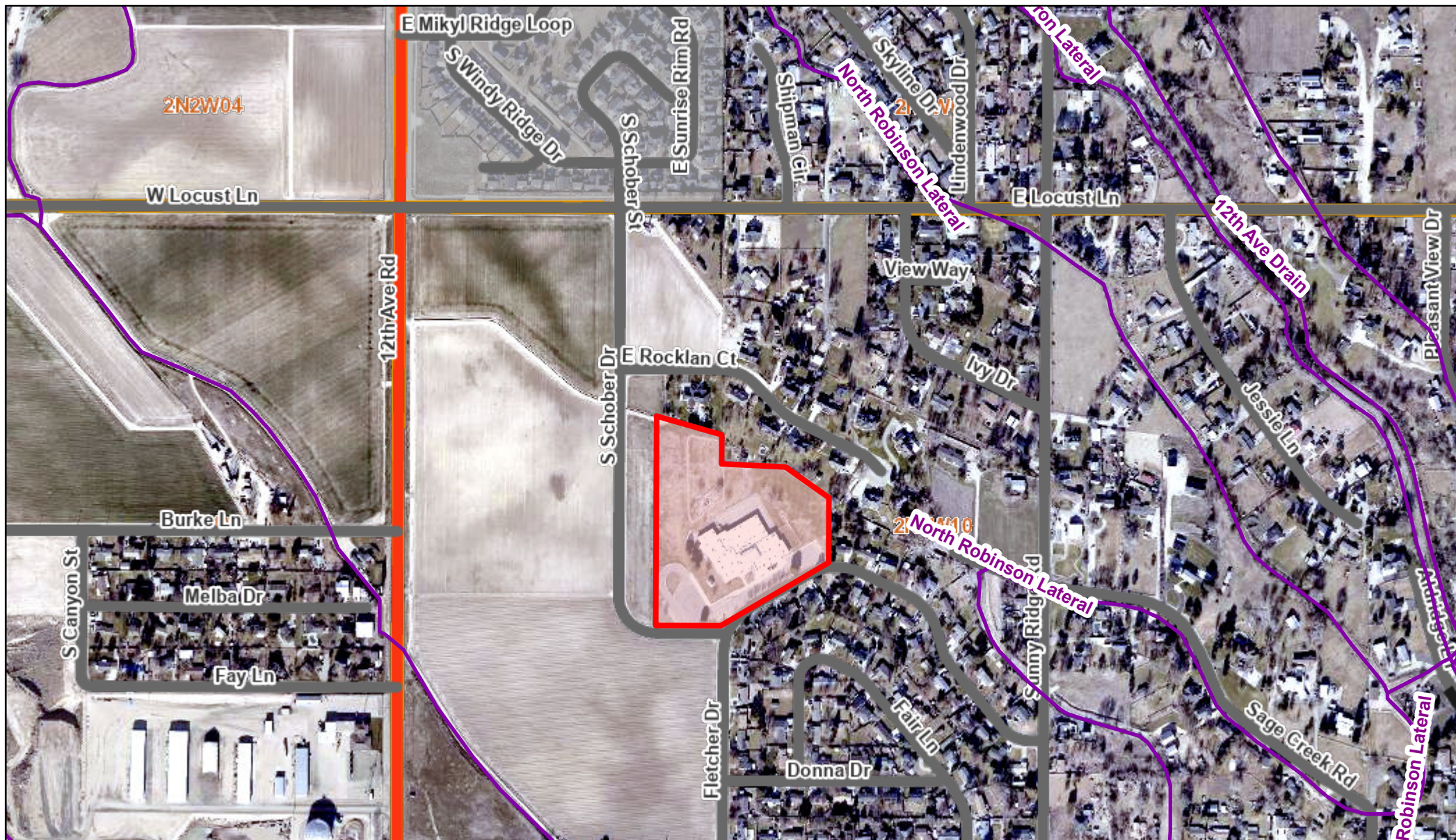
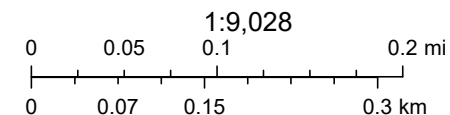


Canyon County, ID Web Map



10/10/2025, 3:50:55 PM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- CanyonCountyRoads
- Hwy
- Roads
- CC_PrivateRoads
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Imagery_2025_3in
- Red: Band_1



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



CONDITIONAL USE PERMIT **PUBLIC HEARING - APPLICATION**

PROPERTY OWNER	OWNER NAME: Mike Mussell	
	MAILING ADDRESS: PO Box 3304, Nampa, ID 83653	
	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: <u>[Signature]</u> Date: <u>10/09/2025</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Daniel Mangeac	
	COMPANY NAME: Good News Community Church, Inc.	
	MAILING ADDRESS: 1203 7th Street North, Nampa, Idaho, 83687	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 506 Fletcher Drive, Nampa, Idaho 83686	
	PARCEL NUMBER: Pending R29383	
	PARCEL SIZE: 6.0 Acres	
	REQUESTED USE: Church, Daycare Center, and Education	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Rural Residential

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CU 2025-0027	DATE RECEIVED: 10/10/25
RECEIVED BY: N. Olachea	APPLICATION FEE: \$1600.00 ☒ CK ☐ MO ☐ CC CASH

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

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

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

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

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

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)
Type: Chain linked Fence Height: 6 ft., 5 ft., & 4 ft.

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)
Ditches

RESIDENTIAL USES**1. NUMBER OF LOTS REQUESTED:**

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

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES**1. SPECIFIC USE:** A Church, a Daycare, and Education**2. DAYS AND HOURS OF OPERATION:**

- ☒ Monday 6 A.M. to 9 P.M.
☒ Tuesday 6 A.M. to 9 P.M.
☒ Wednesday 6 A.M. to 9 P.M.
☒ Thursday 6 A.M. to 9 P.M.
☒ Friday 6 A.M. to 9 P.M.
☒ Saturday 6 A.M. to 9 P.M.
☒ Sunday 6 A.M. to 9 P.M.

