In the matter of the application of:
Bohner – CR2024-0010

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of Parcel R29554014 (approximately 6.25 acres) from the Agricultural (A) zone to the Conditional Rezone – Rural Residential (CR-R-R) zone. The request includes a development agreement that limits the division of Parcel R29554014 into two (2) residential parcels and restricts secondary residences.
2) Conditional Rezone of Parcel R29554015 (approximately 1.65 acres) from the Agricultural (A) zone to the Conditional Rezone - Single-Family Residential (CR-R-1) zone. The request includes a development agreement allowing no division of Parcel R29554015 and restricts secondary residences.
3) Location: Parcels R29554014 (approximately 6.25 acres) and R29554015 (approximately 1.65 acres) are located in a portion of the SE quarter of Section 14, T2N, R2W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2024-0010.

      1. All exhibits can be found in the case staff report dated August 6, 2026

Applicable Law

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

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

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

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

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

3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the Local Land Use Planning Act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

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

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

The application, CR2024-0010, was presented at a public hearing before the Canyon County Planning and Zoning Commission on August 6th, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone is generally consistent with the Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the subject properties as "agriculture" (**Staff Report Exhibits B1 and B2.9**). "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value" (Page 25, 2030 Comprehensive Plan). In August 2020, a conditional rezone from the agricultural zone to the conditional rezone-single-family residential zone and preliminary plat were approved for the multi-phase Osprey Estates subdivision found to the north, northwest, west, and south of the subject properties (SD2019-0036 and CR2019-0009). This request also included approval of a comprehensive plan map amendment from agriculture to residential on parcels directly to the west and south (Parcels R29554013A and R29554013). The rest of the development did not have a comprehensive map amendment approved because the Future Land Use Map in the 2020 Canyon County Comprehensive Plan called for residential growth in the area to the north of the subject properties. Although the 2030 Future Land Use Map does not reflect the residential future land use designation, the Osprey Estates development demonstrates that this is an area that is transitioning to contain more residential uses. It is also important to note that although the Comprehensive Plan does not contemplate residential zoning in this area, per Canyon County Code §07-06-07(3), a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. The conditional nature of the rezone, which in this case will allow for three (3) buildable parcels (Parcel R29554014 is proposed to be divided into two (2) parcels) with the restriction of secondary residences, will align with the existing residential uses in the area and not set a precedent for further residential development for larger agricultural parcels found near the properties (**Staff Report Exhibit A2**).		

	The conditional reconsideration is also in general conformance with the following policies and goals contained within the 2030 Comprehensive Plan: • **Property Rights G1.01.00**: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • **Property Rights P1.01.01**: "No person shall be deprived of private property without due process of law." • **Property Rights P1.01.03**: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • **Population P2.01.01**: "Plan for anticipated population and households that the community can support with adequate services and amenities." • **Population G2.02.00**: "Promote housing, business, and service types needed to meet the demand of the future existing population." • **Land Use and Community Design P4.04.04**: "Maintain a balance between residential growth and agriculture that protects the rural character." • **Land Use and Community Design P4.01.02**: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights." • **Land Use and Community Design G4.03.00:** "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning." • **Land Use and Community Design P4.03.02**: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns." • **Land Use and Community Design P4.07.01**: "Plan land uses that are compatible with the surrounding community." • **Housing G11.1.00**: "Encourage opportunities for a diversity of housing choices in the County."
Criteria Met? **Yes**	**2** **When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional rezone change to Rural Residential (CR-R-R) and Single Family Residential (CR-R-1) is more appropriate than the current zoning designation of Agricultural (A). The surrounding area primarily contains agricultural and residential uses. There are residential subdivisions found north, northwest, and northeast of the properties. To the west, south, east, and north, there are productive agricultural fields, pastures, and homesites. Some of the agricultural properties to the west and northwest have been conditionally rezoned with a development agreement (such as Parcels R29554013A, R29554013, R29554010B, and R29569), which will add more residential uses in this area (**Staff Report Exhibits B2.1, B2.3, and B2.6**). The Rural Residential (R-R) and Single-Family Residential (R-1) zones would be more appropriate than the Agricultural (A) zone, as this area has been trending to contain more residential uses. Within 1-mile of the subject properties, there are 24 platted subdivisions with an average parcel size of 1.25 acres and three (3) subdivisions in the platting process with an average parcel size of 0.87 acres (**Staff Report Exhibits B2.6 and B2.11**). Osprey Estates Subdivision (Approved in 2020) is found directly to the north and west of the subject properties and has an average lot size of 0.80 acres (SD2019-0036 and CR2019-0009). The applicant's request to rezone the subject properties to rural residential and single-family residential is consistent with the average lot sizes found within the subdivisions in the surrounding area (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**). The subject properties are contained within TAZ (Traffic Analysis Zone) "2842." As shown on **Staff Report Exhibit B2.8**, the data for the TAZ zone that contains the subject properties forecast an increase of 46 households by the year 2050, demonstrating that this is an area expected to receive residential growth.

Pursuant to Canyon County ordinance CCCO §07-10-25(2-3), the purpose of the R-R (Rural Residential) zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable, and the purpose of the R-1"(Single-Family Residential) zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.

Adjacent Existing Conditions within 1-Mile of the Subject Properties (Staff Report Exhibits B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N, NW, NE	Residential Uses with some Agricultural Uses	R-R, CR-R-1, and A	R-1 and City of Nampa Limits
S, SW, SE	Agricultural Uses with some Scattered Residences	A	-
E	Agricultural Uses with some Residences	A	R-R
W	Agricultural Uses with some Scattered Residences	A, CR-R-1	

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

Surrounding Land Use Cases (Staff Report Exhibit B2.12):
RZ2021-0004 – Rezone from A to R-R (Bates) – Approved
RZ2021-0039 – Rezone from A to CR-R-1 (Bates) – Approved
RZ2020-0026 – Rezone from A to R-R (Chambers) – Approved
CR2021-0006 – Rezone from A to CR-R-R (Dembi) – Denied

Within the past five (5) years, land use case decisions indicate a trend toward increased residential uses in the area.

See further analysis located in 07-06-07(6)A3 and A4.

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

Analysis

The proposed conditional rezone change to Rural Residential (CR-RR) and Single-Family Residential (R-1) is compatible with the surrounding land uses.

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

Per the applicant's letter of intent and site plan, the proposed conditional rezone is intended to facilitate the division of Parcel R29554014 (6.25 acres) into two (2) parcels with a residential building permit on each and to allow a residential building permit on Parcel R29554015 (approximately 1.65 acres) (**Staff Report Exhibit A2**). This is a transitional area between medium-density subdivisions and larger production agricultural parcels. The applicant's request to create three (3) parcels between 3.48 acres and 1.68 acres in size is consistent and larger than the average lot sizes found within the subdivisions in the surrounding area (1.25 acres and 0.80 acres, respectively). The proposed development is not anticipated to interfere with adjacent agricultural production, nor detract from established residential uses (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**).

See further analysis located in 07-06-07(6)A2 and A4.

Criteria Met?	4	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Yes		

Analysis	The proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The surrounding area primarily contains agricultural and residential uses. There are residential subdivisions found north, northwest, and northeast of the properties. To the west, south, east, and north, there are productive agricultural fields, pastures, and homesites. Some of the agricultural properties to the west and northwest have been conditionally rezoned with a development agreement (such as Parcels R29554013A, R29554013, R29554010B, and R29569), which will add more residential uses in this area. (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**). **The following measures will be implemented to mitigate the impact** In order to limit the effects to the character of the area, the applicant is proposing to restrict Parcel R29554014 (6.25 acres) to one (1) division to create two (2) buildable parcels. Additionally, the applicant is not proposing to divide Parcel R29554015 (1.65 acres) as the applicant's intent is only to build a single-family residence on the property. Per the applicant's testimony at the August 6th, 2026 public hearing and the letter of intent, the applicant is also agreeable to restricting secondary residences on Parcels R29554014 and R29554015 (**Staff Report Exhibit A2**). *See further analysis located in 07-06-07(6)A2 and A3.*	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services, including sewer, water, drainage, irrigation and utilities, be provided to accommodate the proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, sewer will be provided with individual septic systems for the proposed single-family residences (**Staff Report Exhibit A3**). Per Southwest District Health (SWDH), this project does not meet the criteria for a nitrate priority (N-P) study. At this time, it has not been determined whether sufficient sanitary systems can be provided to accommodate the proposed development, but SWDH does not have concerns with the request if the applicant meets all of SWDH's requirements (**Staff Report Exhibits D3 and D3.1**). **Water:** Per the applicant's land use worksheet, three (3) individual domestic wells are proposed (**Staff Report Exhibit A3**). Notice was given to the Idaho Department of Water Resources, but no comments were received. (An) individual well(s) is anticipated to adequately provide services to the potential three (3) residential dwellings. Future development shall comply with IDWR standards at the time of the building permit, etc. **Drainage:** Per the land use worksheet, stormwater is retained on site (**Staff Report Exhibit A3**). **Irrigation:** Per the land use worksheet and the applicant's public testimony at the August 6th, 2026 public hearing, surface irrigation water is provided to the property via gravity irrigation (**Staff Report Exhibit A3**). To verify the applicant's irrigation plan is coordinated prior to division of the property and follows the local irrigation district's requirements, condition of approval #3 has been added which states: At the time of application for an administrative land division or preliminary plat, an irrigation plan that identifies ground and/or surface water rights available to the subject properties and the water delivery methodology must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department. Additionally, to verify all current and future property owners have access to the source of irrigation water on the property, the Planning and Zoning Commission has added condition of approval #4: At the time of an	

	application for an administrative land division or preliminary plat, (an) irrigation maintenance easement(s) must be established and recorded for all current and future property owners that have or will have access to the irrigation water source on the subject properties. **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 15, 2026, and July 2, 2026. No agency comments were provided by those services. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject properties to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. Nampa Highway District No. 1 (NHD#1) is not requiring public street improvements at this time and does not have any concerns over traffic patterns (**Staff Report Exhibits D1, D1.1, and D1.2**). Idaho Transportation Department stated the application does not meet the thresholds for a Traffic Impact Study, nor does it pose a safety concern (**Staff Report Exhibit D5**)	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?**
Analysis	The subject properties do have legal access for the conditional rezone, and it will exist at the time of the development. See the review and analysis detailed below. On April 15th, 2026, Nampa Highway District No. 1 sent a comment letter which stated that the subject properties front Southside Blvd and there "...is no new direct access to Southside Blvd per ACCD standards. An approved Application to Vary Standards from Nampa Highway District No. 1 Commissioners would be required for any new access to Southside Blvd" (**Staff Report Exhibit D1**). On June 25th, 2026, the Nampa Highway District No. 1 (NHD#1) Commissioners approved a variance request for one point of access to each parcel subject to a deed restriction and paved apron being installed to each parcel (**Staff Report Exhibits D1.1, and D1.2).** To verify Nampa Highway District No. 1's requirements are met for the subject properties, the Planning and Zoning Commission has added Condition #1a. Compliance with Nampa Highway District's requirements will be met at the time of administrative land division or subdivision plat, whichever occurs first.	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. **Schools:** The subject properties are serviced by Nampa School District #131. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on April 15, 2026, and July 2, 2026, and no comments were received by the school district. **Police:** The subject properties are under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on April 15, 2026, and July 2, 2026, and no comments were received by the Sheriff's Office. **Fire Protection:**	

	The subject properties are under the jurisdiction of the Nampa Fire Protection District (NFPD). A comment letter was received from NFPD on April 29, 2026, which outlined fire code requirements and conditions of approval that must be met for the development. NFPD also stated in their comment letter that the project is located approximately 4 miles from Nampa Fire Station 4, with an approximate response time of 7 minutes (**Staff Report Exhibit D6**). **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics sent over estimated responses from three (3) different stations: Station M41 has an approximately 9.01 minute response time, Station M45 has an approximately 13.5 minute response time, and Station 44 has an approximately 14.3 minute response time (**Staff Report Exhibit D7**).

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **recommends approval** of Case #CR2024-0010, a conditional rezone of Parcel R29554014 (6.25 acres) from the Agricultural (A) Zone to the Conditional Rezone-Rural Residential (CR-R-R) Zone and a conditional rezone of Parcel R29554015 (1.25 acres) from the Agricultural (A) Zone to the Conditional Rezone-Single-Family Residential Zone (CR-R-1) Zone subject to the conditions of the development agreement (Attachment A).

DATED this 20 day of August, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 20 day of August, in the year 2026, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

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

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

ATTACHMENT A

CONDITIONS OF APPROVAL

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject properties and the proposed uses, including, but not limited to, the following applicable agency requirements:
    a. Nampa Highway District No. 1 (**Staff Report Exhibits D1, D1.1, and D1.2**).
2. Parcel R29554014, approximately 6.25 acres, shall be zoned Conditional Rezone-Rural Residential (CR-R-R) and be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) or Chapter 7, Article 17 (Subdivisions) (whichever is applicable) of the Canyon County Code of Ordinances (CCCO) and shall not exceed two (2) residential parcels (**Staff Report Exhibit A2**).
    a. Secondary residences are prohibited.
3. Parcel R29554015, approximately 1.65 acres, shall be zoned Conditional Rezone-Single Family Residential (CR-R-1) and the division shall be recognized through the provisions in Chapter 7, Article 18 (Administrative Land Divisions) or Chapter 7, Article 17 (Subdivisions) (whichever is applicable) of the Canyon County Code of Ordinances (CCCO) (**Staff Report Exhibit A2**).
    a. No divisions shall occur.
    b. Secondary residences are prohibited.
4. At the time of application for an administrative land division or preliminary plat, an irrigation plan that identifies ground and/or surface water rights available to the subject properties and the water delivery methodology must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
5. At the time of an application for an administrative land division or preliminary plat, (an) irrigation maintenance easement(s) must be established and recorded for all current and future property owners that have or will have access to the irrigation water source on the subject properties.
6. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
    a. Commencement (or "commence") shall be the approval of an administrative land division or preliminary plat (whichever is applicable).
7. The Idaho Right to Farm Act language (Idaho Code §22-4503) shall appear on any future subdivision plats or recorded surveys associated with an administrative land division application to divide either Parcel R29554014 or Parcel R29554015.

Planning and Zoning Commission
Hearing Date: August 6, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CR2024-0010**
APPLICANT/REPRESENTATIVE:	**Ryan Martin**
PROPERTY OWNER:	**Brian and Nichole Bohner**
APPLICATION:	**Conditional Rezone (CR2024-0010) from the Agricultural (A) Zone to the Conditional Rezone- Rural Residential (CR-R-R) and Conditional Rezone-Single-Family Residential Zones (CR-R-1).**
LOCATION:	**Parcels R29554014 (approximately 6.25 acres) and R29554015 (approximately 1.65 acres) are located in a portion of the SE quarter of Section 14, T2N, R2W, BM, Canyon County, Idaho.**
PLANNER:	**Emily Bunn, Principal Planner**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The applicants, Brian and Nichole Bohner, represented by Ryan Martin, are requesting a conditional rezone of Parcel R29554014 (approximately 6.25 acres) from the Agricultural (A) zone to the Conditional Rezone – Rural Residential (CR-R-R) zone and a conditional rezone of Parcel R29554015 (approximately 1.65 acres) from the Agricultural (A) zone to the Conditional Rezone - Single-Family Residential (CR-R-1) zone. The request includes a development agreement limiting the division of Parcel R29554014 into two (2) residential parcels, allowing no division of Parcel R29554015, and restricting secondary residences on Parcels R29554014 and R29954015. The subject properties, also referenced as Parcels R29554014 and R29554015, are located in a portion of the SE quarter of Section 14, T2N, R2W, BM, Canyon County, Idaho.

PARCEL INFORMATION REPORT: *See **Exhibit B1***.

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

BACKGROUND:
The original parcel appears to have been approximately 40 acres per Canyon County Plat Maps. In 1990, an approximately 11.9-acre parcel was divided from the original parcel before Canyon County required applications for administrative land divisions per Tax 23. In 2007, the 11.9-acre parcel was divided into three (3) parcels (Parcels R29554014, R29554015, and R29554) without Canyon County's approval per Canyon County's Assessor's Office Records and Deeds with Instrument Nos. 2007-024029 and 2007-024031. There have been no further divisions on the original parcel since 2007.

HEARING CRITERIA:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the subject properties as "agriculture" (**Exhibits B1 and B2.9**). "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value" (Page 25, 2030 Comprehensive Plan). In August 2020, a conditional rezone from the agricultural zone to the conditional rezone-single-family residential zone and preliminary plat were approved for the multi-phase Osprey Estates subdivision found to the north, northwest, west, and south of the subject property (SD2019-0036 and CR2019-0009). This request also included approval of a comprehensive plan map amendment from agriculture to residential on parcels directly to the west and south (Parcels R29554013A and R29554013). The rest of the development did not have a comprehensive map amendment approved because the Future Land Use Map in the 2020 Canyon County Comprehensive Plan called for residential growth in the area to the north of the subject properties. Although the 2030 Future Land Use Map does not reflect the residential future land use designation, the Osprey Estates development demonstrates that this is an area that is transitioning to contain more residential uses. It is also important to note that although the Comprehensive Plan does not contemplate residential zoning in this area, per Canyon County Code §07-06-07(3), a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. The conditional nature of the rezone, which in this case will allow for three (3) buildable parcels (Parcel R29554014 is proposed to be divided into two (2) parcels) with the restriction of secondary residences, will align with the existing residential uses in the area and not set a precedent for further residential development for larger agricultural parcels found near the properties (**Exhibit A2**). The conditional rezone is also in general conformance with the following policies and goals contained within the 2030 Comprehensive Plan: • **Property Rights G1.01.00**: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • **Property Rights P1.01.01**: "No person shall be deprived of private property without due process of law." • **Property Rights P1.01.03**: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • **Population P2.01.01**: "Plan for anticipated population and households that the community can support with adequate services and amenities." • **Population G2.02.00***:* "Promote housing, business, and service types needed to meet the demand of the future existing population." • **Land Use and Community Design P4.04.04**: "Maintain a balance between residential growth and agriculture that protects the rural character."	

- **Land Use and Community Design P4.01.02**: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."
- **Land Use and Community Design G4.03.00:** "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning."
- **Land Use and Community Design P4.03.02**: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."
- **Land Use and Community Design P4.07.01**: "Plan land uses that are compatible with the surrounding community."
- **Housing G11.1.00**: "Encourage opportunities for a diversity of housing choices in the County."

Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
Yes		

Analysis

In consideration of the surrounding land uses, the proposed conditional rezone change to Rural Residential (CR-R-R) and Single Family Residential (CR-R-1) is more appropriate than the current zoning designation of Agricultural (A).

The surrounding area primarily contains agricultural and residential uses. There are residential subdivisions found north, northwest, and northeast of the properties. To the west, south, east, and north, there are productive agricultural fields, pastures, and homesites. Some of the agricultural properties to the west and northwest have been conditionally rezoned with a development agreement (such as Parcels R29554013A, R29554013, R29554010B, and R29569), which will add more residential uses in this area (**Exhibits B2.1, B2.3, and B2.6**).

The Rural Residential (R-R) and Single-Family Residential (R-1) zones would be more appropriate than the Agricultural (A) zone as this area has been trending to contain more residential uses. Within 1-mile of the subject property, there are 24 platted subdivisions with an average parcel size of 1.25 acres and three (3) subdivisions in the platting process with an average parcel 0.87 acres (**Exhibits B2.6, and B2.11**). Osprey Estates Subdivision (Approved in 2020) is found directly to the north and west of the subject properties and has an average lot size of 0.80 acres (SD2019-0036 and CR2019-0009). The applicant's request to rezone the subject properties to rural residential and single-family residential is consistent with the average lot sizes found within the subdivisions in the surrounding area (**Exhibits B2.1, B2.3, B2.6, and B2.11**).

