please see the PowerPoint links in 2 formats, and 2 letters of support for the BOCC hearing next week.

Could you please adjust the allowed uses in the development agreement listed below?

- Development of the subject parcel shall be restricted to the following land uses: **Contractor Shop, Staging Area, Indoor Recreation, and Caretakers Residence.**
- Please remove the Landscaping Business, Vehicle Fueling Station and Convenience Store uses from the application.

PowerPoint
Please see the links below for the PowerPoint in PDF and PPTX formats.

PDF
BOCC PP CR2024-0001 Mad River Development, LLC.pdf

PPTX
BOCC PP CR2024-0001 Mad River Development, LLC.pptx

Thank you,

Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
[redacted]
www.mywhitebarn.com

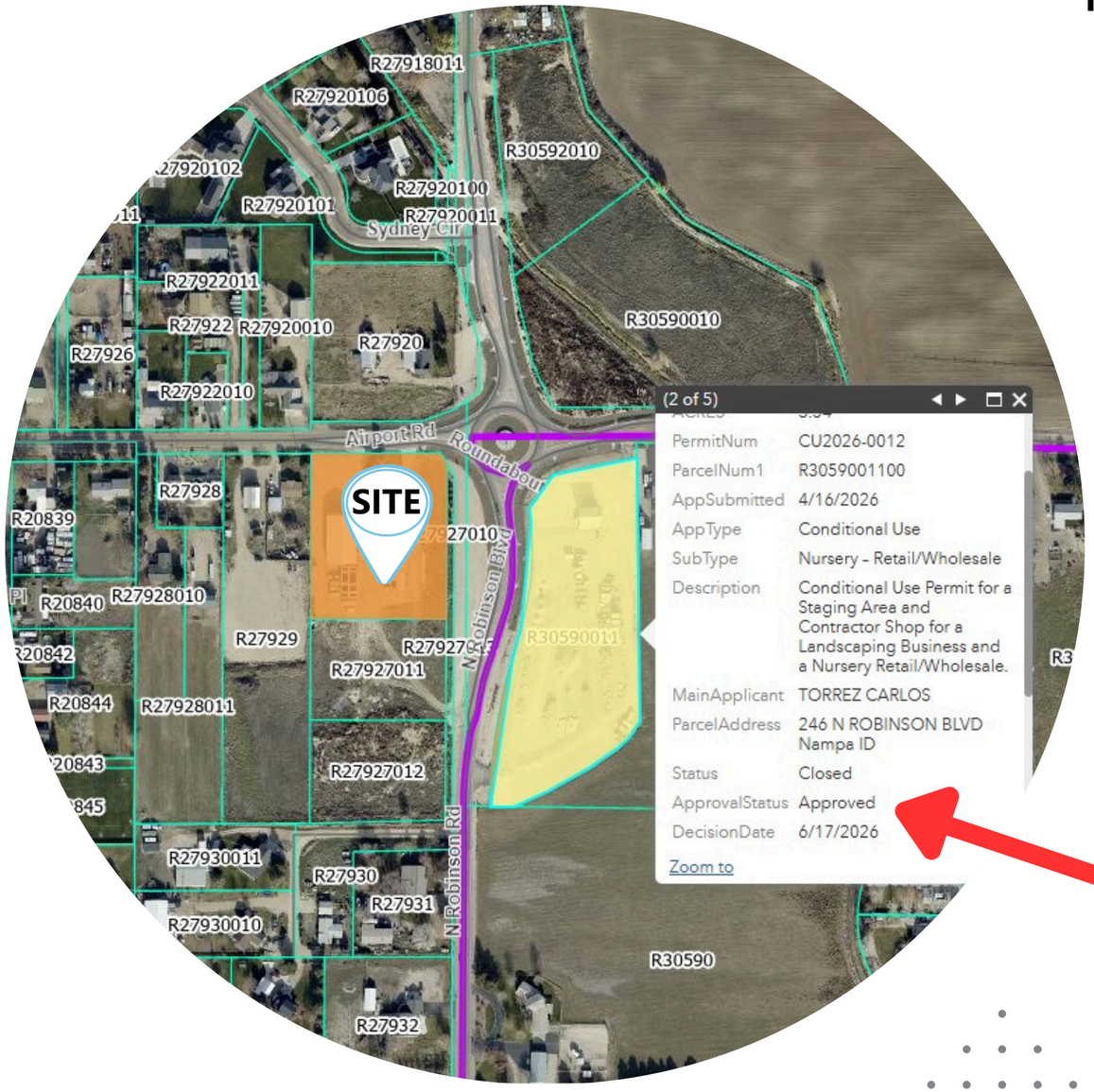


CR2024-0001 / Mad River Development, LLC

Applicant Representative / Matt Wilke - White Barn Ventures, Inc.

