ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: VIP COMPOUNDING LLC	
	MAILING ADDRESS: 8188 Loma Linda Ridge RD Nampa Id 83686	
	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: _____ *Date:* 8/11/26

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

SITE INFO	STREET ADDRESS: TBD Deer Flat RD	
	PARCEL NUMBER: 295770110	
	PARCEL SIZE: 10.21 Acre	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: AG	PROPOSED ZONING: C
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: Canyon County

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:	
RECEIVED BY:	APPLICATION FEE:	CK MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/21/23

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

R29577011 PARCEL INFORMATION REPORT

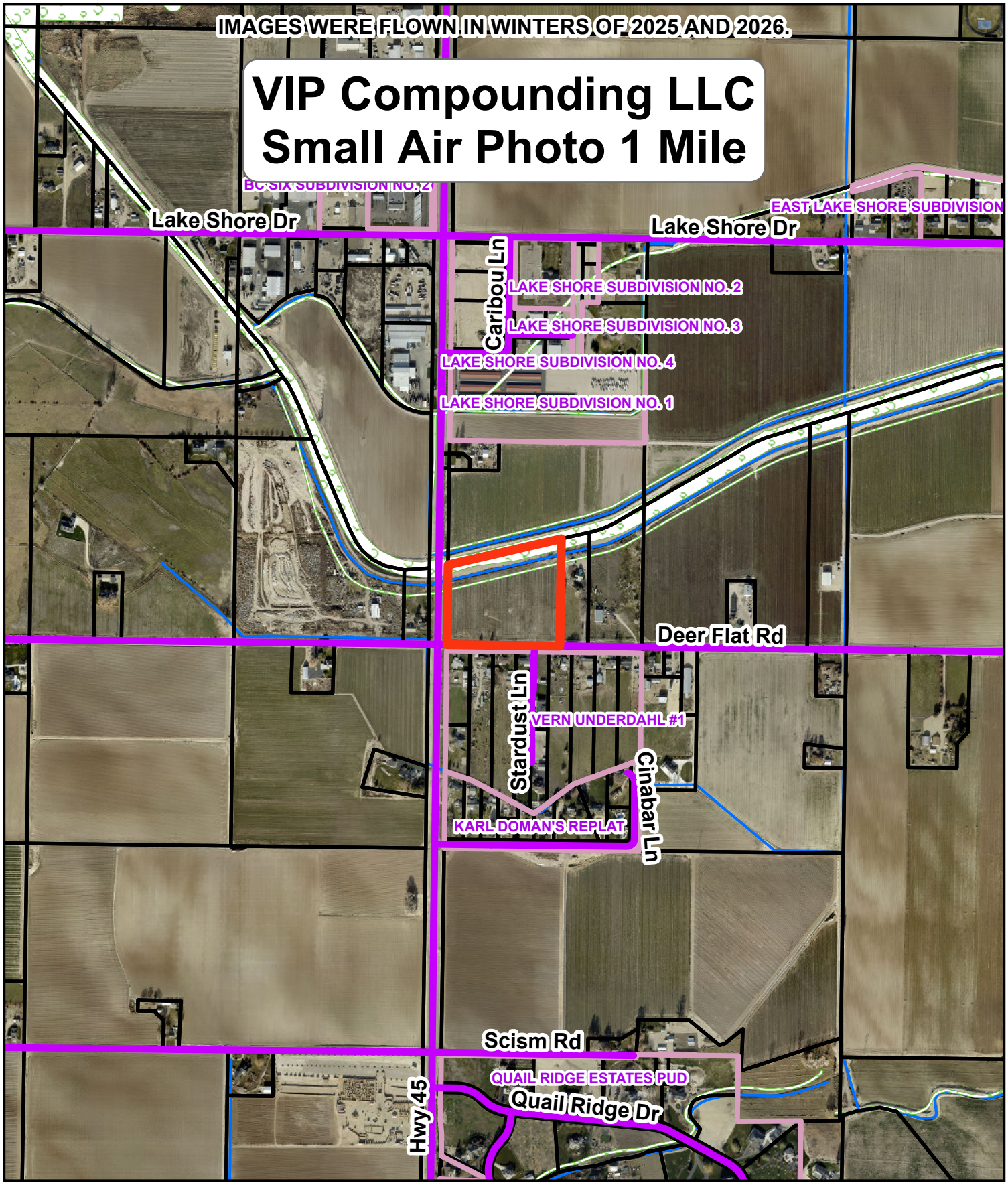
8/5/2026 12:18:46 PM

PARCEL NUMBER:	R29577011
OWNER NAME:	VIP COMPOUNDING LLC
CO-OWNER:	
MAILING ADDRESS:	8188 LOMA LINDA RIDGE RD NAMPA ID 83686
SITE ADDRESS:	0 DEER FLAT RD
TAX CODE:	0160000
TWP:	2N **RNG:** 2W **SEC:** 15 **QUARTER:** SW
ACRES:	10.20
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	UPPER DEER FLAT FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	COM
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	COMMERCIAL
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0390F
WETLAND:	Riverine / Riverine
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2020076737
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	15-2N-2W SW TX 20728 IN SWSW LS TX 00647
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

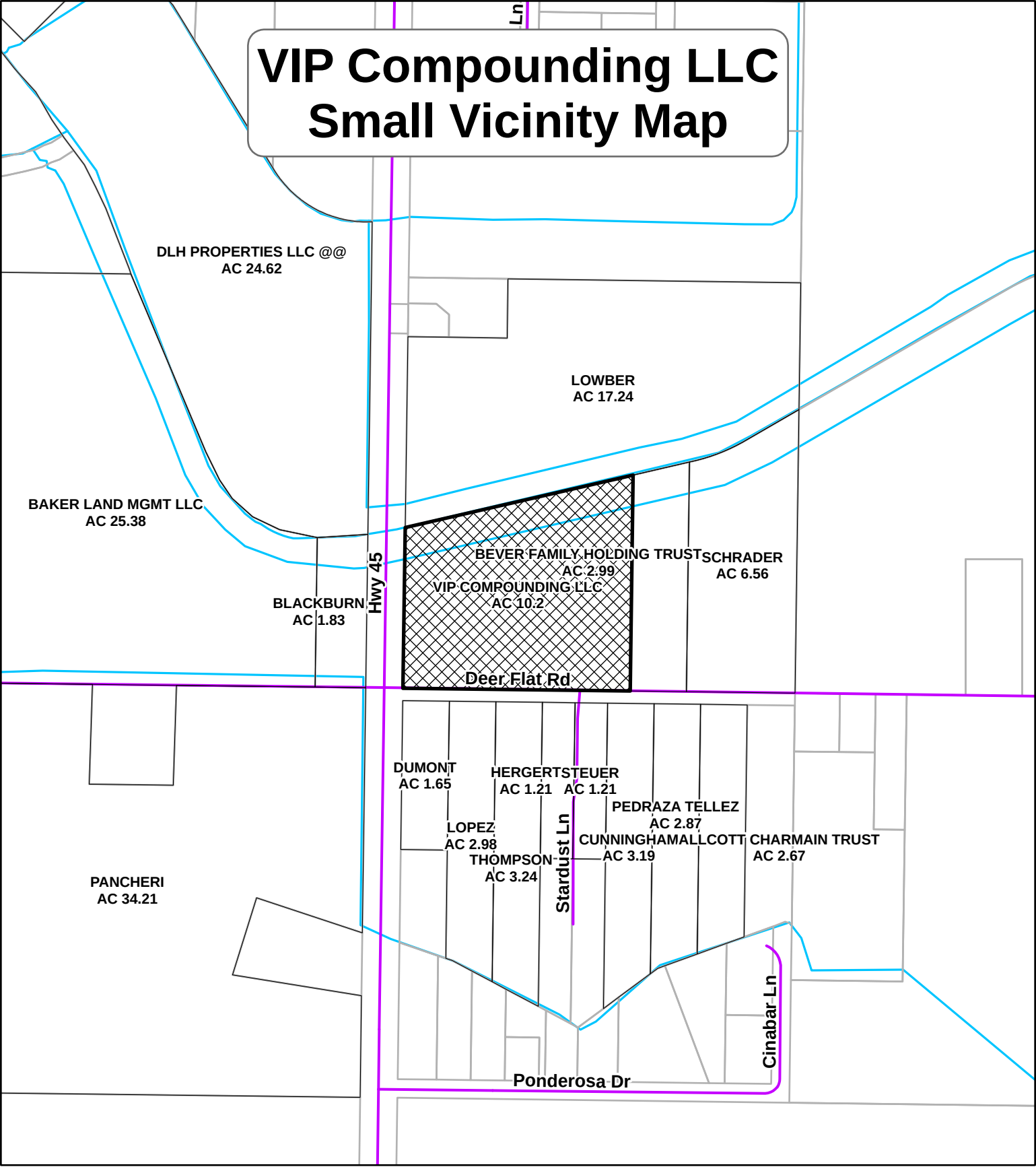
DISCLAIMER:

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.

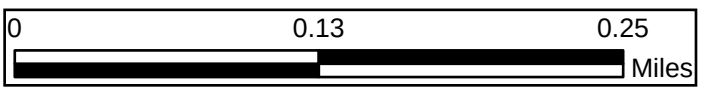
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

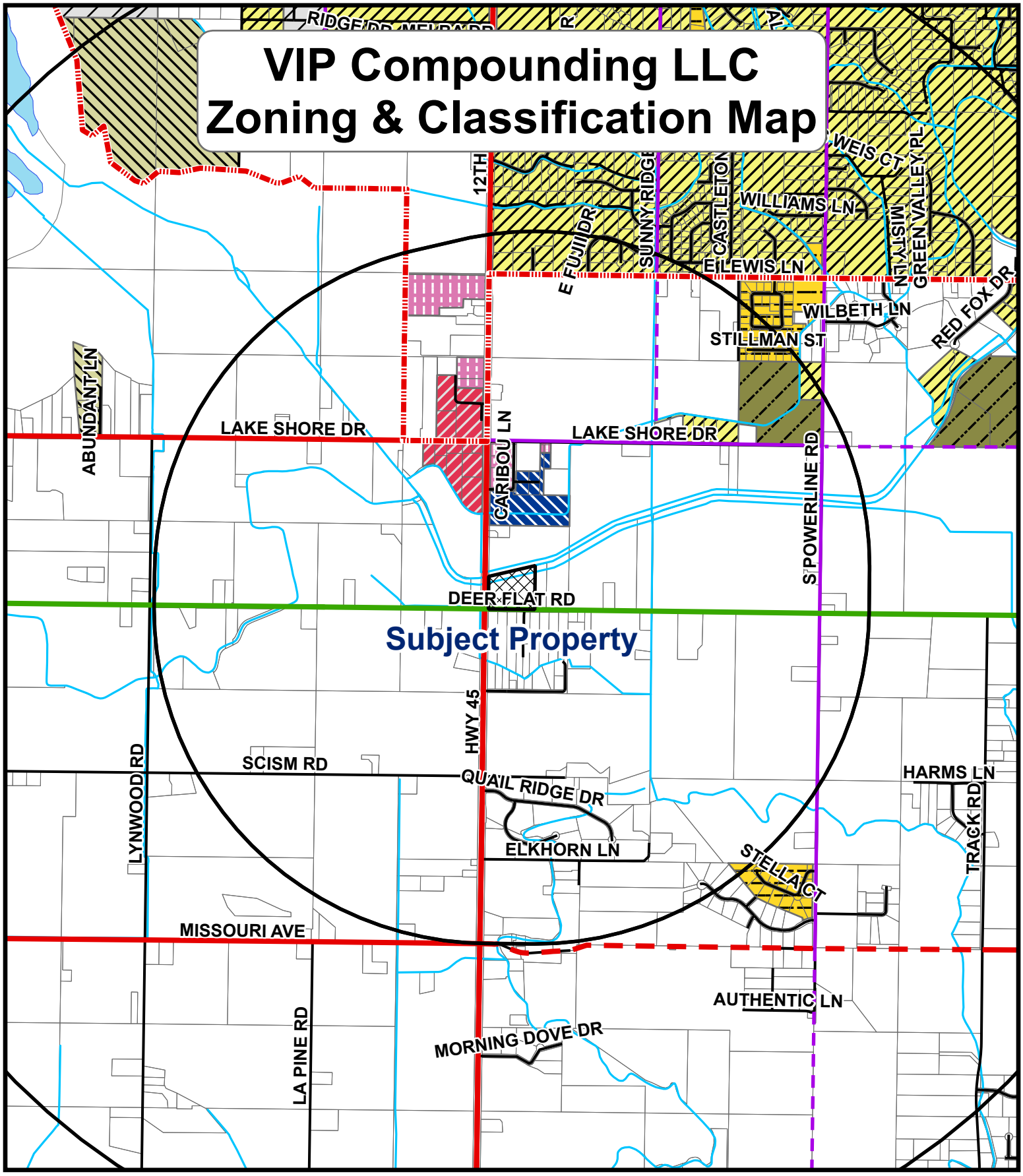

IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026.
VIP Compounding LLC
Small Air Photo 1 Mile
Lake Shore Dr
Lake Shore Dr
EAST LAKE SHORE SUBDIVISION
Caribou Ln
LAKE SHORE SUBDIVISION NO. 2
LAKE SHORE SUBDIVISION NO. 3
LAKE SHORE SUBDIVISION NO. 4
LAKE SHORE SUBDIVISION NO. 1
Deer Flat Rd
Stardust Ln
VERN UNDERDAHL #1
Cinabar Ln
KARL DOMAN'S REPLAT
Scism Rd
QUAIL RIDGE ESTATES PUD
Quail Ridge Dr
Hwy 45
City_Limits
Wetlands
0
0.25
0.5
Miles