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 10 or under ☐ No**4. WILL YOU HAVE A SIGN?** ☒ Yes ☐ No ☒ Lighted ☐ Non-Lighted

Height: 3 ft Width: 5 ft. Height above ground: 9 ft

What type of sign: X Wall X Freestanding _____ Other Will use existing signage

5. PARKING AND LOADING:

How many parking spaces? Over 90 Parking Spaces, (150 People) Meets 1 per 4 code

Is there is a loading or unloading area? Yes, in the front of the Building

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Site Plan - Exterior

RECORD OF SURVEY FOR TVM INC

A PORTION OF THE NORTHWEST 1/4
OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M.,
CANYON COUNTY, IDAHO
-2025-



LEGEND

- SECTION COR. MONUMENT AS NOTED
- 1/4 COR. MONUMENT AS NOTED
- 1/16 COR. MONUMENT AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND 5/8" REBAR AS NOTED
- SET 5/8" REBAR W/ CAP "KHC PLS 9895"
- SET 1/2" REBAR W/ CAP "KHC PLS 9895"
- CALC. POINT
- POINT OF BEGINNING
- BOUNDARY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- FENCE LINE
- SECTION LINE
- TIE LINE

CERTIFICATE

KENNETH H. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TVM INC.
2. THE LANDS SURVEYED LIE WITHIN SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 26, 2025.
3. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DISTRIBUTION TO CORRECTLY DEFINE THE BOUNDARY OF THE LANDS SURVEYED. ACT, STATE OF IDAHO CODE 55-1801 THROUGH 55-1812.

KENNETH H. COOK
PLS. 9895

RECORD DATA

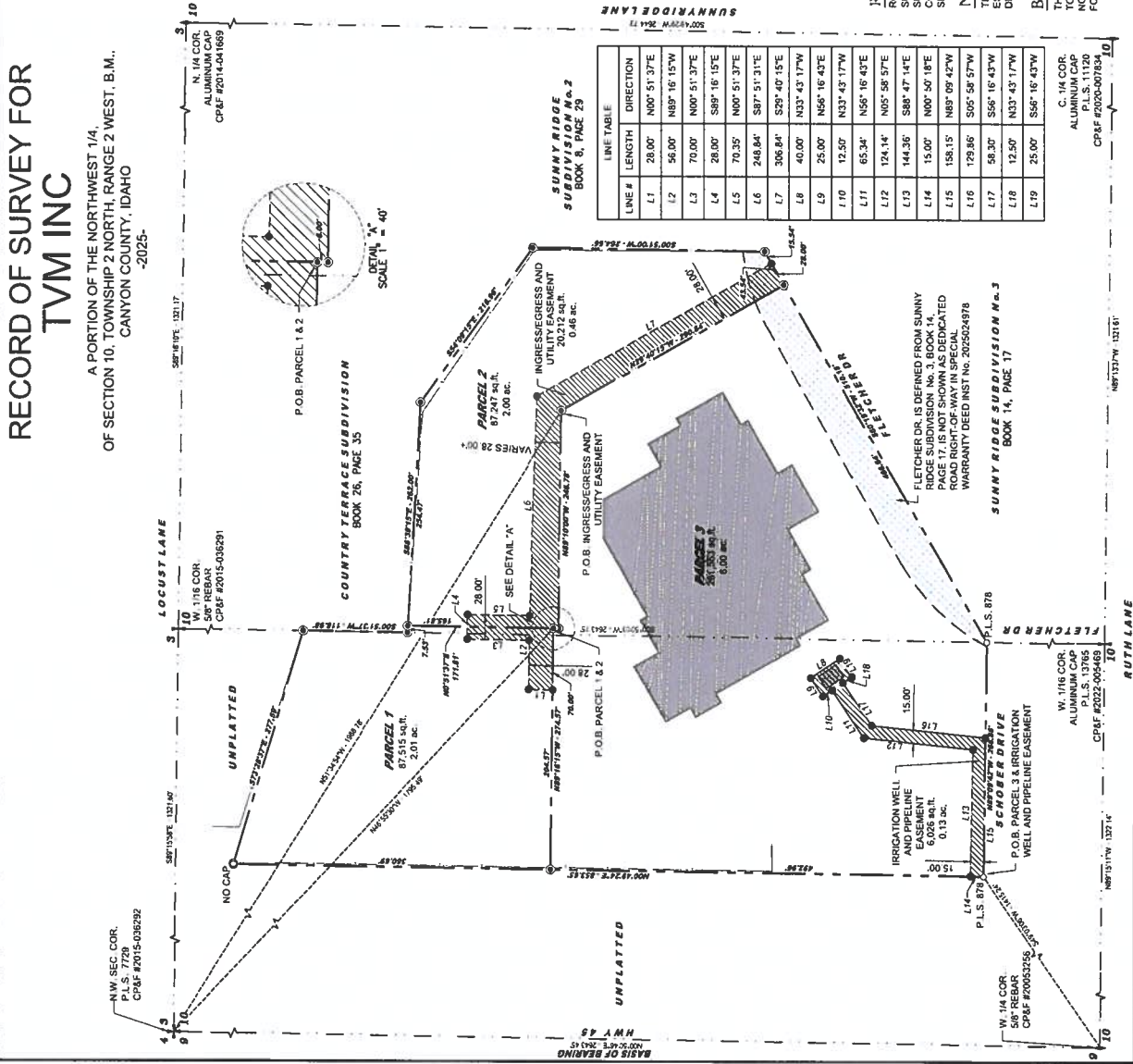
ROS INST. No. 20006405
SUNNY RIDGE No. 2, BOOK 8, PAGE 29
SUNNY RIDGE No. 3, BOOK 14, PAGE 17
COUNTRY TERRACE SUBDIVISION, BOOK 26, PAGE 35
SPECIAL WARRANTY DEED INST. No. 2025-024978

NARRATIVE:

THIS SURVEY WAS MADE AT THE REQUEST OF TVM INC TO ESTABLISH THE BOUNDARY AS SHOWN. BOUNDARY WAS DEFINED FROM FOUND MONUMENTS OF RECORD.

BASIS OF BEARING:

THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, TAKEN AS NORTH 00°56'46" EAST AND DISTANCE BETWEEN MONUMENTS FOUND TO BE 2643.45 FEET.



