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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) 3[REDACTED]
FAX: (208) 3[REDACTED]

11 August 2026

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

RE: Vic-Kimbria Family Trust, Asqueta
11223 Emerald Rd, Nampa
Nampa-Meridian Irrigation District
Stiles Lateral 28+00
Sec. 18, T2N, R2W, BM.

CR2026-0012
NM-2257A, NM-2257B

RECEIVED
▶ AUG 13 2026 ◀
RECEIVED

Dan Lister, Planning Supervisor:

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

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

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

Sincerely,



Kevin Reeves
Assistant Project Manager, BPBC

tbr/tr

cc: Ren Floyd Watermaster, Div; 3 BPBC
Dave Duvall Water Superintendent, NMID
File

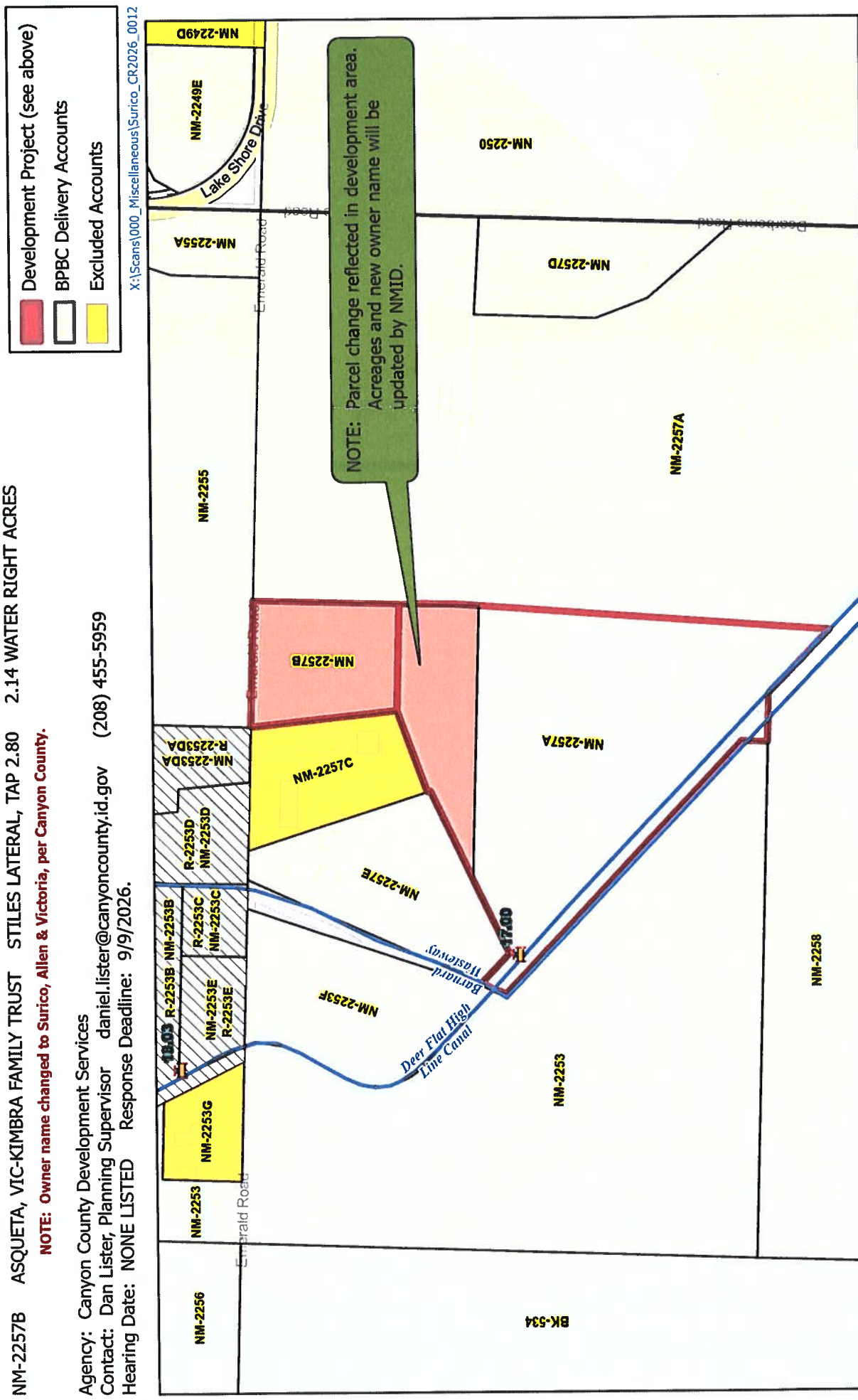
Case # CR2026-0012 Conditional Rezone & Development Agreement (4-Lot Subdivision) A Bar K Subdivision
11223 Emerald Rd, Nampa Parcel # R29634011B
8.23 WATER RIGHT ACRES
APN: 2257A ASQUETA VIC-KTMERRA FAMILY TRUST STILES LATERAL, TAP 2.80