Intro

CR2024-0001

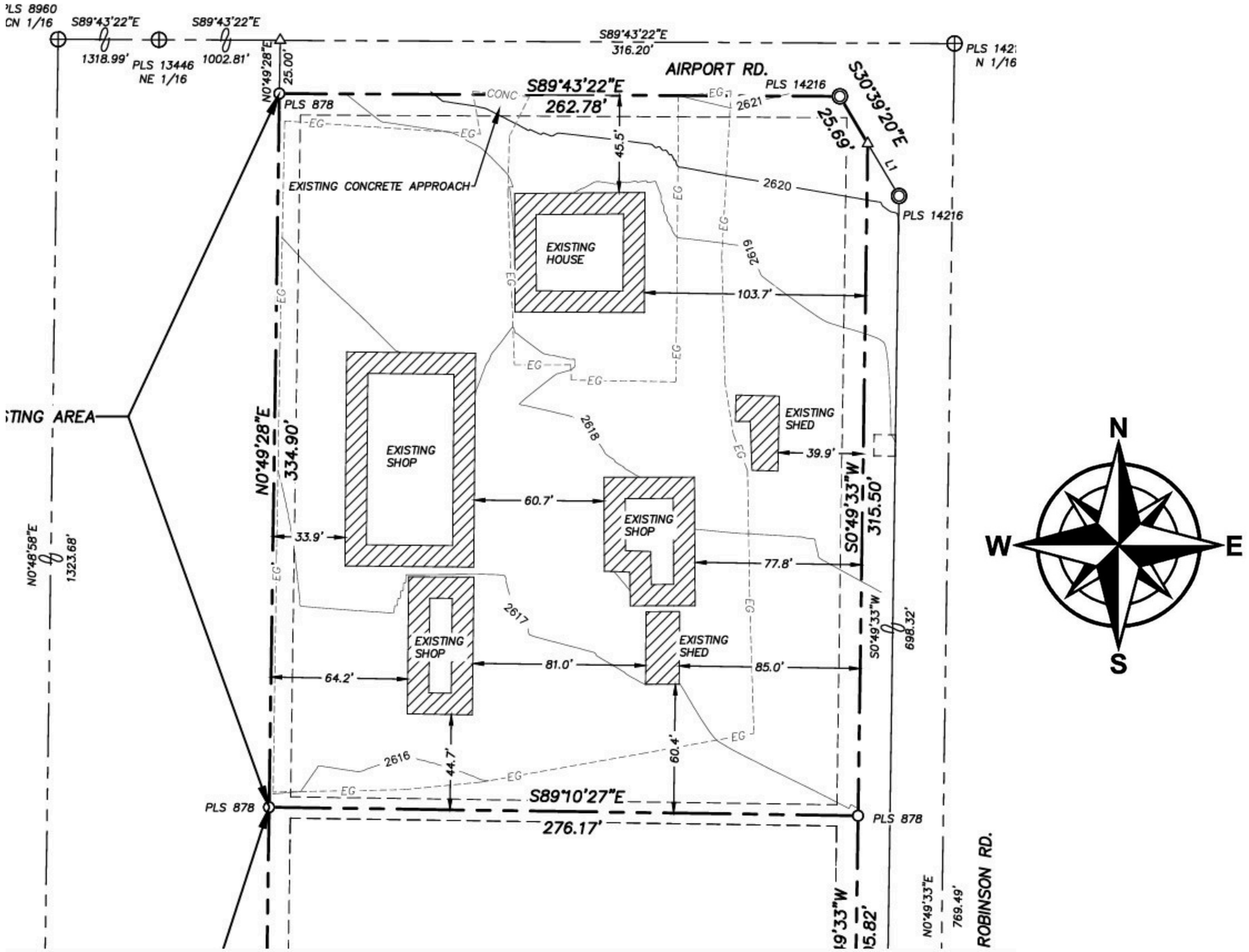


Project Overview:

- Total Parcel Size: ± 2.13 acres.
- Proposed CR-C-1 Rezone
- Development of the subject parcel shall be restricted to the following land uses: **Contractor Shop, Staging Area, Indoor Recreation, and Caretakers Residence.**
- The Landscaping Business, Vehicle Fueling station and Convenience store uses have been removed from the application.
- Curb Cut access to Airport Road.
- Contiguous to Community Mixed-Use on Nampa City Comp Plan.
- Contiguous to Recent CUP Approval CU2026-0012 for Staging Area & Contractors Shop for Landscaping Business and Retail/Wholesale Nursery