VIP Compounding LLC
Small Vicinity Map

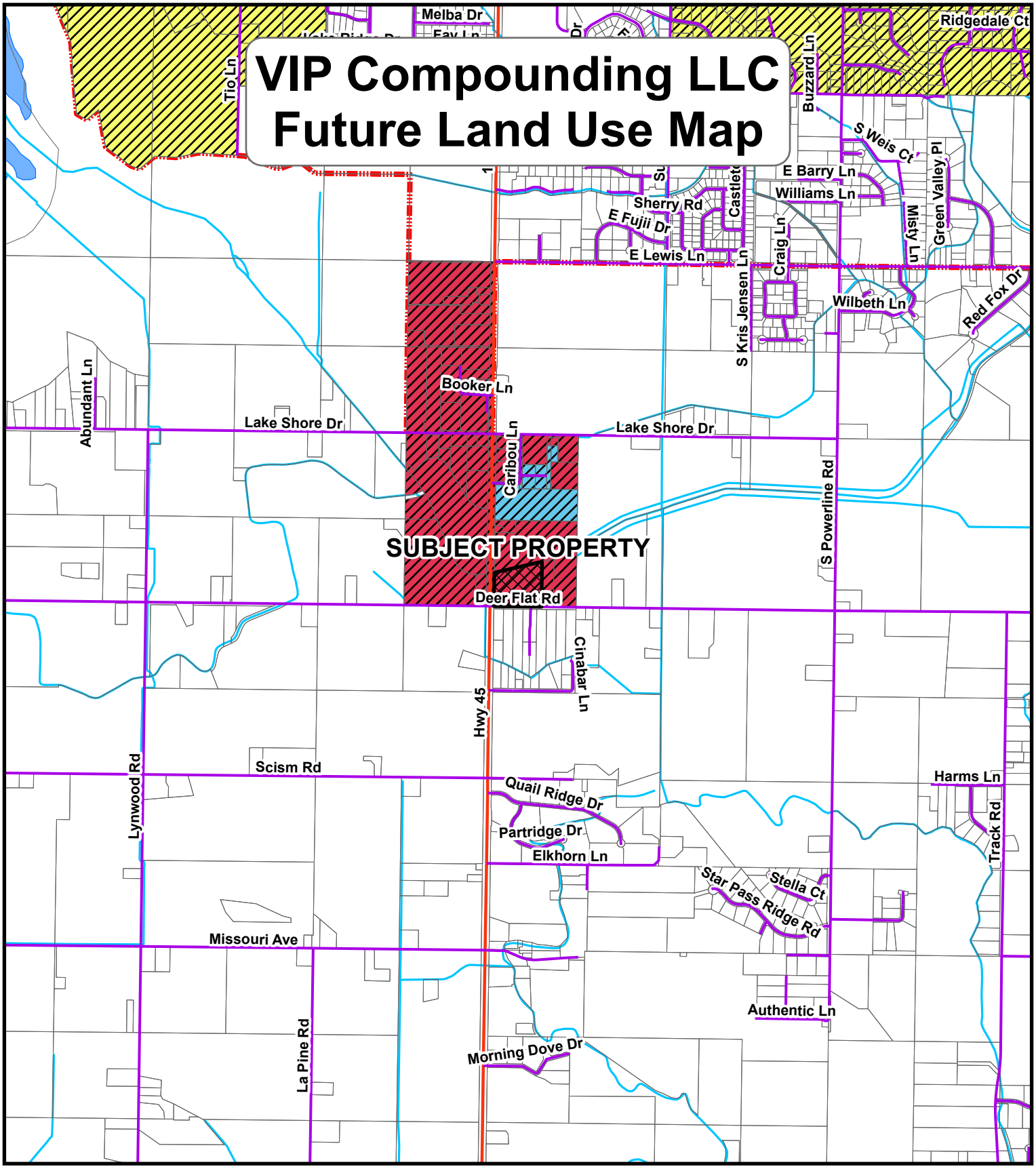


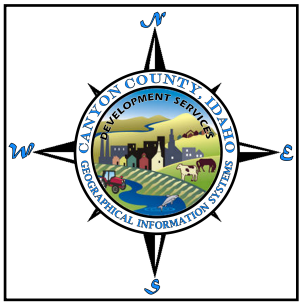





VIP Compounding LLC
Zoning & Classification Map
RIDGE DR
MERIDA DR
12TH
SUNNY RIDGE
CASTLETON
WILLIAMS LN
WEIS CT
MISTY LN
GREEN VALLEY RL
E FUJI DR
E LEWIS LN
WILBETH LN
STILLMAN ST
RED FOX DR
ABUNDANT LN
LAKE SHORE DR
CARIBOU LN
LAKE SHORE DR
S POWERLINE RD
DEER FLAT RD
Subject Property
HWY 45
LYNWOOD RD
SCISM RD
QUAIL RIDGE DR
ELKHORN LN
HARMS LN
TRACK RD
STELLA CT
MISSOURI AVE
AUTHENTIC LN
LA PINE RD
MORNING DOVE DR
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

VIP Compounding LLC
Future Land Use Map



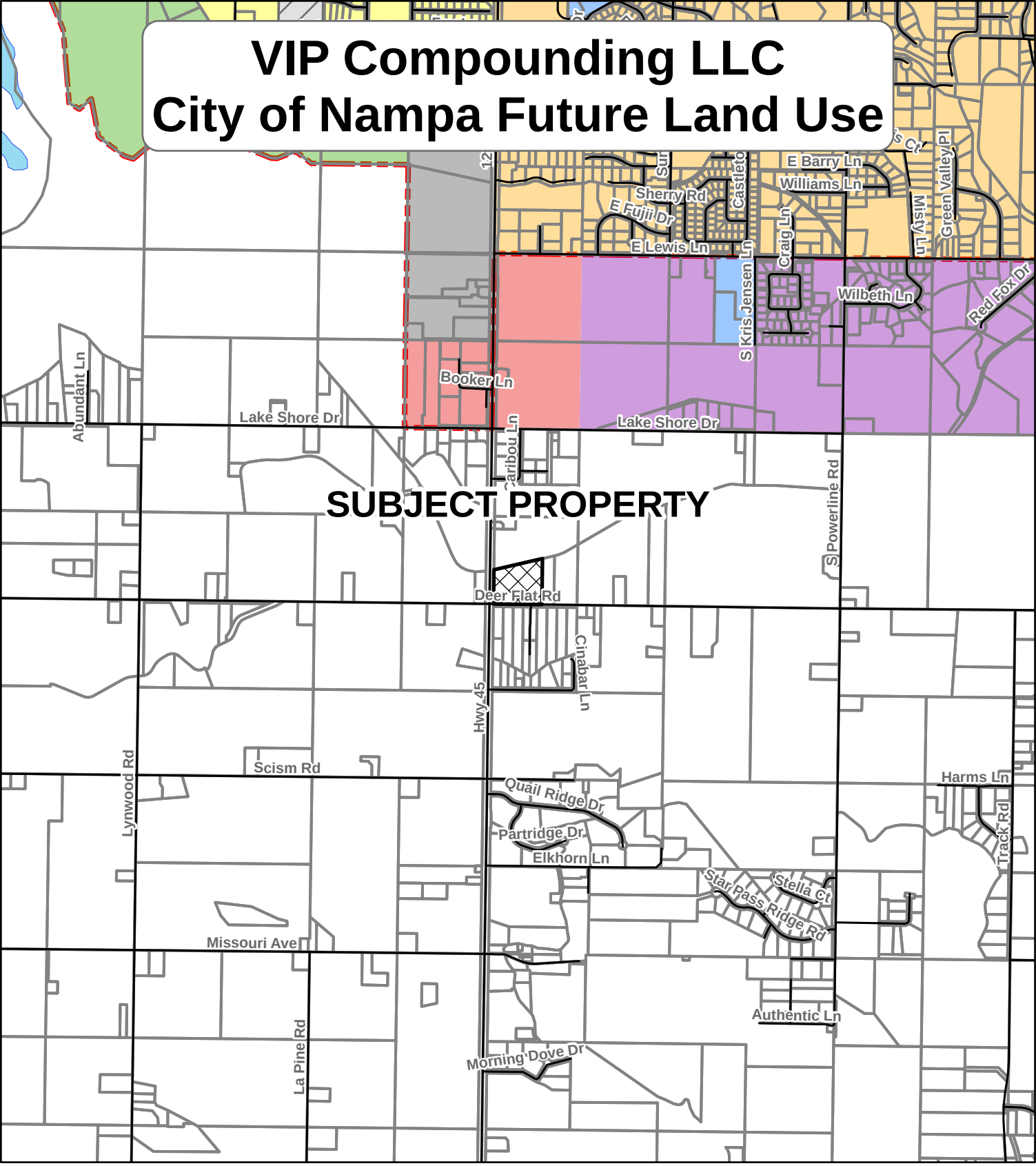


Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

VIP Compounding LLC
City of Nampa Future Land Use

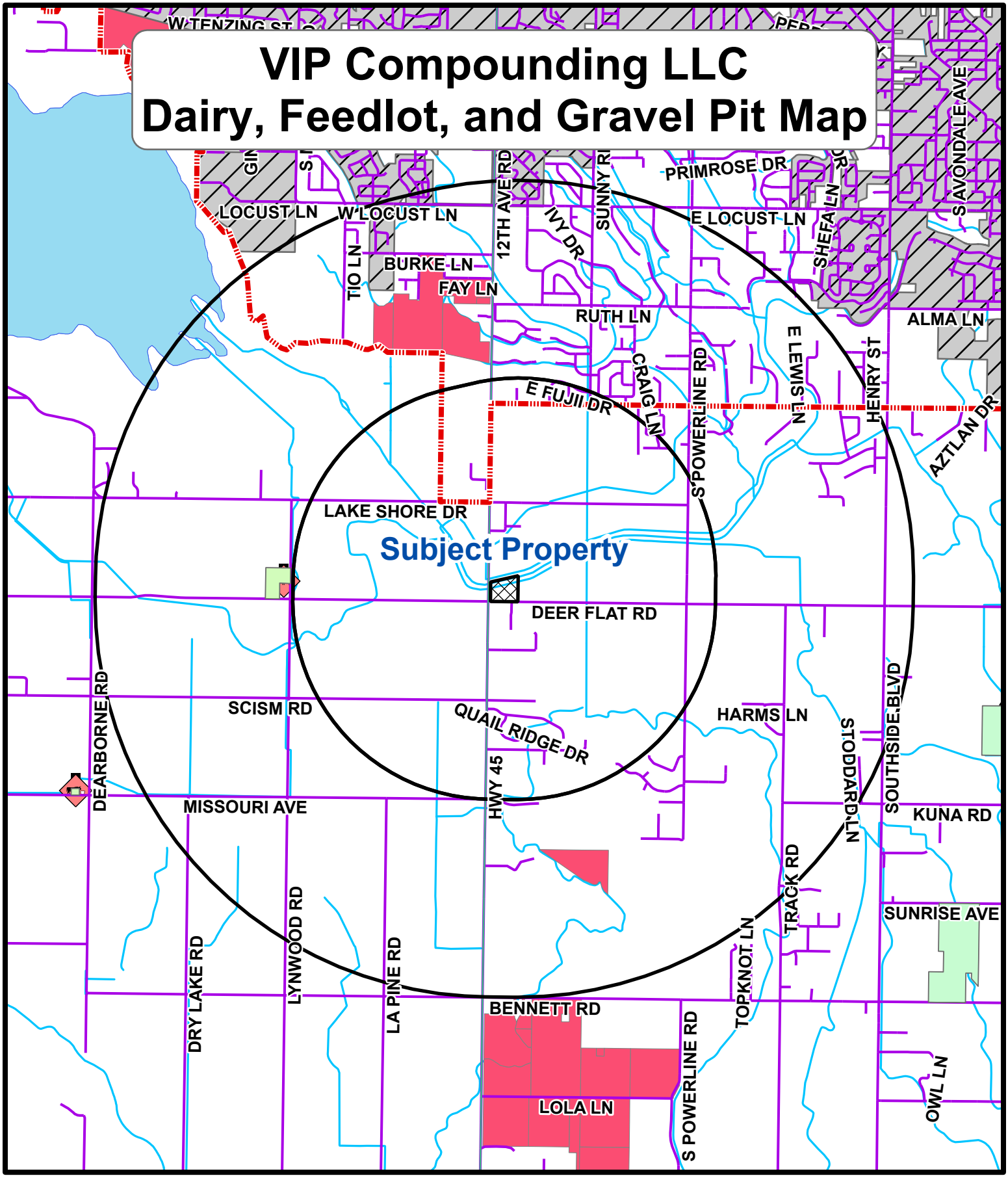


CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS

NampaCompPlan

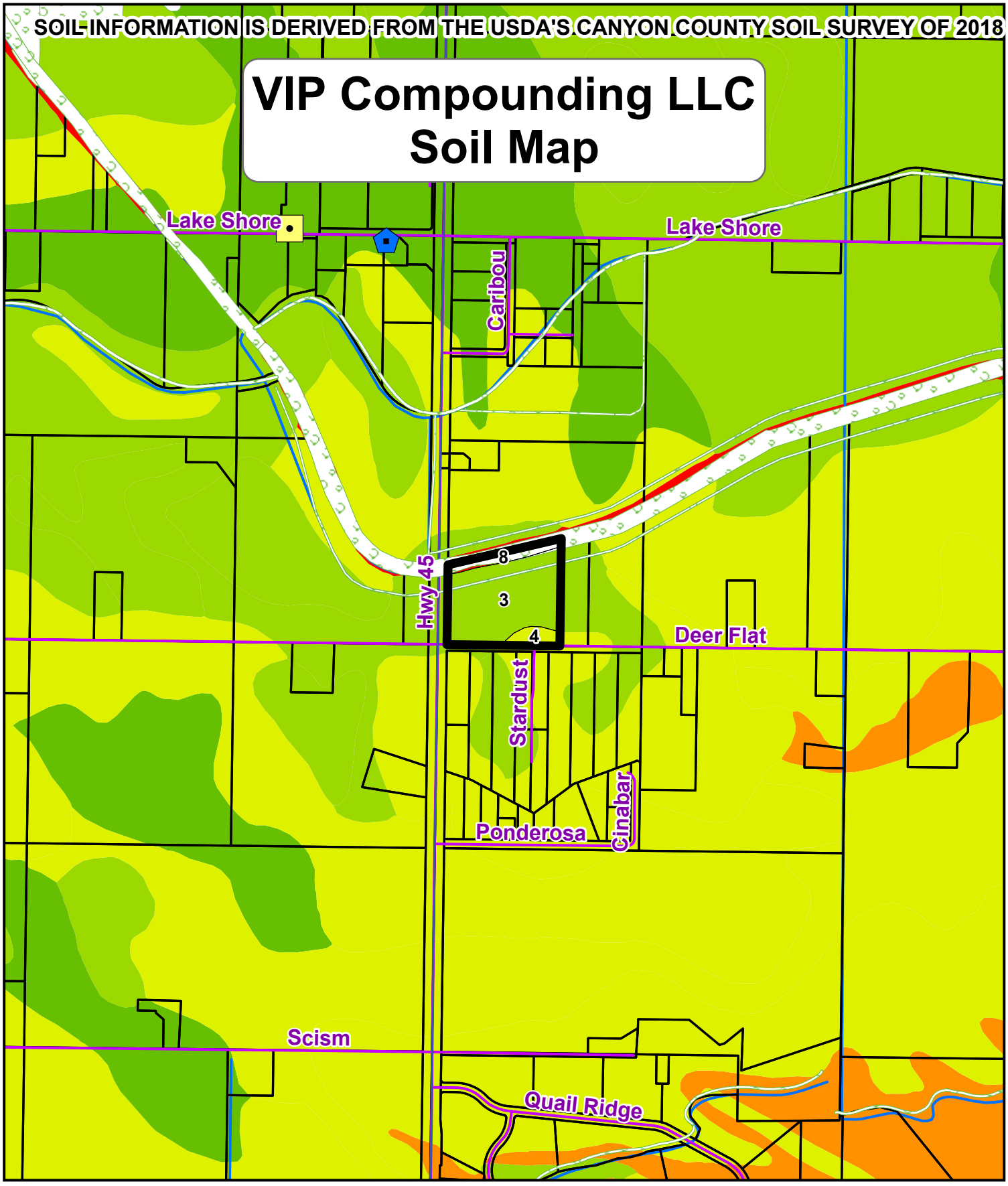
- Airport
- Commercial
- Community Mixed Use
- Downtown
- Education, Public
- Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use
- Unknown
- Very Low Density Residential