The subject property is contained within TAZ (Traffic Analysis Zone) "2842." As shown on **Exhibit B2.8** of the staff report, the data for the TAZ zone that contains the subject property forecasts an increase of 46 households by the year 2050, demonstrating that this is an area expected to receive residential growth.

Pursuant to Canyon County ordinance CCCO §07-10-25(2-3), the purpose of the R-R (Rural Residential) zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable, and the purpose of the "R-1" zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.

Adjacent Existing Conditions within 1-Mile of the Subject Properties (Exhibits B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N, NW, NE	Residential Uses with some Agricultural Uses	R-R, CR-R-1, and A	R-1 and City of Nampa Limits
S, SW, SE	Agricultural Uses with some Scattered Residences	A	-
E	Agricultural Uses with some Residences	A	R-R

	W	**Agricultural Uses with some Scattered Residences**	**A, CR-R-1**	

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

Surrounding Land Use Cases (Exhibit B2.12):
RZ2021-0004 – Rezone from A to R-R (Bates) – Approved
RZ2021-0039 – Rezone from A to CR-R-1 (Bates) – Approved
RZ2020-0026 – Rezone from A to R-R (Chambers) – Approved
CR2021-0006 – Rezone from A to CR-R-R (Dembi) – Denied

Within the past five (5) years, land use case decisions indicate a trend toward increased residential uses in the area.

See further analysis located in 07-06-07(6)A3 and A4.

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

Analysis

The proposed conditional rezone change to Rural Residential (CR-RR) and Single-Family Residential (R-1) is compatible with the surrounding land uses.

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

Per the applicant's letter of intent and site plan, the proposed conditional rezone is intended to facilitate the division of Parcel R29554014 (6.25 acres) into two (2) parcels with a residential building permit on each and to allow a residential building permit on Parcel R29554015 (approximately 1.65 acres) (**Exhibit A2**). This is a transitional area between medium-density subdivisions and larger production agricultural parcels. The applicant's request to create three (3) parcels between 3.48 acres and 1.68 acres in size is consistent and larger than the average lot sizes found within the subdivisions in the surrounding area (1.25 acres and 0.80 acres, respectively). The proposed development is not anticipated to interfere with adjacent agricultural production, nor detract from established residential uses (**Exhibits B2.1, B2.3, B2.6, and B2.11**).

See further analysis located in 07-06-07(6)A2 and A4.

Criteria Met?	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Yes		

Analysis

The proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below.

Character of the Area:
The surrounding area primarily contains agricultural and residential uses. There are residential subdivisions found north, northwest, and northeast of the properties. To the west, south, east, and north, there are productive agricultural fields, pastures, and homesites. Some of the agricultural properties to the west and northwest have been conditionally rezoned with a development agreement (such as Parcels R29554013A, R29554013, R29554010B, and R29569), which will add more residential uses in this area. (**Exhibits B2.1, B2.3, B2.6, and B2.11**).

	The following measures will be implemented to mitigate the impact In order to limit the effects to the character of the area, the applicant is proposing to restrict Parcel R29554014 (6.25 acres) to one (1) division to create two (2) buildable parcels. Additionally, the applicant is not proposing to divide Parcel R29554015 (1.65 acres) as the applicant's intent is only to build a single-family residence on the property. The applicant is also planning to restrict secondary residences on both Parcels R29554014 and R29554015 (**Exhibit A2**). *See further analysis located in 07-06-07(6)A2 and A3.*	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services, including sewer, water, drainage, irrigation and utilities, be provided to accommodate the proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, sewer will be provided with individual septic systems for the proposed single-family residences (**Exhibit A3**). Per Southwest District Health (SWDH), this project does not meet the criteria for a nitrate priority (N-P) study. At this time, it has not been determined whether sufficient sanitary systems can be provided to accommodate the proposed development, but SWDH does not have concerns with the request if the applicant meets all of SWDH's requirements (**Exhibits D3 and D3.1**). **Water:** Per the applicant's land use worksheet, three (3) individual domestic wells are proposed (**Exhibit A3**). Notice was given to the Idaho Department of Water Resources, but no comments were received. (An) individual well(s) is anticipated to adequately provide services to the potential three (3) residential dwellings. Future development shall comply with IDWR standards at the time of the building permit, etc. **Drainage:** Per the land use worksheet, stormwater is retained on site (**Exhibit A3**). **Irrigation:** Per the land use worksheet, surface irrigation water is provided to the property via a pressurized irrigation system (**Exhibit A3**). To verify the applicant's irrigation plan is reviewed and follows the local irrigation district's requirements, condition of approval #3 has been proposed which states: At the time of application for an administrative land division or preliminary plat, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department. Additionally, to verify future property owners have access to the source of irrigation water on the property, staff has proposed condition of approval #4: At the time of an application for an administrative land division or preliminary plat, an irrigation maintenance easement must be established and recorded so property owners have access to the irrigation water source for the property. **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 15, 2026 and July 2, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	

Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. Nampa Highway District No. 1 (NHD#1) is not requiring public street improvements at this time and does not have any concerns over traffic patterns (**Exhibits D1, D1.1, and D1.2**). Idaho Transportation Department stated the application does not meet the thresholds for a Traffic Impact Study, nor does it pose a safety concern (**Exhibit D5**)	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the conditional rezone, and it will exist at the time of the development. See the review and analysis detailed below. On April 15th, 2026, Nampa Highway District No. 1 sent a comment letter which stated that the subject properties front Southside Blvd and there "…is no new direct access to Southside Blvd per ACCD standards. An approved Application to Vary Standards from Nampa Highway District No. 1 Commissioners would be required for any new access to Southside Blvd" (**Exhibit D1**). On June 25th, 2026, the Nampa Highway District No. 1 (NHD#1) Commissioners approved a variance request for one point of access to each parcel subject to a deed restriction and paved apron being installed to each parcel (**Exhibits D1.1, and D1.2).**	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. **Schools:** The subject properties are serviced by Nampa School District #131. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on April 15, 2026 and July 2, 2026 and no comments were received by the school district. **Police:** The subject properties are under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on April 15, 2026 and July 2, 2026 and no comments were received by the Sheriff's Office. **Fire Protection:** The subject properties is under the jurisdiction of the Nampa Fire Protection District (NFPD). A comment letter was received from NFPD on April 29, 2026, which outlined fire code requirements and conditions of approval that must be met for the development. NFPD also stated in their comment letter that the project is located approximately 4 miles from Nampa Fire Station 4, with an approximate response time of 7 minutes (**Exhibit D6**).	

	Emergency Medical Services: Emergency Medical Services are provided to the property. Canyon County Paramedics sent over estimated responses from three (3) different stations: Station M41 has an approximately 9.01 minute response time, Station M45 has an approximately 13.5 minute response time, and Station 44 has an approximately 14.3 minute response time (**Exhibit D7**).

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on April 15, 2026. Property owners within 600 feet of the subject property boundaries were notified on July 2, 2026. Full political notice was completed on July 2, 2026. A newspaper notice was published on July 7, 2026. The subject property was posted with a notice on July 6, 2026.

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

AGENCY COMMENTS

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

PUBLIC COMMENTS

Staff received two (2) total written public comments by the materials deadline of July 27, 2026. The public comments received were in neutral. The public comments received by the aforementioned materials deadline are located in **Exhibit E**.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone is not compliant with Canyon County Ordinance 07-06-07(6). A full analysis is detailed within the staff report.

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

1. Parcel R29554014, approximately 6.25 acres, shall be zoned Conditional Rezone-Rural Residential (CR-R-R) and be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) or Chapter 7, Article 17 (Subdivisions) (whichever is applicable) of the Canyon County Code of Ordinances (CCCO) and shall not exceed two (2) residential parcels (**Exhibit A2**).
    a. Secondary residences are prohibited.
2. Parcel R29554015, approximately 1.65 acres, shall be zoned Conditional Rezone-Single Family Residential (CR-R-1) and the division shall be recognized through the provisions in Chapter 7, Article 18 (Administrative Land Divisions) or Chapter 7, Article 17 (Subdivisions) (whichever is applicable) of the Canyon County Code of Ordinances (CCCO) (**Exhibit A2**).
    a. No divisions shall occur.
    b. Secondary residences are prohibited.
3. At the time of application for an administrative land division or preliminary plat, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
4. At the time of an application for an administrative land division or preliminary plat, an irrigation maintenance easement must be established and recorded so property owners have access to the irrigation water source for the property.

5. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
    a. Commencement (or "commence") shall be as defined in CCCO §07-02-03 (Definitions Enumerated).

DECISION OPTIONS

- **Approval of the Application**: "I move to recommend approval of CR2024-0010, Bohner, finding the application **does** meet the criteria for approval under Article 07-06-07(6)A of the Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to recommend approval of CR2024-0010, Bohner, finding the application **does not** meet the criteria for approval under Article 07-06-07(6)A of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CR2024-0010, Bohner, to a [*date certain or uncertain*]

EXHIBITS:

A. Application Packet & Supporting Materials
1. Master Application
2. Letter of Intent with Site Plan – Dated April 9, 2026
3. Land Use Worksheet
4. Neighborhood Meeting Materials (Sign-In Sheet, Letter to Neighbors, and 600-foot Neighborhood Meeting List)
5. Agency Acknowledgement
6. Warranty Deed with Instrument No. 2021-033089
7. Warranty Deed with Instrument No. 2021-033088
8. Affidavit of Legal Interest

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

C. Site Visit Photos: July 15, 2026

D. Agency Comments Received by: July 27, 2026
1. Nampa Highway District No. 1; Received: April 15, 2026
    1.1. Nampa Highway District No. 1 Email Correspondence; Dated: June 25, 2026
    1.2. Nampa Highway District No. 1 Email Correspondence; Dated: July 6, 2026
2. City of Nampa; Received: April 15, 2026

3. Southwest District Health; Received April 15, 2026
    3.1. Southwest District Health Pre-Development Notes; Dated October 21, 2024
4. Idaho Department of Environmental Quality; Received April 21, 2026
5. Idaho Transportation Department; Received April 27, 2026
6. Nampa Fire Protection District; Received April 29, 2026
7. Canyon County Ambulance District; Received July 1, 2026
8. City of Nampa; Received July 7, 2026
9. Idaho Department of Water Resources (Floodplain); Received July 16, 2026

E. Public Comments Received by: July 27, 2026

1. Jack Davis; Received: July 20, 2026
2. Bull and Bullet LLC; Received July 27, 2026

F. Draft Findings of Fact, Conclusions of Law, and Order of Decision (FCOs)

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case # CR2024-0010

Hearing Date: August 6, 2026

Exhibit A1

ZONING AMENDMENT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Brian & Nichole Bohner	
	MAILING ADDRESS: 903 E. Winding Creek Drive Eagle, Idaho 83616 ☆	
	PHONE: [redacted]	EMAIL: n/a - contact representative

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

Signature: [signature] *Date:* 10-31-24

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Ryan Martin	
	COMPANY NAME:	
	MAILING ADDRESS: 903 E. Winding Creek Drive Eagle, Idaho 83616 ☆	
	PHONE [redacted]	[redacted]

SITE INFO	STREET ADDRESS: 0 Southside Blvd. Nampa	
	PARCEL NUMBER: R29554-014, R29554-015	
	PARCEL SIZE: 6.252, 1.648 Total of 7.9 acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Ag	PROPOSED ZONING: CR-RR
	FLOOD ZONE (YES/NO) No	Rural-Residential

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CR2024-0010		DATE RECEIVED: 11-21-24	← date application was deemed complete.
RECEIVED BY: Emily Bunn	APPLICATION FEE: 1400	CK MO CC CASH	

☆ See legal affidavit for updated address

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

Exhibit A2

Southside Project Letter of Intent

April 9, 2026

Contact: ***Ryan Martin***

[redacted]

Request to:

Conditionally Rezone Parcel R29554-014 from Agriculture to a Conditional Rural Residential zone (Ag to CR-RR), limited to recognition of two (2) residential lots, and Parcel R29554-015 from Agriculture to a Conditional Single-Family Residential zone (Ag to C-R-1), limited to one (1) residential building permit with no secondary dwelling unit allowed.

No amendment to the County Future Land Use Map is requested with this application. This zoning approach follows staff's recommendation for one application and one fee, with a condition requiring an after-the-fact land division to correct the creation of the parcels.

Narrative:

The subject property consists of two parcels that were previously divided and sold as separate parcels to Brian and Nichole Bohner. The former property owner never completed the land division processes outlined in the Canyon County Zoning Ordinance and, as a result, the parcels do not presently have recognized residential development rights until they are brought into compliance with County zoning and land division requirements. This development request is intended to begin that compliance process. If approved, the compliance path would include an after-the-fact land division to correct the creation of the parcels.

The property lies just south of the Nampa Area of City Impact boundary. The current Canyon County Future Land Use Map designation is Agriculture. To the west and north, however, the surrounding development pattern is increasingly residential, including the land west and adjacent, Osprey subdivision which is zoned for Single-Family Residential (CR R-1). To the east the area remains agricultural and rural-residential in character. The requested zoning pattern is intended to respond to those differing conditions by placing the lower-density Rural Residential district on Parcel R29554-014 and the Single-Family Residential district on Parcel R29554-015, which is directly adjacent to the existing CR R-1 zoning to the west and south of the subject property.

In addition, a 2019 Comprehensive Future Land Use Map change was approved for the neighboring Osprey property to residential on August 3, 2020. While this application is not requesting a map amendment, that nearby approval reflects that the area immediately adjoining the subject property has already been evaluated for residential transition.

The request is to conditionally rezone Parcel R29554-014 to Rural Residential (CR-RR) and Parcel R29554-015 to Single-Family Residential (C-R-1). Parcel R29554-014 is proposed to accommodate two residential lots consistent with the Rural Residential district. Parcel R29554-015 would remain limited to a single residential building permit, and no secondary dwelling unit would be allowed on that parcel. This mixed-zoning approach follows staff's recommendation and creates a transition between the existing R-1 zoning, agricultural and rural-residential uses to the east of Southside Blvd.

Access: All lots will be accessed by a private driveway onto Southside Blvd. Frontage does exist for both parcels onto Southside Blvd. Proposed Lot 2 on the site plan will be served by an easement as denoted.

Site Plan

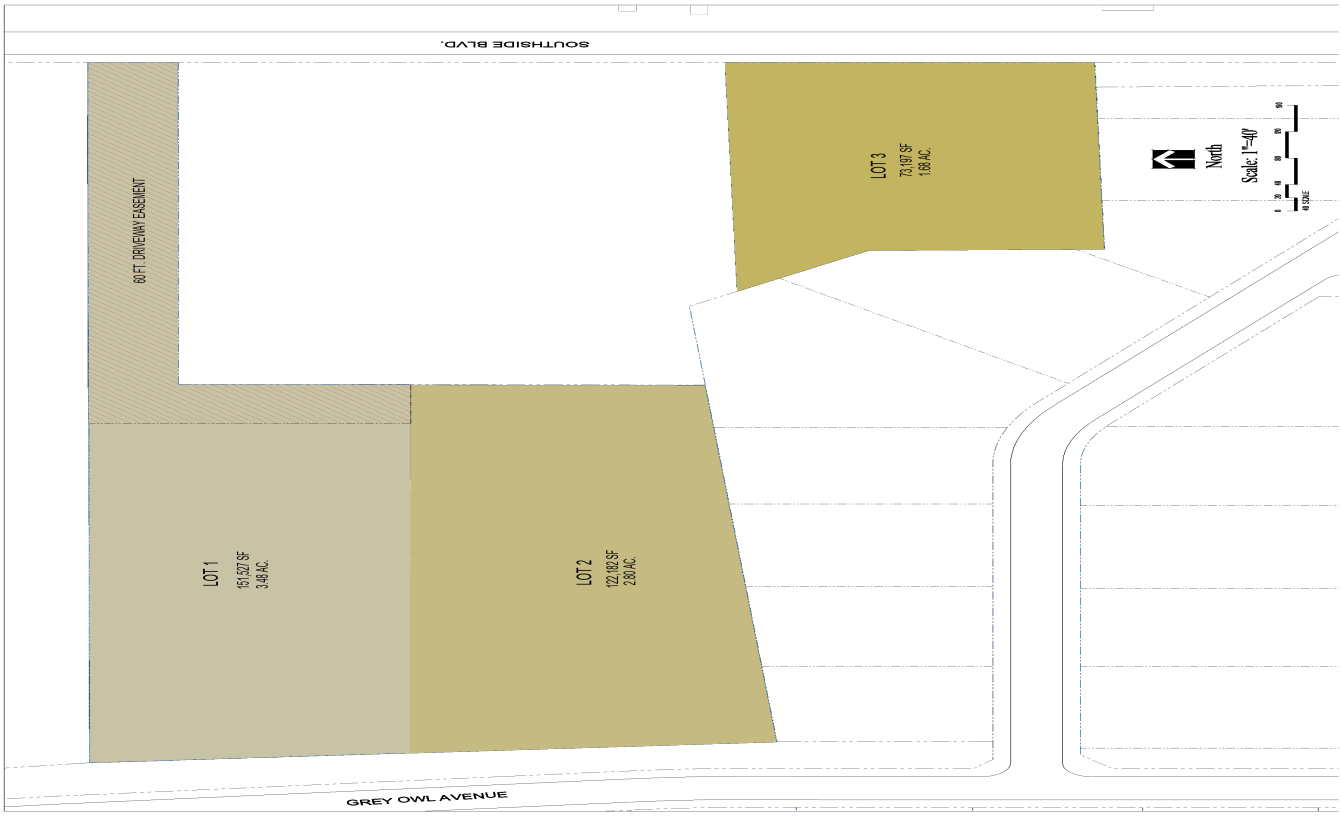


Exhibit A3

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

   ☐ N/A – Explain why this is not applicable: _____

   ☐ How many Individual Domestic Wells are proposed? 3

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: _____ Height: _____

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

   ☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

   Irrigation well on

Revised 3/29/23

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☒ Residential 3 ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION: Will comply with standards of Fire Code

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: None

2. DAYS AND HOURS OF OPERATION:

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____

☐ Sunday _____

3. WILL YOU HAVE EMPLOYEES? ☐ Y… so… many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Y… ☐ No … Lighted ☐ Non-Lighted

Height: _____ ft Width: … ft. Height ab… und: _____ ft

What type of sign: _____ W… _____ Freestanding _____ O…

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

Exhibit A4

NEIGHBORHOOD MEETING SIGN-UP

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

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 0 Southside Blvd.	Parcel Number: R29554-014, R29554-011	
City: Nampa	State: ID	ZIP Code:
Notices Mailed Date:	Number of Acres: 7.9 ac	Current Zoning: Ag
Description of the Request: Conditional Rezone, Comprehensive Plan Map Change, and a Development Agreement		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Keri Smith / Connie Lou Aebischer		
Company Name: Treasure Valley Planning		
Current address: 17741 Linden Ln		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [redacted]	[redacted]	[redacted]
[redacted]		

MEETING INFORMATION

DATE OF MEETING: 10/8/2024	MEETING LOCATION: NewHorizons Magnet Elementary School 5226 Southside Blvd, Nampa - Parking Lot
MEETING START TIME: 4:00 pm	MEETING END TIME:
ATTENDEES: Host: Keri Smith Kyle Smith 17741 Linden Ln. Caldwell, ID 83607	

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Jody Janelle Nelson	Janelle Nelson	11293 Greenhurst
2. John + Christine Bladoski		9439 Southside BLD
3.		
4.		
5.		
6.		
7.		
8.		
9.		

