

Nampa Highway District #1 has no objection to the proposed use of a church and daycare for the subject property at 506 Fletcher Dr. in Nampa as the property currently has paved aprons from the previous use as a school. No new access will be permitted.

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: Friday, March 27, 2026 12:03 PM
To: cstauffer@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; 'eingham@idahopower.com' <eingham@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; gashley@boiseproject.org; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; gis@compassidaho.org; D3Development.Services@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>; Curt Shankel <shankelc@cityofnampa.us>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 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>; Aubrie.Hunt@dhw.idaho.gov
Subject: Agency Notice CU2025-0027 / Mussell

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.

Please see the attached agency notice. The application can be viewed at <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/294>. You are invited to provide written testimony or comments by **April 27, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. 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 **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Arbay Mberwa

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, July 7, 2026 4:05 PM
To: Arbay Mberwa
Subject: RE: [External] FW: Agency Notice CU2025-0027 / Mussell

I believe there are 3 points of access

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

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Tuesday, July 7, 2026 2:47 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] FW: Agency Notice CU2025-0027 / Mussell

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,

What is the number of access parcel R29383 has?

Thanks,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, March 30, 2026 7:24 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: [External] FW: Agency Notice CU2025-0027 / Mussell

Good Morning Arbay,

Arbay Mberwa

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, August 24, 2026 4:36 PM
To: Arbay Mberwa
Subject: [External] RE: On Street Parking

Hi Arbay,

Per our phone conversation, we have no objection to them parking at the east end of the property where the old bus parking was. We don't want them parking along the landscaping berm frontage because it would block part of the travel lane.

Eddy Thiel
ROW
eddy@[nampahighway1.com](mailto:eddy@nampahighway1.com)
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Monday, August 24, 2026 4:16 PM
To: badgerd@cityofnampa.us; Eddy Thiel <eddy@nampahighway1.com>
Cc: critchfieldd@cityofnampa.us
Subject: On Street Parking

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'm working through a conditional use permit for a church, daycare and education center where the applicant proposes on street parking (CU2025-0027). Has the area where the proposed on street parking been designated as a bike lane or pedestrian way? Would on street parking negatively impact traffic? Is on street parking fine? Attached is the applicant's preliminary parking plan.

Thank you,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Arbay Mberwa

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, March 31, 2026 10:16 AM
To: Arbay Mberwa
Subject: [External] RE: Agency Notice CU2025-0027 / Mussell

Hello,

After careful review of the transmittal submitted to ITD on March 27, 2026, regarding, 506 Fletcher Drive, Nampa - Mussell, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 / Kendra.Conder@itd.idaho.gov

Thank you

Mila Kinakh

D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, March 27, 2026 12:03 PM
To: cstauffer@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; 'eigram@idahopower.com' <eigram@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; gashley@boiseproject.org; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; gis@compassidaho.org; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crowth <Brian.Crowth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 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>; Aubrie.Hunt@dhw.idaho.gov
Subject: Agency Notice CU2025-0027 / Mussell

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Please see the attached agency notice. The application can be viewed at <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/294>. You are invited to provide written testimony or comments by **April 27, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment

RICHARD DURRANT
CHAIRMAN OF THE BOARD

WILLIAM PATTERSON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

31 March 2026

Canyon County Development Services
111 North 11th Ave., Ste. 310
Caldwell, Idaho 83605

RE: TVM Inc
506 Fletcher Dr, Nampa
Boise-Kuna Irrigation District
Curtis Lateral 35+59
Sec. 10, T2N, R2W, BM.

CU2025-0027

BK-521 J

RECEIVED

▶ APR 02 2026 ◀

RECEIVED

Arbay Mberwa, Associate Planner:

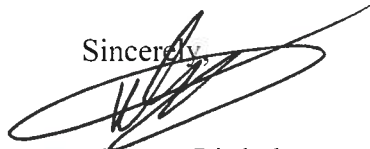
There are no Boise Project or Boise-Kuna Irrigation District facilities located on the above-mentioned property; however, it does in fact possess a valid water right.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors. Landowner/developer must do their due diligence to contact all owners of neighboring properties on this matter.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a hard copy of the irrigation and drainage plans.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Ren Floyd
Alicia Flavel

Watermaster, Div; 3 BPBC
Secretary – Treasurer, BKID

BK-521 J TVM INC. CURTIS LATERAL, TAP 3.59 5.00 WATER RIGHT ACRES

Agency: Canyon County Development Services
Contact: Arbay Mberwa arbay.mberwa@canyoncounty.id.gov (208) 454-7463
Hearing Date: NONE LISTED Response Deadline: 4/27/2026.

BK-521 J TVM INC. CURTIS LATERAL, TAP 3.59 5.00 WATER RIGHT ACRES

Agency: Canyon County Development Services
Contact: Arbay Mberwa arbay.mberwa@canyoncounty.id.gov (208) 454-7463
Hearing Date: NONE LISTED Response Deadline: 4/27/2026.

[illegible]

**LEGAL DESCRIPTION FOR
TVM INC
5 FOOT IRRIGATION EASEMENT**

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 50°24'08" West a distance of 1352.52 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 the following Two (2) Courses:

South 86°39'15" East, a distance of 262.00 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, along the Northerly Boundary of Sunny Ridge Subdivision No. 3 Book 14, Page 17, South 60°19'32" West, a distance of 5.80 feet;

Thence leaving said Northerly Boundary North 00°51'00" East, a distance of 265.01 feet;

Thence North 54°09'15" West, a distance of 212.90 feet;

Thence North 86°39'15" West, a distance of 265.33 feet;

Thence North 00°51'37" East, a distance of 119.98 feet;

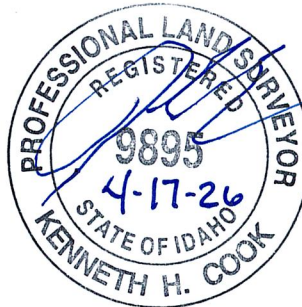
Thence North 73°28'37" West, a distance of 272.39 feet;

Thence North 00°49'24" East, a distance of 5.19 feet to the **POINT OF BEGINNING**.

Said Parcel containing 5,690 square feet or 0.13 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



Arbay Mberwa

From: Good News Community Church <[REDACTED]>
Sent: Monday, April 6, 2026 5:55 PM
To: Arbay Mberwa
Cc: Mike Mussell
Subject: Re: FW: [External] RE: Legal Notice CU2025-0027 / Mussell

Will do, thank you!

On Mon, Apr 6, 2026 at 1:27 PM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Hi,

What I understood from the letter was that there is an easement on the irrigation/ditch canal that needs to stay unobstructed as the applicant you will have to do your due diligence in alerting surrounding property owners that the easement must stay unobstructed. You can clarify this with Boise Project Board of Control, their contact information is listed on the letter.

Boise Project Board of Control is also requesting an irrigation and drainage plan for the property/use. Please provide me a copy as well so I can include it in the case file. If Boise Project Board of Control provides feedback on your irrigation and drainage plan please share that with me as well.

Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Good News Community Church <[REDACTED]>
Sent: Monday, April 6, 2026 12:37 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Cc: Mike Mussell <[REDACTED]>
Subject: Re: FW: [External] RE: Legal Notice CU2025-0027 / Mussell

Good afternoon Arbay,

All the neighbors that are affected by the Easement and irrigation Know about our permit. Is there a form we need to fill out With their names on it?