NM-2257A	ASQUETA, VIC-KIMBRA FAMILY TRUST	STILES LATERAL, TAP 2.80	8.23	WATER RIGHT ACRES
		DEER FLAT HIGHLINE CANAL, TAP 14.93	17.9	WATER RIGHT ACRES
		DEER FLAT HIGHLINE CANAL, TAP 17.00	14.67	WATER RIGHT ACRES
			TOTAL	WR ACRES FOR ACCOUNT

NM-22578	ASOLIETA VIC-KIMBRA FAMILY TRUST	STILES LATERAL, TAP 2.80	2.14 WATER RIGHT ACRES
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NOTE: Owner name changed to Surico, Allen & Victoria, per Canyon County.

Agency: Canyon County Development Services
Contact: Dan Lister, Planning Supervisor daniel.lister@canyoncounty.id.gov (208) 455-5959
Hearing Date: NONE LISTED Response Deadline: 9/9/2026.



GIS data and maps provided herein are compiled from various sources and are subject to constant change. Boise Project Board of Control makes no warranties or representations whatsoever regarding the accuracy, completeness, or suitability of this data for any particular purpose. This data is not a legally-recorded map or survey and should not be used for legal, engineering, or surveying purposes. The user assumes all risk and liability associated with the use of this information.



August 17, 2026

Daniel Lister, Planner
Canyon County Development Services
112 N. 11th Ave., #310
Caldwell, ID 83605
Daniel.lister@canyoncounty.id.gov

Subject: Agency Notification -Surico- CR2026-0012

Dear Daniel:

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

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

1. AIR QUALITY

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

2. 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. IDAPA 58.01.25 addresses discharge permits. 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, subsurface disposal projects, and discharge projects require separate permits as well.
- DEQ recommends that projects be served by existing wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at 208-373-0459.

3. DRINKING WATER

- DEQ recommends using an existing drinking water system whenever possible. Please contact DEQ to discuss this project and to explore options to both best serve this project and provide for protection of groundwater resources.
- When connecting to an existing system, DEQ recommends verifying 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/>).
- 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.
- For non-regulated systems and/or private wells, DEQ recommends testing for total coliform bacteria, nitrate, and nitrite prior to use and retested at least annually thereafter.
- 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 Brandon Lowder, Drinking Water Compliance Supervisor, at 208-373-0568.

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 208-373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at 208-373-0564.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at 208-373-0510.

6. ADDITIONAL NOTES

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "G".

Troy Smith
Regional Administrator

Dan Lister

From: Eddy Thiel <[REDACTED]>
Sent: Monday, August 10, 2026 6:33 AM
To: Dan Lister
Subject: [External] FW: Agency Notification -Surico- CR2026-0012
Attachments: AGENCY PACKET_CR2026-0012.pdf

Good Morning Dan,

Nampa Highway District #1 has no objection to the conditional rezone of Parcel #R29634011B subject to a formal review of the Preliminary/Final Plat by the Nampa Highway District #1.

We require a plat submittal, digital and hard copy, and review fee for the formal review.

Let me know if you have any questions or comments.

Thank you,

Eddy

Eddy Thiel
ROW
eddy [REDACTED]
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208. [REDACTED] • FAX 208. [REDACTED]

From: Jennifer Almeida <[REDACTED]>
Sent: Friday, August 7, 2026 2:42 PM
To: [REDACTED]

Subject: Agency Notification -Surico- CR2026-0012

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.

Dan Lister

From: Erika Olvera <[REDACTED]>
Sent: Wednesday, August 19, 2026 5:27 PM
To: Dan Lister
Subject: [External] RE: Agency Notification -Surico- CR2026-0012

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.

Please feel free to contact me with any further questions.

Erika!

From: Jennifer Almeida <[REDACTED]>
Sent: Friday, August 7, 2026 2:42 PM
To: [REDACTED]

Subject: Agency Notification -Surico- CR2026-0012

The application can be viewed at <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1244> You are invited to provide written testimony or comments by **SEPTEMBER 9, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner Dan Lister at Daniel.lister@canyoncounty.id.gov.



Jennifer Almeida

Office Manager

Canyon County Development Services Department

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

Direct Line: 208-455-5957

Email: Jennifer.Almeida@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
2208 E. Chicago Ste A, Caldwell Idaho 83605
Middletown.rich@ccscd.id.gov
1 208-897-
August 9, 2026

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

RE: Case No. CR2026-0012 Allen & Victoria Surico

Attention: Dan Lister
Dan,Lister@canyoncounty.id.gov

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

C R2026-0012 is 52 percent Irrigated Capability Class 2. This is the most productive soil in Canyon County with few limitations. It is 24 percent Irrigated Capability Class 3 with moderate limitations and appropriate management practices can make any irrigated Capability Class 3 productive. We do NOT recommend a land use change.



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**

**CR2026-0012 Allen & Victoria
Surico**



August 9, 2026

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 (CR2026-0012 Allen & Victoria Surico)

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:

Custom Soil Resource Report

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.

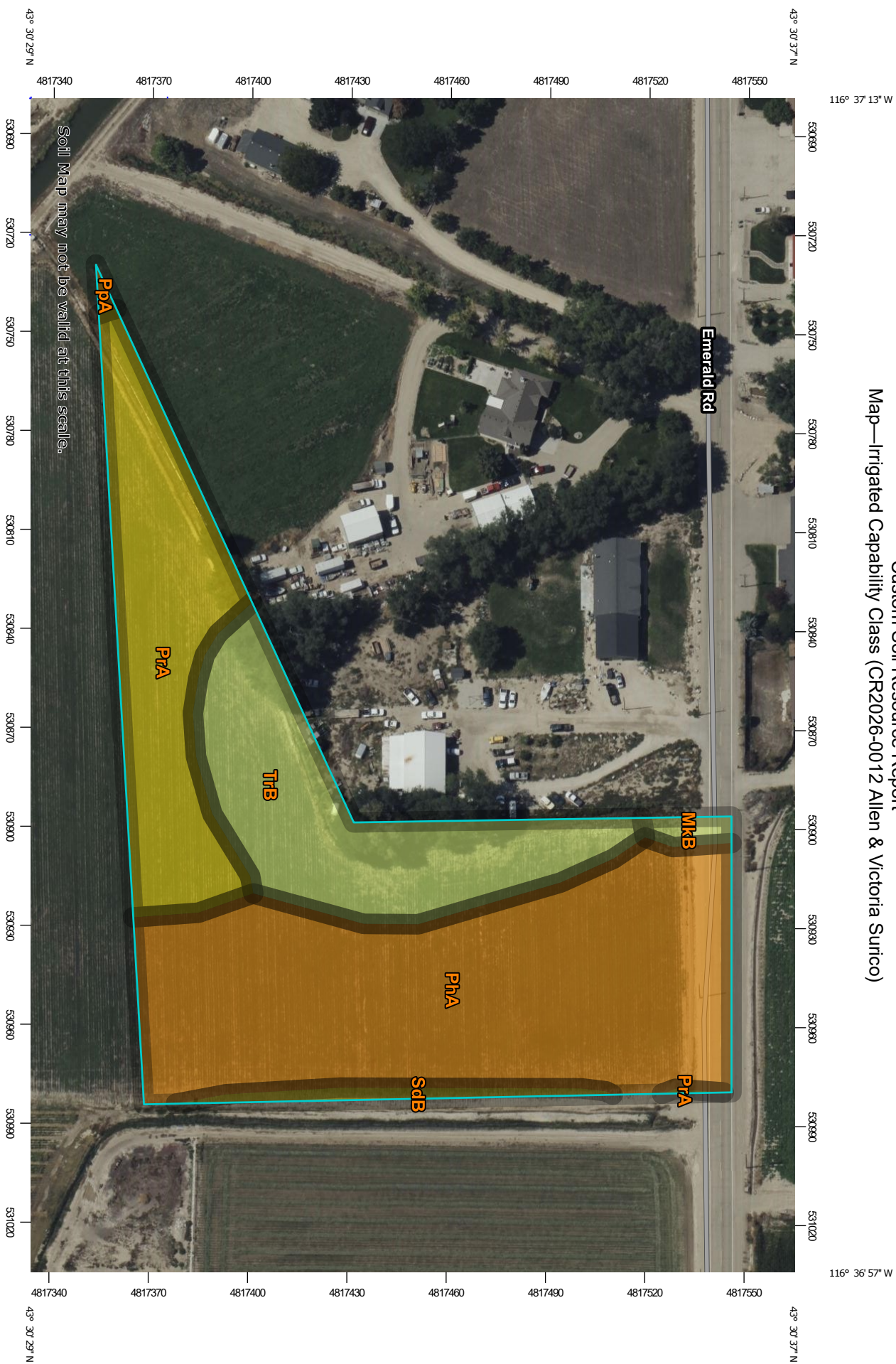
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

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.

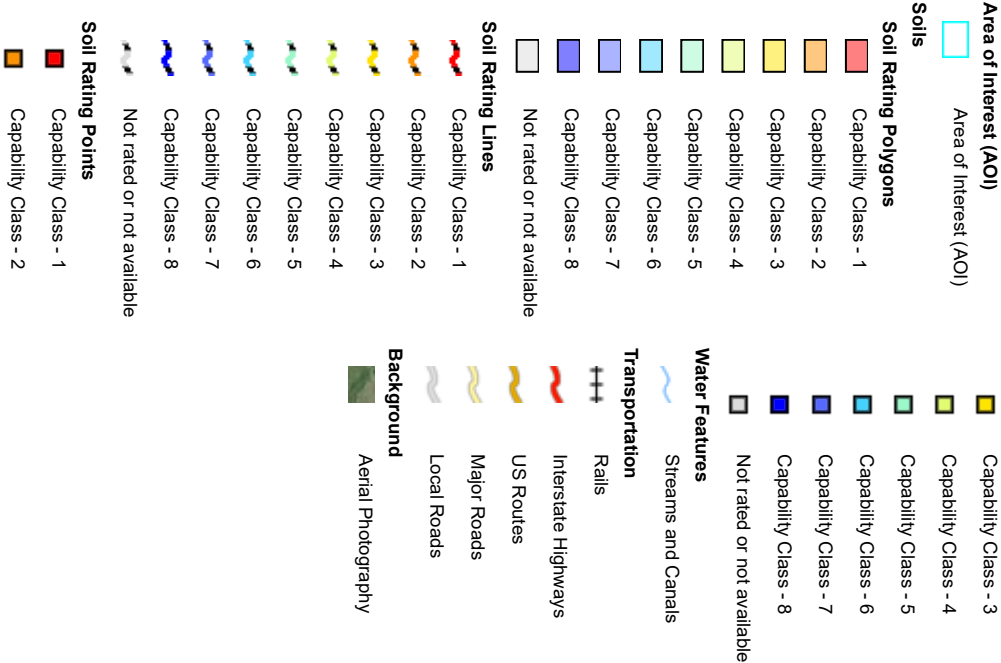
Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report
Map—Irrigated Capability Class (CR2026-0012 Allen & Victoria Surico)



Map Scale: 1:1,630 if printed on A landscape (11" x 8.5") sheet.
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND



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 (CR2026-0012 Allen & Victoria Surico)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MkB	Minidoka silt loam, 1 to 3 percent slopes	4	0.1	1.0%
PhA	Power silt loam, 0 to 1 percent slopes	2	2.7	51.5%
PpA	Power-Purdam silt loams, 0 to 1 percent slopes	2	0.0	0.2%
PrA	Purdam silt loam, 0 to 1 percent slopes	3	1.2	22.3%
SdB	Scism silt loam, deep over basalt, 1 to 3 percent slopes	3	0.1	1.7%
TrB	Trevino silt loam, 1 to 3 percent slopes	4	1.2	23.2%
Totals for Area of Interest			5.2	100.0%

Rating Options—Irrigated Capability Class (CR2026-0012 Allen & Victoria Surico)*Aggregation Method: Dominant Condition**Component Percent Cutoff: None Specified**Tie-break Rule: Higher*

Dan Lister

From: Anthony Lee <[REDACTED]>
Sent: Friday, August 7, 2026 4:15 PM
To: Dan Lister
Cc: Mitch Kiester
Subject: [External] RE: Agency Notification -Surico- CR2026-0012

Hi Dan,

1. Will a Nutrient Pathogen Study be required? **NP study is not required since it is less than 5 lots for a platted subdivision.**
2. Will adequate sanitary systems be provided to accommodate the use? **Test holes have been conducted on the subject property; however, the appropriate subsurface sewage disposal system types have not been determined at this time.**
3. Any concerns about the rezoning and future land use it promotes? If so, are there any conditions or mitigation measures recommended to ensure the rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the request for rezoning and future land use if the applicant meets all SWDH requirements.**

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior

o 208. [REDACTED] | c 208. [REDACTED] | f 208. [REDACTED]

[anthony.lee@\[REDACTED\]](#) | [SWDH.org](#)

[13307 Miami Ln., Caldwell, ID 83607](#)

From: Jennifer Almeida <[REDACTED]>
Sent: Friday, August 7, 2026 2:42 PM
To: [REDACTED]

Dan Lister

From: Brent Orton <[REDACTED]>
Sent: Monday, August 31, 2026 9:11 AM
To: Dan Lister
Cc: Vickie (Victoria) Surico; Allen Surico
Subject: Re: [External] Re: Case CR2026-0012 - Surico: Update

Thank you so much Dan for getting back to us and for your help. We will go ahead and move forward with just the conditional rezone then. Thank you so much for getting the agency forms out and getting us in the hearing schedule! We appreciate it!

Brent L. Orton, PE

(208) [REDACTED]
[REDACTED]
[REDACTED]



On Mon, Aug 31, 2026, 10:29 PM Dan Lister <[Dan.Lister@\[REDACTED\]](mailto:Dan.Lister@[REDACTED])> wrote:

Brent,

Thank you for your email and your reasoning regarding the case, CR2026-0012. Although DSD staff will recommend denial based on the reasons in my previous email, the hearing bodies make the final decision. If the request is approved, DSD prefers it be through the conditional rezone application rather than the comprehensive plan map amendment to avoid setting a precedent (CCCO 07-06-07(3)).

Once the comment period is over (after 9/8/2026), I plan to schedule the case for the first P&Z hearing in November.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) [REDACTED]

[Daniel.Lister@\[REDACTED\]](mailto:Daniel.Lister@[REDACTED])

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday, and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

****We will not be closed during the lunch hour ****

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From: Brent Orton <brentorton@ortonengineers.com>

Sent: Friday, August 28, 2026 9:50 PM

To: Dan Lister <Dan.Lister@canyoncounty.id.gov>; Vickie (Victoria) Surico <vickiesurico@gmail.com>; Allen Surico <allensurico@gmail.com>

Subject: [External] Re: Case CR2026-0012 - Surico: Update

Good Evening Dan!

Thank you Dan for the update, site visit, and recommendations and that you have begun the 30 day review process. We are excited about that and excited to be working with you on the Surico's application! I am adding the Surico's to this discussion so they are aware of the comments back from development services and part of the decision making process.