0 0.25 0.5 Miles


VIP Compounding LLC
Dairy, Feedlot, and Gravel Pit Map
W TENZING ST
LOCUST LN
W LOCUST LN
E LOCUST LN
PRIMROSE DR
SAVONDALE AVE
12TH AVE RD
IVY DR
SUNNY RI
SHEFA LN
TIO LN
BURKE LN
FAY LN
RUTH LN
ALMA LN
E LEWIS LN
HENRY ST
CRAIG LN
S POWERLINE RD
E FUJII DR
AZTLAN DR
LAKE SHORE DR
Subject Property
DEER FLAT RD
DEARBORNE RD
SCISM RD
QUAIL RIDGE DR
HARMS LN
SOUTHSIDE BLVD
STODDARD LN
HWY 45
MISSOURI AVE
KUNA RD
TRACK RD
SUNRISE AVE
DRY LAKE RD
LYNWOOD RD
LA PINE RD
TOPKNOT LN
BENNETT RD
S POWERLINE RD
OWL LN
LOLA LN
FEEDLOTS
DAIRIES
GRAVELPITS
0
1
2
Miles

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

VIP Compounding LLC Soil Map



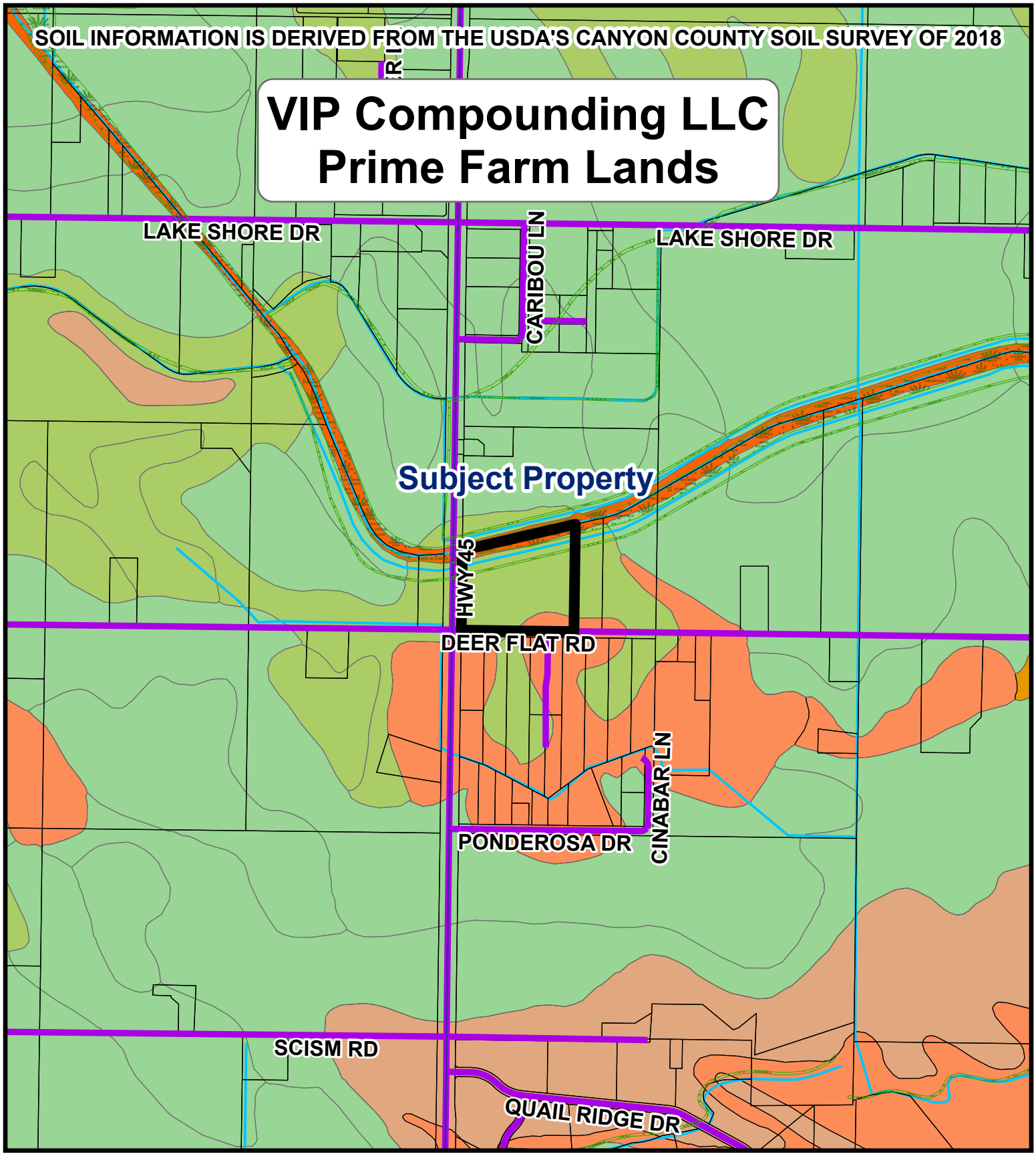
Nitrate Priority Wells

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

IDWR_2C_Geothermal_

Wetlands

0 0.25 0.5 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
VIP Compounding LLC
Prime Farm Lands
LAKE SHORE DR
LAKE SHORE DR
CARIBOU LN
Subject Property
HWY 45
DEER FLAT RD
CINABAR LN
PONDEROSA DR
SCISM RD
QUAIL RIDGE DR
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

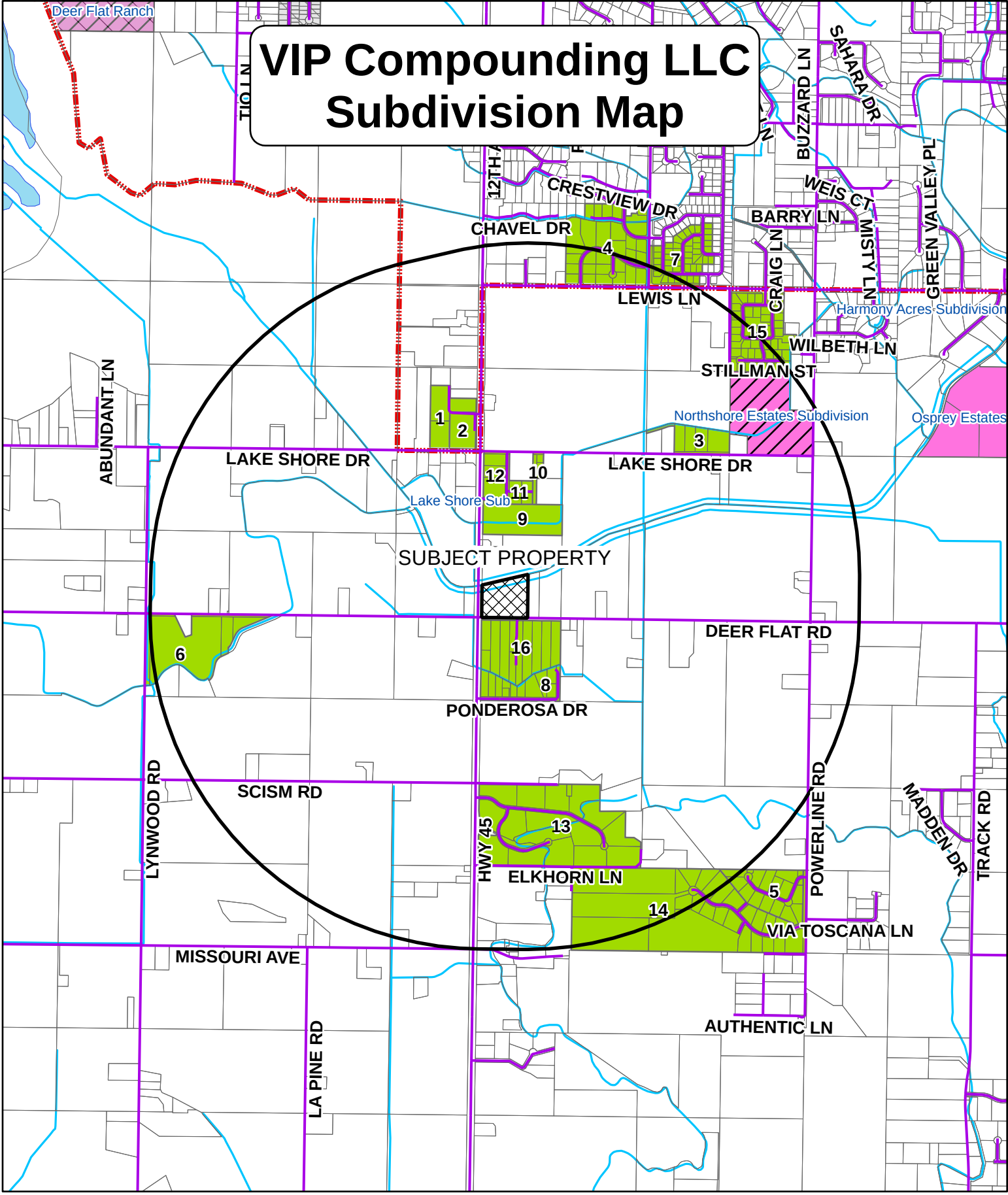
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
4	MODERATELY SUITED SOIL	36374.65	0.84	8.19%
3	MODERATELY SUITED SOIL	360839.72	8.28	81.22%
8	LEAST SUITED SOIL	47035.57	1.08	10.59%
		444249.93	10.20	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TrB	Not prime farmland	36374.65	0.84	8.19%
SdB	Prime farmland if irrigated and reclaimed of excess salts and sodium	360839.72	8.28	81.22%
W	0	47035.57	1.08	10.59%
		444249.93	10.20	100%

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

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


VIP Compounding LLC
Subdivision Map
Deer Flat Ranch
N TOLL
12TH AVE
CREST VIEW DR
CHAVEL DR
LEWIS LN
BUZZARD LN
SAHARA DR
WEIS CT
BARRY LN
CRAIG LN
MISTY LN
GREEN VALLEY PL
Harmony Acres Subdivision
WILBETH LN
STILLMAN ST
Northshore Estates Subdivision
Osprey Estates
ABUNDANT LN
LAKE SHORE DR
LAKE SHORE DR
Lake Shore Sub
SUBJECT PROPERTY
DEER FLAT RD
PONDEROSA DR
LYNWOOD RD
SCISM RD
HWY 45
ELKHORN LN
POWERLINE RD
MADDEN DR
TRACK RD
VIA TOSCANA LN
MISSOURI AVE
LA PINE RD
AUTHENTIC LN
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.25
0.5
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
16	383.81	235	1.63

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
2	60.54	39	1.55

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
26	9.51	2.92	0.31	63.37

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

PLATTED SUBDIVISIONS

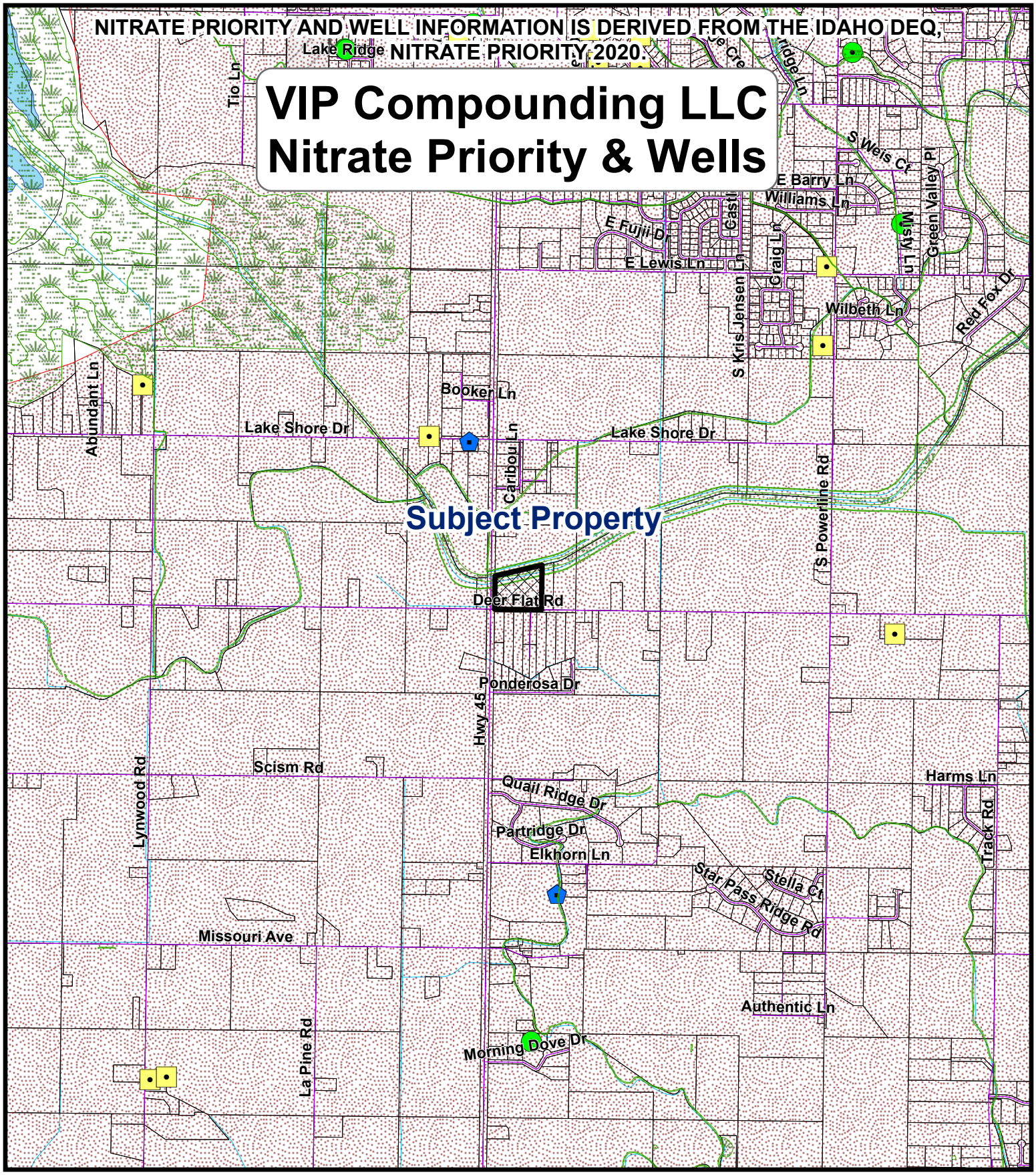
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
BC SIX	1	2N2W16	10.20	5	2.04	CANYON COUNTY	2005
BC SIX SUBDIVISION NO. 2	2	2N2W16	5.52	1	5.52	CANYON COUNTY	2017
EAST LAKE SHORE SUBDIVISION	3	2N2W15	8.98	6	1.50	CANYON COUNTY	2013
FUJII FARMS	4	2N2W10	37.93	29	1.31	CANYON COUNTY	1998
GOLDEN HILLS ESTATES SUBDIVISION	5	2N2W22	17.63	17	1.04	CANYON COUNTY	2017
GREEN RANCH SUBDIVISION	6	2N2W21	29.53	3	9.84	CANYON COUNTY	2007
JACK'S PLACE SUBDIVISION NO. 2	7	2N2W10	18.50	47	0.39	CANYON COUNTY	2025
KARL DOMAN'S REPLAT	8	2N2W22	11.98	11	1.09	CANYON COUNTY	1977
LAKE SHORE SUBDIVISION NO. 1	9	2N2W15	14.64	1	14.64	CANYON COUNTY	2021
LAKE SHORE SUBDIVISION NO. 2	10	2N2W15	2.15	3	0.72	CANYON COUNTY	2021
LAKE SHORE SUBDIVISION NO. 3	11	2N2W15	4.00	5	0.80	CANYON COUNTY	2022
LAKE SHORE SUBDIVISION NO. 4	12	2N2W15	6.59	4	1.65	CANYON COUNTY	2024
QUAIL RIDGE ESTATES PUD	13	2N2W22	68.39	19	3.60	CANYON COUNTY	1992
STAR PASS RIDGE SUB	14	2N2W22	95.31	24	3.97	CANYON COUNTY	2004
TABLE MEADOWS SUBDIVISION NO. 2	15	2N2W15	27.30	50	0.55	NAMPA	2017
VERN UNDERDAHL #1	16	2N2W22	25.15	10	2.51	CANYON COUNTY	1970