Revised 6/9/22

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print): Keri K. Smith

APPLICANT/REPRESENTATIVE (Signature): Keri K Smith

DATE: 10 / 08 / 2024

Notice of Neighborhood Meeting

Pre-application requirement for a Public Hearing

September 27, 2024

Dear Neighbor,
We are in the process of applying for a Conditional Rezone (zoning map amendment) and a Future Land Use Map change to Canyon County Development Services (DSD). Details can be found on the attached letter of intent and site plan.

One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled (this could be anywhere from a few months up to 2 years from now). Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing date via postal mail, newspaper publication, and/or a sign on the property.

The Neighborhood Meeting details are as follows:

Date:	October 8, 2024
Time:	4:00 to 4:30 pm.
Location:	Parking Lot of: New Horizons Dual Language Magnet Elementary School 5226 Southside Blvd, Nampa, ID 83686 (location included on attached vicinity map)
Subject Property Location:	½ mile south of E. Lewis Ln. on the west side of Southside Blvd. See attached site plan and vicinity map.
Proposed access:	See attached letter of intent
Total acreage:	7.9 acres
Proposed lots:	6

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have. If you are not able to attend phone calls and emails to the number referenced below are welcome. *Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.*

If you have questions before or after the meeting, please contact me by email [redacted]m or phone/text: [redacted]

Sincerely,

Keri K. Smith
Treasure Valley Planning Idaho

CANYON COUNTY LISTING -R29554-014 & 015 600 FEET

September 19, 2024

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

PIN	Owner Name	In Care Of	Address	City, State, Zip
29552129 0	ACME SUNFIELD LLC		10211 180TH ST SE	SNOHOMISH, WA, 98296
29552127 0	ACME SUNFIELD LLC		10211 180TH ST SE	SNOHOMISH, WA, 98296
29552128 0	ACME SUNFIELD LLC		10211 180TH ST SE	SNOHOMISH, WA, 98296
29552126 0	ACME SUNFIELD LLC		10211 180TH ST SE	SNOHOMISH, WA, 98296
29554000 0	BABSKI JOHN		9439 SOUTHSIDE BLVD	NAMPA, ID, 83686
29541000 0	BARSBY CHARLES RUSSELL REVOCABLE LIVING TRUST @@		6800 W ELDER ST	BOISE, ID, 83709
29554014 0	BOHNER BRIAN		2958 W CHAMPAGNE CT	EAGLE, ID, 83616
29554015 0	BOHNER BRIAN		2958 W CHAMPAGNE CT	EAGLE, ID, 83616
29554012 0	BULL AND BULLET LLC		16432 N MIDLAND BLVD STE 14	NAMPA, ID, 83687
29554012A0	BULL AND BULLET LLC		16432 N MIDLAND BLVD STE 14	NAMPA, ID, 83687
29552141 0	CASEY CYNDEE M		7249 E MERLIN HAWK CT	NAMPA, ID, 83686
29538012 0	DOUGHERTY HUGH		9436 SOUTHSIDE BLVD	NAMPA, ID, 83686
29552134 0	ELEVATED CUSTOM HOMES LLC		939 W BIRD WING DR	MERIDIAN, ID, 83646
29552124 0	LRS FUNDING LLC		PO BOX 414	STAR, ID, 83669
29552167 0	LRS FUNDING LLC DBA SUNRISE HOMES		PO BOX 414	STAR, ID, 83669
29552166 0	LRS FUNDING LLC DBA SUNRISE HOMES		PO BOX 414	STAR, ID, 83669
29538011 0	NELSON JORDAN J		11293 GREENHURST RD	NAMPA, ID, 83686
29554013A0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29552164 0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29552100 0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29552165 0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29552125 0	OE DEVELOPMENT LLC		PO BOX 344	MERIDIAN, ID, 83680
29554013 0	OE DEVELOPMENT LLC		1861 S WELLS AVE STE 210	MERIDIAN, ID, 83642
29552140 0	RTL HOMES JV LLC		4388 N NATOMA AVE	MERIDIAN, ID, 83646
29552015 0	SOUTHSIDE PROPERTIES LLC		PO BOX 344	MERIDIAN, ID, 83680
29538000 0	TANNAHILL DYLAN J		9424 SOUTHSIDE BLVD	NAMPA, ID, 83686
29558000 0	TRIPLE S LAND CO LLC		8827 S POWERLINE RD	NAMPA, ID, 83686

15 owners

Exhibit A5

AGENCY ACKNOWLEDGMENT

Date: October 1, 2024

Applicant: Treasure Valley Planning Idaho on behalf of Ryan Martin

Parcel Number: R29554-014, R29554-015

Site Address: 0 Southside Blvd. Nampa

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☑ Applicant submitted/met for official review.

Date: 10/22/2024 Signed: Anthony Lee

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

Fire District: District: Nampa Fire Dist.

☑ Applicant submitted/met for official review.

Date: 10/22/24 Signed:

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

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

☒ Applicant submitted/met for ~~official~~ review.

Date: 10-1-24 Signed:

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

Irrigation District: informal District: Nampa & Meridian Irrigation D.

☒ Applicant submitted/met for ~~official~~ review.

Date: 10-22-24 Signed:

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

Area of City Impact: City: Not Applicable / Not within I.A.

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

1.65 acre parcel

Exhibit A6

2021-033089
RECORDED
05/06/2021 10:31 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 MKEYES $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

2021-032120
RECORDED
05/03/2021 02:17 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DLSTEPHENS $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 768581 JR/JB

Re-Record to correct Legal.

WARRANTY DEED

For Value Received Bruce Kilgore, an unmarried man

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

Brian Bohner and Nichole Bohner, husband and wife

hereinafter referred to as Grantee, whose current address is 2958 W Champagne Court Eagle, ID 83616

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: May 3, 2021

Bruce Kilgore

State of Idaho, County of Canyon

This record was acknowledged before me on May 3rd, 2021 by Bruce Kilgore

Signature of notary public
Commission Expires:

KRISTI COX
COMMISSION #37722
NOTARY PUBLIC
STATE OF IDAHO

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

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 768581 JR/JB

WARRANTY DEED

For Value Received Bruce Kilgore, an unmarried man

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The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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Dated: May 3, 2021

Bruce Kilgore

State of Idaho, County of Canyon

This record was acknowledged before me on May 3rd, 2021 by Bruce Kilgore

Signature of notary public
Commission Expires:

KRISTI COX
COMMISSION #37722
NOTARY PUBLIC
STATE OF IDAHO

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

EXHIBIT A

A portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence

South 0° 15' 46" West along the Easterly boundary of said Northeast Quarter or the Southeast Quarter a distance of 674.40 feet; thence

South 88° 37' 54" West a distance of 278.74 feet; thence

North 0° 27' 36" West a distance of 159.39 feet; thence

North 35° 13'57" West a distance of 105.96 feet; thence

North 88° 37'54" East a distance of 342.30 feet parallel to

the South line to a point on the East Section line of said Section 14; thence South 9° 15'46" West a distance of 366.95 feet to the TRUE POINT OF BEGINNING.

EXHIBIT A

A portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South 0° 15' 46" West along the Easterly boundary of said Northeast Quarter or the Southeast Quarter a distance of 674.40 feet to the POINT OF BEGINNING; thence
South 88° 37' 54" West a distance of 278.74 feet; thence
North 0° 27' 36" West a distance of 159.39 feet; thence
North 35° 13'57" West a distance of 105.96 feet; thence
North 88° 37'54" East a distance of 342.30 feet parallel to
the South line to a point on the East Section line of said Section 14; thence South 0° 15'46" West a distance of 247.45 feet to the TRUE POINT OF BEGINNING.

6.25 acre Parcel

Exhibit A7

2021-033088
RECORDED
05/06/2021 10:30 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 MKEYES $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

2021-032104
RECORDED
05/03/2021 02:07 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 LBERG $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 769830 JR/JB

Re-Record to Correct Legal

WARRANTY DEED

For Value Received Bruce Kilgore, an unmarried man

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

Brian Bohner and Nichole Bohner, husband and wife

hereinafter referred to as Grantee, whose current address is 2958 W Champagne Court Eagle, ID 83616

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: May 3, 2021

Bruce Kilgore

State of Idaho, County of Canyon

This record was acknowledged before me on May 3rd, 2020 by Bruce Kilgore

Signature of notary public
Commission Expires:

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

KRISTI COX
COMMISSION #37722
NOTARY PUBLIC
STATE OF IDAHO

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 769830 JR/JB

WARRANTY DEED

For Value Received Bruce Kilgore, an unmarried man

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

Brian Bohner and Nichole Bohner, husband and wife

hereinafter referred to as Grantee, whose current address is 2958 W Champagne Court Eagle, ID 83616

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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Dated: May 3, 2021

Bruce Kilgore

State of Idaho, County of Canyon

This record was acknowledged before me on May 3rd, 2020 by Bruce Kilgore

Signature of notary public
Commission Expires:

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

KRISTI COX
COMMISSION #37723
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

This parcel is a portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South 0° 15' 46" West along the Easterly boundary of said Northeast Quarter or the Southeast Quarter a distance of 674.40 feet; thence
South 88° 37' 54" West a distance of 278.74 feet; thence
North 0° 27' 36" West a distance of 159.39 feet; thence
North 35° 13' 57" West a distance of 145.96 feet; thence
South 84° 53' 40" West a distance of 560.79 feet to a point on the Easterly right-of-way boundary for the Union Pacific Railroad; thence
South 89° 13' 02" West a distance of 100.12 feet to the centerline of the said Union Pacific Railroad; thence
North 3° 31' 44" West along said centerline a distance of 227.99 feet; thence continuing along said centerline Northwesterly 225.95 feet following the arc of a curve to the left having a central angle of 2° 15' 34", a radius of 5,729.58 feet and a long chord which bears North 4° 39' 31" West a distance of 225.93 feet to a point on the Northerly boundary of said Northeast Quarter of the Southeast Quarter; thence
North 89° 56' 49" East along said Northerly boundary a distance of 1,058.28 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South 0° 15' 46" West along the Easterly boundary of said Northeast Quarter of the Southeast Quarter a distance of 674.40 feet; thence
South 88° 37' 54" West a distance of 278.74 feet; thence
North 0° 27' 36" West a distance of 159.39 feet; thence
North 35° 13' 57" West a distance of 145.96 feet; thence
South 84° 53' 40" West a distance of 120 feet, to the REAL POINT OF BEGINNING; thence
North 84° 53' 40" East a distance of 120 feet; thence
South 35° 13' 57" East a distance of 40 feet; thence
North 88° 37' 54" East a distance of 342.30 feet, parallel to a south line, to a point on the east section line of said Section 14; thence
North 0° 15' 46" East a distance of 366.95 feet to a point approximately 60 feet south of the east quarter corner of said section; thence
South 89° 56' 49" West a distance of 482 feet, parallel to the quarter section line; thence
South 00° 43' 43" West a distance of 352.71 feet, parallel to the east section line, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPTING the following described tract:

A portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South 0° 15' 46" West along the Easterly boundary of said Northeast Quarter or the Southeast Quarter a distance of 674.40 feet; thence
South 88° 37' 54" West a distance of 278.74 feet; thence
North 0° 27' 36" West a distance of 159.39 feet; thence
North 35° 13'57" West a distance of 105.96 feet; thence
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the South line to a point on the East Section line of said Section 14; thence South 9° 15'46" West a distance of 366.95 feet to the TRUE POINT OF BEGINNING.

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North 35° 13'57" West a distance of 105.96 feet; thence
North 88° 37'54" East a distance of 342.30 feet parallel to
the South line to a point on the East Section line of said Section 14; thence South 0° 15'46" West a distance of 247.45 feet to the TRUE POINT OF BEGINNING.

EXHIBIT A

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North 88° 37'54" East a distance of 342.30 feet parallel to
the South line to a point on the East Section line of said Section 14; thence South 0° 15'46" West a distance of 247.45 feet to the TRUE POINT OF BEGINNING.

EXHIBIT A

This parcel is a portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
South 0° 15' 46" West along the Easterly boundary of said Northeast Quarter or the Southeast Quarter a distance of 674.40 feet; thence
South 88° 37' 54" West a distance of 278.74 feet; thence
North 0° 27' 36" West a distance of 159.39 feet; thence
North 35° 13' 57" West a distance of 145.96 feet; thence
South 84° 53' 40" West a distance of 560.79 feet to a point on the Easterly right-of-way boundary for the Union Pacific Railroad; thence
South 89° 13' 02" West a distance of 100.12 feet to the centerline of the said Union Pacific Railroad; thence
North 3° 31' 44" West along said centerline a distance of 227.99 feet; thence continuing along said centerline Northwesterly 225.95 feet following the arc of a curve to the left having a central angle of 2° 15' 34", a radius of 5,729.58 feet and a long chord which bears North 4° 39' 31" West a distance of 225.93 feet to a point on the Northerly boundary of said Northeast Quarter of the Southeast Quarter; thence
North 89° 56' 49" East along said Northerly boundary a distance of 1,058.28 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follow:

BEGINNING at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence
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South 88° 37' 54" West a distance of 278.74 feet; thence
North 0° 27' 36" West a distance of 159.39 feet; thence
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North 84° 53' 40" East a distance of 120 feet; thence
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North 88° 37' 54" East a distance of 342.30 feet, parallel to a south line, to a point on the east section line of said Section 14; thence
North 0° 15' 46" East a distance of 366.95 feet to a point approximately 60 feet south of the east quarter corner of said section; thence
South 89° 56' 49" West a distance of 482 feet, parallel to the quarter section line; thence
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North 35° 13'57" West a distance of 105.96 feet; thence
North 88° 37'54" East a distance of 342.30 feet parallel to
the South line to a point on the East Section line of said Section 14; thence South 0° 15'46" West a distance of 247.45 feet to the TRUE POINT OF BEGINNING.

Exhibit A8

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

AFFIDAVIT OF LEGAL INTEREST

I, Brian Bohner/Nichole Bohner, 2776 W. Three Lakes
(name) (address)

Meridian, ID, 83646
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

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

Ryan Martin, 8369 Star Pass Ridge Rd Nampa, ID 83686
(name) (address)

to submit the accompanying application pertaining to the subject property.

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

Dated this 21st day of November, 20 24.

(signature)

STATE OF IDAHO)
ss
COUNTY OF ~~CANYON~~ Ada)

On this 21st day of November, in the year 2024, before me LeeAnn M. Anderson a notary public, personally appeared Brian Bohner/Nichole Bohner, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

LEEANN M. ANDERSON NOTARY PUBLIC Comm. No. 49883 STATE OF IDAHO

Notary: LeeAnn M. Anderson

My Commission Expires: April 27, 2025

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case # CR2024-0010

Hearing Date: August 6, 2026

Exhibit B1

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

R29554014 PARCEL INFORMATION REPORT

6/29/2026 1:51:56 PM

PARCEL NUMBER:	R29554014
OWNER NAME:	BOHNER BRIAN
CO-OWNER:	BOHNER NICHOLE
MAILING ADDRESS:	2776 W THREE LAKES DR MERIDIAN ID 83646
SITE ADDRESS:	0 SOUTHSIDE BLVD
TAX CODE:	1440000
TWP:	2N **RNG:** 2W **SEC:** 14 **QUARTER:** SE
ACRES:	6.25
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0395F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2021033088
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	14-2N-2W SE TX 21303 LS TX 07184 & 21306 IN NESE
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

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

R29554015 PARCEL INFORMATION REPORT

6/29/2026 1:52:08 PM

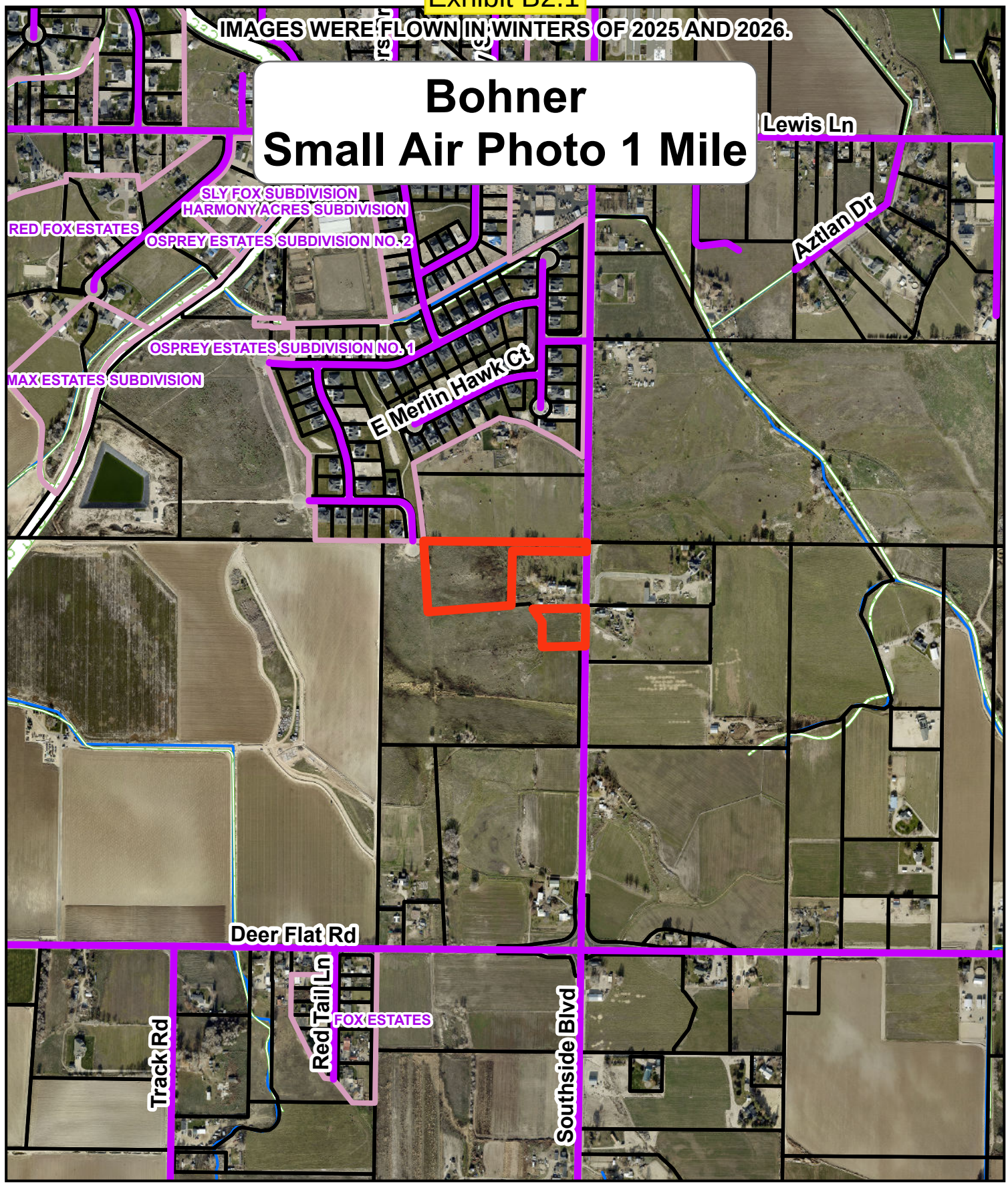
PARCEL NUMBER:	R29554015
OWNER NAME:	BOHNER BRIAN
CO-OWNER:	BOHNER NICHOLE
MAILING ADDRESS:	2776 W THREE LAKES DR MERIDIAN ID 83646
SITE ADDRESS:	0 SOUTHSIDE BLVD
TAX CODE:	1440000
TWP:	2N **RNG:** 2W **SEC:** 14 **QUARTER:** SE
ACRES:	1.65
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0395F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2021033089
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	14-2N-2W SE TX 21306 IN NESE
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