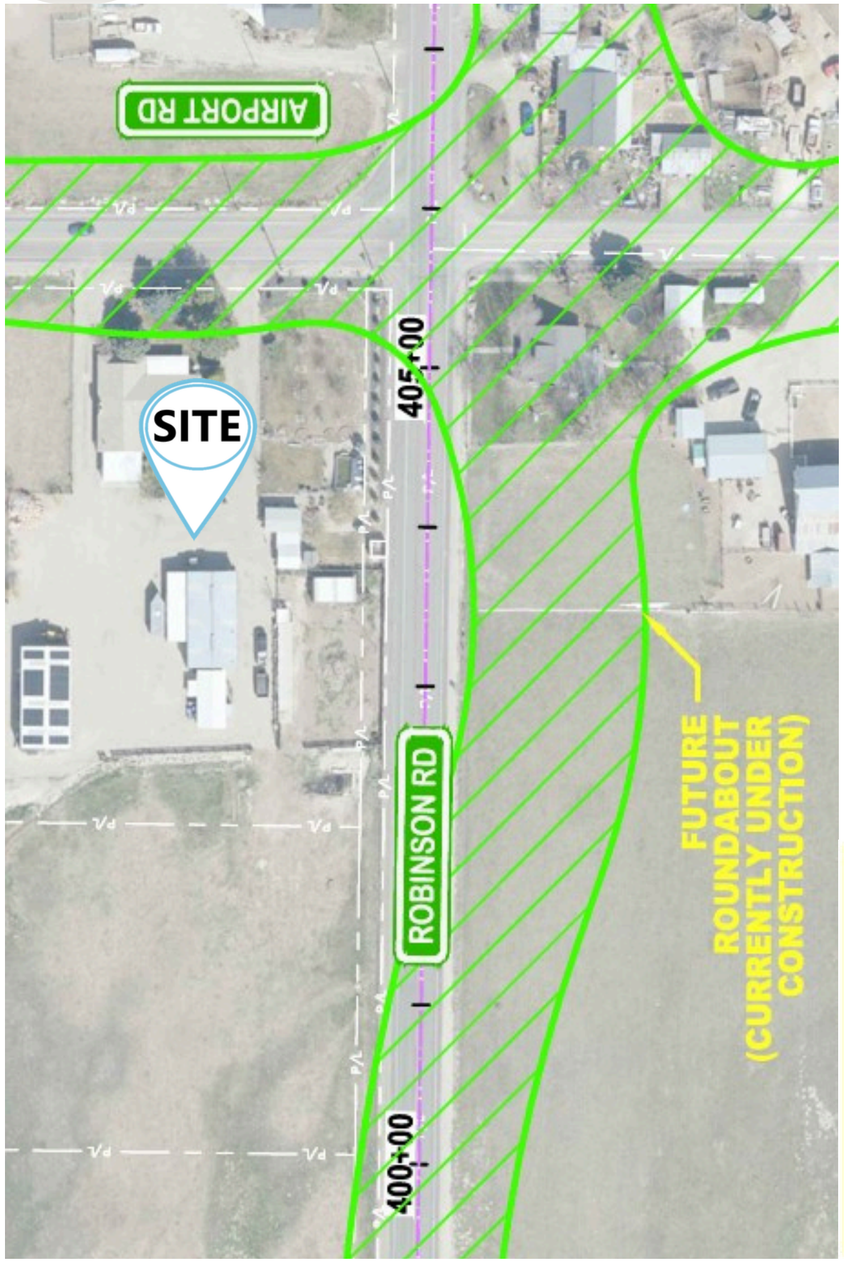
Building Dimensions

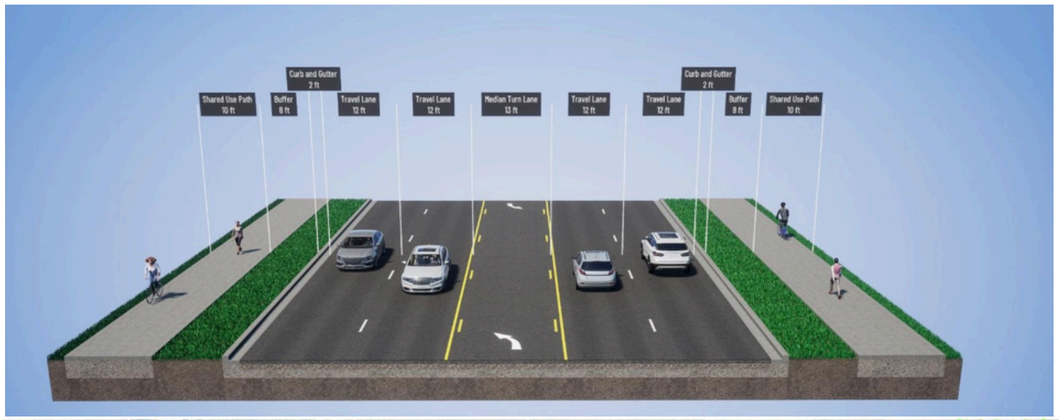


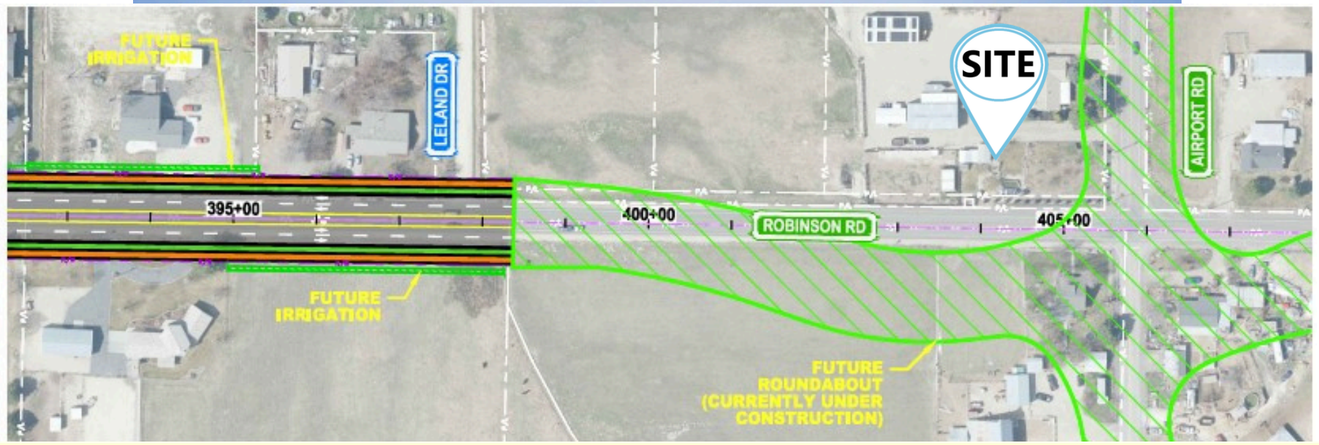

'LS 8960
CN 1/16
S89°43'22"E
1318.99'
PLS 13446
NE 1/16
S89°43'22"E
1002.81'
S89°43'22"E
316.20'
PLS 142
N 1/16
AIRPORT RD.
N0°49'28"E
25.00'
PLS 878
S89°43'22"E
262.78'
CONC
EG
2621
PLS 14216
S30°39'20"E
25.69'
L1
45.5'
EXISTING CONCRETE APPROACH
2620
PLS 14216
EXISTING
HOUSE
2619
103.7'
EG
EXISTING
SHOP
EXISTING
SHED
39.9'
2618
60.7'
EXISTING
SHOP
77.8'
33.9'
N0°49'28"E
334.90'
S0°49'33"W
315.50'
N0°48'58"E
1323.68'
2617
EXISTING
SHOP
EXISTING
SHED
81.0'
85.0'
64.2'
S0°49'33"W
698.32'
2616
44.7'
60.4'
S89°10'27"E
276.17'
PLS 878
PLS 878
N0°49'33"E
769.49'
ROBINSON RD.
N
W
E
S

5

Future Road Widening to 5 Lanes on Robinson







"

Traffic volumes on the Robinson Road Corridor, between Airport Road and Victory Road, are **currently 5,300 vehicles per day**. Forecasts show daily traffic volumes on this segment **in 2050 over 26,000**.

