Planning and Zoning Commission
Hearing Date: September 17, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**OR2025-0026 & CR2025-0016**
APPLICANT:	**Bronze Bow Inc., Jadon Schneider**
PROPERTY OWNER:	**Weeks Investments, LLC and Blome Family Trust**
APPLICATION:	**Comprehensive Plan Map Amendment (OR2025-0026) and Conditional Rezone (CR2025-0016)**
LOCATION:	**13542 Roosevelt Ave, Nampa, ID including parcel R33048010 (5.76 acres) and R33048 (72.29 acres).**
PLANNER:	**Deb Root, Principal Planner**
STAFF RECOMMENDATION:	**Approval of Comprehensive Plan Amendment** **Approval of Conditional Rezone**

REQUEST:
The applicants are requesting:

1) OR2025-0026: A comprehensive plan map amendment of Parcels R33048010 (5.76 acres) and R33048 (72.29 acres), approximately 78.05 acres total, from an "Agriculture" designation to a "Residential" designation; and
2) CR2025-0016: A conditional rezone of Parcels R33048010 (5.76 acres) and R33048 (72.29 acres) from an "A" (Agricultural) zone to a "CR-R1" (CR-Single Family Residential) zone, subject to a development agreement.

The applicant is requesting to change the comprehensive plan designation from Agriculture to Residential and to amend the zoning map designation from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential) for the purpose of developing the approximate 78 acre subject property as a residential subdivision with 49 building lots inclusive of the existing residence and 48 additional approximate one acre building lots. The development proposes connection to an existing community water system in Horizon Ridge Subdivision. The developer is proposing private roads in a gated community and pressurized irrigation for the development lots and landscaped common areas and wildlife corridor. The letter of intent indicates that the development "*will preserve a substantial portion of the site as open space*…" (Exhibit B1.1).

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

APPLICABLE CODE:
The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-03 (Comprehensive Plan Amendment Criteria), CCCO §07-06-07 (Conditional Rezone), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6509 (Recommendation and Adoption, Amendment and Repeal of the Plan), and CCCO §09-09-17 (Area of City Impact Agreement).

BACKGROUND:
The property is not comprised of original parcels. The property was divided in 1984 according to property research file PI2025-0022.

At the time of application, December 22, 2025, the property was located within the Nampa City area of impact established in 2023. This area of the county was removed from the Nampa area of impact by the Board of County Commissioners; Ordinance 25-029 dated December 30, 2025.

HEARING CRITERIA:

Table 1. Comprehensive Plan Map Amendment

HEARING CRITERIA – CCCO §07-06-03(1): The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals, and policies:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Meets Criteria	**A**	**Is the requested type of growth generally in conformance with the comprehensive plan?**
Analysis	The Comprehensive plan generally seeks to protect and preserve agricultural lands. It also endeavors to protect other valuable resources in the county such as the Deer Flat National Wildlife Refuge. In January 2026, the area of city impact boundaries were adjusted to reflect areas where the cities could serve development within the next five years. The subject property does not currently lie within an area of city impact. The Future Land Use for this area in the 2030 Comprehensive Plan adopted in 2022 designates this area as 'Agriculture' with the area to the north lying within the Caldwell area of impact as 'Rural Residential' transition area. It should be noted that prior to the adoption of the 2030 Plan this area was approved for rezones and multiple residential developments inclusive of LS Ranch, Horizon Ridge and Lakeview Subdivision lying adjacent to the subject property. The 2020 Plan identified this area as residential encouraging development inclusive of the subdivisions listed. This region is an enclaved area between Nampa, Caldwell, and the Wildlife Refuge and Lake Lowell identified in the Plan as 'Conservation/Open Space'. Although not in conformance with the future land use map, the existing residential development surrounding the property supports conformance with the plan with regards to population, land use and community design, and housing. However, there are not currently amenities such as retail, grocery, medical/professional offices anywhere in the near vicinity with the nearest planned amenities to be located two miles to the north along Karcher Road. 2030 Comprehensive Plan Future Land Use (FLU) Designations: *"Residential: The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity." (*shown as yellow on the map*)* *"Agriculture: The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lessor agricultural value*." Zoning districts contemplated in the 2030 Plan include RR, AC5, AC20 and AC40. Currently the zoning code does not reflect the contemplated zoning codes identified in this section of the Plan as defined below. "*Rural Residential: The R-R district (on the FLU) provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses."* (shown as olive green on map) The 2030 Future Land Use Map only identifies planned Rural Residential transition areas such as the area to the north of the subject properties located within the city of Caldwell AOI. "*Conservation and Public/Open Space: This designation is intended to protect various important natural features and open areas from incompatible development to preserve those areas and the rural character of the County. Areas include viewsheds of community-wide importance, unique geological features, riparian and watershed areas, wildlife habitat areas, and other ecologically sensitive areas*." (shown as magenta		

pink on the map) The Deer Flat Wildlife Refuge Observation and Education Center is located directly south of the subject property.

- The request aligns with the following goals and policies:
  - Property Rights Policies and Goals*: Goal No. 1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." Policy No. 1: "No person shall be deprived of private property without due process of law." Policy No. 3: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." Goal No. 2: "Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."*
  - Population Component Policy and Goal: *Policy No. 1: "Plan for anticipated population and households that the community can support with adequate services and amenities."* At this time, the property lies outside of an area of city impact and the Nampa city limits are located just under two (2) miles to the east. Caldwell does not have this property included in the master plan to provide services although the development to the north is served by Caldwell municipal water. Neither city, Nampa or Caldwell, intends to serve this proposed development with municipal services at this time (**Exhibits E1 and E5**). There are no nearby amenities such as shopping, professional or medical services, etc. Primary road corridors such as Karcher Road are two (2) miles to the north, Hwy 45 (12th Ave.) is approximately 4.5 miles to the east.
  - *Goal No. 2: "Promote housing, business, and service types needed to meet the demand of the future and existing population*." Significant growth is occurring within the city limits of Caldwell and Nampa where services are more readily available and better able to serve the public.

Land Use and Community Design Goals and Policies:

- Policy No. 1: *Maintain a balance between residential growth and agriculture that protects the rural character.* Currently the rural character of this area is agricultural although there have been residential development approvals in the immediate vicinity. The applicant is requesting to change the Plan designation to Residential and proposing one acre lot sizes for the future development.
- *Policy No. 2: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses"* The property is currently in agricultural production and receiving an agricultural tax exemption. The land is considered Prime Farmland if Irrigated and consists of Class 3 soils. Canyon Soil Conservation District does not recommend a change in land use. ***(Exhibits C1, C2, C9 and E6)***
- *Goal No. 3: "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning."* Land to the north and west of this property is being developed as residential subdivisions (Exhibit C8). LS Ranch to the north is served by the City of Caldwell water services and is subject to annexation when contiguous. The development complies with the City of Caldwell development standards inclusive of road frontage and landscaping standards. County Code has no landscaping standards and the property does not lie within an area of city impact and therefore will not be required to be developed consistent with adjacent development unless conditioned to match adjacent requirements to provide for consistency in look and feel of the development.
- Goal 3 Policy 1: "*Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources*." This property is designated "Agriculture" as are most of the properties that are not currently annexed to

	the cities. To the north and lying within the Caldwell impact area, the future land use designation is 'Rural Residential' transition area intended to have a minimum of one unit per two acres (Exhibit C5). However, the approved formerly approved developments in the area were approved with single family residential density of one acre minimum average lot sizes. ▪ *Policy No. 4: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility."* Residential development is occurring in this area of the county. There is a large block of properties that remain in agricultural production but the area is enclaved by Nampa and Caldwell development to the north and east. ▪ *Goal No. 6: "Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment."*	
Criteria Met? **Meets Criteria**	**B**	**When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?**
Analysis	In consideration of the surrounding land uses, the proposed comprehensive plan amendment to a "Residential" designation is as appropriate than the current comprehensive plan designation of "Agriculture". • The 2030 Canyon County Comprehensive Plan designates the subject properties as "Agriculture". Formerly in the 2020 Plan this area of the county was designated 'Residential' and there is single family residential development to the north, southeast, and west of the property. There is also very productive farmland, inclusive of the subject property in this area. This property is located in an area that is enclaved between Lake Lowell, the City of Caldwell and the City of Nampa trending residential development patterns.	
Criteria Met? **Meets Criteria**	**C**	**Is the proposed comprehensive plan amendment compatible with surrounding land uses?**
Analysis	The proposed comprehensive plan amendment to a "Residential" designation is compatible with surrounding land uses. • This area of county is mixed agricultural and residential. The former future land use designation was residential and residential development was approved. This property was also formerly located within the Nampa Area of City Impact (prior to December 30, 2025) and lies adjacent to the City of Caldwell Area of Impact. • The area to the north of the subject property is currently designated as Rural Residential Transition area with a two (2) acre minimum lot size. The Rural Residential Transition area is more appropriate for rural development and transition. However, this area already has developments that were zoned or conditionally zoned for one (1) acre properties. Each of the two developments either have municipal water (LS Ranch Subdivision) or a community well (Horizon Ridge Subdivision) serving the lots. • The city limits of Caldwell are located approximately one half mile to the north and Caldwell city municipal water is provided to LS Ranch with a pre-annexation agreement requiring annexation when adjacent to the city.	
Criteria Met? **Meets Criteria**	**D**	**Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?**

Analysis	The area is both agricultural and residential. Development has been trending towards residential for many years inclusive of the period when the 2030 Plan was adopted. The 2020 Canyon County Comprehensive Plan designated the subject property and surrounding area for future residential use. Under that Plan, residential development was approved with residential zoning and is currently being built out, inclusive of LS Ranch (2020-2026), and Horizon Ridge (2023). Lakeview Sub (2012) was approved via conditional use permit (CU2005-140). The City of Caldwell city limits are approximately ¼ mile to the northeast and Nampa city limits are less than two miles to the east. A Nampa city park, Midway Park, is located just over a mile to the northeast. The 2030 Comprehensive Plan reduced the extent of the residential designation to the city limits for Nampa to the east in spite of land use approvals trending to residential. At the time of application the subject property was within the Nampa City Impact Area. Nampa's future land use designation for this area is 'Very Low Density Residential' (**Exhibit C6**).	
Criteria Met? **Meets Criteria**	**E**	**Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?**
Analysis	The proposed comprehensive plan amendment will have an impact to public services and facilities, but the impacts can be mitigated at time of development through road improvements, impact fees, and provided infrastructure. Comments received from affected agencies did not oppose the request. • Highway District 4(HD4): A traffic impact study (TIS) will be required prior to submission of the preliminary plat and any identified impacts will be mitigated through a variety of methods as required (**Exhibit E2**). • Nampa Fire District requires adequate fire flow and hydrants be provided for the development and states that the nearest fire station is 3.2 miles from the development with an approximate response time of seven (7) minutes. Fire district review of the preliminary and final plats is required to ensure that the development meets access, fire suppression, and apparatus requirements (**Exhibit E4 and E4.1**). • City of Nampa indicates that the proposed development is consistent with their comprehensive plan (**Exhibit E1**). • The City of Caldwell does not oppose the project and the proposal is consistent with their comprehensive plan. Caldwell requests that a landscape buffer be required consistent with the LS Ranch development across the road from the proposed development on Lone Star (**Exhibit E5**). • Idaho Power asserts an easement and right of way for the power line structures on the property (**Exhibit E8**).	

Table 2. Conditional Rezone

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Meets Criteria	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone is generally consistent with the Comprehensive Plan because of its location near other like zones in this region of the county. As conditioned the proposed development will be compatible with the existing agricultural and residential land uses. ▪ *"The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity."* (Page 25, 2030 Comp. Plan) ▪ Property Rights Policies and Goals*: Goal No. 1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." Policy No. 1: "No person shall be deprived of private property without due process of law." Policy No. 3: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." Goal No.*	

	2: "Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance." ▪ Population Component Policy and Goal: *Policy No. 1: "Plan for anticipated population and households that the community can support with adequate services and amenities." Goal No. 2: "Promote housing, business, and service types needed to meet the demand of the future and existing population."* ▪ Land Use Policy and Goals: *Policy No. 2: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. Goal No. 3: "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning." Policy No. 4: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility." Goal No. 6: "Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment."*	
Criteria Met? **Meets Criteria**	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to "CR-R1" (CR-Single Family Residential) as conditioned is as appropriate as the current zoning designation of "A" (Agricultural). • The 2030 Canyon County Comprehensive Plan designates properties in this area as Rural Residential Transition Area and Agriculture (**Exhibit C2**). However, the residential development to the north is zoned "R1" (Single Family Residential) and the development to the west is conditionally zoned "CR-R1" (CR-Single Family Residential) commensurate with the requested zoning designation. • Currently there is a large pocket of productive agriculture surrounded by city and county development. Caldwell city limits are located approximately ¼ mile to the north and Nampa city limits are less than two miles to the east. This area is enclaved by the two cities and Lake Lowell with residential development (**Exhibit C8**) on three sides of the subject property and the Wildlife Refuge area directly south. • Both Nampa and Caldwell cities indicate that the request is consistent with their respective planning documents at a very low density development standard of one unit per acre (**Exhibits C6, E1 and E5**).	
Criteria Met? **Meets Criteria**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Analysis	The proposed conditional rezone to "C-1" is/ is compatible with surrounding land uses. Pursuant to Canyon County Code of Ordinances §07-02-03, *land uses are compatible if: a) they do not directly or indirectly interfere with or conflict with or negatively impact one another, and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.* • The 2030 Canyon County Comprehensive Plan designates properties in this area as Rural Residential Transition Area and Agriculture (**Exhibit C2**). However, the residential development to the north is	

	zoned "R1" (Single Family Residential) and the development to the west is conditionally zoned "CR-R1" (CR-Single Family Residential) commensurate with the requested zoning designation. • Currently there is a large pocket of productive agriculture surrounded by city and county development. Caldwell city limits are located approximately ¼ mile to the north and Nampa city limits are less than two miles to the east. This area is enclaved by the two cities and Lake Lowell with residential development (**Exhibit C8**) on three sides of the subject property and the Wildlife Refuge area directly south. • There are three platted residential subdivisions immediately adjacent to the subject property. There are seven (7) subdivision developments within a one mile radius with an average lot size of 1.24 acres (**Exhibit C8**). Within the 600 notification distance 46 lots were notified with a median lot size of 1.06 acres. • The development to the north, LS Ranch, is connected to the City of Caldwell municipal water system. The development to the west, Horizon Ridge, has a community water system for the development. The subject property development proposes to be served by the Horizon Ridge community well limiting the impact of multiple individual wells in the area.	
Criteria Met? **Meets Criteria**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone, as conditioned, will not negatively affect the character of the area. • The developer is proposing a minimum one acre lot size and a provision for open space through the development to foster a wildlife corridor. The proposed "R1" (Single Family Residential) zone and lot size are consistent with the surrounding residential developments. • Property owners within 600 feet of the subject parcels were notified on August 14, 2026. At the time of completing this report, no public comments were received. • *See recommended conditions on Page 9 and 10 of this report.*	
Criteria Met? **Meets Criteria**	**5**	**Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, be provided to accommodate the proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone, as outlined in the analysis contained herein. **Sewer:** The development is proposed that each lot will have an individual septic system and will be provided water via a shared community well which helps to provide for adequate space for a septic system and replacement field in the future (**Exhibit B1**). This property is not currently located within a nitrate priority area (**Exhibit C12**). **Water:** The applicant states that the development will share a community well (**Exhibit B1 and Exhibit 1.6**). A condition shall be placed to require that the development be served by a community well or municipal services. **Drainage:** All drainage will be retained on-site and a drainage plans shall be submitted with the preliminary plat as conditioned. **Irrigation:** The subject property has surface irrigation water. The development will be served by pressurized irrigation system. The applicant's letter of intent indicates that the development potentially does not have adequate surface rights to serve the development and may apply for water rights from an additional well. The development must meet the requirements of IDWR for water rights and Idaho State Code 31-1305 and 65-6737 or as amended.	

	Utility: The existing dwellings are served by utilities such as Idaho Power. Idaho Power provided an email regarding future development requiring clearance from transmission/overhead lines. The email does not oppose the request (**Exhibit E8**).	
Criteria Met? **Meets Criteria**	**6**	**Does the proposed conditional rezone require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone may require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. • Highway District 4 (**Exhibit E2**) indicates that a traffic impact study (TIS) is required for the proposed development. As conditioned the TIS shall be completed prior to submission of the preliminary plat. Road right of way dedications are required for Lone Star Road, Roosevelt Avenue and the future extension of Florida Avenue.	
Criteria Met? **Meets Criteria**	**7**	**Does legal access to the subject property for the conditional rezone exist, or will it exist at the time of development?**
Analysis	Legal access currently exists to the subject property. The property has 1,325 feet of road frontage on Lone Star Road, access to Robie Creek Street via a stub road, approximately 1,095 feet of frontage on Roosevelt Avenue, and approximately 2,658 feet of frontage to the future Florida Avenue extension (**Exhibit E2**). Specific access locations will be determined at time of preliminary plat.	
Criteria Met? **Meets Criteria**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts can be addressed prior to the Board of Commissioners signing the final plat. **Fire protection –** In Exhibit E4, Nampa Fire District requires adequate fire flow to serve individual units and the development inclusive of fire hydrants. Access, turn-arounds, apparatus requirements, and signage are also addressed. As conditioned the fire district will review the preliminary and final plats. **Schools –** No comment was received from the Nampa School District. **Emergency Medical Services and Canyon County Sheriff Department--** No comments received.	

Table 3. Area of City Impact

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Meets Criteria	**09-11-17**	**(1) Processing Applications: The following procedures shall be adhered to in processing applications within the area of city impact:**

		A. Land Use Applications: All land use applications submitted to the county, including, but not limited to, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city in the same manner as provided for in subsection 09-11-25 of this article.
Analysis	On 12-30-2025 the Board of County Commissioners reduced the Nampa City area of impact in this region of the county. However, the subject property was located within the Nampa Area of City Impact at the time of submittal on 12-22-2025. The application for a Comprehensive Plan Amendment and Conditional Rezone is subject to the area of impact agreements with the City of Nampa for this application. The City of Nampa was notified of the request on April 13, 2026, and August 13, 2026. Limited comments were provided in **Exhibit E1**.	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies and the cities of Nampa and Caldwell were notified on April 13, 2026 and August 13, 2026. Property owners within 600 feet of the subject property boundaries were notified on August 13, 2026. Full political notice was completed on August 13, 2026. A newspaper notice was published on August 18, 2026. The subject property was posted with a notice on or before September 10, 2026.

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

AGENCY COMMENTS

All agency comments received by the aforementioned materials deadline (September 8, 2026) are located in **Exhibit E**.

PUBLIC COMMENTS

No public comments were received.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed comprehensive plan amendment and conditional rezone are compliant with Canyon County Ordinance §07-06-03& §07-06-07. A full analysis is detailed within the staff report.

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

GENERAL CONDITIONS:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The subject parcels, R33048 (72.29 acres) and R33048010 (5.76 acres) shall be conditionally zoned "CR-R1" (CR-Single Family Residential) subject to a development agreement.
3. No residential lot within the development shall be less than one (1) acre in size.
4. There shall not be more than 49 residential lots within the proposed development.
5. Stormwater drainage facilities for the roadways shall be located within a common lot to be owned and maintained by the homeowners' association.
6. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board." Commencement shall be considered as the submission of a preliminary plat application including irrigation, grading and drainage plans, an approved traffic impact study (TIS) as defined by Highway District 4, a subdivision engineering report (SER) approved by SWDH, and associated fees to Development Services Department.
7. The applicant shall adhere to platting time limitations outline in §07-17-13(7). If platting in phases a phasing plan shall be provided at the time of preliminary plat.

8. All storm water drainage shall be retained on site. An engineered drainage plan shall be submitted with the application for preliminary plat. If any portion of the property meets or exceeds 15% slope then the development shall comply with the Hillside Development ordinance 07-17-33(1).
9. The applicant shall mitigate weeds on undeveloped lots within the subject properties. At such time as an HOA is formed and CCR's are recorded for the development, the HOA will be responsible for maintenance of weeds on the undeveloped lots and unplatted property within the development site.
10. The preliminary and final plat shall depict the recorded Idaho Power easement that is located on the subject properties.
11. All exterior lighting shall be directed away from adjacent residential properties and be contained on the parcel with downward-facing lighting and shielding where necessary.

FIRE PROTECTION:

12. The development shall comply with the requirements of Nampa Fire District at the time of platting inclusive of provisions for fire hydrants. The fire district shall review and provide approval letter at the time of preliminary and final platting prior to the Board's signature on the final plat.

SANITARY SEWER AND WATER:

13. Domestic water shall be provided via a community or municipal water system. The community water system shall comply with SWDH and DEQ requirements.
14. Sewer is proposed to be via individual subsurface septic systems approved through SWDH.
15. An SER (subdivision engineering report) approved by Southwest District Health Department shall be submitted with the preliminary plat for this project.

IRRIGATION:

16. The uses shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property.
17. The development shall have a pressurized irrigation system to be owned and maintained by the homeowners' association.
18. Surface water shall be utilized for irrigation in accordance with Title 31-3805 and 67-6537.
19. The developer proposes that there may be a need for an auxillary irrigation well to provide adequate irrigation to the subject properties. Applicant shall work with the Idaho Department of Water Resources to secure water rights for the intended use. Applicant must provide proof of groundwater rights at time of platting.

ACCESS:

20. Access shall be in compliance with Highway District 4 requirements as stated in Exhibit E2 or as amended at the time of preliminary and final platting.
21. The developer shall provide a traffic impact study as defined by HD4 prior to submittal of the preliminary plat application to DSD.
22. The development shall have public roadways and provide connectivity to the adjacent development at Robie Creek Street stub.

OPEN SPACE AND LANDSCAPING:

23. The developer proposes substantial open space corridor through the development to provide for continued habitat connectivity between the Deer Flat Wildlife Refuge and surrounding agricultural lands. The development shall substantially comply with the draft concept plan for landscaping and open space.
24. In keeping with the surrounding developments, the developer shall provide a minimum 15 foot landscape buffer to include sod grass and trees with a detached sidewalk along Lone Star Road frontage and on the Roosevelt Avenue road frontage. The landscape buffers shall be located outside of the required dedicated rights-of-way for the development. These buffers shall be located within common lots to be owned and maintained by the homeowners' association.

DECISION OPTIONS – COMPREHENSIVE PLAN AMENDMENT

- **Approval of the Application**: "I move to approve OR2025-0026, finding the application meets the criteria for approval under Article 07-06-03 of Canyon County Zoning Ordinance, with the conditions listed in the staff report, finding that: [*Cite reasons for approval & insert any additional conditions of approval*]. Staff notes: The area is currently comprised of mixed agricultural and residential. The property is enclaved between the cities of Nampa and Caldwell. Development approvals for single family residential development were approved and are currently being constructed immediately adjacent to the subject property therefore development trends in the area support the Comprehensive Plan amendment to "Residential."
- **Denial of the Application**: "I move to deny OR2025-0026, finding that the application **does not** meet the criteria for approval under Article 07-06-03 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*]. The general area is primarily agricultural, is no longer is an area of impact, is not currently planned for residential development. The subject property is comprised of Class 3 moderately suited soils and is considered prime farmland if irrigated according to Exhibit C9 and development should wait until annexation is available.
- **Table the Application:** "I move to continue OR2025-0026, to a [*date certain or uncertain*]

DECISION OPTIONS –CONDITIONAL REZONE:

- **Approval of the Application**: "I move to approve CR2025-0016, finding the application meets the criteria for approval under Article 07-06-07 of Canyon County Zoning Ordinance, with the conditions listed in the staff report, finding that: [*Cite reasons for approval & insert any additional conditions of approval*]. Staff notes: as conditioned, the development is consistent with the zoning of adjacent developments, will have a community water system, must comply with agency requirements for adequate fire protections and highway district dedications and requirements. Currently there is residential development on three sides of the development with commensurate one acre lot sizes and community or municipal water services.
- **Denial of the Application**: "I move to deny CR2025-0016, finding the application does not meet the criteria for approval under Article 07-06-07 of Canyon County Zoning Ordinance, finding that [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CR2025-0016 to a [*date certain or uncertain*]

EXHIBITS:

A. Draft FCOs

B. Application Packet and Materials

B.1. Master Application Documents

1.1. Letter of Intent
1.2. DRAFT Site Plan
1.3. Land Use Worksheet
1.4. Neighborhood Meeting
1.5. Additional application materials
1.6. Well Users' Letter of Intent (draft agreement)

B.2. Applicant Presentation

C. Supplemental Documents

C.1. Parcel Information
C.2. Aerial Map
C.3. Vicinity Map
C.4. 600 foot Notification map
C.5. County 2030 Future Land Use Map
C.6. Nampa City Future Land Use Map

C.7. Zoning and Classification map
C.8. Subdivision Map and Lot Report
C.9. Soils, Farmlands and Report
C.10. Contour Map
C.11. Slope % Map
C.12. Nitrate Priority Map
C.13. TAZ Household Map
C.14. TAZ Jobs
C.15. Case Map and Report
C.16. Lot Classification Map
C.17. Dairy, Feedlot and Gravel Pit Map

D. Site Visit Photos

E. Agency Comments

E.1. City of Nampa
E.2. Highway District #4
E.3. Idaho Transportation Department
E.4. Nampa Fire District (NFD)
4.1. NFD Gated Community requirements
E.5. City of Caldwell
E.6. Canyon Soil Conservation District
E.7. Department of Environmental Quality (DEQ)
E.8. Idaho Power 8/20/26—power line easements

F. Public Comments

EXHIBIT A:

DRAFT FCOs

EXHIBIT
A

In the matter of the application of:
Weeks/Blome Comprehensive Plan Amendment – OR2025-0026

The Canyon County Planning and Zoning Commission considers the following:

OR2025-0026: A comprehensive plan map amendment of Parcels R33048010 (5.76 acres) and R33048 (72.29 acres), approximately 78.05 acres total, from an "Agriculture" designation to a "Residential" designation. The subject properties are located at 13542 Roosevelt Ave., Nampa, ID

Summary of the Record

1. The record is comprised of the following:
   A. The record includes all testimony, the staff report, exhibits, and documents in Case File OR2025-0026.
      1. All exhibits can be found in the case staff report dated September 17, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-03 (Comprehensive Plan Amendment Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §09-11-25 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).
   a. Notice of the public hearing was provided in accordance with CCCO §07-05-01 and Idaho Code §67-6509.
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA"), and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6509.
3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.
4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5. No plan shall be effective unless adopted by resolution by the governing board. A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document. A copy of the adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the city clerk or county clerk. *See* I.C. §67-6509(c).