Exhibit B2.1

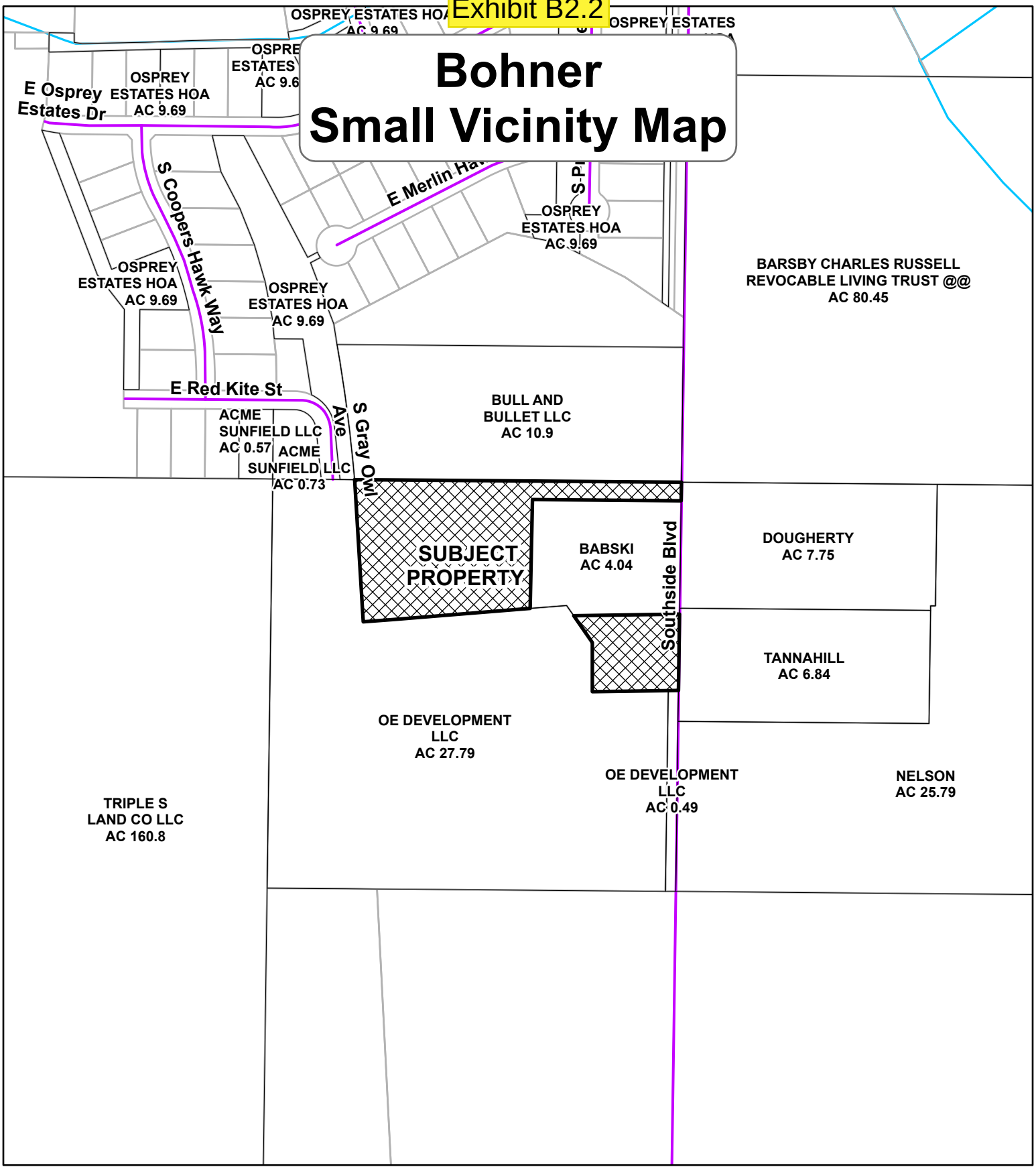


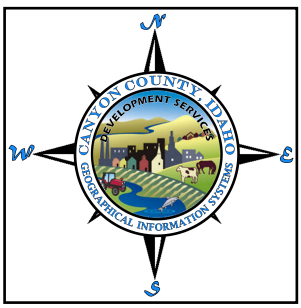
City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit B2.2

Bohner
Small Vicinity Map





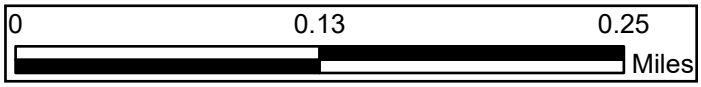
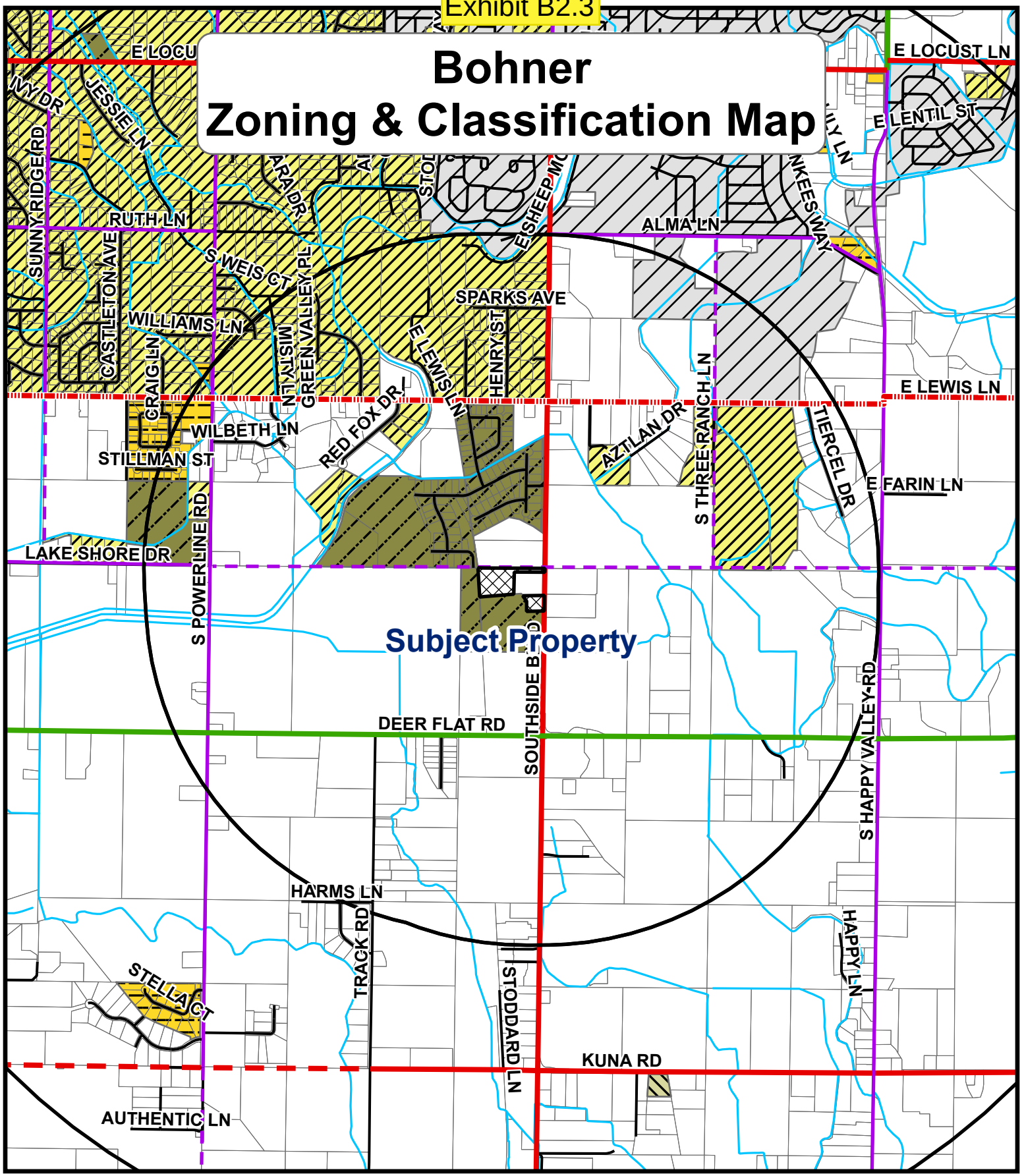


Exhibit B2.3

Bohner
Zoning & Classification Map

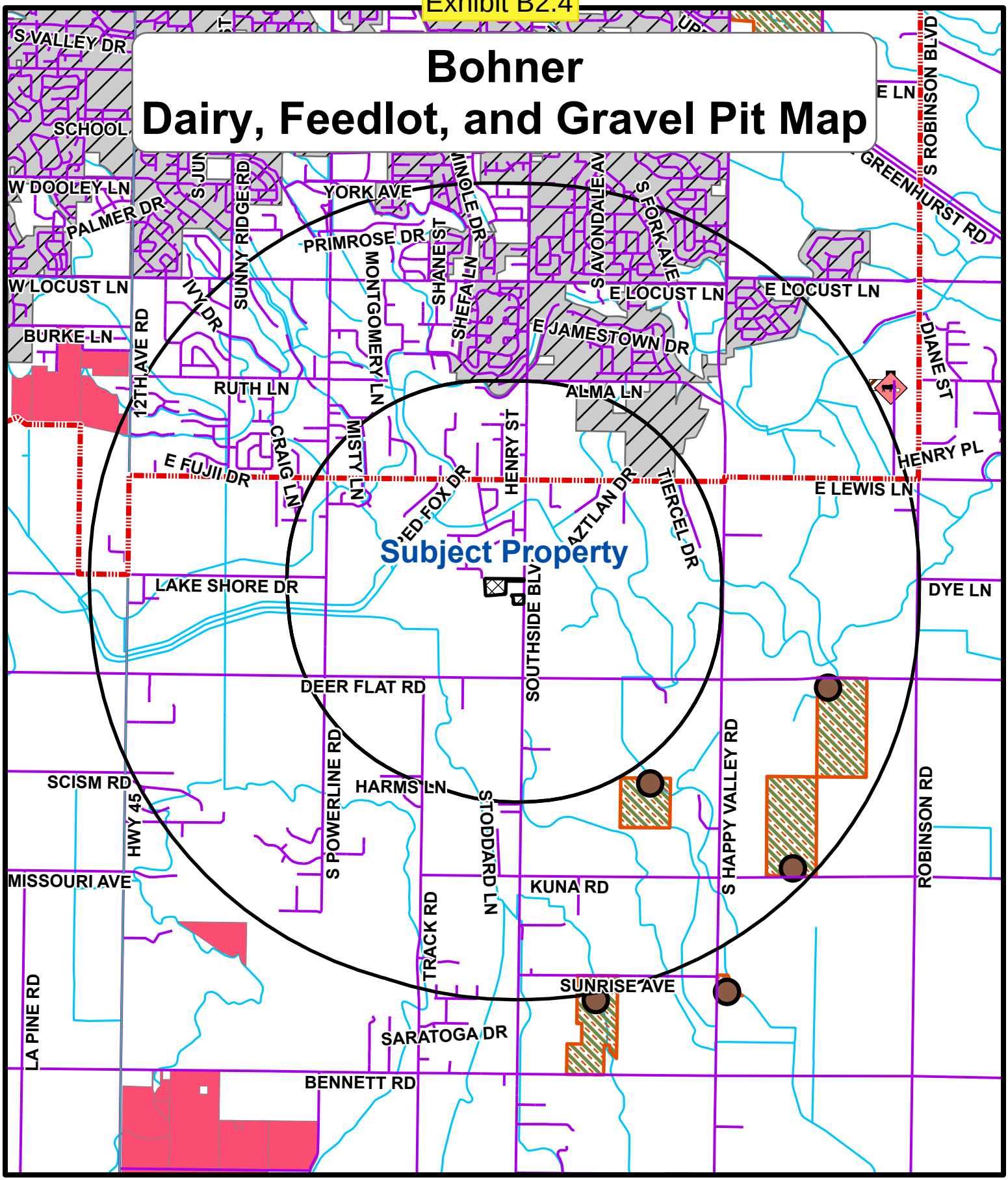


RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit B2.4

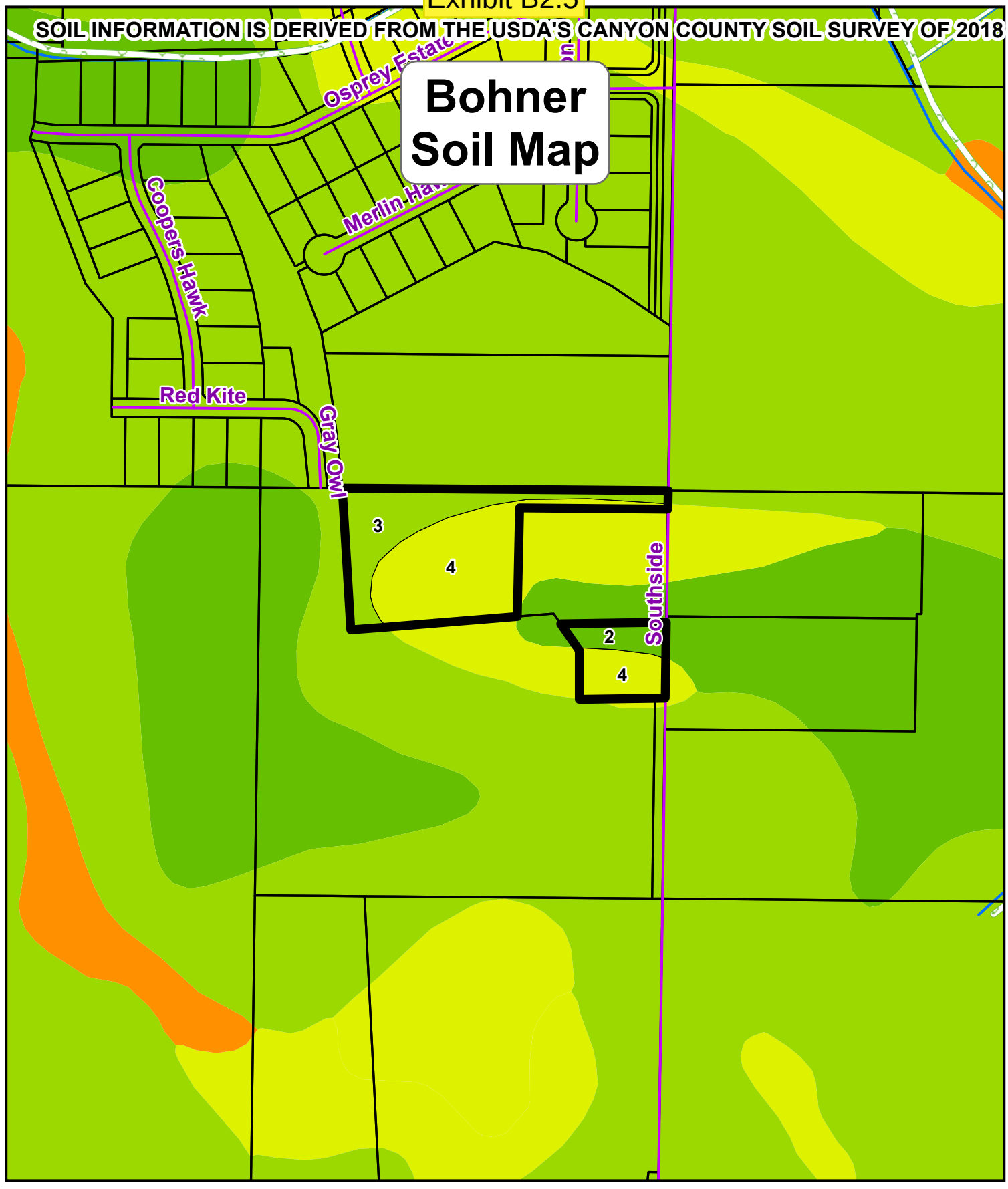
Bohner
Dairy, Feedlot, and Gravel Pit Map



FEEDLOTS
DAIRIES
GRAVELPITS

0 1 2 Miles

Exhibit B2.5



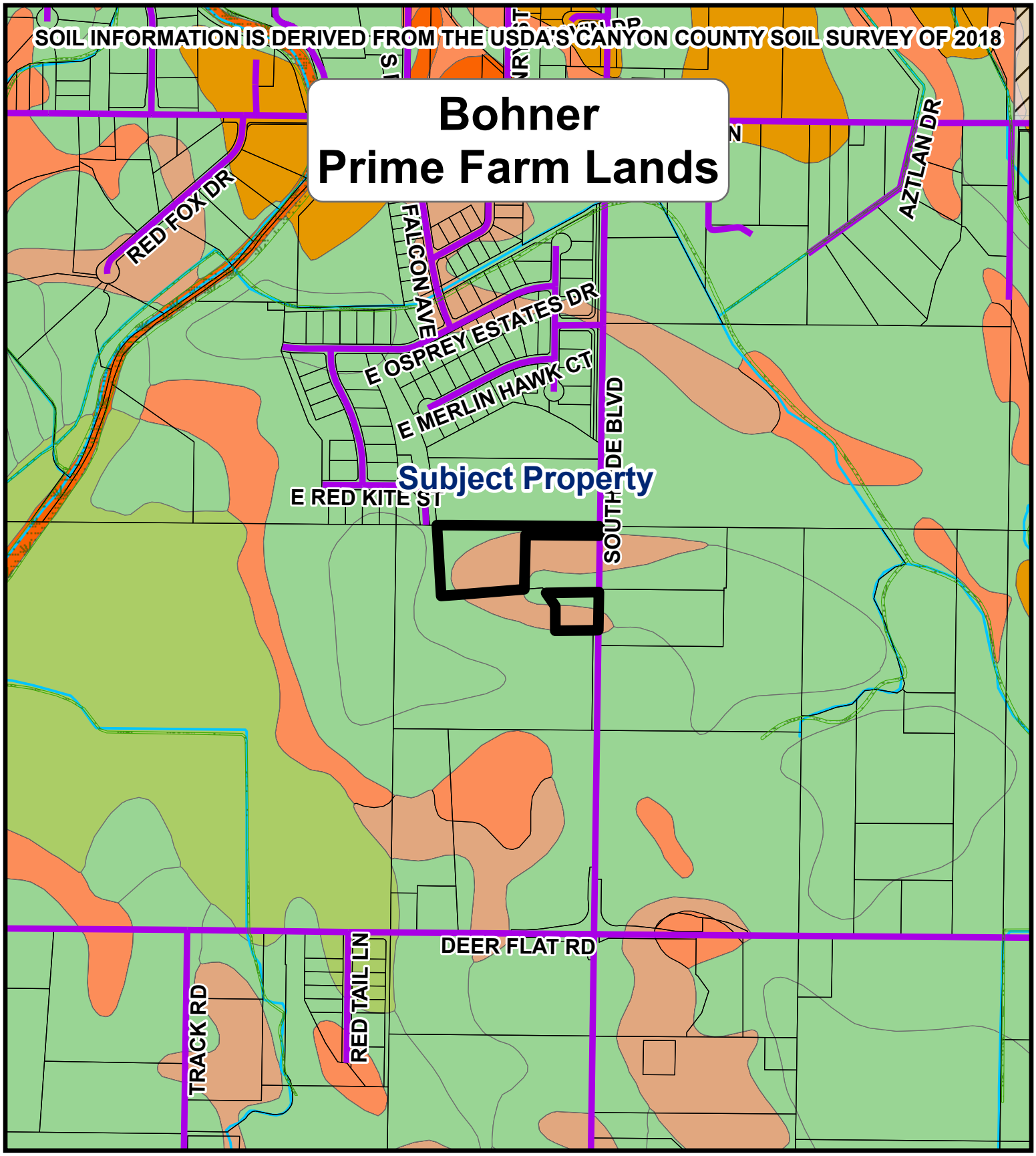
Nitrate Priority Wells

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

IDWR_2C_Geothermal_

Wetlands

0 0.25 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Bohner
Prime Farm Lands
RED FOX DR
FALCON AVE
E OSPREY ESTATES DR
E MERLIN HAWK CT
E RED KITE ST
SOUTH DE BLVD
AZTLAN DR
Subject Property
DEER FLAT RD
RED TAIL LN
TRACK RD
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	28724.20	0.66	8.33%
4	MODERATELY SUITED SOIL	206198.86	4.73	59.76%
3	MODERATELY SUITED SOIL	110108.29	2.53	31.91%
		345031.35	7.92	100%