New Roundabout and Potential Future Plans



Here is a high-level timeline of this project (subject to change)

1. Survey to occur this Summer 2026
2. Design to start in Fall 2026
3. Design options to be discussed December 2026 to February 2027
4. Absolute earliest case scenario for construction to start is Summer 2028, but will likely come later depending on funding needs versus available funding.

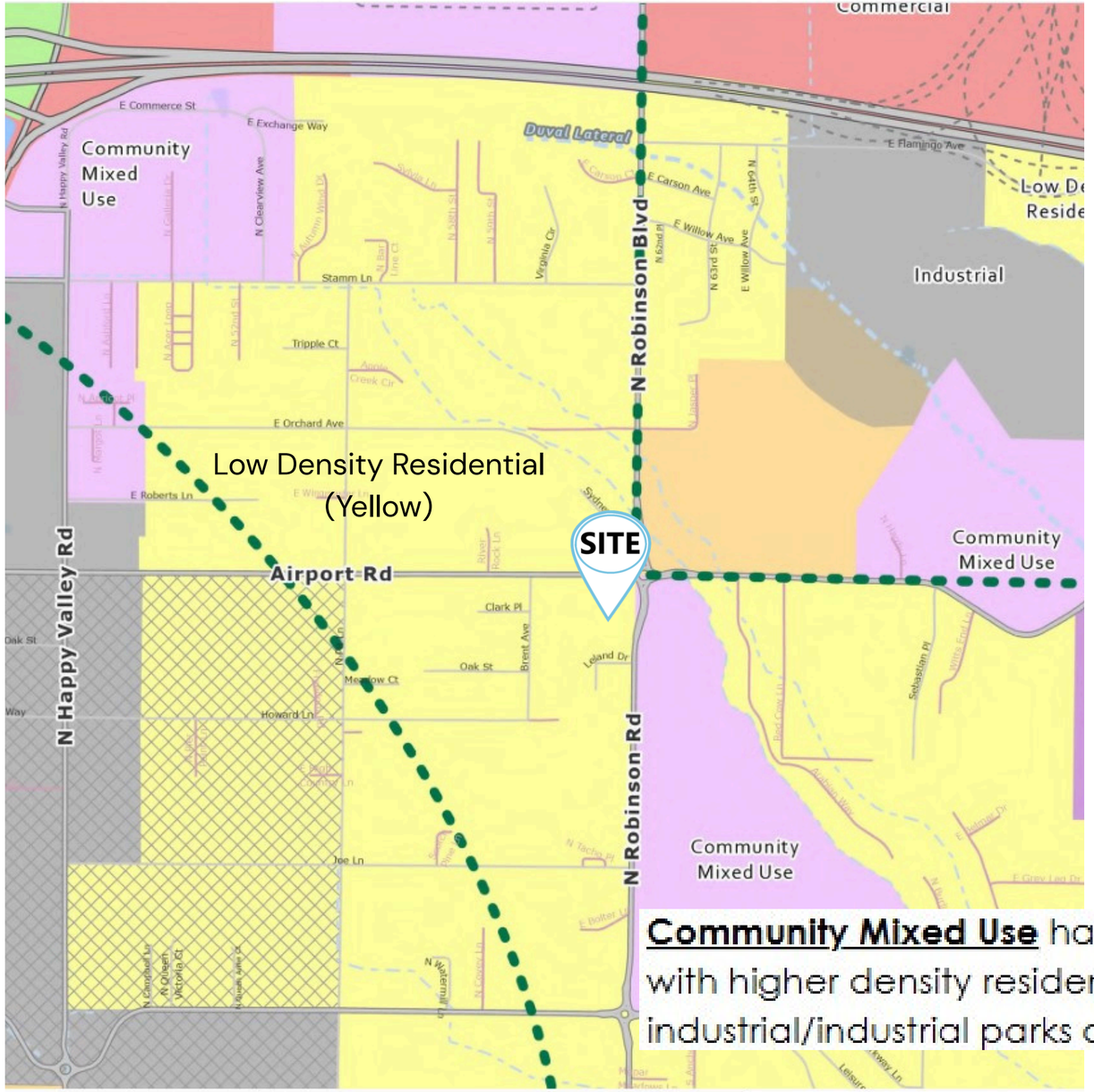
I took 15-30 minutes to draw up what a right-turn lane “could” look like if we decide to add one to the project. Please note that I drew this on GIS aerials, so accuracy is variable and overall design is absolutely subject to change. Below are the dimensions I assumed:

- 15’ wide add-on for the right turn lane (black shading)
- 2’ curb and gutter (pink)
- 8’ landscape buffer (green)
- 10’ multi-use pathway (grey)
- 2’ setback for proposed ROW (Red line)
- 8’ buffer for tie-in slopes, aka cut/fill (green dashed line)

Kenny Dodd, P.E. (ID)
Nampa Highway District No.1
kenny@nampahighway1.com
Mon. – Thurs. 6:30a – 5:00p
(208) 467-6576 office
(208) 615-6902 cell

Community Mixed Use

City of Nampa FLUM



NAMPA IDAHO

2040 Comprehensive Plan Future Land Use Map Designation

Community Mixed Use

Identified as LIGHT PURPLE on the Future Land Use Map

Zones

RD (3-4 DU), RML, RMH, RP, BC, GB1, GB2, IP, IL, HC, & U

Description

To specifically include commercial uses with a focus on providing communitywide needs and services, with some high density residential, and the possibility of low-impact industrial uses.