Or do we need to reach out to the Boise Project Board directly?

Thank you, Dan

On Mon, Apr 6, 2026 at 12:27 PM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Good Afternoon,

Please find attached comments received from Boise Project Board of Control and review/address it as needed.

Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Arbay Mberwa

From: Tom Ritthaler <tritthaler@boiseproject.org>
Sent: Tuesday, August 11, 2026 12:36 PM
To: Arbay Mberwa
Cc: Kevin Reeves
Subject: [External] Re: CU2025-0027 Irrigation and Drainage Plan
Attachments: EX E3 Boise Project Board of Control 4.2.26.pdf; Good News Church Plans.pdf

This will satisfy Boise Project's needs.

Thanks,
Tom

Thomas B Ritthaler
Project Manager
Boise Project Board of Control
2465 Overland Rd.
Boise, Idaho 83705
208-344-1141



From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Tuesday, August 11, 2026 12:33 PM
To: Tom Ritthaler <tritthaler@boiseproject.org>
Subject: CU2025-0027 Irrigation and Drainage Plan

Hello,

Boise Project Board of Control provided comments on March 31, 2025 (received April 2, 2026) that the applicant provide an irrigation and drainage plan. If the applicant hasn't already sent that over it is attached (see page 2). Please let me know if it will suffice.

Thank you,



Arbay Mberwa

Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
Public office hours:



EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

4-23-2026

RE: Good news church, daycare, and education facility.

After reviewing the information provided, the following comments and concerns have been noted.

1. The usage of the building will not be the same. An occupancy classification change will be needed based on the information provided.
 - a. A school is an E class occupancy. A daycare providing for the care of children 2.5 years of age or younger is classified as an I-4.
 - b. A-3 is the occupancy classification for places of worship.
2. The building does not have a water supply available
 - a. IFC 507.5.1 Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on site fire hydrants and mains shall be provided where required by the fire code official.
3. The building does not have adequate fire access roads
 - a. IFC 503.1.1 Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
4. The application does not clearly identify existing sprinkler coverage.
 - a. IFC 903.2.6 An automatic sprinkler system shall be provided throughout buildings with a group I fire area.
 - b. IFC 903.2.3 An automatic sprinkler system shall be provided for group E occupancies with fire areas greater than 12,000 SQFT and in group E fire areas with an occupant load of 300 or more.
 - c. IFC 903.2.1.3 An automatic sprinkler system shall be provided for fire areas greater than 12,000 square feet, fire areas with an occupant load of 300 or more.
5. The CUP narrative references alarms and detection but lacks specific confirmation of system type and coverage.
 - a. IFC 907.2.6 A manual fire alarm system that activates the occupant notification system in accordance with section 907.5 shall be installed in group I occupancies. An automatic smoke detection system that activates the occupant notification system in accordance with section 907.5 shall be provided in accordance with sections 907.2.6.1, 907.2.6.2 and 907.2.6.3.3.
 - b. IFC 907.2.1 A manual fire alarm system that activates with occupant notification system in accordance with section 907.5 shall be installed in group A occupancies where the

occupant load due to the assembly occupancy is 300 or more, or where the group A occupant load is more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with section 707.3.10 of the international building code shall be considered as a single occupancy for the purposes of applying this section. Portions of group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for Group E occupancy.

- c. IFC 907.2.3 A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of section 907.5.2.2 and installed in accordance with section 907.6 shall be installed in group E occupancies. Where automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.
- 6. Egress and separation concerns
 - a. Egress capacity must account for the largest occupant load possible, not scheduled use.
 - i. IFC 1004.2 The maximum occupant load shall be determined by the occupant load factor in table 1004.5
 - b. Daycare areas serving children under 2.5 years of age must be separated from assembly areas and have direct and unobstructed egress.
 - i. IBC 508.1 Each portion of a building shall be individually classified in accordance with section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of section 508.
 - ii. IBC 508.3 Nonseparated occupancies shall be permitted. The building shall comply with the most restrictive provisions of chapter 3 and chapter 9 applicable to the occupancies involved.
 - c. Pursuant to IBC 508.1, 508.3, and 508.4, the proposed church, educational, and daycare uses constitute a mixed-occupancy building. Because the daycare includes children under 2.5 years of age, group I-4 is present and is the most restrictive occupancy. Where occupancies are not separated in accordance with table 508.4, the building must comply with the most restrictive occupancy requirements. In addition, IBC 1016.2, 1004.1, 1004.6, and 1006.2.2.1 require that exit access, occupant load, and exit capacity be evaluated independent of scheduling.

The fire district finds that the proposed conditional use permit may be approved provided that all applicable building and fire code requirements associate with group I-4, group E, and group A-3 occupancies are met including but not limited to fire sprinkler coverage, fire alarm systems, occupancy separation, egress, fire access roads, and water supply. Compliance with CUP conditions does not supersede required permits or inspections.

Arbay Mberwa

From: Mike Mussell <[REDACTED]>
Sent: Thursday, May 14, 2026 1:15 PM
To: Arbay Mberwa
Subject: Re: FW: [External] Mussell CU2025-0027
Attachments: Response Letter Arbay Mberwa RE Nampa Fire Dept Comment&Conditions Letter.pdf

Arbay:

Until we get final inspection, we are sending you the attached letter to acknowledge that we are in compliance.

On Mon, Apr 27, 2026 at 1:54 PM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Hello,

Please find attached the comment letter received from Nampa Fire District, please work with them and get them what they need prior to hearing.

Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Elijah Effinger <effingere@nampafire.org>
Sent: Monday, April 27, 2026 12:23 PM



PO Box 3304
Nampa, ID 83653
Phone: [REDACTED]
Fax: [REDACTED]

May 14, 2026

Arbay Mberwa
Associate Planner
Canyon County Development Dept
111 N 11th Ave, Suite 310
Caldwell, ID 83605

Re: Fire Department Comments & Conditions
Good News Response Letter dated 04-23-2026

Arbay:

Referring to the above letter received from the Nampa Fire Department, and all the points outlined in said letter, we agree to the follow:

- Upgrade to ensure the building has adequate fire access roads
- Upgrade the GPM on the fire suppression pump

The balance of the points has either been agreed upon or are not applicable.

The party's involved in responding to the Fire Department Comments & Conditions letter are:

- Mike Mussell of TVM, Inc.
- Trent Bice of Phoenix Fire Protection
- Elijah Effinger of Nampa Fire Department

Arbay Mberwa

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Monday, March 30, 2026 9:22 AM
To: Arbay Mberwa
Subject: [External] RE: Legal Notice CU2025-0027 / Mussell

Arbay – The proposed church and daycare facility are in the Nampa Area of Impact and are designated as “Education, Public Administration, Healthcare, and Other Institutions”. The definition of this land use designation is as follows:

“5.7 - The “Education, Public Administration, Health Care and Other Institutions” designation includes areas with unique uses and functions. These land uses include community services, educational campuses, civic venues, government buildings and uses, public and private schools, cemeteries, airports, transportation facilities, utilities, administrative facilities, hospitals, recreational facilities and other compatible public and quasi-public uses.”

The proposed church and daycare facility are appropriate land uses for this designation.

Thank you – Doug



Doug Critchfield (ASLA)

Principal Planner | Planning & Zoning Department
Office: (208) 468-5442 | Cell: (208) 606-5799
500 12th Ave S | Nampa, ID 83651
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cityofnampa.us/2050 – Help us plan Nampa's future

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, March 27, 2026 11:58 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 CU2025-0027 / Mussell

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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 #CU2025-0027. Attached for your review is the agency response request. The application and letter of intent can be viewed at

<https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/294>.