LINE TABLE

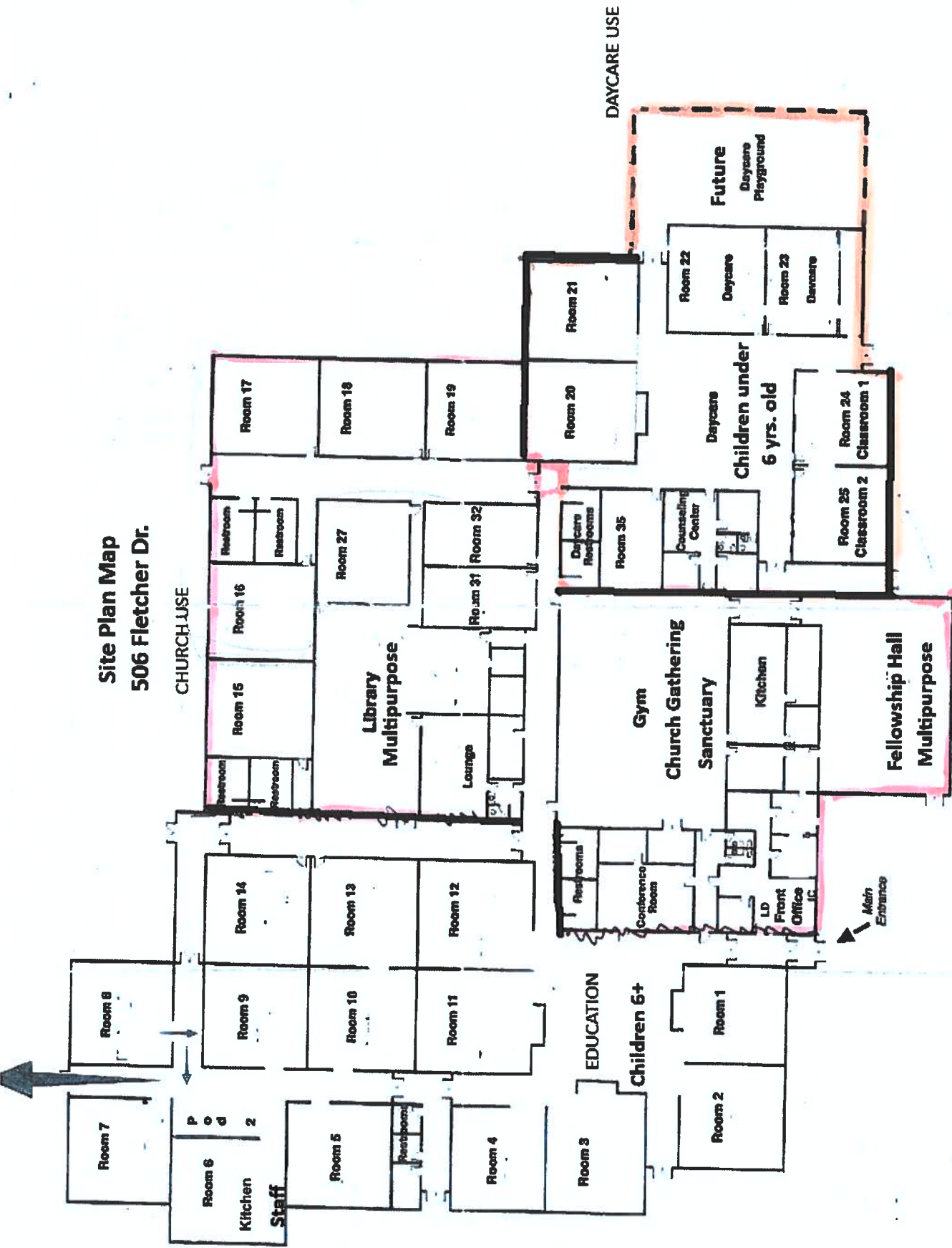
LINE #	LENGTH	DIRECTION
L1	28.00'	N00°51'37"E
L2	58.00'	N89°16'15"W
L3	70.00'	N00°51'37"E
L4	28.00'	S89°16'15"E
L5	70.35'	N00°51'37"E
L6	248.84'	S87°51'31"E
L7	306.84'	S29°40'15"E
L8	40.00'	N33°43'17"W
L9	25.00'	N55°16'43"E
L10	12.50'	N33°43'17"W
L11	65.34'	N55°16'43"E
L12	124.14'	N05°58'57"E
L13	144.35'	S88°47'14"E
L14	15.00'	N00°50'18"E
L15	158.15'	N89°09'42"W
L16	129.86'	S05°58'57"W
L17	58.30'	S58°16'43"W
L18	12.50'	N33°43'17"W
L19	25.00'	S58°16'43"W

DISCLAIMER
Timberline Surveying assumes no responsibility for errors or omissions in this survey or for any consequences of reliance thereon.

USE CURRENT

Site Plan Map 506 Fletcher Dr.

CHURCH USE



DAYCARE USE

Future
Daycare
Playground

Daycare
Children under
6 yrs. old

Gym
Church Gathering
Sanctuary

Fellowship Hall
Multipurpose

Main
Entrance

EDUCATION
Children 6+

Room 8
Kitchen
Staff

Room 5

Room 4

Room 3

Room 2

Room 1

Room 9

Room 10

Room 11

Room 14

Room 13

Room 12

Room 15

Room 16

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Room 295

Room 296

Room 297



AGENCY ACKNOWLEDGMENT

Date: 6-24-25

Applicant: MIKE MUSSELL TUM INC

Parcel Number: 506 FLETCHER

Site Address: 506 FLETCHER NAMPA IDA

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: 07/07/2025

Signed: _____

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

Fire District:

☒ Applicant submitted/met for informal review.

Date: 6/24/25

Signed: _____

District: NFPD

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

Highway District:

☒ Applicant submitted/met for informal review.

Date: 6-24-25

Signed: _____

District: Nampa Highway Dist #1

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

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 10-24-2025

Signed: _____

District: Boise-Kuna Irrigation District
3K 521 J 5.00 acres of water right
Alma Flavel - Secretary-Treasurer

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

Area of City Impact

☒ Applicant submitted/met for informal review.

Date: 6/25/25

Signed: _____

City: Nampa

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

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



1203 7th Street North,
Nampa, Idaho 83687

Phone: [REDACTED]

Email: [REDACTED]

LETTER OF INTENT

Conditional Use Permit for a Church, a Day Care Center, and for Education for 506 Fletcher Drive, Nampa, Idaho 83686

PROPERTY INFORMATION: Parcel Number Pending, Size (ac) 6.0 Size (sf) 261,533 Imp (sf) 56,413 Building Imp (sf) Legal Description 10-2N-2W NW TX 62 & 65 IN W 1/2 NW (**PARCEL 3**)

To whom it may concern:

Good News Community Church, Inc. (A Non-Denominational Christian Church) is seeking a conditional use permit for the building located at 506 Fletcher Drive, Nampa, Idaho 83686 (Formerly Union High School and Sunnyside Elementary School) to rezone as a Church, a daycare center, and for Educational Use. We intend to use the existing building, existing exterior light, and existing parking. We intend to use the existing daycare for a daycare center, existing gymnasium for our Sunday Church Services, and existing classrooms for a Christian Education and Sunday School on Sundays and Wednesdays.

Our Conditional Use Permit is only for 6 Acres and the Building (Formerly Union High School located at 506 Fletcher Drive. TMV LLC will be retaining the 4 Acres in the Back of the property and already legally split into two 2 acre lots. That is why our parcel number is not on this Permit Application because it is pending at the time of submission.

(1) Is the proposed use permitted in the zone by conditional use permit;

a. Yes, these are approved uses with a conditional permit.

(2) What is the nature of the request;

a. To apply for a CUP to operate a Christian Church, Daycare and Education (Current CUP).