Highlights

- Primarily commercial with 5% - 50% of gross parcel area in high-density residential
- Located on major transportation corridors
- Commercial elements oriented to the corridor
- Interconnected circulation systems
- Planned Unit Development or Master Planned Community encouraged
- Neighborhoods are well-designed with amenities
- Higher development standards

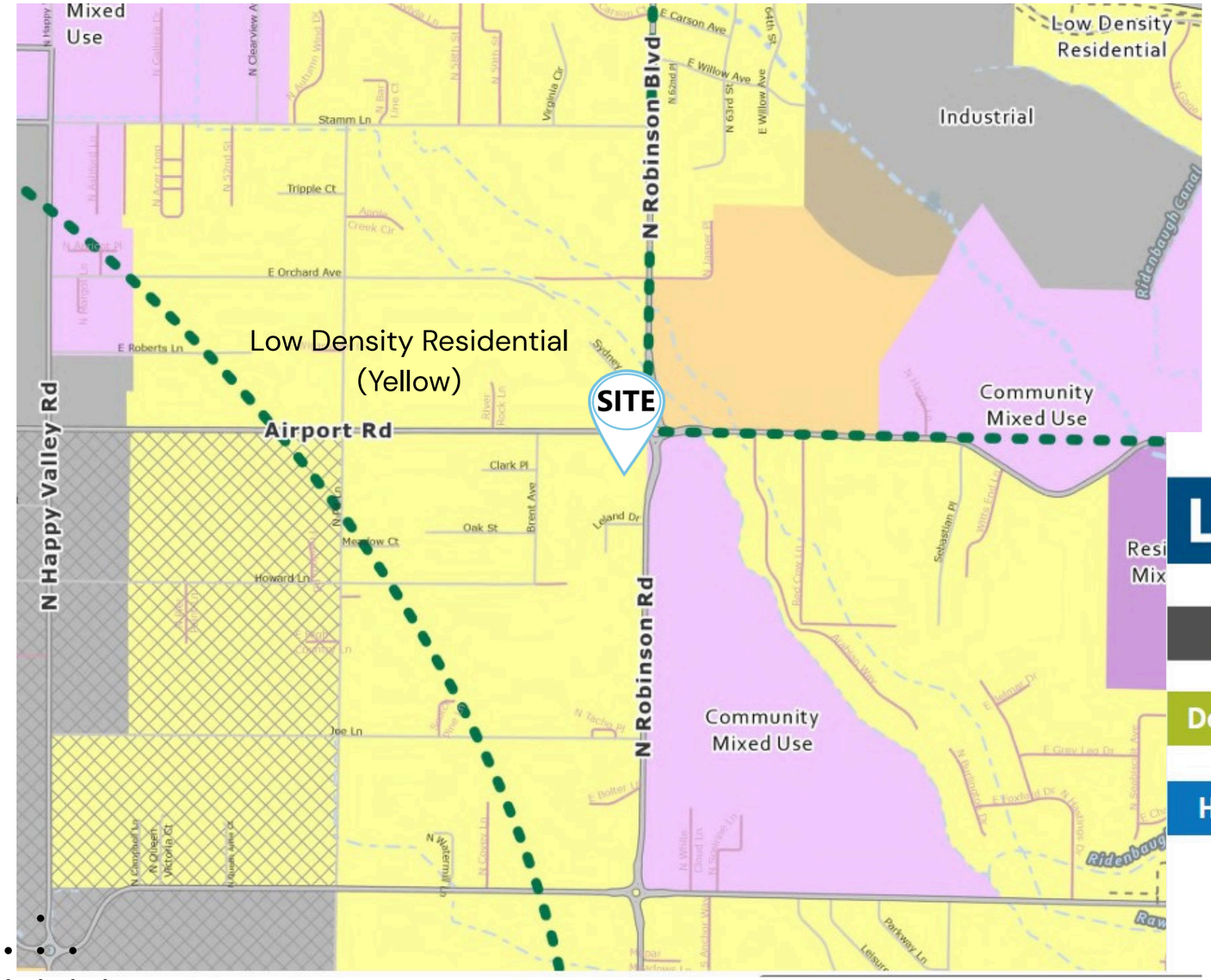


Additional Resources

Community Mixed Use has a regional commercial and light industrial/industrial park focus with higher density residential. Designs should be arranged with commercial or light industrial/industrial parks on collectors and arterials with integrated high-density residential.

Low Density Residential

City of Nampa FLUM



Future Low Density Residential is no longer compatible to the area due to the current and future forecasted traffic counts.

Low Density Residential

Identified as YELLOW on the Future Land Use Map

Zones

RS12, RS15, RS18, RS 22

Description

This land use designation has a density of 1.01 to 2.5 dwelling units per acre (gross). Its character is less rural than the Very Low Density Residential land use designation.

Highlights

- Single-family detached
- Compatible with the character of the area
- Single- family homes with garage fronts that face the street
- Residential landscaping
- Sidewalks
- Quiet residential streets

SH-16 PLANS ?

The South Ada and Canyon County Connection from State Highway 16 is in its very early planning stages. There is a high probability SH-16 will be continued south in the future.

If SH-16 connects to Robinson to continue south, it is estimated traffic will quadruple in 10 years driving by the site. A connection to McDermott is also being considered.



