Planning and Zoning Commission
Hearing Date: September 3, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: **ZV2026-0004**

APPLICANT/PROPERTY OWNER: **Jared Fullmer**

APPLICATION: **Variance – Front Setbacks**

LOCATION: **1012 E Locust Lane**
R29204, 3.58 acres

PLANNER: **Dane Adams, Associate Planner**

STAFF RECOMMENDATION: **Approval**

REQUEST:
The applicant, Jared Fullmer, is requesting a variance to reduce the front setback requirements from 20 feet to 10 feet. This application is the first step to establish a private road along the Eastern border of the subject property (zoned CR-R1).

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

APPLICABLE CODE:
The following laws and ordinances apply to this decision: 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 §07-08 (Variance), CCCO §07-02-03 (Definitions), CCCO §07-10-21 (Setbacks; Minimum Parcel or Lot Size; Height Regulations), and Idaho Code §67-6516 (Variance-Definition-Application-Notice),

BACKGROUND:
According to PI2024-0093, Parcel R29204 is an original parcel. On February 3, 2026, the Canyon County Board of Commissioners approved a conditional rezone (RZ2024-0004) from R-R (Rural Residential) to CR-R-1 (Conditional Rezone – Single-Family Residential). This request aligns with the development agreement.

HEARING CRITERIA:

Table 1. Variance Standards of Evaluation – CCCO §07-08-03

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**A variance shall be granted in compliance with Idaho Code section 67-6516, and notice and an opportunity to be heard shall be provided to property owners adjoining the subject property.**
Analysis	Chapter 7, Article 8 of the Canyon County Code provides the variance process consistent with the Idaho Code section 67-6516. Per CCCO §07-08-01, a complete application with fees was accepted on April 30, 2026 (**Exhibit A**). The request requires a public hearing due to the proposed exceeding a 33% modification to the county setback requirements.	

	Noticing was completed per CCCO §07-08-01. Property owners within 600 feet were notified of the request and public hearing on July 30, 2026.	
Criteria Met? **Yes**	**2**	**The presiding party shall ask and answer the following questions in their FCOs:** **A. Will granting the variance be consistent with the comprehensive plan?** **B. Do characteristics of the site create an undue hardship?** **C. Is the variance in conflict with the public interest?**
Analysis	The date of application acceptance (April 30, 2026) was noted on the application. The application is being considered by the Planning & Zoning Commission at a public hearing on September 3, 2026. Noticing for the hearing was provided for according to Article 5. A. The variance request from 20' to 10' would not make the property incompatible with the goals and policies of the Canyon County 2030 Comprehensive Plan • The 2030 Comprehensive Plan designates the future land use to be Residential. The parcel is currently zoned "CR-R1" (Conditional Rezone Single Family Residential). The parcel was created in accordance with the Canyon County Zoning Ordinance. • The proposed variance supports the following goals and policies of the 2030 Comprehensive Plan. <u>Private Property:</u> **G1.01.00:** *Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.* **P1.01.03:** *Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.* <u>Population:</u> **G2.01.00:** *Incorporate population growth trends & projections when making land-use decisions.* **G2.02.00:** *Promote housing, business, and service types needed to meet the demand of the future and existing population.* <u>Land Use and Community Design:</u> **G4.01.00:** *Support livability and high quality of life as the community changes over time.* **P4.01.01:** *Maintain a balance between residential growth and agriculture that protects the rural character.* **P4.01.02:** *Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.* **G4.02.00:** *Ensure that growth maintains and enhances the unique character throughout the County.* **P4.02.01:** *Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.* **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.* **G4.07.00:** *Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.* **G4.08.00:** *Maintain and enhance the aesthetic beauty of the county.* B. The characteristics of the site do create a hardship.	

- Canyon County Code or Idaho Code does not define undue hardship for the purposes of a variance. Section 67-6516 states a variance shall not be considered a right or special privilege but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site. The circumstances justifying the undue hardship must be "peculiar" to the property at issue (*City of Burley v. McCaslin Lumber Co., 107 Idaho 906, 693 P.2d 1108 (1984*).
- According to the applicant's letter of intent (**Exhibit A2**), site plan (**Exhibit A3**), and email correspondence (**Exhibit A2.1/A2.2**), there are multiple site characteristics that require this variance.
    i. Located on the Western boundary of the subject parcel, there is a 30' irrigation easement. This is confirmed through a comment received from the Nampa & Meridian Irrigation District (**Exhibit D4**).
    ii. According to a comment received from Nampa Highway District No. 1 (NHD) regarding RZ2024-0004 (**Exhibit B2**), no new access will be allowed off of E Locust Ln. When staff reached out to the applicant to confirm the physical characteristics, the applicant confirmed that they were not able to obtain any further access off E Locust Ln.
    iii. According to a comment received from NHD regarding this case (ZV2026-0004), due to Locust Ln being classified as a Principal Arterial Roadway, no private roads will be allowed to take access. NHD will require the applicant to submit a variance request through their office in order to allow for the existing shared driveway to be able to turn into a private road; see condition 3 (**Exhibit D5**).
- According to publicly available Canyon County Assessor's records, the existing residential structure has been there since 1962 (**Exhibit B4**).

C. The variance is not in conflict with public interest.
- The proposed variance is not expected to have an impact on the adjacent residence or emergency services' ability to access any current or future parcels off of the current shared driveway; the shared driveway has been in existence since at least 1992 (**Exhibit B5**).
- Comment letters received from the Canyon County GIS Department, Boise-Kuna Irrigation District, Southwest District Health, Nampa & Meridian Irrigation District, Nampa Highway District No. 1, and Boise Project Board of Control confirmed that they did not oppose the variance, and that it is not in conflict with public interest. See **Exhibit D** for all agency comments.
- A public comment received from Rosalyn Kirkman dated August 23, 2026 (**Exhibit E3**) noted concerns regarding irrigation infrastructure, easements, emergency services, and compliance with the development agreement.
    i. Irrigation, public or private, must be protected. The applicant will be required to comply with all requirements of the Boise-Kuna Irrigation District (**Exhibit D2**). This is enforced through condition 1.
    ii. Prior to the first building permit being issued, the private road will be required to meet all highway district, fire district, and Canyon County requirements regarding access and easements. Compliance would be ensured through the Construction Permit process.
    iii. This application is in compliance with the signed Development Agreement (**Exhibit B6**).

Table 2. Area of City Impact

CCCO §09-11-25: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: APPLICATION PROCEDURES		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-11-25**	**The following procedures shall be adhered to in processing applications within the Nampa area of city impact:** **(1) Land Use Applications: All land use applications submitted to Canyon County, including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article.** **§09-11-17(3): All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.**
Analysis	**Area of City Impact:** The subject parcel is within the City of Nampa's Area of Impact. An agency notice was sent to the City of Nampa on May 12, 2026, and July 30, 2026. No comment was received from the City of Nampa by the comment deadline.	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on May 12, 2026, and July 30, 2026. Property owners within 600 feet of the subject property boundaries were notified on July 30, 2026. A newspaper notice was published on August 4, 2026. The subject property was posted with a notice on August 4, 2026.

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

AGENCY COMMENTS

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

PUBLIC COMMENTS

Staff received three (3) total written public comments by the materials deadline of August 24, 2026. The comments received were in opposition of the proposed variance. All 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 variance is compliant with Canyon County Ordinance 07-08-03. A full analysis is detailed within the staff report.

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The development shall comply with the Development Agreement conditions placed on RZ2024-0004.
3. Prior to Private Road Construction Permit submittal, the applicant shall have an approved variance for the private road access from Nampa Highway District No. 1.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve ZV2026-0004, Fullmer, finding the application **does** meet the criteria for approval under Article 07-08-03 of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny ZV2026-0004, Fullmer, finding the application **does not** meet the criteria for approval under 07-08-03 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 ZV2026-0004, Fullmer to a [*date certain or uncertain*]

EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Master Application
   2. Letter of Intent
      2.1. Email correspondence dated May 8, 2026
      2.2. Email correspondence dated July 28, 2026
   3. Site Plan
   4. Draft Record of Survey
   5. Agency Acknowledgement
   6. Neighborhood Meeting
   7. Deed

B. Supplemental Documents
   1. Parcel Information Report
   2. Nampa Highway District Comment from RZ2024-0004
   3. Cases Maps/Reports
      3.1. Notification Map
      3.2. Small Air Photo
      3.3. Small Vicinity Map
      3.4. Zoning & Classification Map
      3.5. Case Map & Report
      3.6. Subdivision Map
      3.7. Lot Classification
      3.8. City of Nampa Future Land Use
      3.9. Canyon County Future Land Use
   4. Public Canyon County Assessor Records

5. Google Earth imagery from 1992
6. RZ2024-0004 Development Agreement

C. Site Visit Photos from RZ2024-0004: August 29, 2025

D. Agency Comments Received by: August 21, 2026

1. Canyon County GIS Department; Received: May 12, 2026
2. Boise-Kuna Irrigation District; Received: May 12, 2026
   2.1. Revised Response; Received: June 10, 2026
3. Southwest District Health; Received: May 13, 2026
4. Nampa & Meridian Irrigation District; Received: June 8, 2026
5. Nampa Highway District No. 1; Received: July 30, 2026
6. Boise Project Board of Control; Received: August 3, 2026

E. Public Comments Received by: August 24, 2026

1. Lenny Read; Received: August 5, 2026
2. Rosalyn Kirkman; Received: August 21, 2026
3. Rosalyn Kirkman; Received: August 23, 2026

F. Draft FCOs

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# ZV2026-0004

Hearing date: September 3, 2026

Exhibit A1

VARIANCE >33%
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Jared Fullmer	
	MAILING ADDRESS: 1012 E. Locust Ln Nampa, ID 83686	
	PHONE: [redacted]	EMAIL:

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

Signature: Jared Fullmer *Date:* 4-30-26

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: 1012 E Locust Ln Nampa, ID 83686	
	PARCEL NUMBER: 29204000 0	
	PARCEL SIZE: 3.58 acres	
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: R1

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	ZV2026-0004	DATE RECEIVED:	04/30/2026
RECEIVED BY:	LO	APPLICATION FEE: $1350.00	(CK) MO CC CASH

#3141

950 variance
350 Notification
50 case mapping

Exhibit A2

Letter of Intent

I am requesting to subdivide parcel number 29204000 0 into 3 separate lots that will be approximately 1.13, 1.18 and 1.26 acres. The newly created lots will be for my mother and daughter. The parcel is currently 3.58 acres with one single family residence.

I am requesting a variance to reduce the required distance from the corner of the house to the edge of the property line on the western boundary so the road can be brought up to code.

1. The property is located at 1012 E Locust Ln Nampa, ID 83686.
The Property was Recently approved for a Conditional Rezone that is:
a. Limited to no more than 3 lots that are a minimum of 1 acre.

This is a private driveway and the variance isn't expected to create any hardships for the community.

Requested by:

Jared Fullmer (owner)

Sent from my iPhone

Exhibit A2.1

Dane Adams

From: Jared Fullmer <[redacted]>
Sent: Friday, May 8, 2026 6:05 PM
To: Dane Adams
Subject: [External] Re: Confirming distance for variance request (ZV2026-0004)

Good evening,

Yessir, that is correct size of variance. It will be on the southern part of the eastern border. The plan is to build a road there serving 4 residences.

Thank you!
Jared Fullmer

Sent from my iPhone

> On May 8, 2026, at 2:24 PM, Dane Adams <Dane.Adams@canyoncounty.id.gov> wrote:
>
> Good afternoon,
>
> I have been the planner assigned to your variance request (ZV2026-0004), and I wanted to double-check that you are requesting a variance of the front setback requirements from 20 feet down to 10 feet, in order to fit a proposed 30-foot easement along the Northeast border. I did a quick measurement on our mapping software and found that the closest corner of the house is approximately 40 feet from the property line. Once the size of the variance is confirmed, I will start the 30-day agency courtesy notification process.
>
> <image001.png>
>
> Please let me know if you have any questions.
>
> Sincerely,
>
> <image002.png>
> **Dane Adams**
> Associate Planner
> Canyon County Development Services Department
> 111 N. 11th Ave., #310, Caldwell, ID 83605
>
> Direct Line: 208-454-6607
> Email: Dane.Adams@canyoncounty.id.gov

Exhibit A2.2

Dane Adams

From: Jared Fullmer <[redacted]>
Sent: Tuesday, July 28, 2026 10:44 AM
To: Dane Adams
Subject: Re: [External] Re: Update on ZV2026-0004

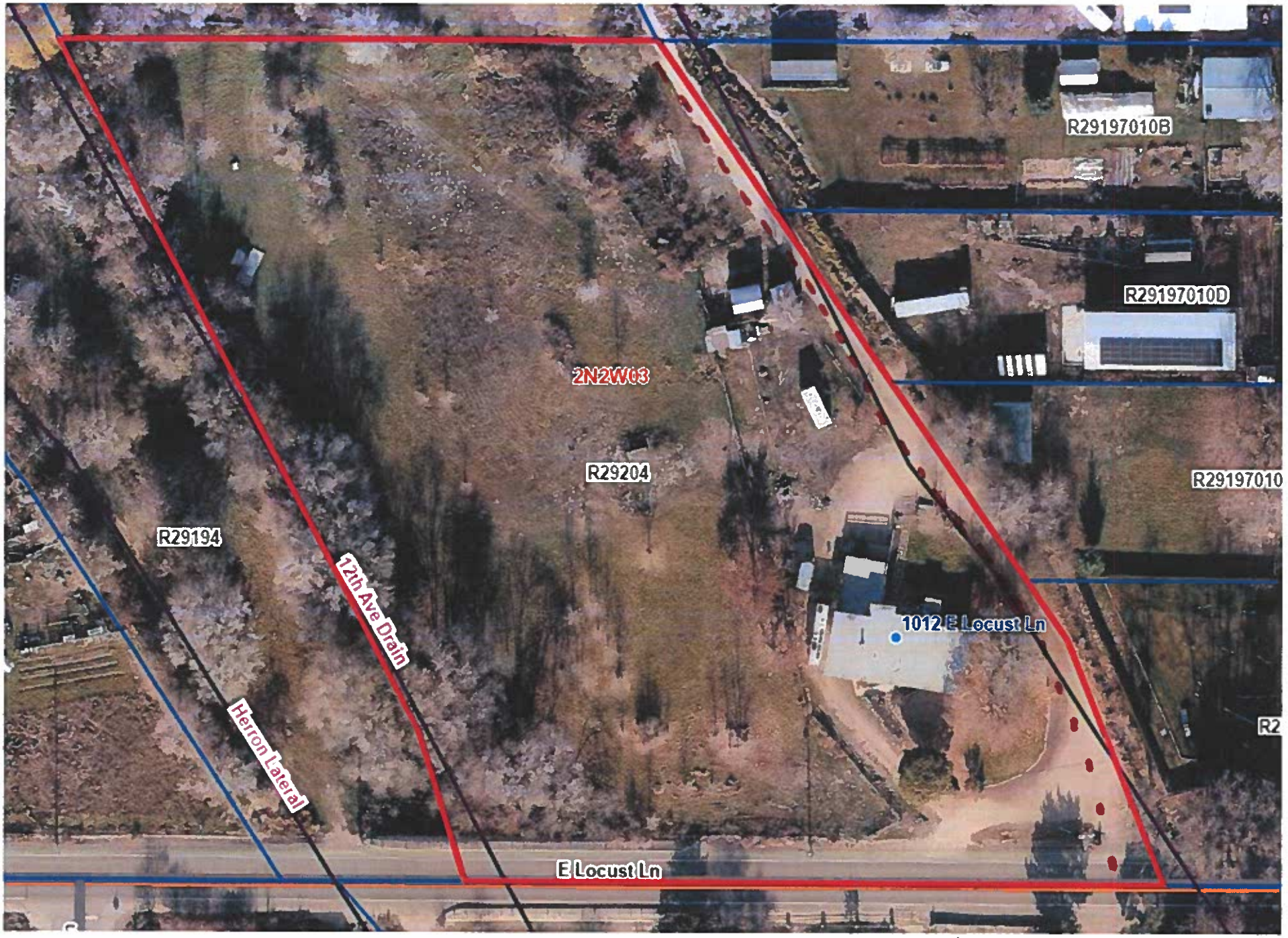
Hi Dane,

Sorry this was in my drafts folder and I forgot to send.