(3) Is the proposed use consistent with the comprehensive plan;

a. Yes. The comprehensive plan has the property zoned as Rural Residential with a future county use as Ag. The Nampa comprehensive plan has the location identified with the future use of Education. The current site had a past CUP for a school and daycare facility. The proposed use is consistent with all of the above.

(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;

a. No, this use has no negative impact on the surrounding residential developments. Thus does not change the character of the area, and quite possibly, increases the livability of the residential neighborhoods. Research shows that churches can enhance a community's livability by strengthening social cohesion, providing volunteer opportunities, and acting as hubs for support services. Studies link active religious participation with lower mortality rates, better mental health, greater happiness, and stronger civic engagement. Although some benefits overlap with other community groups, churches consistently serve as vital social infrastructure that improves well-being and overall quality of life.

(5) Will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use.

a. These systems are already in place, and nothing will need to be addressed.

(6) Does legal access to the subject property for the development exist or will it exist at the time of development.

a. Yes, this access does exist.

(7) Will there be undue interference with existing or future traffic patterns; and

a. No, the same use is proposed that existed prior.

(8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use? (Ord. 16-001, 1-8-2016)

a. There will be no additional services required, in addition, this use adds essential services to the area.

(9) Use of building and property:

- The existing Conditional Use Permit on the property and building is Educational in Rural Residential Zone. We are applying for a new Conditional Use Permit for Church (Christian with a congregation size of 150 people), Daycare center (Not greater than 64 children), and Education to utilize existing building and property.

(10) Hours of operation

- **Church/Daycare/Preschool/School:** Our maximum hours of operation will be Monday through Sunday 6 A.M. to 9 P.M. Our maximum operating hours for the daycare/preschool will be Monday through Friday, 6 AM to 7 PM. Our regularly scheduled church services are Wednesdays from 5 P.M. to 9 P.M. and we will have two services on Sundays, which will be 9:30 A.M. and 11:15 A.M. To minimize the impact of parking and traffic to the neighborhood we intend to continue to do at least two services on Sunday.

(11) Site design and parking

- **Existing Building Lighting:** We intend to use the existing lighting and repurpose with our information and logos.
- **Signage:** We will use existing signage but update with our Church Logo and information.
- **Playground:** We intend to put a playground where the existing playground had been on the property.

- **Parking:**

- **School/Daycare:** We will keep the existing parking flow and spaces. We do not foresee our daycare and private Christian school exceeding the capacity of the former Sunnyridge Elementary/Union High School was created for.
- **Church:** We project Sunday Attendance to be about 150 people split up into two services, 9:30 A.M. and 11:15 A.M. With one parking spot per five person requirements from the Canyon County Code for Parking with will be mandated to have 1 parking space per person. In the current configuration this property has more than 90 individual parking spaces. We have adequate existing parking facilities that would be required to accommodate the projected number of attendees for church services, church events, school events, and school and daycare and daycare drop-offs/pick-ups.

(12) Agency Acknowledgment

- We have obtained the agency acknowledgements from all the key governmental agencies including Southwest District Health, Fire District, Highway District, Irrigation District, and the City of Nampa (Area of Impact.)

(13) Neighborhood Meeting

- We had the neighborhood meeting on Thursday September 25th at 5 P.M. the 506 Fletcher Drive, Nampa, Idaho 83686. We mailed our notices on 9/10/2025. We had over 14 neighbors attend. We have a Support Letter from the Neighbors for our CUP and signed by 58 neighbors. We presented to the neighbors at the Neighborhood Meeting at our CUP was only for the 6 Acres and the Building. Map we distributed at the meeting is attached.

We believe our Conditional Use Permit for a Church, a Daycare Center, and Education will have the least amount of impact on the neighborhood and best utilize the existing building and property. We do not anticipate any effect upon either storm drainage or irrigation. We have overwhelming support for the neighbors and the neighborhood association. Thank you for your consideration of our Conditional Use Property.

Sincerely,



Daniel Mangeac

Lead Pastor

Good News Community Church

Goodnewsnampa.org

Operational Plan



Good News Community Church & Learning Center

506 Fletcher Dr, Nampa, Idaho 83686

Applicant & Future Owner: Good News Community Church

Owner: Mike Mussell

Contact: Pastor Daniel Mangeac

Phone: [REDACTED]

Email: [REDACTED]

Date: October 10th, 2025

1. Project Description & Intended Use

Good News Community Church is applying for a CUP to allow the continued use of its facilities for church ministry (worship, Bible study, community outreach) together with a child daycare/early education program (Good News Learning Center) within the same structure at 506 Fletcher Dr. There will be no new building footprint proposedly interior modifications and careful use of site circulation to accommodate both uses.

This proposal is consistent with permitted uses under Canyon County's Land Use Matrix for religious and childcare uses requiring CUPs.

Daycare and educational uses will comply with Canyon County's additional standards for daycare facilities as per § 07-15-09 (Daycare Facilities Additional Requirements).

Good News Learning Center is intended to serve local families, providing quality early childhood education, childcare support, and developmental enrichment in a safe, Christ-centered environment.

2. Mission, Purpose & Community Role

Mission (Church): Building a community that reaches out, equips, and transforms.

- **Community Benefit:**
 - Benevolence programs that help meet the needs of our community
 - Increased social capital through providing family friendly community events and services to connect.
 - To meet spiritual, emotional, and mental needs through prayer and pastoral counseling
 - Safe places for children and families to play, to meet, to learn, and to grow.

Mission (Learning Center): To support families by offering dependable, high-quality childcare and early education rooted in Christian values.

- **Community Benefit:**
 - Supports working parents by providing local childcare
 - Enhances early childhood development in the community
 - Offers moral, social, and spiritual grounding for children
 - Strengthens community ties through outreach, educational programs, and partnership

3. Operating Days & Hours

Program / Activity	Days	Hours
Good News Learning Center (Daycare / Early Education)	Mon–Fri	6:00 a.m. – 6:00 p.m.
Worship Services	Sunday	9:00 a.m. – 1:00 p.m.
Midweek Ministries / Bible Study	Wednesday	6:00 p.m. – 9:00 p.m.
Office / Admin Operations	Monday–Thursday	9:00 a.m. – 4:00 p.m.
Special Events (weddings, funerals, outreach)	As scheduled	Within permitted evening hours

4. Staffing, Volunteers & Supervision

Church Staff & Volunteers

- Pastor: 1 full-time
- Administrative / support staff: 2 part-time
- Volunteer team: ~25–40, aiding in worship, children’s ministry, events

- Background checks and safety training for all persons with contact with children

Daycare / Learning Center Staff

- Director: will have full qualifications to satisfy Idaho childcare licensing
- Teachers / caregivers: pending on enrollment.
- Staff-to-child ratios adhere to Idaho Department of Health & Welfare (IdahoSTARS) guidelines (point-based system)
- All staff must complete CPR, first aid, and ongoing training
- All staff / adults age 13+ regularly present must pass criminal history / background checks.
- Substitute staff will be available to maintain required ratio coverage