Idaho Transportation Department

South Ada and Canyon County Connectivity Study

ITD, COMPASS, and partner agencies are conducting the South Ada and Canyon County Connectivity Study.

- Southwest Idaho
- Interstate 84 State Highway 16 State Highway 69
- Study

Key roadways within the study area include SH-69, SH-45, I-84, SH-16 and Kuna-Mora Road.

Results from the initial evaluation are anticipated in 2026.

2030 Comp Plan Analysis

The following goals and policies in the Canyon County 2030 comprehensive plan support the request:

Property Rights Goals and Policies:

- G1.01.00 **Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.**
- P1.01.01 **No person should be deprived of private property without due process of law.**
- P1.01.03 **Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.**
- G1.02.00 **Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.**

Population Component Policy and Goal:

- P2.01.01 **Plan for anticipated population and households that the community can support with adequate services and amenities.**
- G2.02.00 **Promote housing, business, and service types needed to meet the demand of the future and existing population.**

Economic Development Goals and Policy:

- G3.01.00 **Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.**
- 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**.\
- P3.01.02 **Support suitable sites for economic growth and expansion compatible with the surrounding area.**

2030 Comp Plan Analysis

Land Use Community and Design Goals and Policies

- G4.01.00 **Support livability and high quality of life** as the community changes over time.
- P4.02.01 **Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.**
- P4.01.02 Planning, zoning, and **land-use decisions should balance the community's interests and protect private property rights.**
- G4.02.00 Ensure that growth maintains and **enhances the unique character** throughout the County.
- P4.03.02 **Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.**
- P4.04.01 **Support development in locations where services, utilities, and amenities are or can be provided.**
- P4.05.01 Promote future development and land-use decisions that **do not create hardship for farmers** and agricultural operators.
- G4.03.00 **Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.**
- 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.**

Site Pictures taken Monday 7/27/2026

@approximately 9:30 am

South



West



North




East
SITE

Roundabout
Southwest



Southeast




Rampage
SOFTBALL
ENERGY

Southwest



[redacted]

www.mywhitebarn.com

[redacted]

Exhibit 6d

Canyon County Board of Commissioners
1115 Albany Street, Room 101
Caldwell, Idaho 83605

RE: Support for Conditional Rezone CR2024-0001

Dear Canyon County Board of Commissioners:

My name is **Keri Hill.**

Address: 2187 N. Hose Gulch Ave
Kuna, ID 83634

I am writing in support of Conditional Rezone CR2024-0001 for the property located at 6213 Airport Road in Nampa. The application would allow an indoor recreation and batting facility, a contractor's shop and staging area, and a caretaker's residence.

As a parent and supporter of youth sports, I believe the indoor facility would be a meaningful addition to our community. Baseball and softball players need consistent opportunities to practice, but extreme heat, cold temperatures, poor air quality, rain, and snow can make outdoor training difficult or impossible. A nearby indoor facility would give young athletes a safe and supervised place to continue developing their skills throughout the year.

Currently, families often travel to Meridian, Boise, or other parts of the Treasure Valley to access similar facilities. A location closer to Nampa and the surrounding community would reduce travel time and provide a convenient resource for families, teams, coaches, schools, and youth organizations.

I recognize that the application also includes a contractor's shop, staging area, and caretaker's residence. Having a caretaker on the property may improve security and ensure the site is properly monitored. The conditional rezone process also gives Canyon County the ability to establish reasonable requirements related to traffic, parking, lighting, noise, hours, maintenance, and nearby properties.

I respectfully encourage the Board to approve Conditional Rezone CR2024-0001 with appropriate conditions. I believe the proposal can operate responsibly while creating a valuable year-round recreational opportunity for local children and families.

Thank you for your consideration.

Sincerely,



Keri Hill

Date: 8/2/2026

Exhibit 6e

Canyon County Board of Commissioners
1115 Albany Street, Room 101
Caldwell, Idaho 83605

RE: Support for Conditional Rezone CR2024-0001

Dear Commissioners:

My name is **Cali Pruitt**.

Address: 6610 E. Melissa Ave
Nampa, ID 83686

I am a local community member writing to support the conditional rezone proposed at 6213 Airport Road in Nampa.

Our area continues to grow, but access to indoor recreation and athletic training has not always kept pace with the needs of local families. The proposed indoor batting and recreation facility would help address that need by creating a dependable space for baseball and softball practices regardless of weather or air-quality conditions.

While other batting facilities are available in the Treasure Valley, many are not convenient for families in this area. Traveling to Boise, Meridian, or Caldwell for practices can add considerable time and expense, especially for families with multiple children or teams that practice several times each week. A facility at this location would make year-round training more accessible to local athletes, coaches, teams, schools, and youth programs.

The application also proposes a contractor's shop and staging area and an on-site caretaker's residence. I believe these uses can coexist responsibly. The caretaker's presence may help provide regular supervision and security, while the County can use conditions of approval to address concerns such as lighting, noise, traffic, parking, operating hours, and maintenance.

For these reasons, I ask the Canyon County Board of Commissioners to approve Conditional Rezone CR2024-0001. This proposal offers a practical opportunity to support youth recreation while allowing the County to establish safeguards that protect surrounding properties.

Thank you for your consideration.

Sincerely,

Cali Pruitt

Date: 8-3-2026

EXHIBIT 7

Additional Supporting Documentation Received for Continuance Hearing
Received by: August 17th, 2026

Board of Canyon County Commissioners

Case No. CR2024-0001

Continuance Hearing Date: August 27th, 2026

Exhibit 7a

Emily Bunn

From: Matt Wilke <matt@mywhitebarn.com>
Sent: Monday, August 17, 2026 4:25 PM
To: Emily Bunn
Cc: Darin Barnes
Subject: [External] Re: Parking Requirements for CR2024-0001
Attachments: Parking Plan Exhibit Indoor Rec Only.pdf; Parking Plan Exhibit Indoor Rec and Contractors Shop.pdf; Pavement Plan.pdf

Good afternoon Emily,

I am attaching two parking layout exhibits, and a third exhibit showing the proposed area for paving overlayed on the aerial of the site.