We need to change the front setback requirements from 20 feet down to 10 feet on the eastern border so that way we can fit the 30 foot proposed easement. We were told we couldn't build a road until that was done. There is room for a road along there but not enough room for the easement. We were denied creating another entrance off of E Locust Ln to serve 2 of the lots by the city of Nampa and the highway district.
What the type do information could I provide?

Thanks!
Jarsd Fullmer

> On Jul 20, 2026, at 3:55 PM, Dane Adams <Dane.Adams@canyoncounty.id.gov> wrote:
>
> Good afternoon,
>
> I am writing the staff report for your variance case, and I was wondering if you could provide more information and evidence for how the physical characteristics of the site are requiring this variance.
>
> Please let me know if you have any questions.
>
> Sincerely,
>
> <image001.png>
> **Dane Adams**
> Associate Planner
> Canyon County Development Services Department
> 111 N. 11th Ave., #310, Caldwell, ID 83605
>
> Direct Line: 208-454-6607
> Email: Dane.Adams@canyoncounty.id.gov
> Website: www.canyoncounty.id.gov

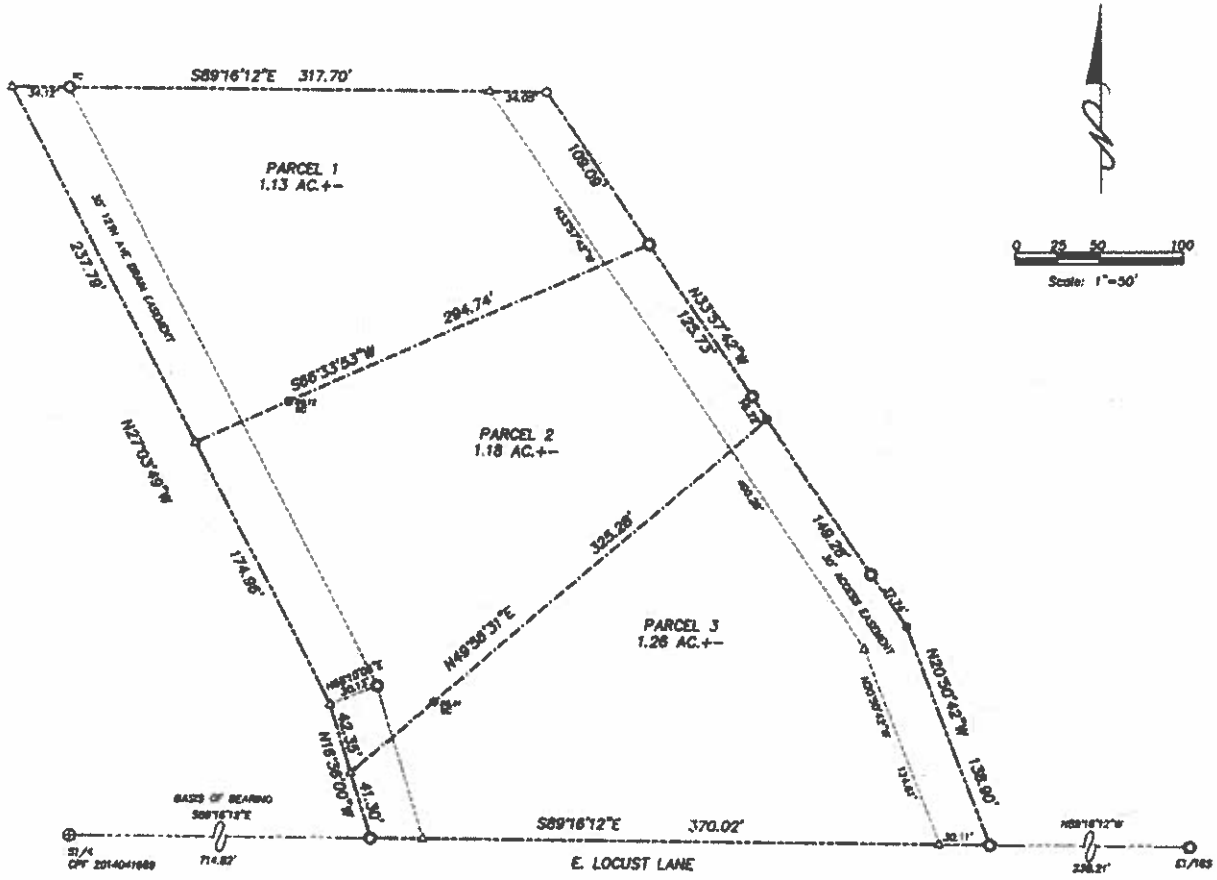


- Rezoned R-1 = setback 30'
- proposing 30' easement for future Priv Rd, needs setback waived to 10'

Exhibit A3

RECORD OF SURVEY

A PART OF THE SW1/4 SE1/4, SECTION 3, T. 2 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2026



LEGEND

- BENCHMARK
- CALCULATED POINT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 1/2" IRON PIN
- FOUND 5/8" IRON PIN
- SET 1/2" X 24" IRON PIN W/ PLASTIC CAP PLS 9366
- WITNESS CORNER
- DEED LINE
- PARTITION LINE
- SECTION LINE
- EASEMENT LINE

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	42.21	38.00	66°22'18"	S70°14'38"E	39.32	39.39
C2	45.76	28.00	93°37'42"	S19°16'02"W	40.83	29.83
C3	21.71	30.00	62°12'23"	S58°10'00"E	20.69	12.07

NARRATIVE

ADMINISTRATIVE LOT DIVISION OF DEED INST. No. 2019010296 INTO THREE PARCELS AS SHOWN.

RECORD DATA

ROS INST. No. 9715344
DEED INST. No. 2019010296

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in conformance with Idaho Code 31-2709, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 55, Chapter 16, Idaho Code.

Darin Holzhey — P.L.S. License No. 9366

The recording of this Record of Survey does not enable the owners of the Parcels to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown on this map.

This drawing does not necessarily show all of the physical features of the property. Mason & Associates, Inc. assumes no liability for present or future compliance or non-compliance with governing jurisdictions restrictions pertaining to building permits, vehicle access permits or septic permits.

INDEX NO. 534-03-02-03-00-00

SURVEY FOR: **JARED FULLMER**

Mason & Associates — Professional Engineers, Land Surveyors & Planners

JOB NO. DE0725
DWG NO. DE0725RCS
SCALE: 1"= 50' REV
FIELD BOOK NO.
DM 3/06/2026

Exhibit A4

Exhibit A5

AGENCY ACKNOWLEDGMENT

Date: 4-13-26
Applicant: Jared Fullmer
Parcel Number: 29204000 0
Site Address: 1012 E. Locust Ln Nampa, ID 83686

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:
☒ Applicant submitted/met for informal review.

Date: 04/21/2026 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: NAMPA FIRE DISTRICT
☐ Applicant submitted/met for informal review.

Date: 4/14/26 Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Nampa Hwy Dist. # 1
☒ Applicant submitted/met for informal review.

Date: 4/14/26 Signed:
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Nampa & Meridian Irrigation Dist
☒ Applicant submitted/met for informal review.

Date: 4-14-2026 Signed:
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

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

Date: 4/14/2026 Signed:
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

Exhibit A6

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 1012 E. Locust Ln	**Parcel Number:** 29204000 0		
City: Nampa	**State:** ID	**ZIP Code:** 83686	
Notices Mailed Date:	**Number of Acres:** 3.58	**Current Zoning:** R1	
Description of the Request: Variance because there not enough room from the corner of the home to the property boundary.			

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jared Fullmer		
Company Name:		
Current address: 1012 E. Locust Ln		
City: Nampa	**State:** ID	**ZIP Code:** 83686
Phone:	**Cell:** [redacted]	**Fax:**
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 4-14-26	**MEETING LOCATION:** 1012 E. Locust Ln Nampa, ID 83686
MEETING START TIME: 11:00 am	**MEETING END TIME:** 11:25

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Audra Bryant		830 East Locust Ln
2. JoAnn Koozer	JoAnn K Koozer	1116 E Locust Ln
3. Gene Koozer	Gene A. Koozer	1116 E Locust Ln
4. Neal Ward	Neal Ward	1120 E. LOCUST LN.
5.		
6.		
7.		
8.		
9.		

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):

Jared Fullmer

APPLICANT/REPRESENTATIVE (Signature): Jared Fullmer

DATE: 4 / 14 / 26

Exhibit A7

Quitclaim Deed

For value received, **Megan M. McGowan, an unmarried woman who acquired title as Megan M. McGowan-Fullmer**

Does hereby convey, release, remise, and forever quit claim unto

Jared Fullmer,, an unmarried man

whose current address is 1012 E. Locust Lane, Nampa, ID 83686,

the following described premises:

A portion of the Southwest quarter of the Southeast quarter of Section 3, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a found brass cap monument marking the Southwest corner of the Southwest quarter of the Southeast quarter, Section 3 from which the Southeast corner of the Southwest quarter of the Southeast quarter bears
South 89°50'23" East 1323.02 feet; thence
South 89°50'23" East 714.80 feet (formerly described as East 730 feet) along the Southerly boundary of said Southwest quarter of the Southeast quarter to the True Point of Beginning; thence continuing
South 89°50'23" East 370.02 feet (formerly described as East 350 feet) to a set railroad spike being 18.00 feet Westerly from the center line of the community ditch, said point also being the Southwest corner of Parcel E as shown on that certain Record of Survey Instrument No. 9513485, Canyon County records; thence leaving said Southerly boundary
North 21°24'53" West 138.90 feet along the Westerly boundary of said Record of Survey also being parallel with and 18.00 feet Westerly from said center line of the community ditch to a found half inch iron pin; thence
North 34°31'53" West 384.10 feet along said Westerly boundary and being parallel with and 18.00 feet Southwesterly from said center line of the community ditch to a found half inch iron pin; thence
North 89°50'23" West 317.70 feet (formerly described as West 315 feet) parallel with and 444.99 feet Northerly from said Southerly boundary of the Southwest quarter of the Southeast quarter to a point on the center line of the 12th Avenue Drain; thence
South 27°38'00" East 412.75 feet along said center line to a point; thence continuing along said center line
South 17°10'11" East 83.65 feet to the True Point of Beginning.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 03/04/2019

Megan M. McGowan

2019-010296
RECORDED
03/14/2019 03:56 PM

00426248201900102960020027

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DLSTEPHENS $15.00
DEED
JARED FULLMER

STATE OF IDAHO COUNTY RECORDER COUNTY OF CANYON

State of Idaho } ss.
County of Canyon
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.
DATED 04/30/2024
Jeas Urresti, Clerk of the District Court and Ex Officio Recorder
By _____ Deputy

State of Idaho, County of Canyon, ss.

On this 5th day of March in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Megan M. McGowan known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Edie R O'Dell, Notary Public
Residing at: _____
My Commission Expires: _____
(seal)

Residing in Nampa, Idaho
My Commission Expires 4/17/2021

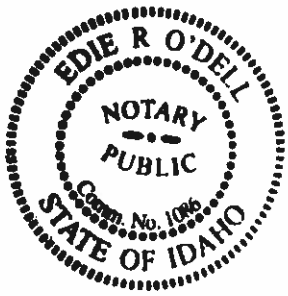


EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# ZV2026-0004

Hearing date: September 3, 2026

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

Exhibit B1

R29204 PARCEL INFORMATION REPORT

8/25/2026 3:32:44 PM

PARCEL NUMBER:	R29204
OWNER NAME:	FULLMER JARED
CO-OWNER:	
MAILING ADDRESS:	1012 E LOCUST LN NAMPA ID 83686
SITE ADDRESS:	1012 E LOCUST LN
TAX CODE:	2080000
TWP:	2N **RNG:** 2W **SEC:** 03 **QUARTER:** SE
ACRES:	3.58
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	CR-R1 / CONDITIONAL REZONE - SINGLE FAMILY RESIDENTIAL
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	Nampa
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT / BOISE KUNA IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0391F
WETLAND:	Freshwater Emergent Wetland / Riverine
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2019010296
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	03-2N-2W SE TX 97300 IN SWSE
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

NAMPA HIGHWAY DISTRICT NO. 1

June 2, 2025

To: Emily Bunn, Planner
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re; RZ2024-0004 Fullmer 1012 E. Locust Ln

I have reviewed the Rezone Application Notice received June 2, 2025, requesting rezone from RR Rural Residential to R-1 Residential for property located at 1012 E. Locust Ln, Nampa.
Comments are based upon information provided to the Highway District by Canyon County Development Services. Nampa Highway District #1 has no objection to the rezone subject to the following information:

1. The Subject property has access to E. Locust Ln.
2. NHD#1 Functional Classification of E. Locust Ln is Rural Principal Arterial.
3. ACCHD Approach Standards state there is no new direct access to Arterial Roadways.
4. Either a subdivision plat and the associated fees will need to be submitted to the Highway District for a formal review, or a Land Split Application with the associated fee will need to be submitted. We recommend denial until this requirement has been met.

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

The Highway District reserves the right to provide amended comments/conditions of approval in the event of application revision or revisions to the ACCHD Standards Manual.