5. Enrollment, Capacity & Space Allocation

- Age groups and maximums (example):
- Infants / toddlers (6 mo – 24 mo): up to 8 children
- Preschool (3–5 yrs): up to 15 children
- School-age / before-after care (5–10 yrs): up to 10 children
- Total capacity (example): 50 children + (pending final approval by Canyon County and Health & Welfare)
- Indoor Space Requirement: Canyon County requires a minimum of 35 square feet of net indoor floor area per child in rooms regularly used by children (excluding halls, bathrooms, kitchen)
- Outdoor Play Area: Minimum 100 square feet per child, unless abutting public park space or program scheduling reduces simultaneous use.
- Fencing / Barrier: Outdoor play area must be fully enclosed with a minimum 6 ft barrier, meeting Canyon County building code fencing standards (pool-barrier style)
- Pick-Up / Drop-Off Zone & Turnaround: The site must include safe vehicle pick-up and drop-off areas plus turnaround, in addition to required off-street parking

6. Facility Layout & Use of Space

The Property includes:

- **Gymnasium** (Sundays and Wednesday as Church Sanctuary and Rest of the time for use for Daycare and Recreational use)

- **Fellowship Hall/ Multipurpose room**
- **Library/ Multipurpose Room**
- **Conference Room**
- **Counseling rooms for pastoral care and private meetings.**
- **Classrooms** (multipurpose for daycare, children's ministry, education and discipleship, and smaller group meetings)
- **Administrative offices**
- **Industrial Kitchen**
- **Staff Kitchen**
- **Restrooms**
- **Outdoor areas/ Play areas**

Use of Space:

- Existing building footprint will house the church, the daycare, and the education functions.
- Shared spaces (rooms, multipurpose rooms): scheduled to avoid conflict (e.g., children's ministry Sunday morning not in use during daycare).
- Dedicated daycare areas: classrooms, restrooms (child-sized), nap rooms, storage, staff work area
- Kitchen / serving area: light use (snacks/meals) in compliance with health codes
- Outdoor play yard: adjacent fenced area for recess and outdoor learning
- Ingress / egress: Clear, accessible pathways; emergency exits; exit signage

A detailed floor plan and site plan will accompany this document showing layout, access routes, parking, drop-off zone, play area, and spacing.

7. Traffic, Parking & Circulation

- On-site parking: 93 striped spaces and more striped spaces for buses and larger vehicles.
- Canyon County's assembly parking requirement: generally 1 parking space per 4 seats — ensure compliance for the sanctuary use.
- Drop-off / pick-up lane: A dedicated zone near the daycare entrance to allow safe loading/unloading without blocking traffic flow
- Traffic flow:
 - Morning drop-off (6:00–9:00 a.m.) and evening pick-up (4:00–6:00 p.m.) will use a one-way internal flow to minimize congestion
 - Sunday peak: volunteers assist directing cars

- ADA-accessible parking and routes to both church and daycare entrances
 - No off-site parking dependency; all parking and circulation will remain on-site
-

8. Noise, Hours & Neighborhood Compatibility

- Worship and teaching occur primarily indoors; music and sound systems will adhere to acceptable levels per county noise standards.
 - Outdoor play is restricted to daylight hours (e.g., 8:00 a.m. – 5:00 p.m.), with supervision and limited duration to reduce impact.
 - No amplified outdoor sound beyond occasional events (if permitted).
 - Church is committed to being a good neighbor by maintaining property, landscaping buffers, and scheduling special events with notification.
-

9. Health, Safety & Emergency Procedures

- Comply with Canyon County building, fire, and health codes
 - Fire extinguishers, smoke detectors, alarms, emergency lighting, exit signage, and evacuation maps will be installed, maintained, and regularly inspected
 - Check-in / check-out security system for children
 - Controlled access to daycare areas during operational hours
 - Staff trained in CPR, first aid, emergency evacuation
 - Procedures for responding to illness, injury, or emergency (isolation area, notification protocols)
 - Secure storage of cleaning supplies, restricted areas, childproofing, and safety inspections
 - Regular safety audits and maintenance checks
-

10. Waste Management & Maintenance

- Trash, recycling, and diaper disposal handled via contracted services
 - Sanitation protocols in childcare zones: daily cleaning, disinfecting, handwashing stations
 - Maintenance of building, grounds, fencing, sidewalks, and landscaping
 - Routine inspections and prompt repair of hazards
-

11. Compliance & Licensing

- The facility will secure and maintain a daycare license from the Idaho Department of Health & Welfare / IdahoSTARS if serving 7 or more children.
 - All operations must follow Canyon County's Conditional Use Permit standards (Article 7) including:
 - Application process and public hearing procedures (§ 07-07-03)
 - Criteria for granting CUP (§ 07-07-05)
 - Additional standards for daycares (§ 07-07-09, though Code names may differ)
 - Adherence to Canyon County's Daycare Additional Standards (§ 07-15-09) for space, fencing, and traffic safety.
 - Ongoing inspections and compliance with state and local health codes
 - The church commits to abide by all CUP conditions, maintain the property, and respond to county staff or neighbor concerns
-

12. Contact & Administration

Primary Contact:

Pastor Daniel Mangeac

Good News Community Church

1203 7th Street North

Nampa, ID 83687

Phone:



Email:



The applicant will serve as point person for CUP conditions, building inspections, licensing coordination, and community liaison.

13. Justification & Findings in Support of CUP

In support of granting this CUP, we present these key findings:

1. **Consistency with County Code & Land Use Matrix:** Religious institutions and daycare uses are listed in the County's Land Use Matrix as conditional uses in many zones.

2. **Minimal Exterior Impact:** No new external buildings or major site changes. Operations utilize existing building and parking.
3. **Traffic & Parking Adequacy:** Internal traffic plan, designated drop-off, and sufficient on-site parking mitigate parking or congestion impacts on surrounding roads.
4. **Compatibility with Neighborhood:** Operational hours, noise controls, and landscaping will help blend use with surrounding residential character.
5. **Community Benefit:** The church + learning center will serve families, support early development, and enhance social and spiritual welfare in the area.
6. **Compliance & Oversight:** Commitments to licensure, safety protocols, county inspections, and responsive management will ensure ongoing operation in good standing

14. MAP



Daycare area segregated from the rest of the building for safety of the children (under 6 years old) and staff.

**LEGAL DESCRIPTION FOR
TVM INC
PARCEL 1**

A parcel of land located in the Northwest 1/4 Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northwest 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 00°50'46" East with the distance between monuments found to be 2643.45 feet.