Arbay Mberwa

From: Daniel Badger <BadgerD@cityofnampa.us>
Sent: Monday, August 24, 2026 4:29 PM
To: Arbay Mberwa; eddy@nampahighway1.com
Cc: Doug Critchfield
Subject: [External] Re: On Street Parking

Arbay,

This is outside of Nampa's jurisdiction so I will defer to Eddy, if it were to come into the City we would not allow for required parking to be supplied within the public right of way.

Daniel Badger, P.E

City Engineer | Development Engineering
Office: (208) 468-5469 | Cell: (208) 936-5690
500 12th Avenue South | Nampa, ID 83651
cityofnampa.us | [Stay Connected](#)

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Monday, August 24, 2026 4:15 PM
To: Daniel Badger <BadgerD@cityofnampa.us>; eddy@nampahighway1.com <eddy@nampahighway1.com>
Cc: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: On Street Parking

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Hello,

I'm working through a conditional use permit for a church, daycare and education center where the applicant proposes on street parking (CU2025-0027). Has the area where the proposed on street parking been designated as a bike lane or pedestrian way? Would on street parking negatively impact traffic? Is on street parking fine?

Attached is the applicant's preliminary parking plan.

Thank you,



Arbay Mberwa

Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

Arbay Mberwa

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, March 30, 2026 8:41 AM
To: Arbay Mberwa
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CU2025-0027 / Mussell
Attachments: Pre.Development.Notes.Signed.07.07.2025.pdf

Hi Arbay,

- 1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study will not be required.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **The property contains an existing septic system that may not have sufficient capacity to support the proposed use. Please have the applicant contact me regarding this 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 nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

I have previous pre-development notes on a different proposal.

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: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, March 27, 2026 12:03 PM
To: cstauffer@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; 'eingram@idahopower.com'



Pre-Development Meeting

Name of Development: Climate Controlled Storage Unit (aka Union Nampa School)
Applicant: Mike Mussell
P.E./P.G.: _____
All others in Attendance: _____

Anthony Lee

EHS#035 Date 07/07/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 9.95
Location of Development: 506 Fetcher Dr.
Nampa, ID 83686
R29383000 0

Project in Area of Concern: NP Priority Area Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: No, unless wastewater flows equal or exceed 600 gallons per day.

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

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

Additional Comments: The applicant met with Southwest District Health (SWDH) to discuss a proposal for approximately 50 climate-controlled storage units on a 9.95 acre parcel. According to the Conditional Use Permit, the building will be connected to the existing septic system, and no increase in wastewater flows are anticipated. No subsurface sewage disposal system has been proposed for this project. The applicant is required to submit a letter of intended use, after approval of the CUP, in accordance with the Technical Guidance Manual, Section 3.31, and IDAPA 58.01.03. If wastewater flows remain within the capacity of the existing septic system, the applicant may be required to obtain an accessory use permit. At this time, SWDH has no concerns with the proposed use, provided that all applicable requirements are satisfied. *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.

Arbay Mberwa

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, July 7, 2026 3:22 PM
To: Arbay Mberwa
Cc: Mike Mussell
Subject: FW: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

Hi Arbay,

According to the Letter of Intended Use, the existing septic system has sufficient design capacity to accommodate the proposed church, daycare, and educational center uses.

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: Mike Mussell <[REDACTED]>
Sent: Tuesday, July 7, 2026 2:26 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: Fwd: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

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.

----- Forwarded message -----

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Date: Tue, Jul 7, 2026 at 1:36 PM
Subject: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

Please answer the following questions:

1. Additional information regarding the education center, is it accessory to the church? **Yes, it is accessory use for the church for educational purposes and discipleship training.** What are the age group of the students (K-12)? **Not just children, but the broader members of the community depending on need, but will be segregated usually by age. We will be partitioning off the day care use from the rest of the building. The church envisions the education and learning center space and classes for community benefit internally for our congregation and externally available for the community. For example, we want to offer budgeting classes and parenting classes for our congregation and are available for the community. That would be the purpose of this accessory use.** For example approximately how many teachers will there be? **Due to the accessory church use and not a permanent school, this question would not pertain to our scope for the building.** Because of the Will there be buses associated with the education center if so is there adequate space? **Due to the accessory church uses for learning and discipleship training, we do not foresee using large school buses. The property would still have enough available parking and access to allow for large school bus usage if needed.** Will the kitchen spaces be utilized/ meals made on site for the students or daycare children, will obtain all food permits required by Southwest District Health. **Yes, we will use the kitchen to prepare meals for the daycare in the kitchen. We will work with Southwest District Health for the food permit and all necessary approvals for the daycare usage of the property. Church usage is still the primary usage of the property and will focus on that before any other use of the property.**
2. The floor plan sites a future daycare playground, if approved all improvements need to commence within three years and be completed with five years of approval. **Do you approve the playground or does Southwest District Health?**
3. Will there be daycare services on Sunday services? **No, the daycare will not operate on Sundays or Saturdays. The church will provide Sunday School for children under the age of 12 during church services.**
 - a. Average daily trips generated by the church? **About 180 total average trips on Sundays.** The church is expected to operate on Sundays (180-200 total people) expecting an average of two people per car. Also to mitigate traffic we will have two service times on Sundays. Wednesday between 6 P.M. to 8:30 P.M. with an estimate of (50-60 people total). For Sundays, 180 average minimum (assuming 2 people average per vehicle) and 400 vehicle trips maximum on Sundays. **For Wednesdays, 60 average trips;** upon the

assumption that there will be 60 people total to add 120 daily trips max and 60 daily trips minimum and 2 people per vehicle.

- b. Average daily trips generated by the daycare? **Average daily trips generated by daycare (Monday through Friday) will be 76 trips including employees' average trips.** The daycare will not operate on Saturday or Sunday. 45 kids Max. 1 trip for drop off and 1 trip for pick up. 90 trips for the kids/parents max. But we expect 1.5 kids per trip, which reduces the total for 60 average trips plus 8 employees, 16 trips for going to work and leaving.