One parking exhibit shows the 24 spots for the Indoor Rec Facility only, and the other Exhibit shows the 15 additional parking stalls added to the Indoor Rec layout for the contractor's shop use.

Please confirm receipt and let me know if you have any questions.

Thank you,

Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, August 13, 2026 4:45 PM
To: Matt Wilke <matt@mywhitebarn.com>
Subject: RE: Parking Requirements for CR2024-0001

Matt,

Please also make sure to include parking aisles to demonstrate cars can go between the parking spaces.

Sincerely,

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

Website: www.canyoncounty.id.gov

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

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

From: Emily Bunn
Sent: Thursday, August 13, 2026 4:38 PM
To: matt@mywhitebarn.com
Subject: Parking Requirements for CR2024-0001

Matt,

As discussed today at the public hearing, the Board of Canyon County Commissioners wants a parking plan that shows the required number of spaces on site.

I discussed with others in the office and Tom Crosby (Building Official) on required number of spaces for the uses on site. 15 parking spaces is required for the contractor shop use (we are using 07-13-03(9) and 24 parking spaces is required for the baseball training facility (we are using 07-13-03(5).

By August 17th, (10-days before the hearing), please send me a parking plan showing you can meet the number of off-street parking spaces. Please make sure to account for cars coming in and out of the parcel. Also, no parking can take place on the parcels south of the property, as commercial parking is not an allowed use in the rural residential zone.

Sincerely,

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

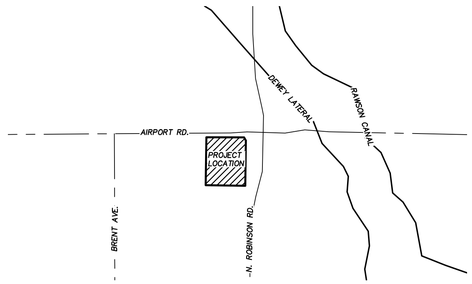
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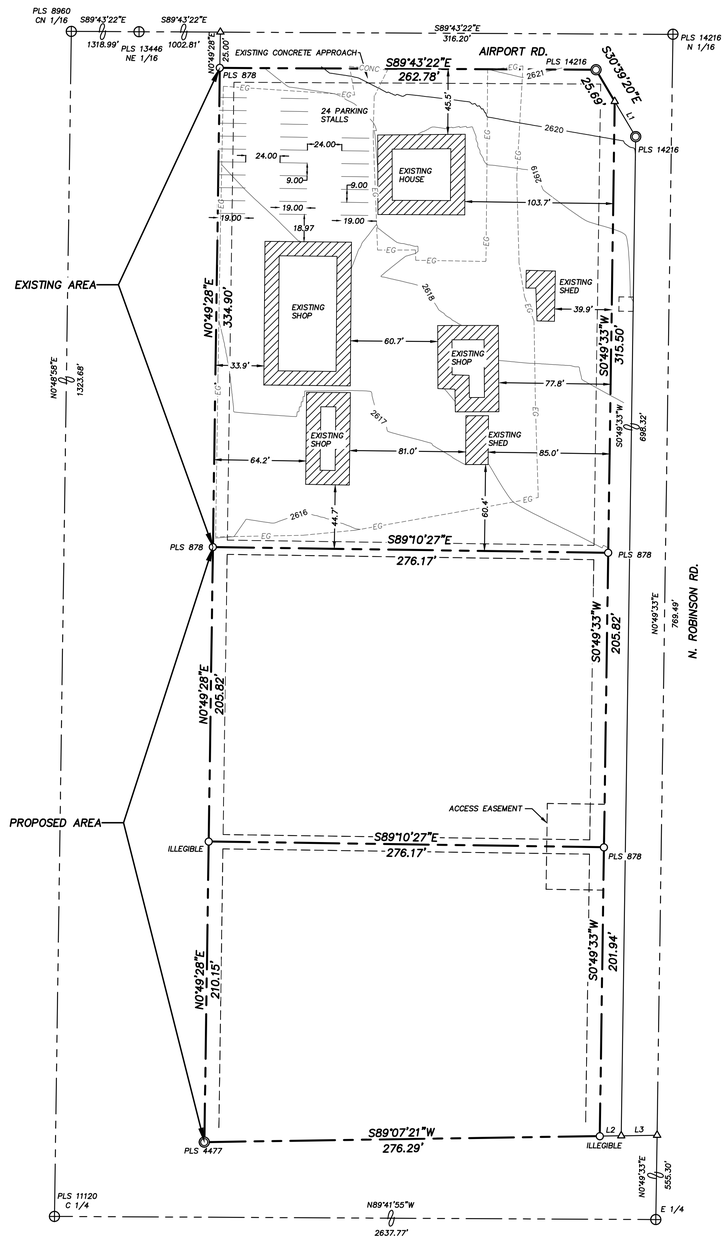
Exhibit 7b

DARIN BARNES
TOPOGRAPHIC SURVEY

A PART OF THE SE 1/4, NE 1/4, SECTION 19, T. 3N, R. 2W, B.M.
CANYON COUNTY, IDAHO
2026



VICINITY MAP
SCALE: 1"=500'



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0 25 50 100
Scale: 1"=50'