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

Exhibit B3.1

Fullmer Notification Map

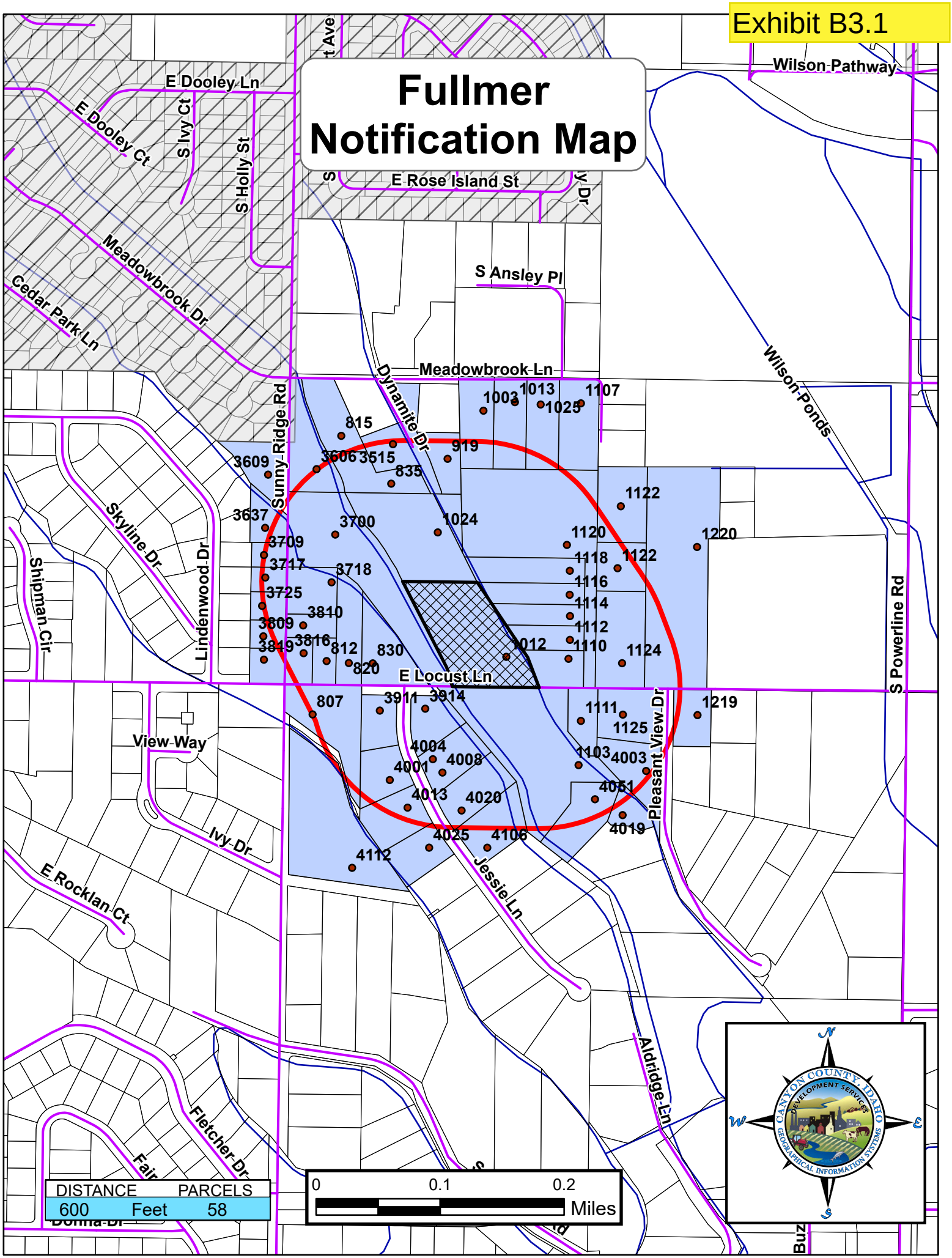
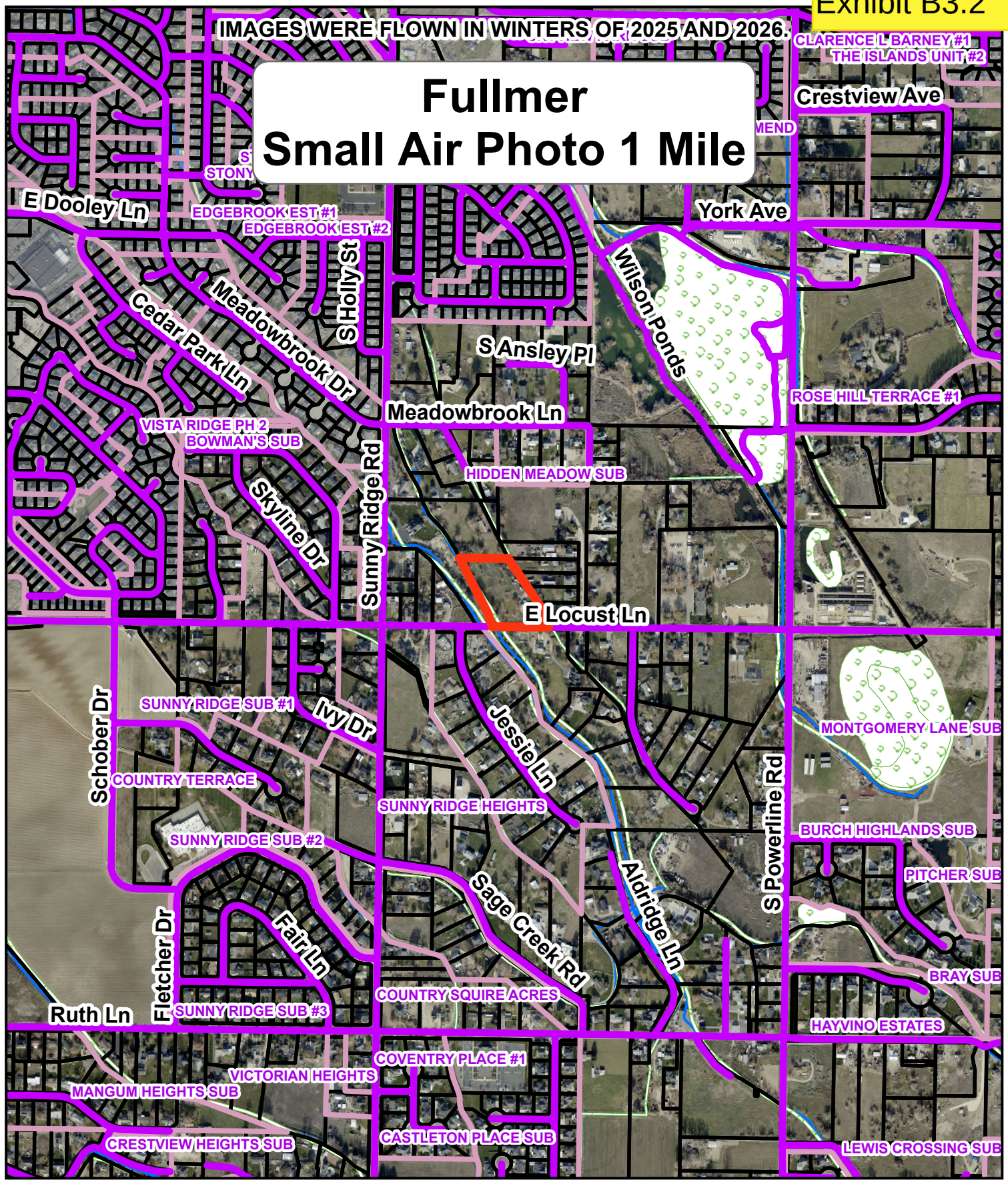


Exhibit B3.2

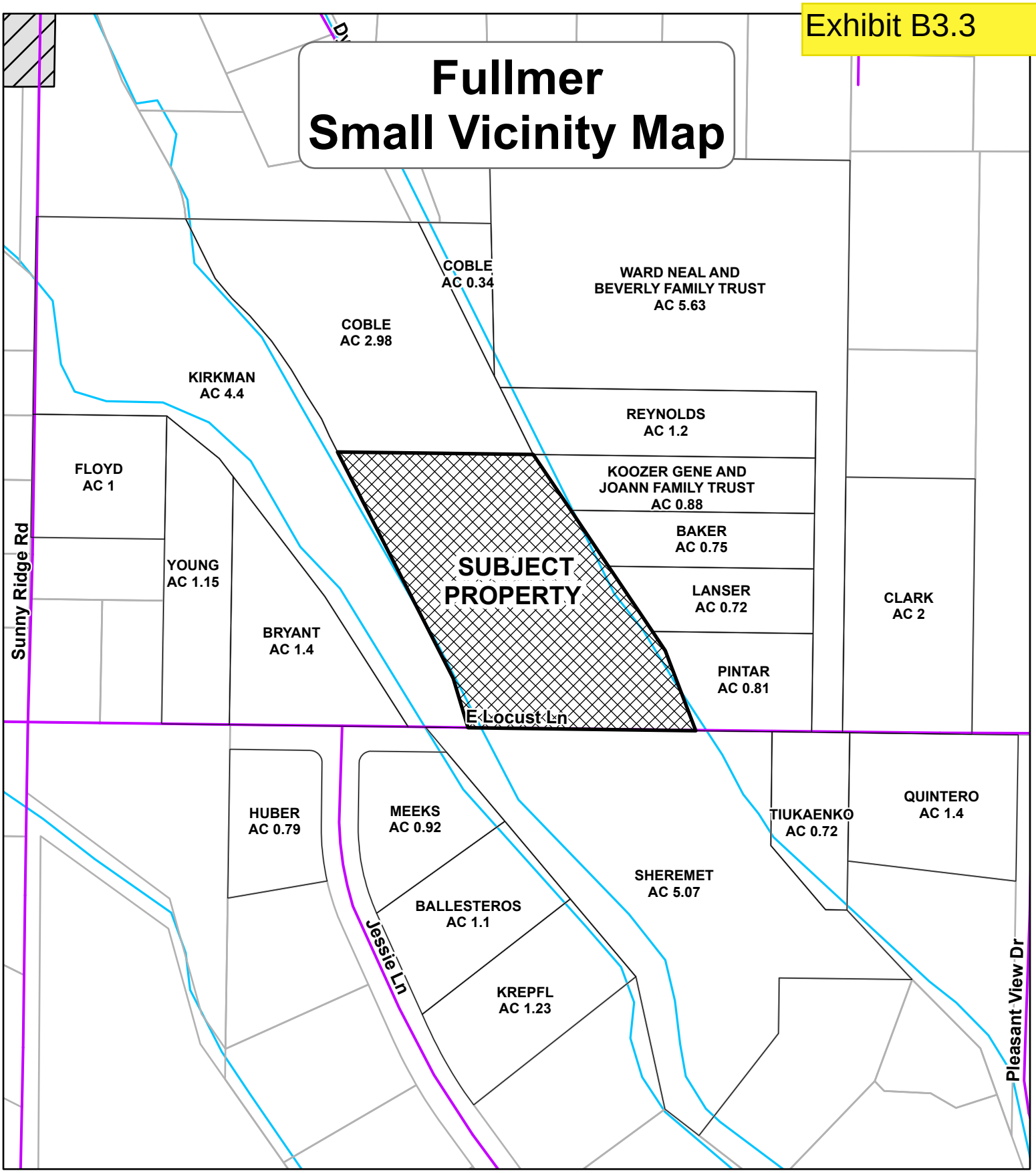


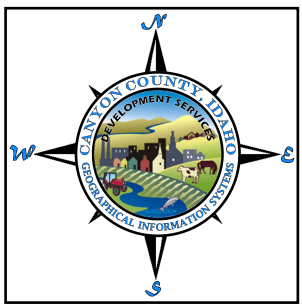
City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit B3.3

Fullmer
Small Vicinity Map





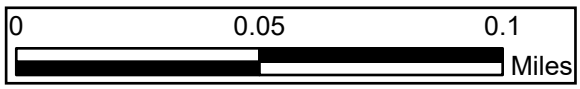
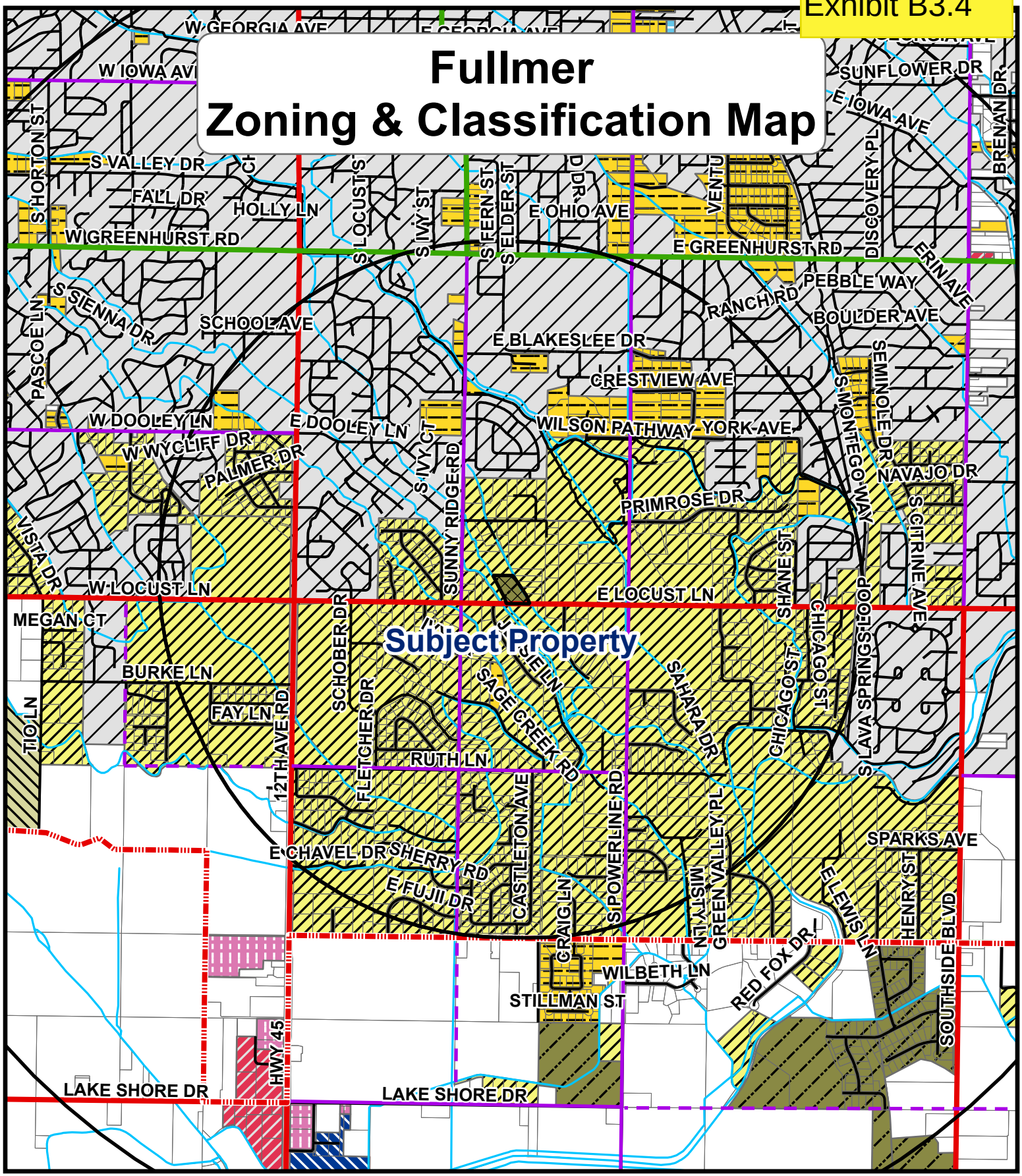
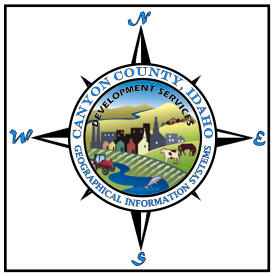