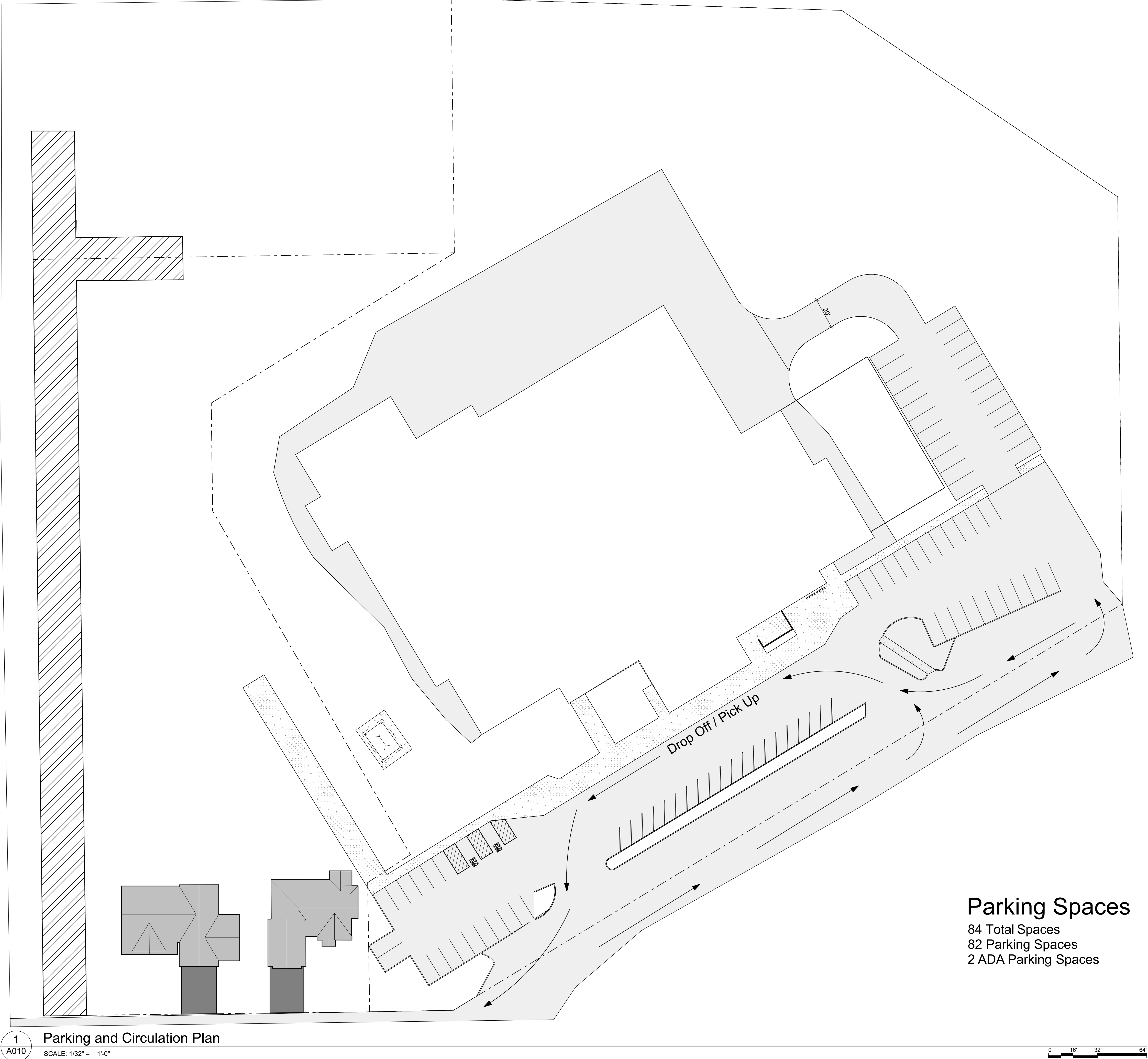
Based on current Idaho ratio information reported for the 2025 rule changes, the minimum ratios are generally:

Age group	Ratio	Staff needed for 45 children if all in that age group
Under 2 years	1 staff per 6 children	8 staff
Age 2 to 3	1 staff per 9 children	5 staff
Age 3 to 5	1 staff per 13 children	4 staff

- c. Average daily trips generated by the education center? **This being an accessory church use for our building and being focused on smaller groups, we do not foresee this function adding many more trips daily but estimated average daily trips of 30 total.**
4. What is the total indoor square footage allotted to the daycare's use? **Approximately 10,000 square ft. for exclusive use for daycare.** What is the total outdoor square footage allotted to the daycare's use? **We will use the existing fenced area on the east side of the building for the daycare playground area. This area is surrounded by an enclosed chain linked 6-foot fence around the future playground for the daycare.**



What is the capacity of the building? Due to the mixed and diverse uses of church/daycare/education building, the capacity of the building is **250 people** because we will not utilize all the square footage at the same time.



1
A010

Parking and Circulation Plan

SCALE: 1/32" = 1'-0"

Parking Spaces

84 Total Spaces
82 Parking Spaces
2 ADA Parking Spaces



315 11th Ave S #140 Nampa ID 83651
208.466.3331
mussellconstruction.com

Mussell Construction Project
506 Fletcher Dr
Nampa , ID 83686

Drawings and Specifications as instruments of service are and shall remain the property of the Designer. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site.

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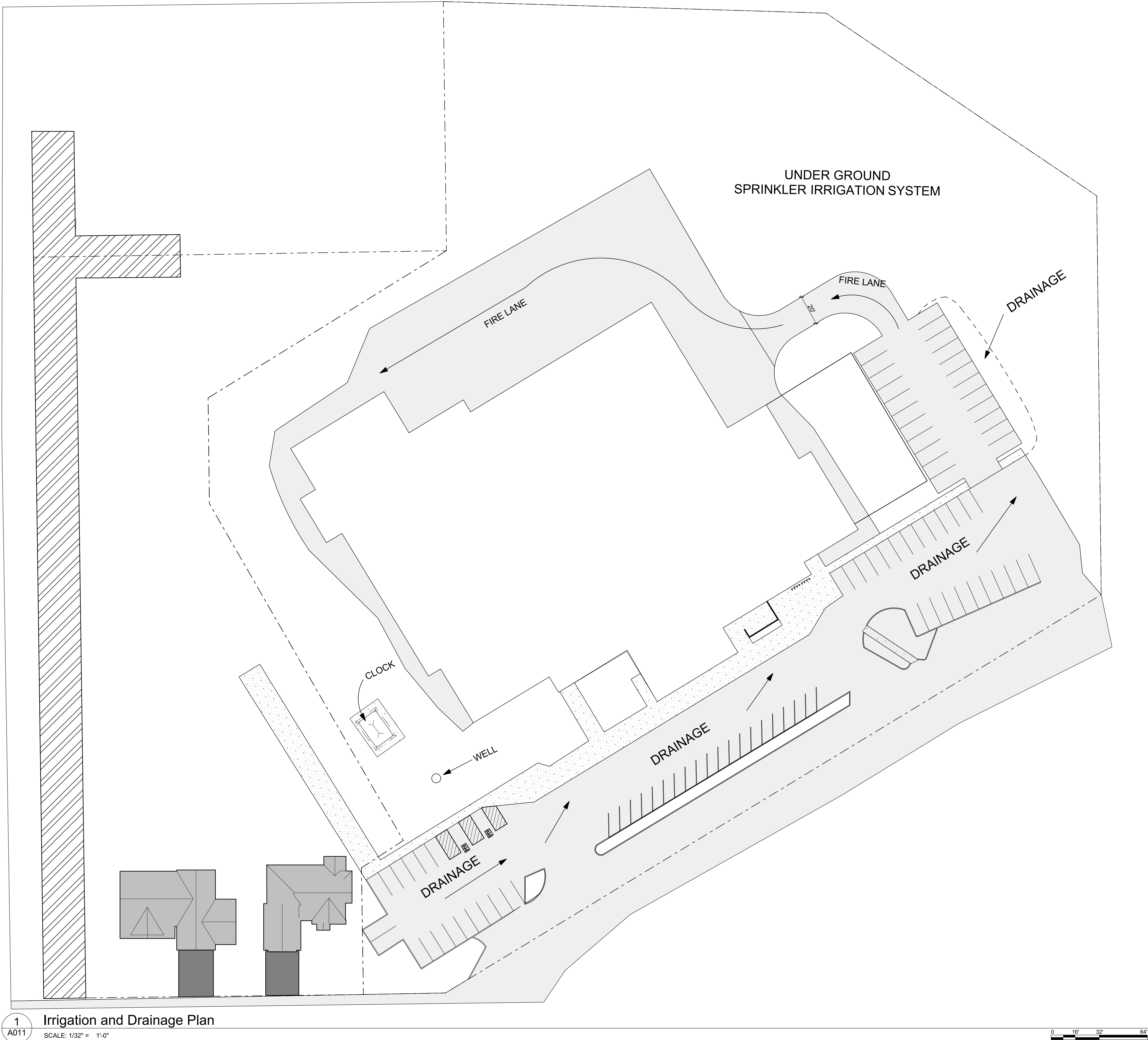
ISSUED:

XX/XX/2023 - Issue Description

Parking and Circulation Plan

A010

Printed: 7/24/2026



1
A011
Irrigation and Drainage Plan
SCALE: 1/32" = 1'-0"

0 16' 32' 64'



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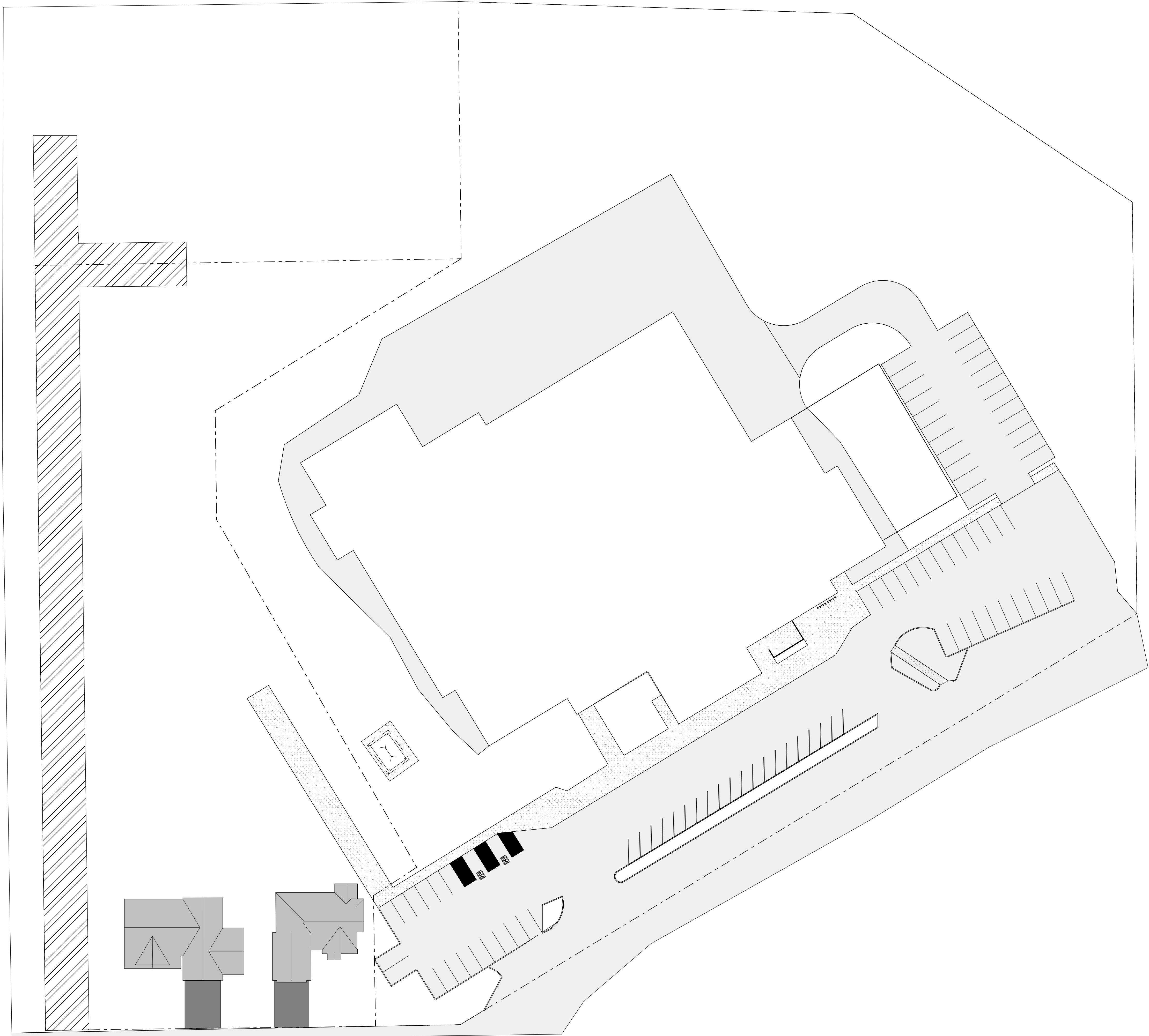
ISSUED:

XX/XX/2023 - Issue Description

Irrigation and Drainage
Plan

A011

Printed: 7/24/2026



1
A012

Site Plan

SCALE: 1/32" = 1'-0"

0 16' 32' 64'



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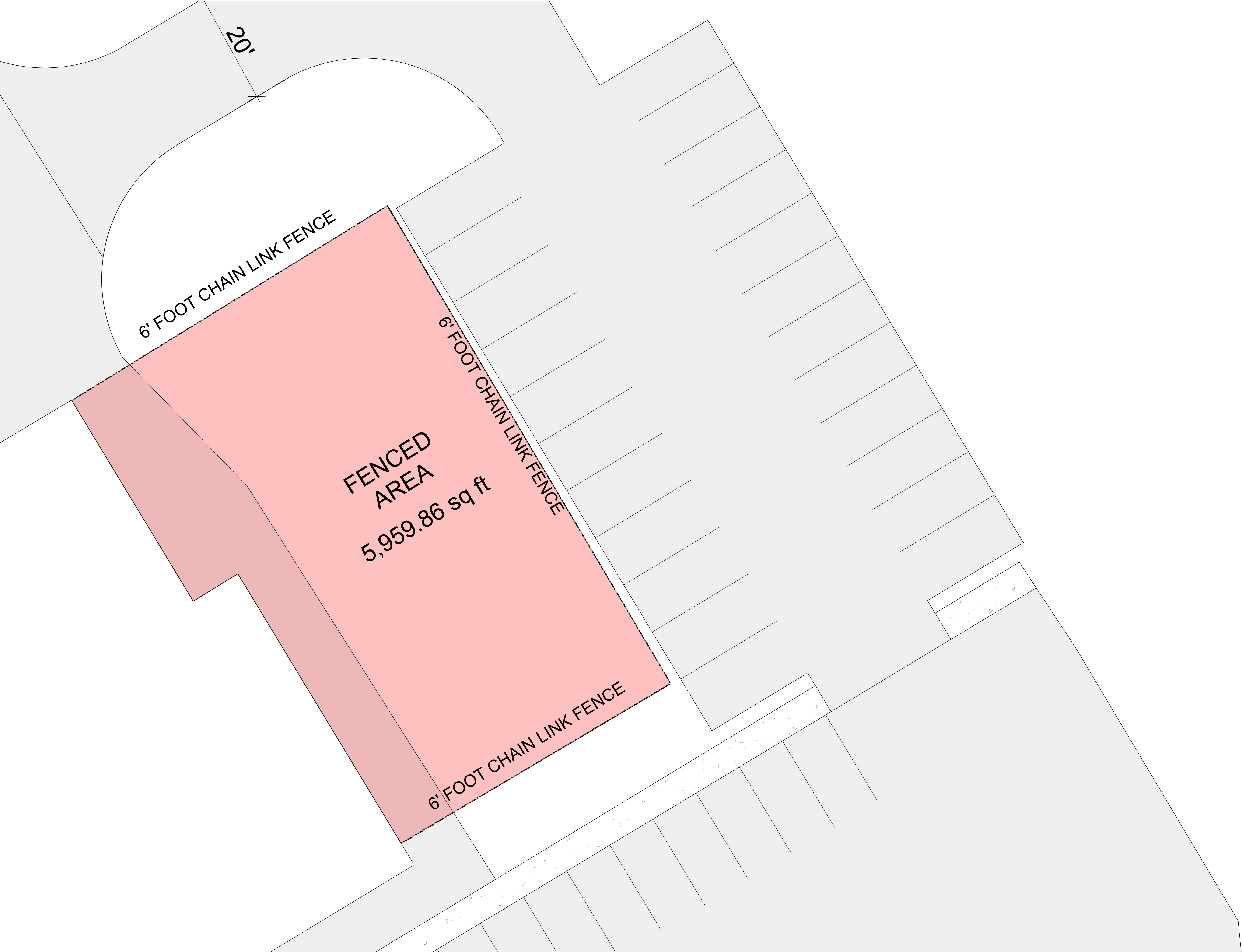
ISSUED:

XX/XX/2023 - Issue Description

Site Plan

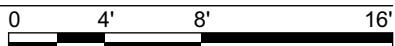
A012

Printed: 7/24/2026



1
A013

Fence Plan
SCALE: 1/8" = 1'-0"





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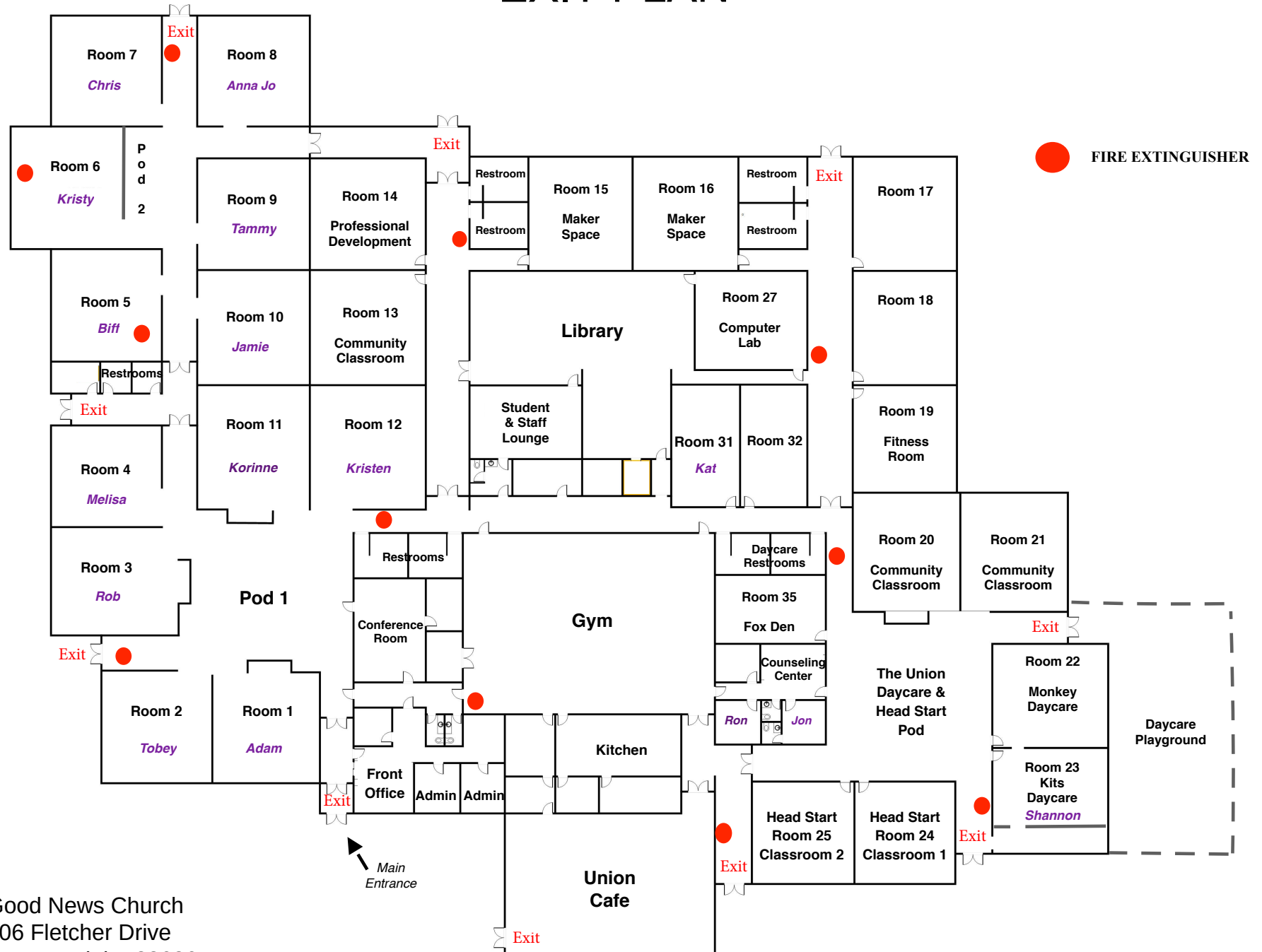
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ISSUED:
XX/XX/2023 - Issue Description
Fence Plan

A013

Printed: 7/24/2026

EXIT PLAN



Good News Church
506 Fletcher Drive
Nampa, Idaho 83686

Arbay Mberwa

From: daniel mangeac <[REDACTED]>
Sent: Friday, August 14, 2026 2:23 PM
To: Arbay Mberwa
Subject: Re: [External] RE: Agency Notice CU2025-0027 / Mussell

Hello Arbay,

Yes, I totally agree with you. There would be no real overlap between uses. That's why we believe we have more than adequate parking spots now for use well into the future.

Should we reach out to Development Services Building Department now before while we are working on the building permit?

Thank you,

Dan

On Fri, Aug 14, 2026 at 2:14 PM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Hello,

The number of parking spaces shall be provided by code and may be interchangeable between the three uses but will be up to the hearing body if they would allow that. Of course at the certificate of occupancy stage if approved you will need to work with Development Services Building Department to finalize the parking plan. Please note additional ADA compliant/ van accessible parking spaces may be required. The majority of the parking would need to be provided to the primary use of a church particularly on Sundays. Based on the hours of operations the church, daycare and education center are not anticipated to overlap (perhaps just the Wednesday classes and the daycare and potentially special events if scheduled at the same time). Is there special events that may overlap with the current hours of operations that may require additional parking spaces. I would like to know the maximum activity levels that would require the max parking for example a church event on a Friday evening at 5 p.m., a community class and daycare is still in session what would be the maximum parking that would be needed to accommodate all three uses. You may request the Hearing body to reduce the number of parking spaces or go through the variance route if needed. Mr. Mangeac, the black top/kids play area behind the structure can also be used as a parking area.

Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

P.O. Box 3304

Nampa, ID 83653

Cell: (208) 850-7777

Office: (208) 466-3331

Fax: (208) 466-5717

On Thu, Aug 13, 2026 at 10:42 AM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Great, looking forward to what they say.