FARMLAND REPORT

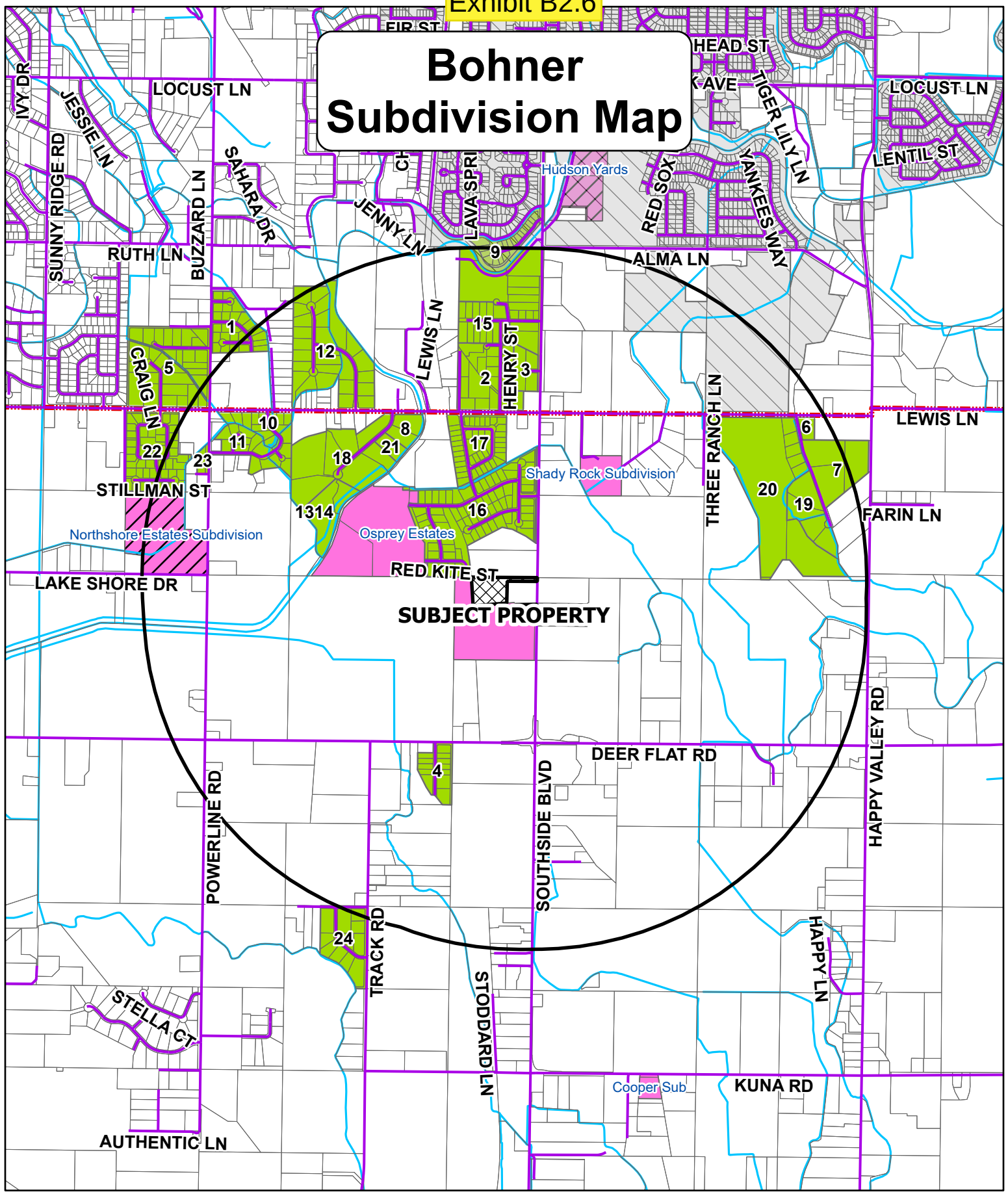
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PoA	Prime farmland if irrigated	28724.20	0.66	8.33%
PeC	Farmland of statewide importance, if irrigated	206198.86	4.73	59.76%
PoB	Prime farmland if irrigated	110108.29	2.53	31.91%
		345031.35	7.92	100%

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

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

Exhibit B2.6

Bohner Subdivision Map



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
24	508.69	406	1.25

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
3	189.74	218	0.87

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
27	13.23	0.81	0.39	160.81

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0				

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
BRIARCREST SUB	1	2N2W11	14.98	25	0.60	CANYON COUNTY	1995
CHITTENDEN ACRES	2	2N2W11	60.22	34	1.77	CANYON COUNTY	1988
COUNTRYSIDE ESTATES	3	2N2W11	6.06	4	1.52	CANYON COUNTY	2000
FOX ESTATES	4	2N2W23	9.56	12	0.80	CANYON COUNTY	1973
GRAY'S FARM SUB	5	2N2W10	40.21	30	1.34	CANYON COUNTY	1971
HARD ROCK RIDGE	6	2N2W13	2.67	2	1.34	CANYON COUNTY	1999
HARD ROCK RIDGE SUB NO 2	7	2N2W13	17.97	3	5.99	CANYON COUNTY	2008
HARMONY ACRES SUBDIVISION	8	2N2W14	5.21	2	2.60	CANYON COUNTY	2021
LAVA SPRINGS SUBDIVISION NO. 6	9	2N2W11	11.52	24	0.48	NAMPA	2020
LEWIS ADD	10	2N2W14	8.88	12	0.74	CANYON COUNTY	1975
LEWIS ADD #2	11	2N2W14	13.81	14	0.99	CANYON COUNTY	1977
LEWIS CROSSING SUB	12	2N2W11	42.96	25	1.72	CANYON COUNTY	2006
MAX ESTATES SUBDIVISION	13	2N2W14	11.08	1	11.08	CANYON COUNTY	2012
MAX ESTATES SUBDIVISION NO. 2	14	2N2W14	11.08	2	5.54	CANYON COUNTY	2017
MC CLINTOCK ACRES	15	2N2W11	12.10	13	0.93	CANYON COUNTY	2000
OSPREY ESTATES SUBDIVISION NO. 1	16	2N2W14	54.29	79	0.69	CANYON COUNTY	2023
OSPREY ESTATES SUBDIVISION NO. 2	17	2N2W14	20.50	41	0.50	CANYON COUNTY	2025
RED FOX ESTATES	18	2N2W14	42.27	10	4.23	CANYON COUNTY	1997
RED TAIL ESTATES	19	2N2W13	13.85	5	2.77	CANYON COUNTY	2003
RED TAIL ESTATES #2	20	2N2W13	59.82	6	9.97	CANYON COUNTY	2007
SLY FOX SUBDIVISION	21	2N2W14	2.61	1	2.61	CANYON COUNTY	2020
TABLE MEADOWS SUBDIVISION NO. 2	22	2N2W15	27.30	50	0.55	NAMPA	2017
TABLE MEADOWS SUBDIVISION PHASE 1	23	2N2W15	1.77	1	1.77	0	2008
VALLEY HIGH MANOR	24	2N2W23	17.97	10	1.80	CANYON COUNTY	1973

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Shady Rock Subdivision	9.97	5	1.99
Northshore Estates Subdivision	33.16	29	1.14
Osprey Estates	146.61	184	0.80

MOBILE HOME & RV PARKS

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

Exhibit B2.7

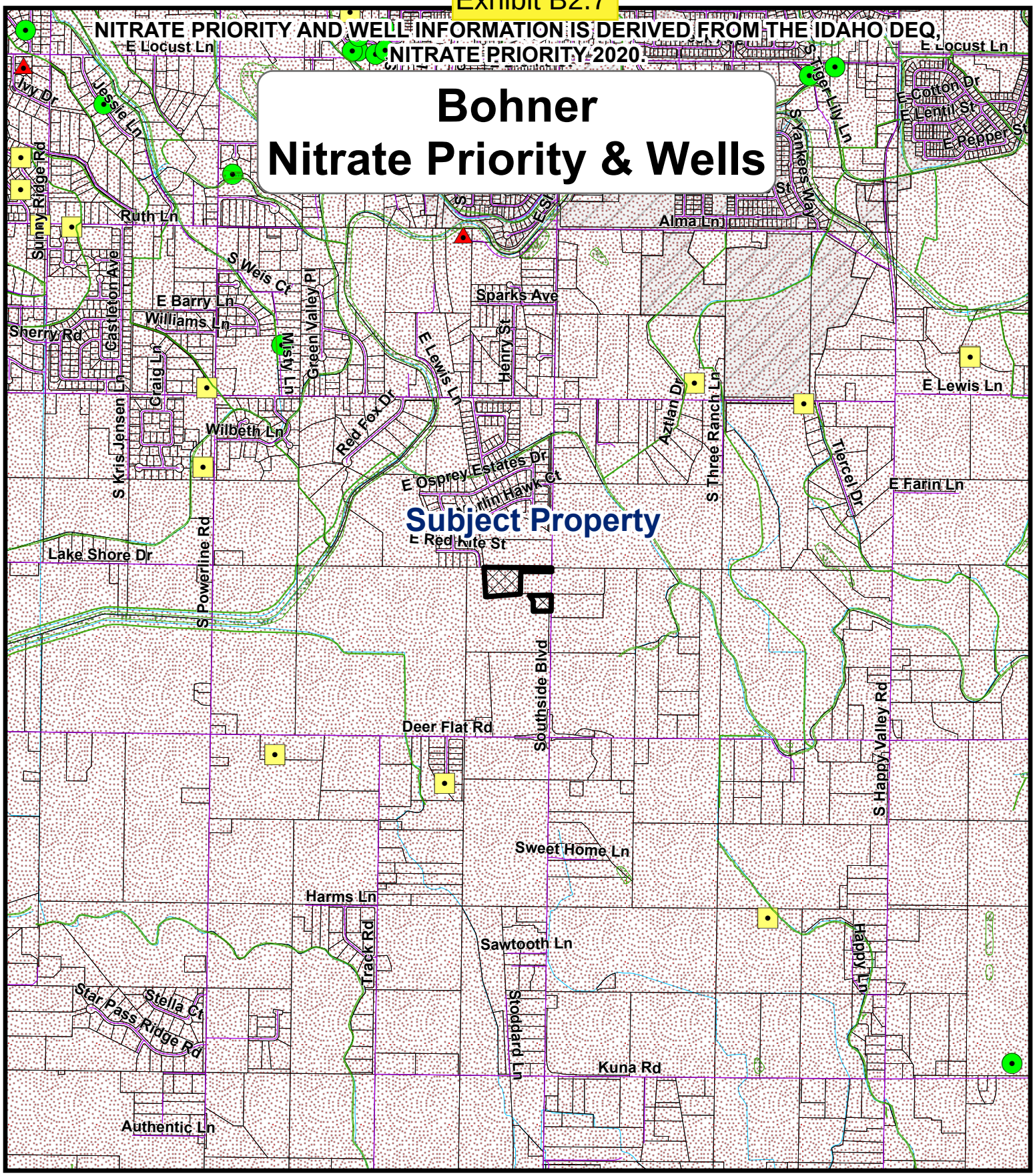
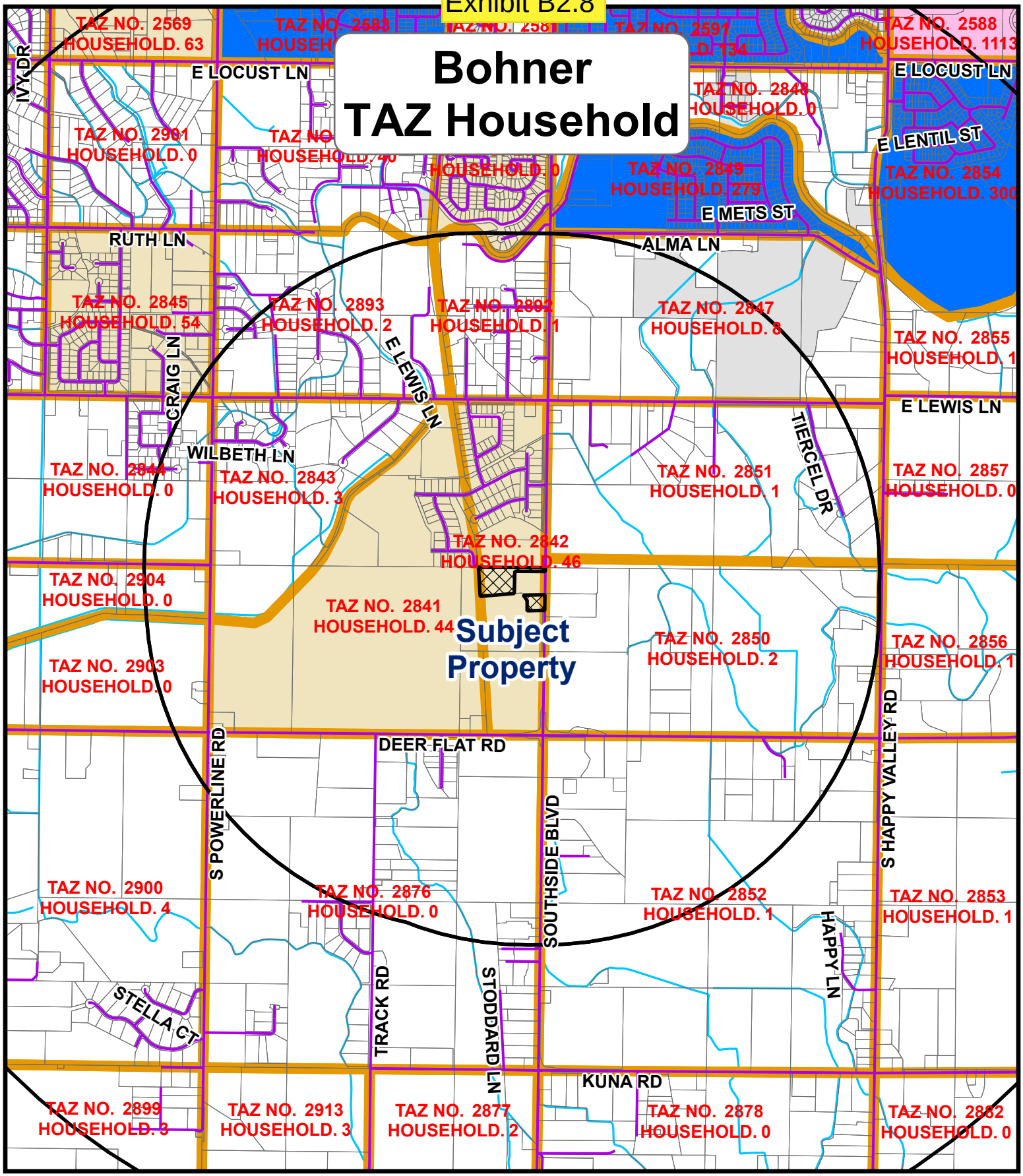

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020
Bohner
Nitrate Priority & Wells
Subject Property
E Locust Ln
Ivy Dr
Jessie Ln
Sunny Ridge Rd
Ruth Ln
S Weis Ct
Castleton Ave
E Barry Ln
Williams Ln
Sherry Rd
Craig Ln
S Kris Jensen Ln
Misty Ln
Green Valley Pl
Wilbeth Ln
Red Fox Dr
E Lewis Ln
Henry St
Sparks Ave
E St
Alma Ln
St
S Yankees Way
Tiger Lily Ln
Cotton Dr
E Lentil St
E Pepper St
E Lewis Ln
Aztlan Dr
S Three Ranch Ln
Tiercel Dr
E Farin Ln
E Osprey Estates Dr
rlin Hawk Ct
E Red Tute St
Lake Shore Dr
S Powerline Rd
Southside Blvd
Deer Flat Rd
S Happy Valley Rd
Sweet Home Ln
Harms Ln
Track Rd
Sawtooth Ln
Happy Ln
Stoddard Ln
Star Pass Ridge Rd
Stella Ct
Kuna Rd
Authentic Ln
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
N
W
E
S
GEO-THERMAL LOCATIONS
WETLANDS
NITRATE_PRIORITY
DEQ WELLS
N03_MGL
0.005 - 2.00
2.000001 - 5.00
5.0000001 - 10.00
10.000001 - 49.80
0
0.5
1
Miles

Exhibit B2.8

Bohner TAZ Household



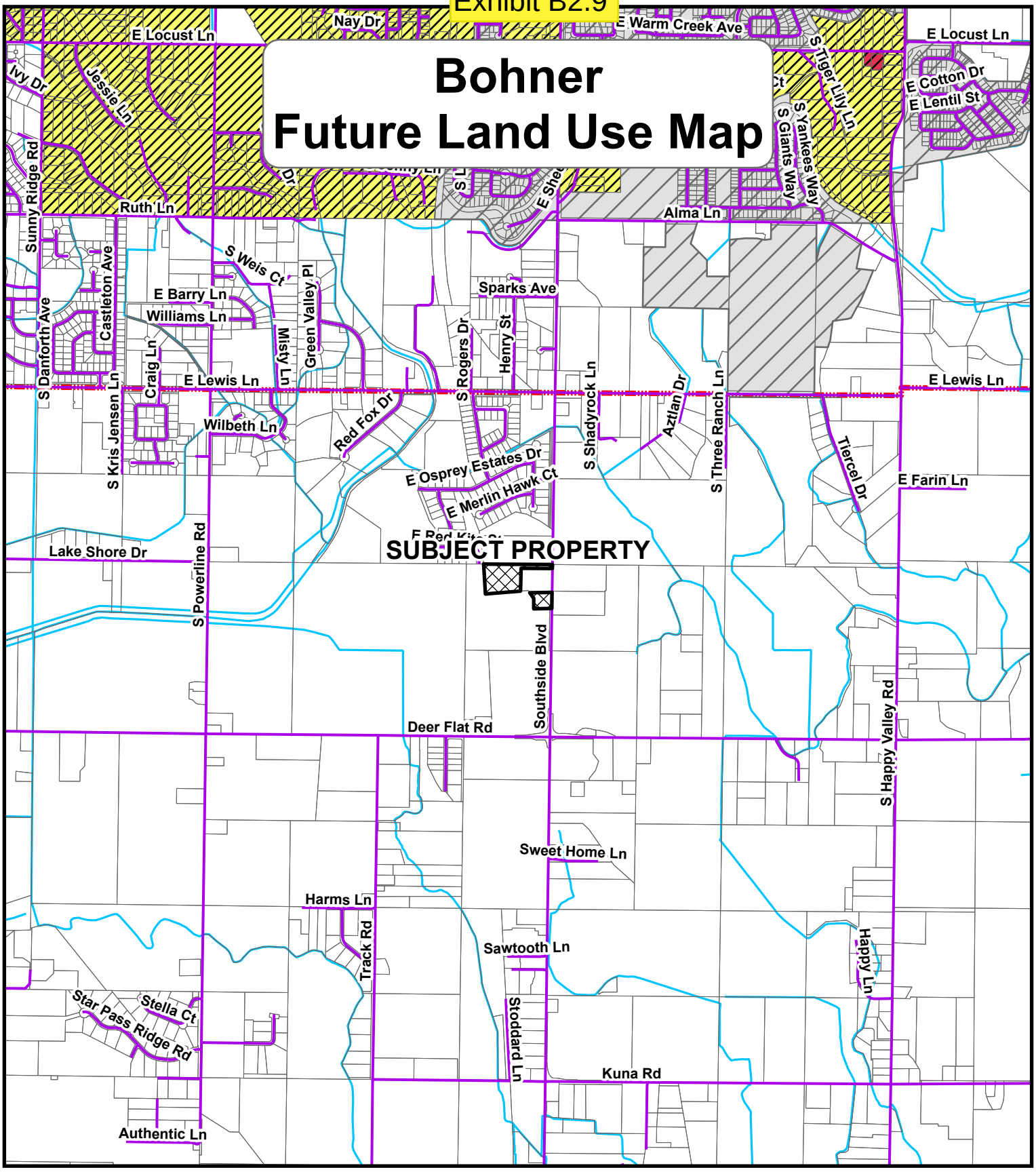
House Hold 2025-2050

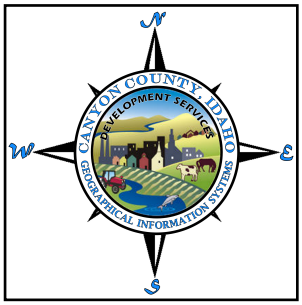
- -4 - 50
- 51 - 150
- 151 - 250
- 251 - 500
- 501 - 750
- 751 - 1263

