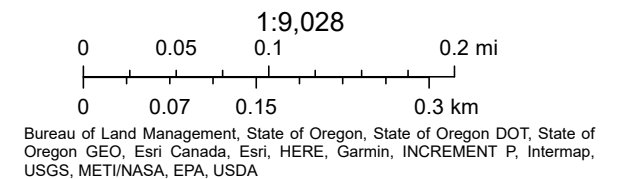


Canyon County, ID Web Map



8/28/2026, 2:27:04 PM

- | | | | |
|--|--|--|--|
| Multiple Parcel Search _Query result | CanyonCountyRoads | County Boundary | Imagery_2025_2026 |
| Hydro_NHDFlowline | Hwy | Current Impact Area | Red: Band_1 |
| Quarter Line | Roads | City Limits | Green: Band_2 |
| | CC_PrivateRoads | Sections | Blue: Band_3 |

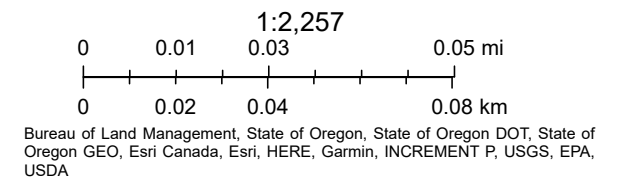


Canyon County, ID Web Map



8/28/2026, 2:29:52 PM

- | | | |
|--|---|--|
| Multiple Parcel Search _Query result | CC_PrivateRoads | Sections |
| Quarter Line | County Boundary | Imagery_2025_2026 |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |





CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Timothy & Oneida Cornwell</u>
	MAILING ADDRESS: <u>8408 Bowmont Rd, Nampa, ID 83686</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>Oneida Cornwell</u> Date: <u>08-28-2026</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Oneida Cornwell</u>
	COMPANY NAME:
	MAILING ADDRESS: <u>8408 Bowmont Rd, Nampa, ID 83686</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>8408 Bowmont Rd Nampa</u>
	PARCEL NUMBER: <u>R 29929011</u>
	PARCEL SIZE: <u>5.78</u>
	REQUESTED USE: <u>School & event facility</u>
	FLOOD ZONE (YES/NO) <u>NO</u> ZONING DISTRICT: <u>Agricultural</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CU2026-0030</u>	DATE RECEIVED: <u>8/28/26</u>
RECEIVED BY: <u>HT</u>	APPLICATION FEE: <u>1600.00</u> CK MO CC CASH

RECEIVED
AUG 28 2026
BY: HT



CONDITIONAL USE PERMIT PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
✓ Master Application completed and signed		
✓ Letter of Intent (see standards on next page)		
✓ Site Plan (see standards on next page)		
✓ Operation Plan (see standards on next page)		
✓ Land Use Worksheet		
✓ Neighborhood Meeting sheet/letter completed and signed		
✓ Proof of application/communication with the following agencies:		
✓ Southwest District Health		
✓ Irrigation District		
✓ Fire District		
✓ Highway District/ Idaho Transportation Dept.		
✓ Area of City Impact (if applicable)		
✓ Deed or evidence of property interest to the subject property		
Fee: Per Adopted Fee Schedule (CUP Modification) - Per Adopted Fee Schedule		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

Oneida Cornwell
Learning on the Hill
8408 Bowmont Rd, Nampa, ID 83686

[REDACTED]

[REDACTED]

08/28/2026

Canyon County Development Services Department
Planning and Zoning Division
111 North 11th Avenue, Suite 140
Caldwell, ID83605

Letter of Intent for a Conditional Use Permit Application - Event, Facility/School/Camp Program

Property Parcel Number: R29929011

Site Address: 8408 Bowmont Rd, Nampa, Idaho 83686

Current Zoning: Agricultural

Dear Planning and Zoning Commission,

I am formally submitting this Letter of Intent and accompanying Master Application to request a Conditional Use Permit to establish and operate a multipurpose campus comprising a seasonal/year-round event facility, a private academic/vocational homeschool, and organized youth/community camps. The facility will host family events such as weddings, showers, birthdays, occasionally. The primary focus of this facility will be homeschool. The school will offer instructional classes on weekdays. Camps will operate throughout the year as needed featuring outdoor recreational, educational, farmstead programming.