Exhibit B3.4

Fullmer
Zoning & Classification Map



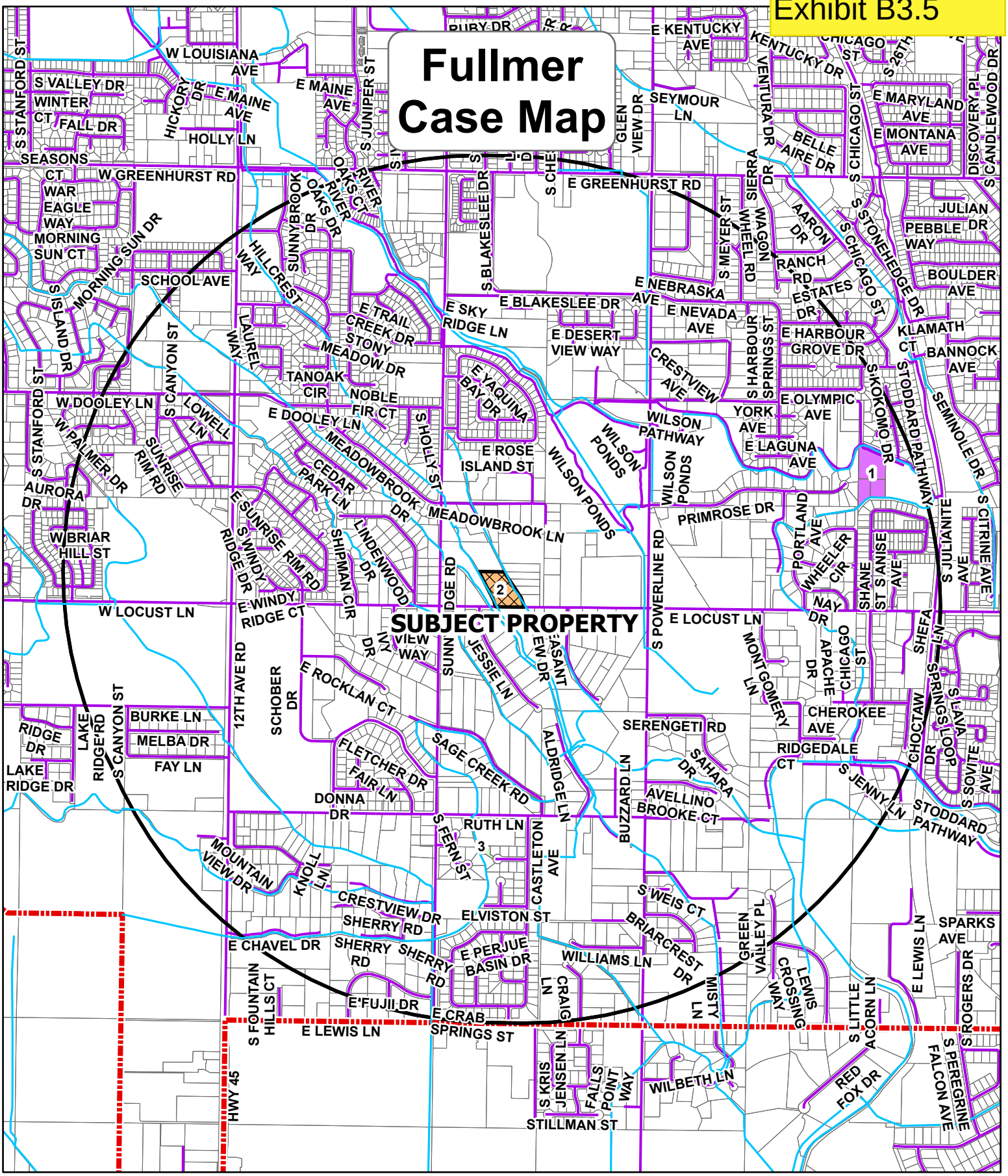


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit B3.5

Fullmer Case Map



Year
2021
2022
2023
2024
2025
2026

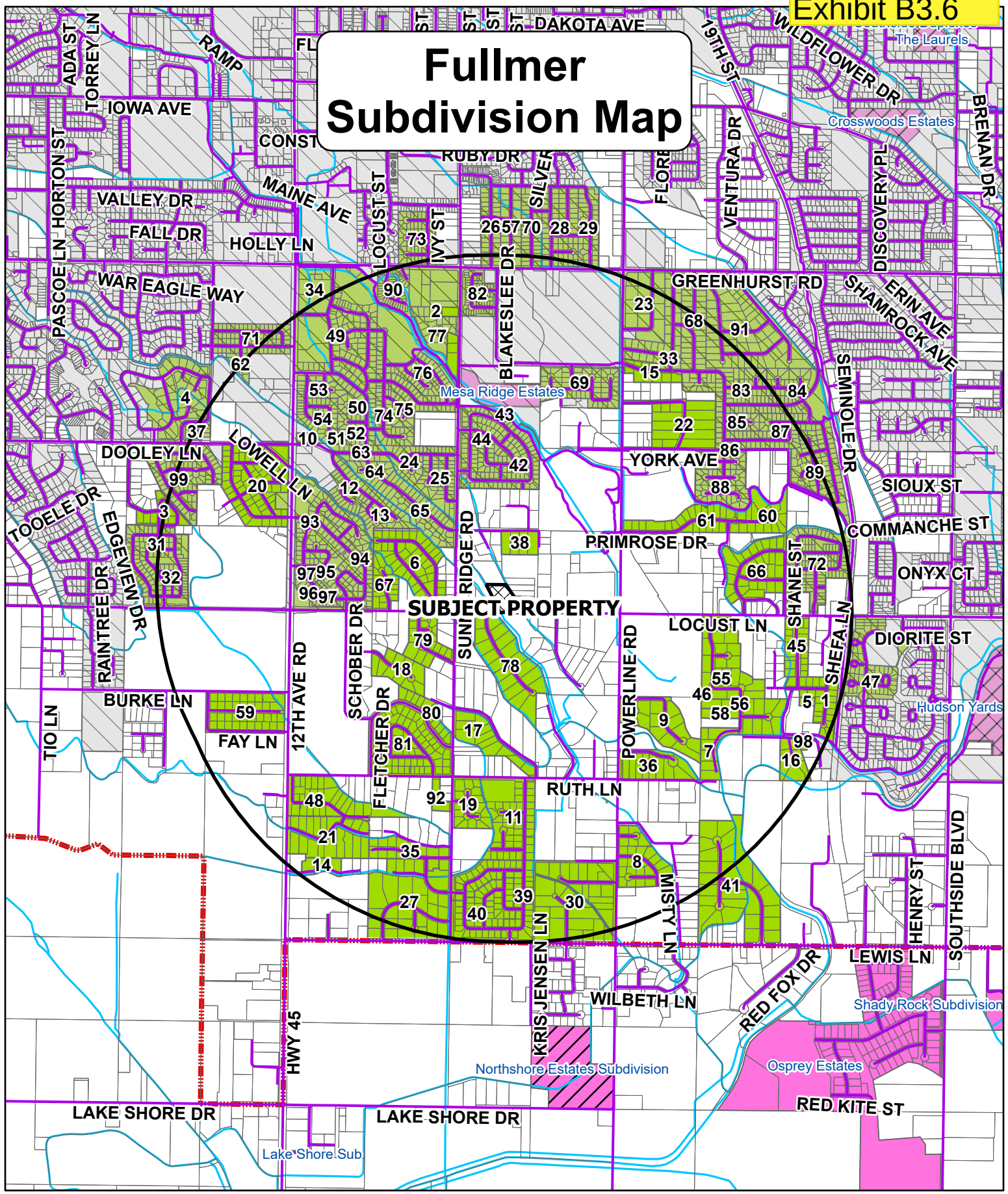
0 0.25 0.5 Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2021-0009	Rezone RR to R1	Castro	APPROVED
2	RZ2024-0004	Rezone RR to CR-R1	Fullmer	APPROVED
3	VAC2024-0001	Vacation of easement	Thueson	APPROVED

Exhibit B3.6

Fullmer Subdivision Map



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
99	1329.39	3103	0.43

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
1	10.68	3	3.56

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
53	1.47	1.11	0.34	6.08

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
APACHE HTS #2	1	2N2W11	10.42	23	0.45	CANYON COUNTY	1987
ASSELIN'S SUB	2	2N2W03	38.01	1	38.01	NAMPA	1910
AURORA ADD	3	2N2W04	7.05	10	0.71	NAMPA	1963
BAYHILL PH 2 & 3	4	2N2W04	25.78	36	0.72	NAMPA	1998
BECKER SUB	5	2N2W11	0.76	1	0.76	CANYON COUNTY	2004
BOWMAN'S SUB	6	2N2W10	20.89	41	0.51	CANYON COUNTY	1969
BRAY SUB	7	2N2W11	6.45	6	1.07	CANYON COUNTY	1999
BRIARCREST SUB	8	2N2W11	14.98	25	0.60	CANYON COUNTY	1995
BURCH HIGHLANDS SUB	9	2N2W11	16.60	14	1.19	CANYON COUNTY	2003
CANYON CROSSING SUBDIVISION	10	2N2W03	1.19	2	0.60	NAMPA	2009
CASTLETON PLACE SUB	11	2N2W10	22.97	45	0.51	CANYON COUNTY	2007
CEDAR PARK ESTATES #1	12	2N2W03	8.36	33	0.25	NAMPA	1998
CEDAR PARK ESTATES #2	13	2N2W03	8.25	30	0.28	NAMPA	1998
CHAVEL SUB	14	2N2W10	3.66	3	1.22	CANYON COUNTY	2004
CLARENCE L BARNEY #1	15	2N2W02	5.68	10	0.57	NAMPA	1972
COTTAGE GROVE ESTATES	16	2N2W11	6.31	7	0.90	CANYON COUNTY	1999
COUNTRY SQUIRE ACRES	17	2N2W10	10.85	11	0.99	CANYON COUNTY	1980
COUNTRY TERRACE	18	2N2W10	9.05	11	0.82	CANYON COUNTY	1999
COVENTRY PLACE #1	19	2N2W10	10.31	16	0.64	CANYON COUNTY	1997
COVERT SUB #2	20	2N2W04	28.99	68	0.43	CANYON COUNTY	1962
CRESTVIEW HEIGHTS SUB	21	2N2W10	19.42	22	0.88	CANYON COUNTY	1966
CRESTVIEW SUB AMEND	22	2N2W02	19.75	13	1.52	CANYON COUNTY	1962
DALE THOMPSON ESTATES	23	2N2W02	16.81	13	1.29	NAMPA	1971
EDGEBROOK EST #1	24	2N2W03	6.35	22	0.29	NAMPA	2000
EDGEBROOK EST #2	25	2N2W03	13.24	52	0.25	NAMPA	2000
ELDER SUB	26	3N2W34	9.66	33	0.29	NAMPA	1975
FUJII FARMS	27	2N2W10	37.93	29	1.31	CANYON COUNTY	1998
GLEN VIEW ESTATES	28	3N2W34	17.60	61	0.29	NAMPA	1977
GLEN VIEW ESTATES #2	29	3N2W34	9.98	33	0.30	NAMPA	1987
GRAY'S FARM SUB	30	2N2W10	40.21	30	1.34	CANYON COUNTY	1971
GREENBRIAR ESTATES SUBDIVISION	31	2N2W04	23.79	104	0.23	NAMPA	2005
GREENBRIAR ESTATES SUBDIVISION #2	32	2N2W04	3.02	17	0.18	NAMPA	2008
GREENHURST ESTATES	33	2N2W02	15.09	32	0.47	NAMPA	1985
GREENHURST SQUARE	34	2N2W03	8.48	4	2.12	NAMPA	1995
GROSS SUB	35	2N2W10	8.94	13	0.69	CANYON COUNTY	1962
HAYVINO ESTATES	36	2N2W11	11.98	11	1.09	CANYON COUNTY	2007
HENRY'S PLACE SUBDIVISION	37	2N2W04	2.41	10	0.24	NAMPA	2023
HIDDEN MEADOW SUB	38	2N2W03	5.32	4	1.33	CANYON COUNTY	1995
JACK'S PLACE SUBDIVISION NO. 1	39	2N2W10	19.86	53	0.37	CANYON COUNTY	2024
JACK'S PLACE SUBDIVISION NO. 2	40	2N2W10	18.50	47	0.39	CANYON COUNTY	2025
LEWIS CROSSING SUB	41	2N2W11	42.96	25	1.72	CANYON COUNTY	2006
LIGHTHOUSE ESTATES NO. 3	42	2N2W03	15.13	60	0.25	NAMPA	2016
LIGHTHOUSE ESTATES SUBDIVISION NO.1	43	2N2W03	0.43	1	0.43	NAMPA	2011
LIGHTHOUSE ESTATES SUBDIVISION NO.2	44	2N2W03	19.82	75	0.26	NAMPA	2013
LOCUST SUB	45	2N2W11	8.52	18	0.47	CANYON COUNTY	1973
LOGAN'S LANDING	46	2N2W11	2.14	2	1.07	CANYON COUNTY	2001
Lava Springs Subdivision No. 3	47	2N2W11	17.19	66	0.26	NAMPA	2015
MANGUM HEIGHTS SUB	48	2N2W10	18.06	27	0.67	CANYON COUNTY	1953
MEADOWBROOK PK #1	49	2N2W03	48.71	97	0.50	NAMPA	1985
MEADOWBROOK PK #2	50	2N2W03	4.27	15	0.28	NAMPA	1990
MEADOWBROOK PK #3	51	2N2W03	2.97	13	0.23	NAMPA	1990
MEADOWBROOK PK #4	52	2N2W03	3.38	15	0.23	NAMPA	1990
MEADOWBROOK PK #5	53	2N2W03	4.72	19	0.25	NAMPA	1991
MEADOWBROOK PK #6	54	2N2W03	8.70	34	0.26	NAMPA	1991
MONTGOMERY LANE SUB	55	2N2W11	28.56	26	1.10	CANYON COUNTY	2001
MONTGOMERY SUBDIVISION	56	2N2W11	2.14	2	1.07	CANYON COUNTY	2008