BEGINNING at a point from which the Northwest Corner of Section 10, Township 2 North, Range 2 West, bears North 46°55'30" West a distance of 1795.49 feet;

Thence North 89°16'15" West, a distance of 274.57 feet;

Thence North 00°49'24" East, a distance of 360.69 feet;

Thence South 73°28'37" East, to a point on the Westerly Boundary of Country Terrace Subdivision Book 26, Page 35 also being a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 10, a distance of 277.59 feet;

Thence along said Westerly Boundary and said East line, South 00°51'37" West, a distance of 118.98 feet;

Thence leaving said Westerly Boundary and Said East line and along the Southerly Boundary of Said Country Terrace Subdivision South 86°39'15" East, a distance of 7.53 feet;

Thence leaving said Southerly Boundary of Country Terrace Subdivision, South 00°51'37" West, a distance of 165.81 feet to the **POINT OF BEGINNING**.

Said parcel containing 87,515 square feet or 2.01 acres, more or less and is subject to all existing easements and/or rights-of-way of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave, Suite 207
Caldwell, Idaho 83605
(208) 465-5687



**LEGAL DESCRIPTION FOR
TVM INC
PARCEL 2**

A parcel of land located in the Northeast 1/4, Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northwest 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 00°50'46" East with the distance between monuments found to be 2643.45 feet.

BEGINNING at a point from which the Northwest Section Corner of said Section 10, Township 2 North, Range 2 West, bears North 46°55'30" West a distance of 1795.49 feet;

Thence North 00°51'37" East, to a point on the South boundary of Country Terrace Subdivision Book 26, Page 35, a distance of 165.81 feet;

Thence along said South boundary the following Two (2) Courses:

South 86°39'15" East, a distance of 254.47 feet;

South 54°09'15" East, to a point on the Westerly boundary of Sunny Ridge Subdivision No. 2 Book 8, Page 29 a distance of 216.96 feet;

Thence along said Westerly Boundary, South 00°51'00" West, a distance of 264.66 feet;

Thence leaving said Westerly Boundary, South 60°19'32" West, a distance of 43.54 feet;

Thence North 29°40'15" West, a distance of 290.84 feet

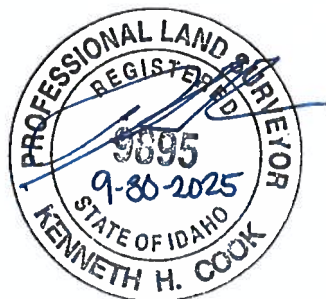
Thence North 89°10'00" West, a distance of 246.78 feet;

Thence North 00°51'37" East, a distance of 6.00 feet to the **POINT OF BEGINNING**.

Said Parcel containing 87,247 square feet or 2.00 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave, Suite 207
Caldwell, Idaho 83605
(208) 465-5687



**LEGAL DESCRIPTION FOR
TVM LLC
PARCEL 3**

A parcel of land located in the Northwest 1/4, of Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northwest 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 00°50'46" East with the distance between monuments found to be 2643.45 feet.

BEGINNING at a point on the Northerly Right-of-Way of Schober Drive from which the Northwest Section Corner of said Section 10, Township 2 North, Range 2 West, bears South 49°03'06" West a distance of 1415.24 feet;

Thence leaving said Northerly Right-of-Way North 00°49'24" East, a distance of 492.96 feet;

Thence leaving South 89°16'15" East, a distance of 274.57 feet;

Thence South 00°51'37" West, a distance of 6.00 feet;

Thence South 89°10'00" East, a distance of 246.78 feet;

Thence South 29°40'15" East, a distance of 290.84 feet;

Thence South 60°19'32" West, to the Northerly Right-of-Way of Schober Drive a distance of 466.64 feet;

Thence along said Northerly Right-of-Way North 89°09'42" West, a distance of 266.86 feet to the **POINT OF BEGINNING**.

Said parcel containing 261,553 square feet or 6.00 acres, more or less and is subject to all existing easements and/or rights-of-way of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave, Suite 207
Caldwell, Idaho 83605
(208) 465-5687



**LEGAL DESCRIPTION FOR
TVM LLC
IRRIGATION AND PIPELINE EASEMENT**

A parcel of land located in the Northwest 1/4, of the Northwest 1/4, of Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northwest 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 00°50'46" East with the distance between monuments found to be 2643.45 feet.

BEGINNING at a point on the Northerly Right-of-Way of Schober Drive from which the West 1/4 Corner of said Section 10, Township 2 North, Range 2 West, bears South 49°03'06" West a distance of 1415.24 feet;

Thence leaving said Right-of-Way North 00°50'18" East, a distance of 15.00 feet;

Thence South 88°47'14" East, a distance of 144.36 feet;

Thence North 05°58'57" East, a distance of 124.14 feet;

Thence North 56°16'43" East, a distance of 65.34 feet;

Thence North 33°43'17" West, a distance of 12.50 feet;

Thence North 56°16'43" East, a distance of 25.00 feet;

Thence South 33°43'17" East, a distance of 40.00 feet;

Thence South 56°16'43" West, a distance of 25.00 feet;

Thence North 33°43'17" West, a distance of 12.50 feet;

Thence South 56°16'43" West, a distance of 58.30 feet;

Thence South 05°58'57" West, to a point on the Northerly Right-of-Way of Schober Drive, a distance of 129.86 feet;

Thence along said Northerly Right-of-Way North 89°09'42" West, a distance of 158.15 feet to the **POINT OF BEGINNING.**

Said parcel containing 6,027 square feet or 0.14 acres, more or less and is subject to all existing easements and/or rights-of-way of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave, Suite 207
Caldwell, Idaho 83605
(208) 465-5687



**LEGAL DESCRIPTION FOR
TVM INC
INGRESS/EGRESS AND UTILITY EASEMENT**

A parcel of land located in the Northwest 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northwest 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 00°50'46" East with the distance between monuments found to be 2643.45 feet.

BEGINNING at a point from which Northwest Section Corner of said Section 10, Township 2 North, Range 2 West, bears North 51°34'54" East a distance of 1988.78 feet;

Thence North 89°10'00" West, a distance of 246.78 feet;

Thence North 00°51'37" East, a distance of 6.00 feet;

Thence North 89°16'15" West, a distance of 70.00 feet;

Thence North 00°51'37" East, a distance of 28.00 feet;

Thence South 89°16'15" East, a distance of 56.00 feet;

Thence North 00°51'37" East, a distance of 70.00 feet;

Thence South 89°16'15" East, a distance of 28.00 feet;

Thence South 00°51'37" West, a distance of 70.35 feet;

Thence South 87°51'31" East, a distance of 248.84 feet;

Thence South 29°40'15" East, a distance of 306.84 feet;

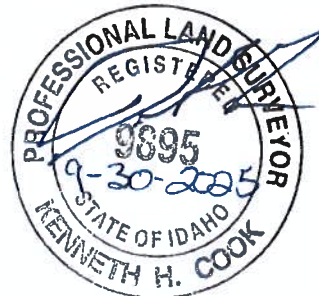
Thence South 60°19'32" West, a distance of 28.00 feet;

Thence leaving said Northerly boundary North 29°40'15" West, a distance of 290.84 feet to the **POINT OF BEGINNING.**

Said parcel containing 20,212 square feet or 0.46 acres, more or less and is subject to all existing easements and/or rights-of-way of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave, Suite 207
Caldwell, Idaho 83605
(208) 465-5687



NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 506 Fletcher Drive	Parcel Number: ~~29383000-0~~ PENDING	
City: Nampa	State: Idaho	ZIP Code: 83686
Notices Mailed Date: ~~8/29/2025~~ 9/10/2025	Number of Acres: ~~9.9~~ 6.0	Current Zoning: Rural Res
Description of the Request: Conditional Use Permit for Church, Daycare Center, & Education		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Daniel Mangeac		
Company Name: Good News Community Church		
Current address: 1203 7th Street North		
City: Nampa	State: Idaho	ZIP Code: 83686
Phone: [REDACTED]	Cell: [REDACTED]	Fax: [REDACTED]
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 9/25/25	MEETING LOCATION: 506 Fletcher Dr. Nampa, ID 83686	
MEETING START TIME: 5:00 P.M.	MEETING END TIME: 5:36 P.M.	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE	ADDRESS:
1. Dale Nordstrom	Dale Nordstrom	506 Fletcher Dr.
2. Russ & Sylvia Pool	Russ & Sylvia Pool	633 Fletcher
3. Ted Stimpson	Ted Stimpson	512 E Rocklan Ct.
4. Brad Russell	Brad Russell	431 E. Rocklan Ct.
5. Carol Remington	Carol Remington	507 Fletcher Dr.
6. Deby Dens	Deby Dens	501 Fletcher Dr.
7. Jim McCracken	Jim McCracken	511 E Rocklan
8. Andelin Price	Andelin Price	626 Fletcher Dr.
9. Steven Sowards	Steven Sowards	630 Fletcher Dr.

10.	Andrew & Joyce Pano	525 E Rocklan Ct
11.	Dan & Victoria Urza	431 Fletcher Drive
12.	Scott Gardner	411 E Rocklan Ct,
13.	Martin Lira	423 Fletcher Dr
14.	Monte Price	626 Fletcher Dr
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):

DANIEL MANGEAC

APPLICANT/REPRESENTATIVE (Signature):



DATE: 09/ 25 / 2025

①

September 26, 2025

Daniel Mangeac
Lead Pastor
Good News Community Church
1203 7th Street North
Nampa, ID 83687

Mike Mussell
TVM, Inc.
315 11th Ave South
Ste. 140
Nampa, ID 83651

Re: Neighborhood letter supporting the purchase of the six-acre property at 506 Fletcher Drive, Nampa, ID 83686 by Good News Community Church and support of their application with Canyon County for a Conditional Use Permit as a Church, Day Care Center and Christian Education.

The residents whose signatures appear below support the purchase of the six-acre property at 506 Fletcher Drive, Nampa, ID 83686 by Good News Community Church. (Please see the attached proposed plat map.) We also support their application with Canyon County for a Conditional Use Permit as a Church, Day Care Center and Christian Education within the current Rural Residential Zoning. As neighbors, we welcome and support the Church, the Pastors and their Staff in this transaction. We look forward to the Church becoming a part of our neighborhood.

Name	Address	Signature
Joey Deno	501 Fletcher Dr	Joey Deno
Deby Deno	501 Fletcher Dr	Deby Deno
Erica Hunsaker	203 Fletcher Dr	Erica Hunsaker
Jane Staley	707 Fletcher Dr	Jane Staley
SCOTT FRISBEE	720 FLETCHER DR.	Scott Frisbee
Bonnie M Carrow	711 Fletcher Dr	Bonnie M Carrow

Name	Address	Signature
Lonnie CARROW	711 Fletcher Dr	Lonnie Carrow
Mystella Longley	717 Fletcher Dr	Mystella Longley
Russell C Pool	633 Fletcher Dr	Russell C Pool
Sylvia A POOL	633 Fletcher Dr	Sylvia A Pool
Susan Hamilton	721 Fletcher Dr.	Susan Hamilton
Sonya Young	619 Fletcher Dr.	Sonya Young
Rodney Young	619 Fletcher Dr	Rodney Young

②

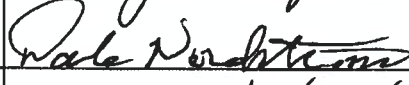
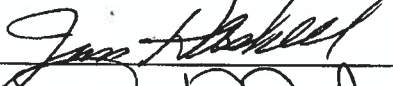
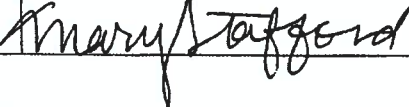
September 26, 2025

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Name	Address	Signature
Connor Remington	507 Fletcher Dr	
Ashley Remington	507 Fletcher Dr. Nampa, ID 83686	
Dan Nordstrom	524 Fletcher	
Jim Haskell	523 Fletcher Dr.	
Bob Woodward	415 Fletcher Dr	
Mary Stafford	522 Fair Ln.	

Name	Address	Signature
Michael P Stafford	522 Fair Ln, Napa	MP Stafford
JERRY THURMAN	526 FAIR LN	Jerry Thurman
Courtney Linker	514 Fair Ln.	Courtney Linker
Patrick A. Linker	514 Fair Ln	Patrick A. Linker

③

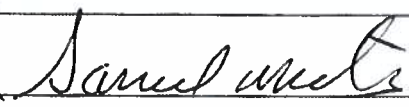
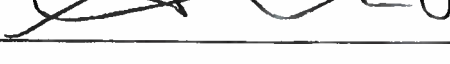
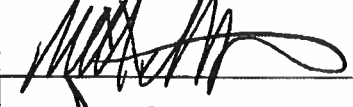
September 26, 2025

Daniel Mangeac
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Nampa, ID 83687

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Name	Address	Signature
Samuel Martinez	424 E. Rocklan Ct., Nampa	
Dianne Martinez	424 E. Rocklan Ct., Nampa	
Maggie Mangeac	127 Ruth Ln. Nampa	
Matthew Mangeac	127 Ruth Ln Nampa	
Matt Hopkins	500 E Rocklan Ct	
Scott Gardner	411 E Rocklan Ct.	