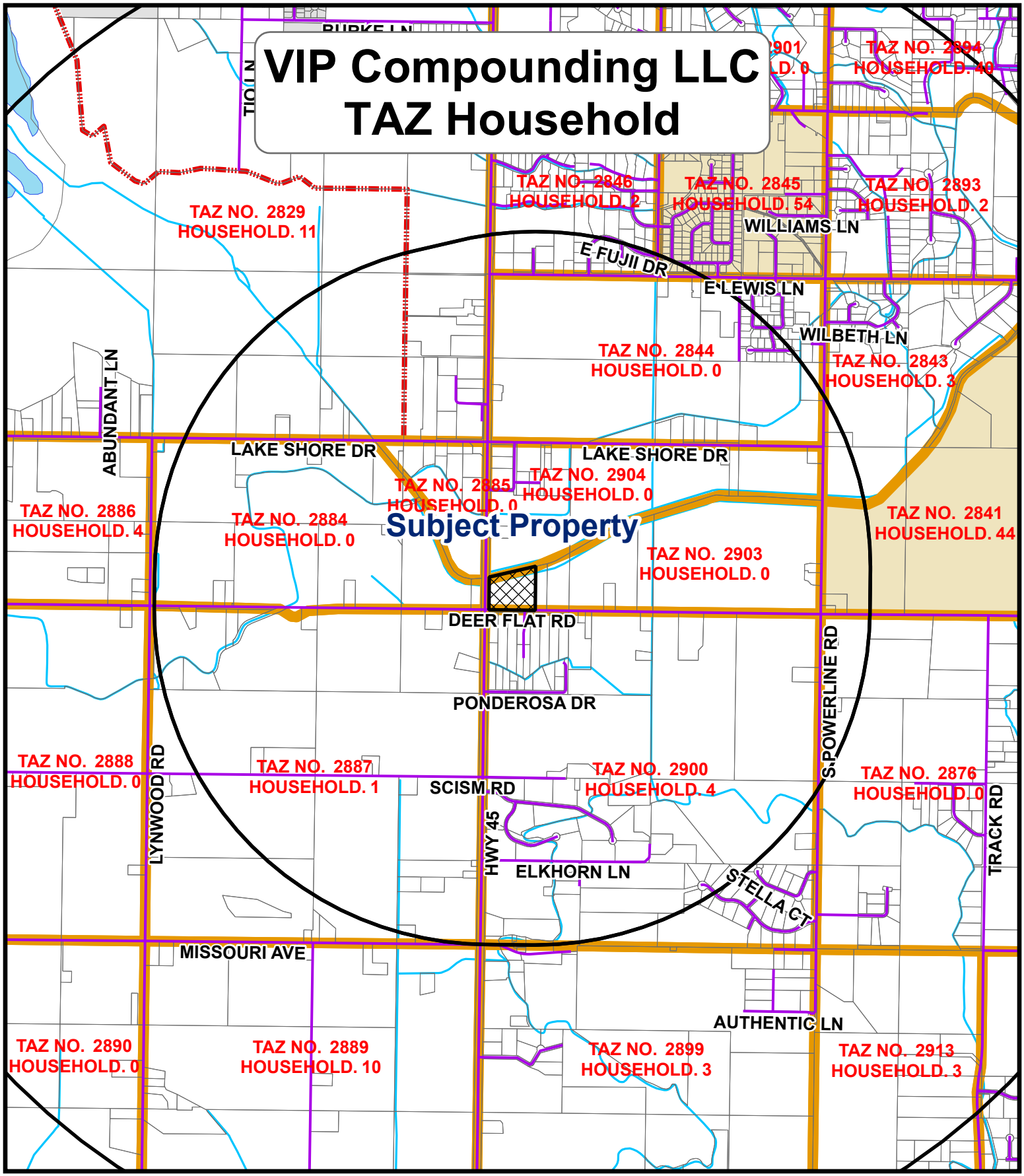
SUBDIVISIONS IN PLATTING

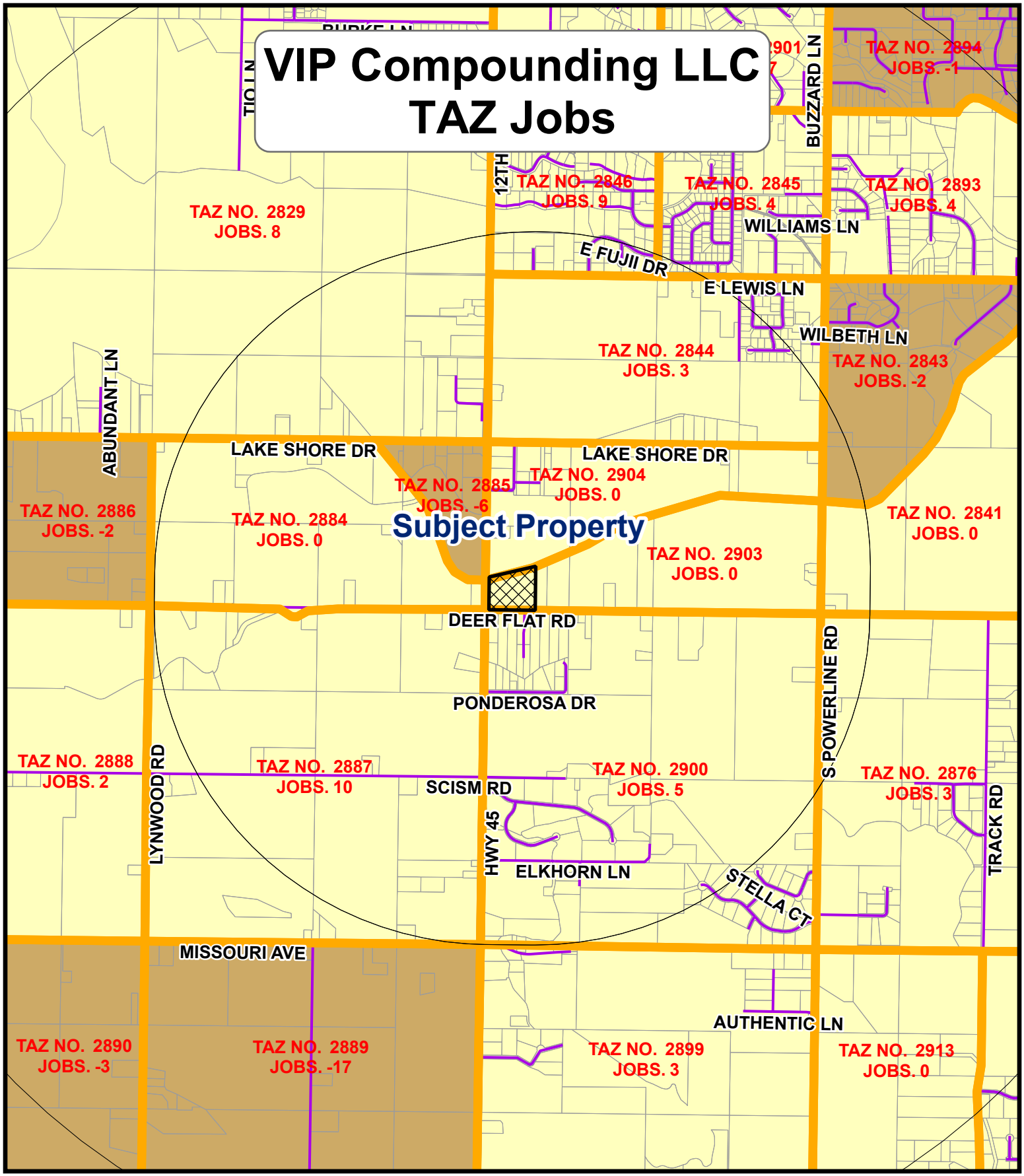
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Lake Shore Sub	27.38	10	2.74
Northshore Estates Subdivision	33.16	29	1.14

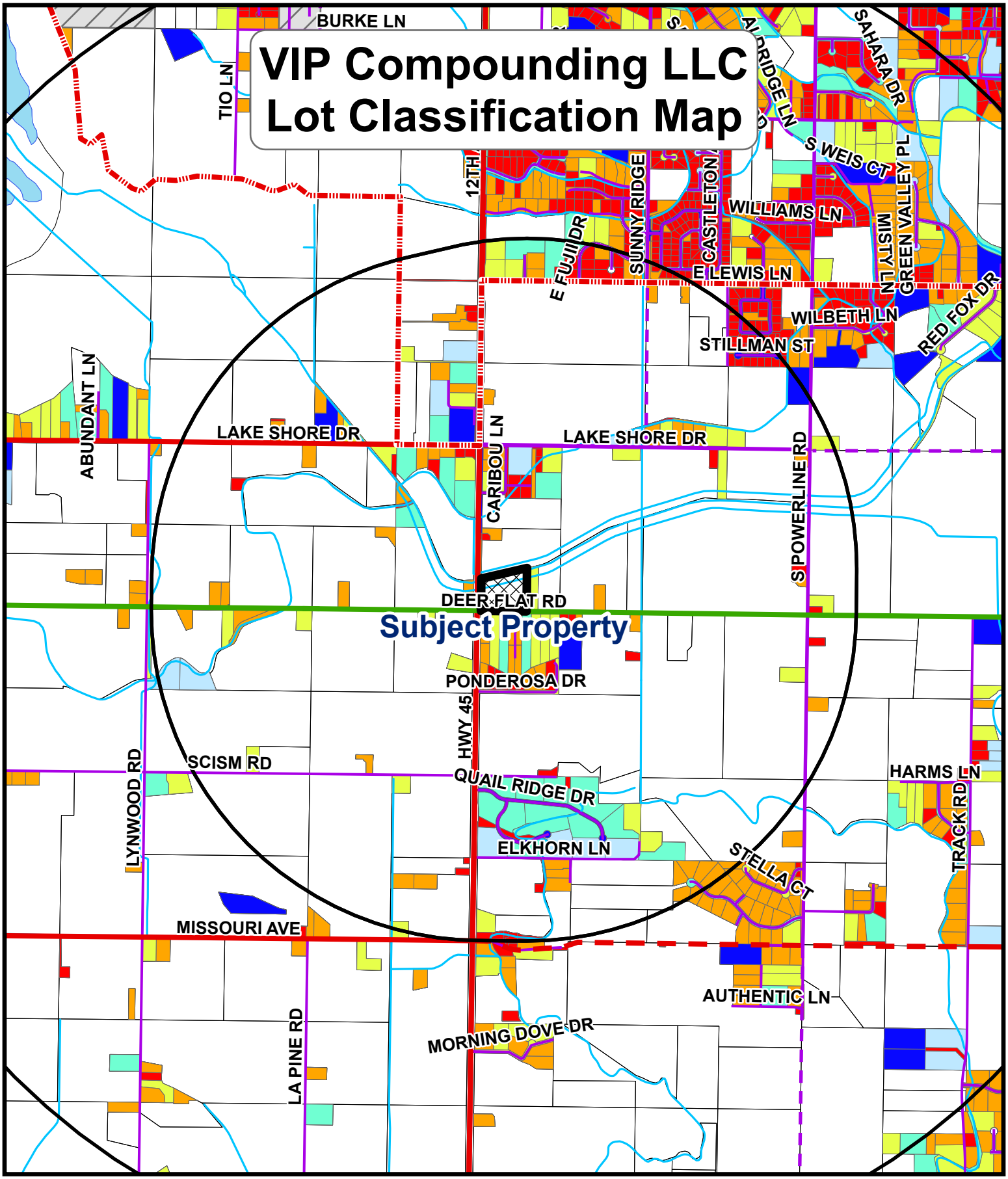
MOBILE HOME & RV PARKS

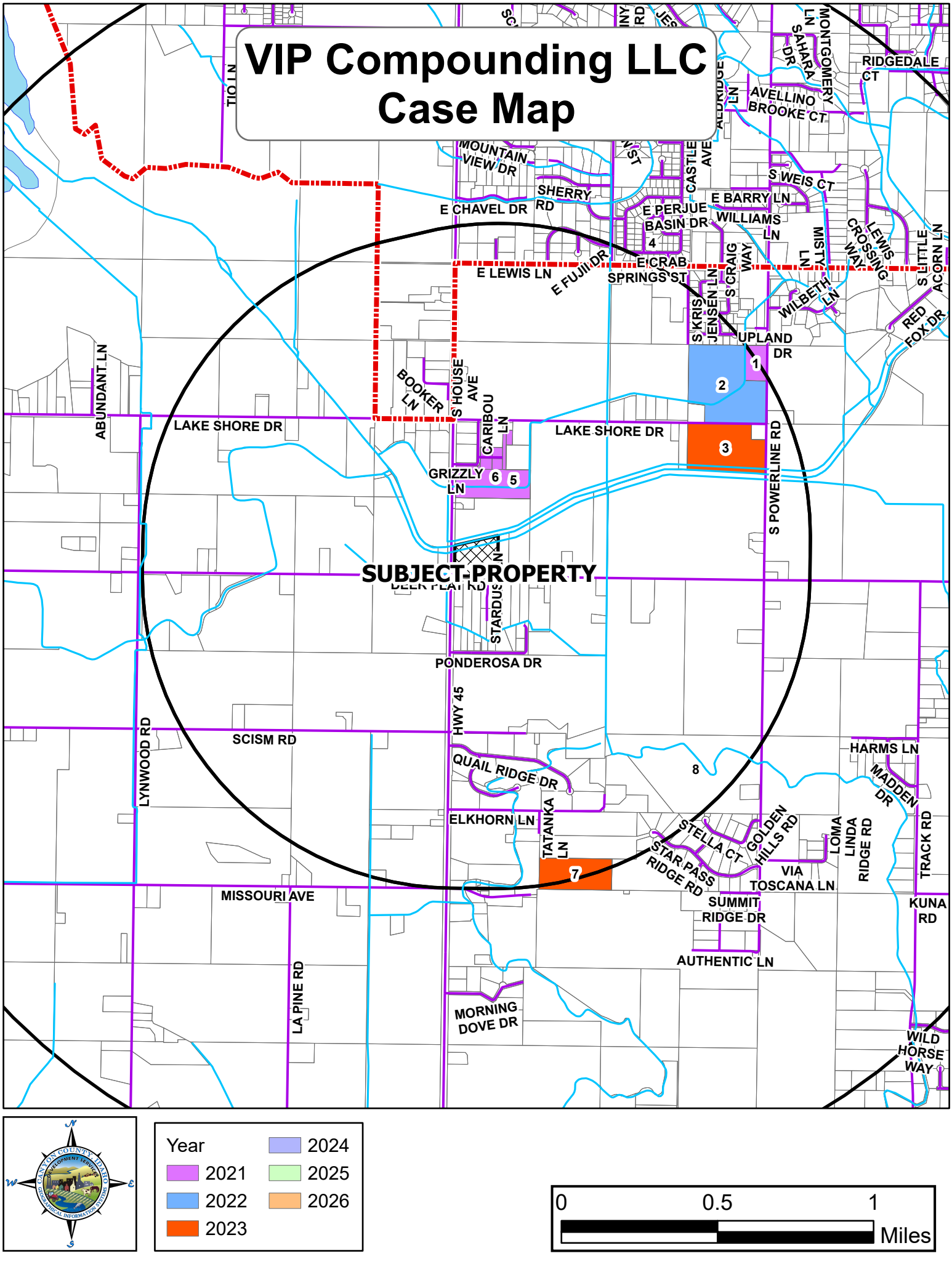
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…


NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ,
Lake Ridge NITRATE PRIORITY 2020
VIP Compounding LLC
Nitrate Priority & Wells
Tio Ln
Lake Ridge Ln
S Weis Ct
E Barry Ln
Williams Ln
Green Valley Pl
E Fujii Dr
E Lewis Ln
Gast Ln
Craig Ln
Misty Ln
S Kris Jensen Ln
Wilbeth Ln
Red Fox Dr
Abundant Ln
Booker Ln
Lake Shore Dr
Caribou Ln
Lake Shore Dr
S Powerline Rd
Subject Property
Deer Flat Rd
Ponderosa Dr
Hwy 45
Scism Rd
Lynwood Rd
Quail Ridge Dr
Partridge Dr
Elkhorn Ln
Harms Ln
Track Rd
Star Pass Ridge Rd
Stella Ct
Missouri Ave
Authentic Ln
Morning Dove Dr
La Pine Rd
GEO-THERMAL LOCATIONS
WETLANDS
NITRATE_PRIORITY
DEQ WELLS
N03_MGL
0.005 - 2.00
2.000001 - 5.00
5.0000001 - 10.00
10.000001 - 49.80
0
0.5
1
Miles


VIP Compounding LLC
TAZ Household
TAZ NO. 2829
HOUSEHOLD. 11
TAZ NO. 2846
HOUSEHOLD. 2
TAZ NO. 2845
HOUSEHOLD. 54
TAZ NO. 2893
HOUSEHOLD. 2
TAZ NO. 2894
HOUSEHOLD. 40
WILLIAMS LN
E FUJII DR
E LEWIS LN
WILBETH LN
TAZ NO. 2844
HOUSEHOLD. 0
TAZ NO. 2843
HOUSEHOLD. 3
ABUNDANT LN
LAKE SHORE DR
LAKE SHORE DR
TAZ NO. 2885
HOUSEHOLD. 0
TAZ NO. 2904
HOUSEHOLD. 0
TAZ NO. 2886
HOUSEHOLD. 4
TAZ NO. 2884
HOUSEHOLD. 0
Subject Property
TAZ NO. 2841
HOUSEHOLD. 44
TAZ NO. 2903
HOUSEHOLD. 0
DEER FLAT RD
PONDEROSA DR
S POWERLINE RD
TAZ NO. 2888
HOUSEHOLD. 0
TAZ NO. 2887
HOUSEHOLD. 1
SCISM RD
TAZ NO. 2900
HOUSEHOLD. 4
TAZ NO. 2876
HOUSEHOLD. 0
LYNWOOD RD
HWY 45
ELKHORN LN
STELLA CT
TRACK RD
MISSOURI AVE
AUTHENTIC LN
TAZ NO. 2890
HOUSEHOLD. 0
TAZ NO. 2889
HOUSEHOLD. 10
TAZ NO. 2899
HOUSEHOLD. 3
TAZ NO. 2913
HOUSEHOLD. 3
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles

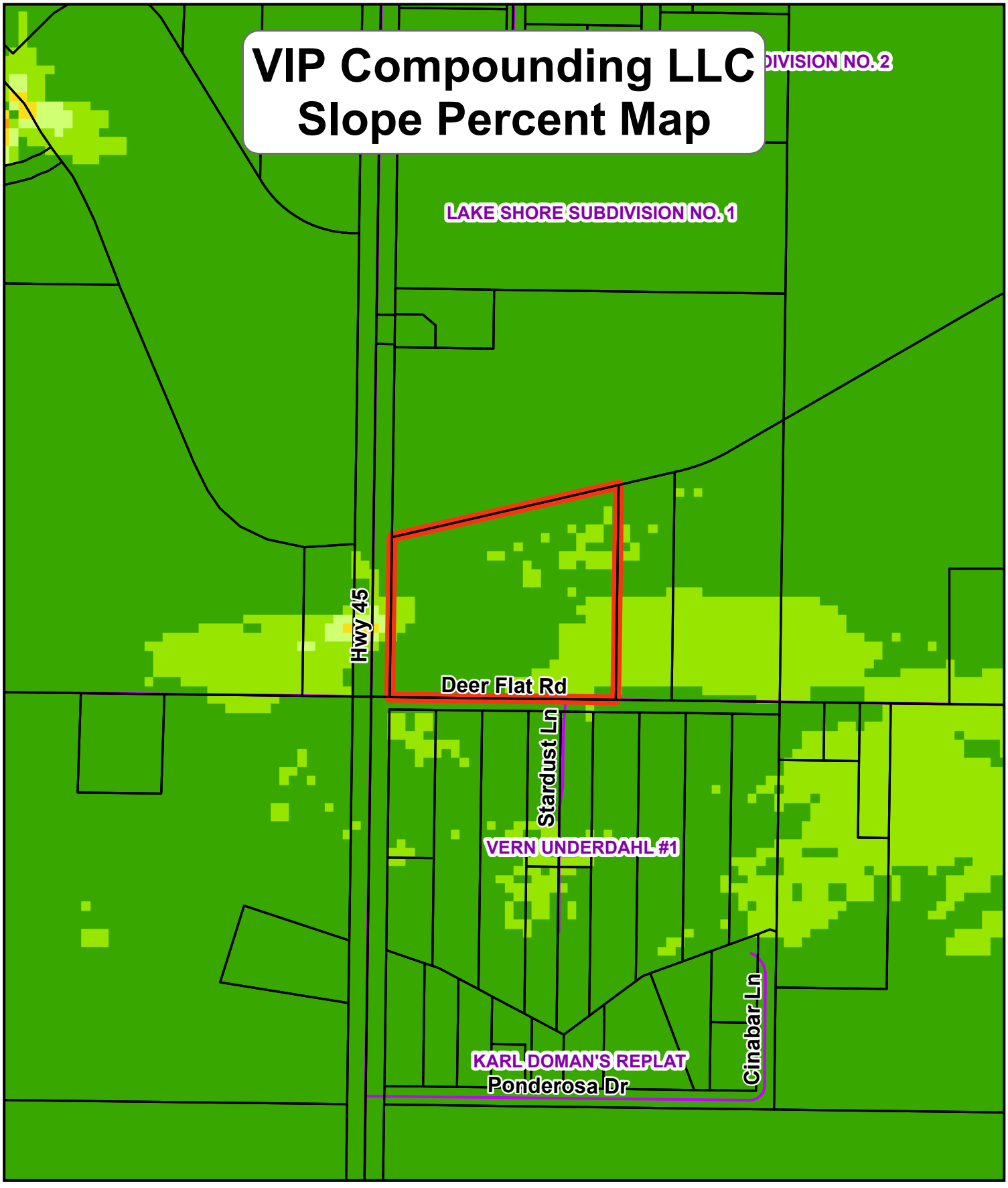

VIP Compounding LLC
TAZ Jobs
TIO LN
BUZZARD LN
12TH
TAZ NO. 2894
JOBS. -1
TAZ NO. 2846
JOBS. 9
TAZ NO. 2845
JOBS. 4
TAZ NO. 2893
JOBS. 4
TAZ NO. 2829
JOBS. 8
WILLIAMS LN
E FUJII DR
E LEWIS LN
WILBETH LN
TAZ NO. 2844
JOBS. 3
TAZ NO. 2843
JOBS. -2
ABUNDANT LN
LAKE SHORE DR
LAKE SHORE DR
TAZ NO. 2885
JOBS. -6
TAZ NO. 2904
JOBS. 0
TAZ NO. 2886
JOBS. -2
TAZ NO. 2884
JOBS. 0
Subject Property
TAZ NO. 2841
JOBS. 0
TAZ NO. 2903
JOBS. 0
DEER FLAT RD
PONDEROSA DR
S POWERLINE RD
TAZ NO. 2888
JOBS. 2
TAZ NO. 2887
JOBS. 10
SCISM RD
TAZ NO. 2900
JOBS. 5
TAZ NO. 2876
JOBS. 3
LYNWOOD RD
HWY 45
ELKHORN LN
STELLA CT
TRACK RD
MISSOURI AVE
AUTHENTIC LN
TAZ NO. 2890
JOBS. -3
TAZ NO. 2889
JOBS. -17
TAZ NO. 2899
JOBS. 3
TAZ NO. 2913
JOBS. 0
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles


VIP Compounding LLC
Lot Classification Map
BURKE LN
TIO LN
12TH
SUNNYRIDGE
CASTLETON
WILLIAMS LN
E FUJI DR
E LEWIS LN
MISTY LN
GREEN VALLEY PL
S WEIS CT
SAHARA DR
WILBETH LN
RED FOX DR
STILLMAN ST
ABUNDANT LN
LAKE SHORE DR
LAKE SHORE DR
CARIBOU LN
SPOWERLINE RD
DEER FLAT RD
Subject Property
PONDEROSA DR
HWY 45
SCISM RD
LYNWOOD RD
QUAIL RIDGE DR
ELKHORN LN
HARMS LN
TRACK RD
STELLA CT
MISSOURI AVE
AUTHENTIC LN
LA PINE RD
MORNING DOVE DR
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


VIP Compounding LLC
Case Map
SUBJECT PROPERTY
MOUNTAIN VIEW DR
SHERRY RD
E CHAVEL DR
E PERJUE BASIN DR
E BARRY LN
S WEIS CT
WILLIAMS LN
E CRAB SPRINGS ST
E LEWIS LN
E FUJII DR
S CRAIG WAY
MISTY LN
LEWIS CROSSING WAY
S LITTLE ACORN LN
RED FOX DR
WILBETH LN
S KRISTEN JENSEN LN
UPLAND DR
ABUNDANT LN
BOOKER LN
S HOUSE AVE
CARIBOU LN
LAKE SHORE DR
GRIZZLY LN
S POWERLINE RD
STARDUST LN
PONDEROSA DR
HWY 45
SCISM RD
LYNWOOD RD
QUAIL RIDGE DR
ELKHORN LN
TATANKA LN
STELLA CT
STAR PASS RIDGE RD
GOLDEN HILLS RD
LOMA LINDA RIDGE RD
VIA TOSCANA LN
SUMMIT RIDGE DR
AUTHENTIC LN
HARMS LN
MADDEN DR
TRACK RD
KUNA RD
MISSOURI AVE
LA PINE RD
MORNING DOVE DR
WILD HORSE WAY
RIDGEDALE CT
AVELLINO BROOKE CT
MONTGOMERY LN
SAHARA DR
CASTLE AVE
1
2
3
4
5
6
7
8
Year
2021
2022
2023
2024
2025
2026
0
0.5
1
Miles

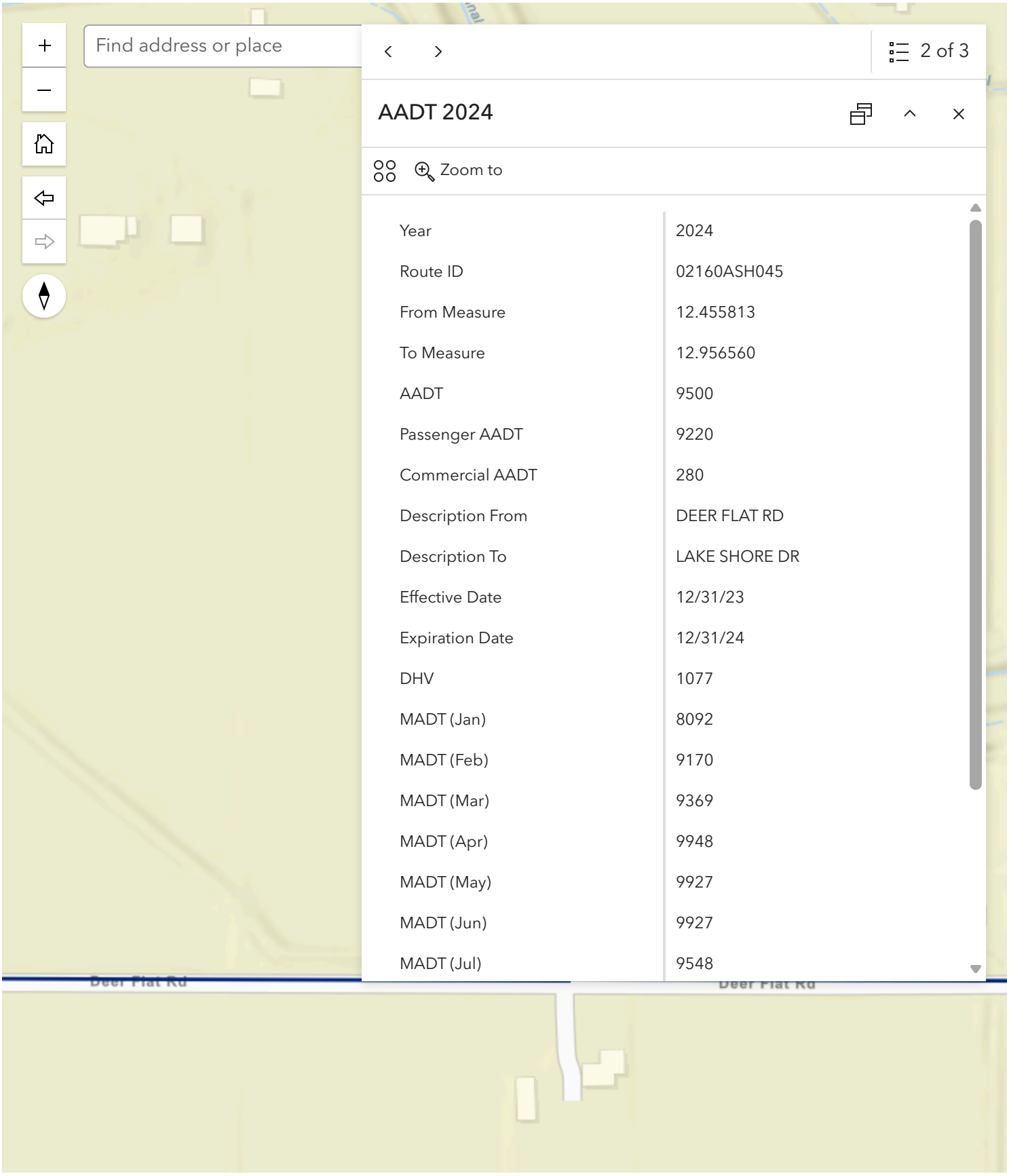
CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2021-0004	Rezone AG to RR	BATES	APPROVED
2	RZ2021-0039	Rezone AG to CR-R1	Bates	APPROVED
3	CR2021-0006	Rezone AG to CR-RR	Dembi	DENIED
4	SD2020-0006	Preliminar Plat - Jacks Place Sub	Jacks Place Sub	APPROVED
5	RZ2019-0039	Rezone AG & C-2 to CR-M1 & Comp Plan Change	Lake Shore Drive Development, LLC	APPROVED
6	SD2023-0021	Lake Shore Sub - Plat	Lake Shore Sub	APPROVED
7	CU2022-0029-APL	Wireless telecommunications facility	Perry	APPROVED
8	CU2019-0008	CUP - Installation of a 60' cell tower	Triple S Land LLC/Safelink	APPROVED