LEGEND

- Benchmark (TBM)
- Calculated Point
- Found Aluminum Cap Monument
- Found 1/2" Iron Pin
- Found 5/8" Iron Pin
- Property Boundary Line
- Section Line
- Lot Line
- Easement Line
- Natural Ground Contour Line
- CONC — Existing Concrete
- EG — Existing Edge of Gravel

Line Table		
Line #	Direction	Length
L1	S30°39'20"E	28.72
L2	S89°07'21"W	15.01
L3	S89°07'21"W	25.01

FOR REVIEW

NO	BY	DATE	DESCRIPTION

REVISIONS

DESIGNED BY:
DRAWN BY: BP 10/25
CHECKED BY:
APPV'D BY:

Professional Engineers, Land Surveyors & Planners
Mason & Associates
874 S.W. South Nampa, ID 83651
(208) 454-0256

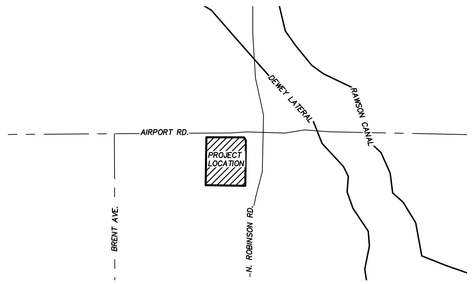
DRAWING TITLE:
DARIN BARNES
6213 AIRPORT RD.
TOPOGRAPHIC SURVEY

JOB NO. AU0423
DWG NO. AU0423TOPO
SCALE: Vert: N/A Horz: 1"=50'
FIELD BOOK NO.

SHEET NO. 1 OF 1 SHEETS
Rev

CLIENT:
DARIN BARNES
4423 E. VICTORY RD.
NAMPA, ID, 83686
(208)-886-1190

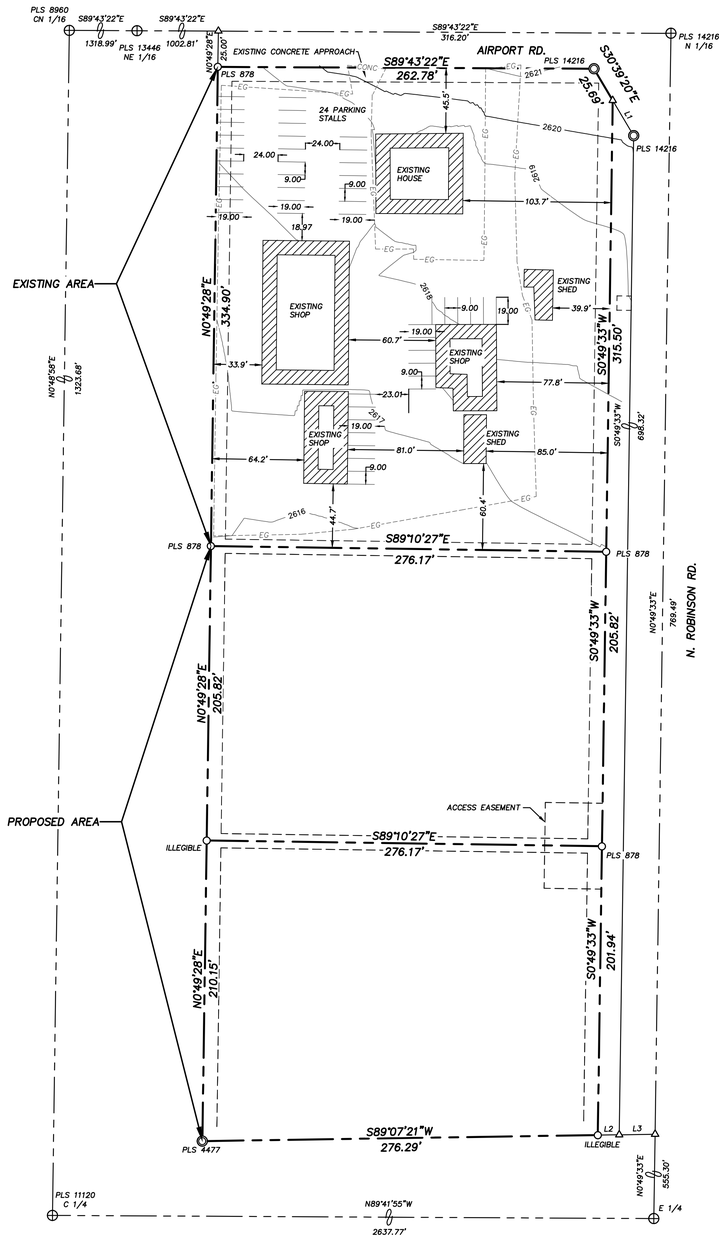
Exhibit 7c



VICINITY MAP
SCALE: 1"=500'

DARIN BARNES
TOPOGRAPHIC SURVEY

A PART OF THE SE 1/4, NE 1/4, SECTION 19, T. 3N, R. 2W, B.M.
CANYON COUNTY, IDAHO
2026



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N

0 25 50 100

Scale: 1"=50'

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DESIGNED BY:
DRAWN BY: BP 10/25
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APPV'D BY:

Mason & Associates
Professional Engineers, Land Surveyors & Planners
1674 S.H. 16, South, Nampa, ID 83651
(208) 454-0256

CLIENT:
DARIN BARNES
4423 E. VICTORY RD.
NAMPA, ID, 83686
(208)-886-1190

JOB NO. AU0423
DWG NO. AU0423TOPO
SCALE: Vert: N/A Horz: 1"=50'
FIELD BOOK NO.

DRAWING TITLE:
DARIN BARNES
6213 AIRPORT RD.
TOPOGRAPHIC SURVEY

SHEET NO. 1 OF 1 SHEETS
Rev

Pavement Plan