I'm looking into the parking requirements. The daycare and education center utilizes maximum occupancy numbers (74 and 220 persons respectively) not what the building capacity is. Although I understand there will be a maximum I will need to confirm with the Planning Director if that would be fine to use since it will be restricted anyways and not exceed the proposed numbers. If additional parking is warranted you may look into a variance to request a reduction in the number of parking spaces if the code criteria can't be met.

Thanks,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Mark Tersieff <[REDACTED]>
Sent: Thursday, August 13, 2026 10:21 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Cc: daniel mangeac <[REDACTED]>; [REDACTED]
Subject: Re: [External] RE: Agency Notice CU2025-0027 / Mussell

Arbay, I am happy to discuss with Nampa Highway District. I will keep you posted on what they say.

Thank you for the quick response.

-Mark

On Thu, Aug 13, 2026 at 9:11 AM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Good Morning,

The information has been received and added to the case file. Based on the provided occupant load a total of 152 parking spaces would need to be provided. Generally on street parking is not recommend but not restricted therefore, I recommend contacting Nampa Highway District No. 1 if it would be fine to have on street parking. If so I recommend limiting it to Fletcher and Schober Drive.

Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

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

Website: www.canyoncounty.id.gov

Public office hours:

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From: Mark Tersieff <[REDACTED]>
Sent: Thursday, August 13, 2026 8:40 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Cc: daniel mangeac <[REDACTED]>; [REDACTED]
Subject: Re: [External] RE: Agency Notice CU2025-0027 / Mussell

Arbay,

Good morning,

Here is a quick correction: I just walked by the site and Pastor Dan just shared, that there is a new parking addition. That adds an additional 24 parking spaces, with a removal of 6. The total parking spaces are now 122. Attached is a revised parking study.

I look forward to hearing your thoughts.

Thank you,

On Wed, Aug 12, 2026 at 11:47 PM Mark Tersieff <[REDACTED]> wrote:

Arbay,

Good evening,

Please find attached a preliminary study on occupant loads and parking study.

This should help us continue discussions regarding Pastor Dan and Good News Community Church's Condition Use Permit Application.

In summary, I estimate the overall building to be a mixed use of A-3 Assembly - Religious use and E Educational - Daycare use.

I estimated the total occupant load for each space using the attached spreadsheet, which aligns with the preliminary floor plan.

We used those estimated loads for the following three parking scenario studies:

Scenario 1:

On Sunday mornings and Wednesday evenings, the Main Church and Ministry Classrooms will be used.

The proposed occupancy is a maximum of 250, but I have used the maximum occupant load for the sanctuary at 520. The parking calculation is $520/5$ (1 parking space for each 5 persons), resulting in 104 total parking spaces.

Per the attached parking study site plan shows a current total of 104 parking spaces. Note that this assumes the current designated street parking will be acceptable to the county for use during the times noted above.

Scenario 2:

For Monday through Friday, proposed from 6:00 AM to 6:00 PM, the Daycare portion will be used.

The proposed occupancy for that is a maximum of 60 children to be dropped off with an estimated 14 staff. I am considering the option for a few parents to stay and assist or volunteer. The parking calculation is $20/5$ (1 parking space for each 5 persons), resulting in 4 total parking spaces.

Scenario 3:

For Monday through Friday, proposed from 7:00 AM to 6:00 PM, the Theology Training School portion will be used.

The proposed occupancy for that is a maximum of 200 students enrolled with an estimated 20 staff. The parking calculation is $220/5$ (1 parking space for each 5 persons), resulting in 44 total parking spaces. Note that if this is combined with Daycare hours, the grand total would be 48 total parking stalls.

Please let us know your comments on the above study and notes.

I look forward to working with you and the county on this project.

Best Regards,

-Mark Tersieff, AIA

On Tue, Aug 11, 2026 at 8:56 PM Mark Tersieff <[REDACTED]> wrote:

Hello Arbay,

I am just returning to the office this evening after being on some project walks outside of Idaho.

I will start to work on the below.

Thanks for adding me to the project.

Have a great evening.

-Mark

Mark Tersieff AIA founder / principal architect

Tersieff Architects

Idaho phone: [REDACTED] (voice only)

Washington phone: [REDACTED] (voice + text)

email: [REDACTED]

website: www.tersieffarchitects.com

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On Aug 11, 2026, at 1:58 PM, Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Hello Mr. Tersieff,

For a church, school auditorium or gymnasium, auditorium, theater, or sports arena 1 parking space for each 5 persons based on building capacity shall be required per Canyon County Code of Ordinance. I understand that there will be a maximum of 250 persons in the building but the way the code is written is based on the building capacity. If you can please let me know what the building capacity is that will be utilized for the proposed use of a church and daycare center I can then calculate the number of parking spaces required to meet the code criteria.

Please reach out and let me know if you have questions,

On Tue, Aug 4, 2026 at 6:06 PM daniel mangeac <[REDACTED]> wrote:

Hello Arbay,

I appreciate all your hard work on our permit.

Are we still on pace to be able to get our hearing by the end of September? I know it's almost been a year since we began this process and we don't want this deal to fall through for our church.

Thank you,

Dan

On Tue, Aug 4, 2026 at 5:55 PM daniel mangeac <[REDACTED]> wrote:

Hello Arbay,

The current dedicated playground is 5941 square feet. Can we change our application for 59 kids for the daycare?

Thanks Dan

On Tue, Aug 4, 2026 at 5:12 PM Arbay Mberwa
<Arbay.Mberwa@canyoncounty.id.gov> wrote:

Hello,

After reviewing the documents the outdoor area does not meet the minimum 100 sq ft of outdoor space per child with 5,959.86 sq ft if there will be 64 children associated with the daycare facility. Please update the site plan providing a minimum of 6,400 sq ft of outdoor play area dedicated to the day care center. There appears to be additional acreage to the northeast that may be potentially utilized to qualify for a waiver. *See details below.*

D. The applicant shall provide a minimum outdoor play area of one hundred (100) square feet per child. The minimum play area requirement may be waived if:

1. There is greater or equal area of parks that abut the facility that can be used by the children; or

2. The program design is such that the number of children using the play area at any one time conforms to the one hundred (100) square feet per child criteria.

Please let me know how you would like to move forward.

<image001.png>

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa

Sent: Wednesday, July 29, 2026 10:53 AM

To: Jay Lundergan <[REDACTED]>

Subject: RE: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

Received and added to the case file.

Thanks,

<image001.png>

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Jay Lundergan <[REDACTED]>
Sent: Friday, July 24, 2026 9:58 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: Re: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

Arbay

Mike wanted me to send you the plans you requested. See attached. I believe Daniel is going to send you a separate email with the answers to the other questions, if he hasn't already.

----- Forwarded message -----

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Date: Wed, Jul 8, 2026 at 12:39 PM
Subject: RE: FW: [External] RE: Agency Notice CU2025-0027 / Mussell
To: Mike Mussell <[REDACTED]>
CC: [REDACTED] <[REDACTED]>

Hello,

Please submit the following:

1. A parking and circulation plan (mark the drop off /pick up location(s) and loading/unloading area). How many parking spaces will be provided? Will any parking spaces be ADA compliant?
2. An updated site plan.
3. An irrigation and drainage plan.
4. A fence plan. The daycare requirements calls for a 6' unobstructed fence around the outdoor play area.
5. An emergency exit plan.