The application, was presented at a public hearing before the Canyon County Planning and Zoning Commission on September 17, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

EXHIBIT A.1

Table 1. Comprehensive Plan Map Amendment

HEARING CRITERIA – CCCO §07-06-03(1): The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The

commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals, and policies:

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Meets Criteria	**A**	**Is the requested type of growth generally in conformance with the comprehensive plan?**
Analysis	The Comprehensive plan generally seeks to protect and preserve agricultural lands. It also endeavors to protect other valuable resources in the county such as the Deer Flat National Wildlife Refuge. In January 2026, the area of city impact boundaries were adjusted to reflect areas where the cities could serve development within the next five years. The subject property does not currently lie within an area of city impact. The Future Land Use for this area in the 2030 Comprehensive Plan adopted in 2022 designates this area as 'Agriculture' with the area to the north lying within the Caldwell area of impact as 'Rural Residential' transition area. It should be noted that prior to the adoption of the 2030 Plan this area was approved for rezones and multiple residential developments inclusive of LS Ranch, Horizon Ridge and Lakeview Subdivision lying adjacent to the subject property. The 2020 Plan identified this area as residential encouraging development inclusive of the subdivisions listed. This region is an enclaved area between Nampa, Caldwell, and the Wildlife Refuge and Lake Lowell identified in the Plan as 'Conservation/Open Space'. Although not in conformance with the future land use map, the existing residential development surrounding the property supports conformance with the plan with regards to population, land use and community design, and housing. However, there are not currently amenities such as retail, grocery, medical/professional offices anywhere in the near vicinity with the nearest planned amenities to be located two miles to the north along Karcher Road. 2030 Comprehensive Plan Future Land Use (FLU) Designations: *"Residential: The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity." (*shown as yellow on the map*)* *"Agriculture: The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lessor agricultural value*." Zoning districts contemplated in the 2030 Plan include RR, AC5, AC20 and AC40. Currently the zoning code does not reflect the contemplated zoning codes identified in this section of the Plan as defined below. *"Rural Residential: The R-R district (on the FLU) provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses."* (shown as olive green on map) The 2030 Future Land Use Map only identifies planned Rural Residential transition areas such as the area to the north of the subject properties located within the city of Caldwell AOI. "*Conservation and Public/Open Space: This designation is intended to protect various important natural features and open areas from incompatible development to preserve those areas and the rural character of the County. Areas include viewsheds of community-wide importance, unique geological features, riparian and watershed areas, wildlife habitat areas, and other ecologically sensitive areas*." (shown as magenta pink on the map) The Deer Flat Wildlife Refuge Observation and Education Center is located directly south of the subject property. • The request aligns with the following goals and policies: ▪ Property Rights Policies and Goals*: Goal No. 1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." Policy No. 1: "No person shall be deprived of private property without due process of law." Policy No. 3: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." Goal No. 2: "Acknowledge the responsibilities of each property owner as a steward of the land, use their*	

property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."

- Population Component Policy and Goal: *Policy No. 1: "Plan for anticipated population and households that the community can support with adequate services and amenities."* At this time, the property lies outside of an area of city impact and the Nampa city limits are located just under two (2) miles to the east. Caldwell does not have this property included in the master plan to provide services although the development to the north is served by Caldwell municipal water. Neither city, Nampa or Caldwell, intends to serve this proposed development with municipal services at this time (**Exhibits E1 and E5**). There are no nearby amenities such as shopping, professional or medical services, etc. Primary road corridors such as Karcher Road are two (2) miles to the north, Hwy 45 (12th Ave.) is approximately 4.5 miles to the east.

- *Goal No. 2: "Promote housing, business, and service types needed to meet the demand of the future and existing population*." Significant growth is occurring within the city limits of Caldwell and Nampa where services are more readily available and better able to serve the public.

Land Use and Community Design Goals and Policies:

- Policy No. 1: *Maintain a balance between residential growth and agriculture that protects the rural character.* Currently the rural character of this area is agricultural although there have been residential development approvals in the immediate vicinity. The applicant is requesting to change the Plan designation to Residential and proposing one acre lot sizes for the future development.

- *Policy No. 2: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses"* The property is currently in agricultural production and receiving an agricultural tax exemption. The land is considered Prime Farmland if Irrigated and consists of Class 3 soils. Canyon Soil Conservation District does not recommend a change in land use. ***(Exhibits C1, C2, C9 and E6)***

- *Goal No. 3: "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning."* Land to the north and west of this property is being developed as residential subdivisions (Exhibit C8). LS Ranch to the north is served by the City of Caldwell water services and is subject to annexation when contiguous. The development complies with the City of Caldwell development standards inclusive of road frontage and landscaping standards. County Code has no landscaping standards and the property does not lie within an area of city impact and therefore will not be required to be developed consistent with adjacent development unless conditioned to match adjacent requirements to provide for consistency in look and feel of the development.

- Goal 3 Policy 1: "*Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources*." This property is designated "Agriculture" as are most of the properties that are not currently annexed to the cities. To the north and lying within the Caldwell impact area, the future land use designation is 'Rural Residential' transition area intended to have a minimum of one unit per two acres (Exhibit C5). However, the approved formerly approved developments in the area were approved with single family residential density of one acre minimum average lot sizes.

- *Policy No. 4: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility."* Residential development is occurring in this area of the county. There is a large block of properties that remain in agricultural production but the area is enclaved by Nampa and Caldwell development to the north and east.

	▪ *Goal No. 6: "Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment."*	
Criteria Met? **Meets Criteria**	**B**	**When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?**
Analysis	In consideration of the surrounding land uses, the proposed comprehensive plan amendment to a "Residential" designation is as appropriate than the current comprehensive plan designation of "Agriculture". • The 2030 Canyon County Comprehensive Plan designates the subject properties as "Agriculture". Formerly in the 2020 Plan this area of the county was designated 'Residential' and there is single family residential development to the north, southeast, and west of the property. There is also very productive farmland, inclusive of the subject property in this area. This property is located in an area that is enclaved between Lake Lowell, the City of Caldwell and the City of Nampa trending residential development patterns.	
Criteria Met? **Meets Criteria**	**C**	**Is the proposed comprehensive plan amendment compatible with surrounding land uses?**
Analysis	The proposed comprehensive plan amendment to a "Residential" designation is compatible with surrounding land uses. • This area of county is mixed agricultural and residential. The former future land use designation was residential and residential development was approved. This property was also formerly located within the Nampa Area of City Impact (prior to December 30, 2025) and lies adjacent to the City of Caldwell Area of Impact. • The area to the north of the subject property is currently designated as Rural Residential Transition area with a two (2) acre minimum lot size. The Rural Residential Transition area is more appropriate for rural development and transition. However, this area already has developments that were zoned or conditionally zoned for one (1) acre properties. Each of the two developments either have municipal water (LS Ranch Subdivision) or a community well (Horizon Ridge Subdivision) serving the lots. • The city limits of Caldwell are located approximately one half mile to the north and Caldwell city municipal water is provided to LS Ranch with a pre-annexation agreement requiring annexation when adjacent to the city.	
Criteria Met? **Meets Criteria**	**D**	**Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?**
Analysis	The area is both agricultural and residential. Development has been trending towards residential for many years inclusive of the period when the 2030 Plan was adopted. The 2020 Canyon County Comprehensive Plan designated the subject property and surrounding area for future residential use. Under that Plan, residential development was approved with residential zoning and is currently being built out, inclusive of LS Ranch (2020-2026), and Horizon Ridge (2023). Lakeview Sub (2012) was approved via conditional use permit (CU2005-140). The City of Caldwell city limits are approximately ¼ mile to the northeast and Nampa city limits are less than two miles to the east. A Nampa city park, Midway Park, is located just over a mile to the northeast. The 2030 Comprehensive Plan reduced the extent of the residential designation to the city limits for Nampa to the east in spite of land use approvals trending to residential. At the time of application the subject property was within the Nampa City Impact Area. Nampa's future land use designation for this area is 'Very Low Density Residential' (**Exhibit C6**).	

Criteria Met? Meets Criteria	E	Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?
Analysis	The proposed comprehensive plan amendment will have an impact to public services and facilities, but the impacts can be mitigated at time of development through road improvements, impact fees, and provided infrastructure. Comments received from affected agencies did not oppose the request. • Highway District 4(HD4): A traffic impact study (TIS) will be required prior to submission of the preliminary plat and any identified impacts will be mitigated through a variety of methods as required (**Exhibit E2**). • Nampa Fire District requires adequate fire flow and hydrants be provided for the development and states that the nearest fire station is 3.2 miles from the development with an approximate response time of seven (7) minutes. Fire district review of the preliminary and final plats is required to ensure that the development meets access, fire suppression, and apparatus requirements (**Exhibit E4 and E4.1**). • City of Nampa indicates that the proposed development is consistent with their comprehensive plan (**Exhibit E1**). • The City of Caldwell does not oppose the project and the proposal is consistent with their comprehensive plan. Caldwell requests that a landscape buffer be required consistent with the LS Ranch development across the road from the proposed development on Lone Star (**Exhibit E5**). • Idaho Power asserts an easement and right of way for the power line structures on the property (**Exhibit E8**).	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case #OR2025-0026, a comprehensive plan map amendment for Parcels R33048 (72.29 acres) and R33048010 (5.76 acres), from an "Agriculture" designation to a "Residential" designation.

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

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

Notary: _____

My Commission Expires: _____

In the matter of the application of:
Weeks/Blome Conditional Rezone – CR2025-0016

The Canyon County Planning and Zoning Commission considers the following:

OR2025-0016: A conditional rezone of Parcels R33048010 (5.76 acres) and R33048 (72.29 acres) from an "A" (Agricultural) zone to a "CR-R1" (CR-Single Family Residential) zone, subject to a development agreement. The subject properties are located at 13542 Roosevelt Ave., Nampa, ID

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2025-0016.

      1. All exhibits can be found in the case staff report dated September 17, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-11-25 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).

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

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

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

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

3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

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

5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and

EXHIBIT A.2

statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application was presented at a public hearing before the Canyon County Planning and Zoning Commission on September 17, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 2. Conditional Rezone

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Meets Criteria	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone is generally consistent with the Comprehensive Plan because of its location near other like zones in this region of the county. As conditioned the proposed development will be compatible with the existing agricultural and residential land uses. ▪ *"The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity."* (Page 25, 2030 Comp. Plan) ▪ Property Rights Policies and Goals*: Goal No. 1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." Policy No. 1: "No person shall be deprived of private property without due process of law." Policy No. 3: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." Goal No. 2: "Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."* ▪ Population Component Policy and Goal: *Policy No. 1: "Plan for anticipated population and households that the community can support with adequate services and amenities." Goal No. 2: "Promote housing, business, and service types needed to meet the demand of the future and existing population."* ▪ Land Use Policy and Goals: *Policy No. 2: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. Goal No. 3: "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning." Policy No. 4: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility." Goal No. 6: "Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment."*	
Criteria Met? **Meets Criteria**	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to "CR-R1" (CR-Single Family Residential) as conditioned is as appropriate as the current zoning designation of "A" (Agricultural).	

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	• The 2030 Canyon County Comprehensive Plan designates properties in this area as Rural Residential Transition Area and Agriculture (**Exhibit C2**). However, the residential development to the north is zoned "R1" (Single Family Residential) and the development to the west is conditionally zoned "CR-R1" (CR-Single Family Residential) commensurate with the requested zoning designation. • Currently there is a large pocket of productive agriculture surrounded by city and county development. Caldwell city limits are located approximately ¼ mile to the north and Nampa city limits are less than two miles to the east. This area is enclaved by the two cities and Lake Lowell with residential development (**Exhibit C8**) on three sides of the subject property and the Wildlife Refuge area directly south. • Both Nampa and Caldwell cities indicate that the request is consistent with their respective planning documents at a very low density development standard of one unit per acre (**Exhibits C6, E1 and E5**).	
Criteria Met? **Meets Criteria**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Analysis	The proposed conditional rezone to "C-1" is/ is compatible with surrounding land uses. Pursuant to Canyon County Code of Ordinances §07-02-03, *land uses are compatible if: a) they do not directly or indirectly interfere with or conflict with or negatively impact one another, and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.* • The 2030 Canyon County Comprehensive Plan designates properties in this area as Rural Residential Transition Area and Agriculture (**Exhibit C2**). However, the residential development to the north is zoned "R1" (Single Family Residential) and the development to the west is conditionally zoned "CR-R1" (CR-Single Family Residential) commensurate with the requested zoning designation. • Currently there is a large pocket of productive agriculture surrounded by city and county development. Caldwell city limits are located approximately ¼ mile to the north and Nampa city limits are less than two miles to the east. This area is enclaved by the two cities and Lake Lowell with residential development (**Exhibit C8**) on three sides of the subject property and the Wildlife Refuge area directly south. • There are three platted residential subdivisions immediately adjacent to the subject property. There are seven (7) subdivision developments within a one mile radius with an average lot size of 1.24 acres (**Exhibit C8**). Within the 600 notification distance 46 lots were notified with a median lot size of 1.06 acres. • The development to the north, LS Ranch, is connected to the City of Caldwell municipal water system. The development to the west, Horizon Ridge, has a community water system for the development. The subject property development proposes to be served by the Horizon Ridge community well limiting the impact of multiple individual wells in the area.	
Criteria Met? **Meets Criteria**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone, as conditioned, will not negatively affect the character of the area. • The developer is proposing a minimum one acre lot size and a provision for open space through the development to foster a wildlife corridor. The proposed "R1" (Single Family Residential) zone and lot size are consistent with the surrounding residential developments.	

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	• Property owners within 600 feet of the subject parcels were notified on August 14, 2026. At the time of completing this report, no public comments were received. • *See recommended conditions on Page 9 and 10 of this report.*	
Criteria Met? **Meets Criteria**	**5**	**Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, be provided to accommodate the proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone, as outlined in the analysis contained herein. **Sewer:** The development is proposed that each lot will have an individual septic system and will be provided water via a shared community well which helps to provide for adequate space for a septic system and replacement field in the future (**Exhibit B1**). This property is not currently located within a nitrate priority area (**Exhibit C12**). **Water:** The applicant states that the development will share a community well (**Exhibit B1 and Exhibit 1.6**). A condition shall be placed to require that the development be served by a community well or municipal services. **Drainage:** All drainage will be retained on-site and a drainage plans shall be submitted with the preliminary plat as conditioned. **Irrigation:** The subject property has surface irrigation water. The development will be served by pressurized irrigation system. The applicant's letter of intent indicates that the development potentially does not have adequate surface rights to serve the development and may apply for water rights from an additional well. The development must meet the requirements of IDWR for water rights and Idaho State Code 31-1305 and 65-6737 or as amended. **Utility:** The existing dwellings are served by utilities such as Idaho Power. Idaho Power provided an email regarding future development requiring clearance from transmission/overhead lines. The email does not oppose the request (**Exhibit E8**).	
Criteria Met? **Meets Criteria**	**6**	**Does the proposed conditional rezone require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone may require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. • Highway District 4 (**Exhibit E2**) indicates that a traffic impact study (TIS) is required for the proposed development. As conditioned the TIS shall be completed prior to submission of the preliminary plat. Road right of way dedications are required for Lone Star Road, Roosevelt Avenue and the future extension of Florida Avenue.	
Criteria Met? **Meets Criteria**	**7**	**Does legal access to the subject property for the conditional rezone exist, or will it exist at the time of development?**
Analysis	Legal access currently exists to the subject property. The property has 1,325 feet of road frontage on Lone Star Road, access to Robie Creek Street via a stub road, approximately 1,095 feet of frontage on Roosevelt Avenue, and approximately 2,658 feet of frontage to the future Florida Avenue extension (**Exhibit E2**). Specific access locations will be determined at time of preliminary plat.	

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Criteria Met?		
Meets Criteria	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts can be addressed prior to the Board of Commissioners signing the final plat. **Fire protection –** In Exhibit E4, Nampa Fire District requires adequate fire flow to serve individual units and the development inclusive of fire hydrants. Access, turn-arounds, apparatus requirements, and signage are also addressed. As conditioned the fire district will review the preliminary and final plats. **Schools –** No comment was received from the Nampa School District. **Emergency Medical Services and Canyon County Sheriff Department--** No comments received.	

Table 3. Area of City Impact

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Meets Criteria	**09-11-17**	**(1) Processing Applications: The following procedures shall be adhered to in processing applications within the area of city impact:** **A. Land Use Applications: All land use applications submitted to the county, including, but not limited to, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city in the same manner as provided for in subsection 09-11-25 of this article.**
Analysis	On 12-30-2025 the Board of County Commissioners reduced the Nampa City area of impact in this region of the county. However, the subject property was located within the Nampa Area of City Impact at the time of submittal on 12-22-2025. The application for a Comprehensive Plan Amendment and Conditional Rezone is subject to the area of impact agreements with the City of Nampa for this application. The City of Nampa was notified of the request on April 13, 2026, and August 13, 2026. Limited comments were provided in **Exhibit E1**.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case # CR2025-0016, a conditional zoning map amendment of parcels R33048 and R33048010 containing approximately 78.05 combined acres from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential) subject to conditions of approval to be enumerated within a development agreement.

For denial:

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. Submit
2. Provide
3. Obtain

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DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

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

Notary: _____

My Commission Expires: _____

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ATTACHMENT A

DRAFT CONDITIONS OF APPROVAL

GENERAL CONDITIONS:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The subject parcels, R33048 (72.29 acres) and R33048010 (5.76 acres) shall be conditionally zoned "CR-R1" (CR-Single Family Residential) subject to a development agreement.
3. No residential lot within the development shall be less than one (1) acre in size.
4. There shall not be more than 49 residential lots within the proposed development.
5. Stormwater drainage facilities for the roadways shall be located within a common lot to be owned and maintained by the homeowners' association.
6. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board." Commencement shall be considered as the submission of a preliminary plat application including irrigation, grading and drainage plans, an approved traffic impact study (TIS) as defined by Highway District 4, a subdivision engineering report (SER) approved by SWDH, and associated fees to Development Services Department.
7. The applicant shall adhere to platting time limitations outline in §07-17-13(7). If platting in phases a phasing plan shall be provided at the time of preliminary plat.
8. All storm water drainage shall be retained on site. An engineered drainage plan shall be submitted with the application for preliminary plat. If any portion of the property meets or exceeds 15% slope then the development shall comply with the Hillside Development ordinance 07-17-33(1).
9. The applicant shall mitigate weeds on undeveloped lots within the subject properties. At such time as an HOA is formed and CCR's are recorded for the development, the HOA will be responsible for maintenance of weeds on the undeveloped lots and unplatted property within the development site.
10. The preliminary and final plat shall depict the recorded Idaho Power easement that is located on the subject properties.
11. All exterior lighting shall be directed away from adjacent residential properties and be contained on the parcel with downward-facing lighting and shielding where necessary.

FIRE PROTECTION:

12. The development shall comply with the requirements of Nampa Fire District at the time of platting inclusive of provisions for fire hydrants. The fire district shall review and provide approval letter at the time of preliminary and final platting prior to the Board's signature on the final plat.

SANITARY SEWER AND WATER:

13. Domestic water shall be provided via a community or municipal water system. The community water system shall comply with SWDH and DEQ requirements.
14. Sewer is proposed to be via individual subsurface septic systems approved through SWDH.
15. An SER (subdivision engineering report) approved by Southwest District Health Department shall be submitted with the preliminary plat for this project.

IRRIGATION:

16. The uses shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property.
17. The development shall have a pressurized irrigation system to be owned and maintained by the homeowners' association.
18. Surface water shall be utilized for irrigation in accordance with Title 31-3805 and 67-6537.
19. The developer proposes that there may be a need for an auxillary irrigation well to provide adequate irrigation to the subject properties. Applicant shall work with the Idaho Department of Water Resources to secure water rights for the intended use. Applicant must provide proof of groundwater rights at time of platting.

ACCESS:

20. Access shall be in compliance with Highway District 4 requirements as stated in Exhibit E2 or as amended at the time of preliminary and final platting.

21. The developer shall provide a traffic impact study as defined by HD4 prior to submittal of the preliminary plat application to DSD.
22. The development shall have public roadways and provide connectivity to the adjacent development at Robie Creek Street stub.

OPEN SPACE AND LANDSCAPING:

23. The developer proposes substantial open space corridor through the development to provide for continued habitat connectivity between the Deer Flat Wildlife Refuge and surrounding agricultural lands. The development shall substantially comply with the draft concept plan for landscaping and open space.
24. In keeping with the surrounding developments, the developer shall provide a minimum 15 foot landscape buffer to include sod grass and trees with a detached sidewalk along Lone Star Road frontage and on the Roosevelt Avenue road frontage. The landscape buffers shall be located outside of the required dedicated rights-of-way for the development. These buffers shall be located within common lots to be owned and maintained by the homeowners' association.

DRAFT

EXHIBIT B:

APPLICATION PACKET AND MATERIALS

EXHIBIT
B

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Weeks Investments LLC & Blome Family Trust (Dixie Blome)	
	MAILING ADDRESS: 0 Lone Star Road Nampa ID 83686 & 13542 Roosevelt Ave 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: [signature] *Date:* 11/21/2025

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jadon Schneider	
	COMPANY NAME: Bronze Bow Inc	
	MAILING ADDRESS: P.O. Box 8525 Boise Idaho 83707	
	PHONE: ([redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 0 Lone Star Road Nampa ID 83686 & 13542 Roosevelt Ave Nampa Id 83686	
	PARCEL NUMBER: 33048000 0 & 33048010 0	
	PARCEL SIZE: 72.2300 acres & 5.7600 acres = 77.99 acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☑ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Agriculture	PROPOSED ZONING: R-1
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: A

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2025-0016	DATE RECEIVED:	12-22-2025
RECEIVED BY:	Emily Bunn	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

EXHIBIT B1

Canyon County, ID Web Map



12/23/2025, 12:16:18 PM

Multiple Parcel Search _Query result

CanyonCountyRoads

Roads

CC_PrivateRoads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | City of Nampa |

ZONING AMENDMENT
PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☐Rezone

☑Conditional Rezone with Development Agreement

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

Description	Applicant	Staff
Master Application completed and signed.	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting form was completed and signed	✓	✓
Completed Agency Acknowledgement form including:	✓	✓
Southwest District Health		
Irrigation District	✓	
Fire District	✓	
Highway District/Idaho Transportation Dept	✓	
Area of City Impact (If applicable)	✓	
Conditional Rezone:		✓
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	✓
Deed or evidence of property interest to the subject property	✓	✓
Fee: **Rezone: Per Adopted Fee Schedule** **Conditional Rezone: Per Adopted Fee Schedule** **Text Amendment: Per Adopted Fee Schedule**	✓	
Fees are non-refundable		

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

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____ Date 12-15-2025

DSD Planner: _____ Date _____

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/29/23

Canyon County Planning & Zoning Department
111 N. 11th Avenue
Caldwell, ID 83605

RE: Weeks Investment – Application for Zoning Amendment

On behalf of the development team, we are pleased to submit this Letter of Intent in support of the proposed Zoning Amendment for the *Weeks Investment* project, located at 0 Lone Star Rd, Nampa, ID 83686 and 13542 Roosevelt Ave, Nampa, ID 83686 (collectively referred to as "the Site"). The Site consists of approximately 77.99 acres and is currently zoned "A" (Agricultural) within unincorporated Canyon County.

The developer is requesting a Conditional Rezone to R-1 (Residential) to allow for the development of a rural residential subdivision consistent with the surrounding land use pattern. Following this rezone, a subdivision application will be submitted in accordance with County standards. The development proposal includes approximately 49 total building lots; 48 new single-family residential lots averaging roughly one acre each, and one lot containing the existing home on Roosevelt Avenue.

Overview

The Weeks Investment project proposes an upscale, rural-residential community that preserves the open character of the area while providing well-designed single-family lots in a low-density configuration. The project incorporates key features such as private roads, homeowner-maintained open space, and a dedicated wildlife corridor connecting to the Deer Flat National Wildlife Refuge to the south. The design emphasizes environmental sensitivity, compatibility with adjacent neighborhoods, and the long-term goals of Canyon County's Comprehensive Plan.

1. Description of Proposed Use

The proposed use is a low-density residential subdivision designed to create a cohesive, rural-estate community with approximately one-acre lots. Domestic water service will be provided by connection to the existing Horizon Ridge shared private well system, which is adjacent to the Site and built to municipal standards.

Each lot will utilize individual septic systems for wastewater treatment, consistent with health district requirements.

Irrigation water will be provided through a combination of the Site's existing surface water rights and, if approved by DEQ, an irrigation well to supplement the system. Irrigation will be delivered as pressure irrigation to serve both private landscaping and HOA-maintained common areas.

Access to the subdivision will be provided from two locations: one from Lone Star Road along the northern boundary and one from Roosevelt Avenue along the southern boundary. Both roads are classified as collector streets, which are intended to carry the level of local traffic expected from this type of development. Internal circulation will consist

EXHIBIT
B1.1

of private roads, constructed to County standards and maintained by the Homeowners Association.

Stormwater management will be addressed through on-site retention systems (including swales, borrow ditches, and small ponds) designed in accordance with County stormwater standards, ensuring all runoff is retained on-site. Perimeter and internal fencing will be installed during the landscaping phase to help define the community and protect adjacent agricultural and habitat areas.

2. Description of Existing Use

The Site is presently used for agricultural production and contains one existing residence on the Roosevelt Avenue parcel. Irrigation for crops is currently provided by existing surface water rights through nearby irrigation canals. The property's topography is gently sloping and well-suited for rural residential use. Surrounding land uses include the Horizon Ridge Subdivision (zoned R-1) to the west, active farmland to the north and east, and the Deer Flat National Wildlife Refuge to the south.

This transitional location between existing residential and agricultural lands, adjacent to a federally protected habitat area, makes the Site particularly suitable for a low-density development pattern that maintains open space and supports ecological connectivity.

3. Consistency with the Comprehensive Plan and Zoning Criteria

The proposed rezone from Agricultural (A) to Residential (R-1) is consistent with the Canyon County Comprehensive Plan and meets the intent of the County's zoning criteria. The development provides a logical extension of the existing residential pattern and supports the County's goals for rural housing diversity while maintaining the region's agricultural and natural character.