P & F THOMPSON SUB	57	3N2W34	9.97	20	0.50	NAMPA	1973
PITCHER SUB	58	2N2W11	2.17	2	1.08	CANYON COUNTY	2005
RIDGEVIEW SUB	59	2N2W09	19.16	40	0.48	CANYON COUNTY	1973
ROSE HILL HEIGHTS	60	2N2W02	9.94	17	0.58	CANYON COUNTY	1995
ROSE HILL TERRACE #1	61	2N2W02	13.03	18	0.72	CANYON COUNTY	1964
SAGEBROOKE ESTATES	62	2N2W04	2.48	10	0.25	NAMPA	1999
SERENITY ESTATES #1	63	2N2W03	4.99	16	0.31	NAMPA	1994
SERENITY ESTATES #2	64	2N2W03	4.96	14	0.35	NAMPA	1994
SERENITY ESTATES #3	65	2N2W03	14.66	41	0.36	NAMPA	1995
SHANNON CIRCLE SUB	66	2N2W02	20.13	30	0.67	CANYON COUNTY	1994
SHIPMAN PLACE	67	2N2W03	6.90	16	0.43	CANYON COUNTY	1985
SIERRA PARK ESTATES	68	2N2W02	14.86	33	0.45	NAMPA	1985
SKYVIEW PARK SUB	69	2N2W03	16.54	56	0.30	NAMPA	2000
SOUTH CHERRY ESTATES	70	3N2W34	9.96	40	0.25	NAMPA	1992
SOUTHRIDGE SUB	71	2N2W04	13.72	67	0.20	NAMPA	1993
STODDARD CROSSING SUBDIVISION	72	2N2W02	24.67	110	0.22	NAMPA	2026
STONERIDGE SUB	73	3N2W34	12.02	54	0.22	NAMPA	1994
STONY MEADOW #1	74	2N2W03	9.28	41	0.23	NAMPA	1996
STONY MEADOW #2	75	2N2W03	10.63	47	0.23	NAMPA	1997
STONY MEADOW #3	76	2N2W03	12.94	53	0.24	NAMPA	1999
SUNNY RIDGE AT WHITE HAWK SUBDIVISION	77	2N2W03	8.36	22	0.38	NAMPA	2020
SUNNY RIDGE HEIGHTS	78	2N2W10	23.63	19	1.24	CANYON COUNTY	1959
SUNNY RIDGE SUB #1	79	2N2W10	10.26	19	0.54	CANYON COUNTY	1972
SUNNY RIDGE SUB #2	80	2N2W10	5.06	12	0.42	CANYON COUNTY	1969
SUNNY RIDGE SUB #3	81	2N2W10	30.42	68	0.45	CANYON COUNTY	1975
THE COTTAGES #2	82	2N2W03	9.00	55	0.16	NAMPA	2002
THE ISLANDS UNIT #2	83	2N2W02	18.57	71	0.26	NAMPA	1999
THE ISLANDS UNIT #4	84	2N2W02	15.23	37	0.41	NAMPA	1999
THE ISLANDS UNIT #5	85	2N2W02	4.76	20	0.24	NAMPA	2000
THE ISLANDS UNIT #6	86	2N2W02	10.66	38	0.28	NAMPA	2000
THE ISLANDS UNIT #7	87	2N2W02	11.44	47	0.24	NAMPA	2000
THE ISLANDS UNIT #8	88	2N2W02	11.63	42	0.28	CANYON COUNTY	2000
THE ISLANDS UNIT #9	89	2N2W02	17.94	59	0.30	NAMPA	2000
TOWNHOMES-RIVER OAKS	90	2N2W03	7.61	50	0.15	NAMPA	1996
VALLEY RANCH ESTATES	91	2N2W02	38.76	50	0.78	NAMPA	1973
VICTORIAN HEIGHTS	92	2N2W10	2.27	3	0.76	CANYON COUNTY	1993
VISTA RIDGE PH 1	93	2N2W03	18.41	58	0.32	NAMPA	2004
VISTA RIDGE PH 2	94	2N2W10	16.97	68	0.25	NAMPA	2005
VISTA RIDGE PH 3	95	2N2W03	7.20	23	0.31	NAMPA	2008
VISTA RIDGE PH 4	96	2N2W10	8.57	6	1.43	NAMPA	2008
VISTA RIDGE PH. 5	97	2N2W03	5.08	38	0.13	NAMPA	2015
WANDA'S HALF ACRE	98	2N2W11	0.44	1	0.44	CANYON COUNTY	2001
WYCLIFF ESTATES	99	2N2W04	21.53	81	0.27	NAMPA	1999

SUBDIVISIONS IN PLATTING

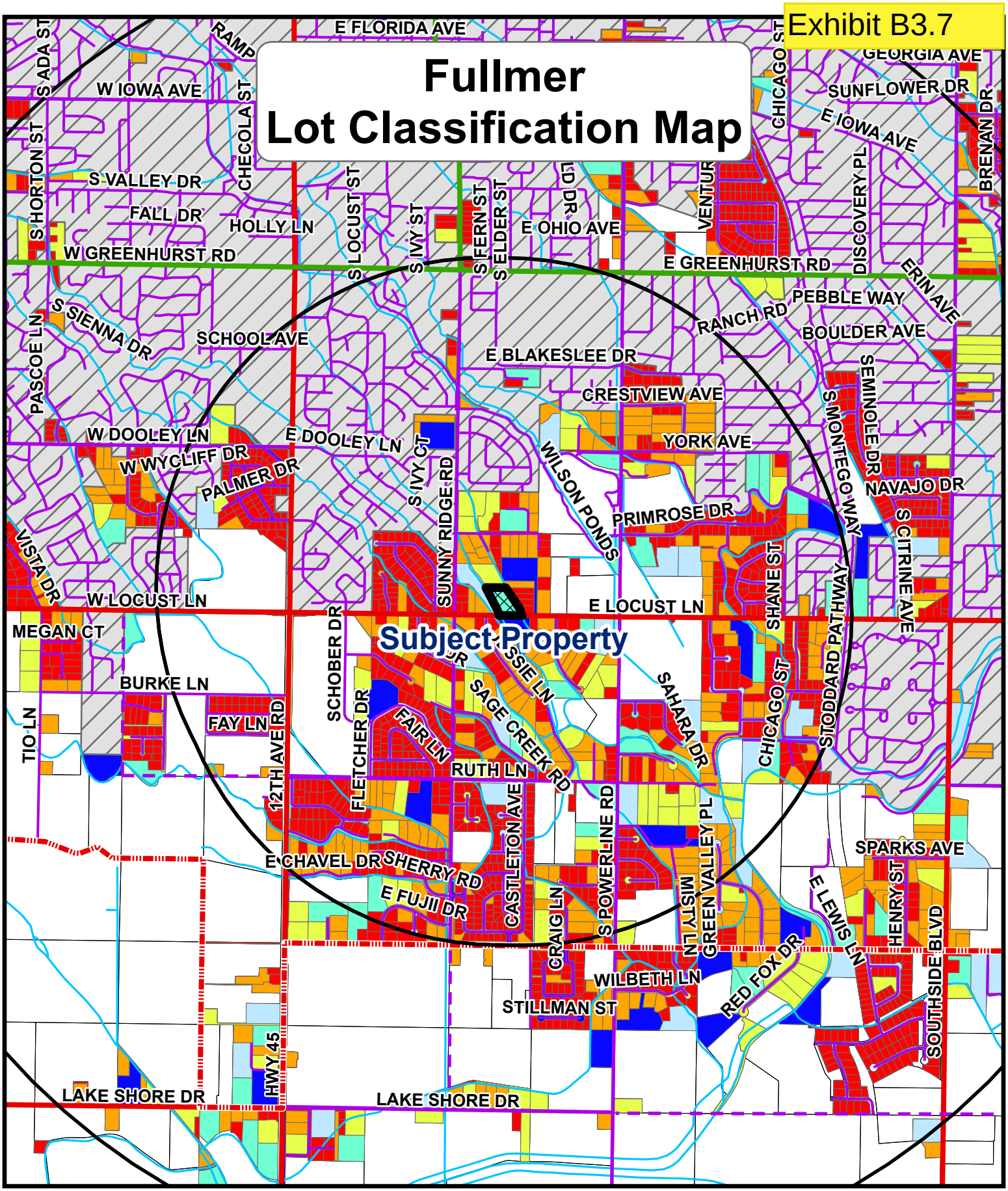
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	
Mesa Ridge Estates	10.68	3	3.56	

MOBILE HOME & RV PARKS

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

Exhibit B3.7

Fullmer
Lot Classification Map



Lot Size

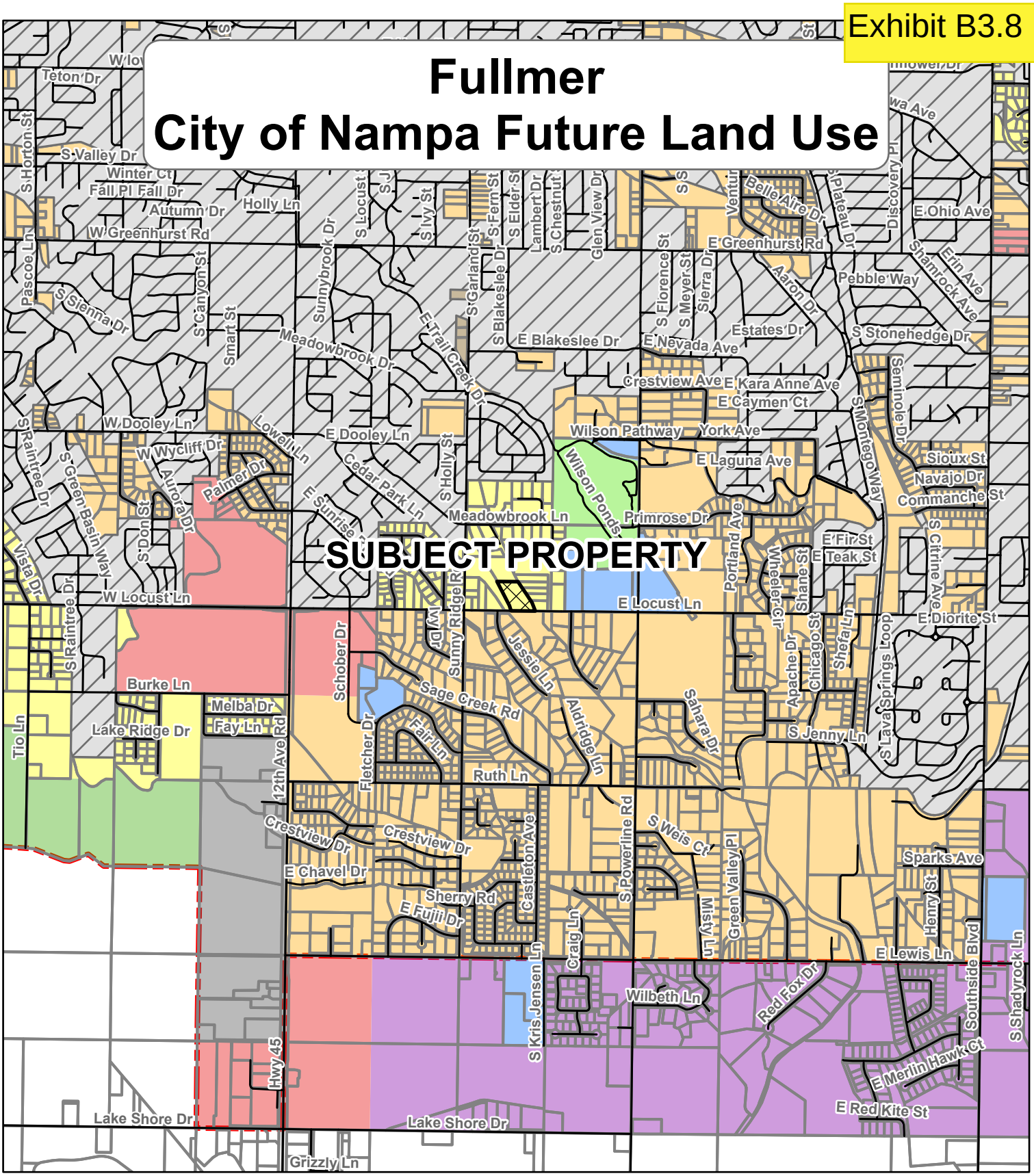
- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

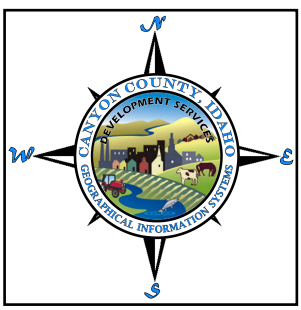
- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit B3.8

Fullmer
City of Nampa Future Land Use





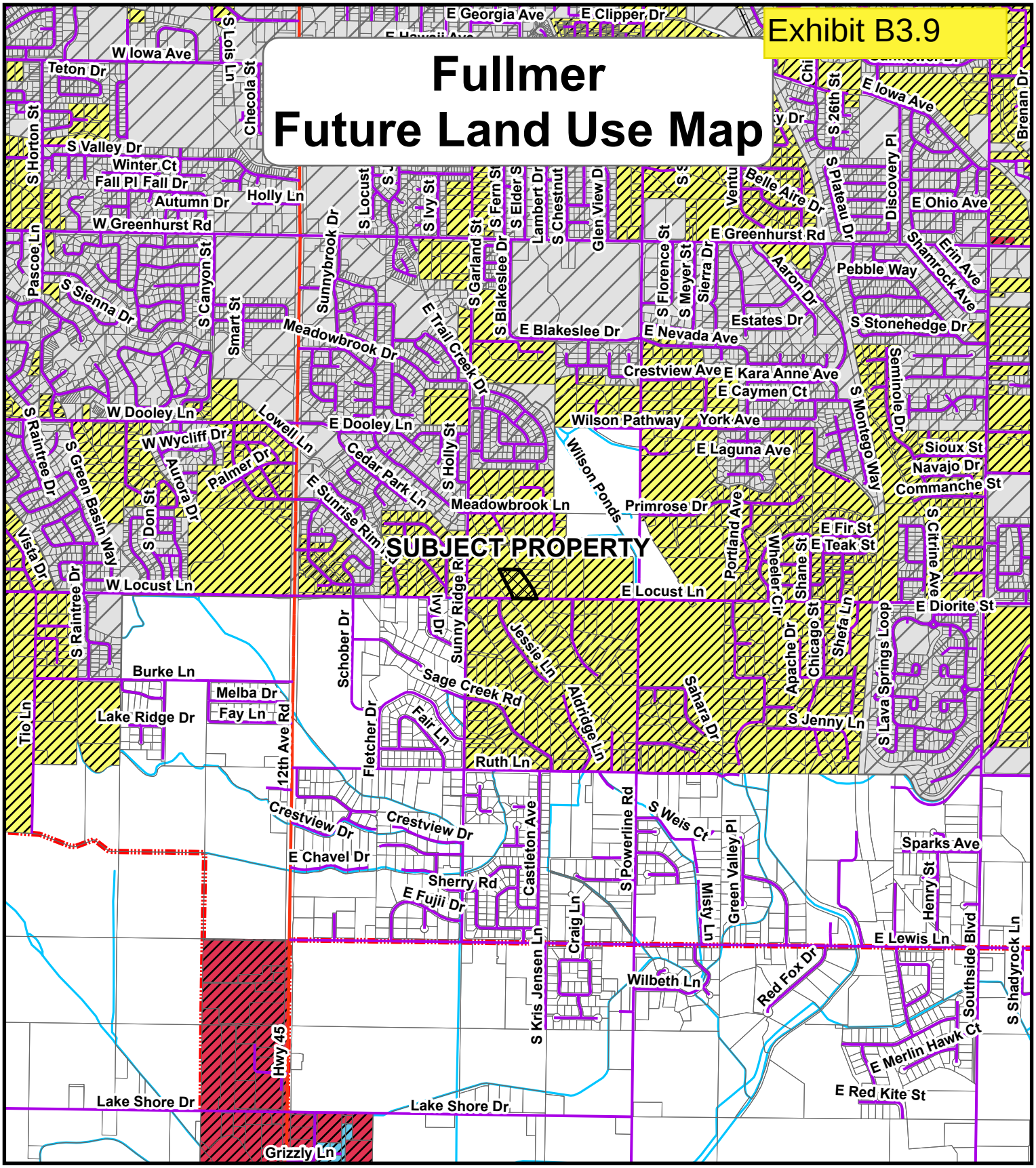
NampaCompPlan

- 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 B3.9

Fullmer
Future Land Use Map



Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B4

Appraisal Information

PIN:	**29204000 0**	TAG:	**208-00**
AIN:	**02N02W038700**	TIF:	
Status:	**Active**	County:	**14-Canyon**
Geocode:		Case:	
Rev acct:	**0000733378**	Pmt pln:	
Tax sale:		ACH pln:	

Values

Land Assessed	
SchFacFactor	0.0000000000
CountySavingsAnn	0.0000000000
CitySavingsAnn	0.0000000000
Imp Assessed	

Value Modifiers

Homeowner Standard

Dwelling Info

Card	Tot Floors	Tot Rooms	Bedrooms	Bath	TLA
R01	1.0	11	4	2.5	1937

Improvements

Type	Year_Built	Cond	Grade	Card
ICP	0	AV		R01
DWELL	1962	AV	2+	R01
SHEDGP	1985	AV	2	R01
UTLSHED	1985	AV	2	R01


Exhibit B5
1012 E Locust Ln
E Locust Ln

Exhibit B6

2026-004103
RECORDED
02/05/2026 09:48 AM

00911195202600041030100101

JESS URRESTI
CANYON COUNTY RECORDER
Pgs=10 MBROWN NO FEE
AGR
CANYON COUNTY

Canyon County Recorder's Office Document Cover Sheet

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue #310 • Caldwell, Idaho • 83605 • Phone (208) 402-4164
www.canyoncounty.id.gov

DEVELOPMENT AGREEMENT BETWEEN CANYON COUNTY AND APPLICANT

Agreement number: 26.014

THIS AGREEMENT, made and entered into this 3rd day of February, 2026, by and between Canyon County, Idaho, a political subdivision of the state of Idaho, hereinafter referred to as "COUNTY" and Jared Fullmer, hereinafter referred to as "Applicant."