Name	Address	Signature
Andrea Gardner	411 E Rocklan Ct.	Andrea Gardner
~~Brian R. Russell~~	~~431 E Rocklan Ct~~	~~Brian R. Russell~~
Pamela Russell	431 E. Rocklan Ct	PRussell
AARON BABCOCK	421 E. RockLANO CP	A. Babcock
Kirk Rasmussen	532 E Rocklan Ct	Kirk Rasmussen
Andrew & Joyce ^{Pena}	525 " "	Andrew & Joyce
Ted Stimpson	512 " "	Ted Stimpson
Timothy J. Myers	412 E Rocklan Ct	Timothy J. Myers
Emily R Myers	412 E Rocklan Ct	Emily R Myers
Jody Rasmussen	532 E. Rocklan Ct.	Jody Rasmussen
Dot Williams	532 E. Rocklan Ct.	Dot Williams
Machel Stimpson	512 E Rocklan Ct	Machel Stimpson
Sabina McCracken	511 E. Rocklan Ct.	Sabina R. McCracken
JIM MCCRACKEN	" "	JIM MCCRACKEN

④

September 26, 2025

Daniel Mangeac
Lead Pastor
Good News Community Church
1203 7th Street North
Nampa, ID 83687

Mike Mussell
TVM, Inc.
315 11th Ave South
Ste. 140
Nampa, ID 83651

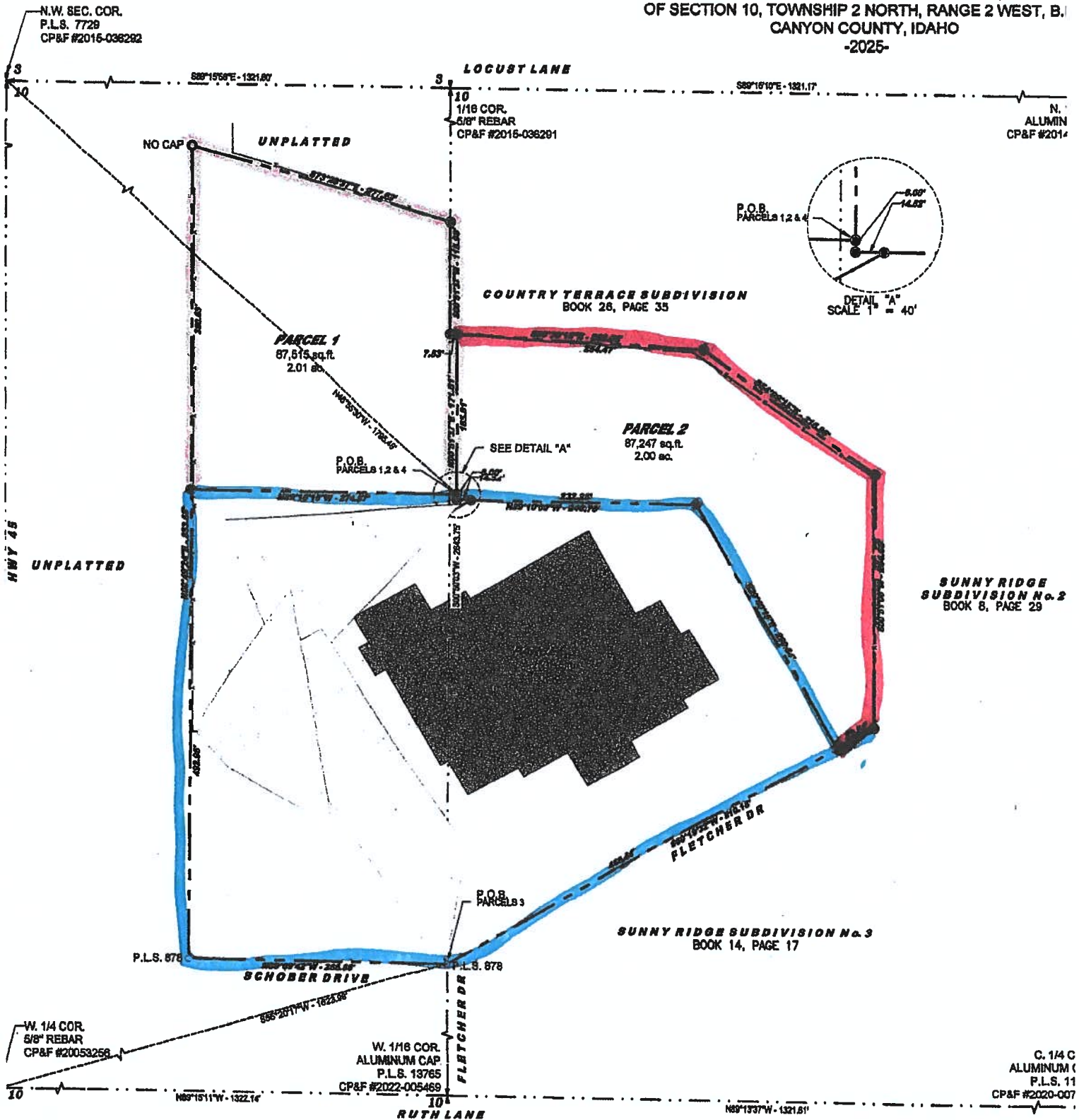
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Name	Address	Signature
GerDonna Ellis	411 Fletcher Drive	GerDonna Ellis
Sharon Ellis	411 Fletcher Dr.	Sharon Ellis
Ryann Langlois	415 Fletcher Dr.	Ryann Langlois
Amiata D. Tack	415 Fletcher Dr.	Amiata D. Tack
Lisa Sowards	630 Fletcher Dr.	Lisa Sowards
Korrina Holady	702 Fletcher Dr	Korrina Holady

Name	Address	Signature
Shari Greenwalt	708 Fletcher DR	Shari A. Greenwalt
Jeff Greenwalt	708 Fletcher Dr	Jeff Greenwalt
MARY TIDD	712 FLETCHER DR.	Mary Tidd
Lindy Provant	745 Fletcher Dr.	Lindy Provant
Andelin Price	626 Fletcher Dr.	Andelin Price
WILLIAM S. WARD	608 Fletcher Dr	William S. Ward
Caryl Ward	608 Fletcher Dr	Caryl Ward
Jamie Merrell	602 Fletcher Dr	Jamie Merrell
Steven Sowards	630 Fletcher Dr.	Steven Sowards

A PORTION OF THE NORTHWEST 1/4,
OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.
CANYON COUNTY, IDAHO
-2025-



Canyon County Development Services

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

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

Receipt Number: 86563

Date: 10/10/2025

Date Created: 10/10/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Good News Community Church

Comments: CU2025-0027

Site Address: 506 FLETCHER DR, Nampa ID 83686 / Parcel Number: 29383000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2025-0027	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2025-0027	\$50.00	\$0.00	\$0.00
Planning - Conditional Use Permit (CUP)	CU2025-0027	\$1,200.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	7374	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00