Please answer the following questions:

1. Additional information regarding the education center, is it accessory to the church? What are the age group of the students (K-12)? approximately how many teachers will there be? Will there be busses associated with the education center if so is there adequate space? Will the kitchen spaces be utilized/ meals made on site for the students or daycare children, if so please check in with Southwest District Health if any food permits will be required.
2. The floor plan sites a future daycare playground, if approved all improvements need to commence within three years and be completed with five years of approval.
3. Will there be daycare services firing Sunday services?
4. What is the total anticipated average daily trips to be generated by the proposed uses?
 - a. Average daily trips generated by the church?
 - b. Average daily trips generated by the daycare?
 - c. Average daily trips generated by the education center?
5. What is the total indoor square footage allotted to the daycare's use? What is the total outdoor square footage allotted to the daycare's use?
6. What is the capacity of the building?

As I continue my review may questions may come up and I will reach out to you, if you have questions please do the same.

<image001.png>

Arbay Mberwa

Associate Planner

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Public office hours:

Monday, Tuesday, Thursday and Friday

Project: Good News Community Church

Preliminary Occupant Load Calculations



Daycare Use			
Space	Area (SF)	Factor	Occupant Load
Offices	846	150 gross	6
Restrooms	340	Accessory	Included
Classroom (601+1,972+1,975)	4548	20 net	228
Infant classrooms	1,693	35 net	49
Open circulation	3,678	Accessory	Included
Estimated occupant load	11,105		283

Church and Ministry Classrooms			
Space	Area (SF)	Factor	Occupant Load
Sanctuary (chairs only)	3,634	7 net	520
Fellowship hall (tables and chairs)	2,788	15 net	186
Kitchen	1,066	200 gross	6
Library	3,363	100 gross	34
Offices (1,270 + 2,107 + 864 + 1,399)	5,640	150 gross	38
Conference room	599	15 net	40
Classrooms	3,066	20 net	154
Storage	326	300 gross	2
Mechanical (465 + 574)	1,039	300 gross	4
Restrooms (497 + 505 + 362)	1364	Accessory	Included
Circulation	2,767	Accessory	Included
Total	25,652		984

Theology Training Classrooms			
Space	Area (SF)	Factor	Occupant Load
Classrooms (5,995+1,816+1,880)	9,691	20 net	485
Offices (963+1,010)	1,973	150 gross	14
Staff workroom	1,023	150 gross	7
Staff Breakroom	1,341	150 gross	9
Storage	326	300 gross	2
Restrooms (497 + 505 + 362)	1,364	Accessory	Included
Circulation	5,744	Accessory	Included
Total	21,462		517

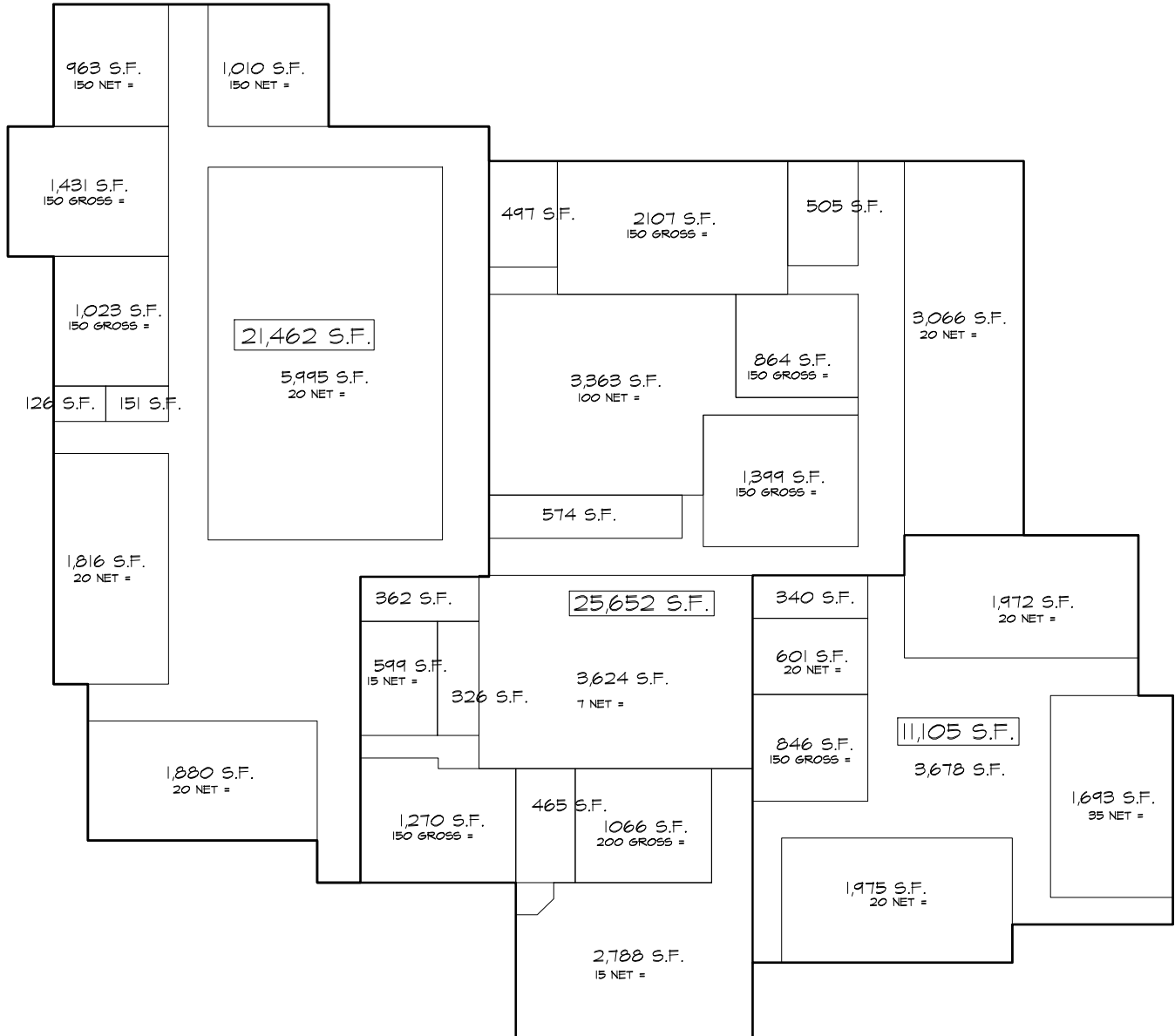
CODE STUDY: 2021 IBC

OCCUPANCY GROUP

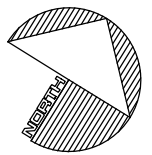
- A-3 ASSEMBLY RELIGIOUS
(CHURCH AND MINISTRY CLASSROOMS) = 36,757 S.F.
- E EDUCATION (DAYCARE) = 11,105 S.F.

SPRINKLER SYSTEM EXIST. SPRINKLERED

CONSTRUCTION TYPE III-B



MAIN FLOOR PLAN



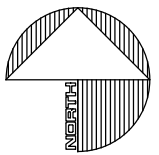
Project: GOOD NEWS COMMUNITY CHURCH
PRELIMINARY CODE STUDY

Date: 08.12.2026

A1



SITE PLAN



Project: GOOD NEWS COMMUNITY CHURCH
PRELIMINARY PARKING STUDY

Date: 08.13.2026

A2