Specifically, the Project supports the Comprehensive Plan's Goal G11.01.00 to *"encourage opportunities for a diversity of housing choices in the County"* and Policy P11.01.01 to *"maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources."* The Weeks Investment development achieves these goals by creating large-lot, low-impact housing that respects adjacent farmland and the Deer Flat Wildlife Refuge while offering new housing opportunities that meet community needs.

The proposed subdivision location is also consistent with the plan's intent to *"encourage subdivisions to locate where adequate services and infrastructure exist or can be provided."* The site will connect to the existing Horizon Ridge water system, utilize on-site septic systems, and provide internal private roadways, thereby ensuring that adequate services are available without burdening existing County infrastructure.

Traffic impacts will primarily occur along Lone Star Road and Roosevelt Avenue, both of which are designated collector roads capable of accommodating the additional trips generated. Given the modest lot count and low density, traffic impacts are anticipated to be minor and consistent with County standards for similar developments.

Overall, the Project represents an appropriate and measured transition from agriculture to rural residential use, maintaining Canyon County's desired balance between growth, housing diversity, and rural preservation.

4. Conditional Rezone: Concept Plan and Proposed Conditions of Approval

The Concept Plan envisions a 49-lot gated community featuring single-family lots of approximately one acre each, designed around private roads, shared open spaces, and a wildlife corridor extending north-south across the site. The corridor will be incorporated into the HOA's common areas and maintained for the benefit of local wildlife and residents alike. Modest water features such as small ponds may be included to enhance the open-space network and retain existing natural features.
The development will preserve a substantial portion of the Site as open space, ensuring continued habitat connectivity between the Deer Flat Wildlife Refuge and surrounding agricultural lands. Landscaping, fencing, and limited lighting will help maintain the rural visual character.
The following general conditions are anticipated for the Conditional Rezone:

- The development shall generally conform to the conceptual plan submitted.
- All infrastructure shall meet or exceed applicable County standards.
- The Homeowners Association shall maintain all private roads, open spaces, and common amenities.
- The design shall preserve the proposed wildlife corridor and maintain open-space areas as shown on the concept plan.

The developer's intent is to establish a rural residential community that enhances property values, complements existing neighborhoods, and protects the natural setting surrounding the Deer Flat Wildlife Refuge. The Project represents a responsible and well-planned use of land that aligns with the County's long-term vision for balanced growth and preservation of rural character.

Sincerely,

Jadon Schneider

Debbie Root

From: Jadon Schneider <jadon@bronzebowland.com>
Sent: Monday, June 15, 2026 9:54 AM
To: Debbie Root
Cc: nik buich; Dave Buich
Subject: [External] Re: CR2025-0016 (R33048) Weeks Investments, LLC
Attachments: LOI to horizon ridge hoa, HRS changes, Signed.pdf; Gate Requirements.pdf

Hi Deb,

Thank you for your review of the Weeks Investment application and for your comments.

Regarding the proposed water service, attached is a Letter of Intent executed between Weeks Farm Development and the Horizon Ridge Subdivision HOA outlining the parties' mutual intent to negotiate a formal Water Service Agreement. The attached LOI documents Horizon Ridge's willingness to work with the development toward providing domestic water and fire protection service through the existing Horizon Ridge water system, subject to final agreement terms, system improvements, IDEQ approvals, and other items identified during the design process. The developer has also provided the HOA with the required $10,000 retainer to allow Horizon Ridge's legal counsel to begin drafting and negotiating the definitive agreement. While the final Water Service Agreement has not yet been completed, we believe the attached documentation demonstrates that discussions have progressed beyond a conceptual level and that both parties are actively working toward a formal arrangement.

With respect to the proposed private roads and lack of interconnectivity shown on the conceptual plan, we appreciate the County's comments. At this stage, the application before the County is a Comprehensive Plan Amendment and Conditional Rezone supported by a conceptual development plan. The layout shown was intended to illustrate the general development concept and anticipated density rather than establish a final roadway design.

It was my understanding that detailed evaluation of roadway ownership, emergency access, connectivity, circulation patterns, and potential roadway stub connections would typically occur during the preliminary plat and engineering review process should the rezone be approved. Please correct me if I am wrong in this assumption. As the project advances, the development team will continue coordinating with Canyon County, the Fire District, and other reviewing agencies to ensure the final design adequately addresses emergency access, circulation, and any applicable connectivity requirements.

Also, in regard to the road network, we have initiated discussions with the Nampa Fire District regarding the possibility of private roads and gated access. The Fire District provided its access gate requirements and did not indicate that private streets would be prohibited, provided applicable emergency access requirements are satisfied. Those requirements will be incorporated into future design efforts if private roads remain part of the final development proposal.

The applicant is not committed to a specific roadway ownership model at this time, and the conceptual plan may evolve substantially as additional agency review, engineering analysis, and preliminary plat design are completed. Future iterations of the plan may also incorporate additional project features such as proposed ponds, open space amenities, and other site elements that are not fully reflected on the current concept plan. Does that seem satisfactory to you?

EXHIBIT
B1.1a

Please let me know if there is any additional information you would like us to provide at this stage of the review process.

Thank you,

Warm regards,

Jadon Schneider, P.E.
Bronze Bow Land
Cell: (480) 232-2999
https://www.bronzebowland.com/

On Thu, Jun 11, 2026 at 3:32 PM Debbie Root <Debbie.Root@canyoncounty.id.gov> wrote:

> Jadon,
>
> I note that your letter of intent indicates that if your rezone is approved, you will be utilizing the water system that currently serves the Horizon Ridge Subdivision. Please provide documentation from the Horizon Ridge Homeowners' Association that there is an agreement to provide water through that community well system to your proposed development.
>
> Also noted is the intent to construct private roads instead of public roads, both adjacent developments are constructed with public roadways and you have no interconnectivity with the adjacent development which appears to have been contemplated for the adjacent subdivision. The stub road provides for better circulation for emergency services should there be a need. Would like to understand your thoughts regarding the proposed draft plan.
>
> Respectfully,
>
> Deb Root, MBA
>
> Canyon County Development Services
>
> debbie.root@canyoncounty.id.gov
>
> 208-455-6034



EXHIBIT
B1.2
DRAFT SITE
PLAN

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

☐ How many Individual Domestic Wells are proposed? _____

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

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

3. **IRRIGATION WATER PROVIDED VIA:**

☑ Surface ☑ Irrigation Well ☐ None

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

☑ Pressurized ☐ Gravity

5. **ACCESS:**

☑ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**

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

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

Type: Wood or Vinyl Fencing Height: _____

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

☐ Other: _____

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

Irrigation lateral

EXHIBIT
B1.3

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED**:

☑ Residential 49 ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☑ Water supply source: Private Well - Horizon Ridge Subdivision

3. **INCLUDED IN YOUR PROPOSED PLAN?**

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE**: _____

2. **DAYS AND HOURS OF OPERATION**:

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. **WILL YOU HAVE EMPLOYEES?** ☐ Yes If so, how many? _____ ☐ No

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

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

What type of sign: _____Wall _____ Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** _____

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Notice of Neighborhood Meeting
Pre-application requirement for a Public Hearing

Date 11-19-2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Comprehensive Map Amendment & Zoning Amendment One of the requirements necessary, prior to submission, is to

hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance § 07-01-15.* This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County.

and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: Tuesday December 2nd 2025
Time: 5pm
Location: South side of the intersection of South Florida Ave & Lone Star Road
(The meeting will be outdoors, please dress warm)

The project is summarized below:

Site Location: 13542 Roosevelt Ave (Note. The meeting will be held on the north side of the site not at this house)
Proposed access: Roosevelt Ave and Lone Star Road
Total acreage: 77.99 acres
Proposed lots: 49

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

During our meeting, we will answer any questions you may have.

Feel free to contact me at [redacted]

Sincerely, Jadon Schneider

EXHIBIT
B1.4

NEIGHBORHOOD MEETING SIGN-UP

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

NEIGHBORHOOD MEETING SIGN UP SHEET
CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: c Lone Star Road Nampa ID 83686 & 13542 Roosevelt Ave Nampa ID 83686	Parcel Number: 33048000 0 & 33048010 0	
City: nampa	State: Idaho	ZIP Code: 83686
Notices Mailed Date: 11-19-25	Number of Acres: 77.99	Current Zoning: Agriculture
Description of the Request: Request to amend the comprehensive plan designation to allow for r-1 residential		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jadon Schneider		
Company Name: Bronze Bow Inc		
Current address: P.O. Box 8525		
City: Boise	State: Idaho	ZIP Code: 83707
Phone: [redacted]	Cell:	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 12-2-2025	MEETING LOCATION: on site
MEETING START TIME: 5pm	MEETING END TIME:

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. CRAIG & DENISE TOLMIE		14336 RED RIVER, NAMPA
2. Doug Fenton		14145 S. Florida Ave. Nampa
3. Dr. Wilp Treasurer/Owner		17134 S. Florida Ave
4. Jerry & Linda Steele		1219 S Spring Valley Dr Nampa
5. Todd MacDonald		13378 Rough Rock ct.
6. Travis Kasper		14088 Hidalgo Ranch Pl, Nampa
7. Charles Zabinski		13955 Shaw Mountain St Nampa
8. Katie Trzesniewski		14134 S. Florida Ave. Nampa
9. JoDee & Daniel Arnold		13448 Lakeside Village Dr.
GARTH & MARTIE Gullion		14068 Hidalgo Ranch Place
Cash Koerner		14014
Ray + Andy Klimchuck		13738 Roosevelt Ave

Revised 6/9/22

10.	Jim Paul PLANSTRUCTURES.com 3824 W Roosevelt
11.	Cheryl Higley newhigfam@gmail.com 12441 S. Abbot Downing Way, Nampa
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Jadon Schneider

APPLICANT/REPRESENTATIVE (Signature): _____

DATE: 12 / 2 / 2025



N

SHEET 11 OF 6

PRELIMINARY DRAWING SET NOT FOR CONSTRUCTION

PROJECT REVISIONS

NO.	ITEM	DATE

DRAWN CHECKED APPROVED

WEEKS FARM

LAYOUT OPTION - 11

BRONZE BOW

P.O. BOX 8578
BOISE, ID 83707
ACTINGERNZEETWLAND.COM

AGENCY ACKNOWLEDGMENT

Date **12-15-2025**

Applicant **Jadon Schneider**

Parcel Number **33048000 0 & 33048010 0**

Site Address **0 Lone Star Rd Nampa & 13542 Roosevelt Ave Nampa**

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☒ Applicant submitted/met for informal review

Date 10/27/2025 Signed Anthony Lee

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

Fire District: District

☐ Applicant submitted/met for informal review

Date Signed

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

Highway District: District

☐ Applicant submitted/met for informal review

Date Signed

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

Irrigation District: District

☐ Applicant submitted/met for informal review

Date Signed

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

Area of City Impact City

☐ Applicant submitted/met for informal review

Date Signed

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

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

EXHIBIT
B1.5

AGENCY ACKNOWLEDGMENT

Date: 12-15-2025

Applicant: Jadon Schneider

Parcel Number: 33048000 0 & 33048010 0

Site Address: 0 Lone Star Rd Nampa & 13542 Roosevelt Ave Nampa

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District: District: Nampa Fire District

☒ Applicant submitted/met for informal review.

Date: 10/16/25 Signed: Indiana L

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

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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

AGENCY ACKNOWLEDGMENT

Weeks Farm Rezone

Date: **12-15-2025**

Applicant: **Jadon Schneider**

Parcel Number: **33048000 0 & 33048010 0**

Site Address: **0 Lone Star Rd Nampa & 13542 Roosevelt Ave Nampa**

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District: District: #D4

☑ Applicant submitted/met for informal review.

Date: 11/6/25 Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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

AGENCY ACKNOWLEDGMENT

Date: 12-15-2025

Applicant: Jadon Schneider

Parcel Number: 33048000 0 & 33048010 0

Site Address: 0 Lone Star Rd Nampa & 13542 Roosevelt Ave Nampa

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District: District: Wilder Irrigation District

☒ Applicant submitted/met for informal review.

Date: 10/15/25 Signed: Kim Okut, Secretary Treasurer

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

There are no water rights assessed on this property.

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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

AGENCY ACKNOWLEDGMENT

Date: 12-15-2025

Applicant: Jadon Schneider

Parcel Number: 33048000 0 & 33048010 0

Site Address: 0 Lone Star Rd Nampa & 13542 Roosevelt Ave Nampa

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact City: NAMPA

☐ Applicant submitted/met for informal review.

Date: 10/15/25 Signed: _____

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

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

QUITCLAIM DEED

REQUEST Batt & Fisher
TYPE Deed FEE 9-

2006 JUL 8 PM 1 11
CANYON COUNTY RECORDER
BY

2006042293

FOR VALUE RECEIVED Robert Arthur Blome, and Dixie V. Blome, husband and wife, and Silver Sage, LLC, An Idaho limited liability company, hereby convey, release and forever quitclaim unto Weeks Investments, LP., an Idaho limited partnership, whose current address is 13542 Roosevelt Avenue, Nampa, Idaho 83686, the premises (more particularly described as follows) described on Exhibit A attached hereto and made a part hereof as though fully set forth herein.

Together with their appurtenances.

Robert Arthur Blome — Date 6/30/06

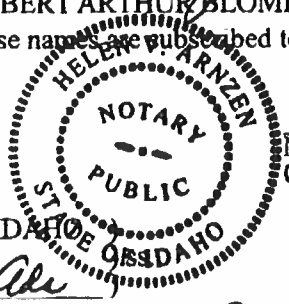
Dixie V. Blome — Date 6/30/06

SILVER SAGE, LLC.

By Dixie V. Blome
Dixie V. Blome, Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 30 day of June, 2006, before me a Notary Public in and for said State, personally appeared ROBERT ARTHUR BLOME and DIXIE V. BLOME, husband and wife, known or proved to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Helen V. Arnzen
Notary Public for Idaho
Commission Expires: 1/24/2009

STATE OF IDAHO)
) ss.
County of Ada)

On this 30 day of June, 2006, before me, a Notary Public in and for state State, personally appeared DIXIE V. BLOME, known to me to be, or proven to me to be the Manager and sole member of SILVER SAGE, LLC., an Idaho limited liability company, and who acknowledged to me that she executed the same on behalf of said company.



Helen V. Arnzen
Notary Public for Idaho
Commission Expires: 1/24/2009

EXHIBIT "A"

The East 1/2 of the Northwest 1/4 of Section 26, Township 3 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho.

Together with all water rights, ditch rights and rights of way presently used on or in connection with the above-described real property.

Excepting therefrom

This parcel is situated in the SE 1/4 of the NW 1/4 of Section 26, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Southwest corner of said SE 1/4 NW 1/4 and bearing North 1° 10' 07" East 181.50 feet along the western boundary of said SE 1/4 NW 1/4; thence South 90° 00' 00" East 120.00 feet and parallel with the southern boundary of said SE 1/4 NW 1/4; thence South 1° 10' 07" West 181.50 feet and parallel with the western boundary of said SE 1/4 NW 1/4 to the southern boundary of said SE 1/4 NW 1/4; thence North 90°00' 00" West 120.00 feet along the southern boundary of said SE 1/4 NW 1/4 to the point of beginning.

And also excepting therefrom

A part of the SE 1/4 NW 1/4, Section 26, T3N, R3W, B.M., Canyon County, Idaho, more particularly described as follows, to wit:

Commencing at the southeast corner of the SE 1/4 of the NW 1/4 of said Section 26; thence north 800 feet along the east boundary of the SE 1/4 of the NW 1/4; thence west 520 feet along a line parallel to the north boundary of said section; thence south 100 feet along a line parallel to the west boundary of said section; thence southeasterly in a straight line to a point which is 400 feet north of the south boundary of the SE 1/4 of the NW 1/4 and 220 feet west of the east boundary of the SE 1/4 of the NW 1/4; thence south 400 feet along a line parallel to the west boundary of said section to the south boundary of said SE 1/4 of the NW 1/4; thence east 220 feet along the south boundary of said SE 1/4 of the NW 1/4 to the point of beginning.

And also excepting therefrom

A part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 3 West of the Boise Meridian and more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Southeast Quarter of the Northwest Quarter; thence North 0° 03' West along the West boundary of said Southeast Quarter of the Northwest Quarter, a distance of 300.0 feet to the True Point of Beginning; thence continuing North 0°03' West along said West boundary, a distance of 444.40 feet; thence South 20° 08' East a distance of 469.78 feet; thence South 88°49' West a Distance of 161.34 feet to the True Point of Beginning.

Recording Requested By And
When Recorded Mail To:

Darin DeAngeli
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

2023-032870
RECORDED
10/10/2023 02:37 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 TYOUREN $15.00
TYPE: DEED
AHRENS DEANGELI LAW GROUP LLP
ELECTRONICALLY RECORDED

Personal Representative's Deed

THIS DEED is made and executed by Dixie V. Blome, as Personal Representative of the estate of Robert A. Blome, deceased, "Grantor," to Dixie V. Blome, in her capacity as trustee of the Blome Family Trust, U/T/A dated April 16, 1992, as amended, "Grantee," whose address is 13542 Roosevelt Avenue, Nampa, Idaho 83686.

WHEREAS, Grantor is the qualified Personal Representative of said estate, filed as Probate Number CV14-21-05738 in Canyon County, Idaho;

THEREFORE, for valuable consideration received, Grantor hereby transfers and conveys to Grantee the following described real property in Canyon County, Idaho.

All of the Grantor's interest in the following described parcel:

A part of the SE1/4NW1/4, Section 26, T3N, R3W, B.M., Canyon County, Idaho, more particularly described as follows, to wit:

Commencing at the southeast corner of the SE1/4 of the NW1/4 of said Section 26; thence north 800 feet along the east boundary of the SE1/4 of the NW1/4; thence west 520 feet along a line parallel to the north boundary of said section; thence south 100 feet along a line parallel to the west boundary of said section; thence southeasterly in a straight line to a point which is 400 feet north of the south boundary of the SE1/4 of the NW1/4 and 220 feet west of the east of the SE1/4 of the NW1/4; thence south 400 feet along a line parallel to the west boundary of said section to the south boundary of said SE1/4 of the NW1/4; thence east 220 feet along the south boundary of said SE1/4 of the NW1/4 to the point of beginning.

TOGETHER WITH all water rights, ditch rights, rights of way, buildings, structures, improvements, fixtures, tenements, hereditaments and appurtenances no or hereafter thereto belonging or used in connection therewith.

5.76 acres, more or less.

TOGETHER WITH all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2023 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restriction, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee.

EXECUTED this 10th day of October, 2023.

Dixie L. Blome

Dixie V. Blome

"Personal Representative of the Estate of Robert A. Blome, deceased"

STATE OF IDAHO)
: ss.
COUNTY OF ADA)

On this 10th day of October, 2023. before me, a Notary Public for the State of Idaho, personally appeared Dixie V. Blome, as Personal Representative of the estate of Robert A. Blome, deceased, known to me to be the person named in the foregoing, and acknowledged to me that she executed the same as her free act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in the certificate first written above.

DONNA BAKER PURDY
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 24831
MY COMMISSION EXPIRES 1-7-2026

Donna Baker Purdy
Notary Signature

0006233756

STATE OF IDAHO

Office of the secretary of state, Phil McGrane

ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only

-FILED-

File #: 0006233756

Date Filed: 5/5/2025 9:18:50 AM

Entity Name and Mailing Address:

Entity Name:	WEEKS INVESTMENTS, LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0000031546
Address	13542 ROOSEVELT AVE NAMPA, ID 83686-8004

Entity Details:

Entity Status	Active-Existing
This entity is organized under the laws of:	IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	L5665

The registered agent on record is:

Registered Agent	DIXIE V BLOME Registered Agent Physical Address 13542 ROOSEVELT AVE NAMPA, ID 83686 Mailing Address 13542 ROOSEVELT AVE NAMPA, ID 83686

Limited Liability Company Managers and Members

Name	Title	Business Address
Dixie V. Blome	Manager	13542 ROOSEVELT AVE NAMPA, ID 83686-8004

The annual report must be signed by an authorized signer of the entity.

Job Title: Paralegal for Manager

Donna Baker Purdy
Sign Here

05/05/2025
Date

B1011-4999 05/05/2025 9:19 AM Received by Office of the Idaho Secretary of State

Page 1 of 1

Canyon County Development Services

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

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

Receipt Number: 87173 Date: 12/23/2025

Date Created: 12/23/2025 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: David Buich for Weeks Investments LLC

Comments: OR2025-0026 and CR2025-0016

Site Address: 0 LONE STAR RD, Nampa ID / Parcel Number: 33048000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Comprehensive Plan Map Amendment	OR2025-0026	$3,200.00	$0.00	$0.00
Planning - Conditional Rezone - If Greater Than 10 Acres - (Cost Per Acre)	OR2025-0026	$2,720.00	$0.00	$0.00
Planning - Conditional Rezone	OR2025-0026	$1,250.00	$0.00	$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	OR2025-0026	$500.00	$0.00	$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	OR2025-0026	$600.00	$0.00	$0.00
Planning - Case Mapping (Fee Per Case Set)	OR2025-0026	$50.00	$0.00	$0.00

Sub Total: $8,320.00

Sales Tax: $0.00

Total Charges: $8,320.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	188620864	$8,320.00

Total Payments: $8,320.00

ADJUSTMENTS

Receipt Balance: $0.00

Issued By: pdilbeck

Authentisign ID: 2C8713FD-8DDB-F011-8195-000D3A1E5303

LETTER OF INTENT

Between Weeks Farm Development and Horizon Ridge Subdivision HOA

Date: 12/17/25

Parties:
Weeks Farm Development, LLC ("WFD")
Horizon Ridge Subdivision Homeowners Association, Inc. ("HRS" or "HOA")

---

1. Purpose

This non-binding Letter of Intent ("LOI") outlines the mutual intent of the parties to negotiate, in good faith, a definitive Water Service Agreement under which the Horizon Ridge Subdivision ("HRS") public water system would provide potable water and fire protection service to the Weeks Farm Development ("WFD"), as presented in WFD's formal written proposal dated October 28, 2025 and subsequent email correspondence between the parties.

The parties understand this LOI is intended to capture agreed-upon concepts and a framework for negotiation—not a final agreement.

---

2. Proposed Water Service Summary

Based on the proposal submitted by WFD, the following key facts and system parameters support the intent to negotiate:

1. WFD consists of **48 one-acre lots** directly adjacent to the eastern boundary of HRS.
2. WFD requests water for **domestic in-home use** and **fire protection**; all irrigation will be served by a separate pressurized irrigation system.
3. WFD's estimated water demands include:
    - **56 gpm MDD**
    - **113 gpm PHD**
4. Fire flow requirements are assumed to match HRS: **1,750 gpm for 2 hours** and sprinklering for homes exceeding 4,800 sq ft.
5. HRS water system is served by two wells capable of producing **1,875 gpm combined**, with VFD controls, hydropneumatic tanks, an emergency standby generator, and 8-inch distribution lines with existing stub-outs.

Authentisign ID: 2C8713FD-8DDB-F011-8195-000D3A1E5303

6. Necessary improvements for WFD connection (to be funded by WFD) include:
    - Extension of 8” main to WFD
    - A pressure-reducing station
    - Upgrading Well 2 pump to ≥431 gpm, VFD to 60 hp, conductor upgrades, and any necessary panel modifications
    - Potential generator upgrade if determined necessary
    - IDEQ permitting and water-right amendment increasing diversion by 113 gpm
7. WFD has offered **$354,857** to HRS for water service in addition to funding all system improvements required to serve WFD. The offer is based on the following:
    - $300,000 paid to HRS with the majority of the funds to be used by HRS for aesthetics and common area improvements
    - $31,169 paid to HRS for WFD’s prorate share of an Emergency Water Supply Reserve Fund [$50,000 Reserve Fund X 48 WFD Lots / 77 Total Lots X $50,000 = $31,169]
    - $23,688 paid to HRS for WFD’s prorate share of anticipated water system testing cots [$38,000 Reserve Fund X 48 WFD Lots / 77 Total Lots X $50,000 = $23,688]

---

3. Items Identified by HRS for Inclusion in the Final Agreement

Based on HRS’s email response, the HOA has identified several operational, management, and infrastructure concerns to be incorporated into final negotiations

Operational & Management Considerations

Allocation of responsibility for water line breaks

Distribution of operations & maintenance (O&M) costs

Structure of billing—whether individual WFD homes pay HRS directly or WFD collects and remits

Voting rights granted to WFD regarding water-related issues

Construction verification of mains and connections

Construction standards for improvements, including PRVs

Authentisign ID: 2C8713FD-8DDB-F011-8195-000D3A1E5303

Facility Upgrades & Technical Concerns

SCADA installation

Verification of pressure tank capacity relative to upgraded pump

Air conditioning installation for the well building (to eliminate louvers and dust)

WFD has acknowledged these and agreed they are reasonable topics for inclusion in the final agreement.

---

4. Consideration

Upon execution of this LOI, WFD shall provide HRS with a **non-refundable payment of $10,000** for the sole purpose of allowing HRS to retain its legal counsel (Todd Lakey) to begin drafting and negotiating the definitive agreement, as requested by HRS in their communication .

This payment is the only binding provision of this LOI.

---

5. Good-Faith Negotiation

Both parties agree to work in good faith toward execution of a mutually acceptable Water Service Agreement addressing:

Service terms

Cost-sharing structure

Facility upgrades

Operational responsibilities

Governance and voting rights

Billing and administration

Construction standards and verification

Water-right amendments and permitting

Long-term system sustainability and protection of existing HRS homeowners

Execution of such agreement will be subject to final approval by each party’s decision-making authority.

Authentisign ID: 2C8713FD-8DDB-F011-8195-000D3A1E5303

6. Non-Binding Intent

Except for Section 4 (Non-Refundable Deposit), this LOI is non-binding and does not obligate either party to ultimately enter into a definitive agreement. No other legal obligations shall arise unless and until a formal written Water Service Agreement is approved and executed by both parties.