RECITALS

WHEREAS, the Applicant has applied to the County for a conditional rezone from the "R-R" (Rural Residential) zone to the "CR-R-1" (Conditional Rezone – Single Family Residential) Zone (RZ2024-0004), which is legally described in the attached EXHIBIT "A," incorporated by reference herein (hereinafter referred to as "Subject Property"); and

WHEREAS, Parcel R29204, approximately 3.58 acres, is owned by the Applicant; and

WHEREAS, on the 20th day of January, 2026, the Canyon County Board of Commissioners approved a conditional rezone with conditions of the Subject Property (also known as the "Subject Parcel") to a "CR-R-1" Zone, which was done with the Applicant's approval. The conditions of the approval for the conditional rezone are attached hereto as EXHIBIT "B"; and

WHEREAS, the parties desire to enter into an agreement to comply with Canyon County Code of Ordinances §07-06-07(2) & 07-06-07(7), Canyon County Zoning Ordinance, or as amended, and to ensure the Applicant will implement and be bound by the conditions of the rezone order issued by the Canyon County Board of Commissioners; and

NOW THEREFORE, the parties hereto do hereby agree to the following terms:

SECTION 1. AUTHORIZATION.

This Agreement is authorized and required by Idaho Code §67-6511A; Canyon County Code of Ordinances §07-06-07 (Conditional Rezone).

SECTION 2. PROPERTY OWNER.

The Applicant is the owner of Subject Property which is located in the unincorporated area of Canyon County, Idaho, more particularly described in EXHIBIT "A", attached hereto and incorporated herein, which real property is the subject matter of this Agreement. The Applicant represents that they currently hold complete legal or equitable interest in the Subject Property and that all persons holding legal or equitable interests in the Subject Property or the operation of the business are to be bound by this Agreement.

SECTION 3. RECORDATION.

Pursuant to Idaho Code §67-6511A and Canyon County Code of Ordinances, this Agreement shall be recorded by the Clerk in the Canyon County Recorder's Office and will take effect upon the adoption, by the Board of County Commissioners, of the amendment to the zoning ordinance as set forth herein.

SECTION 4. TERM.

The parties agree that this Agreement shall run with the land and bind the Subject Property in perpetuity, and shall inure to the benefit of and be enforceable by the parties, and any of their respective legal representatives, heirs, successors, and assignees. Provided, however, this Agreement shall terminate if the Board of County Commissioners subsequently rezones the property to allow for a higher density use or if annexation of the Subject Property by a city occurs. In this event, however, the Agreement shall only terminate in regards to the portion of the Property that is actually rezoned or annexed, while the remainder of the Property shall remain subject to the Agreement.

If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of (1) the rule against perpetuities or some analogous statutory provision, (2) the rule restricting restraints on alienation, or (3) any other statutory or common law rules imposing time limits, then such provision shall continue until twenty-one (21) years after the death of the last survivor of the now living lawful descendants of George Herbert Walker Bush, former President of the United States, or for such shorter period as may be required to sustain the validity of such provision.

SECTION 5. MODIFICATION.

This Agreement may be modified only in writing signed by the parties, or their successors in interest, after complying with the notice and hearing procedures of Idaho Code §67-6509 and the requirements of Canyon County Code of Ordinances. The modification proposal must be in the form of a revised Development Agreement and must be accompanied by a statement demonstrating the necessity for the requested modification.

SECTION 6. APPLICATION OF OTHER LAWS TO THE SUBJECT PROPERTY.

This Agreement shall not prevent the County in subsequent actions applicable to the Subject Property from applying new rules, regulations, or policies that do not conflict with this Agreement.

SECTION 7. COMMITMENTS.

The Applicant will fully and completely comply with the conditions of the approved conditional rezone of the Subject Property from the "R-R" (Rural Residential) zone to the "CR-R-1" (Conditional Rezone – Single Family Residential) Zone, which conditions are attached hereto as EXHIBIT "B".

SECTION 8. USES, DENSITY, AND HEIGHT AND SIZE OF BUILDINGS

The density or intensity of use of the Subject Property is specified in the commitments of Section 7 unless conditioned otherwise (see EXHIBIT "B"). The uses and maximum height and size of the buildings on the Subject Property shall be those set pursuant to law, including those contained in the Canyon County Code of Ordinances, that are applicable to a "CR-R-1" (Conditional Rezone – Single Family Residential) Zone and those provisions of law that are otherwise applicable to the Subject Property.

SECTION 9. LIABILITY AND INDEMNITY OF COUNTY.

A. COUNTY REVIEW.

The Applicant acknowledges and agrees that the County is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates or acceptances, relating to the use and development of the property described in EXHIBIT "A," and that the County's review and approval of any such plans and the improvements or the issuance of any such approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure or ensure the Applicant or any of the Applicant's heirs, successors, assigns, tenants, and licensees, against damage or injury of any kind and/or at any time.

B. COUNTY PROCEDURES.

The Applicant acknowledges that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to the Applicant's conditional rezone application in the Development Services Department Case RZ2024-0004 and any related or resulting development agreements, ordinances, rules and regulations, resolutions or orders of the Board of County Commissioners. The Applicant agrees not to challenge the lawfulness, procedures, proceedings, correctness or validity of any of such notices, meetings, hearings, development agreements, ordinances, rules, regulations, resolutions or orders.

C. INDEMNITY.

The Applicant agrees to, and does hereby, defend, hold harmless and indemnify the County, the Board of County Commissioners, all County elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any such parties in connection with (i) the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates, or acceptances relating to the use and/or development of the Subject Property; (ii) any actions taken by the County pursuant to Subsection 9(B) of this Agreement; (iii) the development, construction, and maintenance of the property; and (iv) the performance by County of its obligations under this Agreement and all related ordinances, resolutions, or other agreements.

D. DEFENSE EXPENSES.

The Applicant shall, and does hereby agree, to pay, without protest, all expenses incurred by the County in defending themselves with regard to any and all of the claims identified in Subsection 9 of this Agreement. These expenses shall include all out-of-pocket expenses, including, but not limited to, attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the County.

SECTION 10. PERIODIC REVIEW.

The County's Development Services Department will administer the Agreement after it becomes effective and will conduct a review of compliance with the terms of this Agreement on a periodic basis, including, but not limited to, each time a development of the Subject Property is platted. The Applicant shall have the duty to demonstrate the Applicant's compliance with the terms of this Agreement during such review.

SECTION 11. REQUIRED PERFORMANCE.

The Applicant shall timely carry out all steps required to be performed and maintain all commitments set forth in this Agreement and as set forth in County laws, ordinances, rules and regulations as they pertain to the Subject Property, including, but not limited to, those concerning the commencement of development, completion of development, preliminary platting and final platting.

SECTION 12. DEFAULT AND REMEDIES.

In the event of a default or breach of this Agreement or of any of its terms or conditions, the party alleging default shall give the breaching party not less than thirty (30) days, Notice of Default, in writing, unless an emergency exists threatening the health and safety of the public. If such an emergency exists, written notice shall be given in a reasonable time and manner in light of the circumstances of the breach. The time of the giving of the notice shall be measured from the date of the written Notice of Default. The Notice of Default shall specify the nature of the alleged default and, where appropriate, the manner and period of time during which said default may be satisfactorily cured. During any period of curing, the party charged shall not be considered in default for the purposes of termination or zoning reversion, or the institution of legal proceedings. If the default is cured, then no default shall exist, and the charging party shall take no further action.

SECTION 13. ZONING REVERSION CONSENT.

The execution of this Agreement shall be deemed written consent by the Applicant to change the zoning of the Subject Property to its prior designation upon failure to comply with the terms and conditions imposed by the approved conditional rezone and this Agreement. No reversion shall take place until after a hearing on this matter pursuant to Idaho Code §67-6511A. Upon notice and hearing, as provided in this Agreement and in Idaho Code §67-6509, if the property described in attached EXHIBIT "A " are not used as approved, or if the approved use ends or is abandoned, the Board of County Commissioners may order that the property will revert to the zoning designation (and land uses allowed by that zoning designation) existing immediately prior to the rezone action, i.e., the Subject Property conditionally rezoned from the "R-R" (Rural Residential) zone to the "CR-R-1" (Conditional Rezone – Single Family Residential) Zone designation shall revert to the "R-R" (Rural Residential) Zone designation.

SECTION 14. COMPLIANCE WITH LAWS.

The Applicant agrees that they will comply with all federal, state, county and local laws, rules, and regulations which appertain to the Subject Property.

SECTION 15. RELATIONSHIP OF PARTIES.

It is understood that this Agreement between the Applicant and the County is such that the Applicant is an independent party and is not an agent of the County.

SECTION 16. CHANGES IN LAW.

Any reference to laws, ordinances, rules, regulations, or resolutions shall include such laws, ordinances, rules, regulations, or resolutions as they have been, or as they may hereafter be amended.

SECTION 17. NOTICES.

Except as otherwise provided in this Agreement and/or by law, all notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof, (1) when delivered in person on a business day at the address set forth below, or (2) in the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage paid, certified or registered mail, return receipt requested, at the addresses set forth below.

Notices and communications required to be given to the County shall be addressed to, and delivered at, the following address:

Director
Development Services Department
Canyon County Administration
111 North 11th Avenue, #310
Caldwell, Idaho 83605

Notices and communications required to be given to the Applicant shall be addressed to, and delivered at, the following address:

Jared Fullmer
1012 E Locust Ln
Nampa, ID 83686

A party may change its address by giving notice, in writing, to the other party, in the manner provided for in this section. Thereafter, notices, demands, and other pertinent correspondence shall be addressed and transmitted to the new address.

SECTION 18. TERMINATION.

This Agreement may be terminated in accordance with the notice and hearing procedures of Idaho Code §67-6509, and the zoning designation upon which the use is based reversed, upon failure of the Applicant, a subsequent owner, or other person acquiring an interest in the property described in attached EXHIBIT "A" to comply with the terms of this Agreement. The Applicant shall comply with all commitments in this Agreement prior to establishing the approved land use.

SECTION 19. EFFECTIVE DATE.

The commitments contained in this Agreement shall take effect in the manner described in this Agreement upon the County's adoption of the amendment to the zoning ordinance as set forth herein.

SECTION 20. TIME OF ESSENCE.

Time is of the essence in the performance of all terms and provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

Commissioner Leslie Van Beek

Commissioner Brad Holton

Commissioner Zach Brooks

APPLICANT

Please see attached page
Jared Fullmer, Property Owner

CANYON COUNTY IDAHO 1892

ATTEST: Jess Urresti, Clerk

BY: JROSS
Deputy

DATE: 02·03·26

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, 20___, before me, a notary public, personally appeared _____, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant.

_____
Notary Public for Idaho

Residing at: _____

My Commission Expires: _____

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

Commissioner Leslie Van Beek

Commissioner Brad Holton

Commissioner Zach Brooks

ATTEST: Jess Urresti, Clerk

BY: _____
Deputy

DATE: _____

APPLICANT

Jared Fullmer, Property Owner

STATE OF IDAHO)
) ss.
County of Canyon)

On this 3rd day of February, 2026, before me, a notary public, personally appeared Jared Fullmer, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant.

PAMELA DILBECK
COMMISSION #20224944
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/14/2028

Pamela Dilbeck
Notary Public for Idaho

Residing at: Canyon County Idaho

My Commission Expires: 10/14/2028

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of the Southwest quarter of the Southeast quarter of Section 3, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a found brass cap monument marking the Southwest corner of the Southwest quarter of the Southeast quarter, Section 3 from which the Southeast corner of the Southwest quarter of the Southeast quarter bears
South 89°50'23" East 1323.02 feet; thence
South 89°50'23" East 714.80 feet (formerly described as East 730 feet) along the Southerly boundary of said Southwest quarter of the Southeast quarter to the True Point of Beginning; thence continuing
South 89°50'23" East 370.02 feet (formerly described as East 350 feet) to a set railroad spike being 18.00 feet Westerly from the center line of the community ditch, said point also being the Southwest corner of Parcel E as shown on that certain Record of Survey Instrument No. 9513485, Canyon County records; thence leaving said Southerly boundary
North 21°24'53" West 138.90 feet along the Westerly boundary of said Record of Survey also being parallel with and 18.00 feet Westerly from said center line of the community ditch to a found half inch iron pin; thence
North 34°31'53" West 384.10 feet along said Westerly boundary and being parallel with and 18.00 feet Southwesterly from said center line of the community ditch to a found half inch iron pin; thence
North 89°50'23" West 317.70 feet (formerly described as West 315 feet) parallel with and 444.99 feet Northerly from said Southerly boundary of the Southwest quarter of the Southeast quarter to a point on the center line of the 12th Avenue Drain; thence
South 27°38'00" East 412.75 feet along said center line to a point; thence continuing along said center line
South 17°10'11" East 83.65 feet to the True Point of Beginning.

EXHIBIT "B"

CONDITIONS OF APPROVAL

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property.
2. The subject parcel, approximately 3.58 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinances (CCCO) and shall not exceed three (3) residential parcels.
    a. Further division of the subject parcel is prohibited.
    b. Secondary residences are prohibited.
3. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained and protected. Modification or improvements shall be approved in writing by the local Irrigation District.
4. During the construction of any future private road or driveway that the property owner of Parcel R29211 has legal access to, a temporary access must be provided.
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).

EXHIBIT C

Site Visit Photos: August 29, 2025

Planning & Zoning Commission

Case# ZV2026-0004

Hearing date: September 3, 2026

Exhibit C

Exhibit C: Site Photos Taken on August 29, 2025

Images 1 and 2 (top left and right): Taken on Locust Lane, Facing East and West respectively

Image 3 (bottom left): Taken at Eastern Entrance to Circle Driveway Showing Residence

Image 4 (bottom right): Showing Western Entrance to Circle Driveway





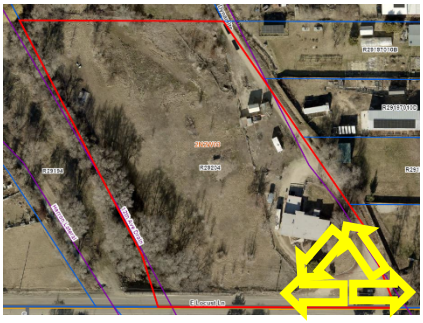






Image 5 (top left): Taken on Western Entrance of Circle Driveway Showing Fence Along Southern Boundary

Image 6 (top right): Taken on Eastern Boundary Showing Community Drain Ditch (Private)

Image 7 (bottom left): Taken on Eastern Boundary Showing Driveway to Access Field and Property to the North

Image 8 (bottom right): Taken on Driveway Facing Northwest, Showing Area Behind Residence





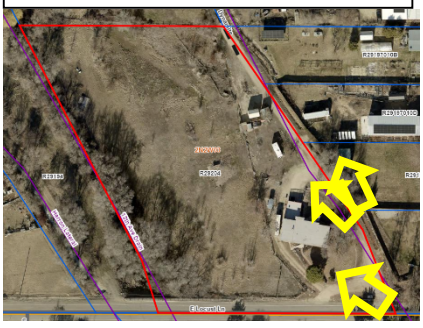






Image 9 (top left): Taken along Driveway Facing East Showing Fence Line

Image 10 (top right): Taken on driveway showing Accessory Structures facing South

Image 11 (bottom left): Taken along Driveway Facing West near Northern Boundary

Image 12 (bottom right): Facing South Near Middle of Property Showing Field and Structure















Image 13 (top left): Facing Northwest near Driveway Showing Tree Line

Image 14 (top right): Taken near middle of property showing Single-Family Residence with Fence Facing Southeast

Image 15 (bottom): Taken near middle of property facing West showing RV and house on site



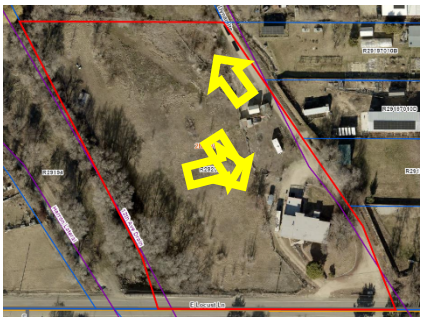


Image 16 (top): Shows Tree Line on Western Boundary and Middle of Property Facing Northwest

Image 17 (bottom left middle): Shows Tree Line on Western Boundary Facing Southwest

Image 18 (bottom right): Shows Tree Line on Western Boundary Facing West













Image 19 (top left): Shows Fence Along Southern Boundary Facing Northwest

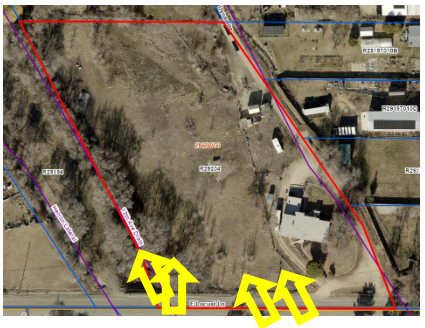
Image 20 (top right): Shows Fence Along Southern Boundary Facing Northwest

Image 21 (bottom right): Shows Fence Along Southern Boundary Facing North, Near 12th Avenue Drain

Image 22 (bottom right): 12th Avenue Drain Along Western Boundary, Facing Northwest







Images 23-24 (left and right): Facing West and East (respectively), showing guard rail along 12th Avenue Drain

Image 25 (bottom): Showing Single-Family Residence Facing North





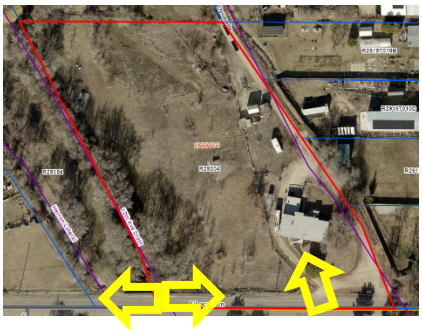




EXHIBIT D

Agency Comments Received by: August 24, 2026

Planning & Zoning Commission

Case# ZV2026-0004

Hearing date: September 3, 2026

Exhibit D1

Dane Adams

From: Madelyn Vander Veen
Sent: Tuesday, May 12, 2026 8:58 AM
To: Dane Adams
Subject: RE: Agency Notification - ZV2026-0004 - Jared Fullmer

Hello Dane,

If this variance is approved and subsequently a private road is approved, we will have to change the addresses of the existing residences on the shared driveway, 1024 and 1012 E Locust Ln, to new numbers off the private road.

Thanks,

Madelyn Vander Veen
GIS Analyst, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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

From: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>
Sent: Tuesday, May 12, 2026 8:37 AM
To: cstauffer@nsd131.org; dleon@nsd131.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; Eddy Martineau (eddy@heritagewifi.com) <eddy@heritagewifi.com>; effingere@nampafire.org; brandy.walker@forgedfiber37.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; eingram@idahopower.com; easements@idahopower.com; Contract.Administration.Bid.Box@ziply.com; aflavel.bkirrdist@gmail.com; tritthaler@boiseproject.org; gashley@boiseproject.org; nmid@nmid.org; eolvera@nmid.org; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: Agency Notification - ZV2026-0004 - Jared Fullmer

You are invited to provide written testimony or comments by **JUNE 11, 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.
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.

The application can be viewed here
https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1007

Please direct your comments or questions to Planner **Dane Adams** at
daneadams@canyoncounty.id.gov

Exhibit D2

Boise-Kuna Irrigation District

129 N. School Avenue
Kuna, ID 83634-2201

David Reynolds, Director
Richard Durrant, Director
Daniel Sheirbon, Director

Telephone (208) 922-5608
Fax (208) 922-5659

June 9, 2026

Canyon County Development Services
ATTN: Dane Adams, Planner
Caldwell, Idaho 83605
daneadams@canyoncounty.id.gov

BKID Account: BK 482 D
RE: Jared Fullmer
Case No. ZV2026-0004
1012 E. Locust Lane, Nampa, Idaho 83686

Dear Mr. Adams:

Boise-Kuna Irrigation District as the entity that holds the water right for this property would like to reiterate the Boise Project Board of Control letter, referring to Idaho Statutes, Title 42-1102, 42-1207, 42-1209, and 31-3805. Local irrigation and drainage ditches that cross this property are essential for operations and must remain unobstructed and protected by an appropriate easement by the landowner, developer, and contractors.

We would like the City/County to require the following:

1. A design of irrigation deliveries and irrigation drainage ditches on both existing and proposed development.
2. Irrigation design for irrigation delivery to any adjoining properties that are impacted by the development. The Developer needs to show current irrigation drainage patterns, entry points, and exit points, and the quantity of water. They must remain consistent with current positions and not be altered.
3. The Developer will not adversely affect any landowners, ensuring that the quantity of irrigation water entering and exiting their respective property will not be altered.
4. GIS Mapping: Developer to provide a clear GIS map showing existing irrigation water delivery and irrigation drainage systems, irrigation easements for both the property and neighboring properties on proposed development as well as adjoining properties.

5. The Developer must contact all the landowners who receive irrigation water or irrigation drainage through the property during the review process. A letter detailing the project, including Developer contact information, must be provided to the landowner. Developers will provide proof of contact of all adjacent landowners including their name, address, phone number and e-mail to be provided to public entities and Boise-Kuna Irrigation District.

6. The developer cannot change the location of any irrigation ditches entry or exit points without the written consent and signatures from affected landowners, affected irrigation district, and downstream landowners.

7. Any changes to irrigation conveyance systems, irrigation drainage ditches or irrigation structures also needs to be on the GIS map.

8. The Developer shall provide an engineer's certificate that new or changed irrigation and drainage conveyance systems capacity is adequate to supply the irrigation water rights and drain the land.

Our purpose is to ensure our patrons have use of their irrigation water as they have historically and that no harm is incurred from the newly proposed development. Adjoining landowners will not have their conveyance ditches (live irrigation water and irrigation drainage) altered or restricted regarding water entering or departing their respective properties, unless agreed upon by all affected parties.

If you have any questions, please feel to contact our office at 208-922-5608.

Sincerely,

David Reynolds
Chairman

cc: Jared Fullmer
1012 E. Locust Lane
Nampa, Idaho 83686

Exhibit D2.1

Dane Adams

From: Jennifer Almeida
Sent: Tuesday, May 12, 2026 3:44 PM
To: Dane Adams
Subject: FW: [External] Re: Agency Notification - ZV2026-0004 - Jared Fullmer

Jennifer Almeida
Office Manager
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5957
Email: Jennifer.Almeida@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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

From: Alicia Flavel <aflavel.bkirrdist@gmail.com>
Sent: Tuesday, May 12, 2026 2:31 PM
To: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>; cstauffer@nsd131.org; dleon@nsd131.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; Eddy Martineau (eddy@heritagewifi.com) <eddy@heritagewifi.com>; effingere@nampafire.org; brandy.walker@forgedfiber37.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; eingram@idahopower.com; easements@idahopower.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; nmid@nmid.org; eolvera@nmid.org; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: [External] Re: Agency Notification - ZV2026-0004 - Jared Fullmer

This property 1012 E. Locust Lane, Nampa, Idaho 83686, also has .54 acres of water right in Boise-Kuna Irrigation District.

Alicia Flavel
Secretary-Treasurer
Boise-Kuna Irrigation District
129 N. School Avenue
Kuna, Idaho 83634
Phone: 208-922-5608
Fax: 208-922-5659

Exhibit D3

SOUTHWEST DISTRICT HEALTH

Environmental & Community Health Services
EnvironmentalSupport@swdh.id.gov • (208) 455-5400

Pre-Development Meeting

Name of Development: Land Division

Applicant: Jared Fullmer

P.E./P.G.: _____

Others In Attendance: _____

_____

of Lots: 3 Lots (1 existing) Wastewater Flow: Pending Acreage Proposed: 3.57 (1.13 min)

Location of Development: 1012 E. Locust Ln, Nampa, ID 83686

Parcel # : R29204000 0

Project in Area of Concern: Located in designated NP area Groundwater/Rock <10': Unknown

Level 1 NP Study Required: ☐ Yes ☑ No ☐ Pending

LSAS/CSS Proposed: N/A

Proposed Drinking Water: ☑ Individual ☐ City ☐ Community ☐ Public Water Supply ☐ Pending

Information Distributed: ☐ SER ☐ NP Guidance ☐ Non-Domestic WW AP ☐ Pending

Description of Projects:

The applicant met with Southwest District Health (SWDH) to discuss a proposal to subdivide an existing 3.57-acre parcel into two (2) parcels, approximately 1.13 acres and 1.18 acres in size.

The subject property is located within a designated Nitrate Priority Area; however, based on the proposed scope, the project does not meet the threshold requiring a Nutrient Pathogen Study.

Groundwater conditions on the property are currently unknown and cannot be determined without conducting on-site test holes.

Following county approval of the proposed land division, the applicant may apply for site evaluations and subsurface sewage disposal system permits to determine site suitability in accordance with IDAPA 58.01.03.

Anthony Lee

EHS #035

Date: 04/21/2026

Exhibit D4

Nampa & Meridian Irrigation District

1503 First Street South
Nampa, ID 83651-4395

Website: nmid.org

Office: (208) 466-7861
Shop: (208) 466-0663

June 2, 2026

RECEIVED
JUN 08 2026
RECEIVED

Canyon County Development Services
111 N 11th Ave. Suite 310
Caldwell, ID 83605

RE: ZV2026-0004 / 1012 E Locust Ln

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to any building plans started.

All private laterals and waste ways must be protected. The Districts easement for the 12th Avenue Drain at this location is a minimum of sixty-five feet (65') total, thirty-five feet (35') left and thirty feet (30') right.

This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, NMID must review drainage plans. Developer must comply with Idaho Code 31-3805. Please feel free to contact me for further information.

Sincerely,

Paul Huddlestun
Asst. Water Superintendent
Nampa & Meridian Irrigation District
PH/ eol

Cc: Office/ file
D. Duvall
A. Wolfe
Applicant

Exhibit D5

Dane Adams

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, July 30, 2026 11:24 AM
To: Dane Adams
Subject: [External] FW: Agency Notice ZV2026-0004 / Fullmer
Attachments: 30 day AGENCY notice PZ hearing.pdf

Good Morning Dane,

Locust Ln is classified as a Principal Arterial Roadway. Per ACCHD Standards, Private roads are not allowed to have access to an Arterial roadway.

A variance request approved by the Nampa Highway District #1 will be required for a private road access to Locust Ln.

Let me know if you have any questions or comments.

Thank you,

Eddy

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, July 30, 2026 11:16 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; effingere@nampafire.org; prevention@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>; aflavel.bkirrdist@gmail.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; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: Agency Notice ZV2026-0004 / Fullmer

Exhibit D6

RICHARD DURRANT
CHAIRMAN OF THE BOARD

WILLIAM PATTERSON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

03 August 2026

RECEIVED
AUG 05 2026
RECEIVED

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

RE: Jared Fullmer **ZV2026-0004**
1012 E Locust Ln, Nampa, Idaho
Boise-Kuna Irrigation District BK-482 D
Robinson Lateral 58+80
Sec. 3, T2N, R2W, BM.

Dane Adams, Associate Planner:

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

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

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

Sincerely,

Kevin Reeves
Assistant Project Manager, BPBC

tbr/tr
cc: Ren Floyd Watermaster, Div; 3 BPBC
Alicia Flavel Secretary – Treasurer, BKID

File

Case # ZV2026-0004 Variance - Setback Reduction from 20 feet to 10 feet 1012 E Locust Lane Nampa

Note: See also XRef Case # RZ2024-0004 (Rezone from Rural Residential to Single Family).

BK-487 D FULLMER, JARED ROBINSON LATERAL, TAP 5.88 0.54 WATER RIGHT ACRES

Agency: Canyon County Development Services
Contact: Dane Adams, Associate Planner Dane.Adams@canyoncounty.id.gov (208) 454-6607
Hearing Date: 9/3/2026 Response Deadline: 8/24/2026.

Development Project (see above)
BPBC Delivery Accounts
Excluded Accounts

X:\Scans\000_Miscellaneous\Fullmer_RZ2024_0004



EXHIBIT E

Public Comments Received by: August 24, 2026

Planning & Zoning Commission

Case# ZV2026-0004

Hearing date: September 3, 2026

Exhibit E1

Dane Adams

From: Debbie Root
Sent: Wednesday, August 5, 2026 2:47 PM
To: Dane Adams
Subject: Zv2026-0004

Lenny Read
[redacted]

Lenny phoned and indicated that he is opposed to the variance because he feels it is a safety issue to vary the distance between the house and road.

And the people who designed this originally knew what they were doing.

[redacted]

Respectfully,

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

Exhibit E2

Dane Adams

From: Kirkman, Rosalyn <[redacted]>
Sent: Friday, August 21, 2026 4:56 PM
To: Dane Adams
Cc: Jennifer Almeida; Canyon County Zoning Info; phuddlestun@NMID.org
Subject: [External] Opposition to Variance Application ZV2026-0004 and Request for Inclusion in Official Record

Dear Mr. Adams,

I am writing as a neighboring property owner in opposition to Variance Application **ZV2026-0004** concerning **Parcel 29204000 (R29204), 1012 E. Locust Lane**. I respectfully request that this correspondence be included in the official record and distributed to all decision-makers involved in the review of this application.

After reviewing the available application materials and agency correspondence, I have significant concerns regarding the requested variance to reduce the required front setback from 20 feet to 10 feet in order to establish a private road along the eastern boundary of the property.

The purpose of a variance is to address a unique hardship or physical condition associated with a property. However, correspondence within the application record indicates that the applicant is requesting the setback reduction because he needs additional room to fit a proposed 30-foot easement and roadway. The applicant stated:

"We need to change the front setback requirements from 20 feet down to 10 feet on the eastern border so that way we can fit the 30-foot proposed easement."

The applicant further stated:

"The plan is to build a road there serving 4 residences."

Based on this information, it appears the variance is being requested to accommodate a preferred development design rather than to overcome a unique physical hardship inherent to the property. I respectfully request clarification regarding what specific hardship exists that prevents the property from being developed in compliance with the current setback requirements.

I am also concerned about the implications of constructing a private road adjacent to the irrigation canal that runs along the access lane serving neighboring properties. The Nampa & Meridian Irrigation District submitted comments stating:

"This easement must be protected and encroachment without a signed license agreement and approved plan before construction is unacceptable."

This statement indicates that irrigation easement concerns remain unresolved. Before any variance is granted, I respectfully request verification that all irrigation district requirements have been satisfied, including any required license agreements, engineering reviews, and approved construction plans. Canal maintenance access, canal bank stability, and irrigation operations should not be compromised by future road construction.

Additionally, the application materials indicate that the applicant was denied a second access point from E. Locust Lane by both the City of Nampa and the Highway District. The applicant stated:

"We were denied creating another entrance off of E. Locust Ln to serve 2 of the lots by the City of Nampa and the highway district."

I believe this raises an important question regarding access and public safety. Before approving an alternative access configuration through a variance, I respectfully request that the County evaluate and disclose the reasons the City of Nampa and the Highway District denied the additional entrance request.

I also have concerns regarding emergency access. The proposed road is intended to serve multiple residences and appears to be part of a larger plan to divide the 3.57-acre property into additional residential lots. Southwest District Health documentation references a proposal to create additional parcels from the existing property.

Accordingly, I respectfully request review of the following:

- Fire apparatus access and emergency response capabilities.
- Adequacy of the proposed roadway width.
- County Engineer review of the proposed access.
- Fire District comments and recommendations.
- Future traffic impacts associated with additional residences.
- Safety concerns related to road construction adjacent to the irrigation canal.

I am further concerned that approval of the variance may affect existing residents. County correspondence indicates that approval of the variance and subsequent private road could require address changes for existing properties currently served by the shared driveway.

Finally, the property was approved under **Conditional Rezone RZ2024-0004**, which rezoned the parcel from RR to CR-R-1 and was subject to a Development Agreement and conditions of approval. I respectfully request confirmation that the proposed variance is consistent with all conditions, assumptions, and requirements associated with that prior approval.

For these reasons, I respectfully request that ZV2026-0004 be denied. At a minimum, I request that action on the variance be postponed until:

1. Irrigation district concerns have been fully resolved.
2. Any required license agreements and approved plans have been executed.
3. Fire District and County Engineer comments have been completed and made available to the public.
4. The County has determined whether the variance satisfies the required hardship criteria.
5. The County has confirmed consistency with the conditions and Development Agreement associated with RZ2024-0004.
6. The reasons for denial of the additional E. Locust Lane access by the City of Nampa and Highway District have been disclosed and considered.

Additionally, I request copies of the following documents:

- Staff Report for ZV2026-0004.
- County Engineer comments.

- Fire District comments.
- Complete Nampa & Meridian Irrigation District correspondence.
- Any comments, reviews, or denial letters from the City of Nampa and the Highway District regarding the proposed additional entrance from E. Locust Lane.
- Findings of Fact, Conditions of Approval, and Development Agreement associated with RZ2024-0004.

Thank you for your time and consideration. I respectfully request that this email be included in the official hearing record for ZV2026-0004.

Sincerely,

Rosalyn Kirkman

The information and any attachments contained in this email are confidential and proprietary, and may be protected under the law, including federal and state privacy laws. The information and attachments are intended solely for use by the individual or entity to whom this email is addressed. If you are not the intended recipient, you are notified that any use, dissemination, forwarding, or copying of this information or attachments is strictly prohibited. If you received this email in error, please notify the sender immediately and delete all copies of this email. Thank you.

Exhibit E3

Dane Adams

From: [redacted]
Sent: Sunday, August 23, 2026 2:40 PM
To: Dane Adams
Subject: [External] Strong Opposition to Variance Application ZV2026-0004

Dear Hearing Examiner and Canyon County Development Services,
I strongly oppose Variance Application ZV2026-0004 for Parcel 29204000 (1012 E. Locust Lane).
The applicant is requesting a reduction of the required front setback from 20 feet to 10 feet to construct a private road. This request appears to be driven by development convenience rather than a legitimate hardship. Variances should only be granted when unique property conditions prevent reasonable use of the land. Based on the information available, no such hardship has been demonstrated.

Irrigation Canal and Easement Concerns

A major concern is the irrigation canal and easement located adjacent to the proposed roadway. The Nampa & Meridian Irrigation District has stated that encroachment into the easement is unacceptable without a signed license agreement and approved construction plans.
These issues remain unresolved. Until the County verifies that all irrigation district requirements have been satisfied, approving this variance would be premature and could jeopardize canal operations, maintenance access, and infrastructure stability.

Emergency Access and Public Safety

The proposed road appears intended to support future residential development, which will increase traffic along a narrow access corridor immediately adjacent to an irrigation canal.
Before any approval is considered, the County should verify that:

- Fire and emergency vehicles can safely access the site.
- The roadway meets all emergency access standards.
- Adequate turnaround areas are provided.
- The Fire District has reviewed and approved the proposed access design.

Public safety concerns should be fully resolved before granting any variance.

Impacts on Existing Residents

Approval of this request is likely to increase traffic, noise, and road-use impacts on neighboring properties. Existing residents will bear the burden of additional vehicle traffic and future development pressure that was not anticipated when the area was developed.
This proposal threatens the rural character, quiet enjoyment, and safety of surrounding properties.

Well and Groundwater Protection

My residence at 3700 Sunny Ridge Road relies on a domestic well. Because the proposed development is located uphill from my property, future homes will likely require additional septic systems.
The County should carefully evaluate the risk of groundwater contamination, including potential nitrate and bacterial impacts to neighboring domestic wells. Protection of existing drinking water supplies must take precedence over development expansion.

Access to the Coble Residence

Continuous access to the residence of Ron Coble at 1024 E. Locust Lane must be maintained throughout any construction activities.

Mr. Coble has lived at this location since 1962 and has medical conditions that require reliable access for emergency responders, medical transportation, caregivers, and family members. Any interruption of access could create serious health and safety risks.

Consistency with Prior Approval

The property was previously approved through Conditional Rezone RZ2024-0004 under specific conditions and a Development Agreement.

The County should determine whether this variance is consistent with those approvals and whether the proposed private road was contemplated during the rezone process. If the variance alters assumptions regarding access, infrastructure, irrigation easements, or future development, it should not be approved without further review.

Request

For these reasons, I respectfully request that Canyon County deny Variance Application ZV2026-0004.

At a minimum, the application should be postponed until:

1. All irrigation district requirements have been fully resolved.
2. A signed easement or license agreement and approved construction plans have been provided.
3. Fire District and County Engineer reviews are completed and made available to the public.
4. Compliance with all emergency access and public safety requirements has been verified.
5. Consistency with the Development Agreement and conditions of RZ2024-0004 has been confirmed.

This variance has not demonstrated a legitimate hardship and raises substantial concerns regarding irrigation infrastructure, public safety, groundwater protection, access for existing residents, and impacts on neighboring property owners. For these reasons, it should be denied.

Thank you for your consideration.

Sincerely,

Rosalyn Kirkman

EXHIBIT F

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

Planning & Zoning Commission

Case# ZV2026-0004

Hearing date: September 3, 2026

PLANNING AND ZONING COMMISSION

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Fullmer – ZV2026-0004

The Canyon County Planning and Zoning Commission considers the following:

The applicant, Jared Fullmer, is requesting a variance to reduce the front setback requirements from 20 feet to 10 feet. This application is the first step to establish a private road along the Eastern border of the subject property (zoned CR-R1). The subject property is located at 1012 E Locust Lane, also referenced as Parcel R29204, a portion of the SE quarter of Section 03, 2N, 2W, 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 ZV2026-0004.

      1. All exhibits are located in the case staff report dated September 3, 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 §07-08 (Variance), CCCO §07-02-03 (Definitions), CCCO §07-10-21 (Setbacks; Minimum Parcel or Lot Size; Height Regulations), and Idaho Code §67-6516 (Variance-Definition-Application-Notice),

   a. Notice of the public hearing was provided per CCCO §07-05-01.

   b. A variance is a modification of the bulk and placement requirements of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots. A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site and that the variance is not in conflict with the public interest. *See* Idaho Code §67-6516

2. 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, 07-07-01.

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

4. 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.

5. 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, ZV2026-0004, was presented at a public hearing before the Canyon County Planning and Zoning Commission on September 3, 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 Canyon County Planning and Zoning Commission decides as follows:

Table 1. Variance Standards of Evaluation – CCCO §07-08-03

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**A variance shall be granted in compliance with Idaho Code section 67-6516, and notice and an opportunity to be heard shall be provided to property owners adjoining the subject property.**
Analysis	Chapter 7, Article 8 of the Canyon County Code provides the variance process consistent with the Idaho Code section 67-6516. Per CCCO §07-08-01, a complete application with fees was accepted on April 30, 2026 (**Staff Report Exhibit A**). The request requires a public hearing due to the proposed exceeding a 33% modification to the county setback requirements. Noticing was completed per CCCO §07-08-01. Property owners within 600 feet were notified of the request and public hearing on July 30, 2026.	
Criteria Met? **Yes**	**2**	**The presiding party shall ask and answer the following questions in their FCOs:** **A. Will granting the variance be consistent with the comprehensive plan?** **B. Do characteristics of the site create an undue hardship?** **C. Is the variance in conflict with the public interest?**
Analysis	The date of application acceptance (April 30, 2026) was noted on the application. The application is being considered by the Planning & Zoning Commission at a public hearing on September 3, 2026. Noticing for the hearing was provided for according to Article 5. A. The variance request from 20' to 10' would not make the property incompatible with the goals and policies of the Canyon County 2030 Comprehensive Plan • The 2030 Comprehensive Plan designates the future land use to be Residential. The parcel is currently zoned "CR-R1" (Conditional Rezone Single Family Residential). The parcel was created in accordance with the Canyon County Zoning Ordinance. • The proposed variance supports the following goals and policies of the 2030 Comprehensive Plan. <u>Private Property:</u> **G1.01.00:** *Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.* **P1.01.03:** *Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.* <u>Population:</u> **G2.01.00:** *Incorporate population growth trends & projections when making land-use decisions.* **G2.02.00:** *Promote housing, business, and service types needed to meet the demand of the future and existing population.* <u>Land Use and Community Design:</u> **G4.01.00:** *Support livability and high quality of life as the community changes over time.*	

P4.01.01: *Maintain a balance between residential growth and agriculture that protects the rural character.*

P4.01.02: *Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.*

G4.02.00: *Ensure that growth maintains and enhances the unique character throughout the County.*

P4.02.01: *Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.*

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.*

G4.07.00: *Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.*

G4.08.00: *Maintain and enhance the aesthetic beauty of the county.*

B. The characteristics of the site do create a hardship.
   - Canyon County Code or Idaho Code does not define undue hardship for the purposes of a variance. Section 67-6516 states a variance shall not be considered a right or special privilege but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site. The circumstances justifying the undue hardship must be "peculiar" to the property at issue (*City of Burley v. McCaslin Lumber Co., 107 Idaho 906, 693 P.2d 1108 (1984*).
   - According to the applicant's letter of intent (**Staff Report Exhibit A2**), site plan (**Staff Report Exhibit A3**), and email correspondence (**Staff Report Exhibits A2.1/A2.2**), there are multiple site characteristics that require this variance.
     i. Located on the Western boundary of the subject parcel, there is a 30' irrigation easement. This is confirmed through a comment received from the Nampa & Meridian Irrigation District (**Staff Report Exhibit D4**).
     ii. According to a comment received from Nampa Highway District No. 1 (NHD) regarding RZ2024-0004 (**Staff Report Exhibit B2**), no new access will be allowed off of E Locust Ln. When staff reached out to the applicant to confirm the physical characteristics, the applicant confirmed that they were not able to obtain any further access off E Locust Ln.
     iii. According to a comment received from NHD regarding this case (ZV2026-0004), due to Locust Ln being classified as a Principal Arterial Roadway, no private roads will be allowed to take access. NHD will require the applicant to submit a variance request through their office in order to allow for the existing shared driveway to be able to turn into a private road; see condition 3 (**Staff Report Exhibit D5**).
   - According to publicly available Canyon County Assessor's records, the existing residential structure has been there since 1962 (**Staff Report Exhibit B4**).

C. The variance is not in conflict with public interest.
   - The proposed variance is not expected to have an impact on the adjacent residence or emergency services' ability to access any current or future parcels off of the current shared driveway; the shared driveway has been in existence since at least 1992 (**Staff Report Exhibit B5**).
   - Comment letters received from the Canyon County GIS Department, Boise-Kuna Irrigation District, Southwest District Health, Nampa & Meridian Irrigation District, Nampa Highway District No. 1, and Boise Project Board of Control confirmed that they did not oppose the variance, and that it is not in conflict with public interest. See **Staff Report Exhibit D** for all agency comments.

	• A public comment received from Rosalyn Kirkman dated August 23, 2026 (**Staff Report Exhibit E3**) noted concerns regarding irrigation infrastructure, easements, emergency services, and compliance with the development agreement. i. Irrigation, public or private, must be protected. The applicant will be required to comply with all requirements of the Boise-Kuna Irrigation District (**Staff Report Exhibit D2**). This is enforced through condition 1. ii. Prior to the first building permit being issued, the private road will be required to meet all highway district, fire district, and Canyon County requirements regarding access and easements. Compliance would be ensured through the Construction Permit process. iii. This application is in compliance with the signed Development Agreement (**Staff Report Exhibit B6**).

Table 2. Area of City Impact

CCCO §09-11-25: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: APPLICATION PROCEDURES		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-11-25**	**The following procedures shall be adhered to in processing applications within the Nampa area of city impact:** **(1) Land Use Applications: All land use applications submitted to Canyon County, including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article.** **§09-11-17(3): All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.**
Analysis	**Area of City Impact:** The subject parcel is within the City of Nampa's Area of Impact. An agency notice was sent to the City of Nampa on May 12, 2026, and July 30, 2026. No comment was received from the City of Nampa by the comment deadline.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case #ZV2026-0004, a variance of front setback requirements, subject to the following conditions as enumerated:

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The development shall comply with the Development Agreement conditions placed on RZ2024-0004.
3. Prior to Private Road Construction Permit submittal, the applicant shall have an approved variance for the private road access from Nampa Highway District No. 1.

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: _____