The subject property is single-family residential acreage. The parcel is 5.6 acres in size. Existing site structures include a single-home, a pole barn, a detached garage, a chicken coop, fruit trees and a garden. School, camps and event activities may be held in the barn and in designated outdoor areas of the property. The property may also host classes, recess, outdoor activities and occasional school days conducted by cooperating homeschool programs or instructors.

The school is anticipating an attendance of 20-30 students per day, managed by 3-4 staff members.

School and Camp Operations: Weekdays, Tuesday – Friday from 9:00 AM -2:00 PM

Maximum guest capacity per event will be restricted to 100 people.

Event Facility Operations: Friday or Saturday 2:00 PM-10:00 PM

Primary vehicle access to the facility will be routed through Bowmont Rd. Traffic volumes will peak during morning drop off 8:30 AM – 9 AM and 2:00 – 2:00 PM afternoon pick up.

On-site parking will feature 70 designated stalls, additional parking will be available.

Wastewater: The site will utilize the existing septic system or a new septic system if needed.

Water needs will be serviced by the existing residential well. Site drainage will be entirely retained on site using engineered retention swales. Trash enclosures will be screened from public view and serviced weekly.

The proposed development is designed to blend seamlessly into the surrounding area without imposing negative impacts, noise or nuisances on adjacent landowners.

Thank you for reviewing this application. I look forward to working with the Planning & Zoning staff to bring this valuable community asset to fruition.