---

7. Term & Termination

This LOI will terminate automatically upon:
(a) execution of a definitive Water Service Agreement

---

8. Signatures

Weeks Farm Development, LLC
By: Nik Buich
Name: Nik Buich
Title: Member
Date: 12/17/25

Horizon Ridge Subdivision HOA
By: _____
Name: Nathan Cleaver
Title: President
Date: 04/16/2026

THE REFUGE AT WEEKS FARM

CR2025-0016 (R33048)

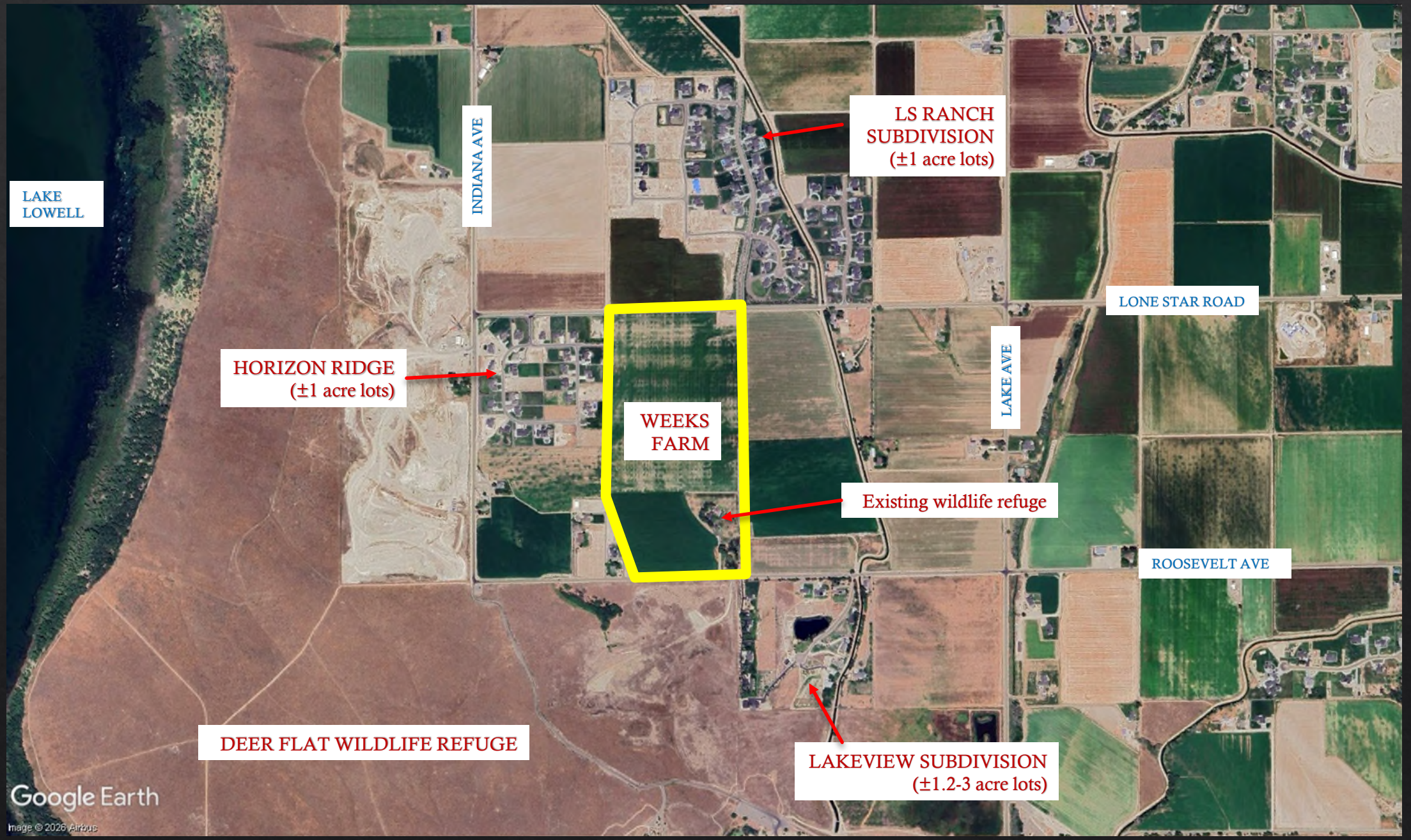
Request for a Comprehensive Plan Map Amendment from Agriculture to a designation supporting low-density R-1 residential use.

Conditional Rezone from A to R-1

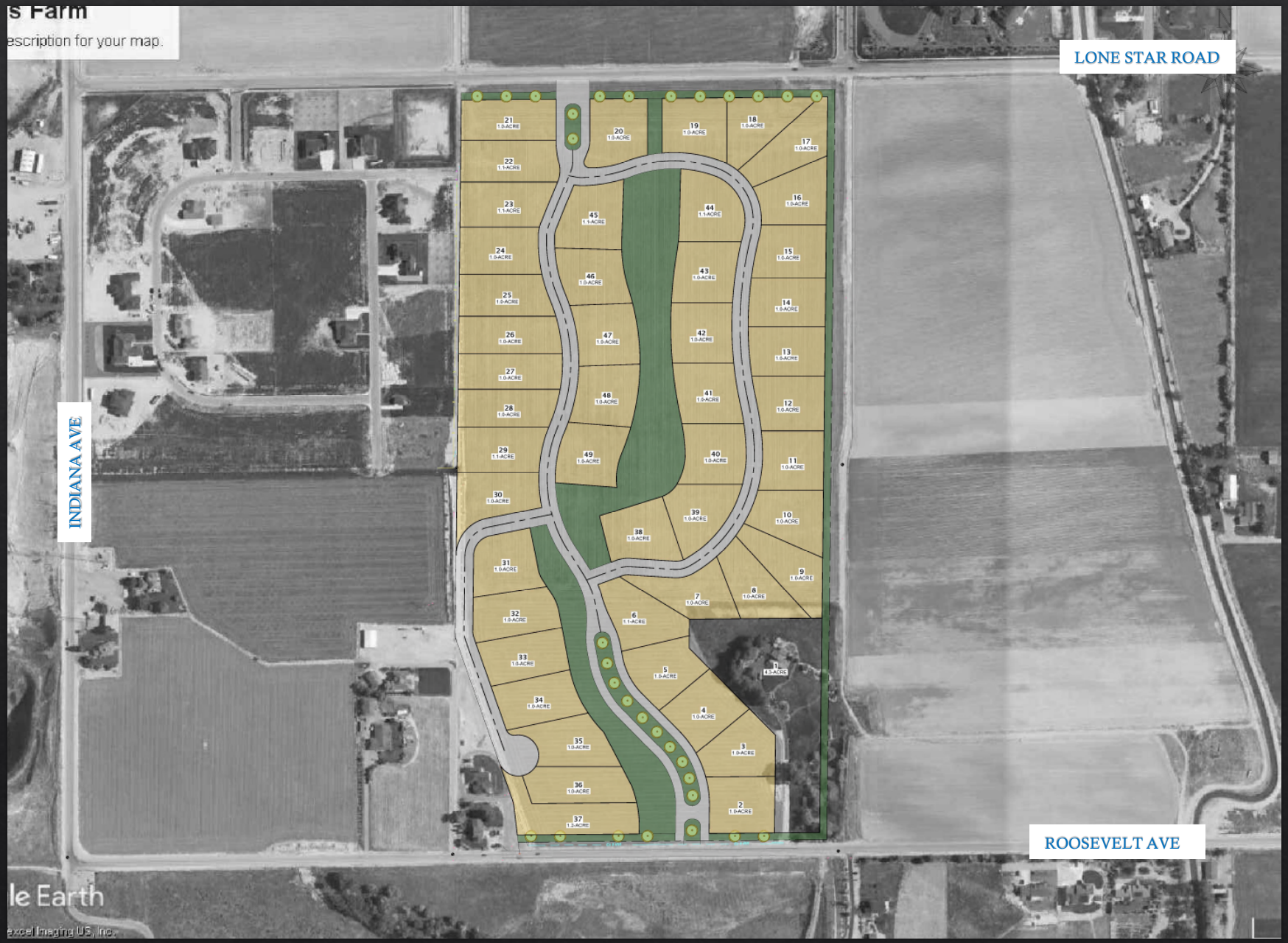
EXHIBIT B2



- Site Area = 77.99-acres
- Current zoning = A (Agriculture), Canyon County
- Proposed zoning = R-1 (Residential, Low Density), Canyon County
- 49 total lots proposed (48 new single-family building lots and 1 existing single-family lot)
- Commitment from the developer to maintain a wildlife refuge and corridor.
- Not a request for final subdivision approval at this time. (Preliminary plat, roads, septic, drainage, water, fire access, and final layout still come later.) Long process of entitlements and review. An approval tonight does not mean construction starts tomorrow.

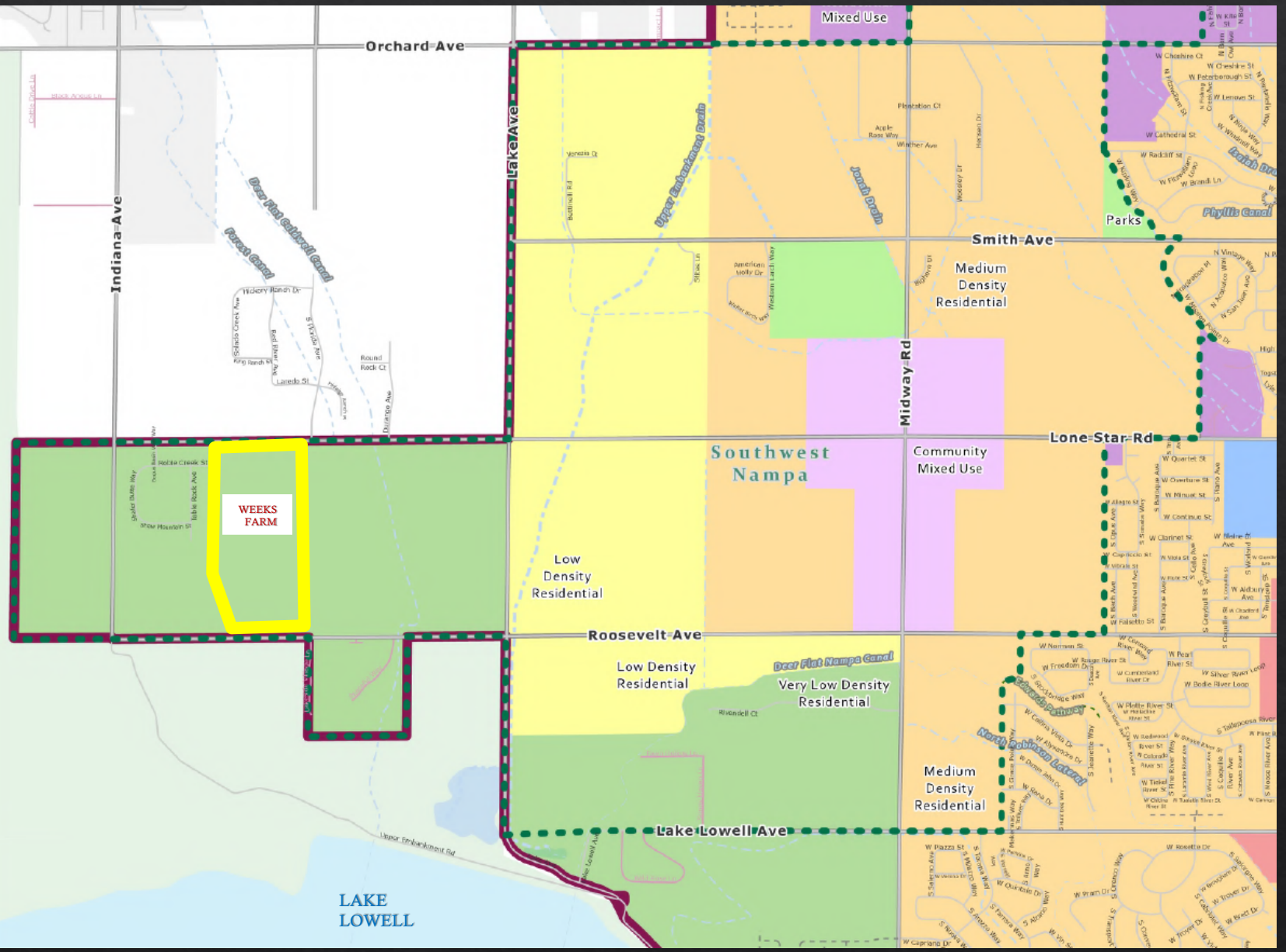


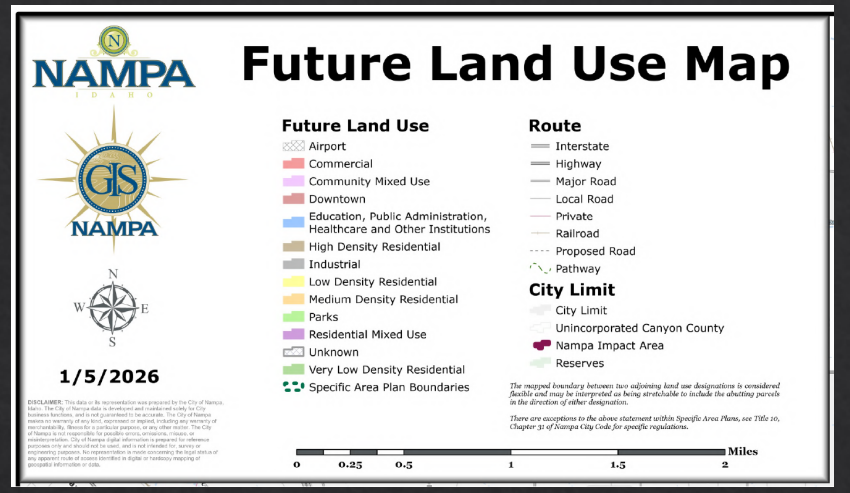
The site is located within an established rural-residential transition area.



Why R-1 Fits This Location.

- Low-density rural residential pattern
- Compatible with nearby development
- Logical transition between uses
- Maintains rural character
- **Provides housing without introducing high-density development**
- **Infrastructure can be provided without relying on immediate municipal extension**
- Creates a measured residential transition rather than unrestricted development





Nampa 2040 Comprehensive Plan
Future Land Use Map Designation

Very Low Density Residential

Color 

Zoning Districts: U, AG, RA – Cluster Only: RS4, RD, RML, RMH, GB2, RP & BN

Description

This land use designation has a density of 1 dwelling unit per acre or less. Cluster housing may be placed with a restriction of 2.5 dwelling units per acre (gross). Its character is rural with large open space and land preservation areas.

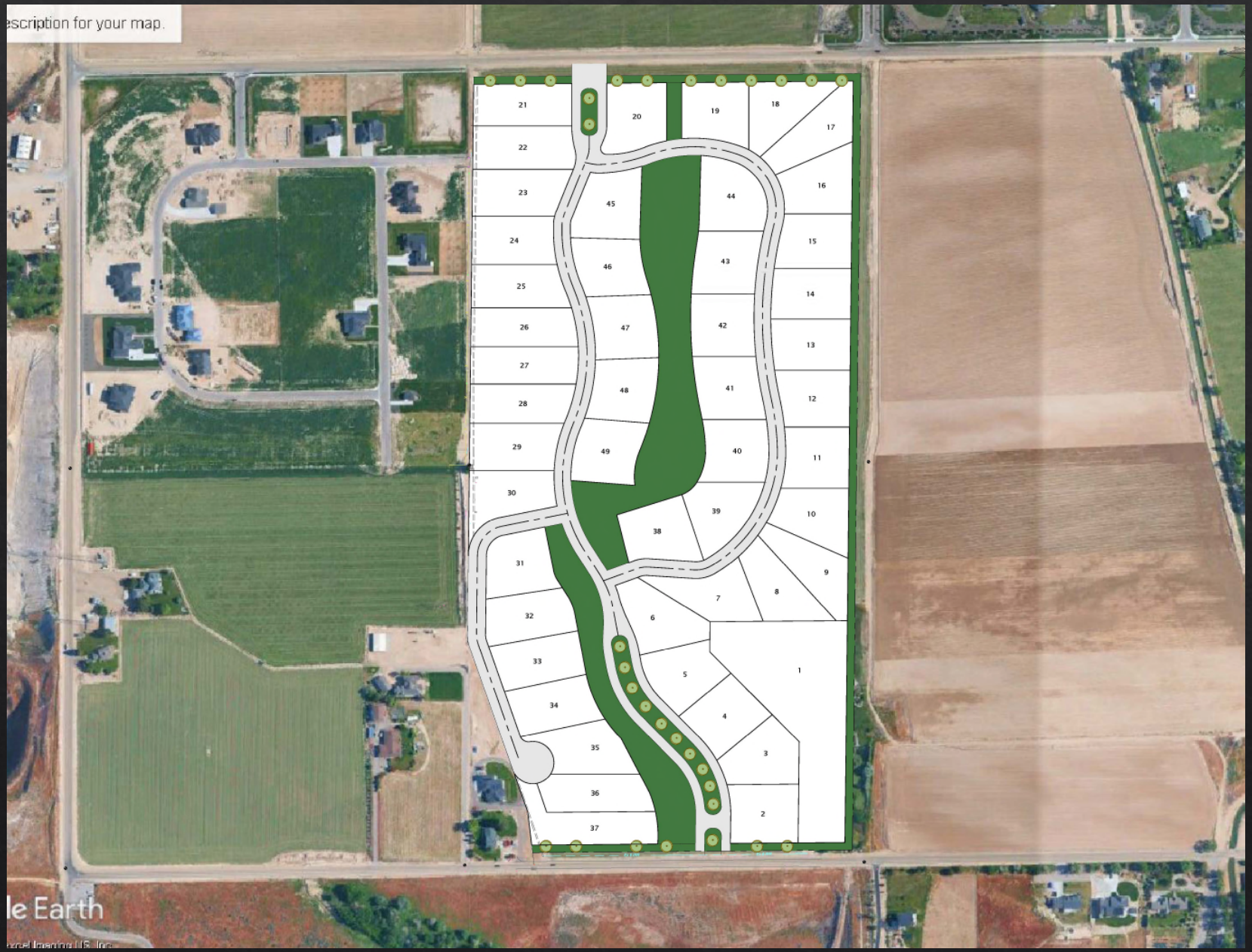
Highlights

- Very low density single-family detached
- Rural character
- Open space and land preservation areas
- Small footprint cluster developments surrounded by expansive open space areas
- Use of natural geography to define areas of preservation vs areas for development
- Close to special environmental features, such as Lake Lowell or the Boise River



Traffic generation

- 48 net new homes are expected to produce approximately 35 AM peak-hour trips and approximately 45-50 PM peak-hour trips
- With the proposed two access points, traffic is split between Roosevelt Ave and Lone Star Road. (Roughly 20-25 peak hour trips per road)
- On average, about one additional vehicle every 2–3 minutes during peak hour per access point.
- Developer will install Highway District-required improvements along the frontage of the site.



Open Space & Wildlife Corridor

- **Continuous north–south wildlife corridor** proposed as a defining feature of the community.
- Designed to **extend habitat connectivity from the Deer Flat National Wildlife Refuge toward open lands to the north**.
- Corridor would be placed within **HOA-owned and maintained common area** for long-term preservation.
- **Native and adapted Southwest Idaho vegetation** would be emphasized rather than manicured park-style landscaping.
- Concept may incorporate **naturalized ponds and water features** while maintaining continuous dry-land areas for wildlife movement.
- Open fencing, limited lighting, and thoughtful landscaping are intended to **reduce barriers and maintain the rural character of the site**.

Wildlife Corridor + Boulevard Interface





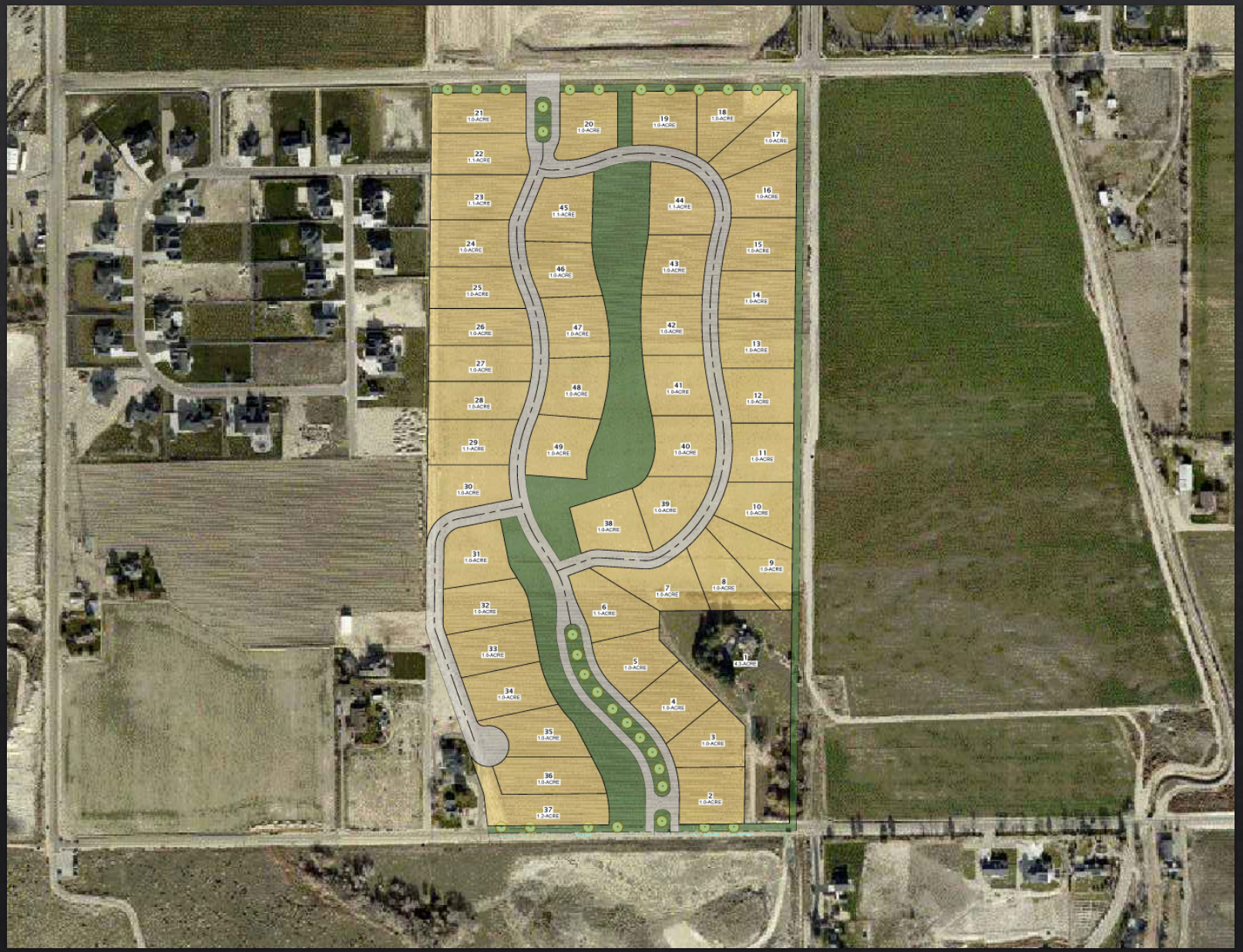
Naturalized Water Feature





Dark Skies Policy – Mitigating Light Pollution





Infrastructure

- Domestic water: Proposed connection to the existing Horizon Ridge shared system. (HDR evaluated the system.)
- Connection to existing system is preferred over 48 individual domestic wells.
- Existing irrigation rights support pressure irrigation.
- Septic to be reviewed and approved through SWDH.
- Stormwater retained on site.



Applicant Commitments / Conditional Rezone.

- General conformance with low-density concept.
- Approximately one-acre residential lot pattern
- Continuous HOA-maintained north-south wildlife/open-space corridor
- Open fencing / naturalized landscaping / limited lighting concept
- Infrastructure and access subject to applicable agency standards
- Final engineering and platting remain subject to a separate process and review
- Committed to keeping the wildlife refuge




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14 1.0 ACRES
26 1.0 ACRES
48 1.0 ACRES
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30 1.0 ACRES
31 1.0 ACRES
9 1.0 ACRES
7 1.0 ACRES
8 1.0 ACRES
32 1.0 ACRES
5 1.0 ACRES
33 1.0 ACRES
5 1.0 ACRES
34 1.0 ACRES
4 1.0 ACRES
35 1.0 ACRES
3 1.0 ACRES
36 1.0 ACRES
2 1.0 ACRES
37 1.0 ACRES

APPENDIX


21 1.0 ACRES
20 1.0 ACRES
19 1.0 ACRES
18 1.0 ACRES
17 1.0 ACRES
22 1.0 ACRES
23 1.0 ACRES
45 1.0 ACRES
44 1.0 ACRES
16 1.0 ACRES
24 1.0 ACRES
46 1.0 ACRES
43 1.0 ACRES
15 1.0 ACRES
25 1.0 ACRES
14 1.0 ACRES
26 1.0 ACRES
47 1.0 ACRES
42 1.0 ACRES
13 1.0 ACRES
27 1.0 ACRES
48 1.0 ACRES
41 1.0 ACRES
28 1.0 ACRES
12 1.0 ACRES
29 1.0 ACRES
49 1.0 ACRES
40 1.0 ACRES
11 1.0 ACRES
30 1.0 ACRES
39 1.0 ACRES
10 1.0 ACRES
38 1.0 ACRES
31 1.0 ACRES
9 1.0 ACRES
7 1.0 ACRES
8 1.0 ACRES
32 1.0 ACRES
5 1.0 ACRES
33 1.0 ACRES
5 1.0 ACRES
34 1.0 ACRES
4 1.0 ACRES
35 1.0 ACRES
3 1.0 ACRES
36 1.0 ACRES
2 1.0 ACRES
37 1.0 ACRES

Take control Chat People Raise React View More Camera

IDEQ Nitrate Priority Areas (20

mapcase.deq.idaho.gov/npa/

SWDH Sites | Technical Guidance... | https://www.infiltrat... | SDWIS | Web Soil Survey | https://mapcase.de... | State of Idaho Contr... | Home - OpenET | Parcel maps - GIS S... | All Bookmarks

IDAHO
Department of Environmental Quality GIS

Department of Environmental Quality

2020 Nitrate Priority Areas

ARCGIS OPEN DATA HUB | NITRATES HOME | ABOUT

NPA Search | Map Layers

Search By Nitrate Priority Area
ADA CANYON GO

Search by Nitrate Priority Rankings
1-NE STAR GO

Zoom to Address or Place
(enter:street,city,state,zip,place name,or lat/lon)
13838 table rock ave, nampa ID

Locate Address

2020 Final NPA Rankings
2020 Final NPA Delineation and Ranking Process

Full Extent | Zoom In | Zoom Out | Prev Extent | Next Extent | Pan | Select Wells | Identify | XY | Print Map | Help?



Nitrate Priority Areas

Select and zoom to the Nitrate Priority Areas by NAME or by RANK. (Top Left)

After zooming to the Nitrate Priority Area, Use the Identify or Select Wells Tool and click on the map to view additional Information.

EXHIBIT C:

SUPPLEMENTAL DOCUMENTS

EXHIBIT
C

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

R33048010 PARCEL INFORMATION REPORT

1/13/2026 3:29:09 PM

PARCEL NUMBER: R33048010
OWNER NAME: BLOME FAMILY TRUST
CO-OWNER: BLOME ROBERT A TRUSTEE
MAILING ADDRESS: 13542 ROOSEVELT AVE NAMPA ID 83686
SITE ADDRESS: 13542 ROOSEVELT AVE
TAX CODE: 2070000
TWP: 3N **RNG:** 3W **SEC:** 26 **QUARTER:** NW
ACRES: 5.76
HOME OWNERS EXEMPTION: Yes
AG-EXEMPT: Yes
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURE
HIGHWAY DISTRICT: HIGHWAY DISTRICT #4
FIRE DISTRICT: NAMPA FIRE
SCHOOL DISTRICT: NAMPA SCHOOL DIST #131
IMPACT AREA: NOT In Impact Area
FUTURE LAND USE 2011-2022 : RES
FLU Overlay Zone Desc 2030:
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: AGRICULTURE
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL / WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0375F

WETLAND: Freshwater Pond
NITRATE PRIORITY: NO Nitrate Prio
FUNCTIONAL Classification: COLLECTOR
INSTRUMENT NO. : 2023032870
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 26-3N-3W NW TX 3 IN SENW
PLATTED SUBDIVISION:
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

DISCLAIMER:

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

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

EXHIBIT C1

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

R33048 PARCEL INFORMATION REPORT

1/13/2026 3:28:49 PM

PARCEL NUMBER: R33048
OWNER NAME: WEEKS INVESTMENTS LP
CO-OWNER:
MAILING ADDRESS: 13542 ROOSEVELT AVE NAMPA ID 83686
SITE ADDRESS: 0 LONE STAR RD
TAX CODE: 2070000
TWP: 3N **RNG:** 3W **SEC:** 26 **QUARTER:** NW
ACRES: 72.29
HOME OWNERS EXEMPTION: No
AG-EXEMPT: Yes
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURE
HIGHWAY DISTRICT: HIGHWAY DISTRICT #4
FIRE DISTRICT: NAMPA FIRE
SCHOOL DISTRICT: NAMPA SCHOOL DIST #131
IMPACT AREA: NOT In Impact Area
FUTURE LAND USE 2011-2022 : RES
FLU Overlay Zone Desc 2030:
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: AGRICULTURE
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT / WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0375F

WETLAND: NOT In WETLAND
NITRATE PRIORITY: NO Nitrate Prio
FUNCTIONAL Classification: COLLECTOR
INSTRUMENT NO. : 200664293
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 26-3N-3W NW E 1/2 NW LS S 25' ,TX 1-A, 1-B,3 & 99053
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.

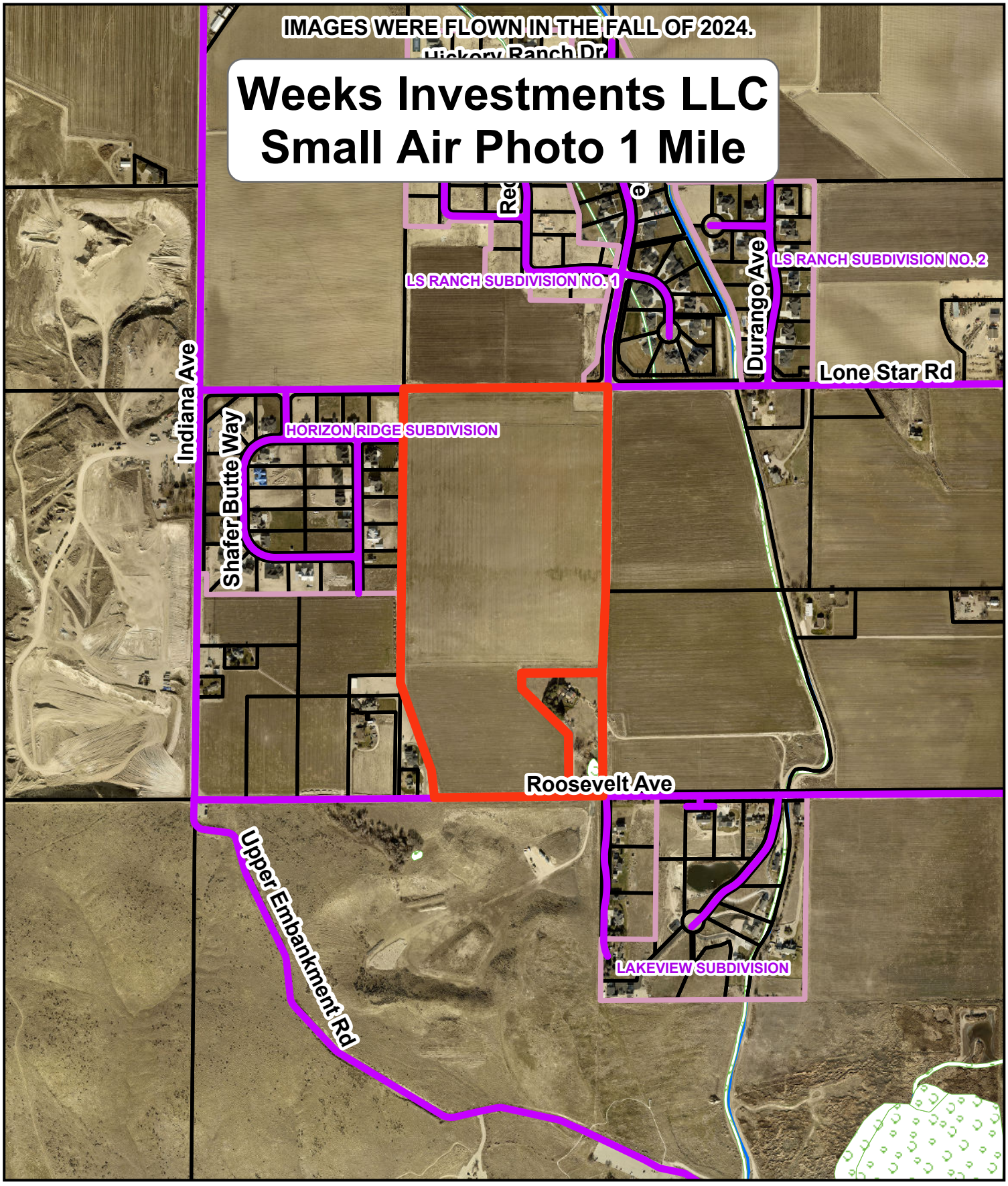
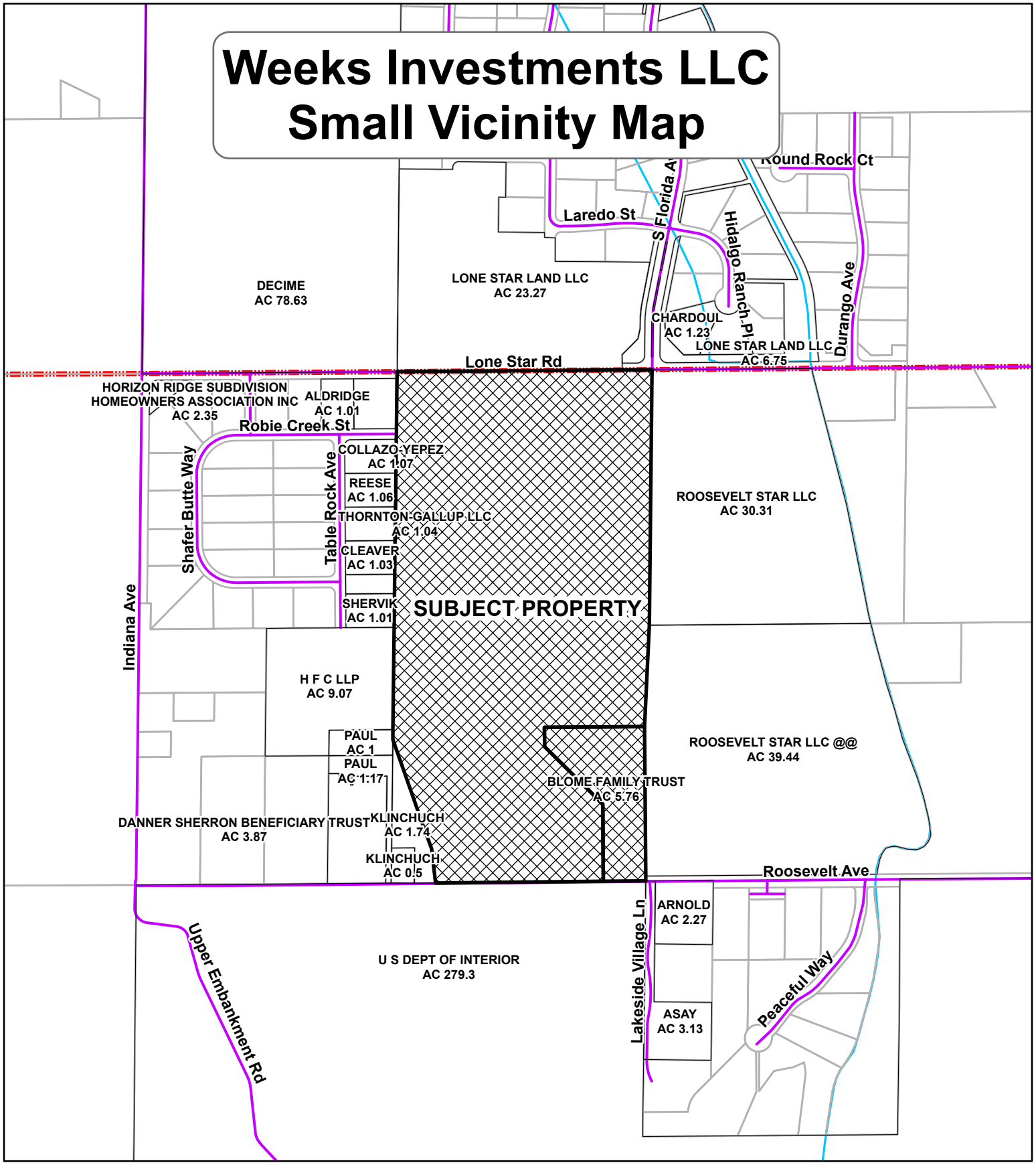

IMAGES WERE FLOWN IN THE FALL OF 2024.
Weeks Investments LLC
Small Air Photo 1 Mile
LS RANCH SUBDIVISION NO. 1
LS RANCH SUBDIVISION NO. 2
Durango Ave
Lone Star Rd
Indiana Ave
Shafer Butte Way
HORIZON RIDGE SUBDIVISION
Roosevelt Ave
Upper Embankment Rd
LAKEVIEW SUBDIVISION
City_Limits
Wetlands
0
0.25
0.5
Miles

EXHIBIT
C2

Weeks Investments LLC
Small Vicinity Map



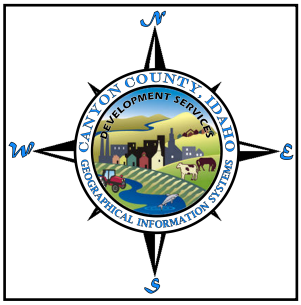
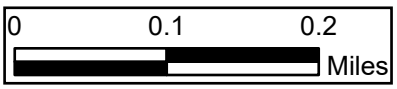
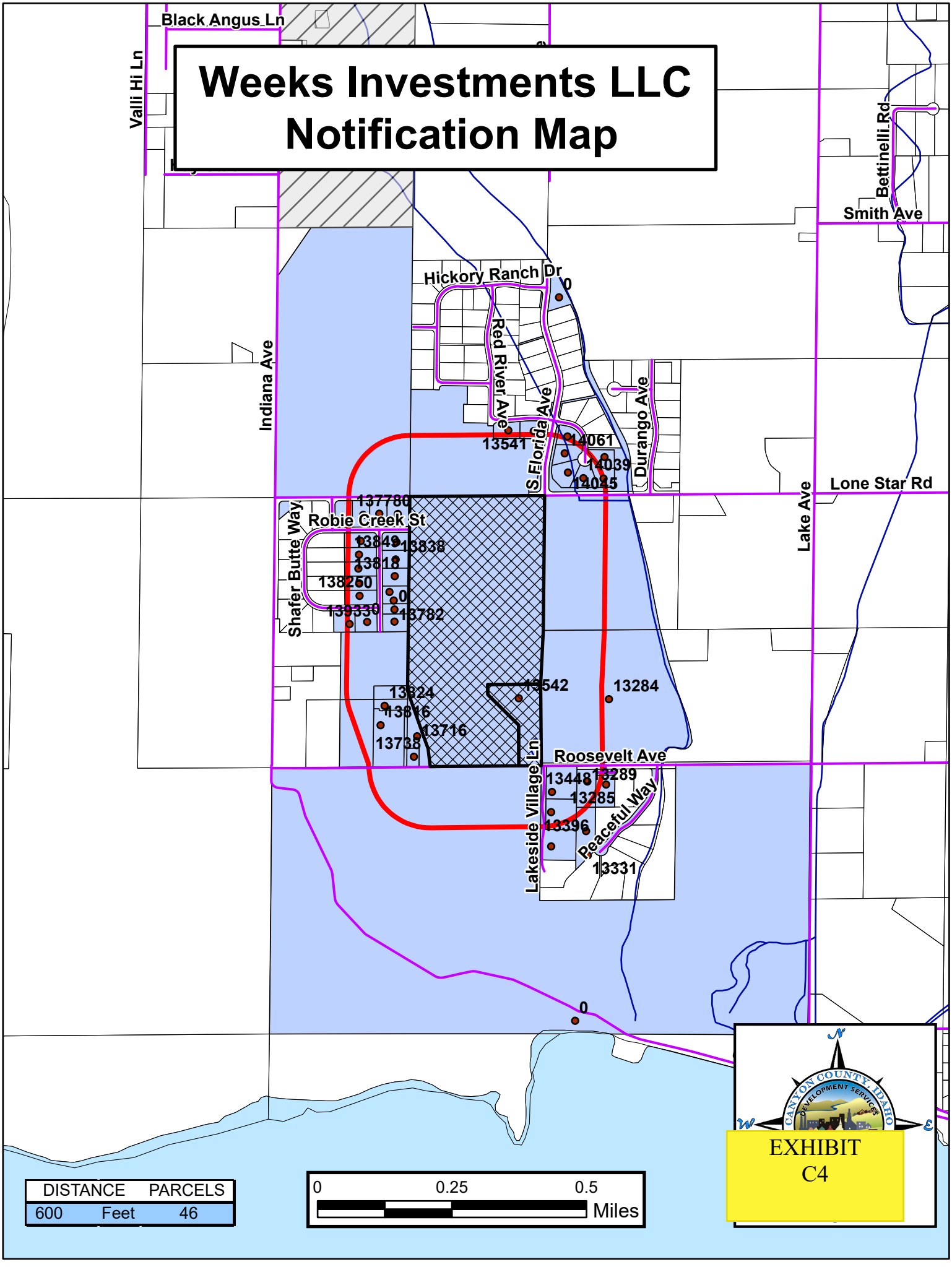
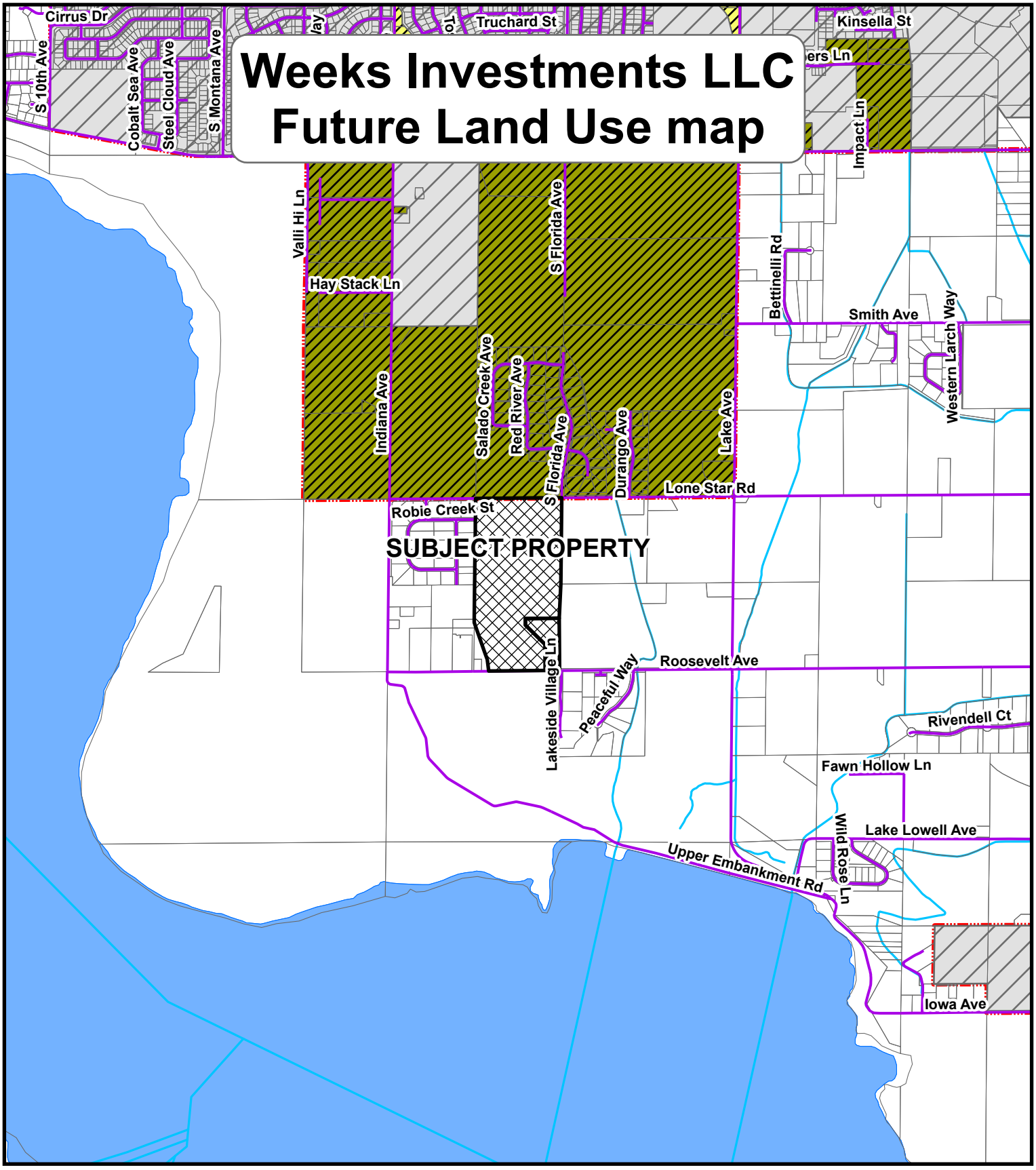


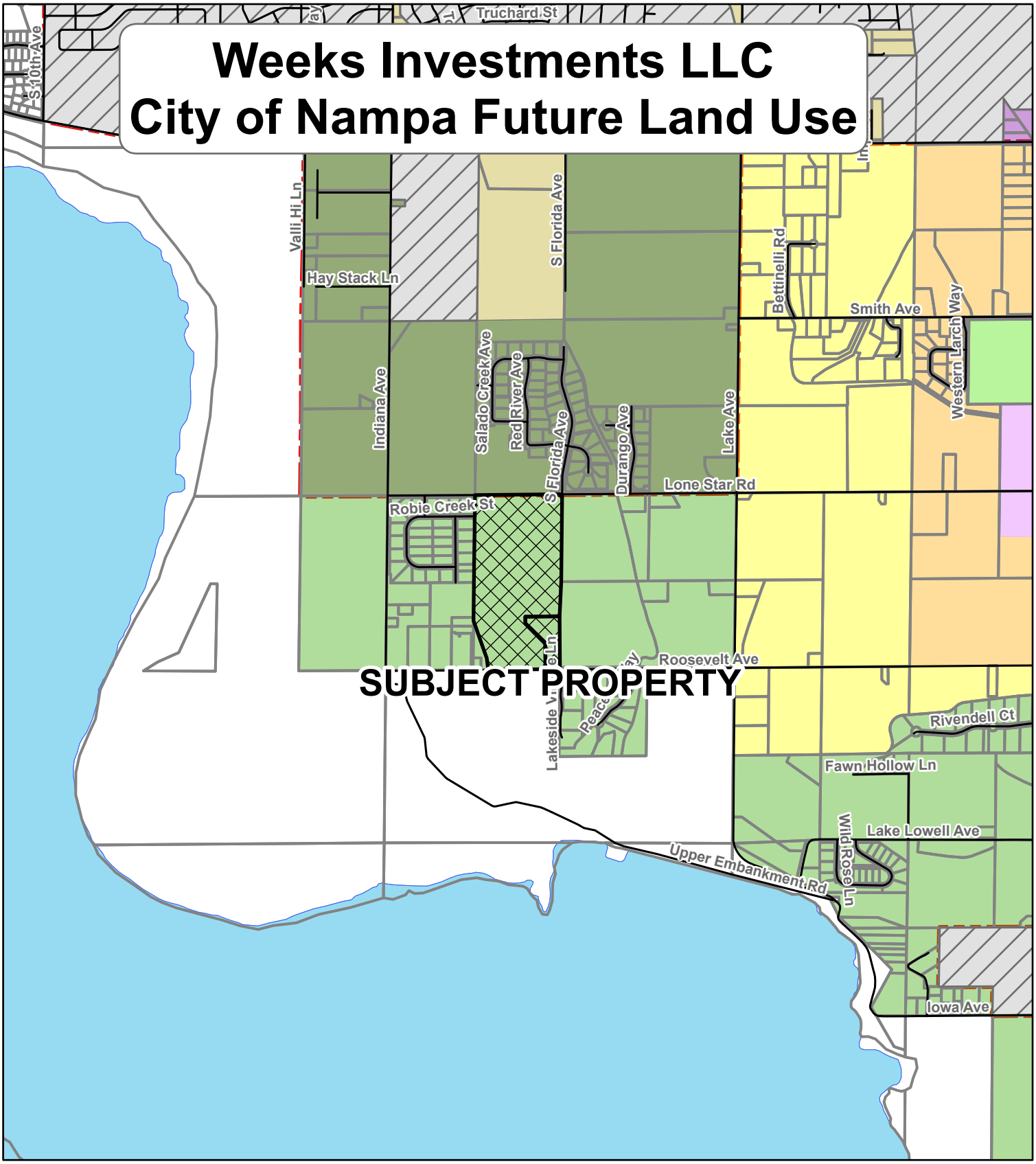
EXHIBIT
C3




Weeks Investments LLC
Notification Map
Black Angus Ln
Valli Hi Ln
Bettinelli Rd
Smith Ave
Hickory Ranch Dr
Red River Ave
Indiana Ave
S Florida Ave
Durango Ave
Lone Star Rd
Lake Ave
Robie Creek St
Shafer Butte Way
Roosevelt Ave
Lakeside Village Ln
Peaceful Way
13541
14061
14039
14025
13849
13838
13818
138250
139330
13782
13924
13816
13716
13738
13542
13284
13448
13289
13285
13396
13331
0
DISTANCE PARCELS
600 Feet 46
0 0.25 0.5 Miles
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
EXHIBIT
C4


Weeks Investments LLC
Future Land Use map
Cirrus Dr
S 10th Ave
Cobalt Sea Ave
Steel Cloud Ave
S Montana Ave
Truchard St
Kinsella St
Impact Ln
Valli Hi Ln
Hay Stack Ln
S Florida Ave
Bettinelli Rd
Smith Ave
Western Larch Way
Indiana Ave
Salado Creek Ave
Red River Ave
S Florida Ave
Durango Ave
Lake Ave
Lone Star Rd
Robie Creek St
SUBJECT PROPERTY
Lakeside Village Ln
Peaceful Way
Roosevelt Ave
Rivendell Ct
Fawn Hollow Ln
Wild Rose Ln
Lake Lowell Ave
Upper Embankment Rd
Iowa Ave
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
EXHIBIT
C5
0
0.5
1
Miles

Weeks Investments LLC
City of Nampa Future Land Use

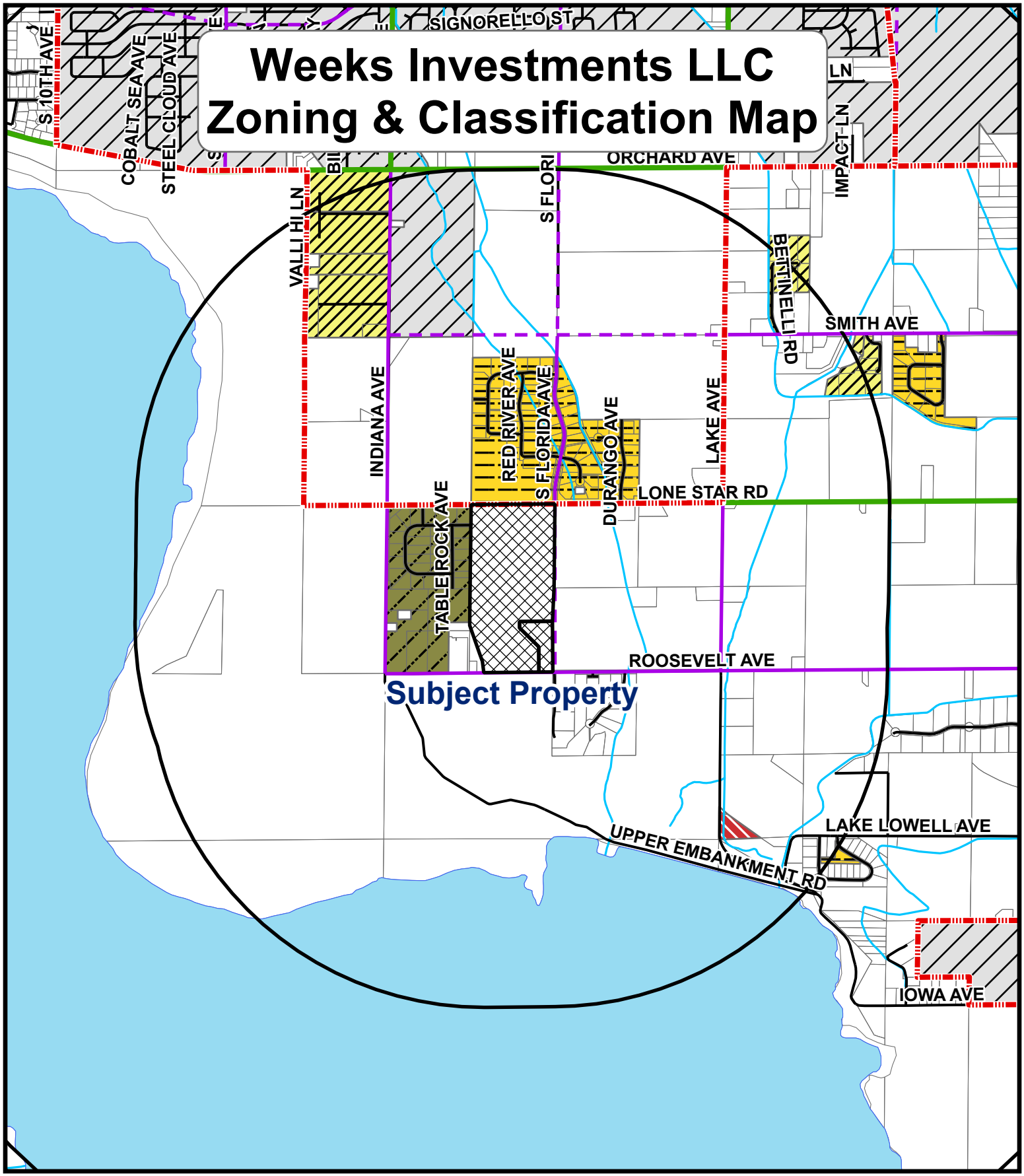


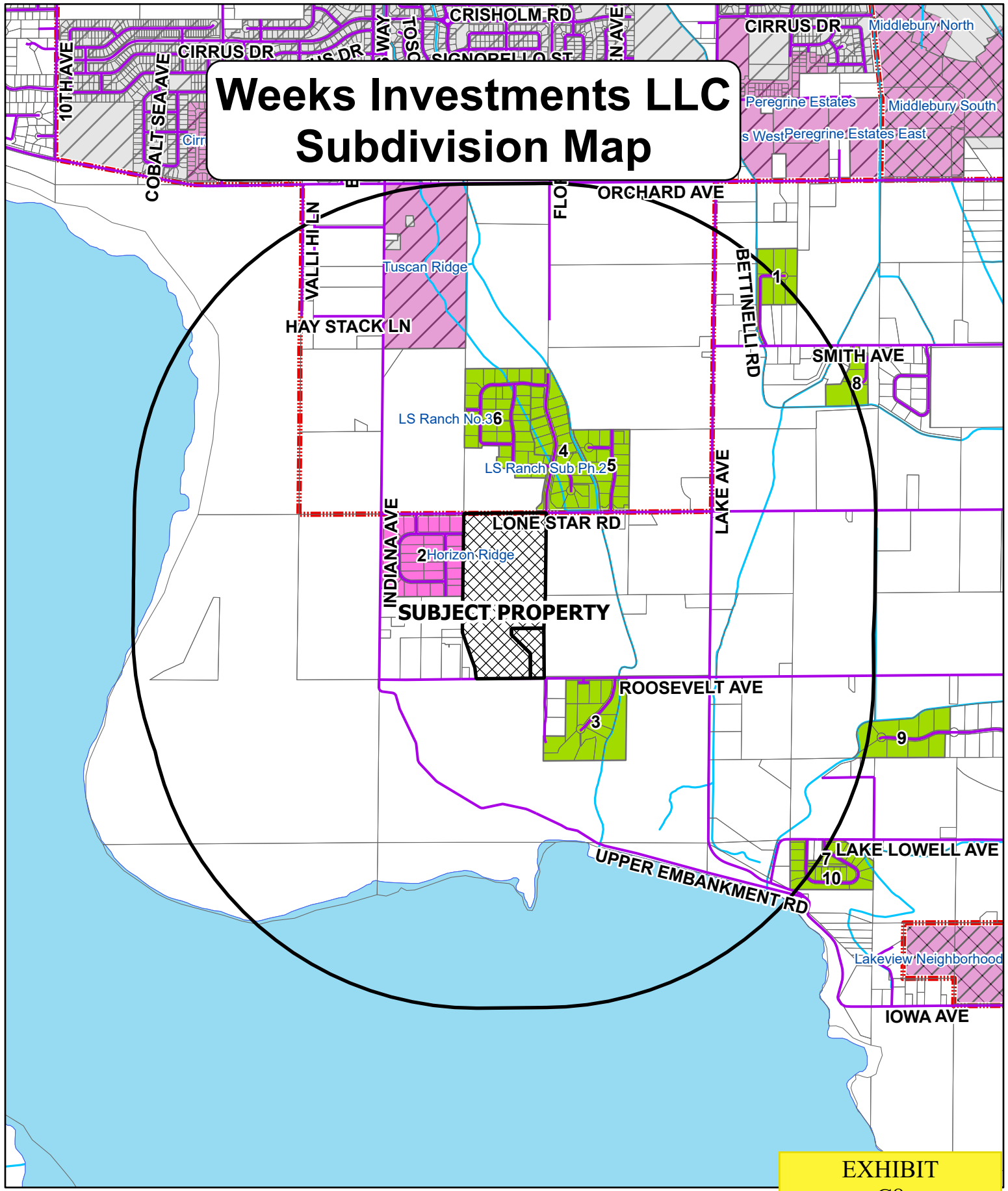
NampaCompPlan

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

EXHIBIT
C6

0 0.25 0.5 Miles


Weeks Investments LLC
Zoning & Classification Map
SIGNORELLO ST
S 10TH AVE
COBALT SEA AVE
STEEL CLOUD AVE
ORCHARD AVE
IMPACT LN
VALLI HI LN
S FLORI
BERTINELLI RD
SMITH AVE
INDIANA AVE
RED RIVER AVE
S FLORIDA AVE
DURANGO AVE
LAKE AVE
LONE STAR RD
TABLE ROCK AVE
ROOSEVELT AVE
Subject Property
LAKE LOWELL AVE
UPPER EMBANKMENT RD
IOWA AVE
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
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
EXHIBIT
C7
0
0.25
0.5
Miles


Weeks Investments LLC
Subdivision Map
CRISHOLM RD
CIRRUS DR
10TH AVE
COBALT SEA AVE
Middlebury North
Peregrine Estates
Middlebury South
Peregrine Estates East
ORCHARD AVE
VALLI-HI LN
Tuscan Ridge
HAY STACK LN
BETTINELLI RD
SMITH AVE
LS Ranch No.3
LS Ranch Sub Ph.2
LAKE AVE
INDIANA AVE
LONE STAR RD
Horizon Ridge
SUBJECT PROPERTY
ROOSEVELT AVE
LAKE LOWELL AVE
UPPER EMBANKMENT RD
Lakeview Neighborhood
IOWA AVE
1
2
3
4
5
6
7
8
9
10
EXHIBIT
C8
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	
10	232.09	187	1.24	
NUMBER OF SUBS IN PLATTING	**ACRES IN SUB**	**NUMBER OF LOTS**	**AVERAGE LOT SIZE**	
2	118.56	279	0.42	
# Lots Notified	Average	Median	Minimum	Maximum
46	13.00	1.06	0.50	279.30
NUMBER OF MOBILE HOME PARKS	**ACRES IN MHP**	**NUMBER OF SITES**	**AVG HOMES PER ACRE**	**MAXIMUM**
0				

PLATTED SUBDIVISIONS

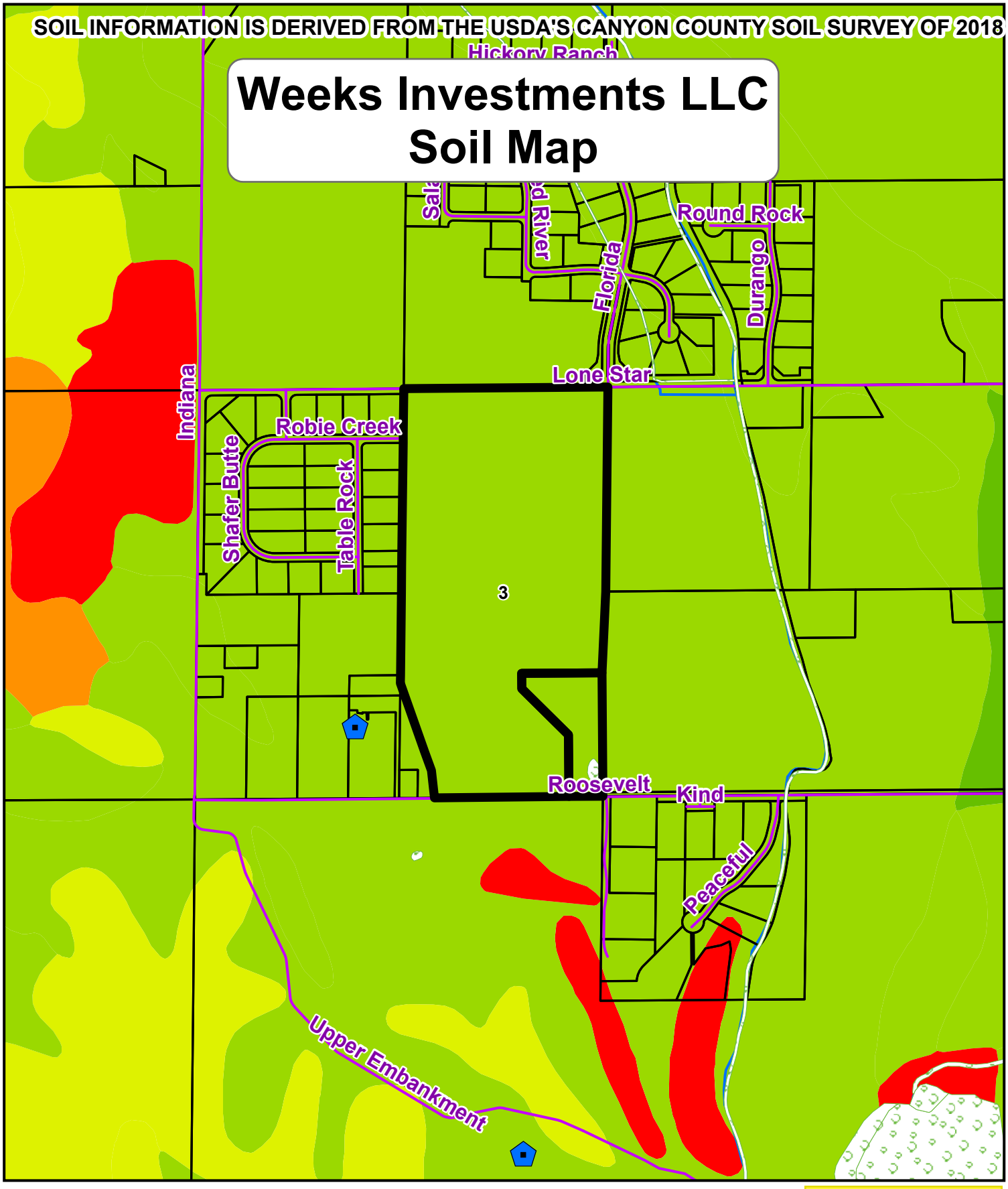
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
BELLA VISTA SUBDIVISION	1	3N3W24	14.09	7	2.01	COUNTY (Canyon)	2014
HORIZON RIDGE SUBDIVISION	2	3N3W26	40.10	32	1.25	COUNTY (Canyon)	2023
LAKEVIEW SUBDIVISION	3	3N3W26	32.82	16	2.05	COUNTY (Canyon)	2012
LS RANCH SUBDIVISION NO. 1	4	3N3W23	35.38	38	0.93	COUNTY (Canyon)	2020
LS RANCH SUBDIVISION NO. 2	5	3N3W23	19.30	19	1.02	COUNTY (Canyon)	2022
LS RANCH SUBDIVISION NO. 3	6	3N3W23	38.32	36	1.06	COUNTY (Canyon)	2023
REPLAT LOT 8, BLOCK 1 OF WILD ROSE RANCHETTES	7	3N3W36	1.86	2	0.93	COUNTY (Canyon)	2021
STITES FARM SUBDIVISION	8	3N3W24	9.55	5	1.91	COUNTY (Canyon)	2019
TWO TOWERS SUB #2	9	3N3W25	21.73	9	2.41	COUNTY (Canyon)	2006
WILD ROSE RANCHETTES	10	3N3W36	18.93	23	0.82	COUNTY (Canyon)	1974

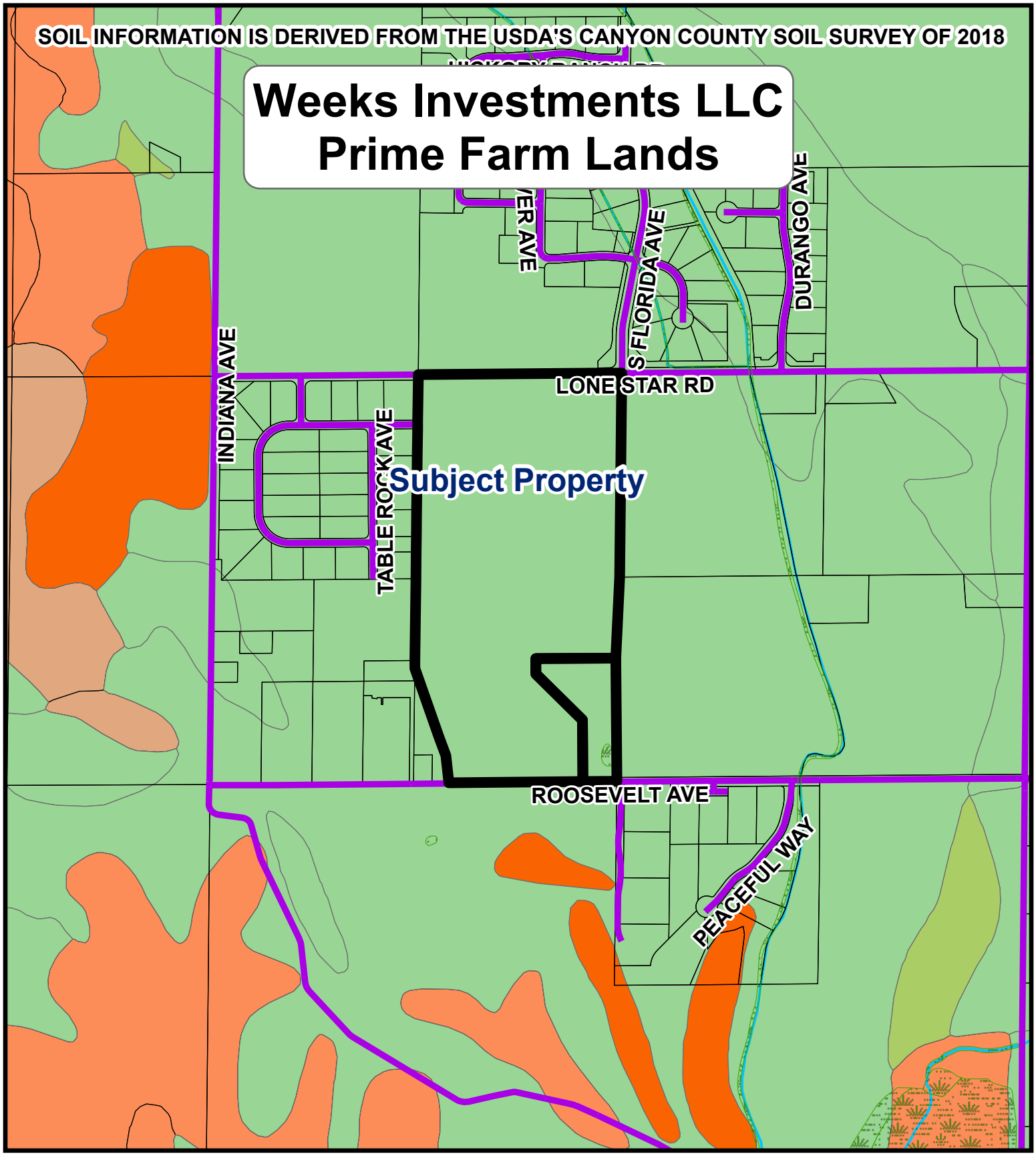
SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Tuscan Ridge	78.46	250	0.31
Horizon Ridge	40.10	29	1.38

MOBILE HOME & RV PARKS

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


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Weeks Investments LLC
Soil Map
Hickory Ranch
Round Rock
Florida
Durango
Lone Star
Indiana
Robie Creek
Shafer Butte
Table Rock
3
Roosevelt
Kind
Peaceful
Upper Embankment
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
EXHIBIT
C9
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Weeks Investments LLC
Prime Farm Lands
ER AVE
S FLORIDA AVE
DURANGO AVE
INDIANA AVE
LONE STAR RD
TABLE ROCK AVE
Subject Property
ROOSEVELT AVE
PEACEFUL WAY
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

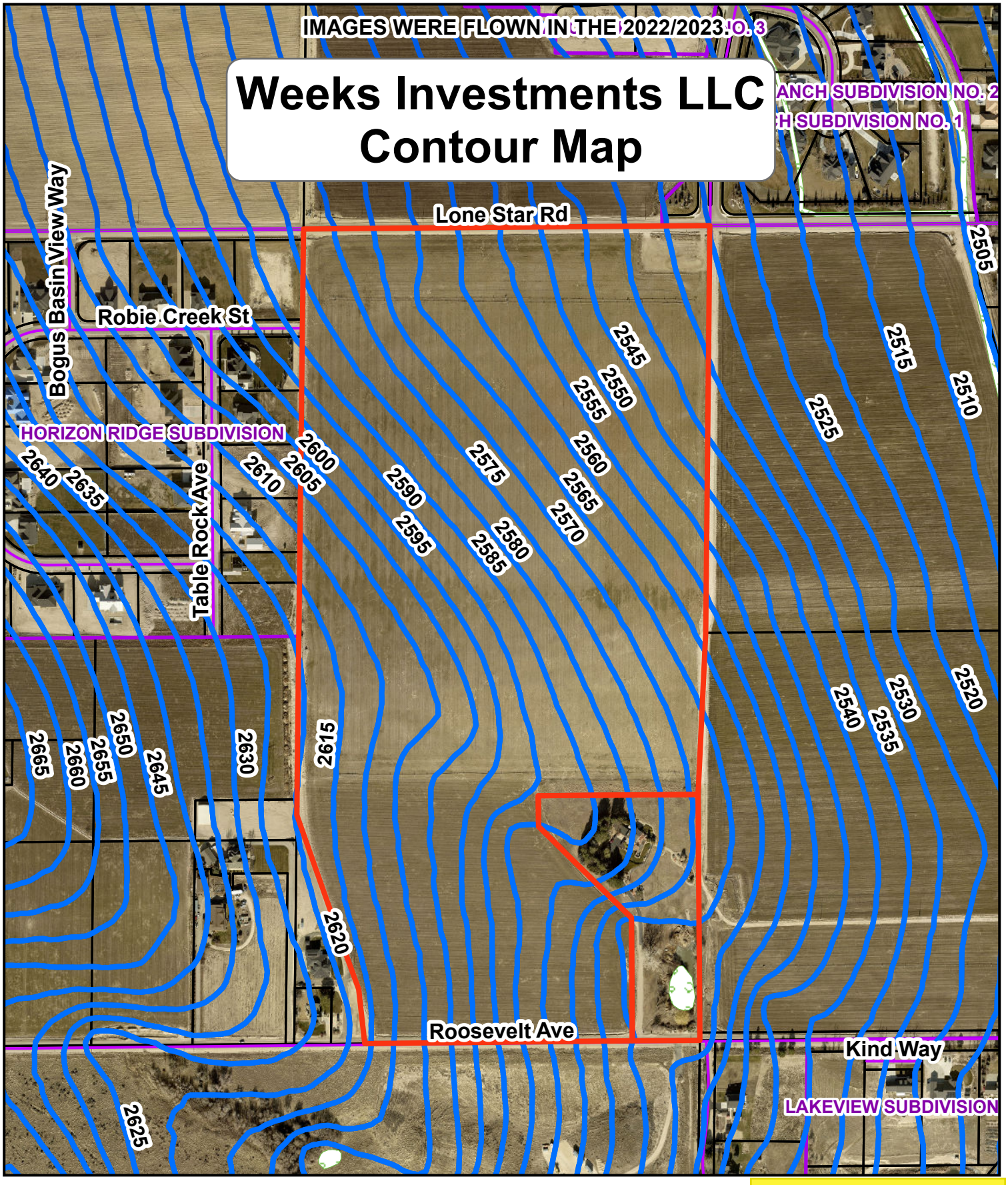
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	3399842.53	78.05	100.00%
		3399842.53	78.05	100%

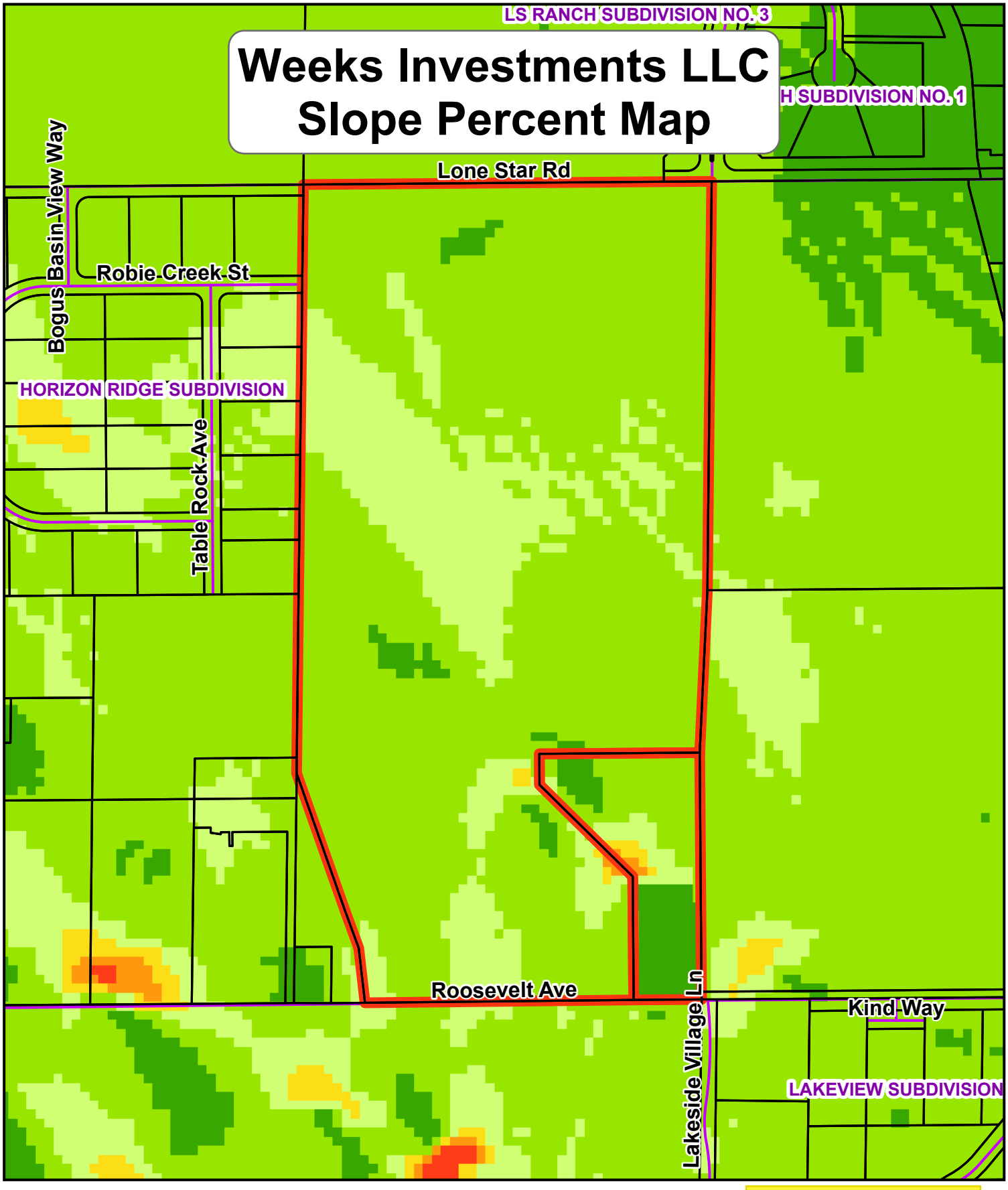
FARMLAND REPORT

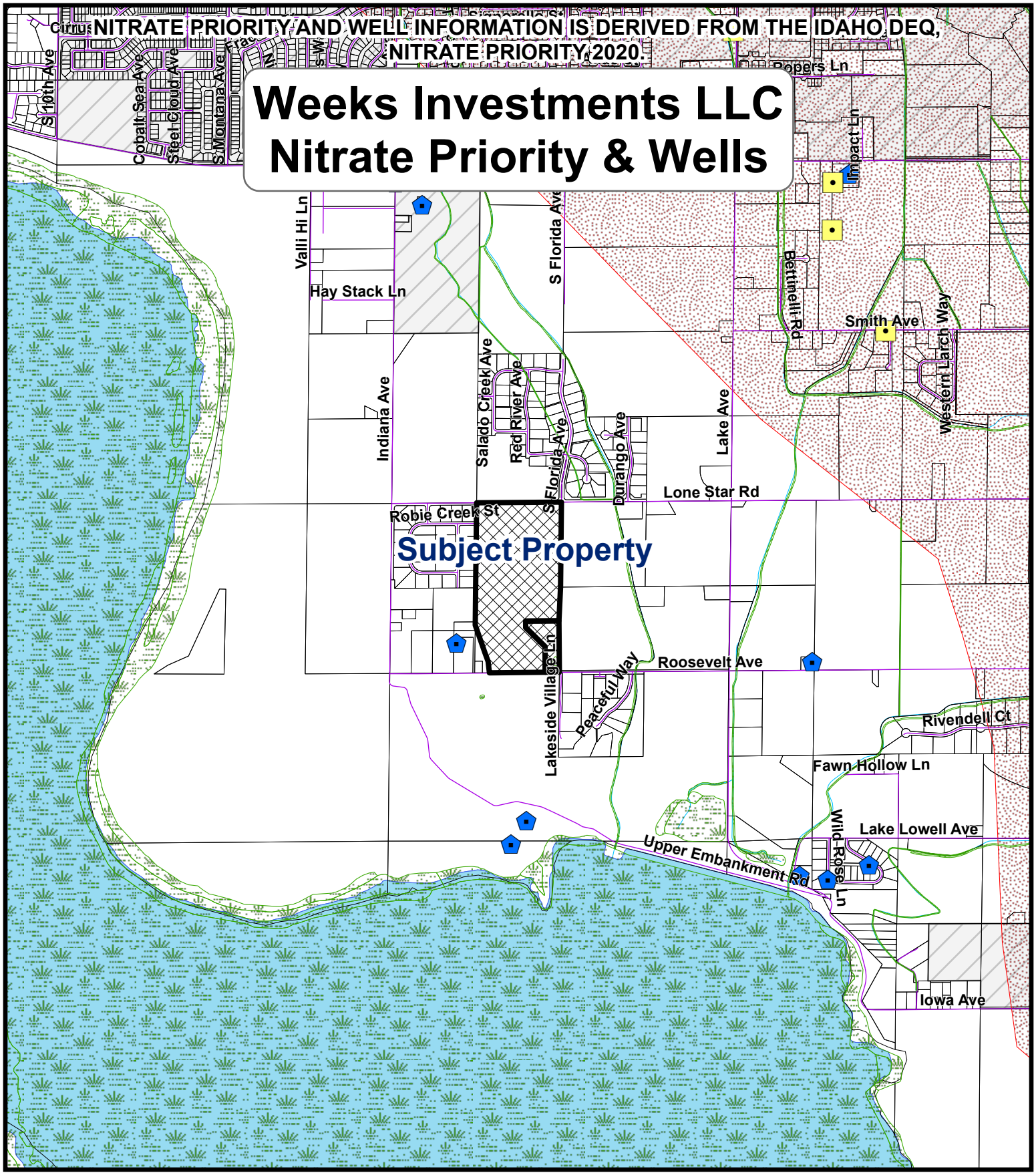
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
VmC	Prime farmland if irrigated	3399842.53	78.05	100.00%
		3399842.53	78.05	100%

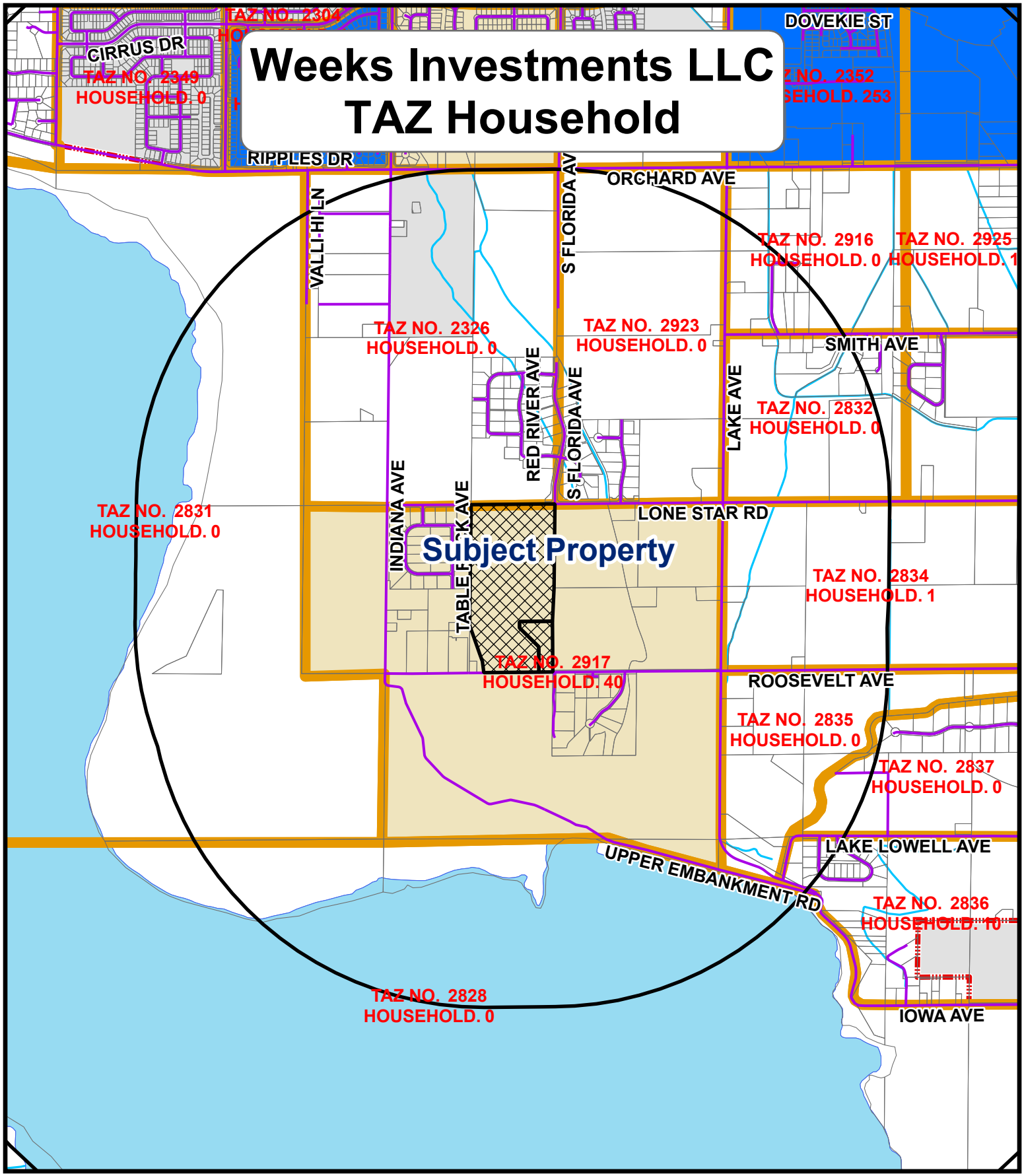
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

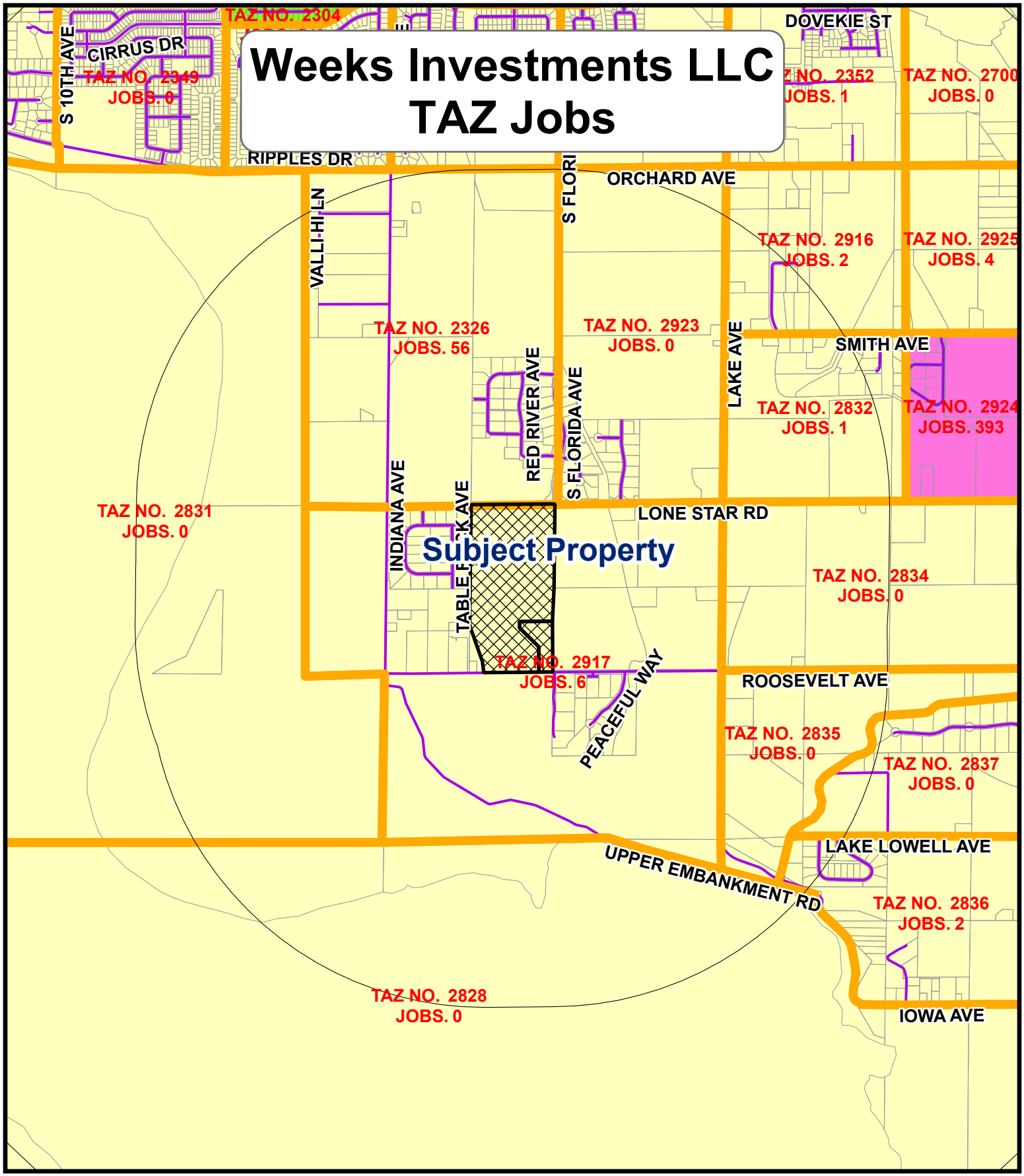
GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

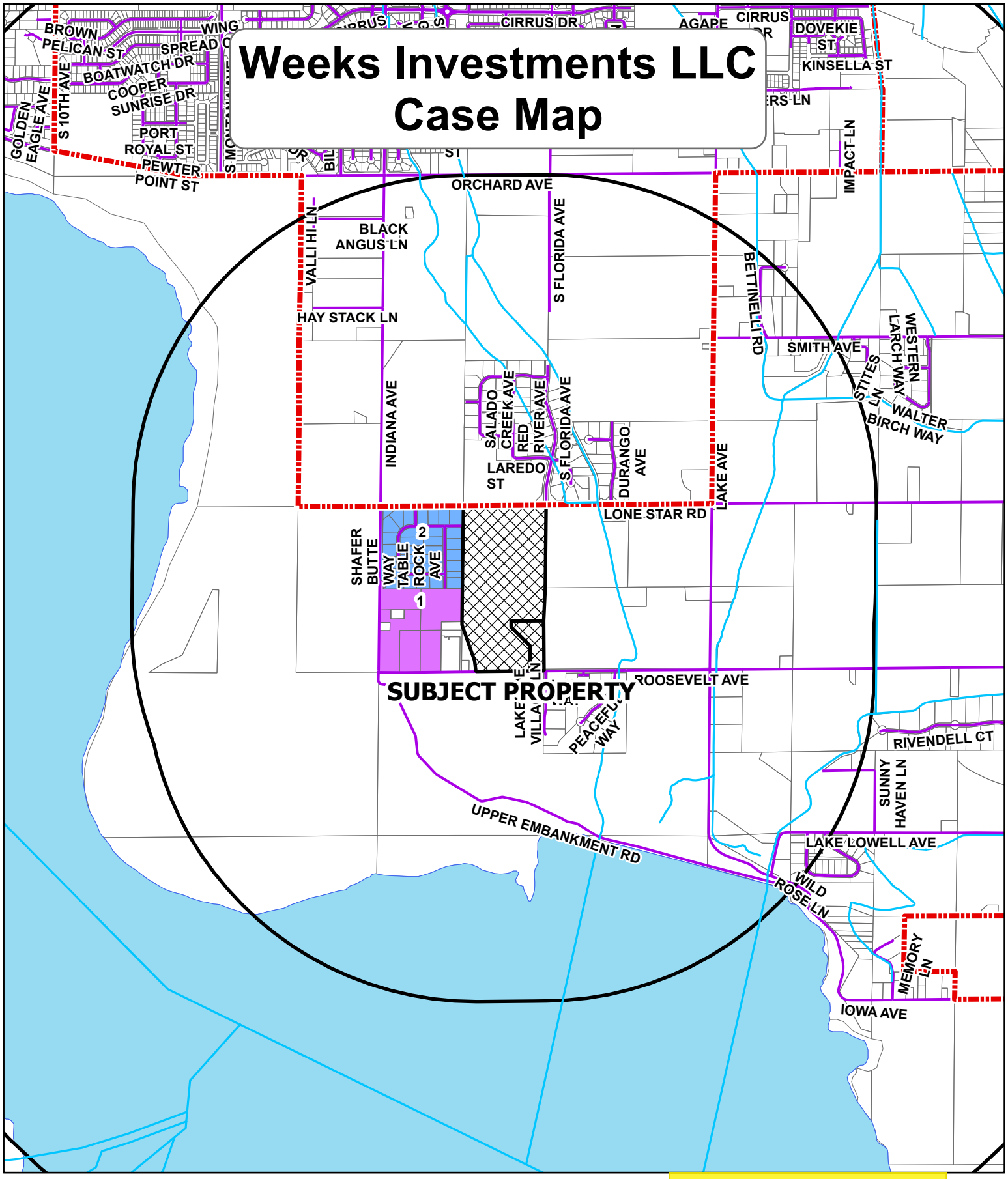

IMAGES WERE FLOWN IN THE 2022/2023 NO. 3
Weeks Investments LLC
Contour Map
ANCH SUBDIVISION NO. 2
H SUBDIVISION NO. 1
Lone Star Rd
Bogus Basin View Way
Robie Creek St
HORIZON RIDGE SUBDIVISION
Table Rock Ave
Roosevelt Ave
Kind Way
LAKEVIEW SUBDIVISION
2505
2510
2515
2520
2525
2530
2535
2540
2545
2550
2555
2560
2565
2570
2575
2580
2585
2590
2595
2600
2605
2610
2615
2620
2625
2630
2635
2640
2645
2650
2655
2660
2665
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0 200 400 600
Feet
EXHIBIT
C10


LS RANCH SUBDIVISION NO. 3
H SUBDIVISION NO. 1
Weeks Investments LLC
Slope Percent Map
Lone Star Rd
Bogus Basin View Way
Robie Creek St
HORIZON RIDGE SUBDIVISION
Table Rock Ave
Roosevelt Ave
Lakeside Village Ln
Kind Way
LAKEVIEW SUBDIVISION
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
EXHIBIT
C11
0
200
400
600
Feet


NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.
Weeks Investments LLC
Nitrate Priority & Wells
Subject Property
Cirrus
S 10th Ave
Cobalt Sea Ave
Steel Cloud Ave
S Montana Ave
Poppers Ln
Impact Ln
Valli Hi Ln
Hay Stack Ln
S Florida Ave
Bettinelli Rd
Smith Ave
Western Larch Way
Indiana Ave
Salado Creek Ave
Red River Ave
Durango Ave
Lake Ave
Lone Star Rd
Robie Creek St
Lakeside Village Ln
Peaceful Way
Roosevelt Ave
Rivendell Ct
Fawn Hollow Ln
Wild Rose Ln
Lake Lowell Ave
Upper Embankment Rd
Iowa Ave
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
EXHIBIT
C12
0
0.5
1
Miles

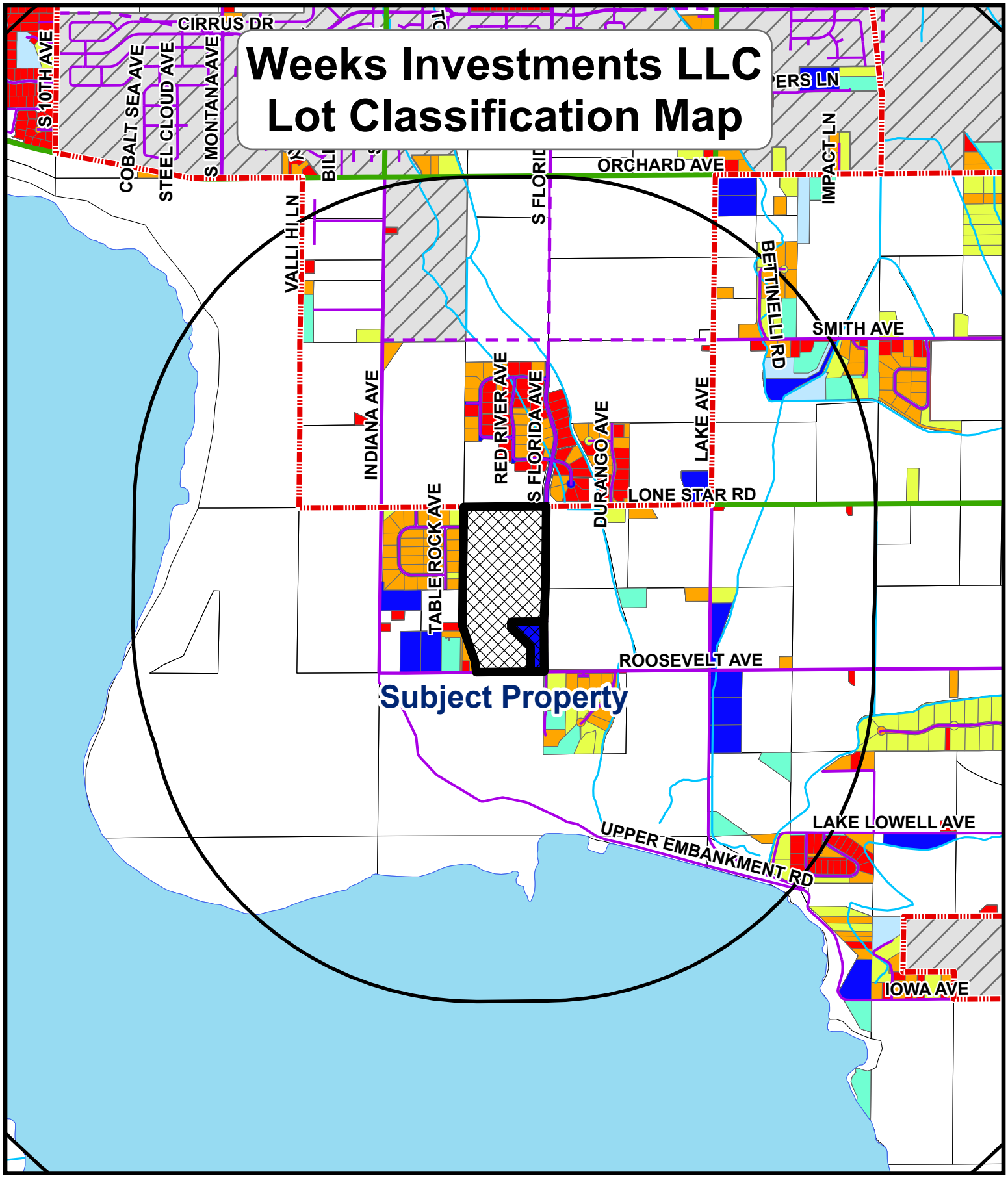

Weeks Investments LLC
TAZ Household
CIRRUS DR
TAZ NO. 2349
HOUSEHOLD. 0
TAZ NO. 2304
DOVEKIE ST
TAZ NO. 2352
HOUSEHOLD. 253
RIPPLES DR
ORCHARD AVE
VALLI HI LN
S FLORIDA AV
TAZ NO. 2916
HOUSEHOLD. 0
TAZ NO. 2925
HOUSEHOLD. 1
TAZ NO. 2326
HOUSEHOLD. 0
TAZ NO. 2923
HOUSEHOLD. 0
SMITH AVE
LAKE AVE
RED RIVER AVE
S FLORIDA AVE
TAZ NO. 2832
HOUSEHOLD. 0
INDIANA AVE
TABLE ROCK AVE
LONE STAR RD
TAZ NO. 2831
HOUSEHOLD. 0
Subject Property
TAZ NO. 2834
HOUSEHOLD. 1
TAZ NO. 2917
HOUSEHOLD. 40
ROOSEVELT AVE
TAZ NO. 2835
HOUSEHOLD. 0
TAZ NO. 2837
HOUSEHOLD. 0
LAKE LOWELL AVE
UPPER EMBANKMENT RD
TAZ NO. 2836
HOUSEHOLD. 10
TAZ NO. 2828
HOUSEHOLD. 0
IOWA AVE
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
EXHIBIT
C13
0
0.5
1
Miles


Weeks Investments LLC
TAZ Jobs
TAZ NO. 2304
DOVEKIE ST
S 10TH AVE
CIRRUS DR
TAZ NO. 2349
JOBS. 0
Z NO. 2352
JOBS. 1
TAZ NO. 2700
JOBS. 0
RIPPLES DR
ORCHARD AVE
VALLI HI LN
S FLORI
TAZ NO. 2916
JOBS. 2
TAZ NO. 2925
JOBS. 4
TAZ NO. 2326
JOBS. 56
TAZ NO. 2923
JOBS. 0
LAKE AVE
SMITH AVE
RED RIVER AVE
S FLORIDA AVE
TAZ NO. 2832
JOBS. 1
TAZ NO. 2924
JOBS. 393
TAZ NO. 2831
JOBS. 0
INDIANA AVE
LONE STAR RD
Subject Property
TABLE
TAZ NO. 2834
JOBS. 0
TAZ NO. 2917
JOBS. 6
PEACEFUL WAY
ROOSEVELT AVE
TAZ NO. 2835
JOBS. 0
TAZ NO. 2837
JOBS. 0
LAKE LOWELL AVE
UPPER EMBANKMENT RD
TAZ NO. 2836
JOBS. 2
TAZ NO. 2828
JOBS. 0
IOWA AVE
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
EXHIBIT
C14
0
0.5
1
Miles


Weeks Investments LLC
Case Map
BROWN PELICAN ST
WING
SPREAD
BOATWATCH DR
COOPER
SUNRISE DR
PORT ROYAL ST
PEWTER POINT ST
GOLDEN EAGLE AVE
S 10TH AVE
CIRRUS DR
AGAPE
CIRRUS
DOVEKIE ST
KINSELLA ST
IMPACT LN
ORCHARD AVE
BLACK ANGUS LN
VALLI HI LN
HAY STACK LN
INDIANA AVE
S FLORIDA AVE
BETTINELLI RD
SMITH AVE
WESTERN LARCH WAY
WALTER BIRCH WAY
STITES LN
SALADO CREEK AVE
RED RIVER AVE
LAREDO ST
DURANGO AVE
LONE STAR RD
LAKE AVE
SHAFER BUTTE WAY
TABLE ROCK AVE
1
2
SUBJECT PROPERTY
ROOSEVELT AVE
PEACEFUL WAY
RIVENDELL CT
SUNNY HAVEN LN
UPPER EMBANKMENT RD
LAKE LOWELL AVE
WILD ROSE LN
MEMORY LN
IOWA AVE
Year
2020
2021
2022
2023
2024
2025
EXHIBIT
C15
0
0.5
1
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2019-0031	Rezone AG to CR-R1 & DA	HFC, LLP	APPROVED
2	SD2021-0026	Plat - Horizon Ridge Sub	Horizon Ridge Sub	APPROVED


Weeks Investments LLC
Lot Classification Map
CIRRUS DR
S 10TH AVE
COBALT SEA AVE
STEEL CLOUD AVE
S MONTANA AVE
ORCHARD AVE
IMPACT LN
VALLI HI LN
S FLORID
BETTINELLI RD
SMITH AVE
INDIANA AVE
RED RIVER AVE
S FLORIDA AVE
DURANGO AVE
LAKE AVE
LONE STAR RD
TABLE ROCK AVE
ROOSEVELT AVE
Subject Property
LAKE LOWELL AVE
UPPER EMBANKMENT RD
IOWA AVE
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
EXHIBIT
C16
0
0.25
0.5
Miles

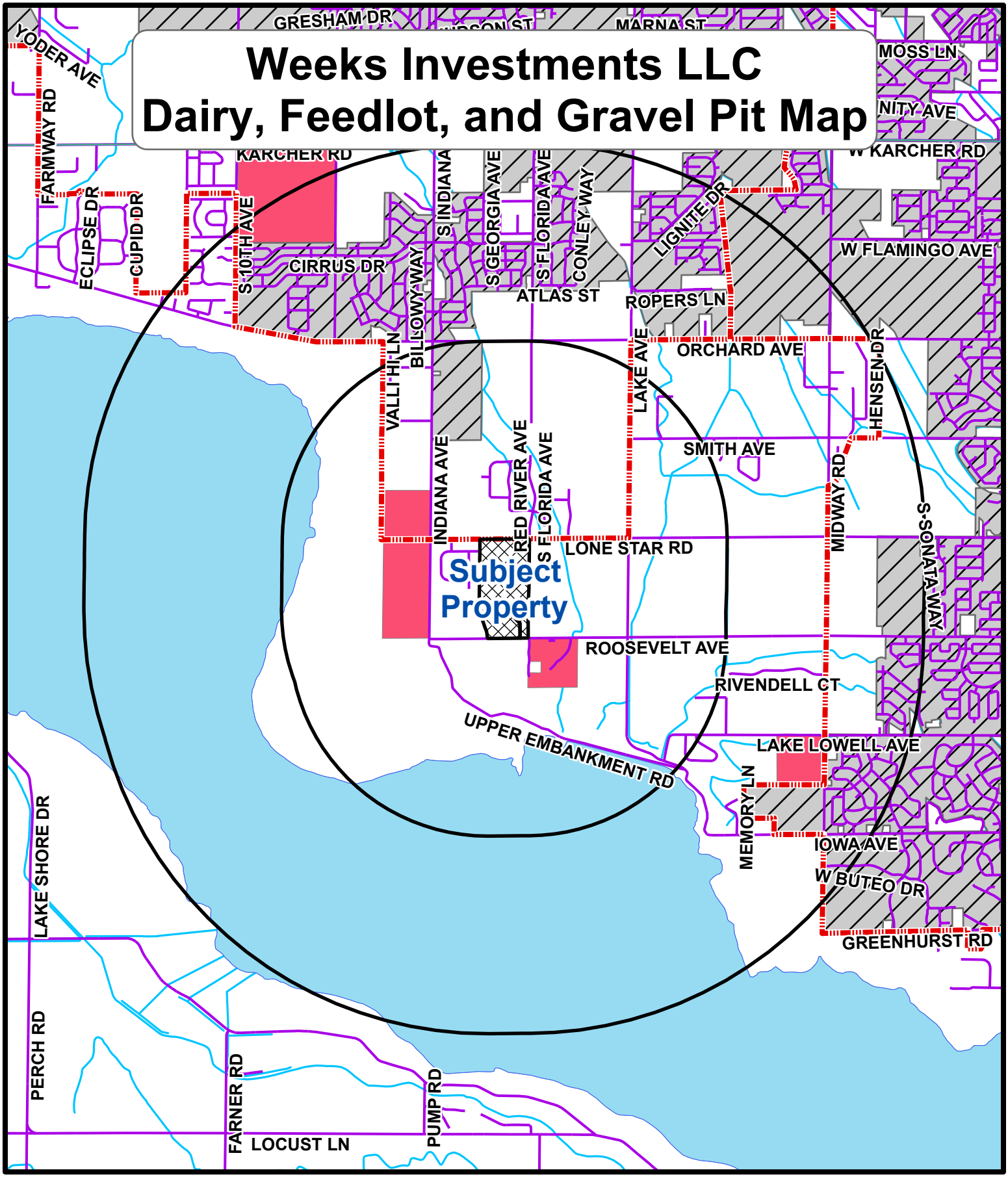

Weeks Investments LLC
Dairy, Feedlot, and Gravel Pit Map
GRESHAM DR
MARNA ST
YODER AVE
MOSS LN
NITY AVE
FARMWAY RD
KARCHER RD
W KARCHER RD
ECLIPSE DR
CUPID DR
S 10TH AVE
CIRRUS DR
S INDIANA
S GEORGIA AVE
S FLORIDA AVE
CONLEY WAY
LIGNITE DR
W FLAMINGO AVE
BILLOWY WAY
ATLAS ST
ROPERS LN
VALLI HI LN
LAKE AVE
ORCHARD AVE
HENSEN DR
INDIANA AVE
RED RIVER AVE
S FLORIDA AVE
SMITH AVE
MIDWAY RD
S SONATA WAY
LONE STAR RD
Subject Property
ROOSEVELT AVE
RIVENDELL CT
UPPER EMBANKMENT RD
LAKE LOWELL AVE
MEMORY LN
IOWA AVE
W BUTEO DR
GREENHURST RD
LAKE SHORE DR
PERCH RD
FARNER RD
PUMP RD
LOCUST LN
FEEDLOTS
DAIRIES
GRAVELPITS
EXHIBIT
C17
0
1
2
Miles

EXHIBIT D:

SITE VISIT PHOTOS

EXHIBIT
D

Google Earth Streetside
August 2025



North/northwest from Roosevelt at subject property driveway; Horizon Ridge Subdivision in distance

Southwest; Lakeview Sub

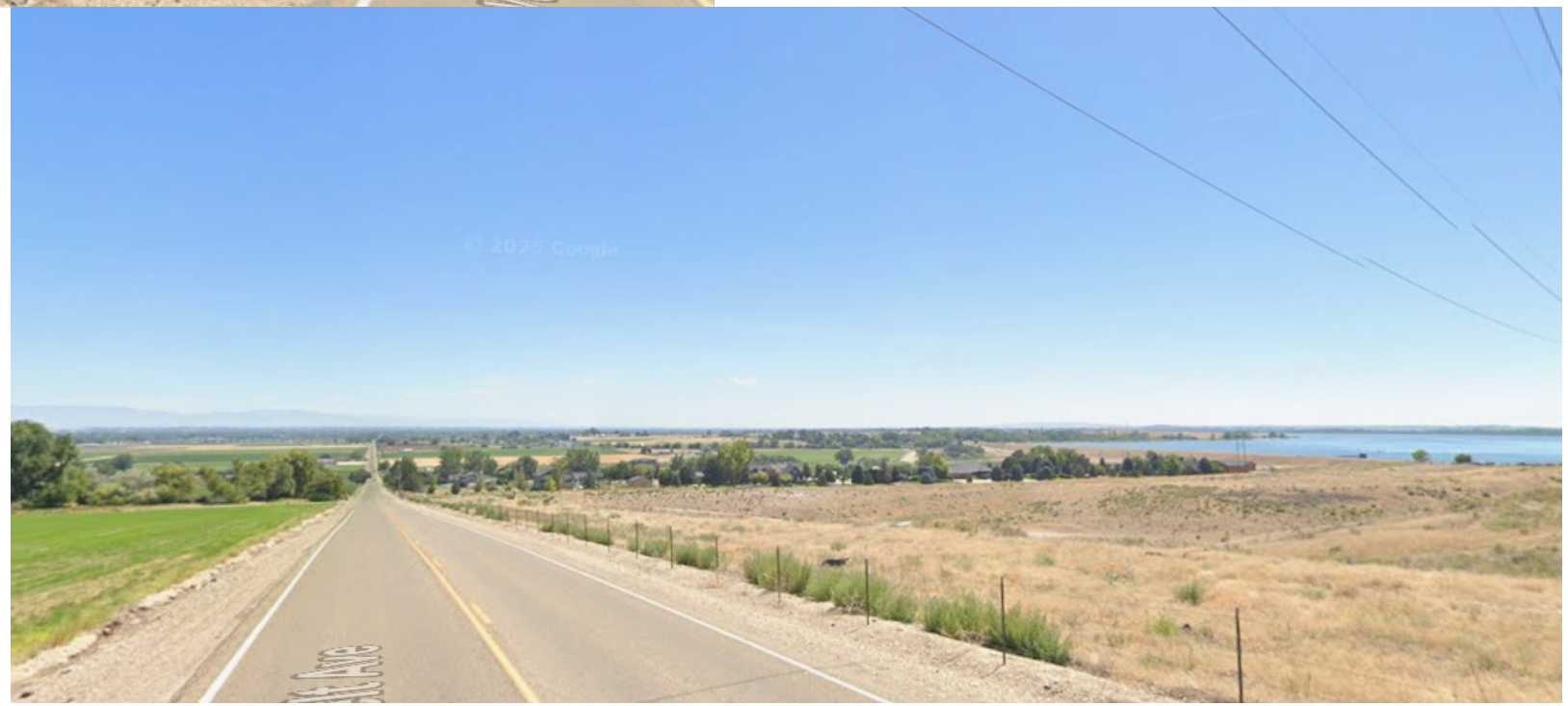


Google Earth Streetside
August 2025



From Roosevelt at subject property southwest corner facing south to northeast

From Roosevelt at subject property southwest corner facing south to southeast; looking at Lakeview Sub and Lake Lowell and refuge property on the right.



Google Earth Streetside
August 2025



From Lone Star Road at northwest corner of subject property looking southeast with Horizon Ridge Sub on the right



From Lone Star Road at entrance to Horizon Ridge Sub looking southward over subject property



From Lone Star near northeast corner of the subject property (haystack) with Lone Star Subdivision entrance on the right.



From Lone Star near northeast corner of the subject property facing southward with Lone Star Subdivision entrance on the left.



At/near main entrance to LS Ranch Subdivision at Florida Avenue on Lone Star Road facing westerly.



Facing east on Lone Star with LS Ranch frontage landscaping on left



At/near main entrance to LS Ranch Subdivision at Florida Avenue on Lone Star Road



At/near entrance to LS Ranch Subdivision Phase 4 on Lone Star Road facing southwesterly across the subject property; Horizon Ridge is in the distance on the right.



At/near entrance to LS Ranch Subdivision Phase 4 on Lone Star Road facing westerly.



At/near entrance to LS Ranch Subdivision Phase 4 on Lone Star Road facing northeasterly. Construction on Phase 4 of development.



At/near entrance to LS Ranch Subdivision Phase 4 on Lone Star Road facing easterly with subject property on the right.

Photos taken May 22, 2026



Google Earth Pro June 2026 aerial showing the development area including Nampa, Caldwell, and countyapproved development

EXHIBIT E:

AGENCY COMMENTS

EXHIBIT
E

Debbie Root

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Thursday, August 13, 2026 2:22 PM
To: Debbie Root
Subject: [External] RE: Agency Notice CR2025-0016/OR2025-0026 / Weeks Investments/Blome Family Trust

Hi Deb. The property is not in the Nampa Impact Area. The comprehensive plan future land use map land use designation for this parcel is Very Low Density Residential. 1-acre (+) residential lots are appropriate for the Very Low Density Residential designation.

Thank you - Doug

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, August 13, 2026 11:57 AM
To: Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; PZ@cityofcaldwell.org; mbessaw@cityofcaldwell.org; cstauffer@nsd131.org; dleon@nsd131.org; eddy@heritagewifi.com; Elijah Effinger (Fire District) <effingere@nampafire.org>; prevention@nampafire.org; knute.sandahl@doi.idaho.gov; lriccio@hwydistrict4.org; mkaes@hwydistrict4.org; kwartman@hwydistrict4.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; tritthaler@boiseproject.org; gashley@boiseproject.org; wilderirrigation10@gmail.com; brentc@brownbuscompany.com; gis@compassidaho.org; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; webmaster@valleyregionaltransit.org; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; cenww-rd-boi-tv@usace.army.mil; edward_owens@fws.gov; laura.j.freedman@usps.gov; henry.medel@usps.gov; middletown.rich@gmail.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>; MGRodriguez@usbr.gov; BRO.Admin@deq.idaho.gov; smith.carolyn.d@epa.gov; file@idwr.idaho.gov; brandon.flack@idfg.idaho.gov; idahoaaa@gmail.com; makline2@marathonpetroleum.com
Subject: Agency Notice CR2025-0016/OR2025-0026 / Weeks Investments/Blome Family Trust

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EXHIBIT
E1

suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Dear Agencies,

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

This is the notification that a hearing date of **September 17, 2026** at 6:30 pm has been set for this case along with a final deadline of **September 7, 2026** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

Please direct your comments or questions to Planner **Deb Root** at debbie.root@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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HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

May 5, 2026

Canyon County Board of Commissioners and Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605
Attention: Deb Root, Planner

RE: CR2025-00017 and OR2025-0026
Comprehensive Plan Map Amendment from Agriculture to Residential
Conditional Rezone from Agricultural to R-1 (48 new lots)
Canyon County Parcels R3304800 and R33048010 aka 13542 Roosevelt Avenue

Dear Commissioners:

Highway District No. 4 has reviewed the application for comprehensive plan map amendment and conditional rezone of the above-described parcels R3304800 and R33048010. The requests change the land use and zone from agriculture to residential more specifically from A to an R-1 zone to allow 49 building lots which results in 48 new single-family houses. HD4 staff offers the following comments on the proposed changes:

General
The subject properties consist of two parcels with approximate total acreage of 78.05 acres and are located within the NW 1/4 Sec 26 T3N R3W. The subject parcels are less than 1 mile from Caldwell City Limits and HD4 may apply certain city standards within one mile of city limits.

The parcels front Lone Star Road (1,325' of frontage), Roosevelt Avenue (1,095' of frontage), and future extension of Florida Avenue (2,658' of frontage). According to the COMPASS functional class map dated July 26, 2023, as it applies to the subject parcels, Roosevelt Avenue, Lone Star Road, and the east property line for future Florida Avenue are all classified as major collector roads. ROW widths are generally 80' centered on the section line/quarter section line (40' half-width). At collector/collector intersections that ROW width is expanded to 100' centered on the same section lines and extends 600' away from the intersections. Generally across the properties' Lone Star and Roosevelt frontages, those roads are presently maintained by a 50' prescriptive easement centered on the centerline (25' each side of centerline).

Access
Existing access to Parcel R33048010 is provided by a single-family driveway approximately 2,440' east of the Indiana/Roosevelt intersection. Parcel R3304800 has two approaches onto Lone Star Road one located 2,430' east of the Lone Star/Indiana intersection and the other 2,630' east of the same intersection. At time of development these existing approaches are to be removed.

The applicant is proposing one private road approach onto Lone Star Road and one private road approach onto Roosevelt Avenue. Approach spacing to comply with HSDP 3061.010.B. Vertical

EXHIBIT
E2

curvature of Lone Star and Roosevelt may restrict sight distance. Approach locations will be further reviewed at time of preliminary plat submittal.

Transportation Impacts
The 48 new single-family lots necessitates a traffic impact study per HD4 policy. The scope of the TIS to be approved by HD4 staff prior to commencing the study.

Traffic impacts from the proposed development will be mitigated by a variety of means, including but not limited to ROW dedication for Lone Star Road, Roosevelt Avenue, and Florida Avenue and also through public roadway improvements to those same roads.

HD4 does not oppose the requested changes, but requests the Commission make these comments conditions of any approved land use action. Please feel free to contact me with any questions on this matter.

Regards,



Leonard Riccio, P.E.
Transportation Planner
Senior Assistant Engineer

Debbie Root

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Monday, April 27, 2026 1:27 PM
To: Debbie Root
Subject: [External] RE: Agency Notification - Blome Family Trust/Weeks Investments - Case No. OR2025-0026 & CR2025-0016

Hello,

After careful review of the transmittal submitted to ITD on April 13, 2026, regarding, Blome Family Trust/Weeks Investments, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>
Sent: Monday, April 13, 2026 1:04 PM
To: rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; jdodson@cityofcaldwell.org; mbessaw@cityofcaldwell.org; watkinsk@cityofnampa.us; clerks@cityofnampa.us; cstauffer@nsd131.org; John DeLeon <John.DeLeon@canyoncounty.id.gov>; effingere@nampafire.org; prevention@nampafire.org; knute.sandahl@doi.idaho.gov; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; brandy.walker@centurylink.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; easements@idahopower.com; arobins@idahopower.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; wilderirrigation10@gmail.com; Brent Carpenter (brentc@brownbuscompany.com) <brentc@brownbuscompany.com>; gis@compassidaho.org; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; webmaster@valleyregionaltransit.org; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; kmassie@ccparamedics.com; cenww-rd-boi-tv@usace.army.mil; edwardowens@fws.gov; middletown.rich@gmail.com; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; mgrodriguez@usbr.gov; BRO.Admin@deq.idaho.gov; smith.carolyn.d@epa.gov; file@idwr.idaho.gov; idahoaaa@gmail.com
Subject: Agency Notification - Blome Family Trust/Weeks Investments - Case No. OR2025-0026 & CR2025-0016

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

Please find the application for review on our Land Hearings Agenda page linked here https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/905 and https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/904

EXHIBIT
E3

You are invited to provide written testimony or comments by **MAY 15, 2026** although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case.
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 **Deb Root at Debbie.root@canyoncounty.id.gov**

Thank you

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

208.468.5770

DATE: April 29, 2026

TO: Canyon County Development Services – Planning and Zoning

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

APPLICANT: Jadon Schneider / Bronze Bow Inc.

OWNER: Weeks Investments LLC & Blome Family Trust / Dixie Blome

PROJECT ADDRESS: 0 Lonestar Road & 13542 Roosevelt Avenue

RE: Blome Family Trust / Weeks Investments OR2025-0026 & CR2025-0016

This application is for

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval. Each lot in the subdivision will need to fill out the Nampa Fire Protection District Access & Water Supply form before occupancy will be given. Corresponding inspections will be performed ensuring verification of proper access & water supply

Water Supply Comments:

Fire District required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

Fire Access Comments:

Structures greater than 30 feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26 feet in width and located at least 15 feet but no more than 30 feet from the building. (IFC D105) For purposes of this section, the highest roof surface shall be determined by measurement to the

EXHIBIT
E4

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

208.468.5770

eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. (IFC D105)

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (D107.1)

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the overall maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)

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

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

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

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

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

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

When a bridge or elevates surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. (IFC 503.2.6)

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

208.468.5770

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. Developments with marked parking stalls shall have signs posted at each entrance stating Place a sign at each entrance to the site stating, "**ALL LANES ARE FIRE LANES-PARK IN MARKED STALLS ONLY"**. The language below in smaller font is as follows: **"Violating Vehicle Will Be Towed; IFC Sec. 503".** See exhibit below.

No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

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

General Conditions

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

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 3.2 miles from Nampa Fire Station 6 with an approximate response time of 7 minutes.

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

208.468.5770

Infrastructure additions and capitol purchases for Fire District services are funded through development impact fees. Impact fees collected for each building prior to issuance of the building permit. The impact fee will be $1,267 per individual lot for an approximate total of $60,816 for the development.

To properly serve the public for an all-hazards response, the Nampa Fire District should have 1 firefighter for every 1,000 residents served. This subdivision will add approximately 136 residents to 48 residential lots with an increased personnel demand of .13 firefighter positions.

Note: *The number of residents is calculated by multiplying the number of proposed single-family units by 2.83 or the number of multi-family units by 1.98 per U.S. Census Data for the average household size in Nampa.*

Exhibits

"No Parking" Signs

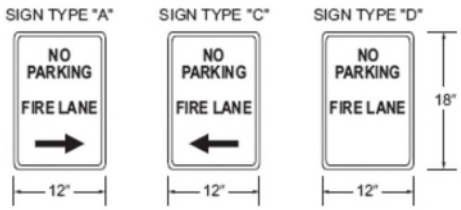


FIGURE D103.6 FIRE LANE SIGNS

"No Parking" signs for developments with parking stalls. Post at entrances.

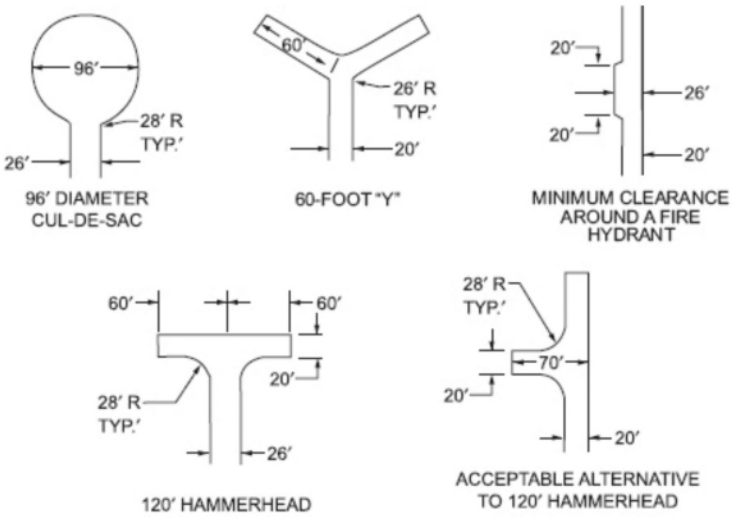


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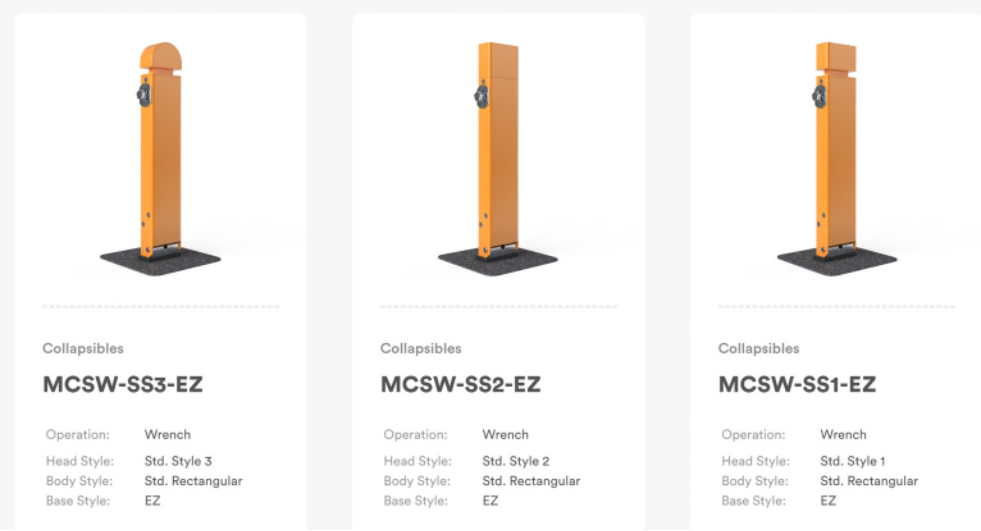
Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

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

Approved Bollards by Maxiforce



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9 – 12th Avenue South Nampa, ID 83651

p 208.468.5770 f 208.468.5780

From The Desk Of:

Rob Johnson

Deputy Fire Marshal

SUBJECT: Fire Department Access Gates

Fire Department Conditions:

- Minimum clear opening of 20'.
- Electric Gate Operators shall be listed in accordance with UL 325 and be in compliance with ASTM F2200.
- An Opticom receiver shall be installed on automatic gates. (GTT or Tomar brand receivers ok)
- A Knox key switch shall be installed on each gate as a backup opening method.
- Vertical pivot gates shall be balanced to not open or close on its own with loss of power.
- Gates are to be provided with auxiliary supports to prevent a gate from falling over more than 45 degrees from its vertical plane.

If I can be of any assistance, please feel free to contact me.

Thank you,

Rob Johnson

EXHIBIT
E4.1

Debbie Root

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Friday, May 8, 2026 6:46 PM
To: Jennifer Almeida
Cc: Debbie Root
Subject: [External] RE: Agency Notification - Blome Family Trust/Weeks Investments - Case No. OR2025-0026 & CR2025-0016

Hi Jennifer,
Though the proposed project is immediately adjacent to the limits of the City of Caldwell planning area in our Comprehensive Plan, the City has no concerns with the proposed project as it does not anticipate future connection to any City services. The density and use appear consistent with the adjacent Neighborhood 1 place-type identified in our Comprehensive Plan. The City appreciates the proposed landscape buffer along Lone Star Rd. and would request conditions be put in place to ensure the landscaping is completed as proposed.

Sincerely,

COMMUNITY DEVELOPMENT
Morgan Bessaw
Deputy Director
205 S. 6th Ave. •
www.cityofcaldwell.org • 2084554594

From: Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>
Sent: Monday, April 13, 2026 1:04 PM
To: Robin Collins <rcollins@cityofcaldwell.org>; Kristina Buchan <kbuchan@cityofcaldwell.org>; Joe Dodson <jdodson@cityofcaldwell.org>; Morgan Bessaw <mbessaw@cityofcaldwell.org>; watkinsk@cityofnampa.us; clerks@cityofnampa.us; cstauffer@nsd131.org; John DeLeon <John.DeLeon@canyoncounty.id.gov>; effingere@nampafire.org; prevention@nampafire.org; knute.sandahl@doi.idaho.gov; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; brandy.walker@centurylink.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; easements@idahopower.com; arobins@idahopower.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; wilderirrigation10@gmail.com; Brent Carpenter (brentc@brownbuscompany.com) <brentc@brownbuscompany.com>; gis@compassidaho.org; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; webmaster@valleyregionaltransit.org; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.
kmassie@ccparamedics.com; cenww-rd-boi-tv@usace.army.mil; edwardowens@fws.gov; m
Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id

EXHIBIT
E5

Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
2208 E. Chicago Ste A, Caldwell Idaho 83605
Middletown.rich@gmail.com
1 208-897-9297
April 14, 2026

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

RE: Case No. OR2025-0026 & CR2025-0016 Blome Family Trust /Weeks Investments

Attention: Deb Root
Debbie.Root@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.

OR2025-0026 & CR2025-0016 is 100 percent Irrigated Capability Class 3. Class 3 has moderate limitations and appropriate management practices can make any Irrigated Class 3 productive. According to the Canyon County Comprehensive Plan 2030, OR2025-0026 & CR2025-0016 is located within an agriculture designation. We do Not recommend a land use change.

Richard Sims

Signing for Clay Erskine
Chairman Soil Conservation District

EXHIBIT
E6

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

Brad Little, Governor
Jess Byrne, Director

April 21, 2026

Debbie Root, Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
Debbie.root@canyoncounty.id.gov

Subject: Agency Notification - Blome Family Trust/Weeks Investments - Case No. OR2025-0026 & CR2025-0016

Dear Debbie Root:

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

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

1. **AIR QUALITY**

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

EXHIBIT
E7

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

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

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

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

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

Sincerely,



Troy Smith
Regional Administrator

Debbie Root

From: Letson, Leon <LLetson@idahopower.com>
Sent: Thursday, August 20, 2026 3:31 PM
To: Debbie Root
Subject: Re: [External] OR2025-0026/CR2025-0016
Attachments: 2055 Exhibit G- 2016.pdf

Hi Deb,

The ROW is actually 50' wide, 25' either side of the centerline. I've attached an updated FERC license. IPC does have clearance requirements for overhead lines like this, however, which would prohibit structures being built within a 120' wide area, 60' from either side of the centerline.

Thanks,

Leon Letson
FACILITY SITING COORDINATOR
Idaho Power | Economic & Community Development
Office 208-388-5224 | Cell 509-859-3723
idahopower.com

From: Letson, Leon <LLetson@idahopower.com>
Sent: Thursday, August 20, 2026 12:55 PM
To: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Subject: Re: [External] OR2025-0026/CR2025-0016

Hi Debbie,

This transmission line has a ROW that is 80' wide, 40' either side of centerline. This is contained within our FERC license for CJ Strike. The license number is 2055. I've attached a copy as well. We would request that any ROW impacting this subdivision be depicted on the plat and a reference made to the FERC license number.

Thanks,

Leon Letson
FACILITY SITING COORDINATOR
Idaho Power | Economic & Community Development
Office 208-388-5224 | Cell 509-859-3723
idahopower.com

From: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Sent: Wednesday, August 19, 2026 10:55 AM
To: Letson, Leon <LLetson@idahopower.com>
Subject: RE: [External] OR2025-0026/CR2025-0016

Thank you, I will watch for the easement document.

EXHIBIT
E8

Respectfully,

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

From: Letson, Leon <LLetson@idahopower.com>
Sent: Wednesday, August 19, 2026 8:55 AM
To: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Subject: [External] OR2025-0026/CR2025-0016

Hi Deb,

Idaho Power has a transmission line that crosses the property of this project (see below). We have an existing easement that will need to be depicted on the subdivision plat. I will forward you a copy of this once our Real Estate team tracks it down.



Thanks,

Leon Letson

FACILITY SITING COORDINATOR

Idaho Power | Economic & Community Development

Office 208-388-5224 | Cell 509-859-3723

idahopower.com

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EXHIBIT F:

PUBLIC COMMENTS

EXHIBIT
F