VIP Compounding LLC
Slope Percent Map
DIVISION NO. 2
LAKE SHORE SUBDIVISION NO. 1
Hwy 45
Deer Flat Rd
Stardust Ln
VERN UNDERDAHL #1
Cinabar Ln
KARL DOMAN'S REPLAT
Ponderosa Dr
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet

AADTs Through the Years

Idaho Transp



NAMPA HIGHWAY DISTRICT NO. 1

October 28, 2025

To: Karla Nelson
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re; CR2025-0014 Conditional Rezone for VIP Compounding, LLC

I have reviewed the request from Preston Reynolds, RB Properties, representing VIP Compounding, LLC for the approval of the conditional rezone of property located at 0 Deer Flat Rd Rd, Parcel #R29577011 with a date of Transmission Date of 10/28/25 received on 10/28/25.

Comments are based upon information provided to the Highway District by Canyon County Development Services and from the Patron. Nampa Highway District #1 has no objection to the conditional rezone subject to the following information:

1. The Subject property is adjacent to Hwy 45 and Deer Flat Rd.
2. NHD#1 Functional Classification of Deer Flat Rd. is Rural Minor Arterial Roadway.
3. No new direct access is permitted to Arterial Roadways per ACCHD Standards. They will need to apply for a variance to create a new commercial access onto Deer Flat Rd
4. Patron will also need to submit plans for the commercial development and we will need a Traffic Impact Study for a formal review.

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

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

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

NAMPA HIGHWAY DISTRICT NO. 1

4507 12th Avenue Road, Nampa, ID 83686

Phone (208) 467-6576 Fax (208) 467-9916

Karla Nelson

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, April 28, 2026 3:08 PM
To: Karla Nelson
Subject: RE: [External] FW: Agency Notice CR2025-0014 / VIP Compounding LLC

Hi Karla,

I think it is ok to do the items as a condition of approval. The location of access may be influenced by the TIS and the Highway District Commissioners may require turn bays depending on what the TIS says.

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: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, April 28, 2026 2:59 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: FW: [External] FW: Agency Notice CR2025-0014 / VIP Compounding LLC

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Hi Eddy,
For your purposes, do you want the applicant to obtain the variance prior to the conditional rezone being approved, or is it ok as a condition of approval? Also, would you want the TIS prior to us approving the conditional rezone, or are you ok with it as a condition of approval? The applicant will also need to go through an after-the-fact administrative land division if the rezone is approved.

Thanks,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, October 28, 2025 11:19 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] FW: Agency Notice CR2025-0014 / VIP Compounding LLC

Good Morning Karla,

I have attached our comments for the subject rezone.

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: Tuesday, October 28, 2025 10:05 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>
Subject: Agency Notice CR2025-0014 / VIP Compounding LLC

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **December 1, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Karla Nelson** at karla.nelson@canyoncounty.id.gov.

Thank you,

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

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

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

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Karla Nelson

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Friday, July 31, 2026 9:51 AM
To: Karla Nelson
Subject: RE: [External] Agency Notice CR2025-0014 / VIP Compounding LLC

Hi Karla,

We do not anticipate additional ROW needs on SH-45 so your current setback requirements should suffice.

Thank you for checking!

Kendra Conder | Senior Planner
Idaho Transportation Department | Development Services
Office: 208-334-8377
Cell: 208-972-3190



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, July 27, 2026 11:58 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Subject: FW: [External] Agency Notice CR2025-0014 / VIP Compounding LLC

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Hi Kendra,
Another question on this one. If the rezone is approved and the commercial buildings are built on the NE corner of the SH-45/Deer Flat Rd intersection, will the 70' setback from the section line be sufficient to allow for the planned 2028 turn lanes? Or will additional Right of Way be required? I'm hoping that we can condition that all development be set back far enough to not complicate the turn lane construction. I reached out to NHD1, but it sounds like the specifications will be from ITD.

Thanks for your consideration.

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036

Karla Nelson

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Thursday, July 30, 2026 2:53 PM
To: Karla Nelson
Subject: RE: [External] Agency Notice CR2025-0014 / VIP Compounding LLC

Absolutely. We can still review the traffic study even if the rezone is approved.

I saw your next email about the setback requirement and am waiting to hear if that intersection has additional right-of-way needs 😊

Kendra Conder | Senior Planner
Idaho Transportation Department | Development Services
Office: 208-334-8377
Cell: 208-972-3190



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, July 27, 2026 11:38 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Subject: RE: [External] Agency Notice CR2025-0014 / VIP Compounding LLC

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Hi Kendra,
Thanks for your follow-up. In terms of timing, does it work for your review of the traffic study to occur after the rezone is approved, as a condition of approval that must occur before the land division?

Thank you for this added clarification. I want to make sure I capture your review of the TIS when it is most helpful.

All the best,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, July 27, 2026 11:49 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Kenneth Dodd <kenny@nampahighway1.com>
Subject: RE: [External] Agency Notice CR2025-0014 / VIP Compounding LLC

Good Morning Karla,

Since that's a state highway, ITD should be the ones to determine the width of the setbacks along Hwy 45. That's not our jurisdiction. We are only over Deer Flat Rd. for that property.

We are the ones who are working on intersection improvements at that intersection though. Improvements on Hwy 45 will be done to ITD's specifications.

Let me know if you have any other questions.

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: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, July 27, 2026 11:36 AM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: FW: [External] Agency Notice CR2025-0014 / VIP Compounding LLC

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Hi Eddy,
You've already provided a comment on this application but I wanted to follow up on correspondence from ITD below. Will the 70' setback from the section line be sufficient ROW for the planned SH-45/Deer Flat turn lane in 2028, or will additional Right of Way be required? I just want to make sure that if approved, the buildings are set back far enough.

Thanks,

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From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Wednesday, July 8, 2026 8:22 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] Agency Notice CR2025-0014 / VIP Compounding LLC

Hi Karla,

Sorry for the late response! I spoke with Kenny at the highway district some time ago and I believe they were going to require the applicant to complete a full traffic impact study. The traffic study will still cover my concerns, so I don't need the applicant to double up the work.

I'd still like to review the study since it will address my original question.

Let me know if you need anything else!

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



Upcoming OOO: July 17-July 24

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, June 30, 2026 12:02 PM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Subject: RE: [External] Agency Notice CR2025-0014 / VIP Compounding LLC

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Hi Kendra,
I wanted to follow up more on this case for Parcel R29577011 on the corner of SH45/Deer Flat. The applicant intends to develop four (4) 10,000 sq ft buildings. If approved, the conditional rezone will allow all uses within the service commercial C-2 zone except animal hospitals, kennels, assisted care facilities, taverns/bars, and theaters. The proposed driveway is approximately 330' from the intersection. Just want to confirm that ITD doesn't have any traffic concerns for SH-45 and that I don't need to include any conditions of approval for the project aside from those requested by the Highway District.

Thanks,

Karla Nelson

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Thursday, April 2, 2026 2:16 PM
To: Jay Reynolds
Cc: Karla Nelson; [redacted]
Subject: [External] RE: Re:Agency Notice CR2025-0014 / VIP Compounding LLC

You will not be required to complete any traffic analysis for ITD's purposes. However, you'll still need to comply with any conditions from the Highway District.

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



From: Jay Reynolds <jay@rbcidaho.com>
Sent: Thursday, April 2, 2026 1:00 PM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Cc: Karla.Nelson@canyoncounty.id.gov; preston@rbcidaho.com
Subject: Re:Agency Notice CR2025-0014 / VIP Compounding LLC

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Kendra, to be sure, then we will not be responsible for a traffic study pertaining to the Re-zoning application?

Jay Reynolds
RBC
415 Franklin Blvd
Nampa, ID 83687
[redacted]
Website: rbcidaho.com

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
To: "Karla.Nelson@canyoncounty.id.gov"<karla.nelson@canyoncounty.id.gov>
Cc: "jay@rbcidaho.com"<jay@rbcidaho.com>, "preston@rbcidaho.com"<preston@rbcidaho.com>
Date: Thu, 02 Apr 2026 07:39:55 -0700
Subject: Agency Notice CR2025-0014 / VIP Compounding LLC

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Thursday, April 2, 2026 8:40 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: [redacted]; [redacted]
Subject: [External] Agency Notice CR2025-0014 / VIP Compounding LLC

Hi Karla,

Please remove my previous comments for CR2025-0014 / VIP Compounding LLC. I just met with Nampa Highway District and they are planning on installing turn lanes at SH-45/Deer Flat in 2028.

Let me know if you have any questions!

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190

YOUR *Safety* • • • ▶ YOUR *Mobility* • • • ▶ YOUR *Economic Opportunity*

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

November 10, 2025

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

VIA EMAIL

Development Application	CR2025-0014
Project Name	VIP Compounding LLC
Project Location	NE Corner of SH-45 & Deer Flat Rd
Project Description	Four 10,000 square-foot Buildings (Office & Retail)
Applicant	Preston Reynolds; RB Properties

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. Due to increased traffic generated by this development, the Department needs to review turn lane warrants and trip generation information for the intersection of SH-45 & Deer Flat Rd.
2. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov

November 7, 2025

Karla Nelson
Canyon County Development Services
111 N 11th Ave, Ste. 130
Caldwell, ID 83605
Karla.Nelson@canyoncounty.id.gov
(sent via email)

Re: Safe Construction Near Idaho Power's Transmission Line #920 - LLJN - BOMT

Dear Ms. Nelson;

Thank you for your commitment to safety and contacting Idaho Power about building near Idaho Power's Transmission Line #920 - LLJN - BOMT ("transmission line"). Attached is Idaho Power's easement for the Transmission Line recorded February 22, 1952 ("easement"). For Idaho Power to safely exercise its rights under the easement, the following restrictions apply to development near the Transmission Line:

Restrictions on Buildings and Structures

Based on Idaho Power's preliminary review, there are no height restrictions for buildings or structures located at least 60' feet horizontally from the centerline of the Transmission Line, defined here as a line between the center of the existing Transmission structures. This satisfies Idaho Power's clearance requirements for the line. All buildings and structures should be located beyond this distance to avoid future maintenance or construction issues. A more detailed analysis of the clearances can be performed at your request and would require additional submittals, including a detailed plan of the proposed site improvements.

Voltage	Single pole	Double pole (H-frame)
138 kV	35' (70' total)	60' (120' total)

Restrictions on Vehicles and Equipment

National Electrical Safety Code ("NESC") clearance requirements also apply to vehicles and equipment near Transmission Lines. As the most practical way to meet these clearances, no vehicles or equipment over 14 feet in height should be brought under the Transmission Line. This height limitation will meet NESC requirements for the Transmission Line based on ground surface elevations. If you plan to use taller vehicles or equipment near the Transmission Line, please check with Idaho Power for applicable NESC clearance requirements.

Restrictions on Ground Surface Elevation Alterations

To maintain NESC's required ground clearances for the Transmission Line, the ground surface elevation below the Transmission Line should not be altered through excavations, grading, installation of berms or other changes without Idaho Power's prior written approval.

Restrictions on Vegetation

As set forth in the easement, Idaho Power has the right to cut, trim and remove any vegetation that interferes with the Transmission Line. Idaho Power can provide recommendations on appropriate tree species for planting near power lines.

Idaho Power Access to Transmission Line

In addition to the Restrictions on Buildings and Structures discussed above, the easement grants to Idaho Power all rights of ingress and egress necessary for the full and complete use, occupation and enjoyment of the easement. This right of access is essential for Idaho Power's ongoing operation and maintenance of the Transmission Line. Idaho Power requires at least a 14-foot-wide clear path or roadway to each Transmission Line structure and requests a 60-foot radius around each pole for Idaho Power's heavy vehicles and equipment to access the Transmission Line, where no buildings, structures, facilities or obstructions are to be placed.

Additional Legal Restrictions

In making your decision regarding the design, location and construction of your proposed improvements, it is also important to comply with the provisions of the Idaho Overhead Line Safety Act, which sets forth safety clearance requirements for activities near power lines. A pamphlet explaining the Overhead Line Safety Act is enclosed with this letter. Please review this pamphlet and follow the clearance requirements set forth in the Act whenever working near power lines.

Allowed Uses

The easement areas described above can be used for agriculture, roads, parking, restricted-height landscaping and other similar uses that will not interfere with the Transmission Line, so long as the above restrictions are met.

Thank you for contacting Idaho Power on this matter. If you have any further questions or need further analysis, please contact me at 208-388-5224 or at lletson@idahopower.com.

Leon Letson
FACILITY SITING COORDINATOR
Idaho Power | Economic & Community Development
Office 208-388-5224
idahopower.com

124 INSTRUMENT NO. 385964 POWER LINE EASEMENT

ER 620 $50.00

#68

Floyd H. Lowber and Iva R. Lowber,

his wife, Grantor(s), of Canyon County, State of Idaho, do hereby grant and convey to IDAHO POWER COMPANY, a corporation, its licensees, successors and assigns, Grantee, for One Dollar and other valuable considerations, receipt of which is hereby acknowledged, a right of way and easement for the erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric transmission, distribution and telephone lines and circuits of the Grantee, attached to poles or other supports, together with guys, crossarms and other attachments and incidental equipment thereon, and appurtenances, over, on and across the following premises, belonging to the said Grantor(s) in Canyon County, State of Idaho, in the following location, to-wit:

SW¼ SW¼ Section 15, T2N, R2W, BM;

The center line of said transmission line being more particularly described as follows:

Beginning at a point on the West boundary of said SW¼ SW¼ at Survey Station 1100+75, which is North 730 feet, more-or-less, from the Southwest corner of said Section 15; thence S 40° 00' E 945 feet, more-or-less, to the South boundary of said SW¼ SW¼.