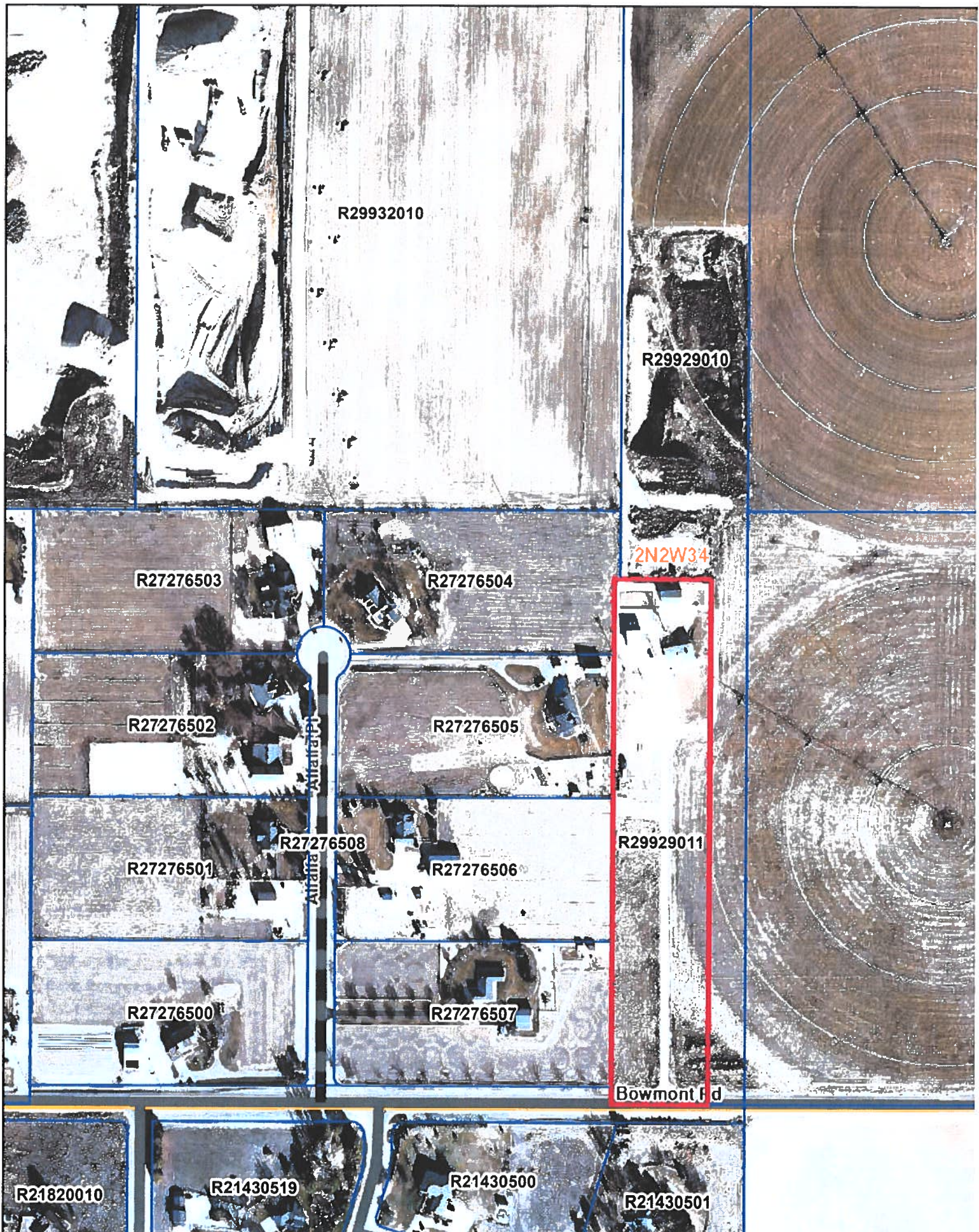
Sincerely

A handwritten signature in black ink, appearing to read "Oneida Cornwell". The signature is fluid and cursive, with a small checkmark-like flourish above the first name.

Oneida Cornwell

Property Owner

Canyon County, ID Web Map





LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

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

3. **IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☒ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

☐ Pressurized ☐ Gravity

5. **ACCESS:**

☐ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**

☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

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

☐ Other: _____

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

none

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

☐ Water supply source: well

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday _____ to _____
☒ Tuesday 9:00 am to 2:00 pm
☒ Wednesday " to "
☒ Thursday " to "
☒ Friday " to "
☒ Saturday 2:00 pm to 10:00 pm
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 2 or 3 ☐ No

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

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

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 70 +

Is there is a loading or unloading area? yes

not
sure yet

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☒ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

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: 8408 Bowmont Rd	Parcel Number: R29929011	
City: Nampa	State: ID	ZIP Code: 83686
Notices Mailed Date: 05/29/2026	Number of Acres: 5.78	Current Zoning:
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Oneida Cornwell		
Company Name:		
Current address: 8408 Bowmont Rd		
City: Nampa	State: ID	ZIP Code: 83686
Phone: [REDACTED]	Cell: [REDACTED]	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 06/06/2026	MEETING LOCATION: 8408 Bowmont Rd, Nampa	
MEETING START TIME: 7:00pm	MEETING END TIME: 8:30pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Andrew & Brittany Vela	[Signature]	6250 Silhouette Mtn. Lane
2. Jennifer Shellenberger	[Signature]	8944 Bowmont Rd
3. Art & Cary Maenell	[Signature]	6090 Alfalfa Pl
4. Stuart & Leslie Gardner	[Signature]	6258 Silhouette Mtn Ln
5. Dan & Tracey Jones	[Signature]	6085 Alfalfa Pl.
6. Debra Fischer	[Signature]	6030 Alfalfa Pl
7. Robert Fischer	[Signature]	6030 Alfalfa Pl.
8. Stephanie & Chad Benson	[Signature]	6095 Alfalfa Pl.
9. BJ Wheeler	[Signature]	6155 Alfalfa Pl.

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):

Onida Cornwell

APPLICANT/REPRESENTATIVE (Signature):

Onida Cornwell

DATE: 06 / 06 / 2026



AGENCY ACKNOWLEDGMENT

Date: 03/02/2026
Applicant: Oneida Cornwell
Parcel Number: R 299 290 1100
Site Address: 8408 Bowmont Rd, Nampa ID 83686

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 03/02/2026 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 official review.

Date: 3/2/26 Signed: Julianna L
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Nampa Highway Dist. #1

☒ Applicant submitted/met for official review.

Date: 3-2-26 Signed: Edward Thiel
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Boise-Kuna Irrigation District

☒ Applicant submitted/met for official review.

Date: 3-2-2026 Signed: Elonora Scholz
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

This property is on high ground
NO surface irrigation water right

Area of City Impact:

City: (Not in Nampa Impact Area)

☒ Applicant submitted/met for official review.

Date: 03/02/26 Signed: Dee Seaton
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff



PLANNING AND ZONING DEPARTMENT

March 2, 2026

TO: Canyon County Development Services
Re: 8408 Bowmont Rd. – Signature Form

Nampa Planning and Zoning was asked to sign a form verifying that Oneida Cornwell (applicant) reviewed with Nampa Planning and Zoning a proposed wedding venue at 8408 Bowmont Rd (Property). The Property has been reviewed by the Planning and Zoning Department with the following analysis:

The Property is not in the Nampa Impact Area or Comprehensive Plan Future Land Use Planning Area. Nampa has no comments regarding this proposal.

Sincerely,

Doug Critchfield
Principal Planner – Planning & Zoning
Planning & Zoning Department
E-mail address: critchfielddd@cityofnampa.us

EDC/edc
file



2022-007976
RECORDED
02/11/2022 01:04 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 MBROWN \$15 00
TYPE: DEED
STEWART TITLE - MERIDIAN OFFICE
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received **Helen L. Tiegs, a widow**, the Grantor, hereby grants, bargains, sells, conveys and warrants unto **Timothy Cornwell and Oneida Cornwell, husband and wife**, the Grantee, whose current address is 8408 Bowmont Road, Nampa, ID 83686, the following described premises, to wit:

This parcel is a portion of East One-Half of the Southwest Quarter of Section 34, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the Southeast corner of said East One-Half of the Southwest Quarter; thence
North 89°59' 00" West along the South boundary of said East One-Half of the Southwest Quarter, a distance of 82.00 feet to the TRUE POINT OF BEGINNING; thence
North 89°59' 00" West along the South boundary of said East One-Half of the Southwest Quarter a distance of 215.00 feet; thence
North 00°12' 00" East parallel with the East boundary of said East One-Half of the Southwest Quarter, a distance of 1170.00 feet; thence
South 89°59' 00" East parallel with the South boundary of said East One-Half of the Southwest Quarter, a distance of 215.00 feet; thence
South 00°12' 00" West parallel with the East boundary of said East One-Half of the Southwest Quarter a distance of 1170.00 feet to the TRUE POINT OF BEGINNING.

Parcel Number: 29929011 0

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record and assessments, if any.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said Grantee and to their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that they are the owner in fee simple of said premises, that said premises are free from all encumbrances and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated this 11 day of February, 2022.

Helen L. Tieg, Cynthia

J. Betz, her Attorney in Fact

Helen L. Tieg, by Cynthia J. Betz, her Attorney in Fact

State of Idaho

) ss.

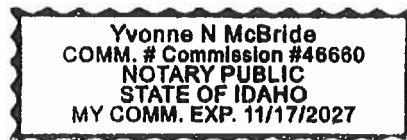
County of Ada

On this 11th day of February, 2022, before me, the undersigned, a Notary Public, in and for said State, personally appeared Cynthia J. Betz, known to me to be the person whose name is subscribed to the within instrument, as the Attorney-in-Fact of Helen L. Tieg, and acknowledged to me that she subscribed the name of Helen L. Tieg, thereto as principal, and her own name as attorney-in-fact.

WITNESS MY HAND AND OFFICIAL SEAL.

Yvonne N McBride

Notary Public: Yvonne N McBride
Residing at: Boise, ID
My commission expires: 11-17-2027





Development Services Department

Canyon County, 111 North 11th Avenue Ste. 310, Caldwell, ID 83605

(208) 454 7458 • www.canyoncounty.id.gov

Planning Application Consent for Property Inspection

Name: Oneida Cornwell

Planning Application(s): CU2026-0030

Address: 8408 Bowmont Rd, Nampa, ID 83686

Parcel Number(s): R29929011

Relationship to Property: Owner

Circle any that apply:

☒ Owner

☐ Lessee

☐ Authorized Agent

☐ Other: _____

I voluntarily consent to DSD staff entering the property/premises for the limited purpose of site inspections related to this application.

This consent authorizes entry **Monday-Friday between 8 am and 5 pm**

For the following purpose: To conduct site inspection/visit related to land use application (s). Site inspection includes visual observation of the site and buildings, measurements, & site photos.

Consent to enter the property for a site inspection does not authorize searches, inspections, or surveillance beyond the scope of the application. I understand I may revoke this consent at any time, and DSD staff will promptly leave upon my or the occupant's request unless otherwise authorized by law to remain.

Signed: Oneida Cornwell

Date: 08-28-2026

If signing as agent: [Authority/POA/Title] _____

Planning • Zoning • Building • Code Enforcement • Engineering • GIS

While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources and maintain a prosperous future for all.

Canyon County Development Services

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

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

Receipt Number: 89235

Date: 8/28/2026

Date Created: 8/28/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Oneida Cornwell

Comments: CU2026-0030

Site Address: 8408 BOWMONT RD, Nampa ID / Parcel Number: 29929011 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0030	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0030	\$50.00	\$0.00	\$0.00
Planning - Conditional Use Permit (CUP)	CU2026-0030	\$1,200.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	203860167	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00