Regarding the comprehensive plan, we included the comp plan amendment in the original application with a special request to the staff that if the comp plan amendment was either not necessary in order to do the conditional rezone or not going to be approved due to the county not wanting to set a precedent for changing agriculture areas to residential, the comp plan amendment be removed from the application to save the cost to the Surico's to pay for an application that would ultimately be denied. Recently, has the county commissioners voted differently than what has been recommend by the Development Services related to comprehensive plan amendments in agricultural areas? Our understanding was that it was still possible to seek for a conditional rezone without the comprehensive plan amendment if the owners are willing to meet certain conditions for development in an agricultural

zone. We want to do what is best for the Surico's - if it is in their best interest to add the comp plan ammendment we will do that, and if it is in their best interest to move ahead with the Conditional Rezone only then that would be our preference.

Regarding the Aecessory dwellings - I know that traditionally restricting ADUs as part of the conditions of a rezone has been preferred by development services. One concern the Surico family had about restricting ADUs is that they have experienced when adult family members need to live together for either physical, health or financial reasons. ADUs allow for multigenerational families to help care for one another. The PEW research center reports that the number of multigenerational households has been steadily increasing in the United States. See: <https://www.pewresearch.org/social-trends/2022/03/24/the-demographics-of-multigenerational-households/>

When we spoke the Surico's, they felt that they did not want to limit their family members who will be building on the lots from having the option of adding an ADU in the future so we need to keep that request in. We do want the condition respecting ADUs meeting South West District health requirements for building setback, septic and access requirements and that those would be the conditions that would limit what could be done regarding ADUs on each lot. There still would be oversight by the building department and health district on what size or type of an ADU could be built, in order to meet those requirements, but that the option would still be available to the owners. Many people appreciate the opportunity to be able to build a shop or garage with living space above for guest or family members to use and we did not want to limit this option as part of the rezone.

While Idaho Senate bill 1354 about ADUs does not apply to counties, several compelling points were made about the desires of the people of Idaho to have this option. If this is something allowed in city lots, we would argue that as long as health district and setback requirememnts can be met that this would be an appropriate request to consider makign a change in the counties where there are lots large enough.

Regarding changing the subdivision to 3 lots, what we know about the Surico's needs would require us to still seek 4 lots. We would be grateful to learn why you feel 3 may be more appropriate than 4 in this situation.

Thanks Dan! Have a great weekend Brother!

Brent

Brent L. Orton, PE

(208) [REDACTED]

[REDACTED]



On Fri, Aug 7, 2026 at 11:00 AM Dan Lister <[Dan.Lister](#) [REDACTED]> wrote:

Brent,

Yesterday, I was assigned Case CR2026-0012. Today, I sent out a 30-day review of the application to affected agencies. I've given them until September 7, 2026, to provide a comment.

Upon review of the case, DSD will be recommending denial of CR2026-0012 for the following reasons:

- The comprehensive plan promotes agricultural preservation, not residential growth. The residential zones in the surrounding area are all pre-2030 comprehensive plan. The majority of the residential zones in the area support a rural residential density, not an R-1 density.
- The conditions and development proposed do not restrict any residential development. If the comprehensive plan designated the property as residential, your rezone would not need a development agreement because the proposed development basically follows what is allowed in an "R-1" zone. Therefore, a comprehensive plan map amendment should be submitted. However, if one is submitted, DSD will recommend denial because it would promote and set a precedent for residential growth in a planned agricultural area where the majority of the properties are large agricultural parcels and also in an area where IDWR has a water/well moratorium. Also, there are no development trends toward residential in the area. The last plat in the area was in 2020. The last rezone was in 2018.
- DSD highly recommends amending the application to three lots supported by a private road lot and prohibiting secondary dwellings. There is a dwelling being constructed on the parcel, so the amendment would only create two new dwellings and cluster development to not impact

surrounding agricultural parcels/uses. Your current proposal creates a total of four dwellings with the ability to have four more dwellings (a total of 8), which is out of character with the agricultural area.

I'm available if you wish to talk about my review further.

Sincerely,

Dan Lister, Principal Planner

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Development Services Department (DSD)

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Monday, Tuesday, Thursday, and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

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