Together with all rights of ingress and egress necessary for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right from time to time to cut, trim and remove trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement and the operation, maintenance and repair of Grantee's electrical system.

Executed and delivered this 18 th day of January, 19 52.

WITNESS:

V. L. Roberts

Floyd H Lowber

Iva R. Lowber

If individuals, use this form.

STATE OF Idaho, } ss.
County of Canyon

On this 18 th day of January, 19 52, before me, V. L. Roberts, a Notary Public, personally appeared Floyd H Lowber and Iva R Lowber, known to me to be the person(s) who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

V. L. Roberts

Notary Public, residing at Boise Idaho

(Notarial Seal)

Commission expires May 8, 1954

If corporation, use this form.

STATE OF ....., } ss.
County of .....

On this ..... day of ....., 19....., before me, ...,

a Notary Public, personally appeared ..... and

....., to me personally known, who being duly sworn, did say that they are respectively the ..... President and the ..... Secretary of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same as the free act and deed of said corporation.

.....

Notary Public, residing at .....

(Notarial Seal)

Commission expires ....., 19.....

503 4M 3-49

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Recorded	
Compared	
Ind.-Direct	F.F.
Ind.-Reverse	F.F.
Bk. & Pg. D.	F.F.
Bk. & Pg. R.	F.F.
Assigned	
Released	

IDAHO POWER COMPANY

Lloyd D. Fowler Estate

Easement

STATE OF IDAHO }
County of Canyon } ss.

I hereby certify that this instrument was filed for record at the request of IDAHO POWER COMPANY, Boise

FEB 22 1952

at 40 minutes past 9 o'clock A M in my office, and duly recorded in book 32 of Misc. at page 124

S. S. FOOTE,
Ex Officio Recorder

By A. Lowell, Deputy

Fee $ 1.00

37
45

IDAHO POWER®
An IDACORP Company

Idaho's Overhead Line Safety Act

Facts You Need To Know... When Working Near Overhead Power Lines

To protect individuals working near overhead power lines from accidental contact, the Idaho Legislature passed into law in 1992 the Overhead Line Safety Act, or the "10-foot rule," meaning 10 feet of clearance must be maintained.

The State of Oregon has similar legislation and Occupational and Safety Health Administration (OSHA) laws include bare low-voltage lines as well.

The law says that no work activities can take place near high-voltage, overhead power lines until:

1) you notify the utility operating the line near your worksite, and

2) you and the utility complete mutually satisfactory safety precautions for the work.

Working Together

As soon as you inform your local utility of your intended work activity, you're taking the first step to ensure your safety and the safety of your crew. When and where necessary, the following can then occur:

1) Coordination of work schedules;
2) Identification of temporary mechanical barriers to prevent contact with the lines;
3) Temporary de-energizing and grounding of the lines;
4) Temporary raising or moving of lines.

Failure to Comply

Any party working within prescribed distances of an overhead line without notifying the electric utility and establishing required safety precautions, will be held directly responsible for all financial consequences of an electrical accident.

Failure to comply with this rule can carry a penalty of up to $500 for each offense in addition to the cost of injuries and repairs.

For your reference, the text of the law is printed in full on the back of this sheet.

Contact Your Utility Immediately

If you or your contractor are going to be working near overhead lines, immediately contact the local electric utility nearest your intended job site. If you don't know who operates the power lines in question, any utility will be able to help. Make your work activities as safe as possible by meeting all requirements of this law.

Please contact Idaho Power at 1-800-488-6150 for help in taking appropriate steps to ensure the safety of you and your workers.

P.O. Box 70 (83707)
1221 W. Idaho St.
Boise, ID 83702

The Idaho Overhead Line Safety Act Of 1992

55-2401. Definitions

As used in this chapter:

(1) "Authorized person" means

(a) An employee of a public utility, or a contractor or subcontractor or employee of a contractor or subcontractor of a public utility, which produces, transmits or delivers electricity, while the employee is working within the scope of his employment with or for the public utility;

(b) An employee of a public utility which provides and whose work relates to communication services or an employee of a state, county or municipal agency which has authorized circuit construction on or near the poles or structures of a public utility, while the employee is working within the scope of his employment;

(c) An employee of an industrial plant whose work relates to the electrical system of the industrial plant, while the employee is working within the scope of his employment;

(d) An employee of a cable television or communication services company or an employee of a contractor of a cable television or communication services company, if specifically authorized by the owner of the poles to make cable television or communication services attachments, while the employee is working within the scope of his employment; or

(e) An employee or agent of a state, county or municipal agency which has or whose work relates to overhead electrical lines or circuit construction or conductors on poles or structures of any type, while the employee is working within the scope of his employment.

(2) "Contractor" means any person, sole proprietorship, partnership, joint venture, corporation, or other business entity doing business in the state of Idaho which contracts, subcontracts or otherwise agrees or undertakes to perform any function or activity upon any land, building, highway, waterway or other premises.

(3) "High voltage" means voltage in excess of six hundred (600) volts measured between conductors or between a conductor and the ground.

(4) "Overhead line" means all electrical conductors installed above ground.

(5) "Person" means any individual or business entity of any kind.

(6) "Public utility" means any publicly, cooperatively or privately owned utility which owns or operates a high voltage overhead line.

55-2402. Activity Near Overhead Line — Safety Restrictions

Unless danger against contact with high voltage overhead lines has been effectively guarded against as provided in section 55-2403, Idaho Code, a contractor, individually or through an agent or employee or as an agent or employee, shall not:

(1) Perform or require any other person to perform any function or activity upon any land, building, highway, waterway or other premises if at any time during the performance of such function or activity it is possible that the contractor or the person or any part of any tool or material used by the contractor or the person could move or be placed or brought closer to any high voltage overhead line than the following clearances:

(a) For lines nominally rated at fifty (50) kilovolts or less, ten (10) feet of clearance;

(b) For lines nominally rated at over fifty (50) kilovolts, ten (10) feet plus four-tenths (.4) of an inch for each kilovolt over fifty (50) kilovolts.

(2) Operate any mechanical or hoisting equipment or any load of such equipment, any part of which is capable of vertical, lateral or swinging motion closer to any high voltage overhead lines than the clearances specified in subsections (1)(a) and (b) of this section.

55-2403. Activity In Close Proximity To Lines — Clearance Arrangements With Public Utility — Payment

(1) If any contractor desires to temporarily carry on any function, activity, work or operation in closer proximity to any high voltage overhead line than permitted in this chapter, or in such proximity that the function, activity, work or operation could possibly come within closer proximity than permitted in this chapter, the contractor responsible for performing the work shall promptly notify the public utility owning or operating the high voltage overhead line in writing. The contractor may perform the work only after making mutually agreeable arrangements with the public utility owning or operating the line, including coordination of work and construction schedules. Arrangements may include placement of temporary mechanical barriers to separate and prevent contact between material, equipment or persons and the high voltage overhead lines, temporary deenergization and grounding, or temporary relocation or raising of the high voltage overhead lines. A written agreement identifying the arrangements and the payment to be made therefore, if any, as provided in subsection (2) of this section shall be executed by the parties.

(2) The public utility may, in conformance with its then current practice, require the contractor responsible for performing the work in the vicinity of the high voltage overhead lines to pay any actual expenses of the public utility in providing arrangements for work in close proximity to the overhead lines. The public utility is not required to provide the arrangements for work in close proximity to the overhead lines until a written agreement for payment has been made. The public utility may require payment in advance. Any surplus amounts paid to the utility shall be refunded.

(3) The public utility shall make arrangements to accommodate activity in proximity to overhead lines in accordance with the agreement of the parties. Where a date certain for completion of the clearance arrangements is not otherwise specified in the agreement, the arrangements must be completed within a reasonable time with consideration to all existing circumstances. However, any delay in completing the arrangement shall not excuse nor authorize the person, contractor or subcontractor to undertake to perform work in closer proximity to high voltage overhead lines than is provided herein, until such time as the arrangements have been completed.

(4) The public utility may deny any request for clearances which in the judgment of the utility may jeopardize the performance, integrity, reliability or stability of the utility's electrical system or any electrical system with which it is interconnected.

55-2404. Violations

(1) Any contractor or agent thereof violating the provisions of this chapter shall be subject to a civil penalty of not more than five hundred dollars ($500) to be imposed by the court in favor of the state and deposited in the state general account.

(2) If a violation of the provisions of this chapter results in physical or electrical contact with any high voltage overhead line, the contractor committing the violation shall be liable to the public utility owning or operating the high voltage overhead line for all damages to the facilities and all costs and expenses, including damages to third persons, incurred by the public utility as a result of the contact.

(3) County prosecuting attorneys and the attorney general are authorized to prosecute violations of the provisions of this chapter.

55-2405. Exemptions

The provisions of this chapter shall not apply to:

(1) Construction, reconstruction, operation or maintenance by an authorized person of overhead electrical or communication circuits or conductors and their supporting structures, or to electrical generating, transmission or distribution systems, or to communication systems;

(2) Agreements between public agencies to perform any work or undertaking which each public agency entering into the agreement is authorized by law to perform, provided that any such agreement shall be authorized by the governing body of each party to the agreement; or

(3) Fire, police or other emergency service workers while engaged in emergency operations, or highway districts or other governmental entities performing routine or emergency maintenance in their rights of way.

CID# 46809
© 2009 Idaho Power

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
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 November 2025

RECEIVED
NOV 05 2025
RECEIVED

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

RE: VIP Compounding LLC — **CR2025-0014**
NE Corner Deer Flat and HWY 45
Nampa-Meridian Irrigation District — NM-2231
Johnson 3.4 Lateral
Sec.15, T2N, R2W, BM.

Karla Nelson, Planner:

The United States' New York Southside Canal and Garland Wasteway lie within the boundary of the above-mentioned location. The easement for this canal and Wasteway is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 60 feet both directions from the canal's centerline and 35 feet both directions from the Wasteways centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

If the original landscape is planned to be excavated more than 10 feet (20% or 11.3 degrees) within 50 feet of the above quoted federal easement, Boise Project will require that the canal/lateral to be piped/concrete lined by the landowner or developer to include all required box structures and deliveries within the project boundaries. Piped canals/laterals could get a reduced easement if agreed upon by Boise Project and the landowner/developer.

The Boise Project does not approve landscaping (gravel only) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface. No variances will be granted.

Fencing, gates, pathways and pressurized irrigation lines (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments. No variances will be granted.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

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

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

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc:	Ray Moore	Watermaster, Div; 3 BPBC
	Dave Duvall	Water Superintendent NMID

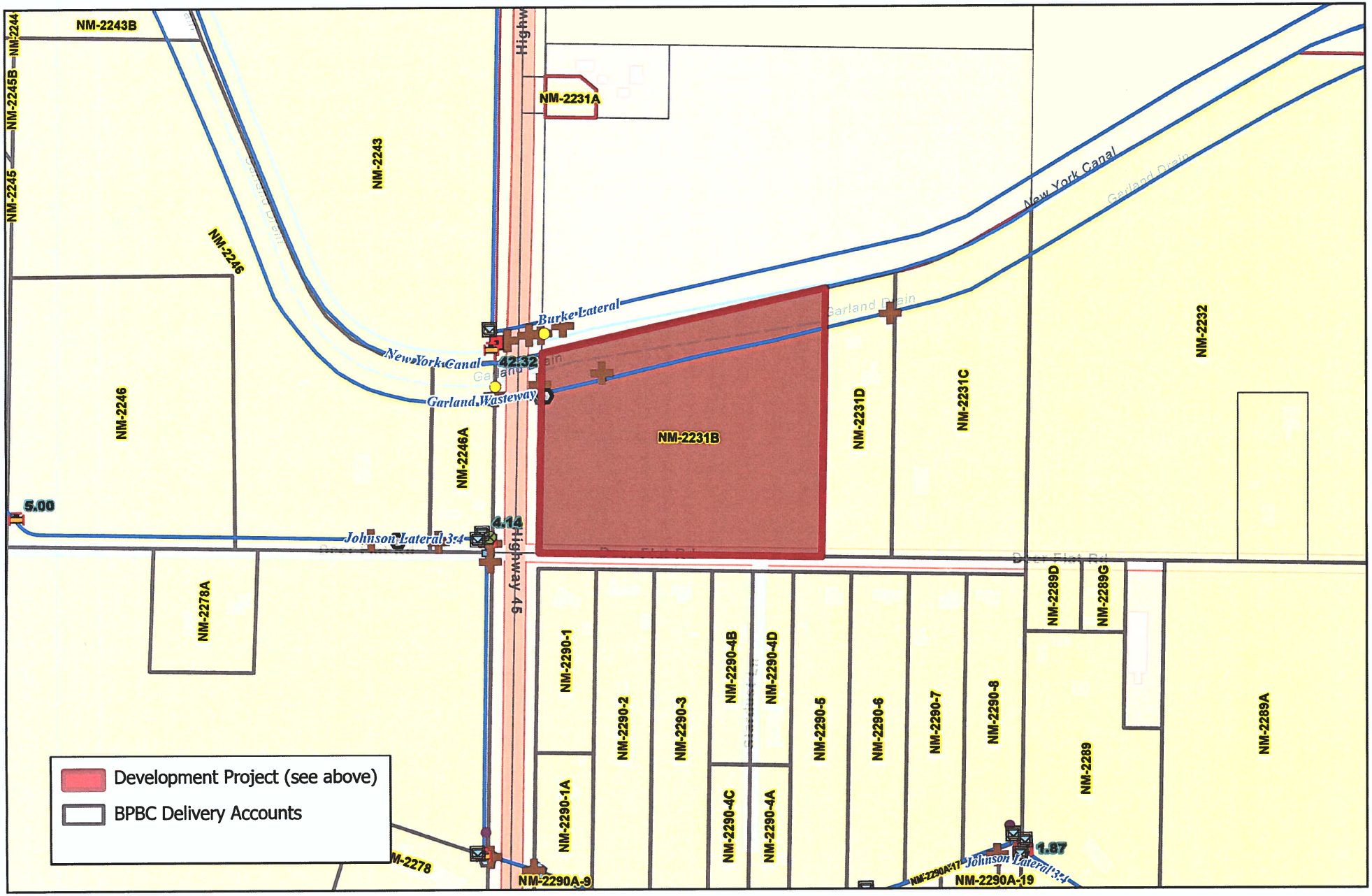
File

Case # CR2025-0014 Conditional Rezone from Agricultural to Service-Commercial NE Corner Deer Flat & Hwy 45, Nampa

NM-2231B VIP COMPOUNDING LLC JOHNSON 3.4 LATERAL, TAP 2.03 8.21 WATER RIGHT ACRES

Agency: Canyon County Development Services
Contact: Karla Nelson, Planner Karla.Nelson@canyoncounty.id.gov (208) 455-6036
Hearing Date: TBD Response Deadline: 12/1/2025.