0 0.5 1 Miles

Exhibit B2.9

Bohner
Future Land Use Map





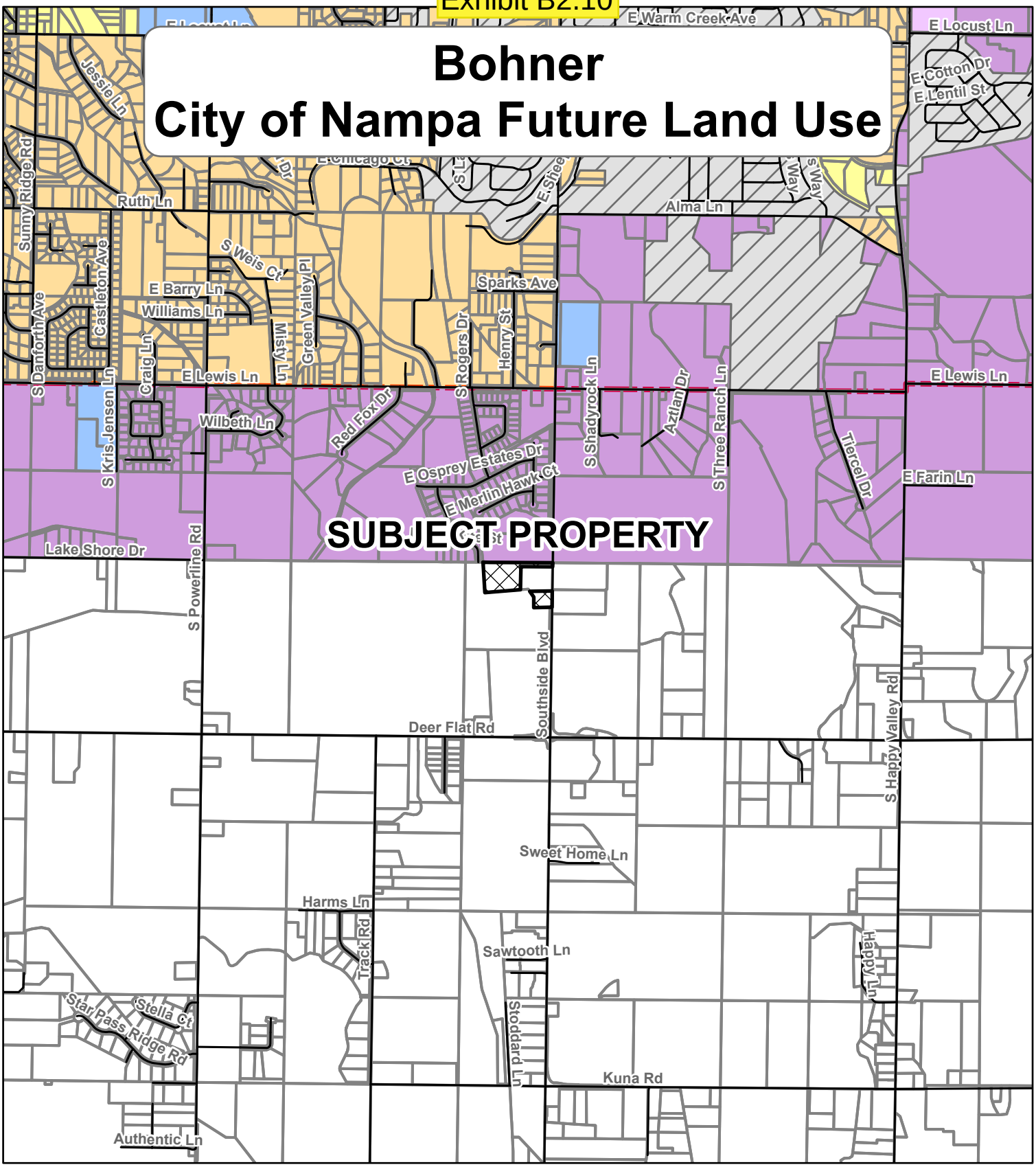
Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B2.10

Bohner
City of Nampa Future Land Use



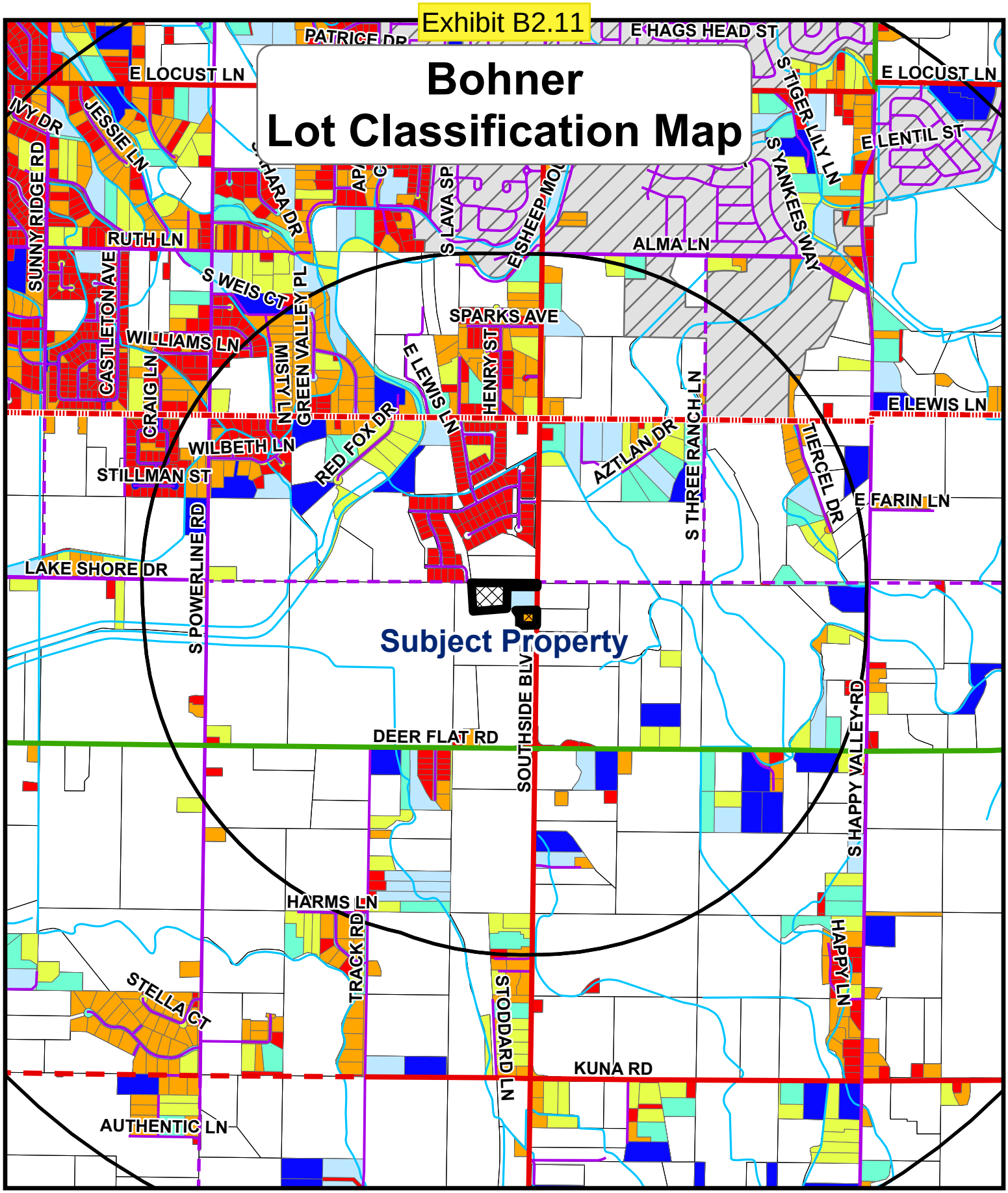
NampaCompPlan

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

0 0.25 0.5 Miles

Exhibit B2.11

Bohner
Lot Classification Map



Lot Size

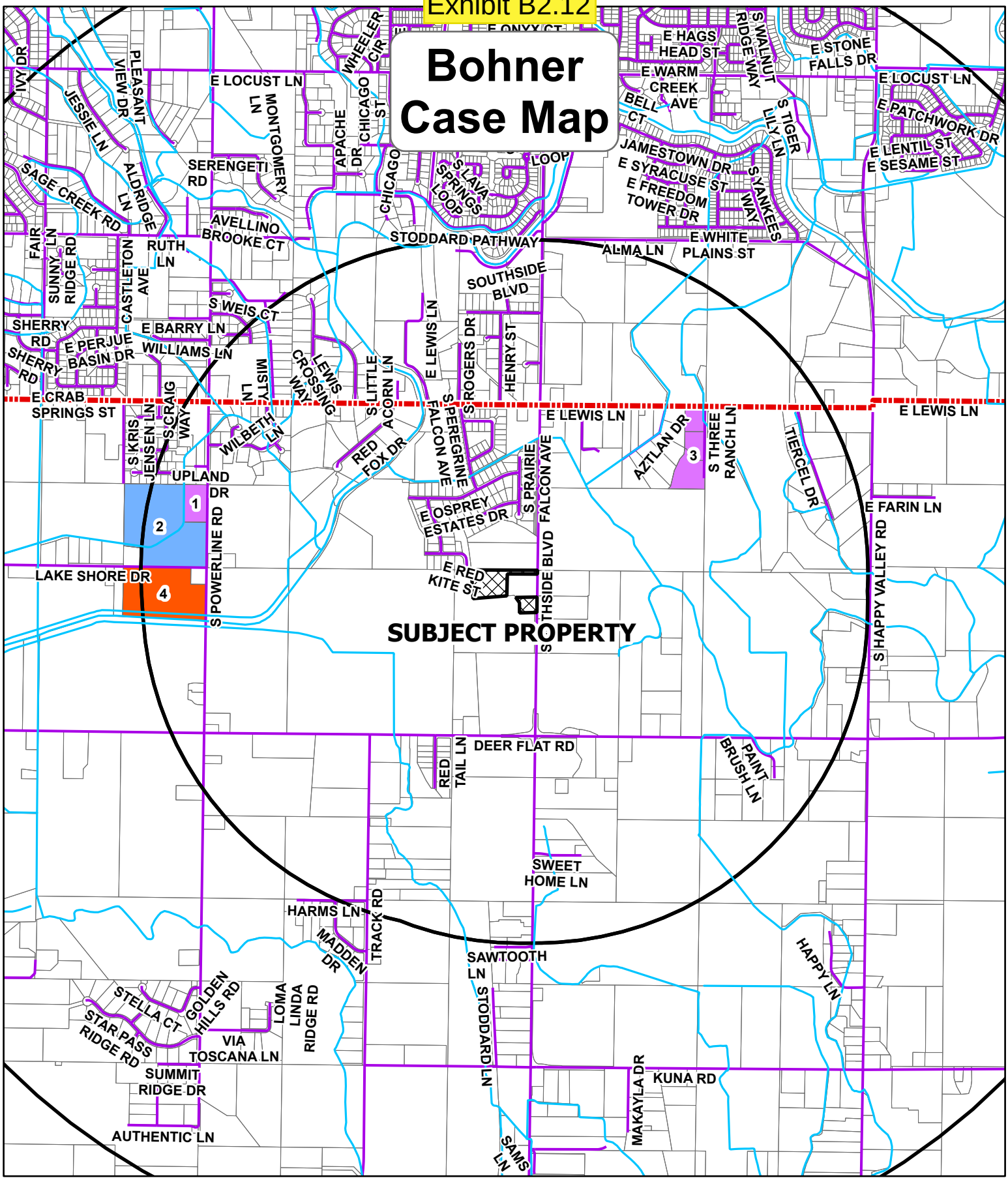
- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

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

0 0.25 0.5 Miles

Exhibit B2.12

Bohner Case Map



Year
2021
2022
2023
2024
2025
2026

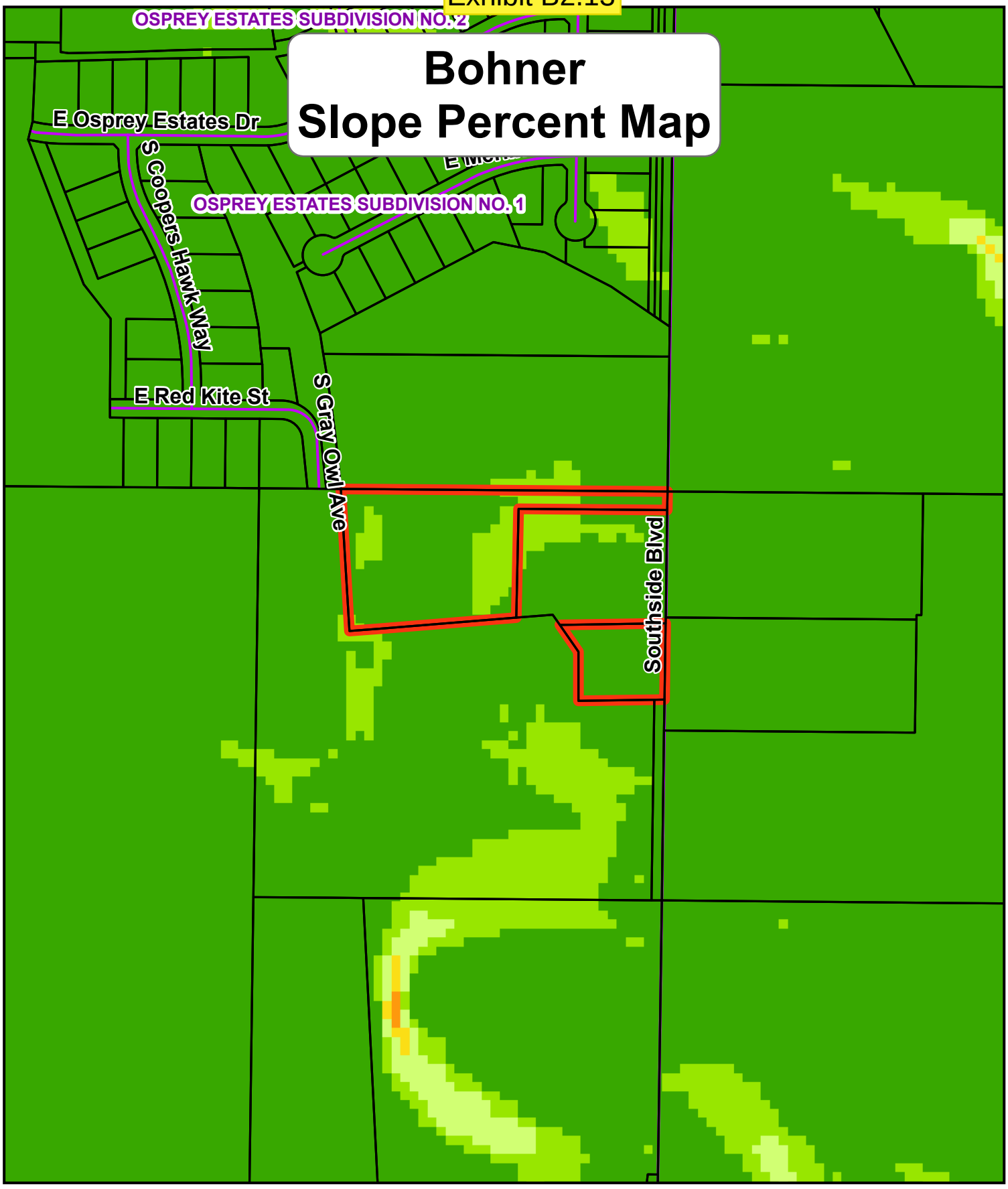
0 0.5 1 Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2021-0004	Rezone AG to RR	BATES	APPROVED
2	RZ2021-0039	Rezone AG to CR-R1	Bates	APPROVED
3	RZ2020-0026	Rezone AG to RR	Chambers, Richard	APPROVED
4	CR2021-0006	Rezone AG to CR-RR	Dembi	DENIED

Exhibit B2.13

Bohner
Slope Percent Map



Slope Percent

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

0 200 400 600 Feet

EXHIBIT C

Site Visit Photos: July 15, 2026

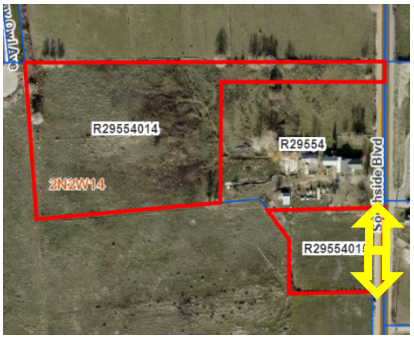
Planning & Zoning Commission

Case # CR2024-0010

Hearing Date: August 6, 2026

Exhibit C: Site Photos Taken on July 15, 2026

Images 1 (left) and 2 (right): Taken on Southside Blvd along Parcel R29554015 facing North and South, respectively.











Images 3 and 4 (top left and right): Parcel R29554015 facing Northwest and North from Eastern boundary, respectively.

Images 5 and 6 (bottom left and right): Parcel R29554015 facing North and Northeast from Eastern boundary, respectively.





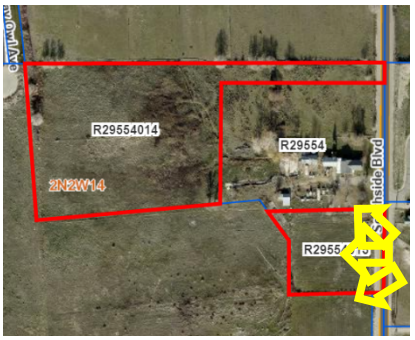


Image 7 (left): Parcel R29554014 facing West from Eastern Boundary

Image 8 (right): Parcel R29554014 and Parcel R29554 (adjoining property) facing Northwest from Eastern Boundary





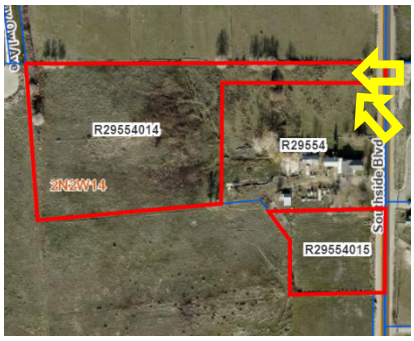
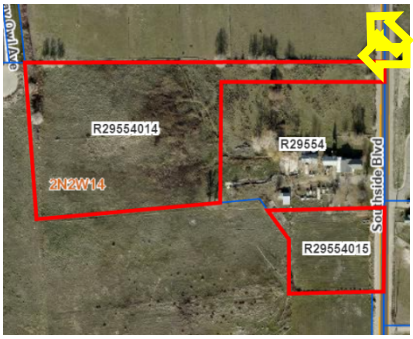




Image 9 (left): Facing West along Northern Boundary of Parcel R29554014.

Image 10 (right): Facing Northwest along Property to the North showing farm field and Osprey Estates Subdivision





Images 11 (left) and 12 (right): Taken on Southside Blvd along Parcel R29554014 facing North and South, respectively.



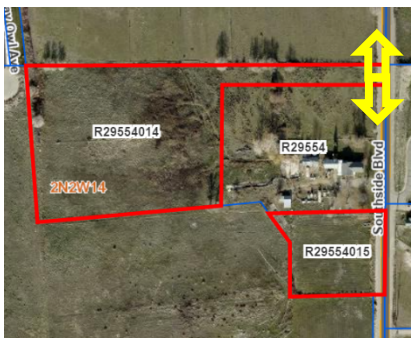




EXHIBIT D

Agency Comments Received by: July 27, 2026

Planning & Zoning Commission

Case # CR2024-0010

Hearing Date: August 6, 2026

Exhibit D1

NAMPA HIGHWAY DISTRICT NO. 1

April 15, 2026

To: Emily Bunn
Associate Planner, Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re; CR2024-0010 Brian & Nichole Bohner

I have reviewed the request for approval of a conditional rezone of Parcel #R29554014 and Parcel R29554015. Included with this is a development agreement limiting the division of Parcel R29554014 into two residential parcels. It also includes a development agreement restricting secondary residences and allowing no further division of Parcel R29554015, with a date of Notification of April 15, 2026, received on April 15, 2026.

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

1. The subject Property takes access from Southside Blvd.
2. NHD#1 Functional Classification of Southside Blvd is Principal Arterial Roadway. There is no new direct access to Southside Blvd per ACCHD Standards. An approved Application to Vary Standards from the Nampa Highway District #1 Commissioners would be required for any new access to Southside Blvd.
3. Patron must submit an NHD#1 Land Split Application, the associated $250.00 fee, and a drawing showing the splits and how they propose to access the subject parcels.
4. We require all other options be exhausted before any variance request is submitted to the Highway District. Contact the original parcel's current owner for an easement, and also the developer for Osprey Estates Sub for any other access options. We will require proof of rejection.

Nampa Highway District #1 recommends the request be denied until item #3 is satisfied. All comments above are based on the ACCHD Standards Manual and Nampa Highway District #1 Supplementals.

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

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

Exhibit D1.1

Emily Bunn

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, June 25, 2026 10:52 AM
To: Emily Bunn
Cc: Keri Smith
Subject: [External] CR2024-0010, Bohner

Hi Emily,

The Highway District Commissioners approved the Variance Request for the Bohners for access to Southside Blvd subject to a deed restriction for one point of access to each parcel.

Keri Asked me to email you to let you know it was passed.

Thank you,

Eddy

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

Exhibit D1.2

Emily Bunn

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, July 6, 2026 7:16 AM
To: Emily Bunn
Subject: [External] FW: Agency Notice CR2024-0010 / Bohner
Attachments: 30 day AGENCY notice PZ hearing.pdf

Good Morning Emily,

Per my previous email to you, our Commissioners approved an access variance for the subject parcels subject to a deed restriction and a paved apron being installed to each parcel.

I have not yet received the signed deed restriction to have it recorded to satisfy the conditions of approval for the variance.

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: Thursday, July 2, 2026 10:51 AM
To: watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; cstauffer@nsd131.org; dleon@nsd131.org; prevention@nampafire.org; effingere@nampafire.org; eddy@heritagewifi.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; EOlvera@nmid.org; nmid@nmid.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; 'gis@compassidaho.org' <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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; '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>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov'

<stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>
Subject: Agency Notice CR2024-0010 / Bohner

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

Dear Agencies,

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

This is the notification that a hearing date of **August 6, 2026** at 6:30 pm has been set for this case along with a final deadline of **July 27, 2026** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

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

Thank you,

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

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

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

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Exhibit D2

Emily Bunn

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Wednesday, April 15, 2026 10:49 AM
To: Emily Bunn
Subject: [External] RE: Agency Notice CR2024-0010 / Bohner

Emily – The project is outside of the Nampa planning area. 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
cityofnampa.us | Stay Connected
Citizen's Guide to Planning – Learn More About Planning!
cityofnampa.us/2050 – Help us plan Nampa's future

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 15, 2026 10:37 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>; cstauffer@nsd131.org; dleon@nsd131.org; prevention@nampafire.org; Elijah Effinger (Fire District) <effingere@nampafire.org>; eddy@heritagewifi.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; eddy@nampahighway1.com; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; EOlvera@nmid.org; nmid@nmid.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; 'gis@compassidaho.org' <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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; '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>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>
Subject: Agency Notice CR2024-0010 / Bohner

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Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/956. You are invited to provide written testimony or comments by **May 15, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. 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 **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

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

Development Services Department (DSD)
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Exhibit D3

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, April 15, 2026 12:01 PM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2024-0010 / Bohner
Attachments: Pre.Development.Notes.Signed.10.21.2024.pdf

Hi Emily,

1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study will not be required since it does not meet the conditions of the NP policy.**
2.) Will adequate sanitary systems be provided to accommodate the use? **At this time, it has not been determined whether sufficient sanitary systems can be provided to accommodate the proposed use. Should the lifting of sanitary restrictions be required for the proposed lots, the applicant shall proceed with the subdivision approval process in coordination with Southwest District Health (SWDH).**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

See the attached pre-development notes.

Let me know if you have any questions.

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 15, 2026 10:37 AM
To: watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; cstauffer@nsd131.org; dleon@nsd131.org; prevention@nampafire.org; effingere@nampafire.org; eddy@heritagewifi.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>;

eddy@nampahighway1.com; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; EOlvera@nmid.org; nmid@nmid.org; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; '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>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>
Subject: Agency Notice CR2024-0010 / Bohner

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Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/956. You are invited to provide written testimony or comments by **May 15, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. 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 **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

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

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1pm – 5pm
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Exhibit D3.1

Pre-Development Meeting

Name of Development: Treasure Valley Planning
Applicant: Keri Smith w/Treasure Valley Planning
P.E./P.G.:
All others in Attendance:

EHS #'s 035 Date 10/21/24

Number of Lots or Flow: 3 Acreage of Proposed Development: 7.96
Location of Development: TBD Southside Blvd (9439 Southside Blvd)
Nampa, ID 83686
Parcel# R29554014 & R29554015

Project in Area of Concern: No Groundwater/Rock <10'
Level 1 NP Necessary for N: Designated NP Area, but does not meet criteria for an NP study

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

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

Additional Comments: Applicant discussed with SWDH the proposal to rezone the development to Rural Residential for a land split of 3 residential lots on 7.96 acres. Irrigation well might be used as a community well with the proper approvals from DEQ and IWDR to serve the 3 lots. The development is in a designated Nitrate Priority Area but does not meet all the requiremen for conducting an Nutrient-Pathogen study. Applicant must go through the subdivision approval process to lift sanitary restrictions. A pre-development meeting must be scheduled prior to conducting test holes on site. SWDH does not have concerns for the rezoning at this times. 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.

1008 E. Locust
Emmett 83617
365-6371
FAX 365-4729

1155 Third Ave., N.
Payette 83661
642-9321
FAX 642-5098

46 W. Court
Weiser 83672
549-2370
FAX 549-2371

824 S. Diamond St.
Nampa 83686
465-8402
FAX 442-2809

Exhibit D4

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

Brad Little, Governor
Jess Byrne, Director

April 21, 2026

Emily Bunn, Principal Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
Emily.bunn@canyoncounty.id.gov

Subject: Agency Notice CR2024-0010 Bohner

Dear Emily Bunn:

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

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

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

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

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

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

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

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

Sincerely,



Troy Smith
Regional Administrator

Exhibit D5

Emily Bunn

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Monday, April 27, 2026 2:00 PM
To: Emily Bunn
Subject: [External] RE: Agency Notice CR2024-0010 / Bohner

Hello,

After careful review of the transmittal submitted to ITD on April 15, 2026, regarding, CR2024-0010/Bohner, the Department has no comments or concerns to make at this time. 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: Wednesday, April 15, 2026 10:37 AM
To: watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; cstauffer@nsd131.org; dleon@nsd131.org; prevention@nampafire.org; effingere@nampafire.org; eddy@heritagewifi.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; eddy@nampahighway1.com; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; EOlvera@nmid.org; nmid@nmid.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; '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>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>
Subject: Agency Notice CR2024-0010 / Bohner

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

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/956. You are invited to provide

written testimony or comments by **May 15, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. 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 **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

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

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

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

208.468.5770

Exhibit D6

DATE: April 29, 2026

TO: Canyon County Development Services – Planning and Zoning

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

APPLICANT: Brian & Nichole Bohner

OWNER: Brian & Nicole Bohner

PROJECT ADDRESS: 0 Southside Blvd.

RE: CR2024-0010

This application is for a conditional rezone of Parcel R29554014 (approximately 6.25 acres) from the "A" (Agricultural) zone to the "CR-R-R" (Conditional Rezone - Rural Residential) zone and a conditional rezone of Parcel R29554015 (approximately 1.65 acres) from the "A" Agricultural zone to the "CR-R-1" (Conditional Rezone - SingleFamily Residential) zone. The request includes a development agreement limiting the division of Parcel R29554014 into two (2) residential parcels. The request also includes a development agreement restricting secondary residences and allowing no further division of Parcel R29554015 (as the goal is to build a singlefamily residence on site). The subject properties, also referenced as Parcel R29554015 and R29554014, are located at a portion of the SE quarter of Section 14, T2N, R2W, BM, Canyon County, Idaho

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

Fire Access Comments:

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

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

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

208.468.5770

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

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

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

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

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

General Conditions

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

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 4 miles from Nampa Fire Station 2 with an approximate response time of 7 minutes.

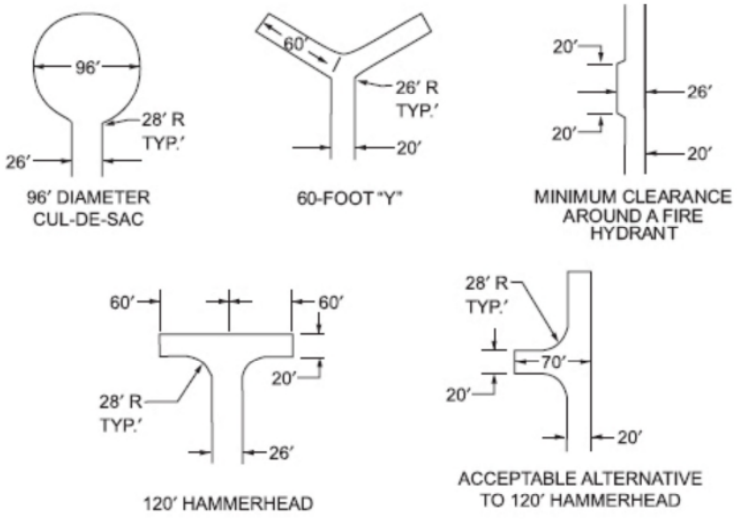
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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

Exhibits

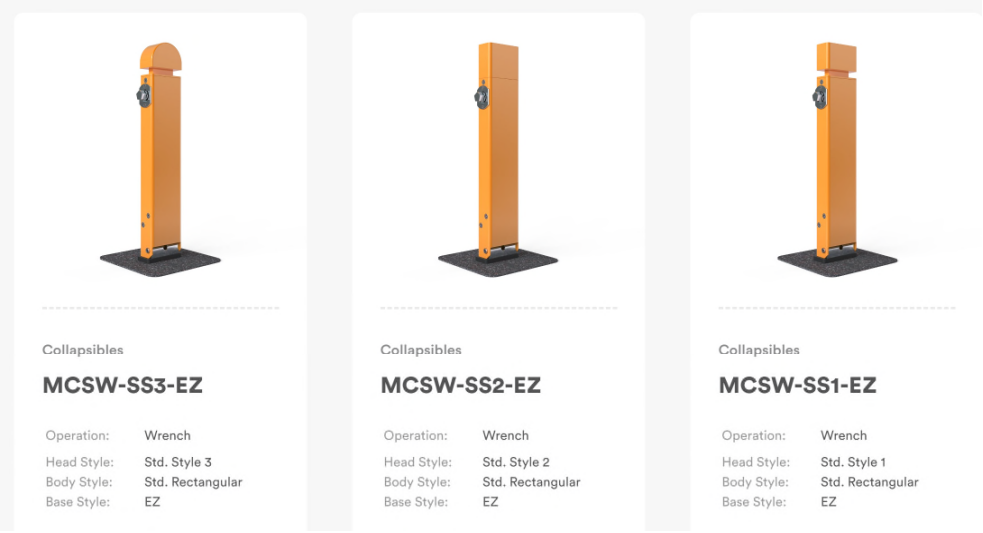
Fire Apparatus Turnaround Design Options

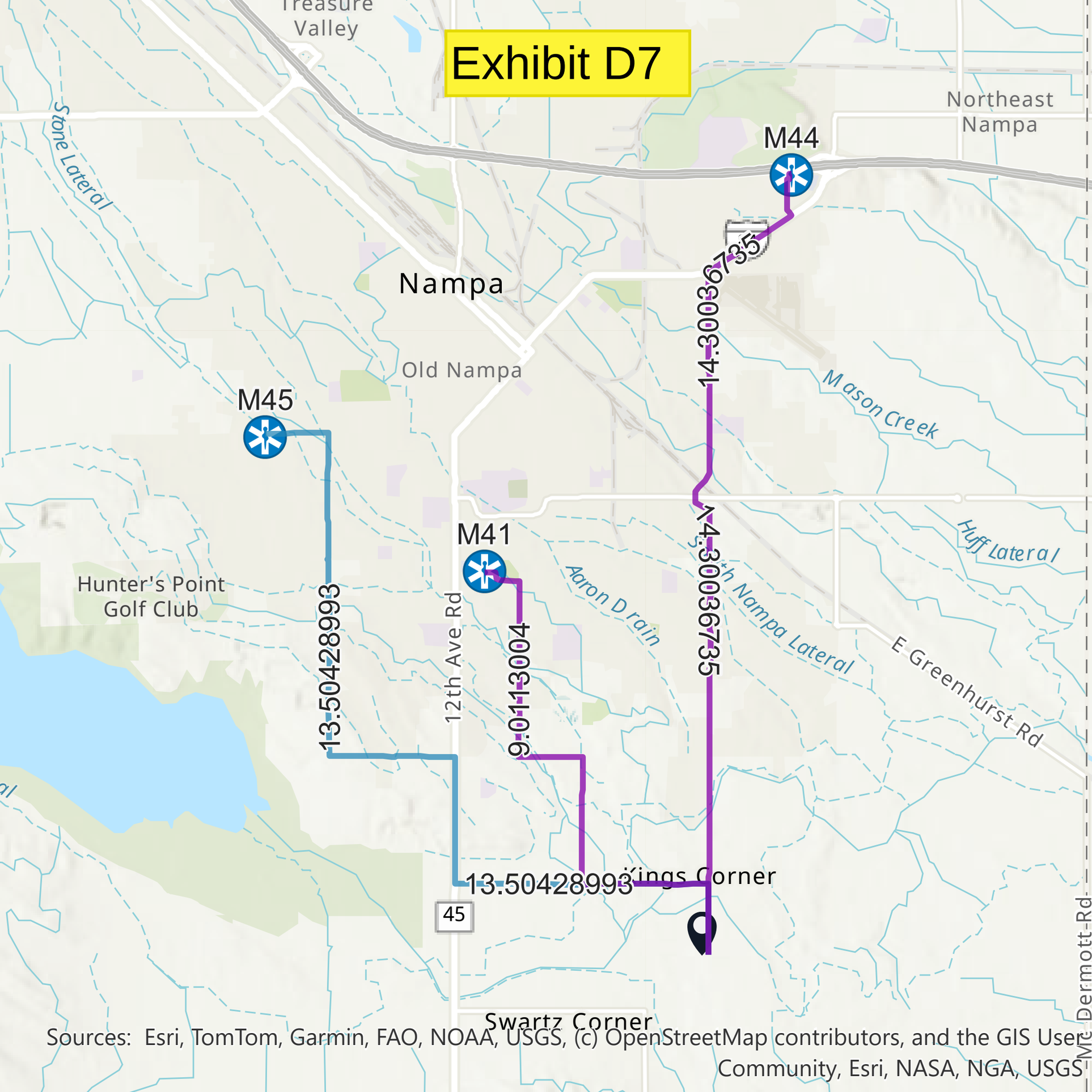


For SI: 1 foot = 304.8 mm.

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

Approved Bollards by Maxiforce





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

Exhibit D8

Emily Bunn

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Tuesday, July 7, 2026 9:55 AM
To: Emily Bunn
Subject: [External] RE: Agency Notice CR2024-0010 / Bohner

Emily – These parcels are outside of the Nampa Planning Area. Nampa has no comments. Thanks - Doug

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, July 2, 2026 10:51 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>; cstauffer@nsd131.org; dleon@nsd131.org; prevention@nampafire.org; Elijah Effinger (Fire District) <effingere@nampafire.org>; eddy@heritagewifi.com; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; eddy@nampahighway1.com; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; EOlvera@nmid.org; nmid@nmid.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; 'gis@compassidaho.org' <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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; '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>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>
Subject: Agency Notice CR2024-0010 / Bohner

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Dear Agencies,

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

This is the notification that a hearing date of **August 6, 2026** at 6:30 pm has been set for this case along with a final deadline of **July 27, 2026** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

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

Thank you,

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

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

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Exhibit D9

Emily Bunn

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Thursday, July 16, 2026 10:30 AM
To: Emily Bunn
Subject: [External] re: Legal Notice CR2024-0010 / Bohner
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Emily,

The site is not located in the floodplain therefore I have no comments.

I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.

Thank you,
Maureen O'Shea, CFM
Floodplain Specialist
Idaho Dept. of Water Resources
322 E. Front Street, PO Box 83720,
Boise, ID 83720-0098
Office # 208-287-4928
Cell # 208-830-4174
Maureen.OShea@idwr.idaho.gov
https://www.idwr.idaho.gov/floods/

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, July 2, 2026 10:51 AM
To: Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>;
Subject: Legal Notice CR2024-0010 / Bohner

Dear Agencies,

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

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

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

Thank you,
Caitlin Ross
Hearing Specialist
Canyon County Development Services Department

EXHIBIT E

Public Comments Received by: July 27, 2026

Planning & Zoning Commission

Case # CR2024-0010

Hearing Date: August 6, 2026

Exhibit E1

Emily Bunn

From: Jack Davis <[redacted]>
Sent: Monday, July 20, 2026 11:25 AM
To: Emily Bunn
Subject: [External] Case No. CR2024-0010

Ms. Bunn,

My comments are regarding Case No. CR2024-0010.

Because of the population growth in Canyon County far out-pacing the capacity of our roads, I recommend that any and all new residential developments build turn lanes from both directions into and out of the development. This will ease traffic burdens and increase safety for vehicles turning into or out of the new area. The builders would be required to submit plans for these turn lanes to Canyon County to ensure these road additions meet building and safety criteria. The builders would pay for this work to be done.

Thank you for your time and considration.

Sincerely,

Jack M Davis
9677 S Coopers Hawk Way
Nampa, ID 83686

BULL AND BULLET, LLC
16432 N. MIDLAND BLVD
SUITE 14
NAMPA, ID 83687

Exhibit E2

RECEIVED
JUL 27 2026
RECEIVED

Canyon County Development Services Department
111 North 11th Avenue
Suite 310
Caldwell, ID 83605

23 July 2026

Re: Case Number CR2024-0010
Rezoning of parcels R29554014 and R29554015

Please accept this letter as written testimony in response to case No. CR2024-0010, and the proposed rezoning of parcel nos. R29554014 and R29554015. I am the manager of Bull and Bullet, LLC, which owns parcel numbers R29554012 and R29554012A, the parcel north of subject parcel no. R29554014. Recognizing that growth within Canyon County is inevitable and necessary for the continued growth of the region, the members of Bull and Bullet have concerns regarding ingress and egress, water use, and road improvements associated with the re-zoning of these two parcels.

1. Ingress and Egress from Parcel No. R29554015 (1.65 acre parcel)

   As development expands through the county, rezoning of an agriculturally zoned property to residentially zoning is typically conditioned upon the installation of sidewalks and road improvements. Sidewalks and improvements to Southside Boulevard should be required as a condition of rezoning parcel no. R29554015.

   Although Southside Boulevard is not "walkable" in its current form, the expansion of residential development through the Southside Boulevard corridor is inevitable. Sidewalks were installed fronting the Osprey Estates subdivision, north of the subject property. Construction of a sidewalk fronting parcel R29554015 as a condition of re-zoning would be proper.

2. Water use on Parcel R29554015 (1.65 acre parcel)

   There is currently an agricultural water well on parcel R29554015. This well was allowed many years ago, when 120+ acres were under agricultural irrigation. Since that time, the original parcel has been subdivided into multiple lots, to include the parcel owned by Bull and Bullet.

   Continued use of the agricultural well is inappropriate for the proposed rezoning of parcel R29554015 to residential use. When the agricultural well is in use, water quality is degraded on surrounding parcels, to include parcel nos. R29554. R29538, R29538012 and R29554012. Use of the agricultural well on parcel no. R29554015 should be discontinued as a condition of the rezoning.

Acknowledging that county provided water is not readily accessible for parcel no. R29554015, a residential well could be permitted, with appropriate limits for residential use. The current agricultural well is larger than a typical residential well, and allows for excessive water use for a residential purpose.

3. Agricultural Water Access Impacting Parcel No. R29554015 (1.65 acre parcel)

Agricultural water use for surrounding parcels is "flood" type irrigation. There are two transfer boxes for agricultural irrigation water that will be impacted by residential rezoning on parcel no. R29554015. The first transfer box fronts parcel R29554015 on Southside Boulevard. The second transfer box is located on parcel no. R29554015. In addition, open ditches are used to transfer water to several adjacent parcels north of the subject property. Both transfer boxes should be relocated and/or rebuilt as a condition for rezoning the subject parcel to residential use.

As an additional note, any planned construction on parcel R29554015 cannot and shall not impact agricultural irrigation water usage by adjacent properties during the irrigation season. Any work, regardless of type, that is performed during the off-season must be completed prior to the start of the irrigation season.

4. Ingress and Egress from Parcel No. R29554014 (6.25 acre parcel)

Currently, there is easement to access parcel no. R29554014 through parcel R29554. Current road conditions on Southside Boulevard do not provide adequate sightlines to allow safe ingress and egress to parcel no. R29554014 if the existing easement is utilized. Recognizing the use and purpose of an easement for ingress and egress, it would be safer to access parcel no. R29554014 through the Osprey Estates subdivision.

Access to parcel no. R29554014 cannot be achieved via parcel R29554015 (the other parcel currently under consideration for rezoning) as the two parcels are not adjoining.

In the event that a contractual agreement cannot be reached to allow ingress and egress to parcel no. R29554014 through the Osprey Estates subdivision, road improvements, to include a turn lane and sidewalks on Southside Boulevard should be required as a condition to the planned rezoning.

5. Additional issues and concerns affecting use of the existing easement to Parcel no. R29554014

Livestock currently graze on parcels R29554 and R29554012A. If the easement to access parcel no. R29554014 is utilized, what plans are in place to secure the easement to allow continued grazing by livestock? An easement does not allow for exclusive use by the easement holder. As a result, the easement cannot be fenced to prevent use and enjoyment by the current property owners of parcel no. R29554. If the easement were to

be fenced, it would deprive current property owners from full use and enjoyment of their property.

An easement for water rights crosses the ingress/egress easement to R29554014. Currently, agricultural irrigation water flows through a pipe under the easement. The current depth of the pipe is insufficient to allow vehicle traffic without significant damage to the water delivery system. If the ingress/egress easement is utilized to access parcel no R29554014, the irrigation pipe will need to be removed and relocated to a deeper depth to allow for vehicle traffic across the water line. This will affect the elevation and water flow to current water lines on parcel no. R29554012A.

If use of the ingress/egress easement to parcel no. R29554014 necessitates the relocation or reconstruction of the agricultural water delivery system, any impact in irrigation water delivery to parcel no R29554012A should be mitigated and corrected, to include reconstruction of the water delivery system on parcel no R29554012A as a condition of rezoning.

As a condition of rezoning, any construction cannot and shall not impact active irrigation water usage by adjacent properties during the irrigation season. Any work, regardless of type, that is performed during the off-season must be completed prior to the start of the irrigation season.

6. Domestic water use for parcel no. R29554015 (6.25 acre parcel)

Available ground water is limited, as evidenced by the degradation in water quality when the agricultural well located on parcel no. R29554015 is utilized. County sourced water for domestic use by parcel no. R29554015 is accessible via water lines currently on the Osprey Estates subdivision. As a condition of rezoning, access to potable water to parcel no. R29554015 should be county supplied. New residential water wells on parcel no. R29554015 should not be permitted as a condition of rezoning.

7. Future Claims of Nuisance

Currently, parcel R29554012A is zoned and actively used for agricultural use, to include livestock grazing. Rezoning of parcel R29554015 to residential use will result in agricultural activities being conducted immediately adjacent to the subject property.

The members of Bull and Bullet, LLC remind the owner of parcel R29554015 that Idaho Code Section 22-4505 protects agricultural use from nuisance claims for generally recognized agricultural practices. Livestock make noise and defecate. Flies, rodents, and other pests are a natural by-product of agricultural activities. The members of Bull and Bullet, LLC are committed to mitigating any potential issues, to the extent that any perceived issue can be mitigated. Nevertheless, active agricultural use will continue on parcel R29554012A, regardless of any rezoning to parcel no. R29554015.

The members of Bull and Bullet, LLC are not opposed to the rezoning of parcels R29554014 or R29554015. The members have concerns regarding the impact that residential use will have on their property, specifically, ground water usage, access to agricultural irrigation water, and safety when driving on Southside Boulevard. If the issues and concerns can be resolved, we support rezoning of parcels R29554014 And R29554015 to residential use, along with the continued development of Canyon County.

Jason Wong
Manager, Bull and Bullet, LLC

Alison Flanigan
Manager, Bull and Bullet, LLC

EXHIBIT F

DRAFT – Findings of Fact, Conclusions of Law & Order (FCOs)

Planning & Zoning Commission

Case # CR2024-0010

Hearing Date: August 6, 2026

PLANNING AND ZONING COMMISSION

DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Bohner – CR2024-0010

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of Parcel R29554014 (approximately 6.25 acres) from the Agricultural (A) zone to the Conditional Rezone – Rural Residential (CR-R-R) zone. The request includes a development agreement that limits the division of Parcel R29554014 into two (2) residential parcels and restricts secondary residences.
2) Conditional Rezone of Parcel R29554015 (approximately 1.65 acres) from the Agricultural (A) zone to the Conditional Rezone - Single-Family Residential (CR-R-1) zone. The request includes a development agreement allowing no division of Parcel R29554015 and restriction of secondary residences.
3) Location: Parcels R29554014 (approximately 6.25 acres) and R29554015 (approximately 1.65 acres) are located in a portion of the SE quarter of Section 14, T2N, R2W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2024-0010.

1. All exhibits can be found in the case staff report dated August 6, 2026

Applicable Law

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

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

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

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

DRAFT

2.	The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.
3.	The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.
4.	The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5.	Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2024-0010, was presented at a public hearing before the Canyon County Planning and Zoning Commission on August 6th, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the subject properties as "agriculture" (**Staff Report Exhibits B1 and B2.9**). "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value" (Page 25, 2030 Comprehensive Plan). In August 2020, a conditional rezone from the agricultural zone to the conditional rezone-single-family residential zone and preliminary plat were approved for the multi-phase Osprey Estates subdivision found to the north, northwest, west, and south of the subject property (SD2019-0036 and CR2019-0009). This request also included approval of a comprehensive plan map amendment from agriculture to residential on parcels directly to the west and south (Parcels R29554013A and R29554013). The rest of the development did not have a comprehensive map amendment approved because the Future Land Use Map in the 2020 Canyon County Comprehensive Plan called for residential growth in the area to the north of the subject properties. Although the 2030 Future Land Use Map does not reflect the residential future land use designation, the Osprey Estates development demonstrates that this is an area that is transitioning to contain more residential uses. It is also important to note that although the Comprehensive Plan does not contemplate residential zoning in this area, per Canyon County Code §07-06-07(3), a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. The conditional nature of the rezone, which in this case will allow for three (3) buildable parcels (Parcel R29554014 is proposed to be divided into two (2) parcels) with the restriction of secondary residences, will align with the existing residential uses in the area and not		

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	set a precedent for further residential development for larger agricultural parcels found near the properties (**Staff Report Exhibit A2**). The conditional rezone is also in general conformance with the following policies and goals contained within the 2030 Comprehensive Plan: • **Property Rights G1.01.00**: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • **Property Rights P1.01.01**: "No person shall be deprived of private property without due process of law." • **Property Rights P1.01.03**: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • **Population P2.01.01**: "Plan for anticipated population and households that the community can support with adequate services and amenities." • **Population G2.02.00**: "Promote housing, business, and service types needed to meet the demand of the future existing population." • **Land Use and Community Design P4.04.04**: "Maintain a balance between residential growth and agriculture that protects the rural character." • **Land Use and Community Design P4.01.02**: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights." • **Land Use and Community Design G4.03.00:** "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning." • **Land Use and Community Design P4.03.02**: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns." • **Land Use and Community Design P4.07.01**: "Plan land uses that are compatible with the surrounding community." • **Housing G11.1.00**: "Encourage opportunities for a diversity of housing choices in the County."
Criteria Met? **Yes**	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional rezone change to Rural Residential (CR-R-R) and Single Family Residential (CR-R-1) is more appropriate than the current zoning designation of Agricultural (A). The surrounding area primarily contains agricultural and residential uses. There are residential subdivisions found north, northwest, and northeast of the properties. To the west, south, east, and north, there are productive agricultural fields, pastures, and homesites. Some of the agricultural properties to the west and northwest have been conditionally rezoned with a development agreement (such as Parcels R29554013A, R29554013, R29554010B, and R29569), which will add more residential uses in this area (**Staff Report Exhibits B2.1, B2.3, and B2.6**). The Rural Residential (R-R) and Single-Family Residential (R-1) zones would be more appropriate than the Agricultural (A) zone as this area has been trending to contain more residential uses. Within 1-mile of the subject property, there are 24 platted subdivisions with an average parcel size of 1.25 acres and three (3) subdivisions in the platting process with an average parcel 0.87 acres (**Staff Report Exhibits B2.6, and B2.11**). Osprey Estates Subdivision (Approved in 2020) is found directly to the north and west of the subject properties and has an average lot size of 0.80 acres (SD2019-0036 and CR2019-0009). The applicant's request to rezone the subject properties to rural residential and single-family residential is consistent with the average lot sizes found within the subdivisions in the surrounding area (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**).	

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The subject property is contained within TAZ (Traffic Analysis Zone) "2842." As shown on **Staff Report Staff Report Exhibit B2.8**, the data for the TAZ zone that contains the subject property forecasts an increase of 46 households by the year 2050, demonstrating that this is an area expected to receive residential growth.

Pursuant to Canyon County ordinance CCCO §07-10-25(2-3), the purpose of the R-R (Rural Residential) zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable, and the purpose of the "R-1" zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.

Adjacent Existing Conditions within 1-Mile of the Subject Properties (Staff Report Exhibits B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N, NW, NE	**Residential Uses with some Agricultural Uses**	**R-R, CR-R-1, and A**	**R-1 and City of Nampa Limits**
S, SW, SE	**Agricultural Uses with some Scattered Residences**	**A**	**-**
E	**Agricultural Uses with some Residences**	**A**	**R-R**
W	**Agricultural Uses with some Scattered Residences**	**A, CR-R-1**	

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

Surrounding Land Use Cases (Staff Report Exhibit B2.12):
RZ2021-0004 – Rezone from A to R-R (Bates) – Approved
RZ2021-0039 – Rezone from A to CR-R-1 (Bates) – Approved
RZ2020-0026 – Rezone from A to R-R (Chambers) – Approved
CR2021-0006 – Rezone from A to CR-R-R (Dembi) – Denied

Within the past five (5) years, land use case decisions indicate a trend toward increased residential uses in the area.

See further analysis located in 07-06-07(6)A3 and A4.

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

Analysis

The proposed conditional rezone change to Rural Residential (CR-RR) and Single-Family Residential (R-1) is compatible with the surrounding land uses.

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

Per the applicant's letter of intent and site plan, the proposed conditional rezone is intended to facilitate the division of Parcel R29554014 (6.25 acres) into two (2) parcels with a residential building permit on each and to allow a residential building permit on Parcel R29554015 (approximately 1.65 acres) (**Staff Report Exhibit A2**). This is a transitional area between medium-density subdivisions and larger production agricultural parcels. The applicant's request to create three (3) parcels between 3.48 acres and 1.68 acres in size is consistent and larger than the average lot sizes found within the subdivisions in the surrounding area (1.25 acres and 0.80 acres, respectively). The proposed development is not anticipated to interfere with adjacent agricultural production, nor detract from established residential uses (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**).

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	See further analysis located in 07-06-07(6)A2 and A4.	
Criteria Met? **Yes**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The surrounding area primarily contains agricultural and residential uses. There are residential subdivisions found north, northwest, and northeast of the properties. To the west, south, east, and north, there are productive agricultural fields, pastures, and homesites. Some of the agricultural properties to the west and northwest have been conditionally rezoned with a development agreement (such as Parcels R29554013A, R29554013, R29554010B, and R29569), which will add more residential uses in this area. (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**). **The following measures will be implemented to mitigate the impact** In order to limit the effects to the character of the area, the applicant is proposing to restrict Parcel R29554014 (6.25 acres) to one (1) division to create two (2) buildable parcels. Additionally, the applicant is not proposing to divide Parcel R29554015 (1.65 acres) as the applicant's intent is only to build a single-family residence on the property. The applicant is also planning to restrict secondary residences on both Parcels R29554014 and R29554015 (**Staff Report Exhibit A2**). *See further analysis located in 07-06-07(6)A2 and A3.*	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services, including sewer, water, drainage, irrigation and utilities, be provided to accommodate the proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, sewer will be provided with individual septic systems for the proposed single-family residences (**Staff Report Exhibit A3**). Per Southwest District Health (SWDH), this project does not meet the criteria for a nitrate priority (N-P) study. At this time, it has not been determined whether sufficient sanitary systems can be provided to accommodate the proposed development, but SWDH does not have concerns with the request if the applicant meets all of SWDH's requirements (**Staff Report Exhibits D3 and D3.1**). **Water:** Per the applicant's land use worksheet, three (3) individual domestic wells are proposed (**Staff Report Exhibit A3**). Notice was given to the Idaho Department of Water Resources, but no comments were received. (An) individual well(s) is anticipated to adequately provide services to the potential three (3) residential dwellings. Future development shall comply with IDWR standards at the time of the building permit, etc. **Drainage:** Per the land use worksheet, stormwater is retained on site (**Staff Report Exhibit A3**). **Irrigation:** Per the land use worksheet, surface irrigation water is provided to the property via a pressurized irrigation system (**Staff Report Exhibit A3**). To verify the applicant's irrigation plan is reviewed and follows the local irrigation district's requirements, condition of approval #3 has been added which states: At the time of application for an administrative land division or preliminary plat, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.	

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	Additionally, to verify future property owners have access to the source of irrigation water on the property, the Planning and Zoning Commission has added condition of approval #4: At the time of an application for an administrative land division or preliminary plat, an irrigation maintenance easement must be established and recorded so property owners have access to the irrigation water source for the property. **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 15, 2026 and July 2, 2026. No agency comments were provided by those services. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. Nampa Highway District No. 1 (NHD#1) is not requiring public street improvements at this time and does not have any concerns over traffic patterns (**Staff Report Exhibits D1, D1.1, and D1.2**). Idaho Transportation Department stated the application does not meet the thresholds for a Traffic Impact Study, nor does it pose a safety concern (**Staff Report Exhibit D5**)	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the conditional rezone, and it will exist at the time of the development. See the review and analysis detailed below. On April 15th, 2026, Nampa Highway District No. 1 sent a comment letter which stated that the subject properties front Southside Blvd and there "…is no new direct access to Southside Blvd per ACCD standards. An approved Application to Vary Standards from Nampa Highway District No. 1 Commissioners would be required for any new access to Southside Blvd" (**Staff Report Exhibit D1**). On June 25th, 2026, the Nampa Highway District No. 1 (NHD#1) Commissioners approved a variance request for one point of access to each parcel subject to a deed restriction and paved apron being installed to each parcel (**Staff Report Exhibits D1.1, and D1.2).**	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. **Schools:** The subject properties are serviced by Nampa School District #131. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on April 15, 2026 and July 2, 2026 and no comments were received by the school district. **Police:** The subject properties are under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on April 15, 2026 and July 2, 2026 and no comments were received by the Sheriff's Office. **Fire Protection:** The subject properties is under the jurisdiction of the Nampa Fire Protection District (NFPD). A comment letter was received from NFPD on April 29, 2026, which outlined fire code requirements and conditions of	

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	approval that must be met for the development. NFPD also stated in their comment letter that the project is located approximately 4 miles from Nampa Fire Station 4, with an approximate response time of 7 minutes (**Staff Report Exhibit D6**). **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics sent over estimated responses from three (3) different stations: Station M41 has an approximately 9.01 minute response time, Station M45 has an approximately 13.5 minute response time, and Station 44 has an approximately 14.3 minute response time (**Staff Report Exhibit D7**).

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case #CR2024-0010, a conditional rezone of Parcel R29554014 (6.25 acres) from the Agricultural (A) Zone to the Conditional Rezone-Rural Residential (CR-R-R) Zone and a conditional rezone of Parcel R29554015 (1.25 acres) from the Agricultural (A) Zone to the Conditional Rezone-Single-Family Residential Zone (CR-R-1) Zone.

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

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ATTACHMENT A

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1. Parcel R29554014, approximately 6.25 acres, shall be zoned Conditional Rezone-Rural Residential (CR-R-R) and be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) or Chapter 7, Article 17 (Subdivisions) (whichever is applicable) of the Canyon County Code of Ordinances (CCCO) and shall not exceed two (2) residential parcels (**Staff Report Exhibit A2**).
    a. Secondary residences are prohibited.
2. Parcel R29554015, approximately 1.65 acres, shall be zoned Conditional Rezone-Single Family Residential (CR-R-1) and the division shall be recognized through the provisions in Chapter 7, Article 18 (Administrative Land Divisions) or Chapter 7, Article 17 (Subdivisions) (whichever is applicable) of the Canyon County Code of Ordinances (CCCO) (**Staff Report Exhibit A2**).
    a. No divisions shall occur.
    b. Secondary residences are prohibited.
3. At the time of application for an administrative land division or preliminary plat, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
4. At the time of an application for an administrative land division or preliminary plat, an irrigation maintenance easement must be established and recorded so property owners have access to the irrigation water source for the property.
5. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

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