X:\Scans\000_Miscellaneous\VIPCompoundingLLC_CR2025_0014



Karla Nelson

From: Caitlin Ross
Sent: Monday, November 24, 2025 10:55 AM
To: Karla Nelson
Cc: 'eolvera@nmid.org'
Subject: FW: [External] RE: Agency Notice CR2025-0014 / VIP Compounding LLC

FYI – thanks!

Caitlin

From: Erika Olvera <EOlvera@nmid.org>
Sent: Monday, November 24, 2025 10:46 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CR2025-0014 / VIP Compounding LLC

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted and plans show storm water is retained on site.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, October 28, 2025 10:05 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; Erika Olvera <EOlvera@nmid.org>; NMID <NMID@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>
Subject: Agency Notice CR2025-0014 / VIP Compounding LLC

Please see the attached agency notice. You are invited to provide written testimony or comments by **December 1, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Karla Nelson** at karla.nelson@canyoncounty.id.gov.

Thank you,

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

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

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

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.

Karla Nelson

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, October 28, 2025 1:24 PM
To: Karla Nelson
Subject: [External] RE: Agency Notice CR2025-0014 / VIP Compounding LLC
Attachments: Pre.Development.Notes.Signed.08.20.2025.pdf

Hi Karla,

1.) Will a Nutrient Pathogen Study be required? **The subject property is located within a designated Nitrate Priority Area. If the total projected wastewater flow meets or exceeds 600 gallons per day, a Nutrient Pathogen Study shall be required**.
2.) Will adequate sanitary systems be provided to accommodate the use? **A site evaluation with test holes have not been conducted on site.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

See the attached pre-development notes.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, October 28, 2025 10:05 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>;

'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'nmid@nmid.org' <nmid@nmid.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>
Subject: Agency Notice CR2025-0014 / VIP Compounding LLC

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **December 1, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Karla Nelson** at karla.nelson@canyoncounty.id.gov.

Thank you,

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

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
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Pre-Development Meeting

Name of Development: RCB - Storage & Warehouse Buildings
Applicant: Preston Reynolds, RCB
P.E./P.G.:
All others in Attendance:

EHS#035 Date 08/20/202

Number of Lots or Flow: N/A Acreage of Proposed Development: 10.0
Location of Development: TBD Deer Flat Rd
Nampa, ID 83686
R295770110

Project in Area of Concern: Not determined Groundwater/Rock <10' 10.0
Level 1 NP Necessary for N: Not determined

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

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

Additional Comments: The applicant consulted with Southwest District Health (SWD) regarding the proposed development of storage and warehous buildings, consisting of eight (8) units per building, each unit to be equipped with its own bathroom. The project is planned for a 10-acre parcel, in conjuction with a reques to rezone the property to a commerical designation. The applicant does not intend to subdivide the parcel by individual units. Upon SWDH' review of the Letter of Intended use, the applicant is required to revise the LOIU to accurately reflect the updated scope & nature of the proposed use. Additionally, the applicant must submit a site evaluation application prior to the issuance of any septic permit. SWDH reserves the right to request additional documenation as necessary to complete the evaluation & approval process. Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

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

Brad Little, Governor
Jess Byrne, Director

November 4, 2025

Karla Nelson, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
karla.nelson@canyoncounty.id.gov

Subject: Agency Notice CR2025-0014 / VIP Compounding LLC

Dear Ms. Nelson:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

  For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

  For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
2208 E. Chicago Ste A, Caldwell Idaho 83605
[redacted]
1 208-897-9297
October 31, 2025

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 North 11th Ave., Ste 310, Nampa, Idaho 83686

RE: Case No. CR2025-0014 Preston Reynolds

Attention: Carla Reynolds, Planner
Karla.nelson@canoncounty.id.gov

Thank you for sending Canyon County Soil Conservation District (SCD) a zoning request. The acreage amounts on the maps are an estimate. Percentages of soils are rounded to a whole number.

AD2025-0014 consist of 92% irrigated capability Class 3.

Irrigated Capability Class 3 has moderate limitations and appropriate management practices can make any irrigated class 3 productive. The data source of this information comes from United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey. We do NOT recommend a land use change.

Richard Sims

Signing for Clay Erskine
Chairman Soil Conservation District

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Canyon Area, Idaho

CR2025-0014 Preston Reynolds



October 31, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Irrigated Capability Class (CR2025-0014 Preston Reynolds)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

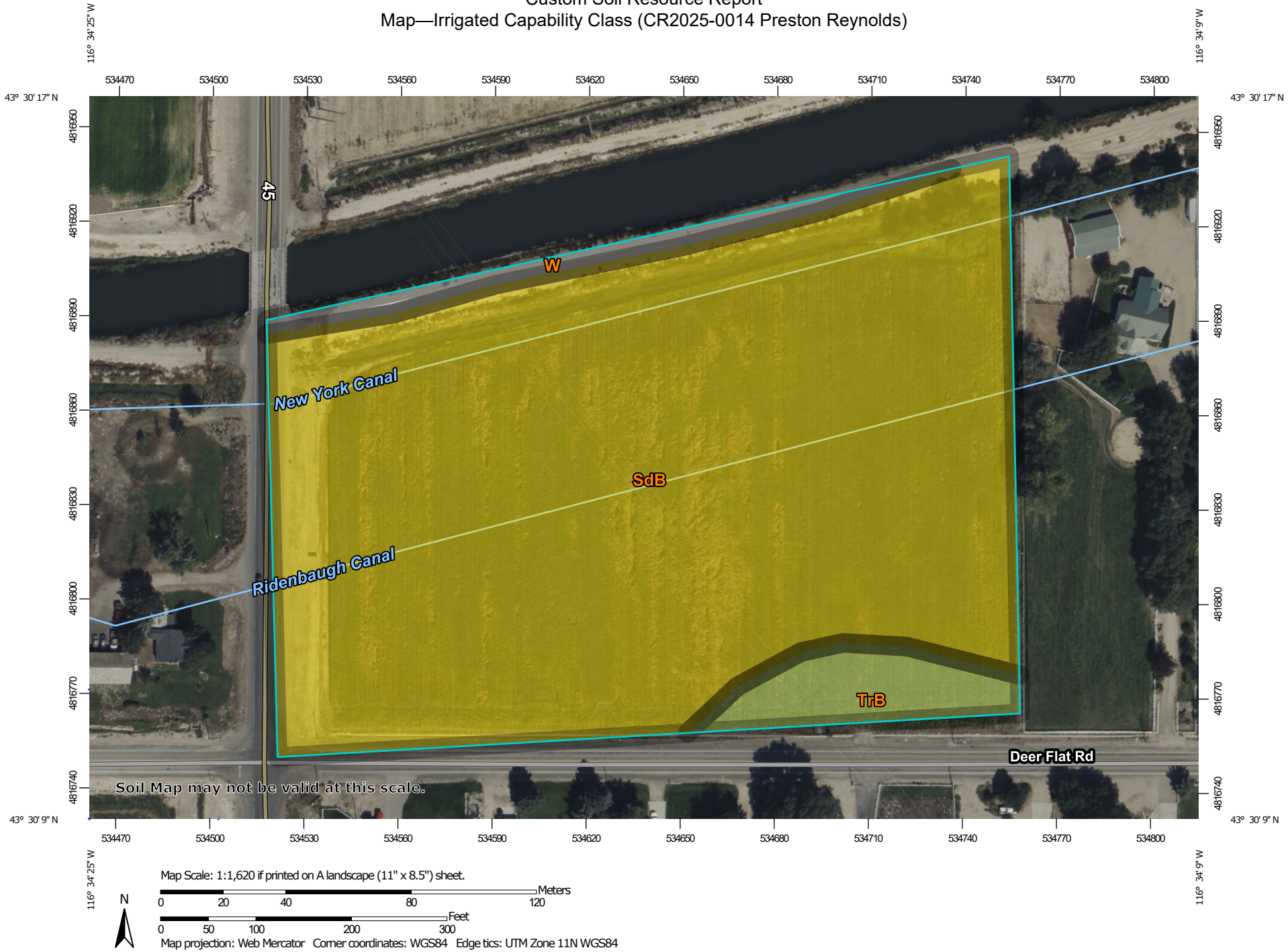
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Map—Irrigated Capability Class (CR2025-0014 Preston Reynolds)



Map Scale: 1:1,620 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Capability Class - 1
- Capability Class - 2
- Capability Class - 3
- Capability Class - 4
- Capability Class - 5
- Capability Class - 6
- Capability Class - 7
- Capability Class - 8
- Not rated or not available

Soil Rating Lines

- Capability Class - 1
- Capability Class - 2
- Capability Class - 3
- Capability Class - 4
- Capability Class - 5
- Capability Class - 6
- Capability Class - 7
- Capability Class - 8
- Not rated or not available

Soil Rating Points

- Capability Class - 1
- Capability Class - 2
- Capability Class - 3
- Capability Class - 4
- Capability Class - 5
- Capability Class - 6
- Capability Class - 7
- Capability Class - 8
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 22, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Irrigated Capability Class (CR2025-0014 Preston Reynolds)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
SdB	Scism silt loam, deep over basalt, 1 to 3 percent slopes	3	8.6	92.0%
TrB	Trevino silt loam, 1 to 3 percent slopes	4	0.5	5.2%
W	Water		0.3	2.8%
Totals for Area of Interest			**9.3**	**100.0%**

Rating Options—Irrigated Capability Class (CR2025-0014 Preston Reynolds)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Karla Nelson

From: Keaton Massie <kmassie@ccparamedics.com>
Sent: Monday, July 27, 2026 4:33 PM
To: Karla Nelson; Michael Stowell
Subject: [External] Re: CR2025-0014
Attachments: R29577011 Response Times 2.pdf; R29577011 Response Times.pdf

Hello Karla,

Attached is the response time map for that parcel. https://arcg.is/0SDOf16 I also have attached two PDFs to show the times.

Please let me know if you have any questions or if I can help in any way!

Thank you, Capt. Massie

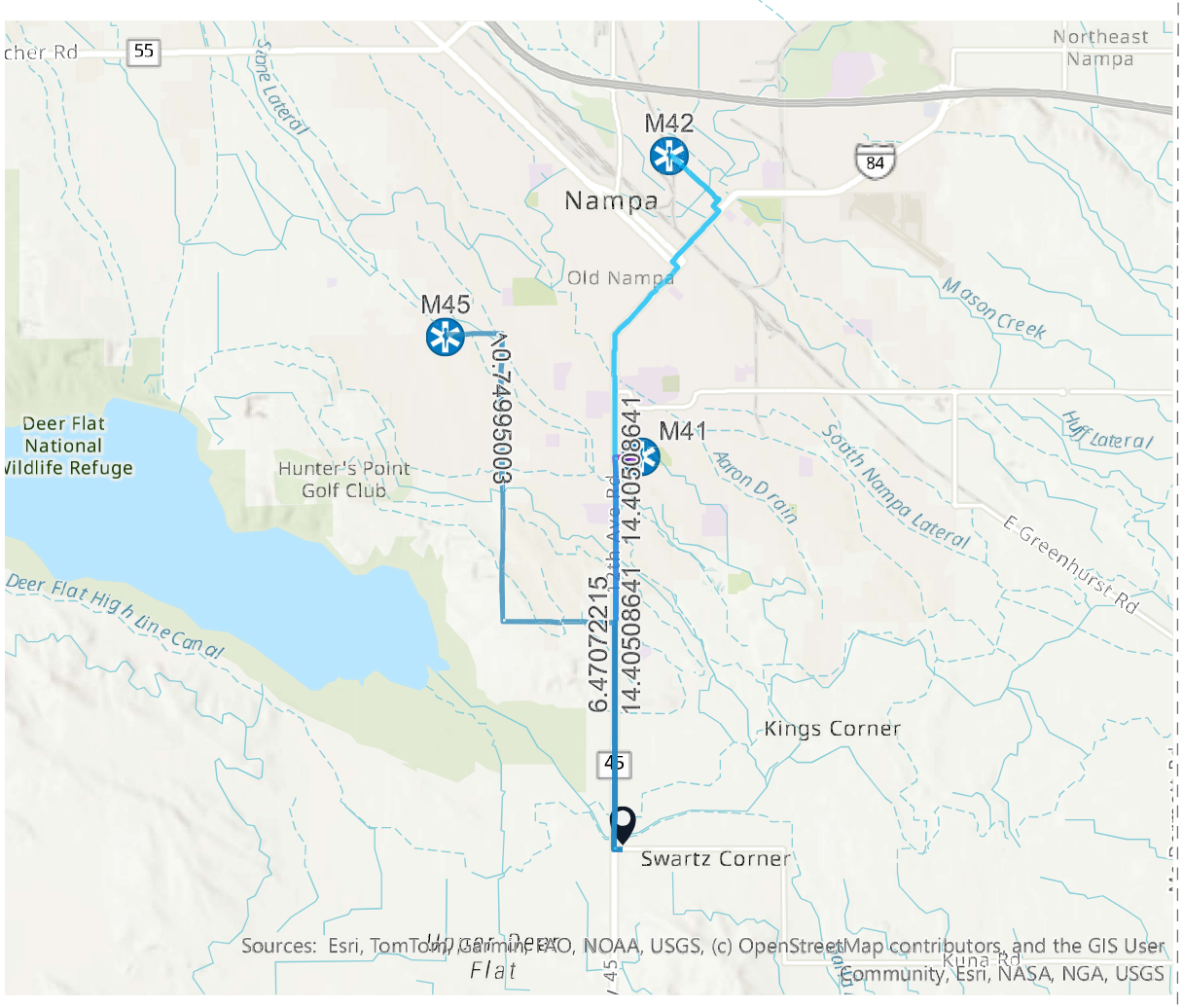
From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, July 27, 2026 1:42 PM
To: Keaton Massie <kmassie@ccparamedics.com>; Michael Stowell <mstowell@ccparamedics.com>
Subject: CR2025-0014

Hello Chief Stowell and Capt. Massie,
I'm hoping to bring case CR2025-0014 to a public hearing in September, and I wonder if you can provide response times or any other paramedics' comments. The applicant is proposing to rezone the property to service commercial to allow for four (4) 10,000 SF steel buildings. The application packet is attached. The property is located on the NE corner of Hwy 45 and Deer Flat Road (Parcel R29577011).

Thanks for any comments/response times you might have.

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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Northeast Nampa
M42
Nampa
Old Nampa
M45
M41
Mason Creek
Huff Lateral
South Nampa Lateral
E Greenhurst Rd
Aaron Drain
Deer Flat National Wildlife Refuge
Hunter's Point Golf Club
Deer Flat High Line Canal
Kings Corner
Swartz Corner
Upper Deer Flat
Kuna Rd
Stone Lateral
55
84
45
0.74995003
14.40508641
6.47072215
14.40508641
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS