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

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**OR2025-0020/CR2025-0009**
APPLICANT/REPRESENTATIVE:	**Jesse Christensen, HECO Engineers**
PROPERTY OWNER:	**Rayona Russell and Bob and Nancy Parks**
APPLICATION:	**Comprehensive Plan Amendment (OR2025-0020) from 'Agriculture' to 'Residential' and Conditional Rezone (CR2025-0009) from "RR" Rural Residential to "CR-R1" (Conditional Rezone Single Family Residential) Zone.**
LOCATION:	**627 and 611 Ruth Lane, Nampa, ID 83686** **Also referenced as a portion of the SW quarter of Section 10, T2N, R2W, BM, Canyon County, Idaho** **Parcel R29423 (+/- 5.33 acres) and Parcel R29424 (+/-0.9 acres)**
PLANNER:	**Karla Nelson, Principal Planner**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The property owners, Rayona Russell and Bob and Nancy Parks, represented by HECO Engineers, requests a Comprehensive Plan Map Amendment for approximately 6.23 acres from the 'Agriculture' to the 'Residential' future land use designation and concurrently request a Conditional Rezone from an "R-R" Rural Residential zone to the CR-R-1 (Single Family Residential) zone for the purpose of developing the property as a residential subdivision. A Development Agreement is included.

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 Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6509 (Recommendation and Adoption, Amendment and Repeal of the Plan), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and §67-6519 (Application Granting Process).

BACKGROUND:
Parcels R29423 and R29424 are original parcels, created in 1963 and 1977, respectively. In 2011, a property boundary adjustment occurred between the subject properties, which deeded an additional 25 feet to the south end of R29424 in exchange for a 30-foot ingress/egress easement to allow for access to the undeveloped portion of parcel R29423. The property boundary adjustment occurred by deed (Instrument No. 2011003487) without approval from Canyon County Development Services. This unauthorized adjustment will be corrected with the subsequent subdivision or administrative land division application if the rezone is approved. The subject properties are zoned Rural Residential and are within Nampa's Area of Impact, approximately a half mile from the City of Nampa. Initially, the request was solely for Parcel R29423, but Parcel R29424 was added to the request to ensure adequate space for the private road.

HEARING CRITERIA:

Table 1. Comprehensive Plan Amendment Criteria Analysis

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**
Yes	**A**	**Is the requested type of growth generally in conformance with the comprehensive plan?**
Analysis	The requested type of growth is generally in conformance with the 2030 Comprehensive Plan. The 2030 Comprehensive Plan envisions future agricultural use for the subject property, but the residential designation is found only 325 feet to the east, and the surrounding area is predominantly comprised of residential lots with residential zoning. The subject property is within the Nampa Area of Impact, approximately a half mile south of the city boundary. The City of Nampa comprehensive plan designates the subject property for Medium Density Residential future land use with a gross density of 2.51 to 8 dwelling units per acre. While the current request will result in a lower density than envisioned by the city, municipal sewer services are not readily available to the property, and septic constraints preclude the higher city-envisioned density (**Exhibit D5.2 and D7.1**). The request aligns more closely with the city's long-term plan than the property's current use. The request also aligns with the following Canyon County 2030 Comprehensive Plan goals and policies: **Property Rights Goals and Policies** The request was processed per the following laws and ordinances, Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures). • ***G1.01.00****: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* • ***P1.01.01****: "No person shall be deprived of private property without due process of law."* • ***P1.1.03****: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals."* **Population Goals and Policies** The City of Nampa plans for medium density residential development in this area, and COMPASS forecasts an increase of 2 households in the Traffic Analysis Zone (TAZ No. 2846) where the subject parcel is located over the next 25 years (**Exhibit B2.9**). This limited planned growth within a city area of impact is supported by the following: • ***P2.01.01****: "Plan for anticipated population and households that the community can support with adequate services and amenities."* • ***G2.02.00****: "Promote housing, business, and service types needed to meet the demand of the future existing population."* **Economic Development Goals and Policies** The subject property is surrounded by residential uses and is an appropriate location for additional residential development in support of a diverse economy.	

- ***G3.05.00****: "Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."*

Land Use Policies and Goals

The proposed conditional rezone allows for lot sizes that are commensurate with the surrounding area within the Nampa Area of Impact where medium-density residential development is planned and does not disturb productive agricultural lands.

- ***P4.04.04****: "Maintain a balance between residential growth and agriculture that protects the rural character."*
- ***P4.01.02****: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."*
- ***G4.03.00:*** *"Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. "*
- ***P4.03.02****: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."*
- ***G4.04.00****: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character."*
- ***P4.07.01****: "Plan land uses that are compatible with the surrounding community."*

Housing Policies and Goals

The proposal is anticipated to add three (3) to four (4) additional homes with a minimum average lot size of one acre, approximately 0.5 miles from the city of Nampa and near urban/suburban amenities.

- ***Housing G11.1.00****: "Encourage opportunities for a diversity of housing choices in the County."*

Criteria Met?		
Yes	**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 "Residential" is more appropriate than the current comprehensive plan designation of "Agricultural."

Between Lewis Lane, Locust Lane, 12th Avenue, and Southside Boulevard, there are only two (2) remaining parcels with Agricultural zoning. All the other parcels in this two-square-mile area have residential zoning. The closest agricultural zoning to the subject property is approximately 1,900 feet to the south. Despite sporadic agricultural land uses including a 62-acre field on the northeast corner of Ruth Lane and 12th Ave Road, residential land use is predominant in the surrounding area. Within a one-mile radius, there are 62 platted subdivisions with 1,666 platted lots. The average lot size within the 600-foot notification radius is 0.75 acres, below the proposed 1-acre lots (**Exhibit B2.7**). Given surrounding land uses and zoning, the residential future land use designation, which can be found approximately 315 feet to the east, would be more appropriate for the subject property than the current agricultural designation.

Adjacent Existing Comprehensive Plan Designation:

Direction	Existing Designation	Existing Land Use
N	**Agricultural**	**Residential**
S	**Agricultural**	**Residential**
E	**Agricultural**	**Residential**
W	**Agricultural**	**Residential**
Residential, Agriculture, Commercial, Industrial, Conservation, and Public/Open Space		

Criteria Met?	C	Is the proposed comprehensive plan amendment **compatible** with surrounding land uses?
Yes		
Analysis	The proposed comprehensive plan amendment to "Residential" is compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere 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 applicants propose a comprehensive plan map amendment to residential to allow for a five (5) to six (6) lot residential subdivision with an average lot size of one (1) acre. The request is in alignment with the surrounding area, which is predominantly residential both in use and zoning (**Exhibit B2.1 and B2.3).** All of the directly adjacent surrounding land uses are residential, with lots ranging in size from 0.17 to 2.6 acres. The closest intensive agricultural uses are found approximately 2,000 feet to the south. The closest feedlot is approximately 2 miles to the southwest along Deer Flat Road, and the closest Dairy is more than 2 miles to the south (**Exhibit B2.4**). The subject property is within a planned growth area in Nampa's Area of Impact in an area that has long-standing residential development and very limited agricultural operations within the associated one-mile section (2N2W10, **Exhibit B2.11 and B2.1**).	
Criteria Met?	**D**	**Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?**
Yes		
Analysis	Development trends in the general area do indicate that the current designation and circumstances have changed since the comprehensive plan was adopted. The 2011-2022 Canyon County Comprehensive Plan designated the subject property and surrounding area for future residential use. The 2030 Comprehensive Plan reduced the extent of the residential designation, placing the subject property approximately 315 feet west of the nearest future residential designation. However, the area surrounding the subject property is residential in both use and zoning, and the future land use map would more accurately reflect development trends in the area with a residential future land use designation. Residential zoning extends west of the subject property to 12th Avenue Road and south to Lewis Lane. Parcels within this area have largely been developed with residences on small lots with very limited opportunity for agricultural operations. Since 2019, there have been seven (7) land use cases processed by Canyon County within a one-mile radius of the subject property, including four (4) approved rezone requests and one (1) subdivision. More land use cases would likely be found in this area if the land had not already been developed into residential lots. Old county plat maps show that much of the surrounding land had been divided into residential lots in the 1980s, and the surrounding Rural Residential zoning dates to at least 1987 (**Exhibit B3 and B4**). The future agricultural land use designation in this area ignores the long-standing residential development and zoning (**Exhibits B2.1, B2.3, B3, B4, and B6**).	
Criteria Met?	**E**	**Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?**
Yes		
Analysis	The proposed comprehensive plan amendment is not anticipated to impact public services and facilities. Any necessary measures to mitigate impacts are detailed below. The requested Plan amendment to designate the property as Residential for the purpose of developing the 6.23-acre subject property (Parcel R29423 and R29424) as a Single-Family Residential subdivision is not anticipated to affect public services and facilities. The properties will be served by individual wells and septic	

	systems and have access to the existing public road, Ruth Lane. Nampa Fire Protection District (NFPD) estimates a response time of 4 minutes with the nearest station approximately 1.8 miles away. NFPD strives to arrive at 90 percent of emergency medical incidents within 5 minutes and fire incidents within 5 minutes and 20 seconds (**Exhibit D6**). Comments received from affected agencies did not oppose the request and provided standards and conditions that can be addressed at the time of rezone or at the time of development to mitigate any impacts or to ensure future uses meet local, state, and federal requirements (**Exhibit D**). *See Table 2, Criteria 5-8 for supporting evidence.*

Table 2. Conditional Rezone Standards of Evaluation

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**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the Comprehensive Plan. The 2030 Comprehensive Plan envisions residential use 325 feet to the east of the subject property (**Exhibit B2.10**). While the Future Land Use Map designation for the property is agricultural, prior to the most recent adoption of the Comprehensive Plan in 2022, residential use was envisioned for the subject property (**Exhibit B5**). If approved, the associated comprehensive plan map amendment (OR2025-0020) will restore the residential future land use designation to the property in alignment with the 2011-2022 Canyon County Comprehensive Plan. The subject property is within the Nampa Area of Impact, approximately a half mile south of the city boundary. The City of Nampa comprehensive plan designates the subject property for Medium Density Residential future land use with a gross density of 2.51 to 8 dwelling units per acre (**Exhibits B2.11, D5.1 and D5.2**). While the current request will result in a lower density than envisioned by the city, municipal sewer services are not readily available to the property, and septic constraints preclude the higher city-envisioned density (**Exhibits D5.2 and D7.1**). The request aligns with the following Canyon County 2030 Comprehensive Plan goals and policies: **Property Rights Goals and Policies** The request was processed per the following laws and ordinances, Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures). • ***G1.01.00****: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* • ***P1.01.01****: "No person shall be deprived of private property without due process of law."* • ***P1.1.03****: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals."* **Population Goals and Policies** The City of Nampa plans for medium-density residential development in this area, and COMPASS forecasts an increase of 2 households in the Traffic Analysis Zone (TAZ No. 2846) where the subject parcel is located	

	over the next 25 years (**Exhibit B2.9**). This limited planned growth within a city area of impact is supported by the following: • ***P2.01.01****: "Plan for anticipated population and households that the community can support with adequate services and amenities."* • ***G2.02.00****: "Promote housing, business, and service types needed to meet the demand of the future existing population."* **Economic Development Goals and Policies** The subject property is surrounded by residential uses and is an appropriate location for additional residential development in support of a diverse economy. • ***G3.05.00****: "Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."* **Land Use Policies and Goals** The proposed conditional rezone allows for lot sizes that are commensurate with the surrounding area within the Nampa Area of Impact where medium-density residential development is planned and does not disturb productive agricultural lands. • ***P4.04.04****: "Maintain a balance between residential growth and agriculture that protects the rural character."* • ***P4.01.02****: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."* • ***G4.03.00:*** *"Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. "* • ***P4.03.02****: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."* • ***G4.04.00****: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character."* • ***P4.07.01****: "Plan land uses that are compatible with the surrounding community."* **Housing Policies and Goals** The proposal will add three (3) to four (4) additional homes with an anticipated average lot size of one acre, approximately 0.5 miles from the city of Nampa and near urban/suburban amenities. • ***Housing G11.1.00****: "Encourage opportunities for a diversity of housing choices in the County."*	
Criteria Met? **Yes**	**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-R-1" is more appropriate than the current zoning designation of "R-R". As noted in the Growing Together letter of support, the requested Single-Family Residential (R-1) zone is more consistent with the established lot pattern and residential character than the existing R-R zone (**Exhibit E1**). Within a one-mile radius of the site, there are 62 platted subdivisions with an average lot size of 0.51 acres (**Exhibit B2.7**). This illustrates that the proposed R-1 zone, with an average minimum lot size of 1 acre, is more consistent with surrounding land uses than the existing R-R zone, which requires a 2-acre average minimum lot size. Even within the 600-foot notification radius, the average lot size is 0.75 acres (**Exhibit B2.7**). Pursuant to Canyon County ordinance 07-10-25 (2), the purpose of the existing Rural Residential "RR" zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable. The purpose of the proposed "R-1" zoning district is to promote and enhance predominantly single-family living	

areas at a low-density standard. The lot classification and subdivision map depict significant residential use on lots that conform to the "R-1" single-family residential 1-acre minimum lot size standard, demonstrating that the requested conditional rezone is more appropriate than the existing "R-R" Rural Residential zone. The surrounding "R-R" zoning has been in place since at least 1987, when the associated minimum lot size was 12,000 square feet unless permitted to be less by a Conditional Use Permit (**Exhibits B3 and B6**). As a result, the existing Rural Residential zoning in this area has facilitated development better suited to the R-1 or R-2 zones under Canyon County's current zoning ordinance.

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	**Residential**	**RR**	**R1, CR-R1, City**
S	**Residential**	**RR**	**R1, CR-R1, C2, C1, A**
E	**Residential**	**RR**	
W	**Residential**	**RR**	**A, City**

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

Surrounding Land Use Cases:

- RZ2021-0004 – Rezone AG to RR- Approved
- RZ2021-0039 – Rezone AG to CR-R1 – Approved
- CR2021-0006 – Rezone AG to CR-RR – Denied
- RZ2024-0004 – Rezone RR to CR-R1 – Approved
- RZ2019-0039 – Rezone AG & C-2 to CR-M1 & Comp Plan Change – Approved
- SD2023-0021 – Lake Shore Sub – Plat – Approved
- VAC2024-0001 – Vacation of easement - Approved

The land use cases approved in the last 5 years demonstrate the area is trending towards having more residential uses.

See further analysis located in 07-06-07(6)A3 and A4.

Criteria Met?	3	**Is the proposed conditional rezone compatible with surrounding land uses?**
Yes		

Analysis

The proposed conditional rezone to "CR-R-1" is compatible with surrounding land uses, which are primarily residential on lot sizes similar to those proposed.

Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere 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.

Per the applicant's letter of intent and site plan, the proposed conditional rezone is intended to facilitate the development of four new residential lots within a six-lot subdivision (**Exhibits A2 and A3**). The updated site plan shows an average lot size of approximately 0.93 acres, which is smaller than the 1-acre minimum average lot size required in the R-1 zone. Depending on the final private road design and resulting lot sizes, the applicant may request a Planned Unit Development to allow for an average lot size slightly below the 1-acre minimum. If the lot size requirements cannot be met, the applicant could proceed with only three (3) new residential lots (five (5) total, including the existing homes). In that scenario, an administrative land division would be permitted, as no more than four (4) parcels would be created from the original parcel.

	The future subdivision or administrative land division would therefore contain five (5) to six (6) lots, with two (2) of those lots containing the existing residences. Whether the subdivision ultimately includes five (5) or six (6) lots, with an average lot size just below or above one acre, the proposed development will remain compatible with surrounding land uses, as demonstrated by the lot classification, subdivision maps, and associated lot report (**Exhibits B2.11, B2.6, and B2.7**). See further analysis located in 07-06-07(6)A2 and A4.	
Criteria Met? **Yes**	**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 will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The character of the area is predominantly residential, and the existing land use pattern aligns with the applicant's request. Within the 600-foot notification radius, the average lot size is 0.73 acres, which is smaller than the applicant's proposed lots. A broader review shows 63 subdivisions within a one-mile radius with an average lot size of 0.5 acres. Directly across Ruth Lane, Sunnyridge Subdivision No. 3 has an average lot size of 0.45 acres (**Exhibit B2.7**). Although the 2030 Comprehensive Plan Future Land Use Map designates the property for future Agricultural use, the area has maintained rural residential zoning since at least 1987 (**Exhibit B3**) and carried a residential future land use designation in prior comprehensive plans dating back to at least 2011 (**Exhibit B5**). The property is also within the City of Nampa Area of Impact, where the city's future land use map identifies the area for residential growth. Overall, the proposed development is compatible with the residential character of the surrounding area and provides residential lots similar in size to nearby subdivisions and parcels. **The following measures will be implemented to mitigate the impact** The applicant has agreed to enter into a Development Agreement to ensure that the proposed future subdivision or administrative land division will complement the area character. If deemed necessary, the commission could consider restrictions on secondary residences and/or lot sizes.	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Individual septic systems are proposed. Comments from the City of Nampa indicate that connection to city sewer is not feasible (**Exhibit D5.2**). Southwest District Health provided a comment stating that they have no concerns with the requested rezone provided all SWDH requirements are met. The applicant conducted a site evaluation, and SWDH noted that it appears that septic systems are suitable, but the applicant will need to submit a subdivision application and Subdivision Engineering Report for review if the conditional rezone is approved (**Exhibit D7**). A Nutrient Pathogen Study was conducted and approved. Secondary dwellings are not approved by SWDH for the proposed subdivision without resubmitting and/or amending the NP study to include additional dwellings (**Exhibit D7.1**). **Water:** The existing residences on parcels R29423 and R29424 are served by individual wells, and individual wells are proposed for the three (3) to four (4) new lots. Notice of the application was provided to the Idaho Department of Water Resources, but no comments were received. The subject property is not within the southern Canyon County temporary well moratorium area.	

	Drainage: Drainage will be retained on site with on-site infiltration basins (**Exhibit A.4**). **Irrigation:** Per the land use worksheet, the applicant intends to serve the development with gravity surface irrigation water from the Thacker Irrigation Lateral (**Exhibit A4**). Boise Project Board of Control provided a comment letter outlining that they maintain and operate the Thacker Lateral and access shall not be hindered within the 25-foot easement from both directions of the canal's centerline. If the original landscape is excavated more than 10 feet within the federal easement, Boise Project will require that the canal/lateral be piped by the landowner/developer to include all required box structures and deliveries within the project boundaries (**Exhibit D1**). Piped canals/laterals could get a reduced easement if agreed upon by Boise Project (**Exhibit D1**). The Boise-Kuna Irrigation District provided a comment letter on October 7, 2025, stating that local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement. If the conditional rezone is approved, the preliminary plat will need to reflect that irrigation water is within the Boise-Kuna Irrigation District (**Exhibit D2)**. **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, Century Link, and Ziply were notified of the application on September 11, 2025, June 25, 2026, and August 13, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order 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 will not 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. Any necessary measures to mitigate traffic impacts are detailed below. Nampa Highway District No. 1 provided comment stating that Ruth Ln is a quarter section line road and is considered a potential collector road. As a result, 40 feet of right-of-way dedication will be required. The applicant will need to submit the required plan submittal package to the Highway District along with the associated review fees for a formal review by the Highway District with the preliminary plat or prior to the administrative land division approval. The Idaho Transportation Department provided a comment that the proposed residential subdivision will have minimal impact on SH-45 and therefore ITD has no comments.	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone, and it will exist at the time of the development. See the review and analysis detailed below. The subject properties have approximately 370 feet of frontage on Ruth Lane, a public roadway, meeting frontage requirements. A private road lot will provide access to lots within the future subdivision. The applicant's updated site plan details a private road held within a private road lot approximately 50 feet wide through proposed parcels 1 and 6; the lot narrows to approximately 30 feet for the remainder of its length. The property is within Nampa's Area of Impact, and the JEPA between the City of Nampa and Canyon County calls for the use of Nampa's subdivision standards, unless waived by the Board of County Commissioners. Private streets within Nampa are required to be constructed to public street standards, including right-of-way width, unless specifically approved by the City Engineer (Nampa 2023 Engineering Development and Policy Manual).	

	If the conditional rezone is approved, the private road will be reviewed with the preliminary plat by the City of Nampa and all other affected agencies. The private road lot may need to be adjusted to ensure adequate setbacks are met from existing structures; since the property is within the Area of Impact, Nampa setbacks can be applied. The road may also need to be adjusted to ensure that it complies with City of Nampa private road and/or driveway standards. Alternatively, the applicant could request to utilize Canyon County Standards, which call for a 60-foot-wide private road lot that can be reduced to 50 feet with a demonstrated site constraint. The road surface needs to be 20 feet wide if serving 10 or fewer residences. Driveways that only serve two residences can be held within an easement rather than a private road lot. The private road layout may ultimately reduce the number of lots from the proposed six (6) down to five (5), two of which will retain the existing homes on Parcels R29423 and R29424. If the property is ultimately developed with only three (3) new lots in addition to the two (2) existing, then an administrative land division process could be utilized, and the private road could be contained within an easement rather than a private road lot.	
Criteria Met? **Yes**	**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 are detailed below. **Schools:** The limited nature of the request, resulting in three (3) to four (4) new lots, is not anticipated to impact Nampa School District No. 131. No comments were received from the school district. **Police:** The property is served by the Canyon County Sheriff's Office. As conditioned, the request is not anticipated to impact the County Sheriff's Office. No comments were received from the County Sheriff's Office. **Fire protection & Emergency Medical Services:** The property is served by Nampa Fire and Canyon County Ambulance/EMS. Comments from Nampa Fire detail fire hydrant and access requirements. Fire access roads shall have a width of no less than 20 feet and shall provide an approved turn-around area. Building construction requirements of the International Building Code, International Fire Code, and City of Nampa Code will apply (**Exhibit D6).** Nampa Fire Station No. 2 is approximately 1.8 miles from the property with an estimated response time of 4 minutes.	

Table 2. Area of City Impact

CCCO §09-11-03(2): Purpose: The purpose of these provisions is to promote the public health, safety, general welfare, peace, good order, comfort, and convenience of Canyon County and the inhabitants thereof by establishing regulations for the Nampa area of city impact, and further, to: **A. Facilitate Legal Duties or Parties: To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and** **B. Processing of Land Use and Land Division Applications: To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments, and subdivision plats and land division within the Nampa area of city impact in accordance with Idaho Code section 67-6526; and** **C. Economical and Compatible Infrastructure: To identify an urban fringe in the unincorporated area surrounding the city, within which there is potential for development or changes in land use that must be planned. designed and constructed in an orderly manner compatible with the city of Nampa for the city of Nampa to assure timely and/or economical provision of public services, such as: water supply, sewage and**

storm water collection and treatment, public safety services, airport, parks, and other community service facilities. **D. Compatible Land Use and Roads: To promote land use compatibility, maintain consistent and continuous street alignment, and support traffic flow objectives.**		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-11-25**	**APPLICATION PROCEDURES**: The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County, including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article. 09-11-17(3): *All proposals…shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter, and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.*
Analysis	**Area of City Impact:** The property is located in the Nampa Area of Impact, where the city's future land use plan designates the property for medium density residential use (**Exhibit B2.11**). The maximum lot size allowed in this land use designation is 17,000 sq. ft., and for this reason, Nampa does not support the application and requests denial. Updated comments from the Nampa Planning and Zoning Department request that the applicant go through the pre-annexation process and reiterate that the request does not align with the City's comprehensive plan, which envisions a density of 2.5 to 8 dwelling units per acre while the proposal will result in 1 dwelling unit per acre. Communication with Nampa Public Works confirmed that sewer service is not readily available to the property and septic requirements from Southwest District Health will not allow for the density envisioned by the City of Nampa. If deemed necessary, the planning and zoning commission could recommend pre-annexation as a condition of approval.	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on September 11, 2025, June 25, 2026 and August 13, 2026. Property owners within 600 feet of the subject property boundaries were notified on August 14, 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 August 18, 2026.

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

AGENCY COMMENTS

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

PUBLIC COMMENTS

Staff received "three" (3) total written public comments by the materials deadline of September 7, 2026. Generally, of the comments received, "one" (1) was in favor, "one" (1) was neutral with concerns about irrigation facilities, and "one" (1) was opposed. All public comments received by the aforementioned materials deadline are located in Exhibit E.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed 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:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property. Compliance with the following, but not limited to, affected agencies shall be met before the commencement of any use:
    a. Boise Project Board of Control (**Exhibit D1 and D1.1**)
    b. Boise-Kuna Irrigation District (**Exhibit D2 and D2.1**)
    c. Nampa Highway District No. 1 (**Exhibit D4 and D4.1**)
    d. Nampa Fire District (**Exhibit D6**)
    e. Southwest District Health (**Exhibit D7 and D7.1**)
2. The subject parcels, approximately 6.23 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) or Chapter 7, Article 17 (Subdivisions) (whichever is applicable) of the Canyon County Code of Ordinance (CCZO).
    a. Private Road and Private Driveway standards per CCZO 07-10-03 shall be followed unless otherwise approved by the City of Nampa Engineer.
    b. Average lot sizes shall be no less than 1 acre unless otherwise approved with a Planned Unit Development.
3. At the time of application for an administrative land division or preliminary plat, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
4. The developer shall comply with CCZO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
    a. Commencement (or "commence") shall be as defined in CCZO §07-02-03 (Definitions Enumerated).

Other potential condition(s):

5. Secondary residences per CCCO §07-02-03, 07-10-27, and 07-14-25 are prohibited.

DECISION OPTIONS -OR2025-0020

- **Approval of the Application**: "I move to recommend approval of OR2025-0020, Russell, finding the application **does** meet 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*].
- **Denial of the Application**: "I move to recommend denial of OR2025-0020, Russell, finding 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)*].

- **Table the Application:** "I move to continue OR2025-0020, Russell, to a [*date certain or uncertain*]

DECISION OPTIONS -CR2025-0009

- **Approval of the Application**: "I move to recommend approval of CR2025-0009, Russell, finding the application **does** meet 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*].
- **Denial of the Application**: "I move to recommend denial of CR2025-0009, Russell, 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 CR2025-0009, Russell to a [*date certain or uncertain*]

EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Master Application
   2. Letter of Intent
   3. Revised Site Plan
   4. Land Use Worksheet
   5. Neighborhood Meeting Sign-In Sheet
   6. Agency Acknowledgement
   7. Deed with Instrument No.
   8. Initial Development Plans
   9. Applicant Correspondence
   10. Applicant PowerPoint

B. Supplemental Documents
   1. Parcel Information Report
   2. Case Maps/Reports
      - 2.1. Small Air Ortho (1-Mile) Map
      - 2.2. Small Vicinity Map
      - 2.3. Zoning and Classification Map
      - 2.4. Dairy, Feedlot and Gravel Pit Map
      - 2.5. Soil and Prime Farmlands Map with Report
      - 2.6. Subdivision Map
      - 2.7. Subdivision Lot Report
      - 2.8. Nitrate Priority Wells Map
      - 2.9. TAZ Households Map
      - 2.10. Canyon County 2030 Future Land Use Map
      - 2.11. City of Nampa Future Land Use Map
      - 2.12. Lot Classification Map
      - 2.13. Case Map (1-Mile) and Summary Report
      - 2.14. Slope Percent Map
      - 2.15. Contour Map
   3. Canyon County 1987 Zoning Map
   4. Canyon County Plat Maps 1976-1990
   5. 2011-2022 Canyon County Future Land Use Map
   6. Canyon County 1979 Zoning Ordinance (Rural Residential)

C. Site Visit Photos: February 23, 2026

D. Agency Comments Received by: September 7, 2026

1. Boise Project Board of Control; Received: September 15, 2025
    1.1. Boise Project Board of Control; Received: June 29, 2026
2. Boise-Kuna Irrigation District; Received: October 7, 2025
    2.1. Boise-Kuna Irrigation District Communication; Received: June 26, 2026
3. Idaho Transportation Department; Received: September 19, 2025
4. Nampa Highway District No. 1; Received: September 11, 2025
    4.1. Nampa Highway District No. 1 Communication; Received: June 23, 2026
    4.2. Nampa Highway District No. 1; Received: August 13, 2026
5. Nampa Planning and Zoning Department; Received: September 15, 2025
    5.1. Nampa Planning and Zoning Department; Received: July 2, 2026
    5.2. Nampa Public Works Department Communication; Received: February 17, 2026
6. Nampa Fire District; Received: July 21, 2026
7. Southwest District Health; Received: September 12, 2025
    7.1. SWDH Ruth Lane Nutrient Pathogen (NP) Study; Dated: July 2, 2025
    7.2. SWDH Correspondence; July-September, 2026
8. Idaho Department of Environmental Quality; Received: September 15, 2025
9. Idaho Department of Water Resources; Received: August 17, 2026

E. Public Comments Received by: September 7, 2026

1. Growing Together LLC; Received: January 29, 2026
2. David Quimby; Received: August 22, 2026
3. Lance and Betsy Cornell; Received: August 23, 2026

F. **Draft FCOS**

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# OR2025-0020/CR2025-0009

Hearing date: September 17, 2026

Exhibit A.1

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Rayona Russell	
	MAILING ADDRESS: 627 Ruth Lane, 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: Rayona E. Russell *Date:* 9/4/25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jesse Christensen	
	COMPANY NAME: HECO Engineers	
	MAILING ADDRESS: PO Box 235, Payette, ID 83661	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 627 Ruth Lane	
	PARCEL NUMBER: R29423	
	PARCEL SIZE: 5.33 AC	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☑ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: RR (Rural Residential)	PROPOSED ZONING: R-1 (Single Family Residential)
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

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

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/21/23

Exhibit A.1

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Bob Parks
	MAILING ADDRESS: 611 Ruth Ln, Nampa, ID 83686
	PHONE: [redacted] EMAIL: [redacted]

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

Signature: _____ *Date:* 6/5/2026

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jesse Christensen
	COMPANY NAME: HECO Engineers
	MAILING ADDRESS: PO Box 235 - Payette, ID 83661
	PHONE: [redacted] EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 611 Ruth Ln, Nampa, ID 83686	
	PARCEL NUMBER: R29424	
	PARCEL SIZE: 0.90 AC	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☑ REZONE	☐ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: RR (Rural Residential)	PROPOSED ZONING: RR (Rural Residential)
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: CC

FOR DSD STAFF COMPLETION ONLY:

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

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

Exhibit A.1

COMPREHENSIVE PLAN AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Rayona Russell	
	MAILING ADDRESS: 627 Ruth Lane, 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: Rayona C Russell Date: 9/4/25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jesse Christensen	
	COMPANY NAME: HECO Engineers	
	MAILING ADDRESS: PO Box 235, Payette, ID 83661	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 627 Ruth Lane	
	PARCEL NUMBER: R29423	
	PARCEL SIZE: 5.33 AC	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: Agricultural	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: Residential	
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: RR

Check the applicable application type:

☑ Comprehensive Plan **Map** Amendment (change the future land use designation)

☐ Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

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

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/21/23

Exhibit A.1

Exhibit A.1

COMPREHENSIVE PLAN AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Bob Parks	
	MAILING ADDRESS: 611 Ruth Ln, Nampa, ID 83686	
	PHONE: [redacted]	EMAIL:

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

Signature: B & D Parks *Date:* 6/8/24

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jesse Christensen	
	COMPANY NAME: HECO Engineers	
	MAILING ADDRESS: PO Box 235 - Payette, ID 83661	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 611 Ruth Ln, Nampa, ID 83686	
	PARCEL NUMBER: R29424	
	PARCEL SIZE: 0.90 AC	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: Medium Density Residential	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: Medium Density Residential	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: CC

Check the applicable application type:

☐Comprehensive Plan **Map** Amendment (change the future land use designation)

☐Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

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

Exhibit A.1

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Bob Parks (name), 611 Ruth Lane Nampa, I (address)

Nampa (city), Idaho (state) 83686 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Heco Engineering (name), P.O. Box 235 Payette, Idaho 83661 (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 5 day of JUNE, 20 24.

(signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 5 day of JUNE, in the year 2024, before me MARK C JOHNSTON, a notary public, personally appeared BOB PARKS, 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.

MARK C. JOHNSTON
COMMISSION #31991
NOTARY PUBLIC
STATE OF IDAHO

Notary:

My Commission Expires:

MARK C JOHNSTON
Residing in: Nampa, ID
Commission Expires: 05/13/2029

Exhibit A.1

Exhibit A.1

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Rayona Russell (name), 627 Ruth Lane (address)

Nampa (city), Idaho (state), 83686 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Jesse Christensen, HECO Engineers (name), PO Box 235, Payette, ID 83661 (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 3rd day of June, 20 25.

Rayona Russell
(signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 3RD day of June, in the year 2025, before me Dee Henson, a notary public, personally appeared Rayona Russell, 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.

DEE HENSON
COMMISSION NO. 69365
NOTARY PUBLIC
STATE OF IDAHO

Notary: Dee Henson

My Commission Expires: 2-10-2029

Exhibit A.1

HECO ENGINEERS

September 3, 2025

Jesse Christensen
HECO Engineers
32 N Main St PO Box 235
Payette, ID 83661

Subject: Wayne's Hideaway Subdivision – Letter of Intent

To Whom It May Concern,

Summary
The proposed subdivision at 627 Ruth Lane, Nampa, ID 83686 consists of 5.33 acres and is planned to include five buildable lots, each with a minimum lot size of 1.0 acre. Access to the lots will be provided via a private driveway extending south from Ruth Lane.

Existing Use
The property is currently zoned Rural Residential and contains a single existing residence and shed on the north side of the parcel, with an access approach from Ruth Lane. The site is irrigated via the Thacker Irrigation Lateral, located along the southern boundary, utilizing a concrete box and head gate to distribute water via flood irrigation. The property slopes from southwest to northeast.

A ditch along the eastern boundary conveys irrigation water to neighboring properties north of Ruth Lane. No formal stormwater management facilities were identified in the topographic survey, and it is assumed that surface runoff infiltrates naturally into the native soil. The existing residence is served by a private well and a septic system consisting of a septic tank and drainfield. The remainder of the site consists of undeveloped land with native vegetation.

Proposed Use
The proposed development includes a rezoning request from Rural Residential (RR) to Single Family Residential (R-1) with a conditional rezone requiring a minimum lot size of 1.0 acre. The proposed subdivision will retain the existing residence while creating four additional residential lots, each designed to accommodate a single-family home.

Each lot will be served by:

Access: A private driveway extending south from Ruth Lane, with an easement providing access for all lots.
Water Supply: Individual domestic wells on each lot.
Sewer: Individual septic tanks, drainfields, and replacement drainfield areas sized for 4,500-square-foot homes.
Irrigation: Gravity-fed irrigation from the Thacker Irrigation Lateral.
Stormwater Management: On-site infiltration basins for stormwater retention.

Traffic Impact: The estimated trip generation is 47 average daily trips (ADT), based on ITE Land Use Code 210 (Single-Family Detached Housing) with an average trip rate of 9.4 trips per dwelling unit.

Rezone Request & Compatibility
The requested rezoning from Rural Residential (RR) to Single Family Residential (R-1) with a conditional rezone reflects the evolving land use pattern in the area. The surrounding properties to the west, east, and north across Ruth Lane are primarily residential, though currently zoned Rural Residential. The adjacent properties east and north of the subject site feature residential lots averaging 0.5 acres in size, making the proposed 1.0-acre lot minimum a compatible transition between existing residential development and the county's rural landscape.

Comprehensive Plan Amendment
A Comprehensive Plan Amendment is proposed to designate the parcel for future residential use with a conditional rezone requiring 1.0-acre minimum lots. This amendment aligns with the Canyon County 2030 Comprehensive Plan, particularly as properties northeast of the site are designated for future Rural Residential zoning.

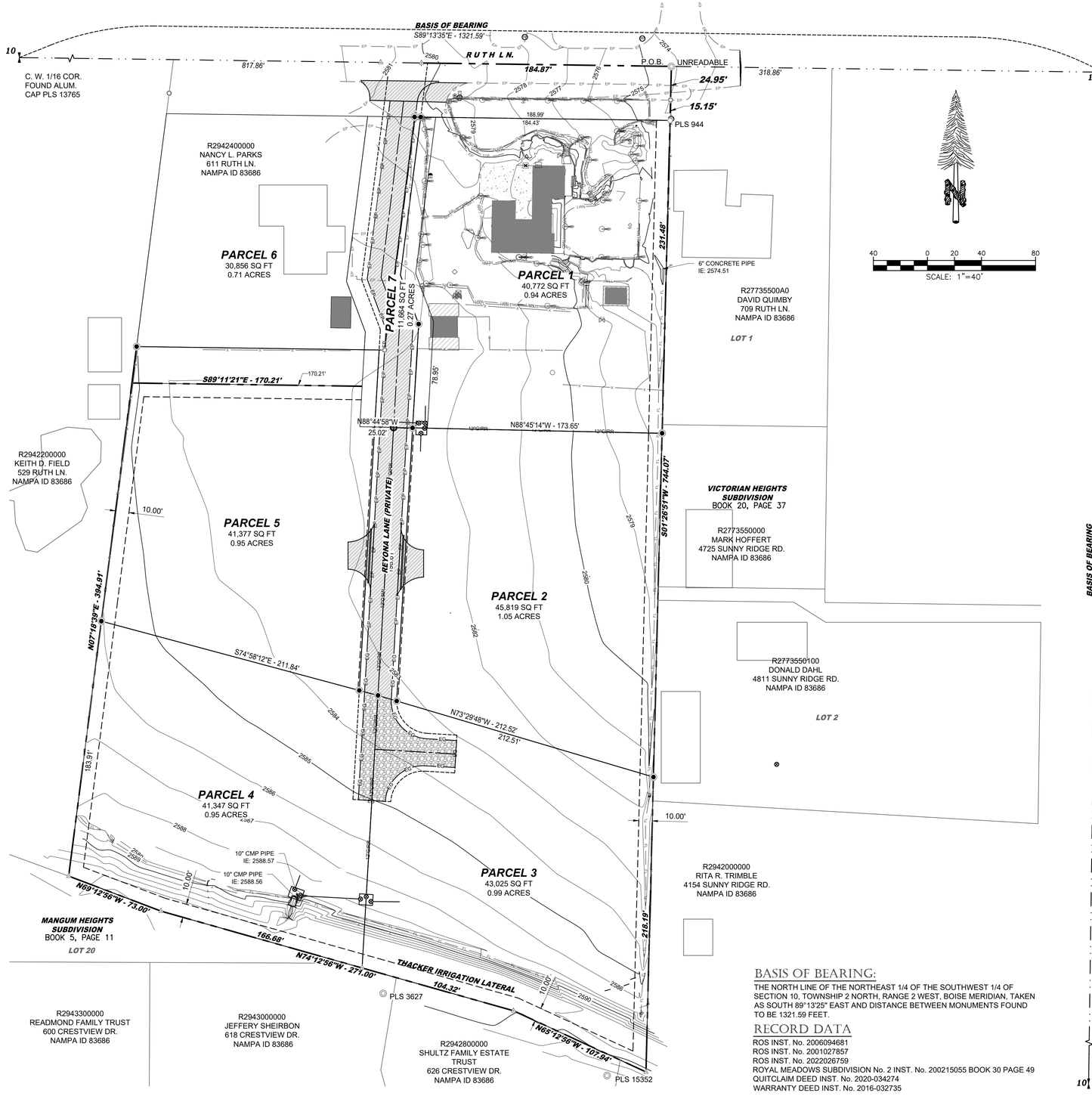
The proposed development supports the area's ongoing transition to residential use while maintaining the rural character, open space, and native vegetation. The subdivision will ensure compatibility with adjacent residential properties while preserving larger lot sizes that align with the county's long-term growth vision.

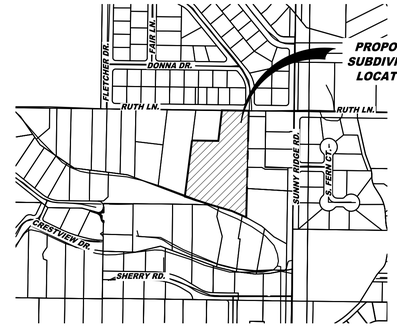
Sincerely,
HECO Engineers

By: _____
Jesse Christensen, PE

PRELIMINARY PLAT FOR
WAYNE'S HIDEAWAY SUBDIVISION

A PORTION OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
–2025–





VICINITY MAP
N.T.S.

BASIS OF BEARING:

THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, TAKEN AS SOUTH 89°13'25" EAST AND DISTANCE BETWEEN MONUMENTS FOUND TO BE 1321.59 FEET.

RECORD DATA

ROS INST. No. 2006094681
ROS INST. No. 2001027857
ROS INST. No. 2022026759
ROYAL MEADOWS SUBDIVISION No. 2 INST. No. 200215055 BOOK 30 PAGE 49
QUITCLAIM DEED INST. No. 2020-034274
WARRANTY DEED INST. No. 2016-032735

LEGEND

11 / 12	1/4 COR. MONUMENT AS NOTED
11 | 12	1/16 COR. MONUMENT AS NOTED
◉	SET 5/8" REBAR W/ CAP "PLS 9895"
	ALUMINUM CAP AS NOTED
◎	5/8" REBAR AS NOTED
○	1/2" REBAR AS NOTED
△	CALC POINT
○	IRON PIPE
	MAG NAIL
⊠	CHISELED "X"
	HUB AND TACK
	WATER SPIGOT
	SPRINKLER
	IRRIGATION CONTROL VALVE
	PIPE INVERT
	POST
	POWER POLE
TB	TELEPHONE BOX
AC	AIR CONDITION UNIT
	GAS MARKER
	SIGN
CATV	CABLE TV
	BOUNDARY
	SECTION LINE
	EASEMENT
	ADJOINER
EP — EP	EDGE OF PAVEMENT
EG — EG	EDGE OF GRAVEL
CEN — CEN	CROWN OF ROAD
LWN — LWN	EDGE OF LAWN
CON — CON	EXISTING CONCRETE
X — X	FENCE LINE
TOP — TOP	TOP OF SLOPE
TOB — TOB	TOP OF BANK
FL — FL	FLOW LINE
WALL — WALL	RETAINING WALL
PIPE — PIPE	PIPE
GB — GB	GRADE BREAK
	TREE DRIP LINE
	EXISTING BUILDING

NOTES:

1. A GRAVITY IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE SECTION 31-3805.
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE.
3. A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION IS HEREBY DESIGNATED AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED
   a) 10' ALONG SUBDIVISION BOUNDARY
   IF ANY LOT LINES ARE ADJUSTED, THE EASEMENT SHALL ALSO BE ADJUSTED ACCORDINGLY,
   PROVIDING THAT THE FACILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
5. IRRIGATION WATER HAS BEEN PROVIDED FROM NAMPA MERIDIAN IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805. THE LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NAMPA MERIDIAN IRRIGATION DISTRICT.
6. STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY OR EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE. ALL MUNICIPAL SURFACE DRAINAGE WILL BE RETAINED ON SITE.
7. ANY RE-SUBMISSION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
8. LOT 6 BLOCK 1 IS A PRIVATE ROAD AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND IS SUBJECT TO A INGRESS/EGRESS, DRAINAGE AND UTILITIES EASEMENT.
9. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE PER INSTRUMENT NO. _____.
10. LOTS 1 - 5, BLOCK 1 IN THIS SUBDIVISION ARE FOR RESIDENTIAL USE.
11. EXISTING ZONING OF SUBJECT PROPERTY IS AG (AGRICULTURAL).
12. NO ACCESS SHALL BE ALLOWED TO LAND IN A PLATTED SUBDIVISION OTHER THAN THE INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THE PLAT.
12. DOMESTIC WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.
13. THERE ARE 6 TOTAL LOTS. LOT 6, BLOCK 1 IS FOR REYONA WAY, A PRIVATE ROAD, LOT 1, BLOCK 1 HAS AN EXISTING RESIDENCE, LOT 2-5, BLOCK 1, ARE BUILDABLE LOTS PER THIS PLAT.

TIMBERLINE SURVEYING
386 N KIMBALL AVE, SUITE 207, CALDWELL, IDAHO 83605
208-465-5687

PRELIMINARY PLAT
SURVEY FOR
WAYNE'S HIDEAWAY SUBDIVISION

CLIENT: DALE RUSSELL | CADFILE: 24074 - RUSSELL SUB RUTH LANE | DRAWN BY: EPS | CHECKED BY: MJC | PRELIMINARY PLAT: 3/13/2025
JOB NUMBER: 24074 | DRAWN BY: EPS | DESIGNED BY: EPS

WAYNE'S HIDEAWAY
NAMPA, IDAHO

OWNER/DEVELOPER:
DALE RUSSELL
431 E ROCKLAN CT.
NAMPA, ID 83686
(760) 213-9032

NO.	DATE	BY	DESCRIPTION

REVISIONS

SCALE: 1" = 40'
SHEET NUMBER: 1 OF 1

Exhibit A.4

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

   ☐ How many Individual Domestic Wells are proposed? _____

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

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

3. **IRRIGATION WATER PROVIDED VIA:**

   ☑ Surface ☐ Irrigation Well ☐ None

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

   ☐ Pressurized ☑ Gravity

5. **ACCESS:**

   ☑ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS**:

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

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

   Type: _____ Height: _____

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

   ☐ Other: _____

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

   Thacker Irrigation Lateral

RESIDENTIAL USES

Exhibit A.4

1. NUMBER OF LOTS REQUESTED:

☑ Residential 5 ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

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? _____

Exhibit A.4

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

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: 627 Ruth Lane	Parcel Number: R29423	
City: Nampa	State: ID	ZIP Code: 83686
Notices Mailed Date: 6/25/2025	Number of Acres: 5.33	Current Zoning: R2
Description of the Request: Proposed 6 lot subdivision		

APPLICANT/ REPRESENTATIVE INFORMATION		
Contact Name: Jesse Christensen		
Company Name: HECO Engineers		
Current address: 5700 E Franklin Road, Ste 160		
City: Nampa	State: ID	ZIP Code: 83687
Phone: [redacted]	Cell:	Fax:
Email: [redacted]		

MEETING INFORMATION	
DATE OF MEETING: 7/9/2025	MEETING LOCATION: 627 Ruth Lane
MEETING START TIME: 6:00pm	MEETING END TIME: 7:00 PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Jesse Christensen		2151 W Willow Pointe AVE
2. Patricia Schultz		1626 Crestview Dr.
3. Connie Martin		524 Ruth Lane
4. carol Martin		524 Ruth Lane
5. MARK Hoffert		4225 Sunny Ridge Rd
6. David Quimby		709 Ruth LN
7. Jayna Sheidon		618 Crestview DR.
8. Tom McNeill/Lisa Kuhn TMC		706 Crestview DR
9. Julie Dahl		4811 Sunny Ridge Rd

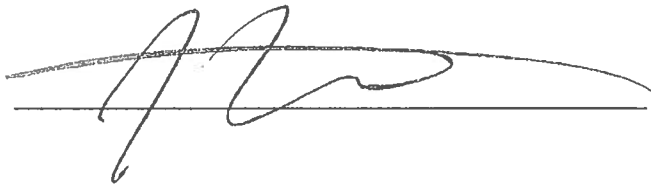
Revised 6/9/22

	Name (Print)	Sign	Address
10.			
11.	Kirk Russell	Kirk Russell	Utah
12.	BRAD RUSSELL	BRAD R. RUSSELL	
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): Jesse Christensen

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 7/9/25

MEMORANDUM

Date: June 4, 2025

To: Mitch Kiester, Anthony Lee, Southwest District Health Department

From: Fritz Durham, Department of Environmental Quality

Subject: Addendum No. 1, Level 1 Nutrient Pathogen Study, Residential Subdivision, 627 Ruth Lane, Nampa, Idaho

On May 23, 2024, the Idaho Department of Environmental Quality (DEQ) received *Addendum No. 1, Level 1 Nutrient Pathogen Study, Residential Subdivision, 627 Ruth Lane, Nampa, Idaho* (Addendum). The proposed Ruth Lane Subdivision is in central Canyon County, Idaho, west of Sunny Ridge Road. The Addendum was prepared by Atlas Technical Consultants (Atlas) of Boise, Idaho for Dale Russell of Nampa, Idaho. The proposed Ruth Lane Subdivision (Property) is reported to be an approximate 5.5-acre area of undeveloped land with an existing residence on the north end of the Property. The proposed development is for four single-family residences with individual wastewater disposal systems and potable water systems. Reported sizes of the four lots range from 0.84 to 1.14 acres.

The Addendum was submitted in response to DEQ's March 19, 2025, review of *Level 1 Nutrient Pathogen Study, Residential Subdivision, 627 Ruth Lane, Nampa, Idaho* (Atlas, November 11, 2024); our review was included in a March 19, 2024, memorandum to Southwest District Health Department (SWDH). In the memorandum DEQ requested additional data to support the proposed hydraulic conductivity value, additional description and discussion of the geology and hydrogeology of the Property area, modification of the proposed groundwater flow direction, and modification of the mass-balance spreadsheets for the subdivision's lots. Our review of the Addendum indicates the above-requested items were adequately addressed, and DEQ can approve the nutrient pathogen study for the Ruth Land Subdivision. This approval is premised on the lot sizes and orientation remaining as presented in the Addendum, and the installation and use of extended treatment systems at each lot that reduces the nitrate concentration in wastewater to a value of 16 milligrams per liter or lower.

If you have any questions or would like to discuss DEQ's evaluation of the nutrient pathogen study for the proposed Ruth Lane Subdivision, please contact me by phone at 208-373-0183 or by e-mail at Fritz.Durham@deq.idaho.gov.

SOUTHWEST DISTRICT HEALTH

Nexus Number: 024090

July 2, 2025

Rayona C. Russell
627 Ruth Ln
Nampa, ID 83686

RE: Ruth Lane Subdivision, Level 1 Nutrient Pathogen (NP) Study Approval Addendum No. 1

Mr. Russell,

Southwest District Health (SWDH) and the Idaho Department of Environmental Quality (DEQ) acknowledge receipt of the Level 1 Nutrient-Pathogen Study Addendum No. 1 for the proposed Ruth Lane Subdivision, located in Section 10, Township 2 North, Range 2 West. The Addendum, prepared by Atlas Technical Consultants of Boise, Idaho, on your behalf, was received for review on May 23, 2025.

According to the submitted documentation, the subject property encompasses approximately 5.33 acres. The proposed development includes four (4) buildable lots with a minimum lot size of 0.84 acres. The development plan includes individual wastewater disposal systems and individual water wells to serve single-family residences on each lot.

Based on the data and analysis presented in the Nutrient-Pathogen Study, the proposed development of the Ruth Lane Subdivision is not expected to significantly impact downgradient groundwater quality. Accordingly, the Level 1 Nutrient-Pathogen Study is hereby approved as of June 4, 2025, subject to the following conditions:

Condition(s) of approval:

- DEQ's Review of the MB Spreadsheets indicates **all** lots will need extended treatment systems to reduce nitrate concentrations in wastewater to 16 mg/L or less.
- The maximum house size permitted is a four (4) bedroom house (300 gallons per day). 300 gallons per day is the value used in the NP study as the amount of effluent discharged from each individual subsurface disposal system.
- If lots are added, the study must be resubmitted and/or amended before additional lots are approved.
- Secondary dwellings are not approved for this proposed subdivision without resubmitting and/or amending the NP study to include additional dwellings. Approval of secondary dwellings is based on the resubmittal or amended NP study findings.

Based on the review and findings provided by the Idaho Department of Environmental Quality (DEQ), the Ruth Lane Subdivision may proceed to the next phase of the approval process, contingent upon compliance with the requirements outlined in Southwest District Health's (SWDH) Subdivision Engineering Report (SER). The SER, along with the associated subsurface sewage disposal system design, must reflect and incorporate the conclusions of the approved Nutrient-Pathogen Study. During lot design, particular attention must be given to the placement of septic systems to minimize potential impacts to downgradient wells. Upon submission of the completed SER to SWDH, a formal review will be conducted.

If you have questions, contact me at 208.899.1285 or via e-mail: anthony.lee@phd3.idaho.gov

Respectfully,

Anthony Lee

Digitally signed by Anthony Lee
Date: 2025.07.02 15:54:27 -06'00'

Anthony Lee, REHS/RS
Land Development Senior

Cc: Cody Ellis, L.G./ Atlas Technical Consultants

AGENCY ACKNOWLEDGMENT

Date: 10/14/2024

Applicant: Jesse Christensen

Parcel Number: R29423

Site Address: 627 Ruth Lane, Nampa, ID 83686

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District: District: Nampa Fire Dist.

☒ Applicant submitted/met for informal review.

Date: 10/15/2024 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

AGENCY ACKNOWLEDGMENT

Date: 10/14/2024

Applicant: Jesse Christensen

Parcel Number: R29423

Site Address: 627 Ruth Lane, Nampa, ID 83686

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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: Nampa Highway Dist #1

☒ Applicant submitted/met for informal review.

Date: 10-15-24 Signed: Edward Lail

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: 10/14/2024

Applicant: Dale Russell

Parcel Number: R29423

Site Address: 627 Ruth Lane, Nampa, ID 83686

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ 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: 8/21/2025 Signed: Kristi Watkins

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: 10/14/2024

Applicant: Dale Russell

Parcel Number: R29423

Site Address: 627 Ruth Lane, Nampa, ID 83686

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ 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: Boise-Kuna Irrigation District

☒ Applicant submitted/met for informal review. BK 524 D 4.64 acres of water right

Date: 8-18-2025 Signed: Dana Flavel see attached e-mail from Boise Project

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

524 D

aflavel.bkirrdist@gmail.com

From: Tom Ritthaler <tritthaler@boiseproject.org>
Sent: Wednesday, March 19, 2025 8:11 AM
To: [redacted]
Cc: Alicia Flavel; Ben Vogel
Subject: Preliminary Review of Proposed Subdivision in Nampa, Idaho.
Attachments: PR24-0338 Ruth Ln. Subdivision.pdf09-26-24.pdf

All,

The irrigation plan as presented does provide water to each lot as required. However, the following must be noted for this development for approval:

The United States' Thacker lateral lies within the boundary of the above-mentioned location. The easement for these laterals is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 30 feet both directions of the Thacker Lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

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

All basement style houses, storm retention and/or detention ponds, catch basins and/or seepage beds planned on being constructed within this development must be a minimum of 50' from the easement to protect the integrity of the lateral due to the underground reach from the storm facilities leaching and/or connecting to the underground reach of the Thacker Lateral. No variances will be granted.

No excavation within the Thacker Laterals easement will be allowed as this will affect the integrity of the lateral's embankment.

Thanks,
Tom

Thomas B Ritthaler
Assistant Project Manager
Boise Project Board of Control
2465 Overland Rd.
Boise, Idaho 83705
208-344-1141

630624

FILED

JUL 6 11 35 AM '69

WALTER FRY
CANYON COUNTY RECORDER

By Eileen Morgan

RECORDED
AT THE REQUEST OF
Idaho Abstract & Title Co.

IN

Bk Page

Deed

FEE $2.50

Frank E. Clark, et ux

to

Wayne L. Rencher

W.D.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Frank E Clark [Seal]

Eileen Clark [Seal]

[Seal]

[Seal]

STATE OF IDAHO)
) ss.
County of Canyon)

On this 2nd day of July in the year 1969, before me the undersigned, a Notary Public in and for said State, personally appeared

a/k/a FRANK E. CLARK
F. E. CLARK and EILEEN CLARK, Husband and Wife,

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

NOTARY PUBLIC

A. Elwyn Larson

Notary Public for the State of Idaho.
Residing at Nampa, Idaho

No.

WARRANTY DEED

—TO—

Dated ....., 19....

STATE OF IDAHO)
) ss.
County of .....

I hereby certify that this instrument was filed for record at request of ..... at ..... minutes past ..... o'clock ..... M., this ..... day of ....., A. D. 19 ..., in my office, and duly recorded in Book ... of ..... at page .....

Ex-Officio Recorder.

By ..... Deputy.

Fees, $.....

Mail to Wayne L. Rencher, 816-12th Ave. So. Nampa, Ida. 83651

Exhibit A.7

Printed for Sale by Syms-York Company, Boise

Inst # 630624

THIS INDENTURE, Made this 2nd day of July

in the year of our Lord one thousand nine hundred and Sixty-Nine , between

F. E. CLARK a/k/a FRANK E. CLARK and EILEEN CLARK, Husband and Wife,

of Nampa , County of Canyon , State of Idaho

the parties of the first part, and

WAYNE L. RUSSELL and RAYONA C. RUSSELL, Husband and Wife,

of Nampa , County of Canyon , State of Idaho ,

the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of

NINE THOUSAND FIVE HUNDRED ---------- DOLLARS,

lawful money of the United States of America, & other good & valuable considerations, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all of the following described real estate, situated in , County of Canyon , State of Idaho, to-wit:

Commencing at a point on the quarter section line 687.5 feet West of the Center of Section 10, Twp. 2 N., R. 2 W.B.M., Canyon County, Idaho; thence South 6° 33' West 610 feet, to a point on the center line of the Thacker Lateral; thence South 70° 0' East, along the center line of said lateral, 72 feet; thence South 75° 0' East 271 feet; thence South 66° 0' East 110 feet; thence leaving the lateral and bearing North 0° 43' East 744.8 feet, to a point North 89° 57' West 318.8 feet from the center of said Section 10; thence North 89° 57' West on the quarter section line, 368.7 feet to the point of beginning;

Together with all water, water rights, ditches and rights of way for ditches appurtenant thereunto or in anywise appertaining;

Subject to taxes and assessments for 1969 and following (excepting 1969 Spring irrigation charges, which have already been paid by Grantors);

Subject to all growing crops which shall remain the property of the Grantors' Lessee;

Possession of the above premises shall be immediate, save and except for such possession rights as are in the Grantors' Lessee needed for the harvesting of the aforementioned growing crops; Grantors, however, warrant that they will deliver possession immediately with respect to the full and complete possession of such tract as might be designated of the above described parcel by the Grantees for their purposes in commencing construction of a residence.

TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the parties of the second part, and to their heirs and assigns forever and the said parties of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

Exhibit A.7

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: 86162 Date: 8/22/2025

Date Created: 8/22/2025 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Brad Russell for Rayona Russell

Comments: Conditional Rezone and Comprehensive Plan Amendment: CR2025-0009 and OR2025-0020

Site Address: 627 RUTH LN, Nampa ID / Parcel Number: 29423000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Comprehensive Plan Map Amendment	OR2025-0020	$3,200.00	$0.00	$0.00
Planning - Case Mapping (Fee Per Case Set)	OR2025-0020	$50.00	$0.00	$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	OR2025-0020	$600.00	$0.00	$0.00
Planning - Conditional Rezone	CR2025-0009	$1,250.00	$0.00	$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2025-0009	$50.00	$0.00	$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2025-0009	$600.00	$0.00	$0.00

Sub Total:	$5,750.00
Sales Tax:	$0.00
Total Charges:	$5,750.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	001042	$5,750.00

Total Payments:	$5,750.00

ADJUSTMENTS

Receipt Balance:	$0.00

Issued By: pdilbeck

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: 86165 Date: 8/22/2025

Date Created: 8/22/2025 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Brad Russell for Rayona Russell

Comments: CR2025-0009 - Conditional Rezone; balance of charges

Site Address: 627 RUTH LN, Nampa ID / Parcel Number: 29423000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2025-0009	$500.00	$0.00	$0.00

Sub Total:	$500.00
Sales Tax:	$0.00
Total Charges:	$500.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	001043	$500.00

Total Payments:	$500.00

ADJUSTMENTS

Receipt Balance:	$0.00

Issued By: pdilbeck

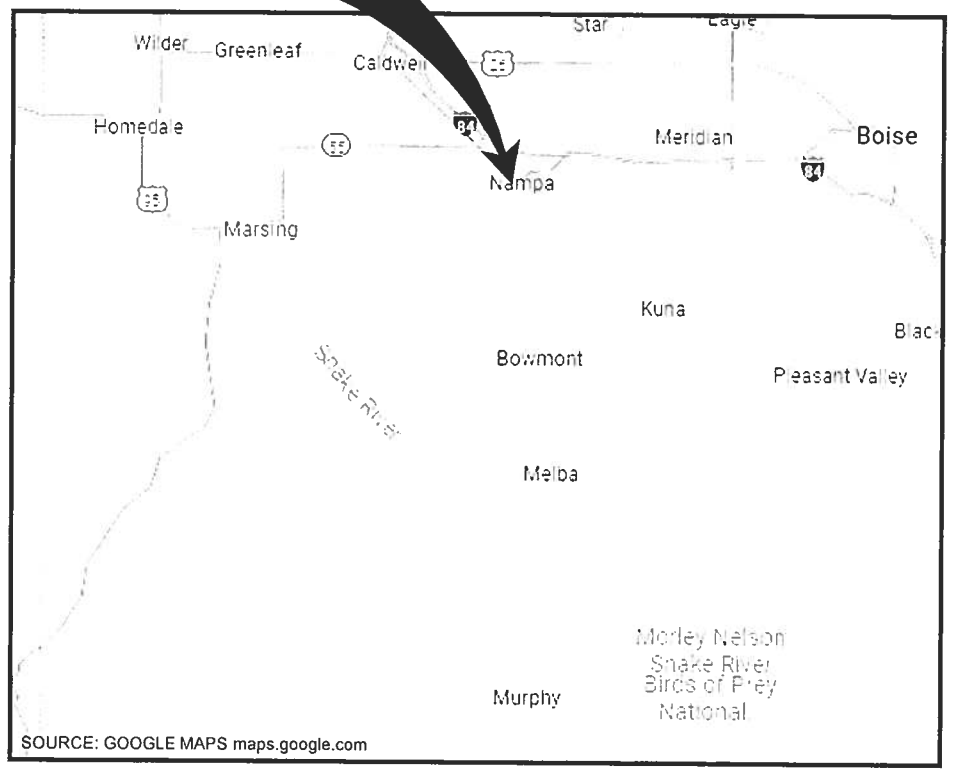
CITY OF NAMPA

WAYNE'S HIDEAWAY SUBDIVISION

CANYON COUNTY, IDAHO

MAY, 2025

PROJECT AREA



AREA MAP
NOT TO SCALE

PROJECT LOCATION



VICINITY MAP
NOT TO SCALE

SHEET INDEX		
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NOTES:
1. CONSTRUCTION SHALL BE PER ISPWC STANDARDS UNLESS OTHERWISE NOTED.
2. CONSTRUCTION WITHIN THE R/W OF SMITH SHALL BE PER THE NAMPA HIGHWAY#1 REQUIREMENTS AND STANDARDS.
3. CONSTRUCTION OF IRRIGATION SHALL BE PER THE ISPWC.
4. NO WORK SHALL TAKE PLACE WITHIN THE ##### CANAL EASEMENT WITHOUT A LICENSE AGREEMENT.
5. PRIVATE IRRIGATION FACILITES SHALL NOT DISRUPT DOWN STREAM USERS.

Exhibit A.8

Exhibit A.8

07/05/2025 15:06 SAL OCHOA G:\CLIENTS\PROP\PR24-0338 RUTH LANE SUBDIVISION\DRAWINGS\GEN\G0.0 COVER.DWG

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HECO ENGINEERS

PROFESSIONAL ENGINEER LICENSE 19885 STATE OF IDAHO JESSE R. CHRISTENSEN

DRAFT

DESIGNED: J.CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE: MAY 2025
DRAWN BY: S. MAYAR	G0.0	COVER SHEET WAYNE'S HIDEAWAY SUBDIVISION CANYON COUNTY, IDAHO	PROJECT NO.: PR24-0338
DESIGN QC: J.CHRISTENSEN			SHEET 1 OF 12
DWG QC: Z.MATHEWS			

LEGEND

- SANITARY SEWER MANHOLE
- CLEAN-OUT
- SERVICE CLEAN-OUT
- STUB-OUT
- VALVE
- FIRE HYDRANT
- WATER SERVICE
- THRUST BLOCK
- FIRE DEPARTMENT CONNECTION
- WATER BLOW-OFF
- WATER METER
- WATER MANHOLE
- STORM DRAINAGE MANHOLE
- MONITORING WELL
- CURB INLET
- CIRCULAR AREA INLET
- SQUARE AREA INLET
- SINGLE SAND & GREASE TRAP
- DOUBLE SAND & GREASE TRAP
- PRESSURE IRRIGATION SERVICE
- GRAVITY IRRIGATION MANHOLE
- GRAVITY IRRIGATION BOX
- STREET LIGHT
- SINGLE STREET LIGHT
- DOUBLE STREET LIGHT
- SPRINKLER
- BOLLARD
- SIGN
- SHRUB
- DECIDUOUS TREE
- CONIFEROUS TREE

- GIRR — GIRR — GRAVITY IRRIGATION LINE
- OHP — OHP — OVERHEAD POWER LINE
- PIRR — PIRR — PRESSURE IRRIGATION LINE
- SS — SS — SS — SANITARY SEWER LINE
- SD — SD — SD — STORM DRAIN LINE
- OHT — OHT — OVERHEAD TELEPHONE LINE
- UGT — UGT — UNDERGROUND TELEPHONE LINE
- OHP — OHP — OVERHEAD POWER LINE
- UGP — UGP — UNDERGROUND POWER LINE
- W — W — W — W — WATER LINE
- 2400 — PROPOSED GROUND CONTOUR
- CONCRETE AREA
- CURB AND GUTTER
- EASEMENT LINE
- EG — EG — EG — EDGE OF GRAVEL
- EP — EP — EP — EDGE OF PAVEMENT
- EW — EW — EW — EDGE OF WATER
- x — x — BARB WIRE FENCE LINE
- CHAINLINK FENCE LINE
- FLOOD LINE
- LOT LINE
- (X) LOT NUMBER
- PROPERTY LINE
- R/W — R/W — RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- PROPERTY TIE LINE
- FO — FO — FO — FIBER OPTICS LINE
- FW — FW — FW — EROSION FIBER WATTLE

LEGEND CONT'D

- SECTION CORNER
- HALF SECTION CORNER
- HALF SECTION CORNER
- SET 1/2" MONUMENT
- SET 5/8" MONUMENT
- SET BRASS PLUG MONUMENT
- SET MAG NAIL
- "X" SET CHISELED "X"
- OFFSET SHOT
- TEMPORARY BENCHMARK
- NITRATE REDUCTION SYSTEM

SURVEY NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE, AND AS-BUILT PLANS. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OF UNDERGROUND UTILITIES.

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PROFESSIONAL ENGINEER LICENSED 19485 STATE OF IDAHO JESSE R. CHRISTENSEN

DRAFT

DESIGNED: J.CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE: MAY 2025
DRAWN BY: S. MAYAR	G0.1	LEGEND	PROJECT NO.: PR24-0338
DESIGN QC: J.CHRISTENSEN		WAYNE'S HIDEAWAY SUBDIVISION CANYON COUNTY, IDAHO	SHEET 2 OF 12
DWG QC: Z.MATHEWS			

20/12/2024 14:26 SAL OCHOA G:\CLIENTS\PR\PR24-0338 RUTH LANE SUBDIVISION\DRAWINGS\GEN\G0.1 LEGEND.DWG

Exhibit A.8

Exhibit A.8

Exhibit A.8

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH ITD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (2012), ISPWC, AND THE CANYON COUNTY MUNICIPAL CODE.
2. ALL UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY DIGLINE THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION IN THE AREA, (1-800-342-1585 OR 811). RETAIN AND PROTECT ALL UTILITIES NOT BEING CONSTRUCTED.
3. RETAIN & PROTECT ALL EXISTING PROPERTY AND UTILITIES UNLESS NOTED ON DRAWINGS TO MODIFY OR REMOVE. CONTRACTOR SHALL BE REQUIRED TO REPAIR ANY DAMAGE CAUSED DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL CLEAR AND GRUB THE PROPOSED PROJECT AREA OF ALL TREES, STUMPS, AND WEEDS AS NEEDED TO CONSTRUCT THE PROPOSED IMPROVEMENTS. CONTRACTOR TO VERIFY WORK PLAN WITH THE CITY PRIOR TO COMMENCING CONSTRUCTION.
5. HOURS OF CONSTRUCTION SHALL BE BETWEEN 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY OR AS APPROVED BY CITY STAFF.
6. ALL LABORATORY AND FIELD MATERIALS TESTING SHALL BE DONE IN ACCORDANCE WITH ITD QUALITY ASSURANCE MANUAL.
7. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL CONSTRUCTION SIGNING FOR SAFETY AND TRAFFIC CONTROL. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL PRIOR TO START OF CONSTRUCTION. LOCAL ACCESS TO BUSINESSES, RESIDENCES, AND STREET APPROACHES SHALL BE PROVIDED TO ALLOW VEHICLE ACCESS AT THE END OF EACH WORK DAY, OR AS APPROVED BY THE CITY.
8. THE CONTRACTOR SHALL FILE AND SUBMIT A NOTICE OF INTENT (NOI) ALONG WITH A STORM WATER POLLUTION PREVENTION PLAN TO MEET THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY FOR CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
9. CONTRACTOR SHALL RETAIN AND PROTECT BUILDINGS LOCATED ADJACENT TO AND ENCROACHING IN ALLEY AND STREET RIGHT-OF-WAY.
10. NEW/DESIGN FEATURES SHOWN ON THE PLANS TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO: LOCATION, ELEVATION, ETC., SHALL BE FIELD VERIFIED BY THE CONTRACTOR BEFORE COMMENCING CONSTRUCTION. ANY DISCREPANCIES FOUND BEFORE OR DURING CONSTRUCTION SHALL BE REPORTED IMMEDIATELY TO THE CITY AND THE PROJECT DESIGN ENGINEER.
11. ALL MANHOLES OR VALVES LOCATED IN PAVED SECTIONS SHALL HAVE A CONCRETE COLLAR CONSTRUCTED IN ACCORDANCE WITH THE CITY STANDARDS.
12. DISPOSAL OF PROPERTY AND UTILITIES SHOWN TO BE REMOVED ON THE PLANS, OR AS DIRECTED BY THE CITY, SHALL BE COMPLETED IN ACCORDANCE WITH ALL PERTINENT SAFETY AND ENVIRONMENTAL GUIDELINES. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF PER THE SPECIFICATIONS BY THE CONTRACTOR.
13. ALL UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY DIGLINE THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION IN THE AREA, (1-800-342-1585 OR 811). RETAIN AND PROTECT ALL UTILITIES NOT BEING CONSTRUCTED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND PAYING ALL COSTS ASSOCIATED WITH ALL TESTING REQUIRED BY THE PROJECT SPECIFICATIONS. ALL TESTS SHALL BE PERFORMED BY A CERTIFIED TESTING LABORATORY AND CERTIFIED TEST RESULTS SHALL BE SUBMITTED TO THE OWNER'S ENGINEER. WORK PERFORMED WITHOUT CERTIFIED TEST RESULTS SHALL NOT BE ACCEPTED.

GENERAL NOTES CONT'D:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (2020), THE HIGHWAY STANDARDS AND DEVELOPMENT PROCEDURES FOR THE CANYON COUNTY HIGHWAY DISTRICTS AND THE PROJECT SPECIFICATIONS.
2. A PRECONSTRUCTION CONFERENCE SHALL BE HELD A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHALL BE PRESENT.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
4. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MUTCD.
5. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCY OR AS SET FORTH IN THE PROJECT PLANS AND SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE. CONTRACTOR SHALL FURNISH PROOF THAT ALL MATERIALS MEET THE REQUIREMENTS AT THE REQUEST OF THE OWNER OR ENGINEER.
6. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF ITEM #5 AT THE REQUEST OF THE APPROVING AGENCY AND/OR THE DESIGN ENGINEER PRIOR TO FUND DISBURSEMENT COVERING SAID WORK.
7. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL DIGLINE AT 1-800-342-1585.
8. WORK SUBJECT TO AGENCY OR PROJECT ENGINEERS APPROVAL MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE; (B) PLACING OF AGGREGATE BASE; (C) PLACING OF CONCRETE; (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK AS SPECIFIED.
9. CONTRACTOR SHALL REQUEST A PERMIT TO USE RIGHT-OF-WAY: UTILITIES AND OTHERS FROM CANYON HIGHWAY DISTRICT NO. 4 PRIOR TO WORK ON KINGSBURY RD. FOR WIDENING AND UTILITY WORK. REQUEST SHALL BE SUBMITTED A MINIMUM OF 7 DAYS PRIOR TO WORK START DATE.
10. THE CONTRACTORS MUST KEEP A SEPARATE SET OF CONSTRUCTION PLANS TO RECORD AS-BUILT INFORMATION DURING CONSTRUCTION. AT THE COMPLETION OF CONSTRUCTION, THIS SET OF PLANS MUST BE SUBMITTED IN LEGIBLE FORM TO AND APPROVED BY THE PROJECT CIVIL ENGINEER AND OWNER. ALL DISCREPANCIES ARE TO BE REPORTED TO THE CIVIL ENGINEER FOR REVIEW AND APPROVAL. THE AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE CITY OF NAMPA UPON COMPLETION OF CONSTRUCTION.
11. ONLY PLANS SETS STAMPED "APPROVED FOR CONSTRUCTION" AND SIGNED BY ENGINEER SHALL BE USED FOR PROJECT CONSTRUCTION. USE OF PLANS NOT STAMPED "APPROVED FOR CONSTRUCTION" SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
12. PLANT MIX PAVEMENT SHALL BE PER HSDP SECTION 3060.0703 OR SP 2 OR BETTER WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF 3/4", PG 64-28 (PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED. A MINIMUM OF 0.5% ANTI-STRIPPING ADDITIVE IS SPECIFIED.

ENGINEERS STANDARD NOTES:

1. THE CONTRACTOR AT ALL TIMES SHALL COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBILITY PARTY WHO SHALL HAVE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR ON THE JOB SITE DURING ALL WORKING HOURS.
2. THE CONTRACTOR SHALL EXAMINE THE SITE, COMPARE IT WITH THE PLANS AND SPECIFICATIONS, CAREFULLY EXAMINE ALL OF THE CONTRACT DOCUMENTS, AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED BEFORE ENTERING INTO CONTRACT. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF AN ERROR ON HIS PART AND/OR HIS NEGLIGENCE AND/OR FAILURE TO ACQUAINT HIMSELF WITH THE CONDITIONS OF THE SITE.
3. ALL EXISTING UTILITY LOCATIONS SHOWN IN THESE PLANS ARE APPROXIMATE ONLY AND MUST BE VERIFIED. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. EXACT LOCATION OF UNDERGROUND UTILITIES CAN ONLY BE DETERMINED BY PHYSICAL EXCAVATION OF THE UTILITY LINE AND SURVEYING THE LOCATION OF THE PIPE OR CONDUIT. CALL "DIG LINE", 48 HOURS IN ADVANCE OF COMMENCING WORK, AT 1-800-342-1585.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STREETS, SIDEWALKS, OR STRUCTURES DURING THE CONSTRUCTION OF THIS PROJECT, AND SHALL REPAIR SUCH DAMAGE TO THE SATISFACTION OF THE GOVERNING AGENCY, AT NO EXTRA COST TO THE OWNER.
5. ALL EXISTING CONDITIONS AND STRUCTURES, NOT SPECIFICALLY NOTED FOR REMOVAL, SHALL BE RETAINED AND PROTECTED.
6. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE 2020 ISPWC. NO EXCEPTIONS TO THESE STANDARDS WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE GOVERNING AGENCY.
7. ALL WORK IS TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.
8. CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES.
9. HECO DOES NOT AND CANNOT GUARANTEE THE ACCURACY OF WORK DONE BY OTHERS AND INCLUDES THIS INFORMATION FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE OWNER'S REPRESENTATIVE TO REQUEST CLARIFICATION OF DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THIS PLAN AND INFORMATION SHOWN ELSEWHERE. IN THE EVENT THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT SUCH CLARIFICATION FROM THE OWNER'S REPRESENTATIVE, HE SHALL BE LIABLE FOR THE COST OF CORRECTIVE WORK AND SHALL REPAIR OR RECONSTRUCT THE FAULTY WORK TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, ERECTING AND MAINTAINING THE REQUIRED MATERIALS, EQUIPMENT AND MANPOWER NECESSARY FOR PUBLIC SAFETY AND TRAFFIC CONTROL, INCLUDING PEDESTRIAN TRAFFIC, WITHIN THE PROJECT LIMITS AND ON THE APPROACHES TO THE PROJECT.
11. CONTRACTOR SHALL HAVE A STAMPED, APPROVED SET OF PLANS, A COMPLETE COPY OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.) AND SUPPLEMENTAL SPECIFICATIONS AT THE WORK SITE AT ALL TIMES.
12. EXISTING UTILITIES SHALL BE RETAINED AND PROTECTED AS NEEDED TO MAINTAIN SERVICE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY TO ABANDON OR RELOCATE THE UTILITY MATERIALS AS NEEDED.

SEPTIC SYSTEM NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) AND CANYON COUNTY ORDINANCES (CC0).
2. NITRATE REDUCTION SYSTEM CAPABLE OF REDUCING NITRATES BY 40% IS REQUIRED ALONG WITH THE SEPTIC TANK. FINAL SELECTION OF SYSTEM TO BE CHOSEN BY OWNER AND COORDINATED BY CONTRACTOR. SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS FROM SWDH. SEE TABLE 5-16 OF TECHNICAL GUIDANCE MANUAL: INDIVIDUAL AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS FOR SYSTEMS CAPABLE OF REDUCING NITRATES BY 65%.
3. SEPTIC SYSTEMS SHALL BE INSTALLED ACCORDING TO THE TECHNICAL GUIDANCE MANUAL: INDIVIDUAL AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS (TGM), LATEST EDITION, FROM THE STATE OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.

GRADING & DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE 2020 ISPWC.
2. UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS HAVE BEEN LOCATED AS MARKED IN THE FIELD BY DIGLINE AND APPLICABLE UTILITY COMPANIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL CONTACT DIGLINE TO MARK ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA. CONTACT DIGLINE AT 1-800-342-1585. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA.
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN THE SUBGRADE IN SUCH A CONDITION THAT IT WILL BE WELL-DRAINED AT ALL TIMES. DRAINAGE DITCHES SHALL BE CONSTRUCTED AS NECESSARY TO AVOID DAMAGE TO THE CONSTRUCTION SITE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION AND ELEVATION OF ALL TIE IN POINTS PRIOR TO CONSTRUCTION AND SHALL CONTACT THE DESIGN ENGINEER WITH ANY DISCREPANCIES. THIS SHALL BE FOR ALL SURFACE AND SUBSURFACE CONNECTIONS.
5. UNLESS NOTED OTHERWISE, ALL STORM DRAIN PIPE (ABBREVIATED SD ON PLANS) SHALL BE ASTM D 3034 PVC; AASHTO M 252 OR AASHTO M 294 HDPE PER ISPWC SECTION 601.
6. ALL PIPE INSTALLATION AND TRENCHING SHALL CONFORM TO THE ISPWC SECTION 301.
7. PIPE COUPLINGS SHALL CONFORM TO THE REQUREMENTS OF ISPWC SECTION 601 PART 2 & 2.3. ALL DISSIMILAR SIZE PIPE MAINLINE (GREATER THAN 12" DIAMETER) TO MAINLINE CONNECTIONS SHALL BE WITH ECCENTRIC FITTINGS (MATCHING INVERT ELEVATIONS) AND SHALL PROVIDE A WATERTIGHT CONNECTION. ALL STORM DRAIN SERVICE LINE CONNECTIONS SHALL BE TYPE "A" PER ISPWC SD-511 (PREFERRED) OR TYPE "C" (MATCHING CROWN). ALL PIPE SHALL BE PROVIDED WITH 1-FOOT MINIMUM COVER.
8. PROVIDE A FLEXIBLE MANHOLE CONNECTOR (KOR-N-SEAL OR APPROVED SUBSTITUTION) FOR ALL PIPE CONNECTIONS THROUGH CIRCULAR STRUCTURES (MANHOLES AND CATCH BASINS). CORE DRILL ALL RECTANGULAR STRUCTURES AND GROUT PENETRATIONS WATER-TIGHT PER ISPWC SECTION 703.
9. MAINTENANCE OF STORMWATER FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY IS SHOWN TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION.
10. EXCESS SOIL CAN BE PLACED IN LOTS 4,5, AND 6 AND LEVELED WITH THE SURROUNDING AREA.
11. EACH LOT BUILDER SHALL APPLY WITH CDH4 FOR AN APPROACH PERMIT AND CONSTRUCTION OF DRIVEWAY PER CHD4 POLICY.

PROFESSIONAL ENGINEER LICENSE 19785 STATE OF IDAHO JESSE R. CHRISTENSEN

DRAFT

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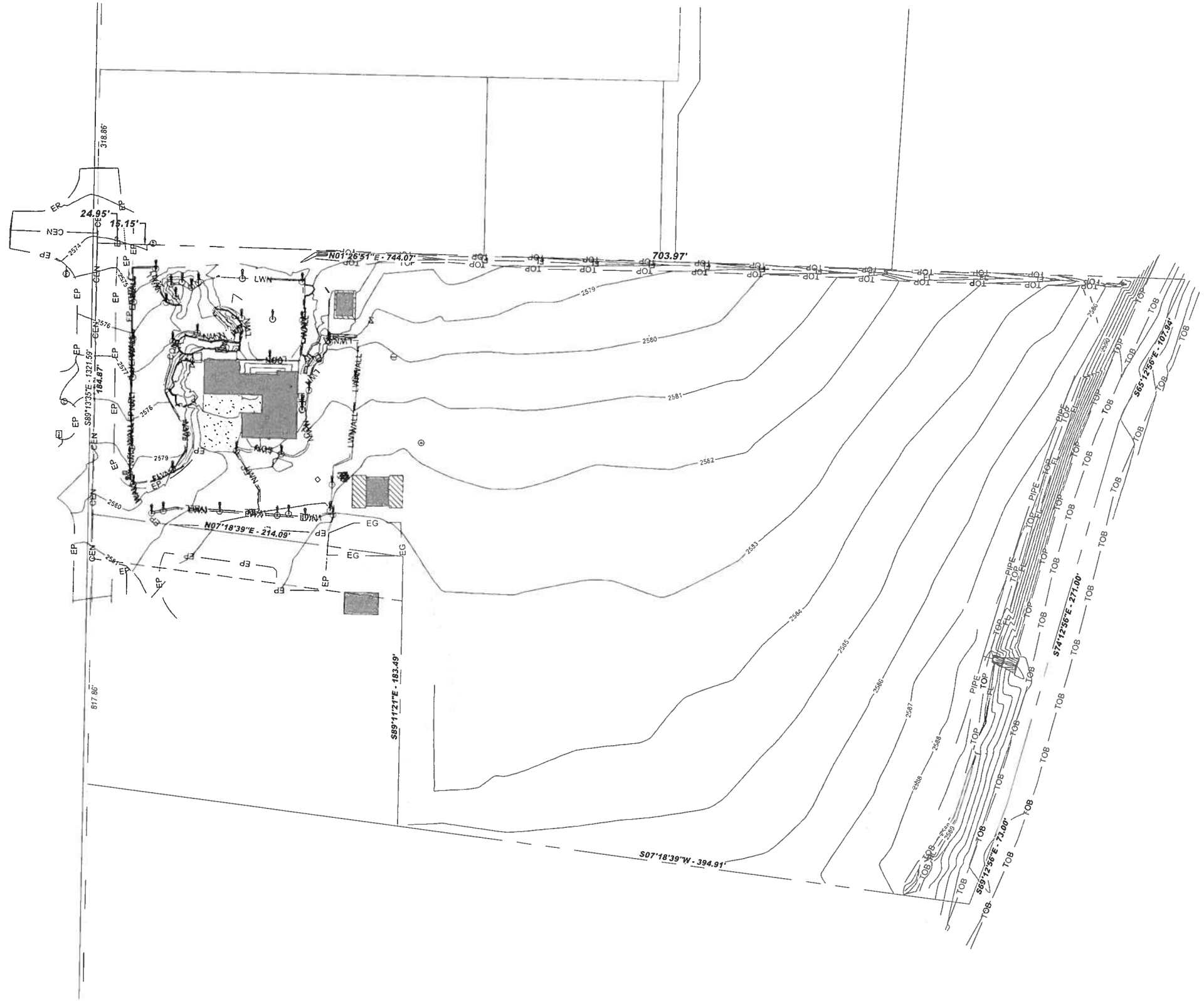
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DESIGNED: J.CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE: MAY 2025
DRAWN BY: S. MAYAR	G0.2	NOTES	PROJECT NO.: PR24-0338
DESIGN QC: J.CHRISTENSEN		WAYNE'S HIDEAWAY SUBDIVISION	SHEET 3 OF 12
DWG QC: Z.MATHEWS		CANYON COUNTY, IDAHO	

Exhibit A.8

30/05/2025 11:04 SAL OCHOA G:\CLIENTS\PR\PR24-0338 RUTH LANE SUBDIVISION\DRAWINGS\3 G0.2 NOTES.DWG

Exhibit A.8



LEGEND

- ALUMINUM CAP AS NOTED
- 5/8" REBAR AS NOTED
- 1/2" REBAR AS NOTED
- CALC POINT
- IRON PIPE
- MAG NAIL
- CHISELED "X"
- HUB AND TACK
- WATER SPIGOT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- PIPE INVERT
- POST
- POWER POLE
- TELEPHONE BOX
- AIR CONDITION UNIT
- GAS MARKER
- SIGN
- CABLE TV
- BOUNDARY
- SECTION LINE
- EASEMENT
- ADJOINER
- EP — EDGE OF PAVEMENT
- EG — EDGE OF GRAVEL
- CEN — CROWN OF ROAD
- LWN — EDGE OF LAWN
- CON — EXISTING CONCRETE
- X — FENCE LINE
- TOP — TOP OF SLOPE
- TOB — TOP OF BANK
- FL — FLOW LINE
- WALL — RETAINING WALL
- PIPE — PIPE
- GB — GRADE BREAK
- TREE DRIP LINE
- EXISTING BUILDING

/ G1.0 VIEW/DETAIL TITLE

10' 0 10' 20'
SCALE OF FEET

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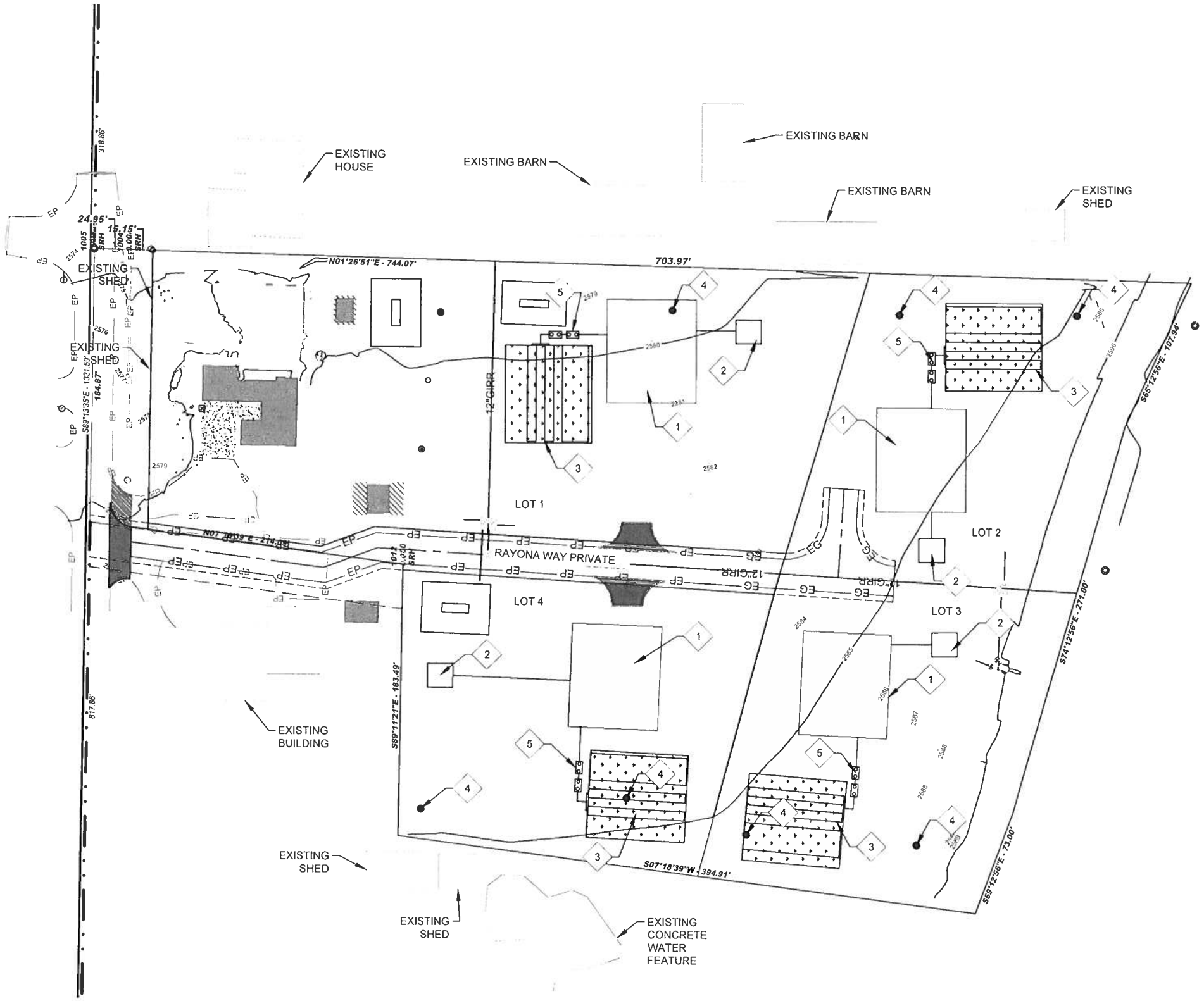
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DESIGNED: J.CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE: MAY 2025
DRAWN BY: S. MAYAR	G1.0	EXISTING TOPO WAYNE'S HIDEAWAY SUBDIVISION CANYON COUNTY, IDAHO	PROJECT NO.: PR24-0338
DESIGN QC: J.CHRISTENSEN			SHEET 4 OF 12
DWG QC: Z.MATHEWS			

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Exhibit A.8

Exhibit A.8



KEYNOTES: #

1. PROPOSED HOUSE LOCATION
2. PROPOSED WELL LOCATION
3. PROPOSED DRAINFIELD
4. TEST PIT
5. PROPOSED SEPTIC TANK

DRAFT

PROFESSIONAL ENGINEER LICENSE 19785 STATE OF IDAHO JESSE R. CHRISTENSEN

40' 0 40' 80'
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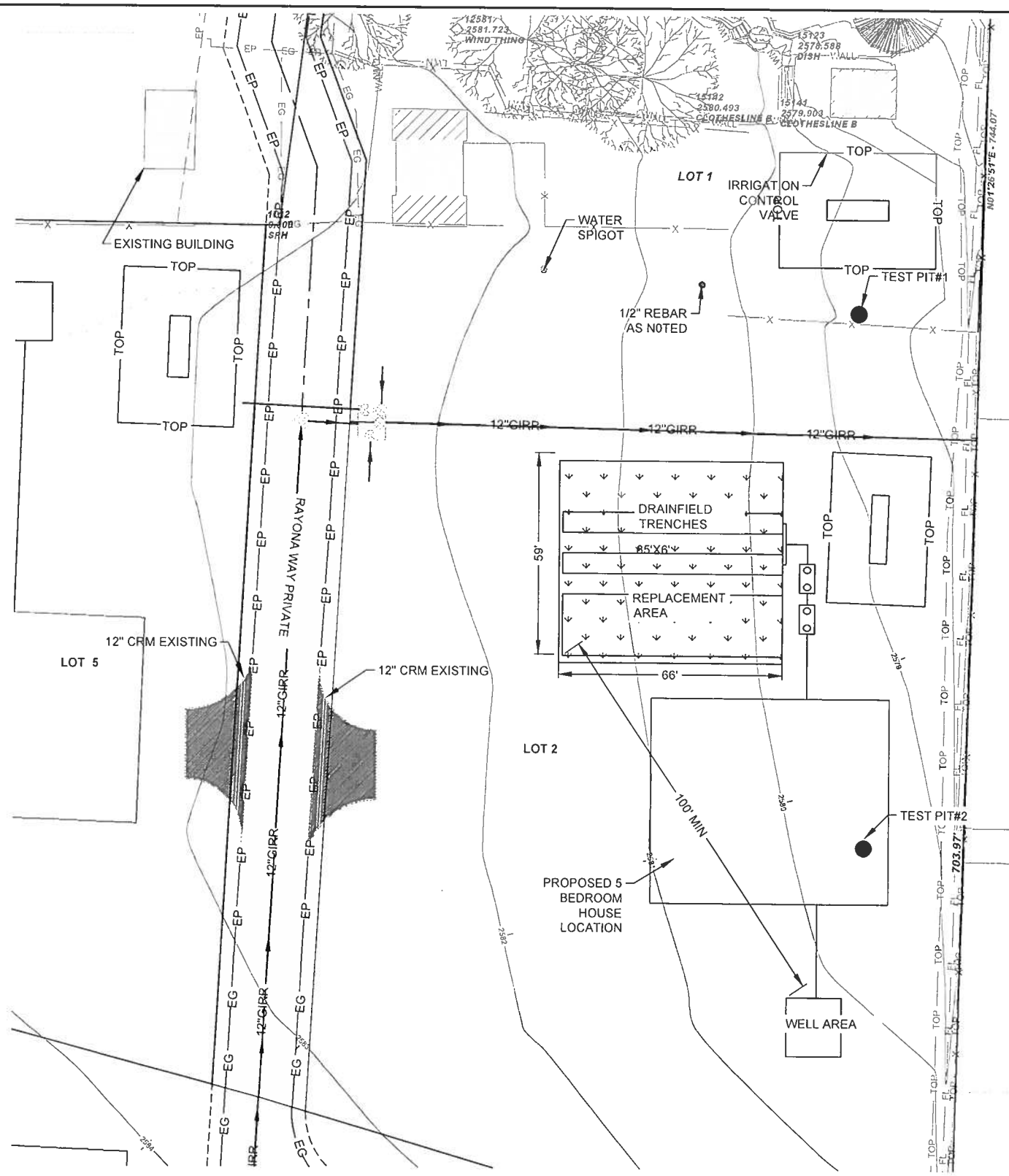
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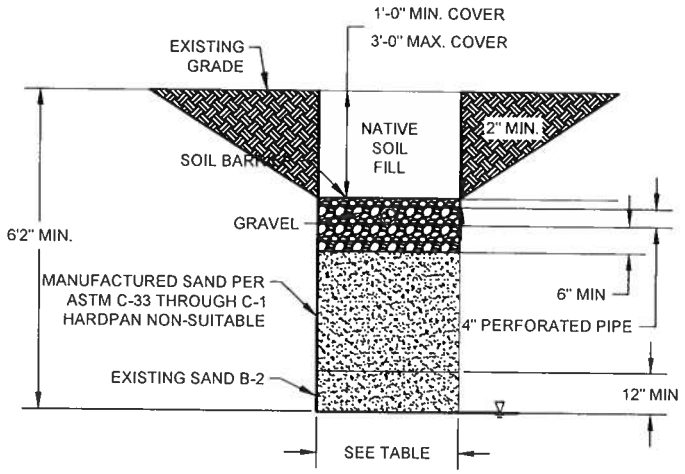
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DRAWN BY: S. MAYAR	C1.0	OVERALL SITE PLAN	PROJECT NO.: PR24-0338
DESIGN QC: J.CHRISTENSEN		WAYNE'S HIDEAWAY SUBDIVISION	SHEET 5 OF 12
DWG QC: Z.MATHEWS		CANYON COUNTY, IDAHO	

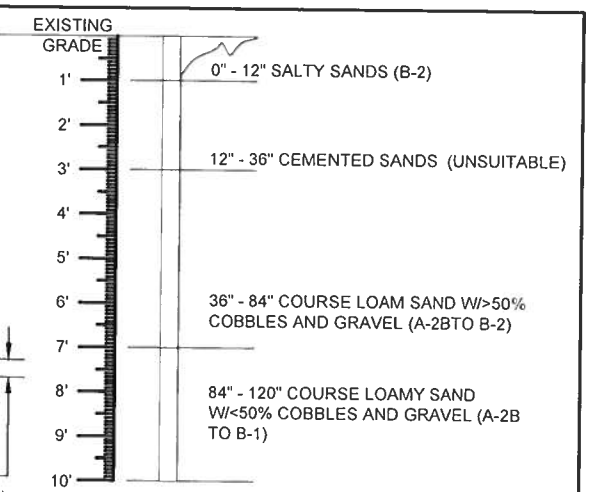
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Exhibit A.8





EXCAVATE TO A MINIMUM DEPTH OF 6 FEET 2 INCHES OR UNTIL A MINIMUM 12 INCHES OF SUITABLE NATIVE SOIL IS DISCOVERED.



1 C2.0 TEST PIT#1 SOIL PROFILE
NTS

EXCAVATE TO A MINIMUM DEPTH OF 6 FEET 2 INCHES OR UNTIL A MINIMUM 12 INCHES OF SUITABLE NATIVE SOIL IS DISCOVERED.

1 C2.0 TEST PIT #2 SOIL PROFILE
NTS

AREA REQUIREMENTS & TOTAL LENGTHS FOR STANDARD SUBSURFACE DISPOSAL SYSTEMS						
# OF BEDROOMS	1	2	3	4	5	6
GALLONS PER DAY	150	200	250	300	350	400
	TOTAL TRENCH LENGTHS (FEET)					
SOIL GROUP A-2b TOTAL SF	200	267	333	400	467	533
6' wide trench	33	44	56	67	78	89
5' wide trench	40	53	67	80	93	107
4' wide trench	50	67	83	100	117	133
3' wide trench	67	89	111	133	156	178
2' wide trench	100	139	167	200	253	267

PROFESSIONAL ENGINEER LICENSE 19785 STATE OF IDAHO JESSE R. CHRISTENSEN
DRAFT

20' 0 20' 40'
SCALE OF FEET

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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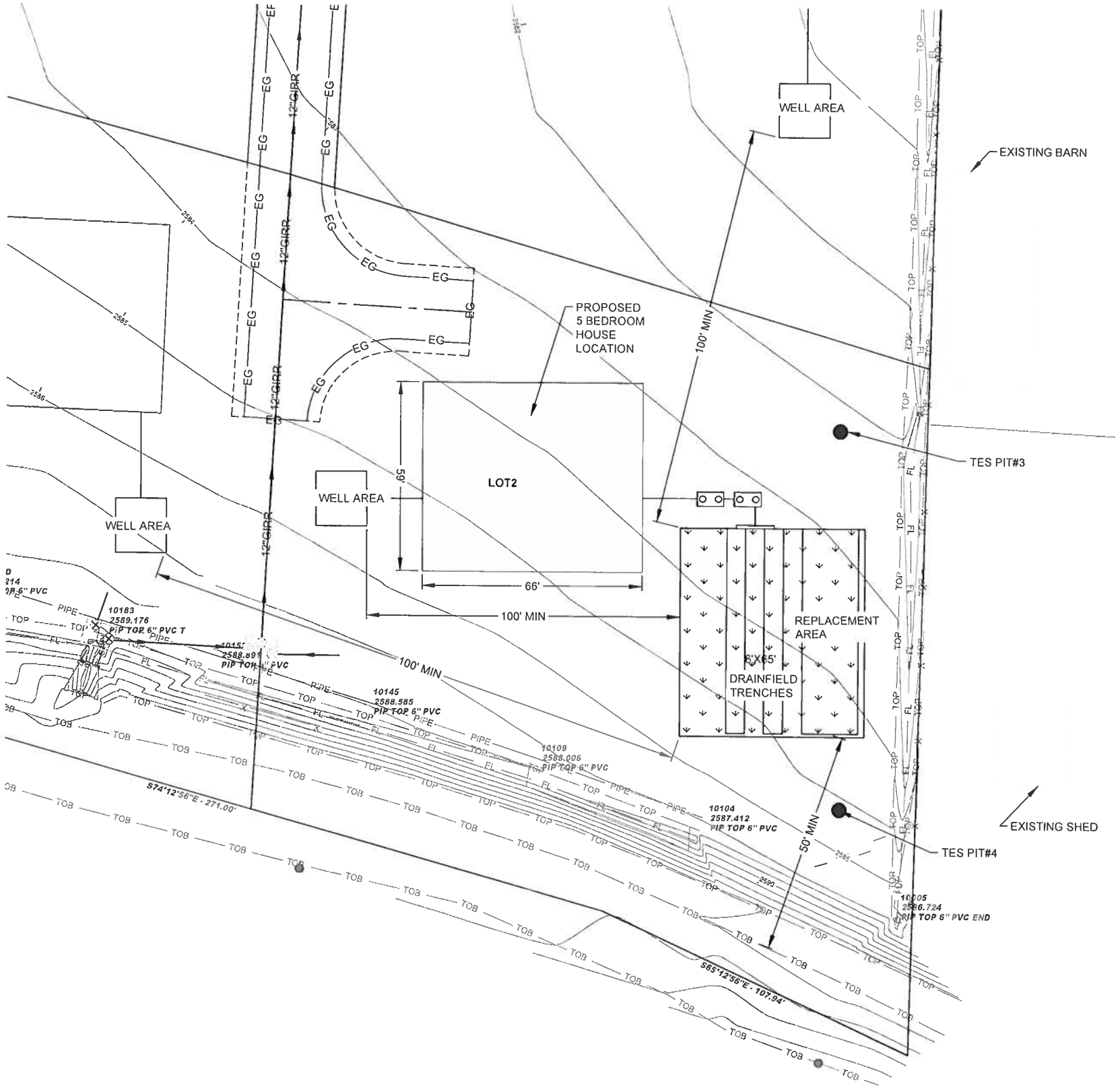
HECO ENGINEERS

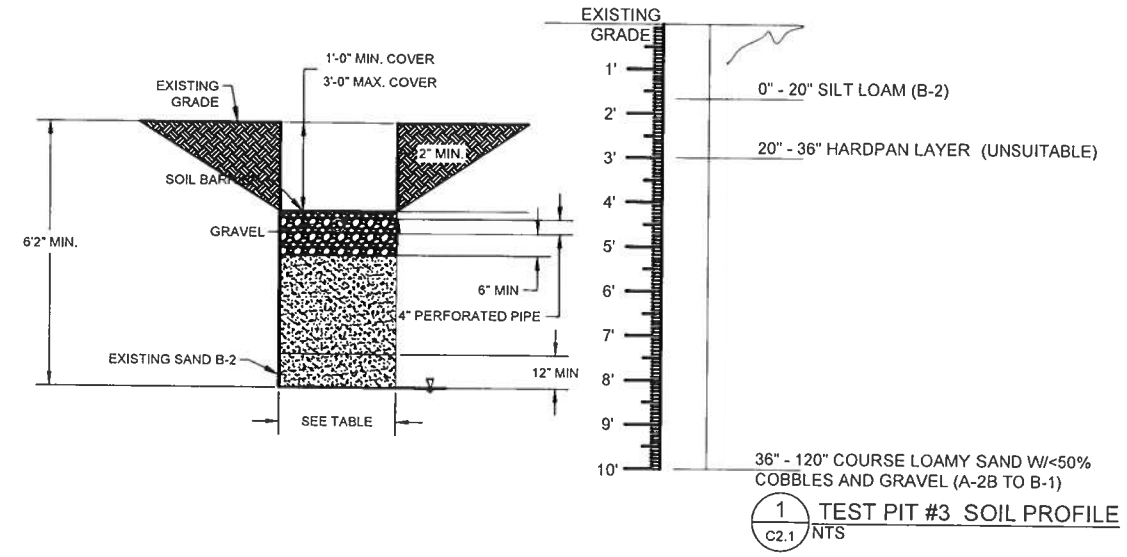
DESIGNED: J.CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE: MAY 2025
DRAWN BY: S. MAYAR	C2.0	LOT 1	PROJECT NO.: PR24-0338
DESIGN QC: J.CHRISTENSEN		WAYNE'S HIDEAWAY SUBDIVISION	SHEET 6 OF 12
DWG QC: Z.MATHEWS		CANYON COUNTY, IDAHO	

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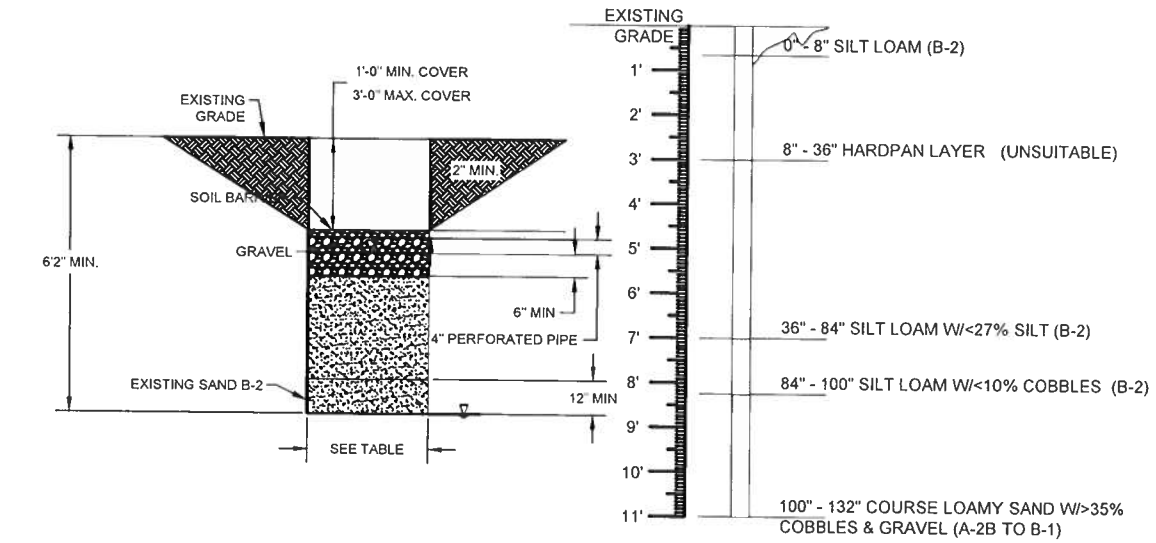
Exhibit A.8

Exhibit A.8





1 / C2.1 TEST PIT #3 SOIL PROFILE
NTS



1 / C2.1 TEST PIT #4 SOIL PROFILE
NTS

AREA REQUIREMENTS & TOTAL LENGTHS FOR STANDARD SUBSURFACE DISPOSAL SYSTEMS

# OF BEDROOMS	1	2	3	4	5	6
GALLONS PER DAY	150	200	250	300	350	400
	TOTAL TRENCH LENGTHS (FEET)					
SOIL GROUP A-2b TOTAL SF	200	267	333	400	467	533
6' wide trench	33	44	56	67	78	89
5' wide trench	40	53	67	80	93	107
4' wide trench	50	67	83	100	117	133
3' wide trench	67	89	111	133	156	178
2' wide trench	100	139	167	200	253	267

20' 0 20' 40'
SCALE OF FEET

PROFESSIONAL ENGINEER LICENSE 10785 STATE OF IDAHO JESSE R. CHRISTENSEN
DRAFT

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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HECO ENGINEERS

DESIGNED:	J.CHRISTENSEN
DRAWN BY:	S. MAYAR
DESIGN QC:	J.CHRISTENSEN
DWG QC:	Z.MATHEWS

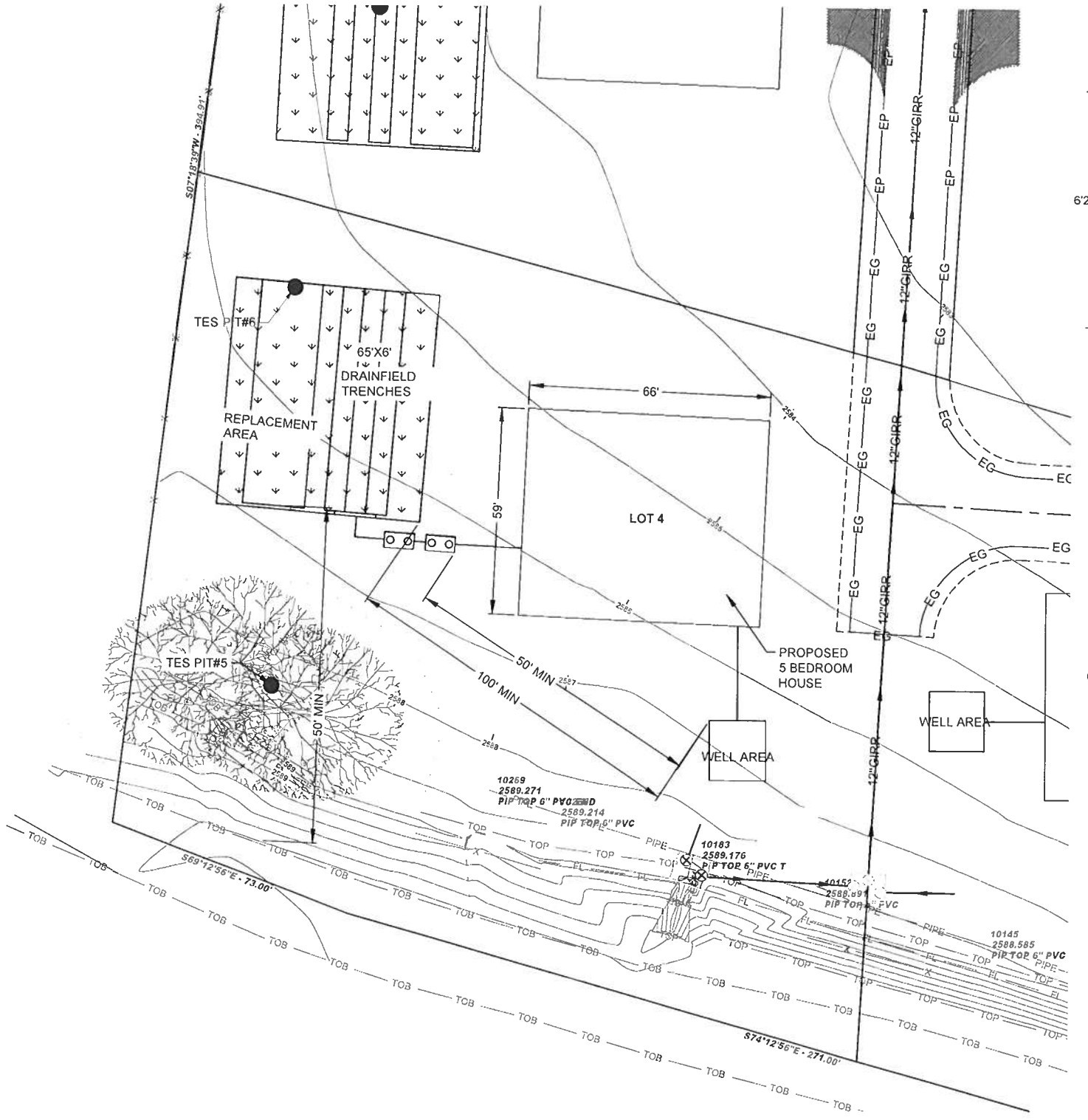
SUB SHEET NO. C2.1

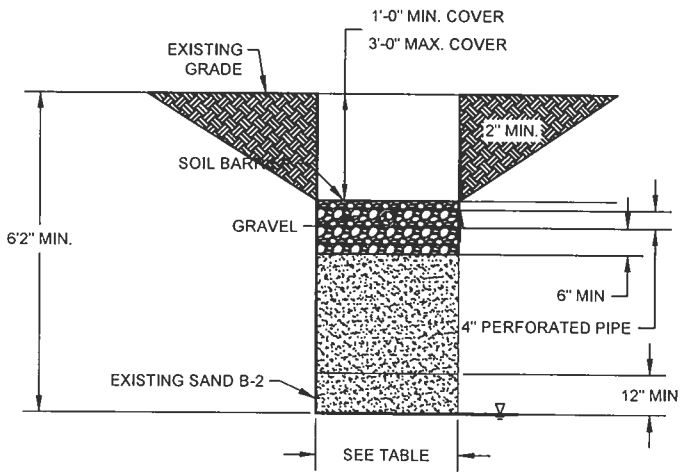
TITLE OF SHEET
LOT 2
WAYNE'S HIDEAWAY SUBDIVISION
CANYON COUNTY, IDAHO

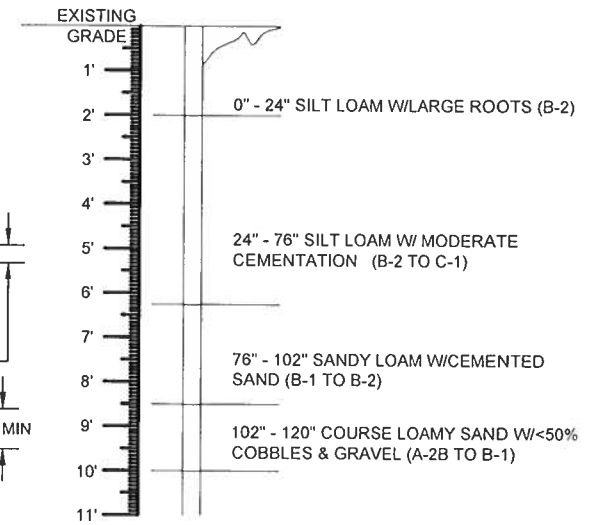
DATE:	MAY 2025
PROJECT NO.:	PR24-0338
SHEET	7 OF 12

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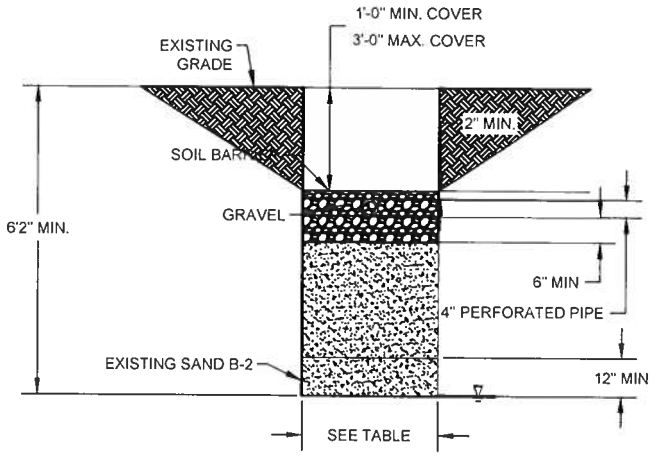
Exhibit A.8

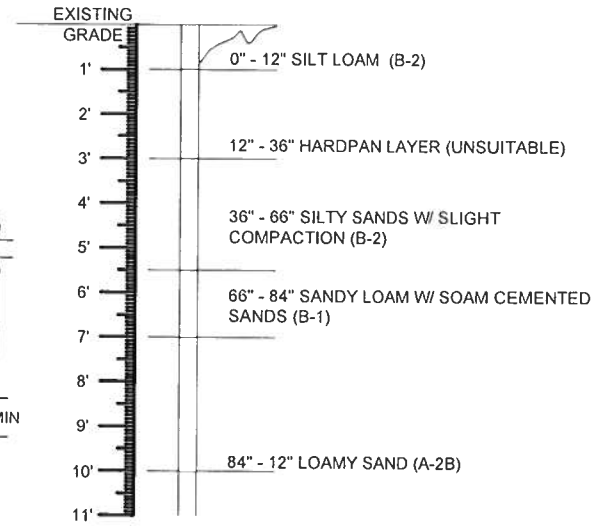






1 C2.2 TEST PIT #5 SOIL PROFILE
NTS





1 C2.2 TEST PIT #6 SOIL PROFILE
NTS

AREA REQUIREMENTS & TOTAL LENGTHS FOR STANDARD SUBSURFACE DISPOSAL SYSTEMS						
# OF BEDROOMS	1	2	3	4	5	6
GALLONS PER DAY	150	200	250	300	350	400
	TOTAL TRENCH LENGTHS (FEET)					
SOIL GROUP A-2b TOTAL SF	200	267	333	400	467	533
6' wide trench	33	44	56	67	78	89
5' wide trench	40	53	67	80	93	107
4' wide trench	50	67	83	100	117	133
3' wide trench	67	89	111	133	156	178
2' wide trench	100	139	167	200	253	267

20' 0 20' 40'
SCALE OF FEET

PROFESSIONAL ENGINEER LICENSED STATE OF IDAHO JESSE R. CHRISTENSEN 19785 DRAFT

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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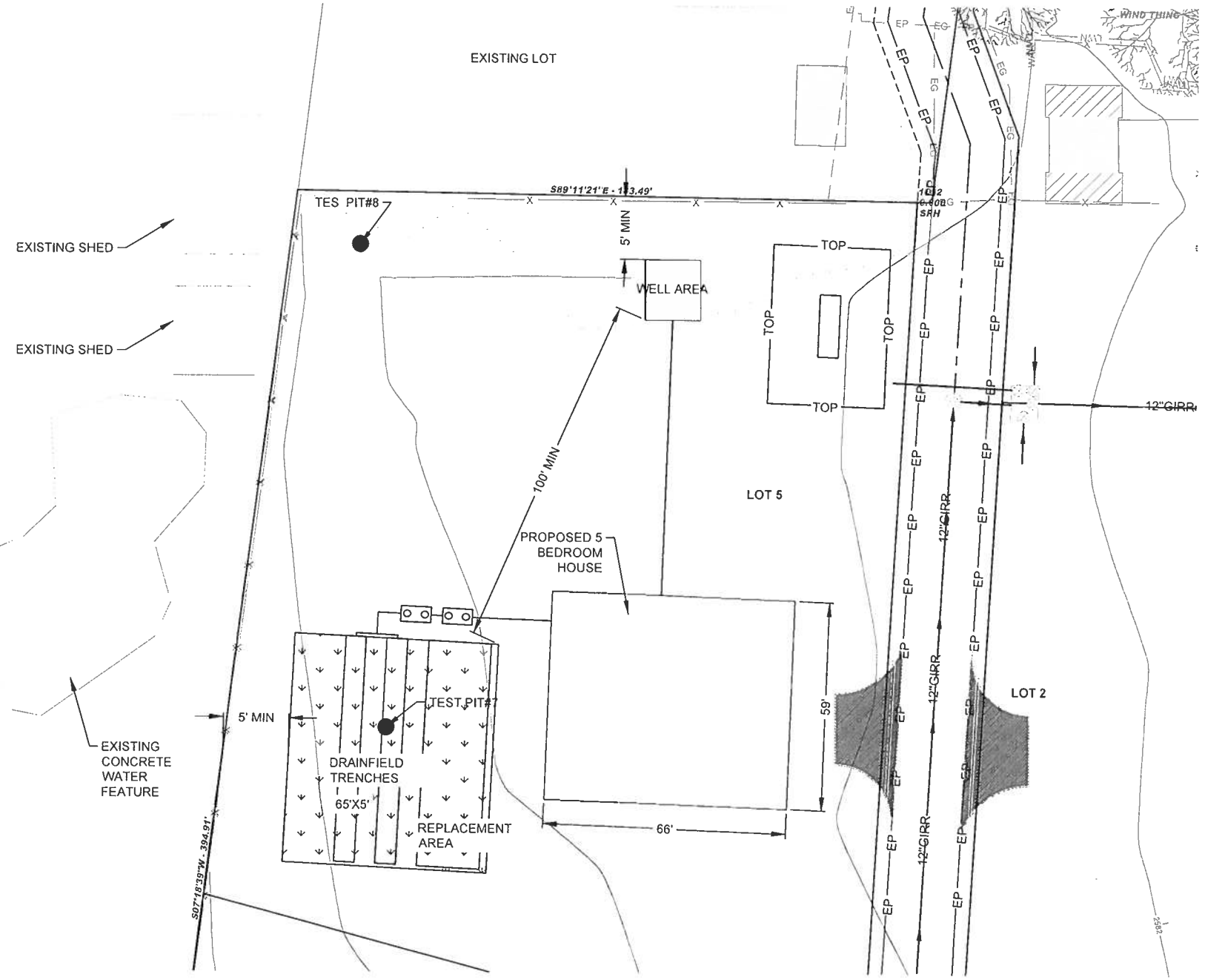
HECO ENGINEERS

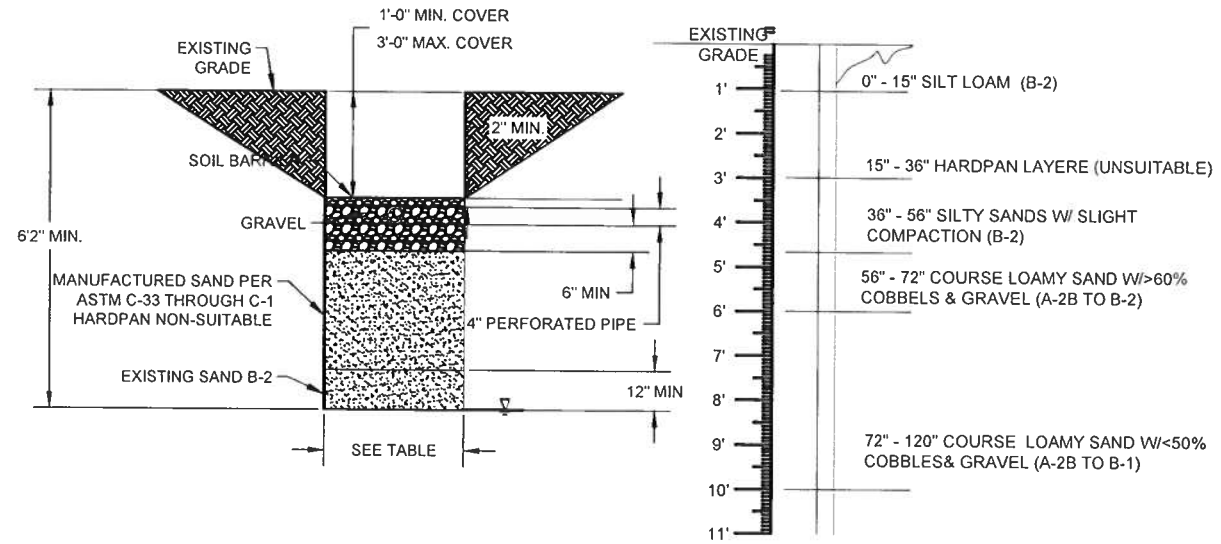
DESIGNED: J.CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE: MAY 2025
DRAWN BY: S. MAYAR	C2.2	LOT3	PROJECT NO.: PR24-0338
DESIGN QC: J.CHRISTENSEN		WAYNE'S HIDEAWAY SUBDIVISION	SHEET 8 OF 12
DWG QC: Z.MATHEWS		CANYON COUNTY, IDAHO	

Exhibit A.8

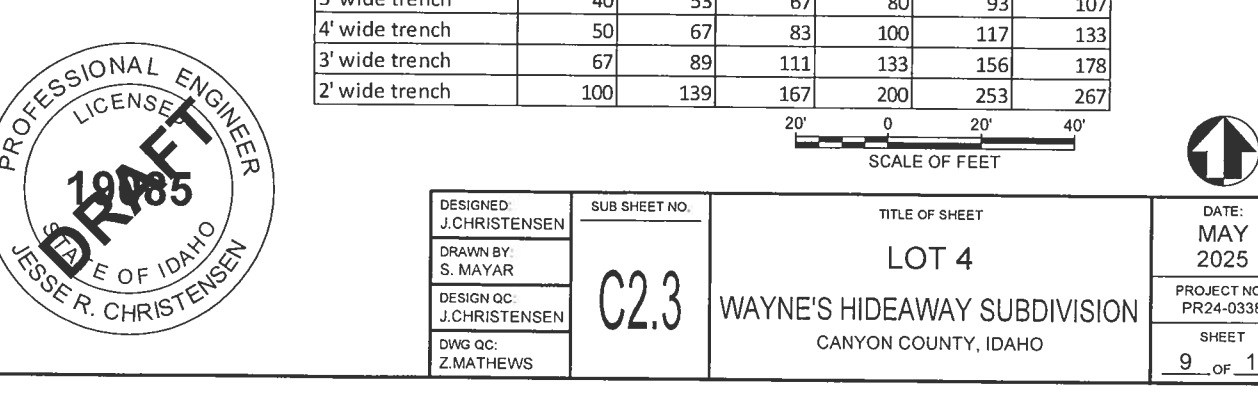
Exhibit A.8

05/05/2025 15:00 SAL OCHOA G:\CLIENTS\PR\PR24-0338 RUTH LANE SUBDIVISION\DRAWINGS\CIVIL\C4.2 LOT3.DWG





1 C2.3 TEST PIT #7 SOIL PROFILE
NTS



1 C2.3 TEST PIT #8 SOIL PROFILE
NTS

AREA REQUIREMENTS & TOTAL LENGTHS FOR STANDARD SUBSURFACE DISPOSAL SYSTEMS						
# OF BEDROOMS	1	2	3	4	5	6
GALLONS PER DAY	150	200	250	300	350	400
	TOTAL TRENCH LENGTHS (FEET)					
SOIL GROUP A-2b TOTAL SF	200	267	333	400	467	533
6' wide trench	33	44	56	67	78	89
5' wide trench	40	53	67	80	93	107
4' wide trench	50	67	83	100	117	133
3' wide trench	67	89	111	133	156	178
2' wide trench	100	139	167	200	253	267

20' 0 20' 40'
SCALE OF FEET

PROFESSIONAL ENGINEER LICENSE 19485 STATE OF IDAHO JESSE R. CHRISTENSEN

DRAFT

REVISIONS			
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DESIGNED: J.CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE:
DRAWN BY: S. MAYAR	C2.3	LOT 4	MAY 2025
DESIGN QC: J.CHRISTENSEN		WAYNE'S HIDEAWAY SUBDIVISION	PROJECT NO.: PR24-0338
DWG QC: Z.MATHEWS		CANYON COUNTY, IDAHO	SHEET 9 OF 12

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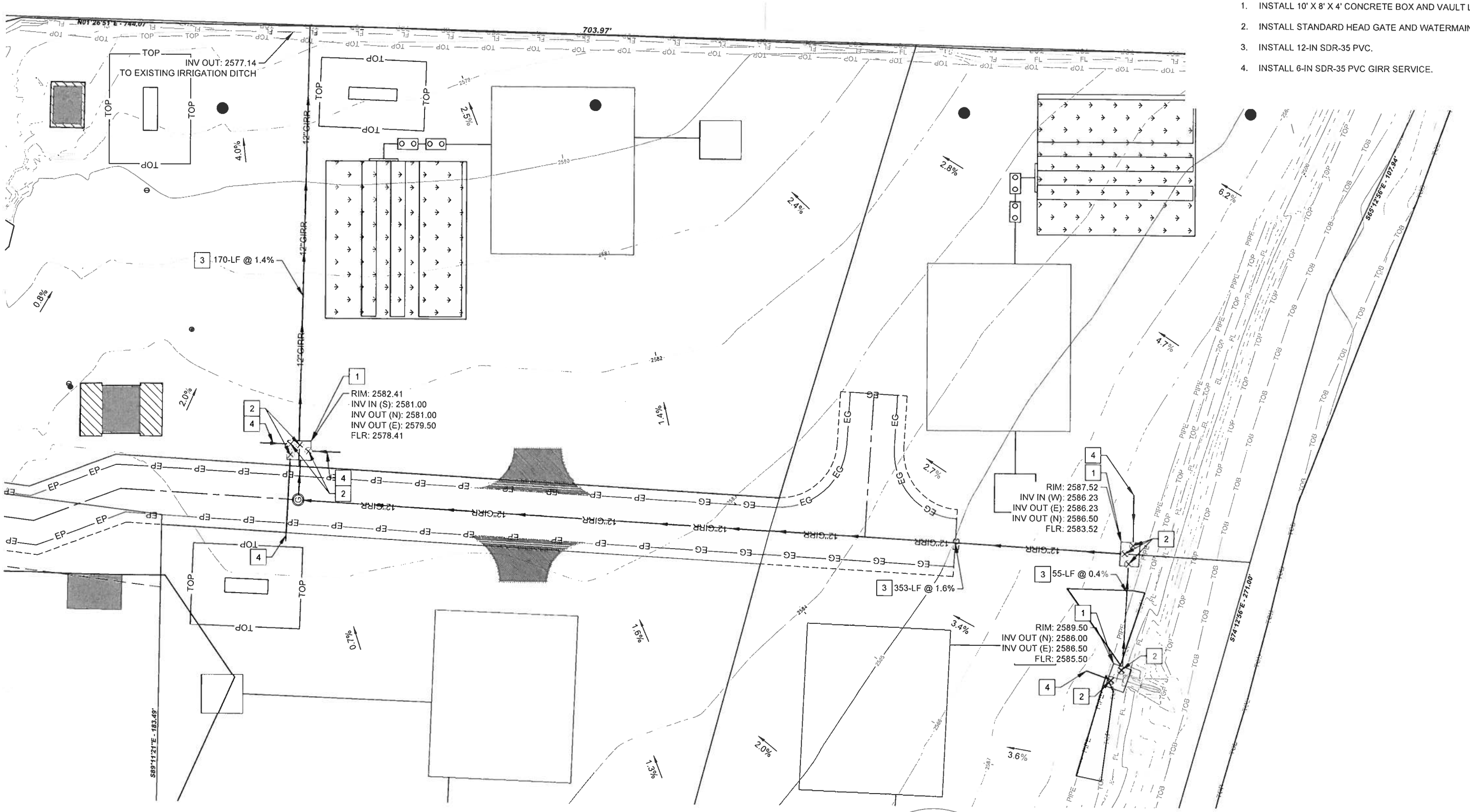
Exhibit A.8

Exhibit A.8

Exhibit A.8

SHEET NOTES:

1. INSTALL 10' X 8' X 4' CONCRETE BOX AND VAULT LID.
2. INSTALL STANDARD HEAD GATE AND WATERMAIN VALVE.
3. INSTALL 12-IN SDR-35 PVC.
4. INSTALL 6-IN SDR-35 PVC GIRR SERVICE.



C2.4 VIEW/DETAIL TITLE

DRAFT

PROFESSIONAL ENGINEER LICENSE 19485 STATE OF IDAHO JESSE R. CHRISTENSEN

20' 0 20' 40'
SCALE OF FEET

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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DESIGNED:	J.CHRISTENSEN
DRAWN BY:	S. MAYAR
DESIGN QC:	J.CHRISTENSEN
DWG QC:	Z.MATHEWS

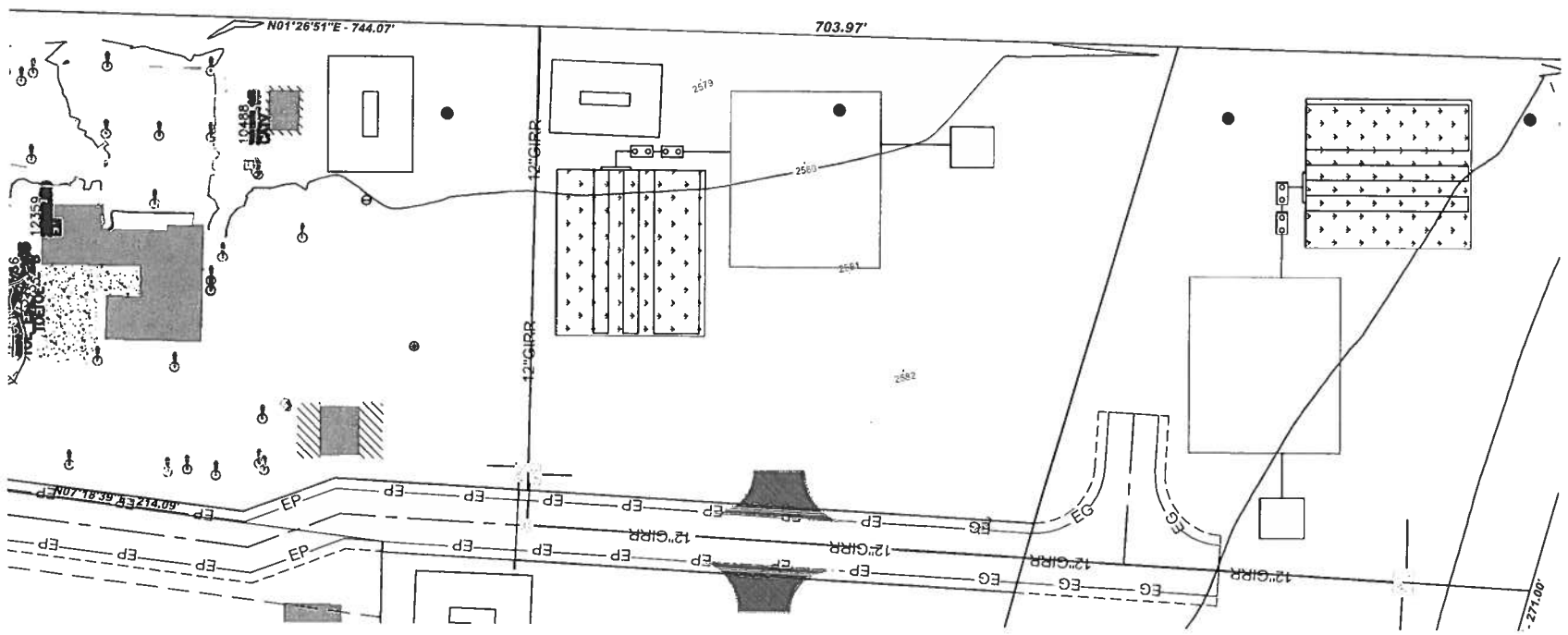
SUB SHEET NO. C2.4

TITLE OF SHEET
IRRIGATION
WAYNE'S HIDEAWAY SUBDIVISION
CANYON COUNTY, IDAHO

DATE:	MAY 2025
PROJECT NO.:	PR24-0338
SHEET	10 OF 12

07/05/2025 14:25 SAL OCHOA G:\CLIENTS\PR\PR24-0338 RUTH LANE SUBDIVISION\DRAWINGS\CIVIL\10 C4.4 IRIGATION.DWG

Exhibit A.8



PLAN VIEW - PLAN AND FROFILE

10' 0 10' 20'
SCALE OF FEET

MATCH LINE STA. 0+00

SHEET NOTES:

1. PENDING

KEYNOTES:

1. PENDING

PROFILE VIEW - STA. 0+00 TO 0+00

10' 0 10' 20' H
5' 0 5' 10' V
SCALE OF FEET

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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DRAFT

DESIGNED:	J.CHRISTENSEN
DRAWN BY:	S. MAYAR
DESIGN QC:	J.CHRISTENSEN
DWG QC:	Z.MATHEWS

SUB SHEET NO. C4.0

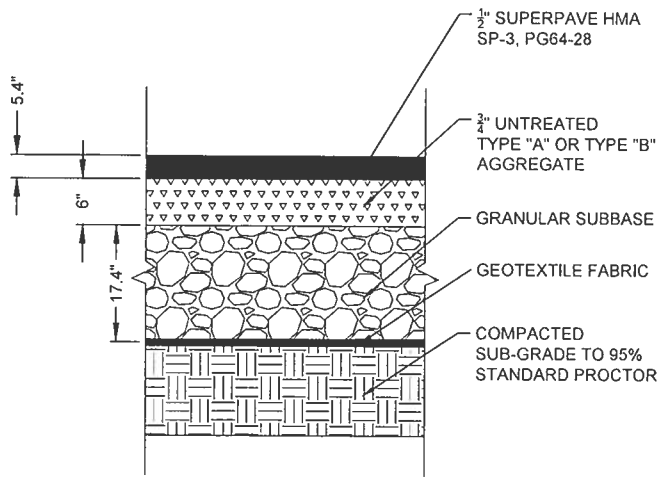
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PLAN AND FROFILE
WAYNE'S HIDEAWAY SUBDIVISION
CANYON COUNTY, IDAHO

DATE:	MAY 2025
PROJECT NO.:	PR24-0338
SHEET	11 OF 12

240172025 08:53 SAL OCHOA G:\CLIENTS\PR\PR24-0338 RUTH LANE SUBDIVISION\DRAWINGS\CIVIL\11 C4.5 PLAN AND FROFILE.DWG

Exhibit A.8

Exhibit A.8



1 C5.0 ASPHALT SECTION
NTS

Exhibit A.8

Exhibit A.8

20\12\2024 15:54 SAL OCHOA G:\CLIENTS\PR\PR24-0338 RUTH LANE SUBDIVISION\DRAWINGS\C5.0 DETAILS.DWG

REVISIONS			
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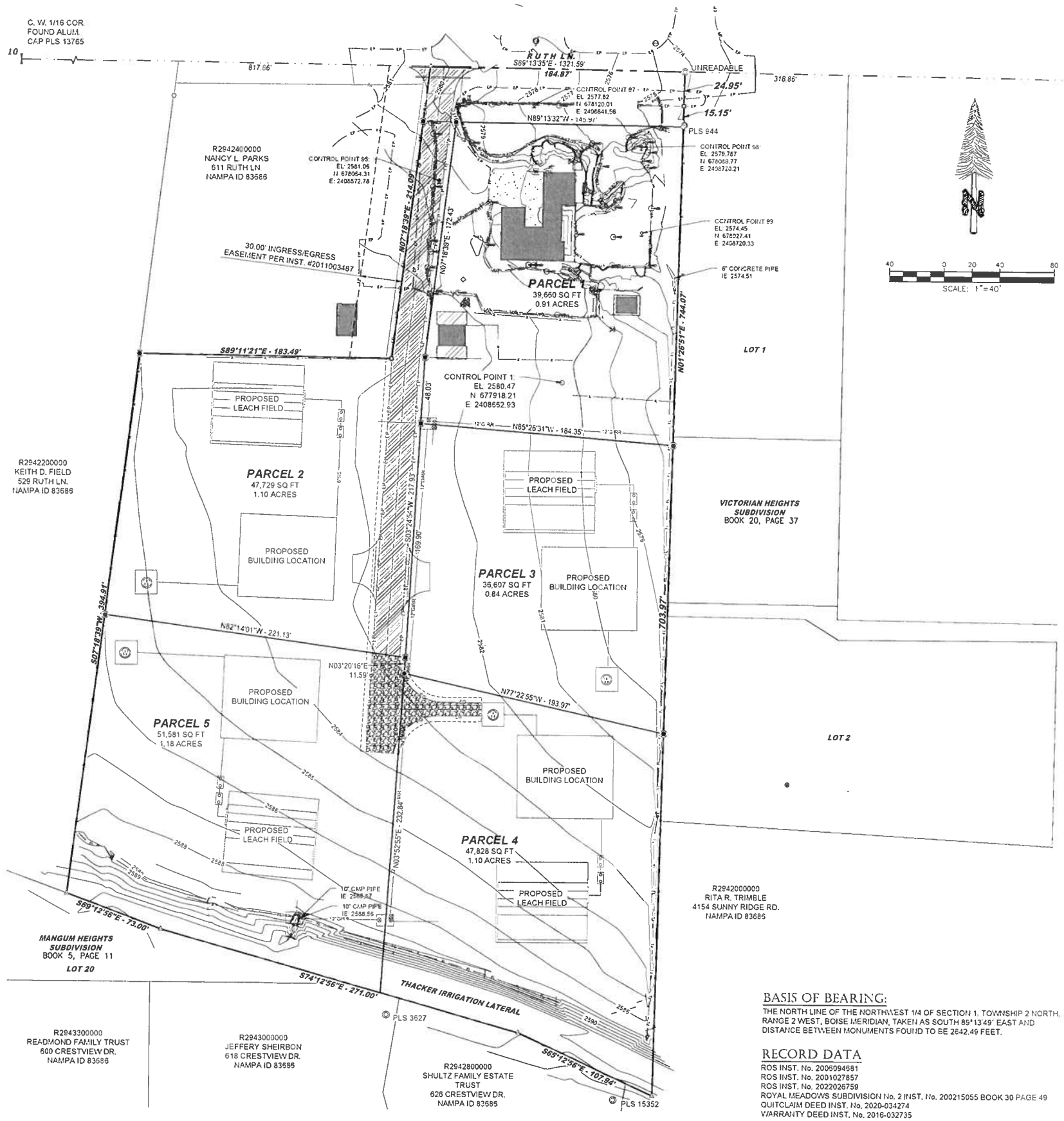
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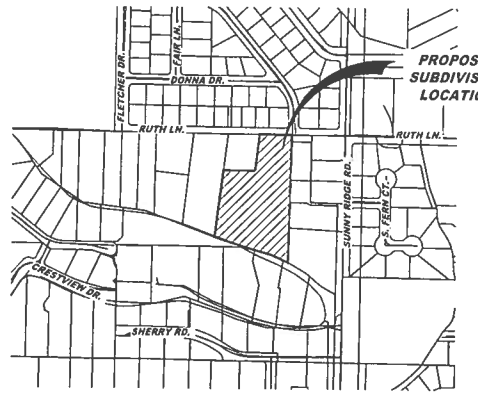
DRAFT

DESIGNED: J.CHRISTENSEN	SUB SHEET NO.	TITLE OF SHEET	DATE: MAY 2025
DRAWN BY: S. MAYAR	C5.0	DETAILS	PROJECT NO.: PR24-0338
DESIGN QC: J.CHRISTENSEN		WAYNE'S HIDEAWAY SUBDIVISION	SHEET 12 OF 12
DWG QC: Z.MATHEWS		CANYON COUNTY, IDAHO	

PRELIMINARY PLAT FOR
RUTH LANE SUBDIVISION

A PORTION OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
-2024-





VICINITY MAP
N.T.S.

BASIS OF BEARING:

THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, TAKEN AS SOUTH 89°13'49" EAST AND DISTANCE BETWEEN MONUMENTS FOUND TO BE 2642.49 FEET.

RECORD DATA

ROS INST. No. 2005094581
ROS INST. No. 2001027857
ROS INST. No. 2022026759
ROYAL MEADOWS SUBDIVISION No. 2 INST. No. 200215055 BOOK 30 PAGE 49
QUITCLAIM DEED INST. No. 2020-034274
WARRANTY DEED INST. No. 2016-032735

LEGEND

- 11/12 — 1/4 COR. MONUMENT AS NOTED
- 11/12 — 1/16 COR. MONUMENT AS NOTED
- SET 5/8" REBAR W/ CAP "PLS 9865"
- ALUMINUM CAP AS NOTED
- 5/8" REBAR AS NOTED
- 1/2" REBAR AS NOTED
- CALC POINT
- IRON PIPE
- MAG NAIL
- CHISELED "X"
- HUB AND TACK
- WATER SPIGOT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- PIPE INVERT
- POST
- POWER POLE
- TELEPHONE BOX
- AIR CONDITION UNIT
- GAS MARKER
- SIGN
- CABLE TV
- BOUNDARY
- SECTION LINE
- EASEMENT
- ADJOINER
- EP — EDGE OF PAVEMENT
- EG — EDGE OF GRAVEL
- CR — CROWN OF ROAD
- EL — EDGE OF LAWN
- EC — EXISTING CONCRETE
- FENCE LINE
- TOP — TOP OF SLOPE
- TOB — TOP OF BANK
- FL — FLOW LINE
- RW — RETAINING WALL
- PIPE — PIPE
- GB — GRADE BREAK
- TREE DRIP LINE
- EXISTING BUILDING

NOTES:

1. A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE SECTION 31-3805.
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF NAMPA STANDARDS FOR THE APPLICABLE ZONE.
3. THE SEWER SYSTEM SHALL BE AN EXTENSION OF THE CITY OF NAMPA MUNICIPAL SEWER SYSTEM.
4. THE WATER SYSTEM SERVING ALL LOTS OF THE SUBDIVISION SHALL BE AN EXTENSION OF THE CITY OF NAMPA MUNICIPAL WATER SYSTEM.
5. A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION IS HEREBY DESIGNATED AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED
   a) 10' ALONG SUBDIVISION BOUNDARY
   b) 5' ALONG EACH SIDE OF INTERIOR LOT LINES
   IF ANY LOT LINES ARE ADJUSTED, THE EASEMENT SHALL ALSO BE ADJUSTED ACCORDINGLY,
   PROVIDING THAT THE FACILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT.
6. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
7. IRRIGATION WATER HAS BEEN PROVIDED FROM NAMPA MERIDIAN IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805. THE LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NAMPA MERIDIAN IRRIGATION DISTRICT.
8. THE CITY OF NAMPA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PUBLIC SEWER, AND WATER MAINS WITH IN THIS SUBDIVISION. THE CITY OF NAMPA IS ALSO RESPONSIBLE FOR WATER SERVICE TO METERS.
9. STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY OR EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE. ALL MUNICIPAL SURFACE DRAINAGE WILL BE RETAINED ON SITE.
10. ANY RE-SUBMISSION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THAT TIME.
11. LOTS 1, 4, 13, 29 OF BLOCK 1, ARE DESIGNATED COMMON LOTS FOR THE PURPOSE OF PUBLIC UTILITIES, STORM DRAINAGE AND PEDESTRIAN PATHWAYS AND ARE SUBJECT TO A BLANKET PUBLIC UTILITIES AND DRAINAGE EASEMENT. LOT 4 BLOCK 1 WILL ASLO INCLUDE GUEST PARKING. SAID LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. LOT 9 BLOCK 1 SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND IS SUBJECT TO A INGRESS/EGRESS, DRAINAGE AND UTILITIES EASEMENT.
13. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE PER INSTRUMENT NO. _____.

TIMBERLINE SURVEYING
106 N. KIMBALL AVE, SUITE 307, CALDWELL, IDAHO 83605
208 465-5687

PRELIMINARY PLAT
SURVEY FOR
RUTH LANE SUB.

CLIENT: DALE RUSSELL
JOB NUMBER: 24071
DRAWN BY: EJS
CHECKED BY: MJC
DRAWING FILE: 24071 - RUSSELL SUB RUTH LANE
DATE: 12/23/2024
DESCRIPTION: EJS

RUTH LANE SUBDIVISION
NAMPA, IDAHO

OWNER/DEVELOPER:
DALE RUSSELL
331 E ROCKLAN CT.
NAMPA, ID 83686
(760) 213-9032

NO.	DATE	BY	DESCRIPTION

REVISIONS

SCALE: 1" = 40'
SHEET NUMBER: 1 OF 1

Exhibit A.8

Exhibit A.8

Karla Nelson

From: Jesse Christensen [redacted]
Sent: Wednesday, July 22, 2026 3:07 PM
To: Karla Nelson
Subject: RE: [External] Ruth Lane Subdivision

Thanks Karla, yes we understand.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, July 22, 2026 12:00 PM
To: Jesse Christensen <[redacted]>
Subject: RE: [External] Ruth Lane Subdivision

Jesse,
Sorry for the delay. I had some questions for the team on the lot size. We can go forward with the conditional rezone without having the exact number of lots determined. With the subdivision, perhaps Nampa's private road standards will allow for a narrower private road, which may ultimately allow you to meet the 1-acre average lot size. Alternatively, if you cannot meet the 1-acre average lot size, you could include a Planned Unit Development request with the subdivision application to attempt to still get the number of lots that you are wanting. If neither of those options end up being viable, you may end up with only 3 new lots (5 total with the existing home). Before we go forward, I just want to make sure you understand your options regarding the lot sizes/number of lots. As long as that all works for you, I hope that we can get the planning and zoning commission hearing scheduled in September or October (depending on hearing availability).

Thank you,

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

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From: Jesse Christensen <[redacted]
Sent: Thursday, July 16, 2026 7:39 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Ruth Lane Subdivision

Karla, do we know when the hearing is going to be?

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, 25 June 2026 15:13:29
To: Jesse Christensen <[redacted] Eryanna Wagner <[redacted]
Subject: RE: [External] Ruth Lane Subdivision

Jesse,
As a follow-up, there are also a few ways that the applicant could get lots smaller than 1 acre, which would be with central sewer and/or water services which can be accomplished by connecting to city services for either sewer or water, or developing a community water or sewer system for the subdivision. In those cases, the lot size can go down to 12,000 square feet. Another potential opportunity is that the applicant could apply for a PUD to allow for flexibility in the dimensional standards.

Thanks,

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

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From: Karla Nelson
Sent: Tuesday, June 23, 2026 1:33 PM
To: Jesse Christensen <[redacted]>; Eryanna Wagner <[redacted]>
Subject: RE: [External] Ruth Lane Subdivision

Jesse,
Thank you for sending the updated site plan. Right now, the site plan is showing an average lot size of 0.93, and the R-1 zone requires an average lot size of 1 acre. I'll write my report stating that the eventual subdivision will be 5-6 lots. Perhaps the City of Nampa subdivision standards will allow for a narrower private road lot, and since you are within the Nampa Area of Impact, you can use their private road standards. Using Nampa road and setback standards, perhaps you can get to an average lot size of 1 acre with 6 lots, but it is looking like you will only be able to get 5 lots.

Let me know if you have any questions.

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

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From: Jesse Christensen <[redacted]>
Sent: Tuesday, June 16, 2026 2:39 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>; Eryanna Wagner <[redacted]>
Subject: RE: [External] Ruth Lane Subdivision

Here you go Karla,

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661

Phone: 208 642 3304

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, June 16, 2026 10:44 AM
To: Jesse Christensen <jessec@hecoengineers.com>; Eryanna Wagner <eryannaw@hecoengineers.com>
Subject: RE: [External] Ruth Lane Subdivision

Wonderful, thank you, Jesse!

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

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From: Jesse Christensen <jessec@hecoengineers.com>
Sent: Tuesday, June 16, 2026 10:41 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>; Eryanna Wagner <eryannaw@hecoengineers.com>
Subject: RE: [External] Ruth Lane Subdivision

Karla, yes it will be 6 and the existing homes will be retained. I will have something over to you today.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, June 16, 2026 10:38 AM
To: Eryanna Wagner <[redacted]; Jesse Christensen <[redacted]
Subject: RE: [External] Ruth Lane Subdivision

Hi Eryanna and Jesse,
I'm hoping to get this case scheduled with the P&Z in the next few months. I will need to resend the initial agency notice with the additional parcel. I also need to confirm that the total number of lots will now be 6, but the 2 existing residences will be retained, and only 4 new residences are proposed? If there is a very basic updated site plan showing the six lots, that would also be helpful.

Thanks!

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

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From: Eryanna Wagner <[redacted]>
Sent: Tuesday, June 9, 2026 1:21 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Ruth Lane Subdivision

Hi Karla,

Attached is the comprehensive plan amendment signed by Bob Parks.

Eryanna Wagner
Staff Engineer
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, June 8, 2026 8:08 AM
To: Eryanna Wagner <[redacted]>
Subject: RE: [External] Ruth Lane Subdivision

Eryanna,

I forgot to include the comprehensive plan map amendment, the new property owner that will be included in this request will also need to sign the comprehensive plan amendment application: Agency Acknowledgment

Thank you,

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

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From: Eryanna Wagner <[redacted]
Sent: Friday, June 5, 2026 10:18 AM

To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Ruth Lane Subdivision

Hi Karla,
I have attached the zoning amendment for the neighboring property of Ruth Lane Subdivision and an affidavit of legal interest. We will also work on preparing the updated Basic Site Plan.

Eryanna Wagner
Staff Engineer
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - [redacted]
[redacted]4

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, June 3, 2026 11:17 AM
To: Eryanna Wagner <[redacted]>
Subject: RE: [External] Ruth Lane Subdivision

Eryanna,
Yes, the new applicant will need to sign the application so we know that they are ok with you including them in the request. Microsoft Word - Zoning Amendment (see page 3 of the application). It would also be helpful to have an updated basic site plan showing the private road and updated information on the number of lots and any other updated narrative on how the request is changing. We will also need an updated legal description of the full property boundary by the time it goes to the Board of County Commissioners so that it can be included in the development agreement.

Thanks,

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

Website: www.canyoncounty.id.gov

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From: Eryanna Wagner <[redacted]>
Sent: Wednesday, June 3, 2026 11:06 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] Ruth Lane Subdivision

Hi Karla,

We submitted a rezone application for the Ruth Lane Subdivision located at 627 Ruth Ln, Nampa, ID 83686.

We need to update the application to add an additional applicant:

Bob Parks
611 Ruth Ln
Nampa, ID 83686

Please let us know if there is any additional information needed to make this update.

Thank you,

Eryanna Wagner
Staff Engineer
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
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Karla Nelson

From: Karla Nelson
Sent: Monday, June 1, 2026 4:28 PM
To: 'Jesse Christensen'
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

No worries, I understand.
We could potentially wait until the Board hearing, but the legal description is needed for the rezone ordinance and DA, so the rezone cannot be approved without a legal description. Also, I can't say that the additional parcel is part of the application without their signature saying that they are ok with their property being rezoned. An updated site plan would also help to show that you will meet the private road standards.

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

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From: Jesse Christensen <[redacted]
Sent: Monday, June 1, 2026 4:25 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks for responding to my questions, even if they are a bit silly. I guess I am not asking this correctly. Do we need to submit a legal description for rezoning the property? I am getting some pushback from my clients about why this is needed at all.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, June 1, 2026 4:22 PM
To: Jesse Christensen [redacted]
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Yes, if you are adding that additional parcel into the request then we need them to sign on and update the legal description to include their parcel.

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

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From: Jesse Christensen <[redacted]
Sent: Monday, June 1, 2026 3:08 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Is that for just the rezone application that we are doing right now?

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, June 1, 2026 2:31 PM
To: Jesse Christensen <[redacted]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,
I still need:

1. Updated legal description with the additional parcel that you are adding
2. Signed application from the added parcel property owner(s)
3. Updated site plan

Thanks,

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

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From: Jesse Christensen [redacted]
Sent: Monday, June 1, 2026 1:59 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Good afternoon Karla, I was just checking in on this note about our conversation with Daniel from the City of Nampa. I also wanted to know if we need the new application and legal for the zoning meeting portion of the process.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Jesse Christensen
Sent: Wednesday, May 13, 2026 9:20 AM
To: 'Karla Nelson' <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Good morning Karla, I will have to check with the surveyor to see if they started that. We have spoken with Daniel at the City of Nampa and they seem to be willing to work with us on the setback requirements.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, May 12, 2026 3:06 PM
To: Jesse Christensen <[redacted]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,
Just checking in to see if you have any updates on:

1. Updated legal description
2. Signed application from the added parcel
3. Updated site plan

Thanks,

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

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From: Jesse Christensen [redacted]
Sent: Wednesday, April 15, 2026 12:22 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks Karla, I read that but apparently my reading comprehension is a bit lacking today. I will get with the surveyor for the legal and a site plan should be fine.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, April 15, 2026 12:19 PM
To: Jesse Christensen <[redacted]
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,
I need a new legal description including both of the parcels and an application signed by the new owner of parcel R29424. You will also want to provide an updated site plan (it doesn't need to be very detailed, but it should show both parcels and it would be helpful to show where the private road will be located and that the resulting parcel sizes will still be an average of 1 acre. If you can't do that piece yet, that is ok but know that when you get to the subdivision phase you may only end up with 4 new parcels once the roadway is subtracted from the acreage. Is the intent now to keep the existing homes on each property and to end up with a 6-lot subdivision? Often, secondary residences come up, will the applicants be willing to prohibit secondary residences if deemed necessary by the Commission?

Thanks,

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

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From: Jesse Christensen <[redacted]
Sent: Wednesday, April 15, 2026 12:12 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks Karla, what do you need from me to send this forward?

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, April 15, 2026 11:26 AM
To: Jesse Christensen <[redacted]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,
It sounds like that will give you enough space. The road will need to be in its own private road lot or dedicated as a public roadway. It will need to be between 50-60' wide. An easement will only work if it is approved to be a common driveway, and a common driveway cannot serve more than 4 lots/residences (that is City of Nampa code). Since you are in the City of Nampa area of impact, Nampa's subdivision ordinance, detailed in our area of impact agreement applies unless waived. If the neighboring parcel will be in the rezone, you will need to provide an updated legal description covering both of those parcels. The site plan doesn't need to be finalized before you get to the preliminary plat phase, but you will want to ensure that you have enough acreage to have an average of 1-acre lots after the road right-of-way dedication or private road lot is removed from the acreage.

Thanks,

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

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From: Jesse Christensen [redacted]>
Sent: Monday, April 13, 2026 12:05 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Good morning Karla, we did a neighborhood meeting last week to talk to the neighbors about the City's opinion on the density and they agree the 1 acre lots would be preferable. We also have a twist in the access road and it looks like the neighbor directly west is willing to join the subdivision so the road with 50 easement can probably stay as depicted. We need to update the plat map showing the road lot.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, March 31, 2026 2:09 PM
To: Jesse Christensen [redacted]
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Unfortunately, in a subdivision, the road needs to be in its own lot and that lot, if serving more than 2 homes, needs to be 50-60' wide. The Board doesn't have the discretion to just allow a 28' easement. The details can be finalized with the preliminary plat phase, but we do need to see how access is going to work to the lots, as that is a question for the rezone. It doesn't need to be fully engineered or designed, but enough to show a concept plan, and it is helpful to understand if the number of lots will end up being fewer as a result of the private road.

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

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From: Jesse Christensen <[redacted]
Sent: Tuesday, March 31, 2026 1:56 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks Karla, do the commissioners have the leeway to allow our request for the one 28 foot easement? The much older sub behind us already has something similar. This private road will not be stubbed to the border and will not have any future connections. Once the homeowners have control they'd need to decide on sidewalks but I really don't see that happening. I completely understand why we do this and the possibility of future road connections but it really doesn't fit this site. At least I don't think it does.

If the only applications moving forward right now are rezone and comp plan amendment do we really need to focus on the road at this time?

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, March 31, 2026 1:48 PM
To: Jesse Christensen [redacted]
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,
You would need to talk with the Highway District to see if they would allow for two access points, if so then the house could continue to be served by the existing driveway. The lot width requirement is meant to ensure adequate width if the highway district were ever to take over the road. As the population continues to grow, the added width can also be helpful with additional amenities such as sidewalks. The requirement is certainly easier on greenfield sites, but unfortunately, we don't have any leeway in the code as written to get around that requirement.

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

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From: Jesse Christensen <[redacted]>
Sent: Tuesday, March 31, 2026 1:33 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks Karla, I know you are busy over there and appreciate your time. I guess I have some follow-up questions.

1. If the road is moved to the east side of the property within a 50 foot wide private road lot what would that do to the access for the existing house? It has it's own approach right now.
2. What is the reasoning behind the 50 – 60 foot requirement for the lot? We can still provide access to all the lots and fire protection with a 20 foot road way within a 28 foot easement including turnaround.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661

Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, March 25, 2026 1:03 PM
To: Jesse Christensen [redacted]
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse, sorry for the delay, this got buried in my email. A shared driveway (that is only serving two residences) can be within a 28' wide easement. All private roads (serving 3 or more houses) however need to be in their own private road lot.

Hope that helps.

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

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From: Jesse Christensen <[redacted]>
Sent: Thursday, March 19, 2026 2:10 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Still working on that Karla, thanks for following up. I do have one follow up question. A shared private road easement can be 28 feet wide as long as it only goes to two lots and doesn't need to be it's own lot correct? And this easement can cross other property?

Thank You

Jesse Christensen, PE

Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, March 18, 2026 3:01 PM
To: Jesse Christensen <[redacted]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,
Following up on the private road. Do your clients want to keep the private road on the west side of the existing home? Again, it will need to be within its own lot that can be no less than 50'wide. With that reduction to 50' and based on my aerial map measuring tool, that would leave approximately 10' to the existing home. Since you are in the Nampa area of impact, applicable setbacks within Nampa's code can apply, and in this case, if I'm reading Nampa's code correctly, I think they would permit a 10-foot setback. Since the private road will be in its own lot, the acreage from that lot will end up being reduced from the amount available for the buildable lots. Do you know if you will still have enough acreage for the proposed 5 lots?

Thanks,

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

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From: Karla Nelson
Sent: Thursday, February 19, 2026 9:59 AM
To: 'Jesse Christensen' [redacted]
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks, Jesse, that makes sense for the water and septic.

Regarding the private road, unfortunately, there is no variance available for the private road lot. The lowest the subdivision standards allow for is a 50' wide lot. You could request a variance for the existing house setbacks. The private road lot needs to be a minimum of 50' wide; the road itself can be 20' wide, but the lot can go no lower than 50' wide, and the setback is measured from the edge of the private road lot. Our subdivision standards require that private roads be in their own lots, and the code allows for a reduction of the 60' wide lot, but it specifies that the lowest it can go is 50' wide.

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

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From: Jesse Christensen [redacted]
Sent: Thursday, February 19, 2026 9:48 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Will do Karla, we'll get something formal out to you asap. But I'm pretty sure we'd like to try a variance request for the allowable 28 foot right of way with a 20-foot paved road because of site constraints. Having water about 300 feet from the property doesn't help the subdivision since the Nitrate Priority Area and NP Study are going to hold us to the number of lots we have shown. There is not higher density available through DEQ. If sewer were available we could make it work but 1-million plus in sewer, water, and road repair doesn't work.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
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Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, February 19, 2026 9:31 AM
To: Jesse Christensen [redacted]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Sounds good, keep me posted on what they would like to do regarding the private road and connection to water with Nampa.

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

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From: Jesse Christensen [redacted]
Sent: Thursday, February 19, 2026 9:29 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Good morning Karla, I will let them know. FYI, we are working with the surveyor to complete the boundary adjustment and should hopefully have that completed "soon".

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, February 19, 2026 8:31 AM
To: Jesse Christensen <[redacted]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,
The forecast looks good for Monday. I plan to be out there mid-day to take photos. The property owner doesn't need to be there. Thank you for letting them know.

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

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From: Jesse Christensen <[redacted]>
Sent: Wednesday, February 18, 2026 1:53 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Karla, that is unacceptable. You said you would be out today and that is what I expected. I've been sitting out here for hours waiting.

All of that is a lie. Good idea, please let me know when you are heading over there so I can give the owners a heads up. Who would have thought we'd finally get some snow. I am supposed to go look at a 200 ish acre lot in New Meadows next week and we've been looking at there be no snow.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailin[redacted]
[redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, February 18, 2026 1:48 PM
To: Jesse Christensen <j[redacted]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,
I should have looked more closely at the weather. I'm going to wait until next week for a site visit and will plan to go on a dry day.

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

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From: Jesse Christensen <jessec@hecoengineers.com>
Sent: Friday, February 13, 2026 3:49 PM

To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Sounds like a plan Karla, I will give them a heads up.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Friday, February 13, 2026 3:48 PM
To: Jesse Christensen <[redacted]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Jesse,

One last thing, part of our review process is to conduct a site visit. I plan to go out to the site next week (hopefully Wednesday afternoon). I'll just walk the site and take photos. These will be used in the hearing to give the commissioners a sense of the site and the surrounding area. The applicant does not need to be there, but wanted to let you know so they are not surprised to see me out there taking photos.

Thank you,

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

Karla Nelson

From: Jesse Christensen [redacted]
Sent: Friday, February 13, 2026 1:31 PM
To: Karla Nelson
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks Karla, I will review this and reach out to the owners. I appreciate the review. To semi answer your first point. The owners discussed this with the City of Nampa early on and the cost to connect to City services doesn't make sense even with a higher density. If it was a much larger subdivision that could absorb the cost it might pencil out, but this is pretty small. I am not sure there is a path to annexation but I might be wrong about that.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Friday, February 13, 2026 1:17 PM
To: Jesse Christensen [redacted]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Jesse,
I've attached agency comments that we have received so far for case # CR2025-0009 & OR2025-0020. The property is within Nampa's area of impact, and the city is opposed to the request currently, as their plans call for smaller lot sizes. Have you talked with the City of Nampa to discuss pre-annexation and the potential for connecting to city services? I would suggest talking with them so we can have a better understanding of the possibilities. Our code does allow smaller lot sizes for parcels within an area of city impact with central sewer and/or water services. If you could connect to either of those services, the lots could be reduced to 12,000 square feet.

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Friday, February 13, 2026 1:17 PM
To: Jesse Christensen [redacted]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Jesse,
I've attached agency comments that we have received so far for case # CR2025-0009 & OR2025-0020. The property is within Nampa's area of impact, and the city is opposed to the request currently, as their plans call for smaller lot sizes. Have you talked with the City of Nampa to discuss pre-annexation and the potential for connecting to city services? I would suggest talking with them so we can have a better understanding of the possibilities. Our code does allow smaller lot sizes for parcels within an area of city impact with central sewer and/or water services. If you could connect to either of those services, the lots could be reduced to 12,000 square feet.

The other concern I see at this point is around access. For subdivisions, our code requires private roads to be in their own lots, and that lot needs to be 60' wide. The width can be reduced to 50' if site characteristics require the reduction and the reduction will not cause injury, damage, or a safety hazard. In this case, I think we can make the case for the reduction to a 50' wide lot, but unfortunately, our code does not allow a private road lot to be reduced any further. The road itself only needs to be 20' wide, but the private road lot needs to be 50' wide. It looks like your plans envision an easement for the private road, which will not work with our subdivision requirements. Also, the one-acre average lot size of the requested zone is calculated based on the average of all the residential lots with the private road in its own lot. You will want to confirm that you can still get 5 lots with an average of 1 acre. Another concern with the private road is that the existing home likely will not meet setbacks. The existing home lot will have a front setback of 20' from Ruth Lane and from the private road lot. A variance will be required, and if it is not approved, then the other option would be removing the existing home or perhaps moving the access to the other side of the existing home (if it could fit there).

It looks like the applicant currently uses an easement on the neighboring property, but the intent with the future subdivision will be to have the private road fully contained on the applicant's property, correct?

Note also the comments from the irrigation district on preserving easements.

Exhibit A.9

I still have a number of applications in line before yours, but I'm hoping that we might be ready for the planning and zoning commission in May or June. Let me know how the applicant wants to handle the private road concerns and what, if anything, you discuss with the City of Nampa.

Thank you,

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

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From: Jesse Christensen [redacted]>
Sent: Thursday, September 4, 2025 2:05 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Karla here are the signed applications for the packets. Please let me know if you need anything else.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, September 3, 2025 3:06 PM
To: Jesse Christensen <[redacted]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

No, need to update the affidavit. Just send the signed application when you have it.

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

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From: Jesse Christensen [redacted]
Sent: Wednesday, September 3, 2025 2:54 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: FW: [External] RE: CR2025-0009 & OR2025-0020

Karla, I think we have addressed everything I can get this signed tomorrow by the owner. Do we need to update the Affidavit of Legal Interest?

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
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Phone: [redacted]

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From: Sal Ochoa <[redacted]
Sent: Wednesday, September 3, 2025 8:48 AM
To: Jesse Christensen <[redacted]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Everything should be updated to reflect the comments from Karla.

Thank you,

Sal Ochoa
Staff Engineer
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Jesse Christensen <[redacted]>
Sent: Tuesday, September 2, 2025 1:56 PM
To: Sal Ochoa <[redacted]>
Subject: FW: [External] RE: CR2025-0009 & OR2025-0020

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
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Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, September 2, 2025 1:55 PM
To: Jesse Christensen <[redacted]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

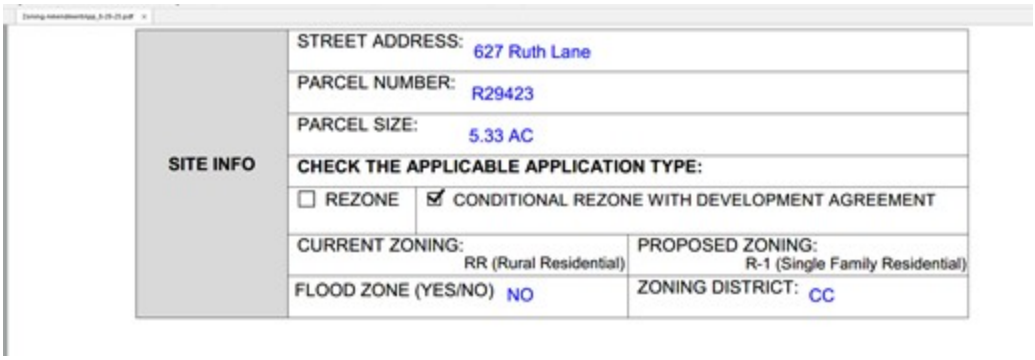
Hi Jesse,
Just a few changes. Below is a screenshot from your **comprehensive plan map amendment application**. Where it says current comprehensive plan designation, delete RR and write 'Agricultural'; where it says requested comprehensive plan designation, delete R-1 and write 'Residential'. Where it says zoning district, write R-R (that is to designate what the current zoning is.



SITE INFO	STREET ADDRESS: 627 Ruth Lane	
	PARCEL NUMBER: R29423	
	PARCEL SIZE: 5.33 AC	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: RR	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: R-1	
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: CC

Check the applicable application type:
☑Comprehensive Plan **Map** Amendment (change the future land use designation)
☐Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

For the **Zoning Amendment application**, the way we have the application set up is a little strange. What you have for current zoning and proposed zoning is fine, just delete 'CC' under zoning district, we don't have a CC district, and that box isn't really needed, it is covered with what you have in the proposed zoning box.



SITE INFO	STREET ADDRESS: 627 Ruth Lane	
	PARCEL NUMBER: R29423	
	PARCEL SIZE: 5.33 AC	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☑ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: RR (Rural Residential)	PROPOSED ZONING: R-1 (Single Family Residential)
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: CC

For the **letter of intent**, the only change would be under the Comprehensive Plan Amendment paragraph. The amendment is to designate the parcel for future residential use, and the corresponding rezone request with the proposed Single Family Residential R-1 zone fits within the broader residential designation in the comprehensive plan.

I hope this makes sense. Feel free to reach out if you have questions. If possible, it will be best for the property owner to sign the application so we know that they understand what is being applied for.

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

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From: Jesse Christensen <[redacted]
[redacted]025 11:47 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] RE: CR2025-0009 & OR2025-0020

Good morning Karla, thanks for taking the time yesterday to answer my confused questions. I have attached updated unsigned applications and revised letter of intent. Could you please let me know if this is what you wanted. Also I am going to have trouble getting Rayona's signature until maybe next week. We do have the affidavit of legal interest would my signature suffice?

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS
Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [redacted]

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From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, August 28, 2025 11:12 AM
To: Jesse Christensen <[redacted]>
Subject: CR2025-0009 & OR2025-0020

Jesse,
I have been assigned to your comprehensive plan map amendment and conditional rezone for 627 Ruth Lane. I think there was some confusion about what zoning and future land use designations you need to request.

The current zoning for the property is Rural Residential (R-R). In order to get the 1-acre lot sizes proposed a current zoning designation of Single Family Residential (R-1) is required.

The future land use designation for the property in our comprehensive plan is 'Agricultural', and you need a future land use designation of 'Residential' for your proposal.

The application submitted asks for a current zone change from A (Agricultural) to RR (Rural Residential). The property already has RR zoning; you will need to update the application to the current zoning of R-R and the proposed zoning of R-1.

Similarly, you will need to update the application for a Comprehensive plan designation from Agricultural to Residential. Please update the master application sheet for both the conditional rezone and future land use map amendment to what I have described above, and please update your letter of intent with that same information.

Once I get those updated documents, I can send the application out for our initial agency comments. I don't want to send until we get the updated information, as I think it would be confusing.

Also, I want to make sure you and the applicant understand that the preliminary plat will not be reviewed until after the rezone and comprehensive plan map amendment are approved. The subdivision part of the application will be a separate hearing process. For the private road, can you let me know the width of the proposed easement and the width of the road? Our code calls for a 60' private road easement and a 20' wide surface width for roads that are serving less than 100 Average Daily Trips. The easement width can be reduced to a minimum of 28', but we must find that the physical characteristics of the site require a width reduction.

Let me know if you have any questions.

All the best,

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

Waynes Hideaway

CANYON COUNTY IDAHO

Exhibit A.10

Exhibit A.10

Wayne's Hideaway Lot Layout

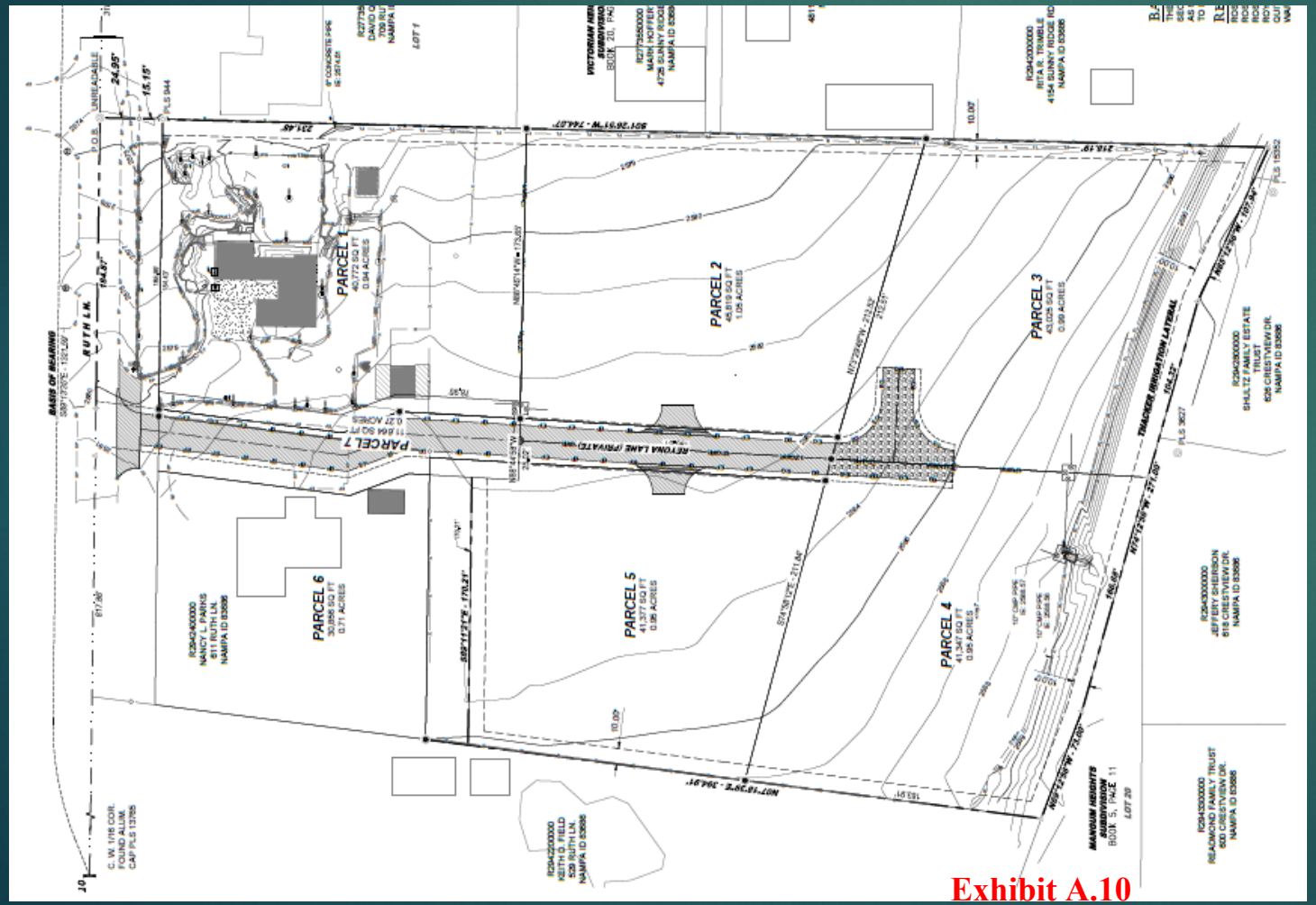


Exhibit A.10

7 Total Lots
2 Existing Homes To Remain
1 Private Road Lot
4 New Home Lots

Exhibit A.10

Waynes Hideaway

39 Existing homes with individual wells and septic less than 1 Acre within 1000 feet
Not including subdivision to the north of Ruth Lane
Additional nitrate removal for each new home

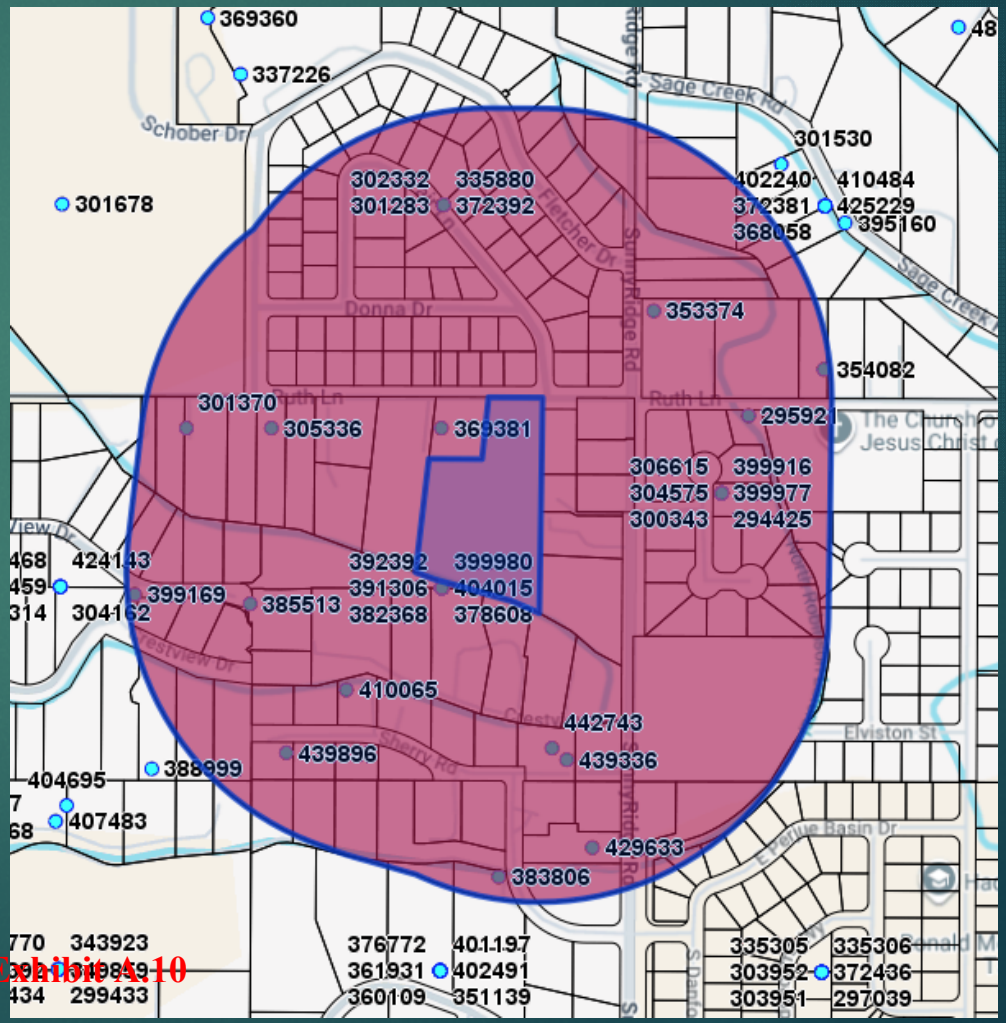


Exhibit A.10

Exhibit A.10

Wayne's Hideaway Preliminary Construction Drawings

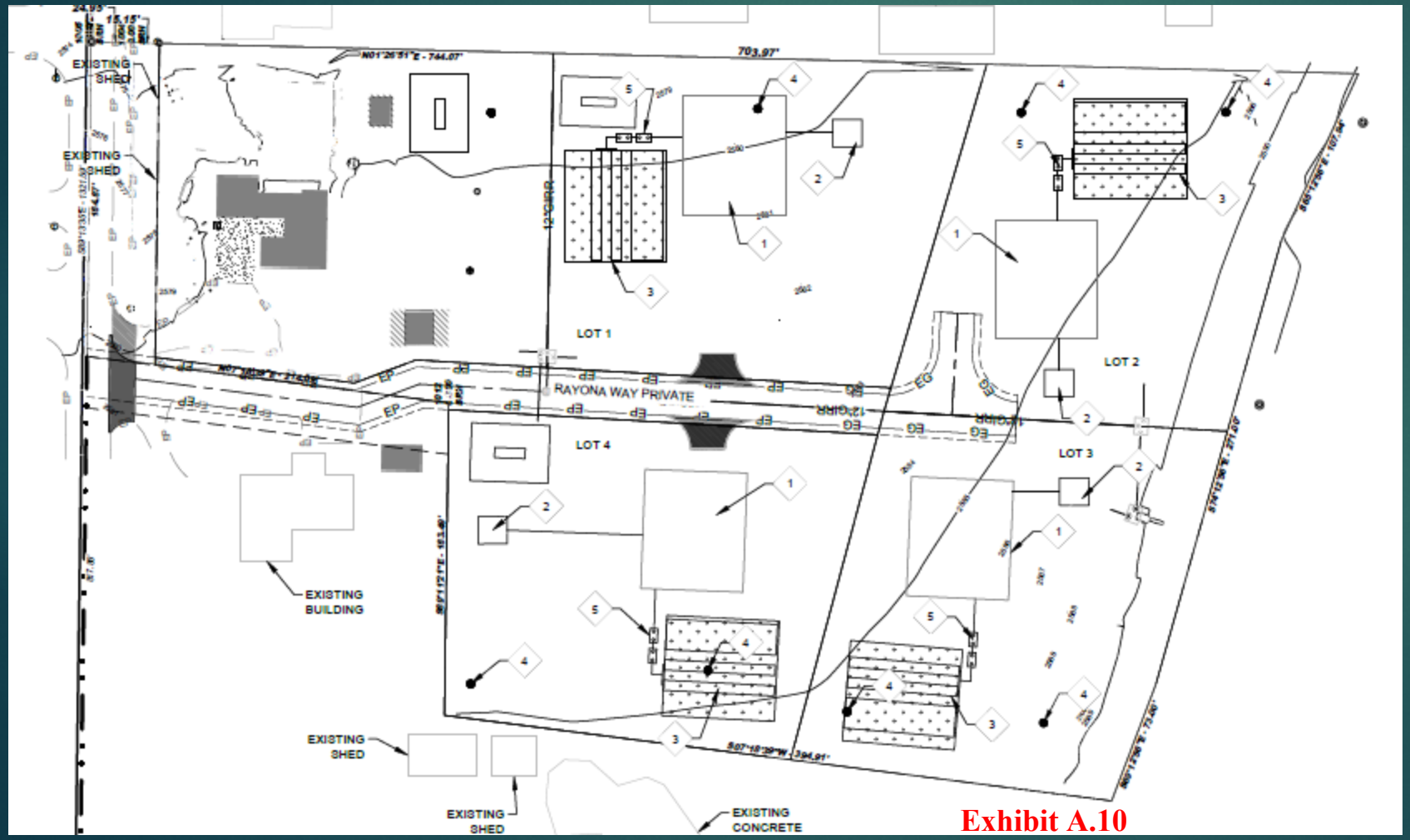


Exhibit A.10

Preliminary Stormwater Engineering
Preliminary Gravity Irrigation
Single Shared Access
Enhanced Septic Treatment

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# OR2025-0020 & CR2025-0009

Hearing date: September 17, 2026

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

R29423 PARCEL INFORMATION REPORT

9/4/2026 2:21:54 PM

PARCEL NUMBER:	R29423
OWNER NAME:	RUSSELL WAYNE L
CO-OWNER:	RUSSELL RAYONA C
MAILING ADDRESS:	627 RUTH LN NAMPA ID 83686
SITE ADDRESS:	627 RUTH LN
TAX CODE:	2080000
TWP:	2N **RNG:** 2W **SEC:** 10 **QUARTER:** SW
ACRES:	5.33
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	RR / RURAL RESIDENTIAL
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	Nampa
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / BOISE KUNA IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0390F
WETLAND:	Riverine
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	COLLECTOR
INSTRUMENT NO. :	2023009937
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	10-2N-2W SW TAX 47 IN N 1/2 SW LS TX 21431
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.

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

R29424 PARCEL INFORMATION REPORT

9/4/2026 2:22:16 PM

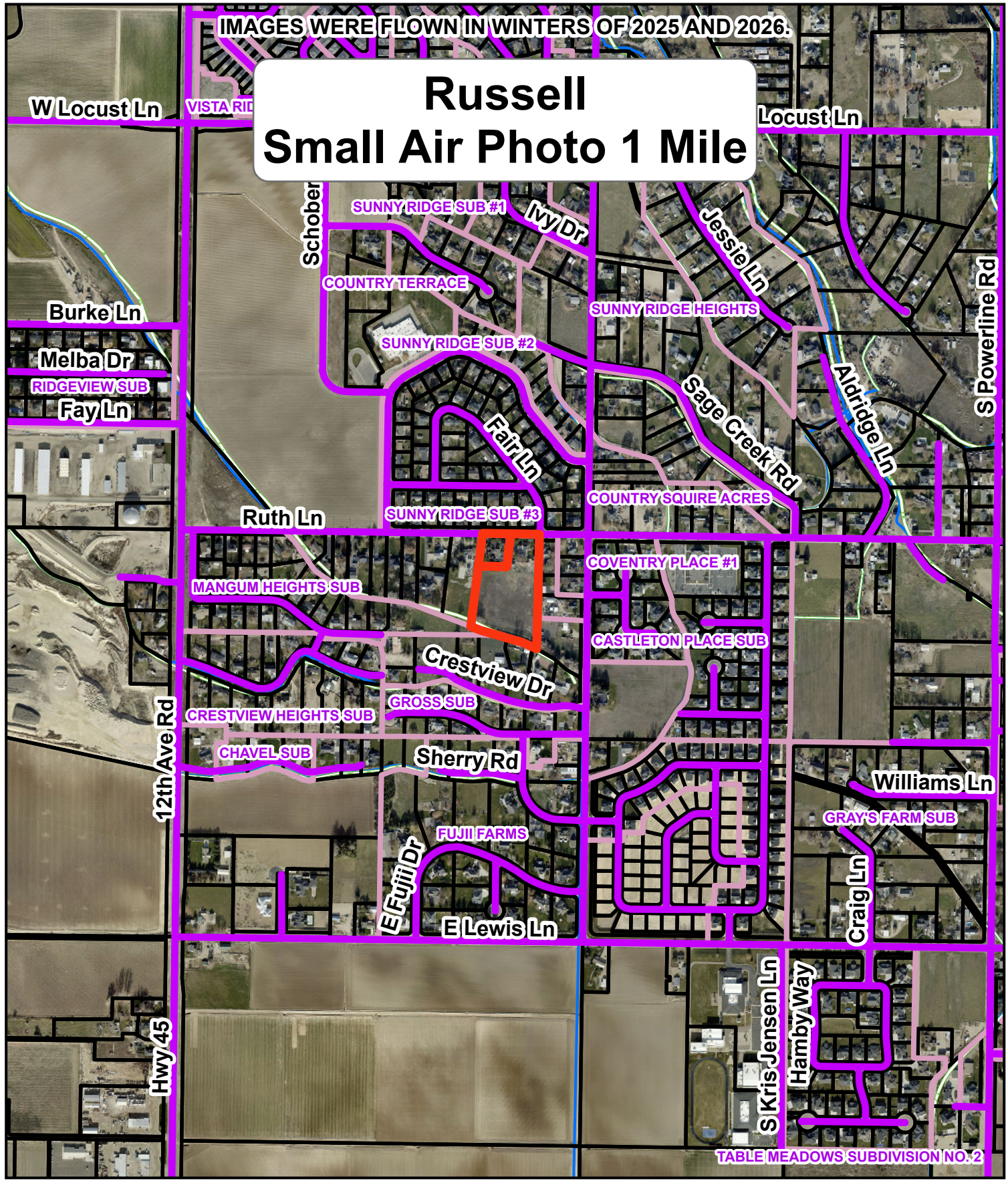
PARCEL NUMBER:	R29424
OWNER NAME:	PARKS BOB A
CO-OWNER:	PARKS NANCY L
MAILING ADDRESS:	611 RUTH LN NAMPA ID 83686
SITE ADDRESS:	611 RUTH LN
TAX CODE:	2080000
TWP:	2N **RNG:** 2W **SEC:** 10 **QUARTER:** SW
ACRES:	0.90
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	RR / RURAL RESIDENTIAL
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	Nampa
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / BOISE KUNA IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0390F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	COLLECTOR
INSTRUMENT NO. :	2021041481
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	10-2N-2W SW TX 21431 IN N 1/2 SW
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.
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Exhibit 2.1

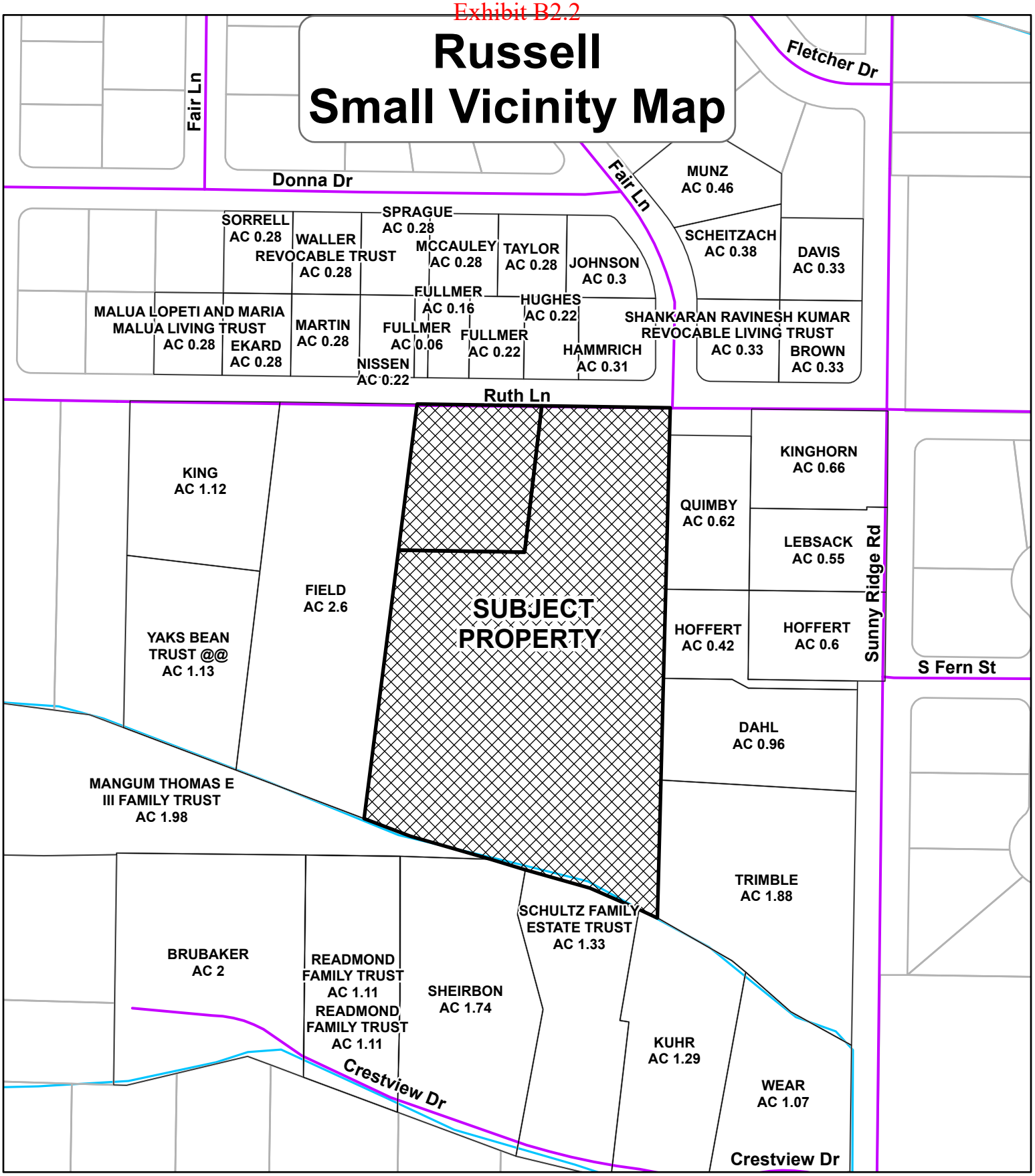


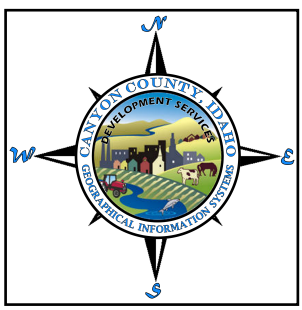
City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit 2.1

Russell
Small Vicinity Map





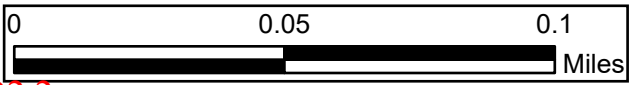


Exhibit B2.3

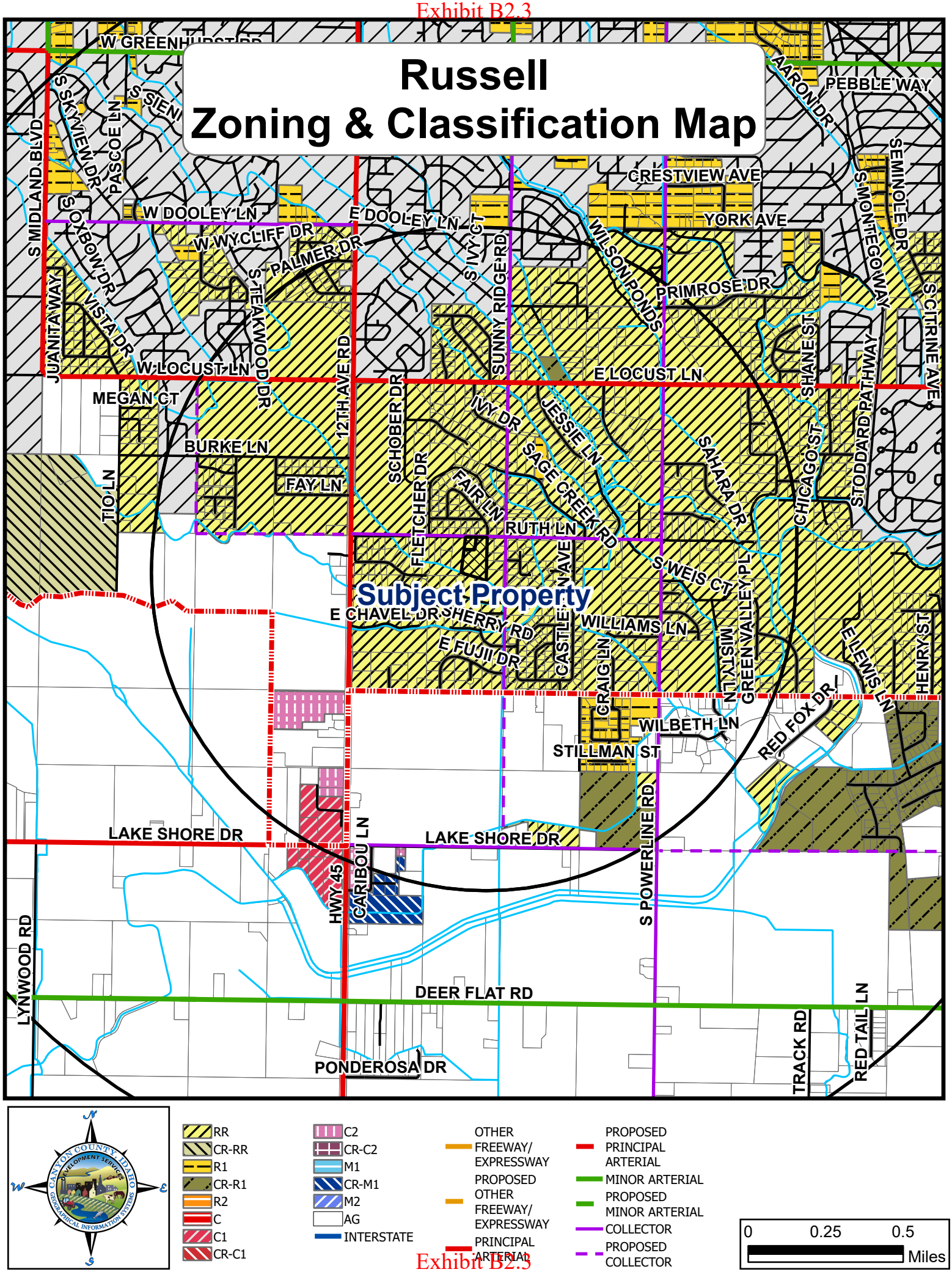
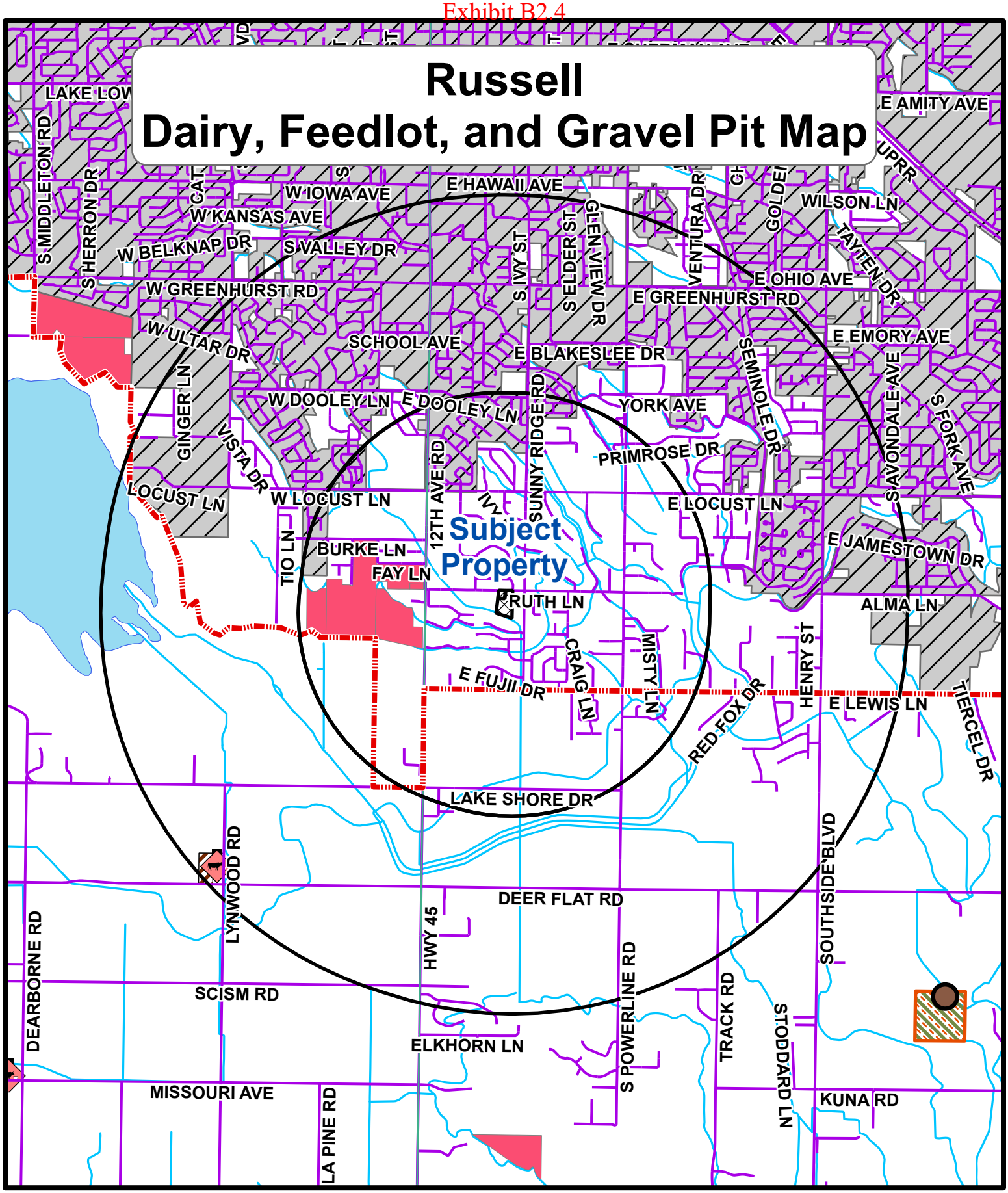


Exhibit B2.3

Russell
Dairy, Feedlot, and Gravel Pit Map



FEEDLOTS

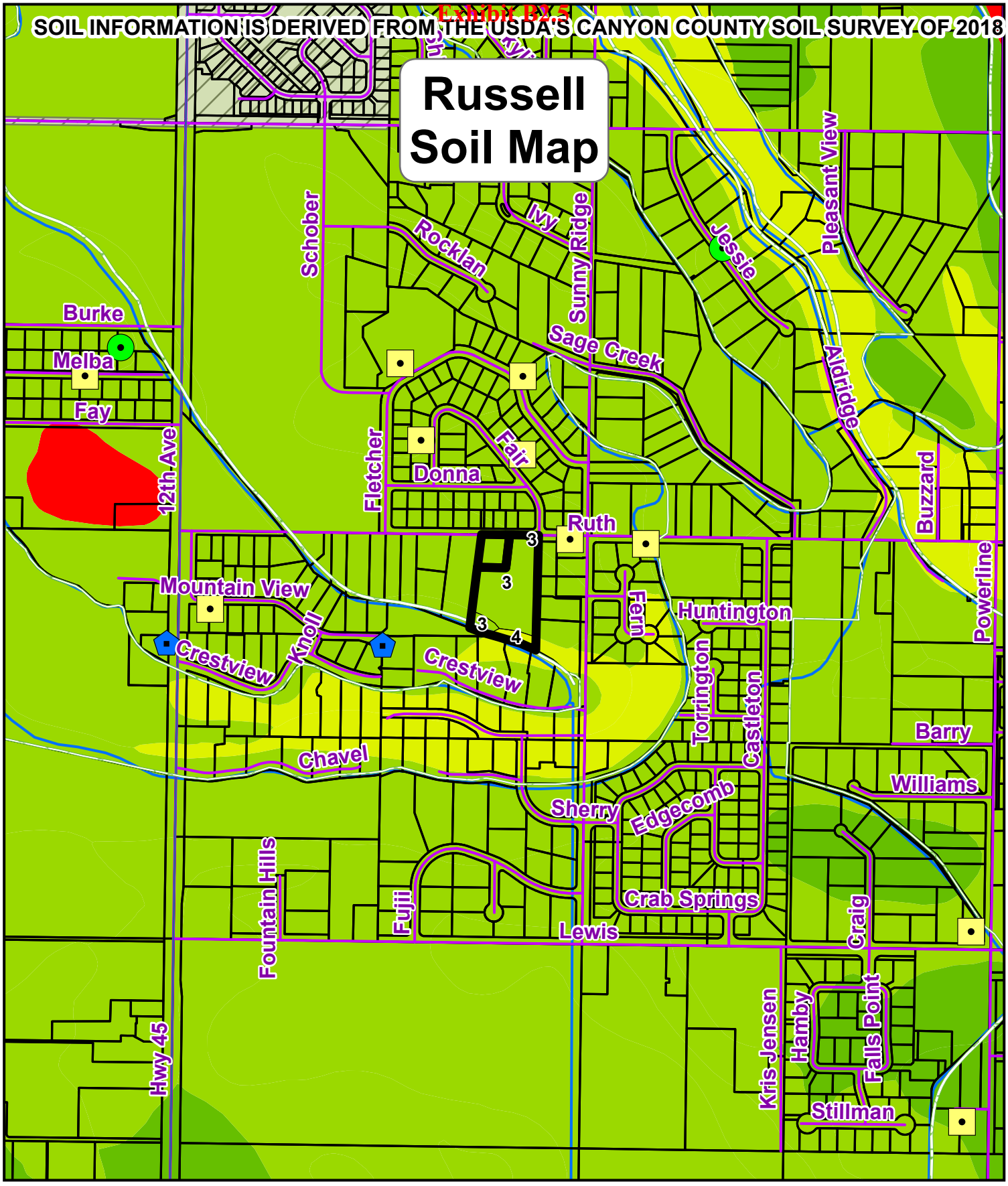
DAIRIES

GRAVELPITS

0 1 2 Miles

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

Russell Soil Map



Nitrate Priority Wells

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

IDWR_2C_Geothermal_

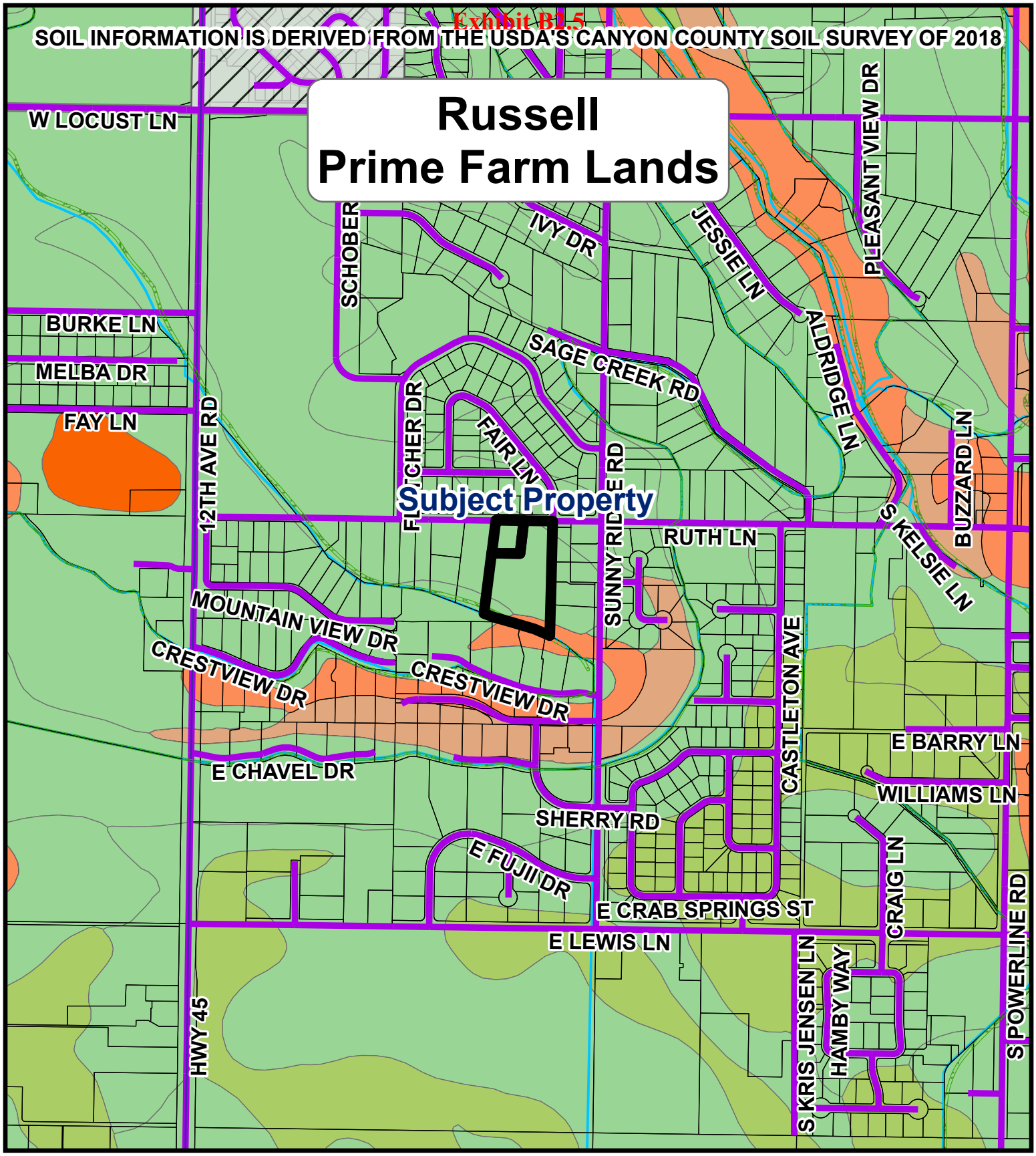
Wetlands

0 0.25 0.5 Miles

Exhibit B2.5

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

Russell Prime Farm Lands



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

TAXLOTS
City_Limits
WETLANDS
2C_Hydro

0 0.125 0.25 Miles

Exhibit B2.5

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
4	MODERATELY SUITED SOIL	19185.76	0.44	7.07%
3	MODERATELY SUITED SOIL	230537.45	5.29	84.96%
3	MODERATELY SUITED SOIL	21635.05	0.50	7.97%
		271358.27	6.23	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
VmD	Not prime farmland	19185.76	0.44	7.07%
VmB	Prime farmland if irrigated	230537.45	5.29	84.96%
VmC	Prime farmland if irrigated	21635.05	0.50	7.97%
		271358.27	6.23	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

Exhibit B2.6

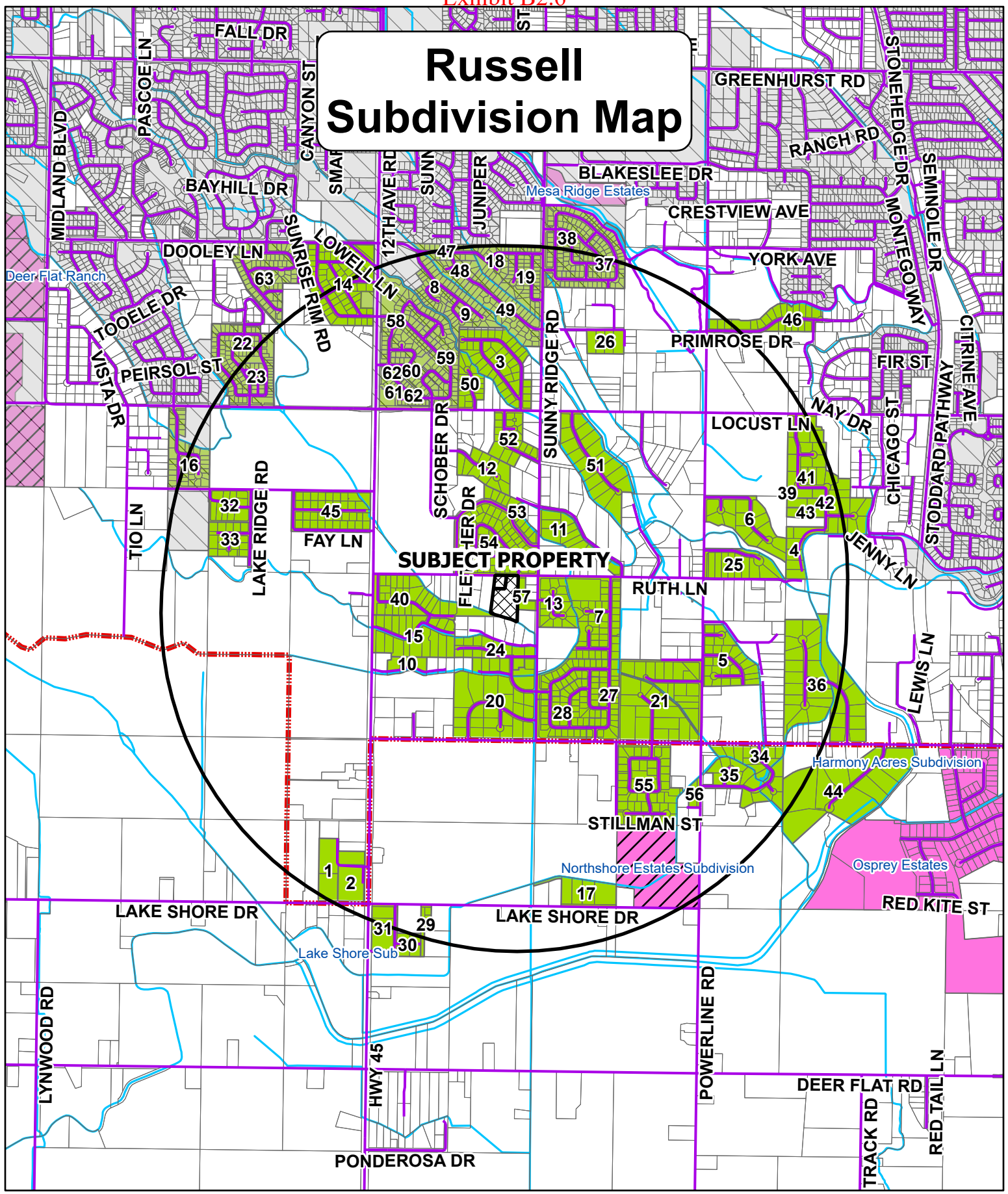


Exhibit B2.6

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
63	876.96	1747	0.50

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

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
99	0.73	0.46	0.02	7.04

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

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
BC SIX	1	2N2W16	10.20	5	2.04	CANYON COUNTY	2005
BC SIX SUBDIVISION NO. 2	2	2N2W16	5.52	1	5.52	CANYON COUNTY	2017
BOWMAN'S SUB	3	2N2W10	20.89	41	0.51	CANYON COUNTY	1969
BRAY SUB	4	2N2W11	6.45	6	1.07	CANYON COUNTY	1999
BRIARCREST SUB	5	2N2W11	14.98	25	0.60	CANYON COUNTY	1995
BURCH HIGHLANDS SUB	6	2N2W11	16.60	14	1.19	CANYON COUNTY	2003
CASTLETON PLACE SUB	7	2N2W10	22.97	45	0.51	CANYON COUNTY	2007
CEDAR PARK ESTATES #1	8	2N2W03	8.36	33	0.25	NAMPA	1998
CEDAR PARK ESTATES #2	9	2N2W03	8.25	30	0.28	NAMPA	1998
CHAVEL SUB	10	2N2W10	3.66	3	1.22	CANYON COUNTY	2004
COUNTRY SQUIRE ACRES	11	2N2W10	10.85	11	0.99	CANYON COUNTY	1980
COUNTRY TERRACE	12	2N2W10	9.05	11	0.82	CANYON COUNTY	1999
COVENTRY PLACE #1	13	2N2W10	10.31	16	0.64	CANYON COUNTY	1997
COVERT SUB #2	14	2N2W04	28.99	68	0.43	CANYON COUNTY	1962
CRESTVIEW HEIGHTS SUB	15	2N2W10	19.42	22	0.88	CANYON COUNTY	1966
CRYSTAL COVE SUBDIVISION	16	2N2W09	14.05	144	0.10	NAMPA	2008
EAST LAKE SHORE SUBDIVISION	17	2N2W15	8.98	6	1.50	CANYON COUNTY	2013
EDGEBROOK EST #1	18	2N2W03	6.35	22	0.29	NAMPA	2000
EDGEBROOK EST #2	19	2N2W03	13.24	52	0.25	NAMPA	2000
FUJII FARMS	20	2N2W10	37.93	29	1.31	CANYON COUNTY	1998
GRAY'S FARM SUB	21	2N2W10	40.21	30	1.34	CANYON COUNTY	1971
GREENBRIAR ESTATES SUBDIVISION	22	2N2W04	23.79	104	0.23	NAMPA	2005
GREENBRIAR ESTATES SUBDIVISION #2	23	2N2W04	3.02	17	0.18	NAMPA	2008
GROSS SUB	24	2N2W10	8.94	13	0.69	CANYON COUNTY	1962
HAYVINO ESTATES	25	2N2W11	11.98	11	1.09	CANYON COUNTY	2007
HIDDEN MEADOW SUB	26	2N2W03	5.32	4	1.33	CANYON COUNTY	1995
JACK'S PLACE SUBDIVISION NO. 1	27	2N2W10	19.86	53	0.37	CANYON COUNTY	2024
JACK'S PLACE SUBDIVISION NO. 2	28	2N2W10	18.50	47	0.39	CANYON COUNTY	2025
LAKE SHORE SUBDIVISION NO. 2	29	2N2W15	2.15	3	0.72	CANYON COUNTY	2021
LAKE SHORE SUBDIVISION NO. 3	30	2N2W15	4.00	5	0.80	CANYON COUNTY	2022
LAKE SHORE SUBDIVISION NO. 4	31	2N2W15	6.59	4	1.65	CANYON COUNTY	2024
LAKERIDGE SUB	32	2N2W09	8.00	10	0.80	CANYON COUNTY	1957
LAKERIDGE SUB #2	33	2N2W09	9.43	16	0.59	CANYON COUNTY	1966
LEWIS ADD	34	2N2W14	8.88	12	0.74	CANYON COUNTY	1975
LEWIS ADD #2	35	2N2W14	13.81	14	0.99	CANYON COUNTY	1977
LEWIS CROSSING SUB	36	2N2W11	42.96	25	1.72	CANYON COUNTY	2006
LIGHTHOUSE ESTATES NO. 3	37	2N2W03	15.13	60	0.25	NAMPA	2016
LIGHTHOUSE ESTATES SUBDIVISION NO.2	38	2N2W03	19.82	75	0.26	NAMPA	2013
LOGAN'S LANDING	39	2N2W11	2.14	2	1.07	CANYON COUNTY	2001
MANGUM HEIGHTS SUB	40	2N2W10	18.06	27	0.67	CANYON COUNTY	1953
MONTGOMERY LANE SUB	41	2N2W11	28.56	26	1.10	CANYON COUNTY	2001
MONTGOMERY SUBDIVISION	42	2N2W11	2.14	2	1.07	CANYON COUNTY	2008
PITCHER SUB	43	2N2W11	2.17	2	1.08	CANYON COUNTY	2005
RED FOX ESTATES	44	2N2W14	42.27	10	4.23	CANYON COUNTY	1997
RIDGEVIEW SUB	45	2N2W09	19.16	40	0.48	CANYON COUNTY	1973
ROSE HILL TERRACE #1	46	2N2W02	13.03	18	0.72	CANYON COUNTY	1964
SERENITY ESTATES #1	47	2N2W03	4.99	16	0.31	NAMPA	1994
SERENITY ESTATES #2	48	2N2W03	4.96	14	0.35	NAMPA	1994
SERENITY ESTATES #3	49	2N2W03	14.66	41	0.36	NAMPA	1995
SHIPMAN PLACE	50	2N2W03	6.90	16	0.43	CANYON COUNTY	1985
SUNNY RIDGE HEIGHTS	51	2N2W10	23.63	19	1.24	CANYON COUNTY	1959
SUNNY RIDGE SUB #1	52	2N2W10	10.26	19	0.54	CANYON COUNTY	1972
SUNNY RIDGE SUB #2	53	2N2W10	5.06	12	0.42	CANYON COUNTY	1969
SUNNY RIDGE SUB #3	54	2N2W10	30.42	68	0.45	CANYON COUNTY	1975

TABLE MEADOWS SUBDIVISION NO. 2	55	2N2W15	27.30	50	0.55	NAMPA	2017
TABLE MEADOWS SUBDIVISION PHASE 1	56	2N2W15	1.77	1	1.77	0	2008
VICTORIAN HEIGHTS	57	2N2W10	2.27	3	0.76	CANYON COUNTY	1993
VISTA RIDGE PH 1	58	2N2W03	18.41	58	0.32	NAMPA	2004
VISTA RIDGE PH 2	59	2N2W10	16.97	68	0.25	NAMPA	2005
VISTA RIDGE PH 3	60	2N2W03	7.20	23	0.31	NAMPA	2008
VISTA RIDGE PH 4	61	2N2W10	8.57	6	1.43	NAMPA	2008
VISTA RIDGE PH. 5	62	2N2W03	5.08	38	0.13	NAMPA	2015
WYCLIFF ESTATES	63	2N2W04	21.53	81	0.27	NAMPA	1999

SUBDIVISIONS IN PLATTING

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

MOBILE HOME & RV PARKS

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

Exhibit B2.8

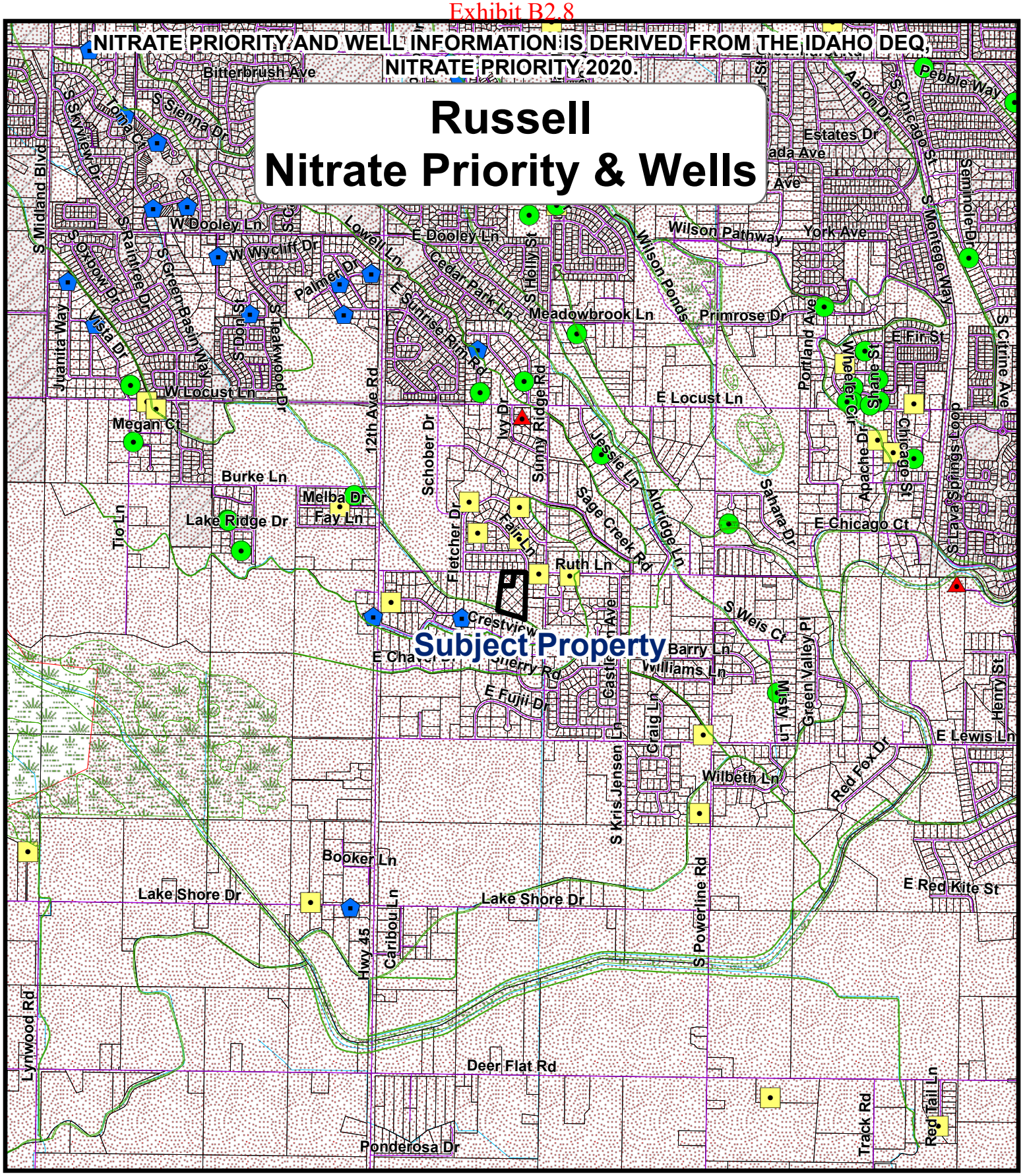


Exhibit B2.8

Exhibit B2.9

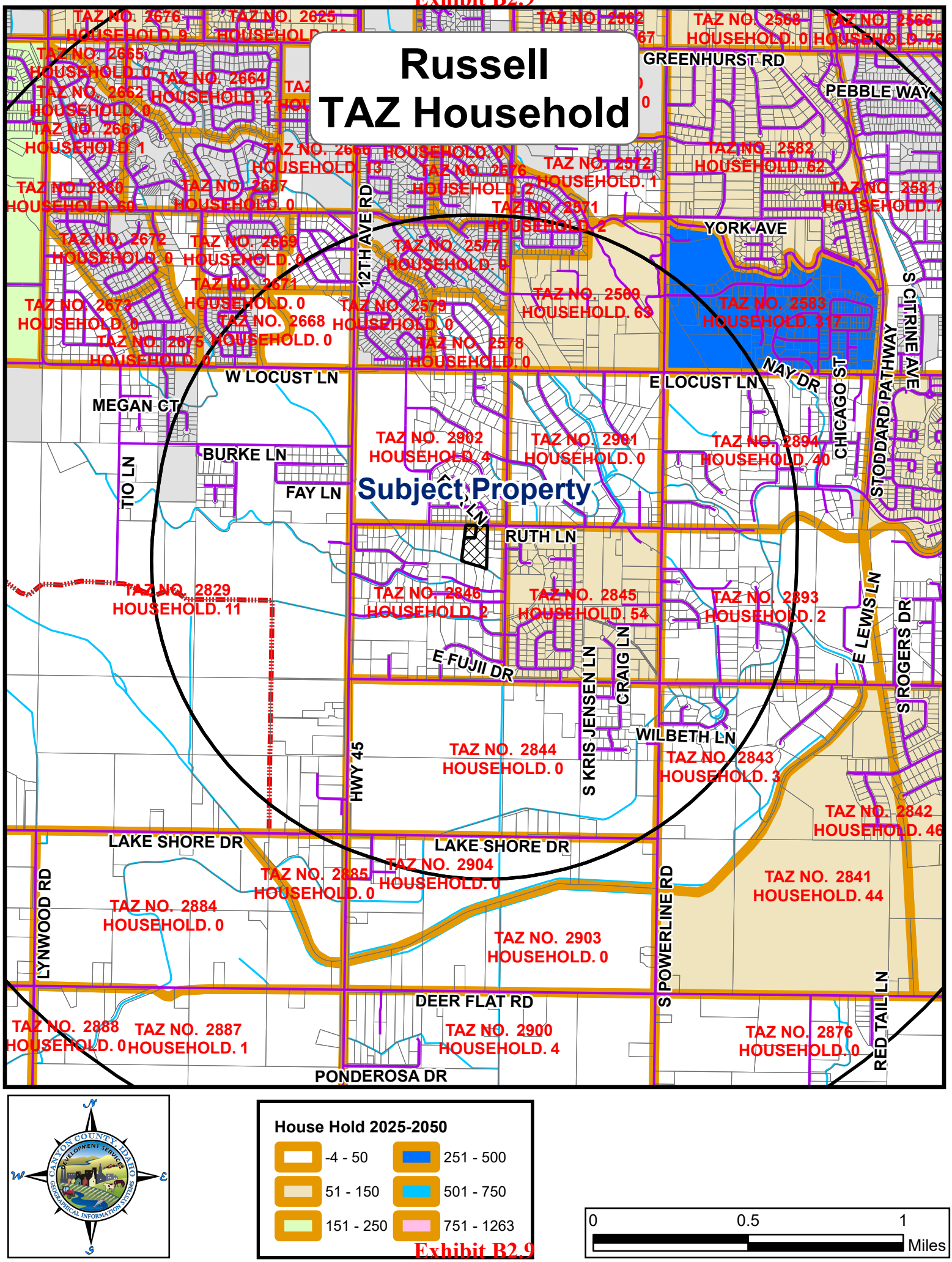
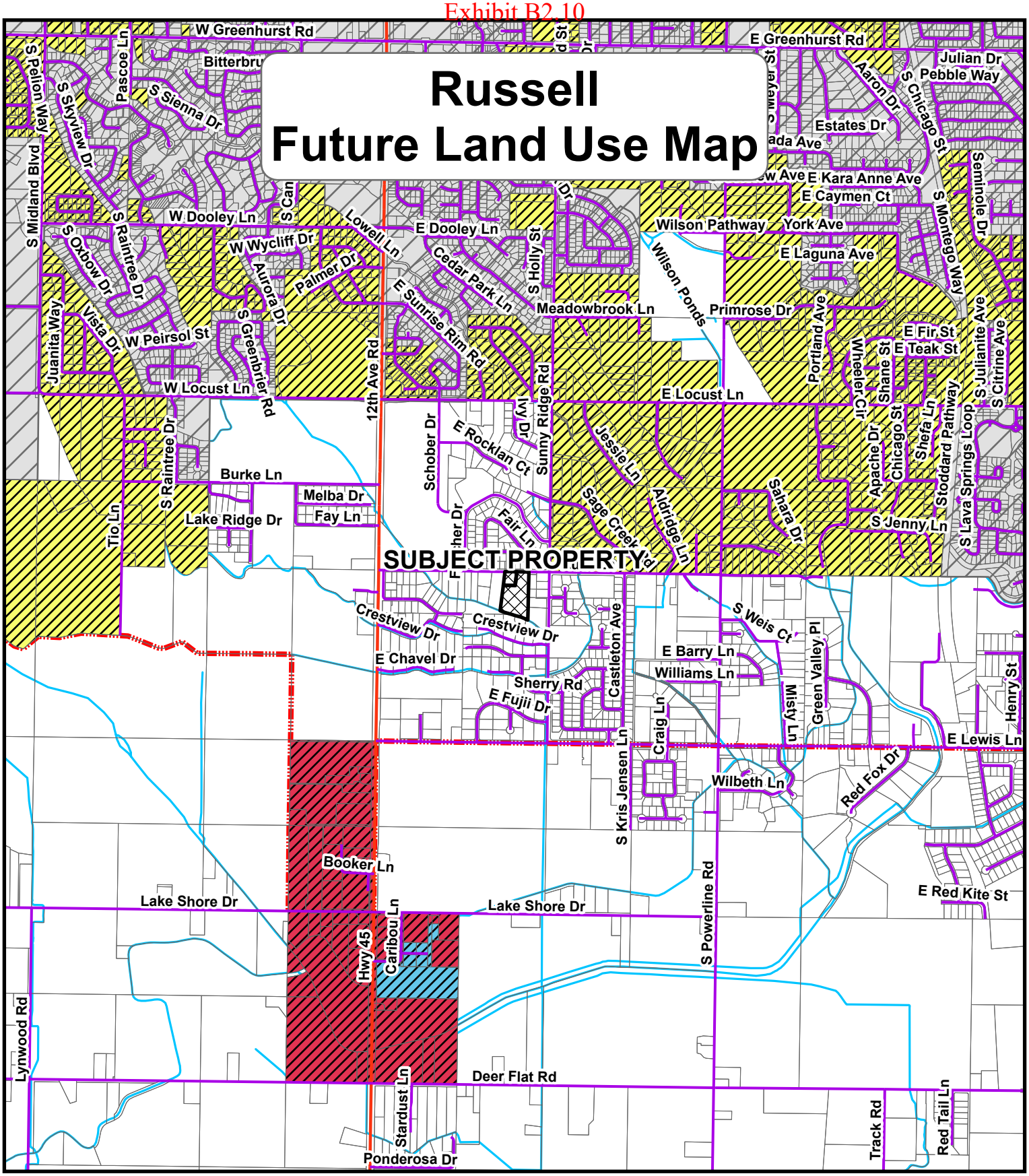
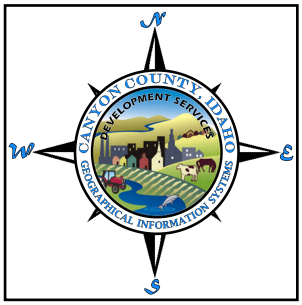


Exhibit B2.9

Russell
Future Land Use Map





Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

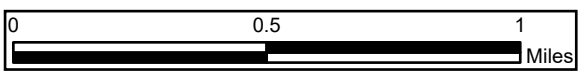
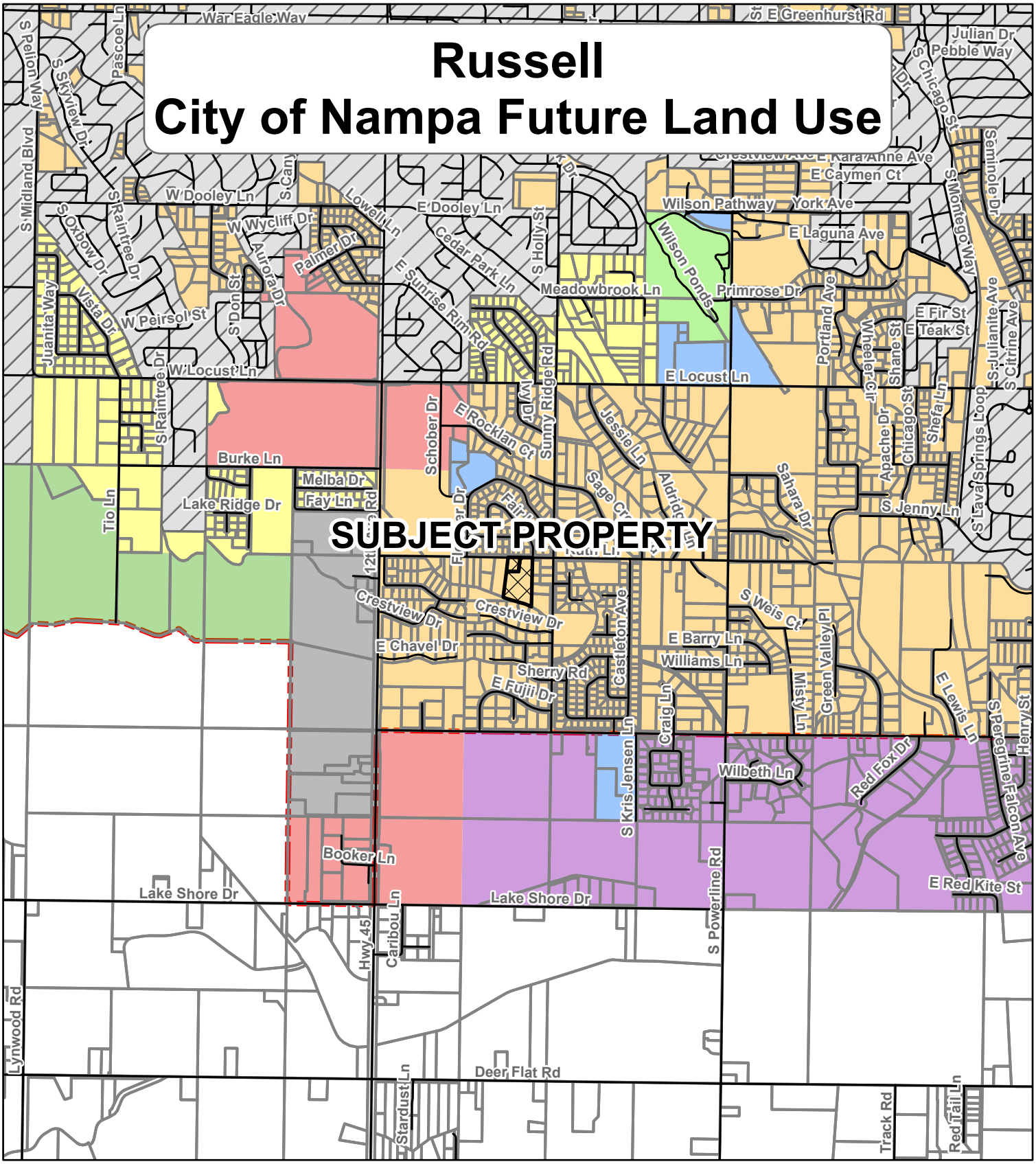


Exhibit B2.11

Russell
City of Nampa Future Land Use



NampaCompPlan

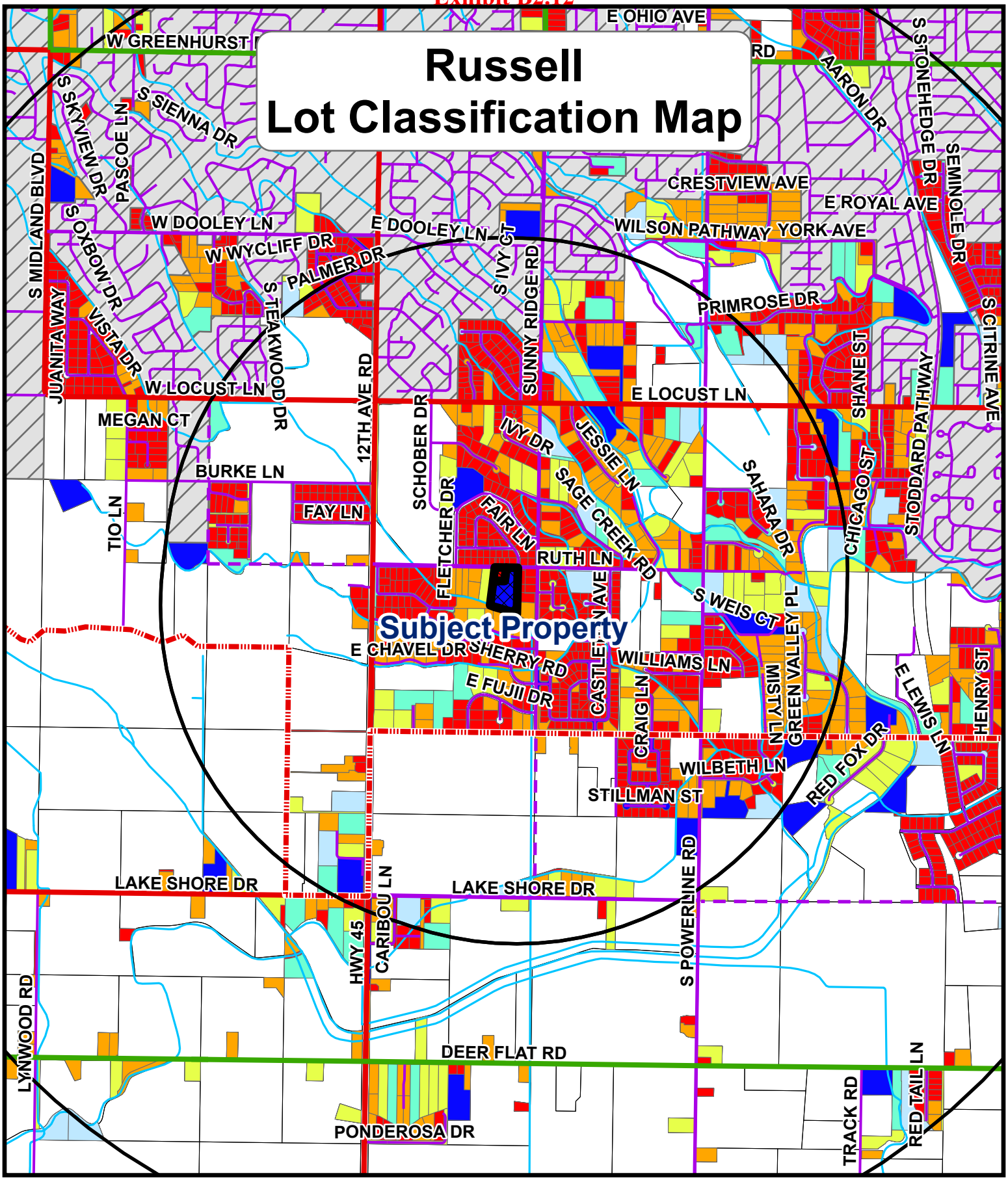
- Airport
- Commercial
- Community Mixed Use
- Downtown
- Education, Public
- Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use
- Unknown
- Very Low Density Residential

0 0.25 0.5 Miles

Exhibit B2.11

Exhibit B2.12

Russell
Lot Classification Map



Lot Size

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

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

0 0.25 0.5 Miles

Exhibit B2.12

Exhibit B2.13

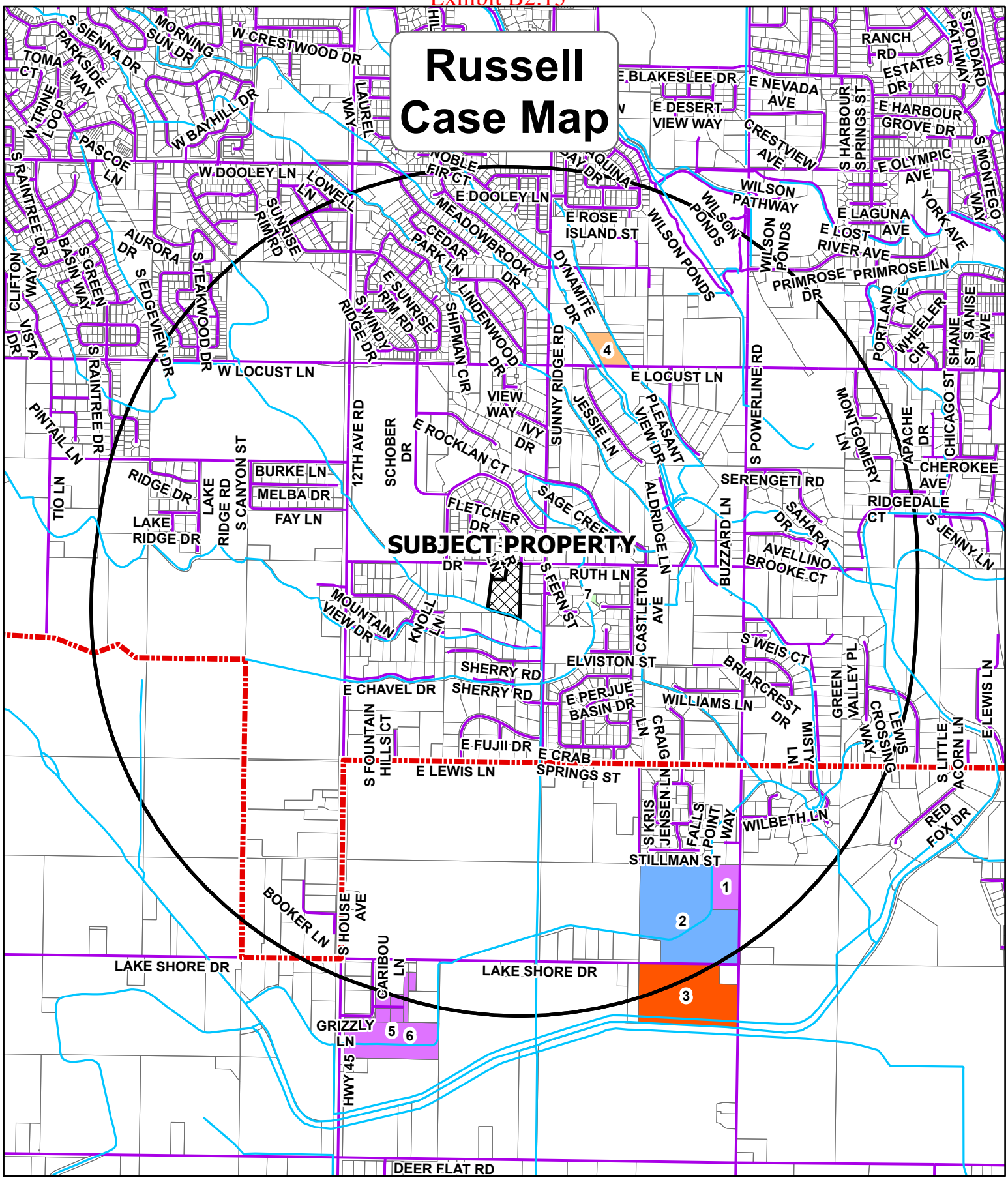


Exhibit B2.13

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2021-0004	Rezone AG to RR	BATES	APPROVED
2	RZ2021-0039	Rezone AG to CR-R1	Bates	APPROVED
3	CR2021-0006	Rezone AG to CR-RR	Dembi	DENIED
4	RZ2024-0004	Rezone RR to CR-R1	Fullmer	APPROVED
5	RZ2019-0039	Rezone AG & C-2 to CR-M1 & Comp Plan Change	Lake Shore Drive Development, LLC	APPROVED
6	SD2023-0021	Lake Shore Sub - Plat	Lake Shore Sub	APPROVED
7	VAC2024-0001	Vacation of easement	Thueson	APPROVED

Exhibit B2.14

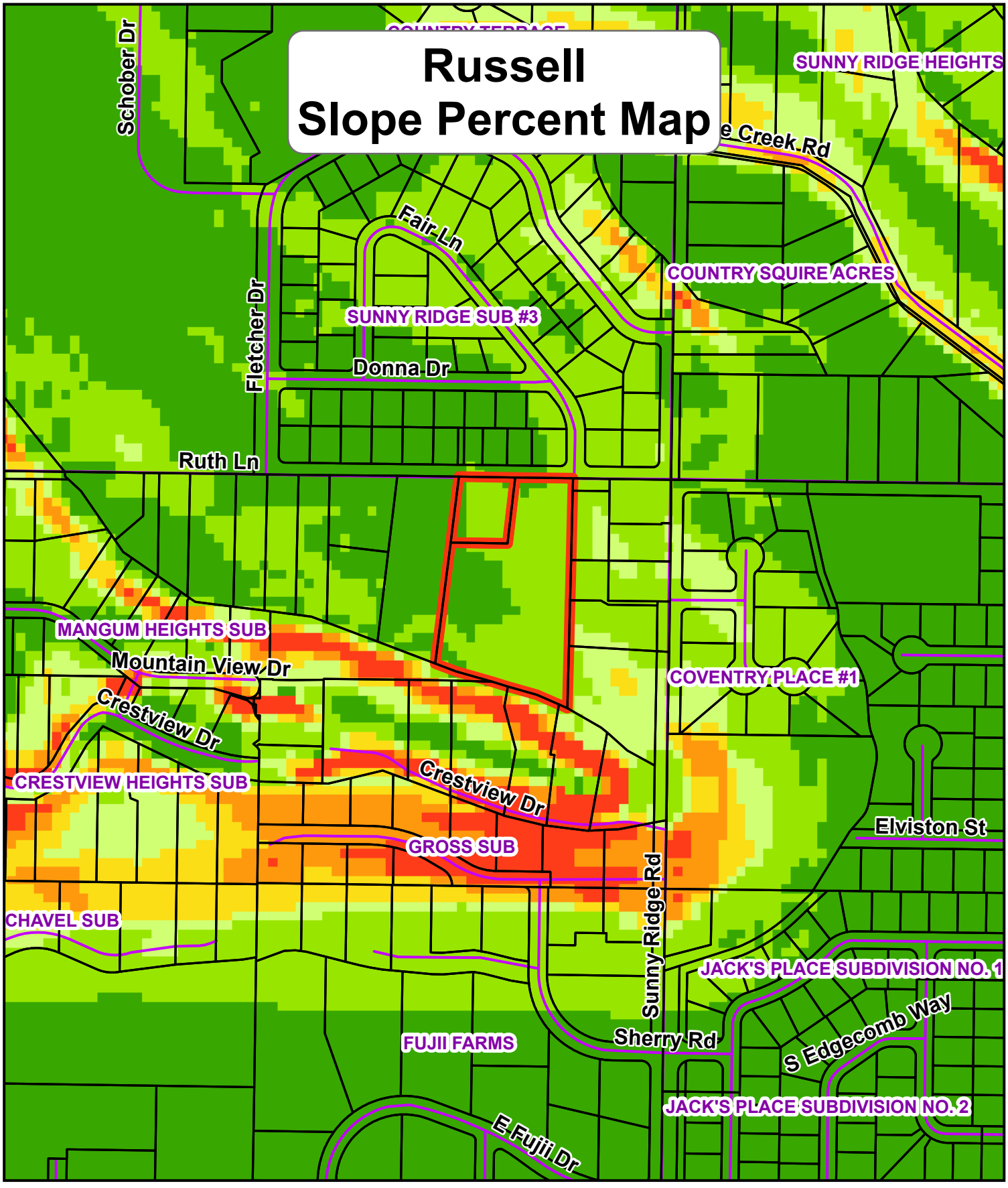
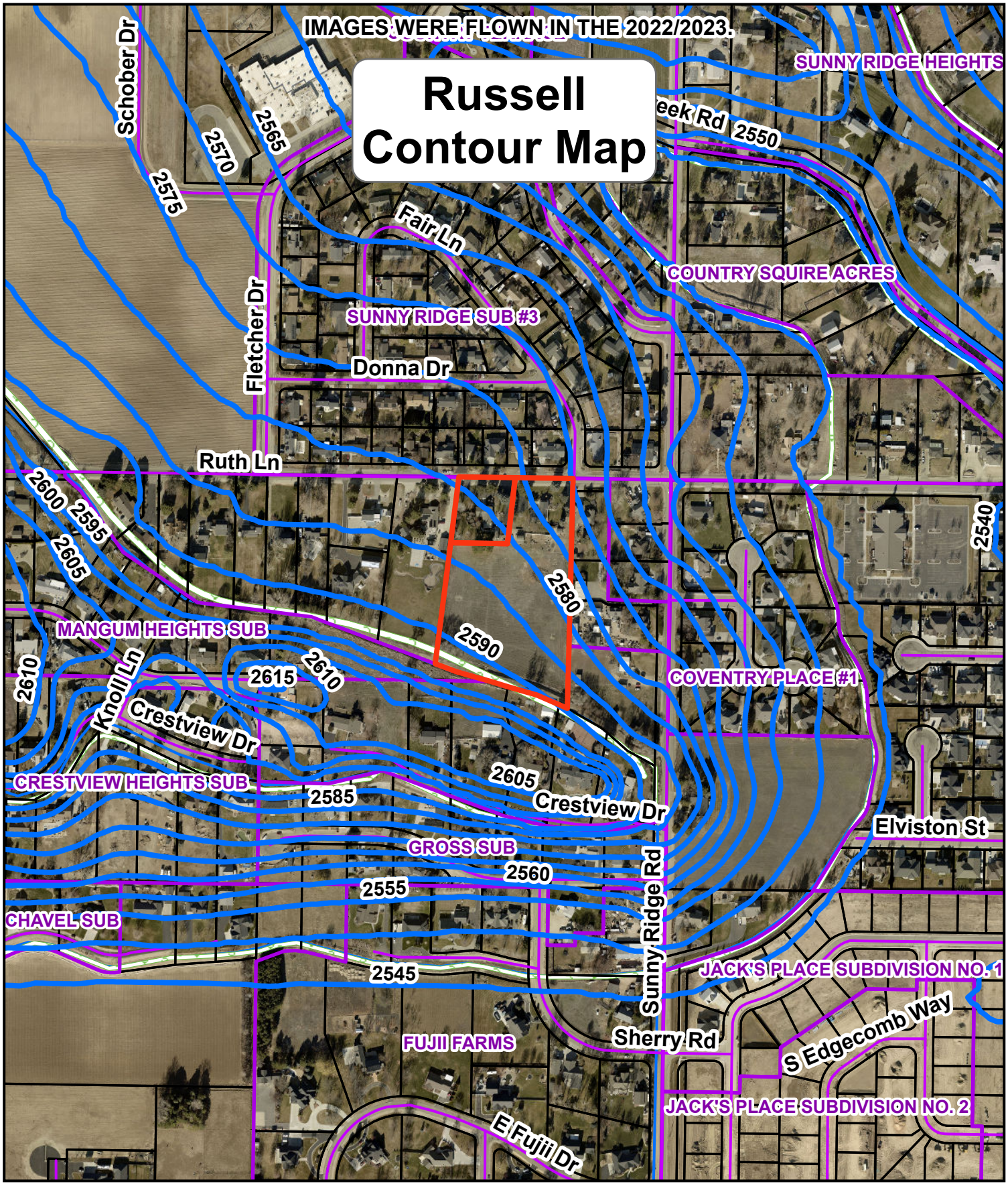
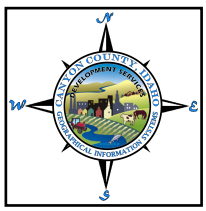
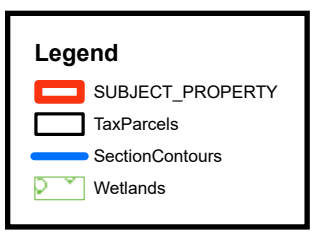


Exhibit B2.14

Exhibit B2.15







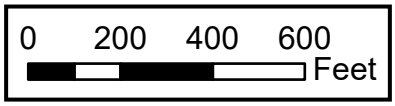


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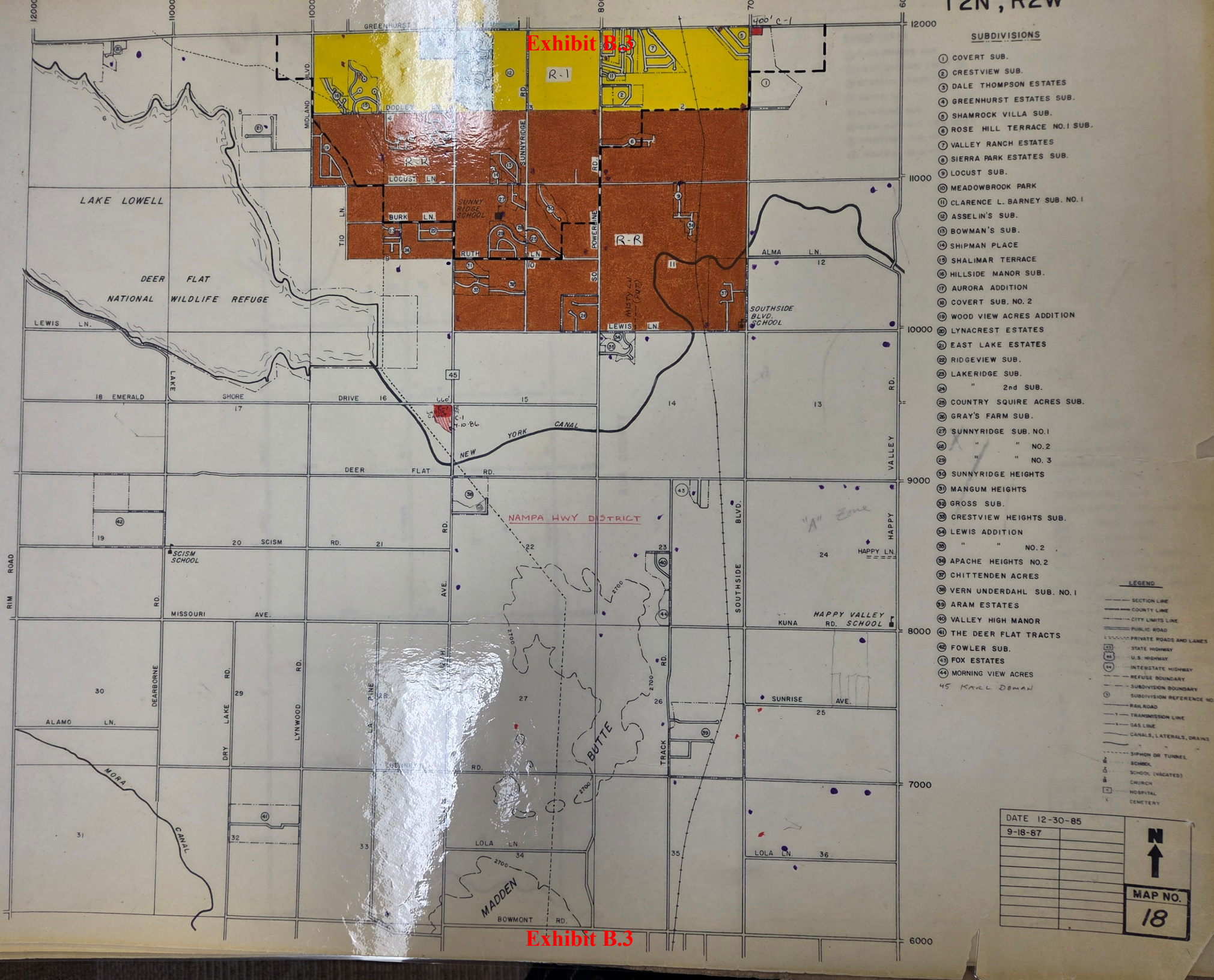

Exhibit B.3
T2N, R2W
SUBDIVISIONS
(1) COVERT SUB.
(2) CRESTVIEW SUB.
(3) DALE THOMPSON ESTATES
(4) GREENHURST ESTATES SUB.
(5) SHAMROCK VILLA SUB.
(6) ROSE HILL TERRACE NO. 1 SUB.
(7) VALLEY RANCH ESTATES
(8) SIERRA PARK ESTATES SUB.
(9) LOCUST SUB.
(10) MEADOWBROOK PARK
(11) CLARENCE L. BARNEY SUB. NO. 1
(12) ASSELIN'S SUB.
(13) BOWMAN'S SUB.
(14) SHIPMAN PLACE
(15) SHALIMAR TERRACE
(16) HILLSIDE MANOR SUB.
(17) AURORA ADDITION
(18) COVERT SUB. NO. 2
(19) WOOD VIEW ACRES ADDITION
(20) LYNACREST ESTATES
(21) EAST LAKE ESTATES
(22) RIDGEVIEW SUB.
(23) LAKERIDGE SUB.
(24) " 2nd SUB.
(25) COUNTRY SQUIRE ACRES SUB.
(26) GRAY'S FARM SUB.
(27) SUNNYRIDGE SUB. NO. 1
(28) " " NO. 2
(29) " " NO. 3
(30) SUNNYRIDGE HEIGHTS
(31) MANGUM HEIGHTS
(32) GROSS SUB.
(33) CRESTVIEW HEIGHTS SUB.
(34) LEWIS ADDITION
(35) " " NO. 2
(36) APACHE HEIGHTS NO. 2
(37) CHITTENDEN ACRES
(38) VERN UNDERDAHL SUB. NO. 1
(39) ARAM ESTATES
(40) VALLEY HIGH MANOR
(41) THE DEER FLAT TRACTS
(42) FOWLER SUB.
(43) FOX ESTATES
(44) MORNING VIEW ACRES
45 KARL DOMAN
LEGEND
SECTION LINE
COUNTY LINE
CITY LIMITS LINE
PUBLIC ROAD
PRIVATE ROADS AND LANES
STATE HIGHWAY
U.S. HIGHWAY
INTERSTATE HIGHWAY
REFUGE BOUNDARY
SUBDIVISION BOUNDARY
SUBDIVISION REFERENCE NO.
RAILROAD
TRANSMISSION LINE
GAS LINE
CANALS, LATERALS, DRAINS
SIPHON OR TUNNEL
SCHOOL
SCHOOL (VACATED)
CHURCH
HOSPITAL
CEMETERY
LAKE LOWELL
DEER FLAT NATIONAL WILDLIFE REFUGE
GREENHURST
DOOLEY LN.
LOCUST LN.
BURK LN.
RUTH LN.
LEWIS LN.
ALMA LN.
SUNNY RIDGE SCHOOL
SOUTHSIDE BLVD. SCHOOL
MISTY LN. (PVT.)
TIO LN.
MIDLAND BLVD.
SUNNYRIDGE RD.
POWERLINE RD.
SOUTHSIDE BLVD.
HAPPY VALLEY RD.
18 EMERALD
LAKE SHORE DRIVE
DEER FLAT RD.
NEW YORK CANAL
NAMPA HWY DISTRICT
"A" Zone
HAPPY LN.
HAPPY VALLEY KUNA RD. SCHOOL
SCISM SCHOOL
SCISM RD.
MISSOURI AVE.
RIM ROAD
SUNRISE AVE.
ALAMO LN.
DEARBORNE RD.
DRY LAKE RD.
LYNWOOD RD.
LA PINE RD.
BUTTE
TRACK RD.
MORA CANAL
LOLA LN.
MADDEN
BOWMONT RD.
2700
12000
11000
10000
9000
8000
7000
6000
DATE 12-30-85
9-18-87
N
MAP NO.
18
Exhibit B.3

Exhibit B.4

CODE AREA----------
SCHOOL DISTRICT----131
FIRE DISTRICT--------NAMPA RURAL
CITY LIMITS----------
FLOOD DISTRICT-------
HIGHWAY DISTRICT----NAMPA

NOTICE
THESE DOCUMENTS ARE MAINTAINED FOR ASSESSMENT PURPOSES AND SHOULD NOT BE RELIED UPON FOR DETERMINING PROPERTY BOUNDARIES AND CURRENT PROPERTY [illegible]

TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

CANYON COUNTY, IDAHO

LEGEND

TOWNSHIP LINES
SECTION LINES
SECTION CORNER
CITY LIMITS
PARCEL BOUNDARY
SUBDIVISION BOUNDARY
ARBITRARY SUBDIVISION № 3
ARBITRARY BLOCK № 2
ARBITRARY PARCEL № 0300
ADJACENT PARCEL TIE LINE
RAILROADS
U.S. HIGHWAYS (8)
STATE HIGHWAYS (42)
INTERSTATE HIGHWAYS (5)
COUNTRY ROADS

3295 1 GROSS SUBDIVISION
1630 2 CRESTVIEW HEIGHTS SUBDIVISION
5450 3 MANGUM HEIGHTS SUBDIVISION
9023 4 VICTORIAN HEIGHTS SUB

SCALE: 1 inch = 100 feet
0 1 2 3

Date	
3-18-76	
Revision Date	
9-18-81	SMC
8-21-90	VTC

Exhibit B.4

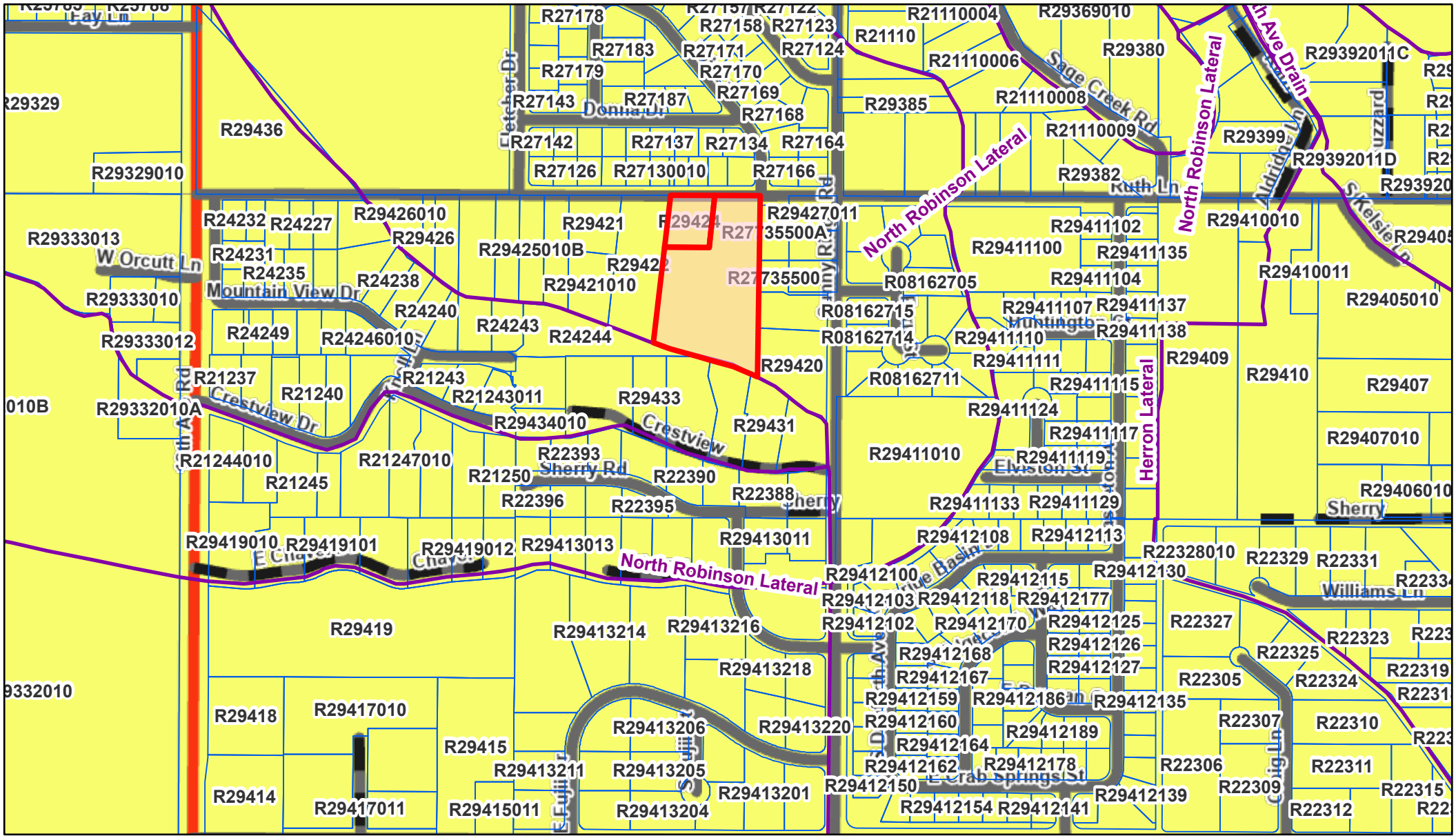
Exhibit B.4



Exhibit B.4

Canyon County, ID Web Map

Exhibit B.5



9/4/2026, 2:26:15 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Multiple Parcel Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Hwy

Roads

CC_PrivateRoads

Future Land Use 2011-2022

COMMERCIAL

RESIDENTIAL

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_2026

Red: Band_1

Green: Band_2

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

Exhibit B.5

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 |

(5.) Setback Requirements:

(a.) Front Yard:

No building or structure shall be erected nearer than thirty (30) feet from the front line or sixty (60) feet from the exterior boundary line of any forty (40) acre tract or right of way line of any arterial street.

(b.) Side Yard:

No building shall be erected closer than ten (10) feet to any side property line.

(c.) Rear Yard:

There shall be a rear yard having a depth of not less than twenty (20) feet.

(6.) Area Requirements: 1 split aft Sept '79.

(a.) The minimum lot area shall be forty (40) acres unless permitted to be less by a Conditional Use Permit or as directed in the Planned Unit Development Section of the Canyon County Subdivision Ordinance for non-productive agricultural areas within the "A-40" Zone.

does not have to be min lot size → 1 split aft Sept. '79

(b.) One division of any existing lot will be allowed if both lots are of sufficient size to meet the requirements of the Southwest District Health Department standards for individual sewage disposal and water supply.

must meet

(7.) Off-street Parking:

For off-street parking requirements in the "A-40" (Agricultural) Zone, refer to Chapter 2, Section 2.3.

SECTION 1.6 REGULATIONS FOR THE "R-R" (RURAL RESIDENTIAL) ZONE

(1.) The purpose of the "R-R" (Rural-Residential) Zone is to have land areas set aside by zoning procedures and in accordance with the criteria and guidelines of the Comprehensive Plan to properly guide growth in areas where a suburban life style is desired. Such zones are located primarily adjacent to agricultural areas and are intended to foster, as much as possible those surrounding uses as agriculture while permitting a rural residential pattern of growth in selected places.

(2.) Uses Allowed:

(a.) Agriculture, excluding commercial feed lots, commercial poultry and poultry products production, dairies, and similar intensive agri-related uses. Horses or other usual farm animals are permitted when kept on at least one acre of land;
(b.) Golf Course;
(c.) Single-family dwelling;
(d.) Home Occupation;
(e.) Planned Unit Developments;
(f.) Public Utility transmission facilities;
(g.) Accessory Uses.

(3.) Conditional Uses Permitted:

The Planning Commission may, after proper notice and public hearing as prescribed in Chapter 3, Section 3.7,2, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare.

(a.) Cemetery;
(b.) Public Utility installation;
(c.) Public building, school, hospital, or church;
(d.) Gravel Pits;
(e.) Mobile homes within the Area of City Impact.

(4.) Height Regulations:

Any residential building or accessory building or portion thereof hereafter erected shall not exceed two and one-half (2 1/2) stories or twenty-five feet in height unless a greater height is approved by Conditional Use Permit.

(5.) Setback Requirements:

(a.) Front Yard:

No building or structure shall be erected nearer than thirty (30) feet from the front lot line or sixty (60) feet from the exterior boundary line of any forty (40) acre subdivision or centerline of any arterial street, or within thirty (30) feet from the right-of-way of any state or federal highway.

(b.) Side Yard:

No buildings shall be erected closer than seven (7) feet to any side property line.

(c.) Rear Yard:

Exhibit B.6

There shall be a rear yard having a depth of not less than twenty (20) feet

(d.) Within adopted city impact areas the adjacent city setback requirement may be applied.

(6.) Area Requirements:

(a.) The minimum lot area shall be twelve thousand (12,000) square feet unless permitted to be less by a Conditional Use Permit.

(b.) The minimum lot width shall be eighty (80) feet.

(c.) If conditions indicate that additional area is required to insure conformance with local pollution health and environmental precautions, the Commission may require such additions.

(7.) Off-Street Parking Requirements:

For off-street parking requirements in the "R-R" (Rural-Residential) Zone, refer to Chapter 2, Section 2.3.

SECTION 1.2 REGULATIONS FOR THE R-1 (SINGLE-FAMILY) ZONE

(1.) The purpose of the R-1 (Single-Family Residential) Zone is to have land area set aside by zoning procedures and in accordance with the Comprehensive Plan to preserve and enhance predominately single-family living areas at a low density standard. Such areas are to have a full range of urban services available or projected to be established to enable lot sizes development designs and other development criteria to be properly met.

(2.) Uses Allowed:

(a.) Single-family Dwelling;
(b.) Home Occupation;
(c.) Agriculture, excluding commercial feed lots, commercial poultry and poultry products production, dairies, and similar intensive agri-related uses. Horses or other usual farm animals are permitted when kept on at least one acre of land;
(d.) Planned Unit Development;
(e.) Public Utility transmission facilities;
(f.) Accessory uses.

(3.) Conditional Uses Permitted:

The Planning Commission may, after proper notice and Public Hearing as prescribed in Chapter 3, Section 3.7,2, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare.

(a.) Public uses other than those listed as a Use Allowed;
(b.) Semi-public uses other than those listed as a Use

Exhibit B.6

EXHIBIT C

Site Visit Photos: February 23, 2026

Planning & Zoning Commission

Case# OR2025-0020/CR2025-0009

Hearing date: September 17, 2026

KEY	NAME: Russell	CASE #: CR2025-0009 & OR2025-0020

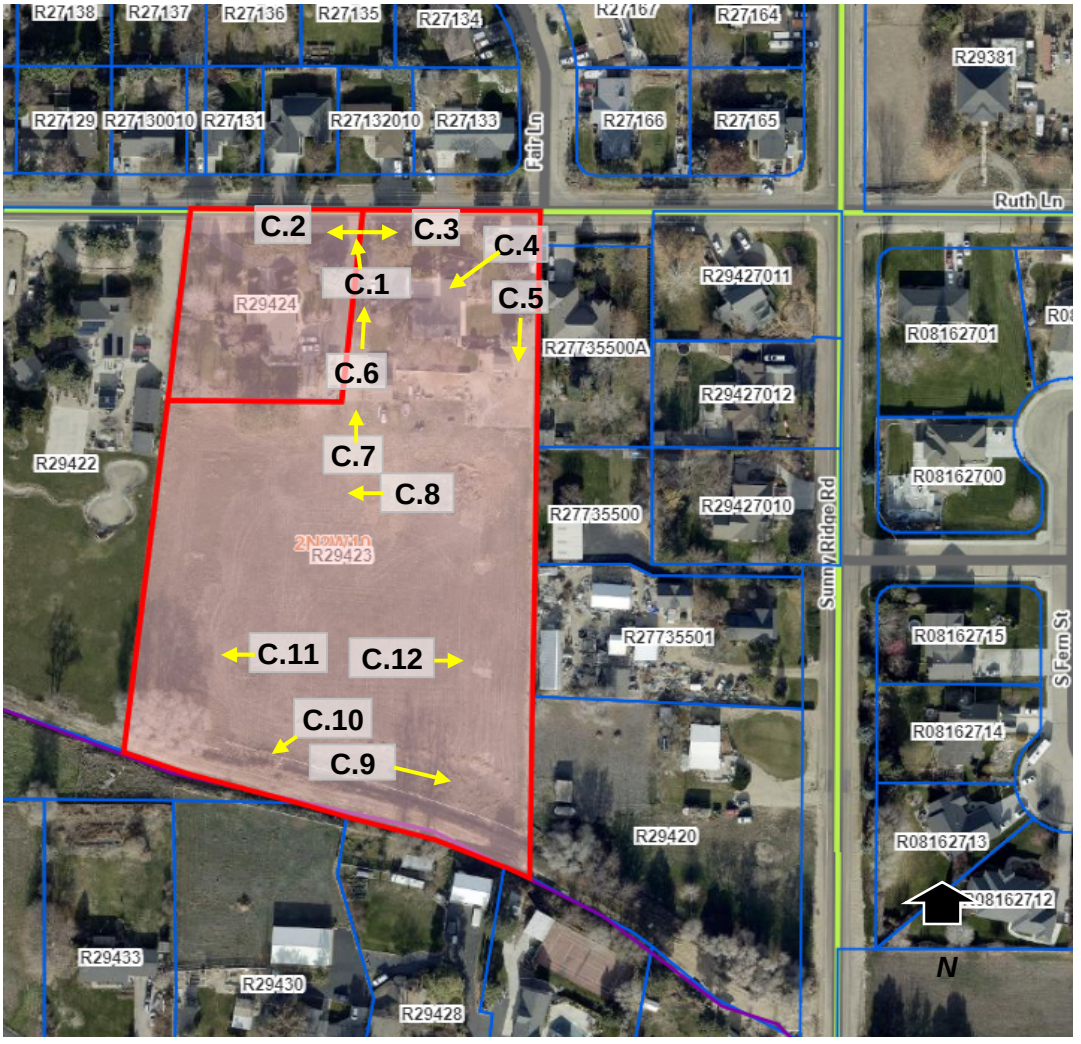


Exhibit: C
CR2025-0009 &
OR2025-0020
Site Visit Photos:
February 23, 2026

EXHIBIT: C.1



EXHIBIT: C.2



EXHIBIT: C.3



EXHIBIT: C.4

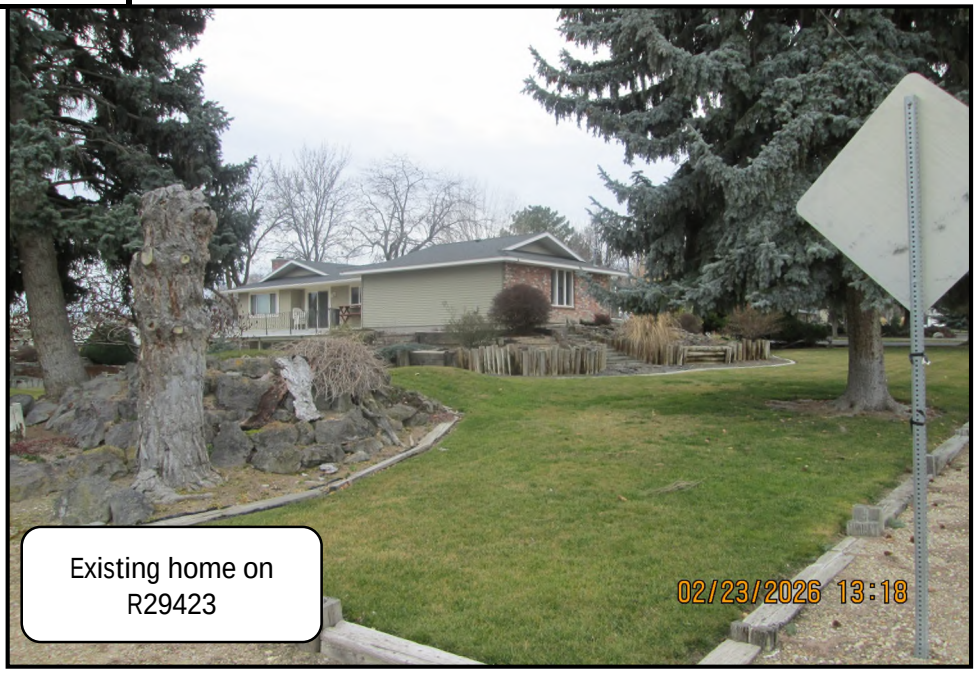


EXHIBIT: C.5



EXHIBIT: C.6



EXHIBIT: C.7



EXHIBIT: C.8



EXHIBIT: C.9



EXHIBIT: C.10



Exhibit C.11



Exhibit C.12



EXHIBIT D

Agency Comments Received by: September 7, 2026

Planning & Zoning Commission

Case# OR2025-0020/CR2025-0009

Hearing date: September 17, 2026

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

RECEIVED
SEP 19 2025
RECEIVED

15 September 2025

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

RE: Wayne Russel **OR2025-0020/CR2025-0009**
627 Ruth Ln, Nampa
Boise-Kuna Irrigation District **BK-524 D**
Thacker Lateral 70+00
Sec.10, T2N, R2W, BM.

Karla Nelson, Planner:

The United States' Thacker Lateral lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 25 feet both directions from the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

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

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

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

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

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

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

NO DISCHARGE into any live irrigation system is permitted.

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

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

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

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

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc:	Ray Moore	Watermaster, Div; 3 BPBC
	Alicia Flavel	Secretary – Treasurer, BKID

File

Case #'s OR2025-0020/CR2025-0009 Map Amendment (Agricultural to Residential) & Conditional Rezone to Single Family Residential

BK-524 D RUSSELL, WAYNE THACKER LATERAL, TAP 0.70 4.64 WATER RIGHT ACRES

627 Ruth Lane, Nampa

Agency: Canyon County Development Services
Contact: Karla Nelson, Planner Karla.Nelson@canyoncounty.id.gov (208) 455-6036
Hearing Date: NONE LISTED Response Deadline: 10/13/2025.

X:\Scans\000_Miscellaneous\Russell_CR2025_0009

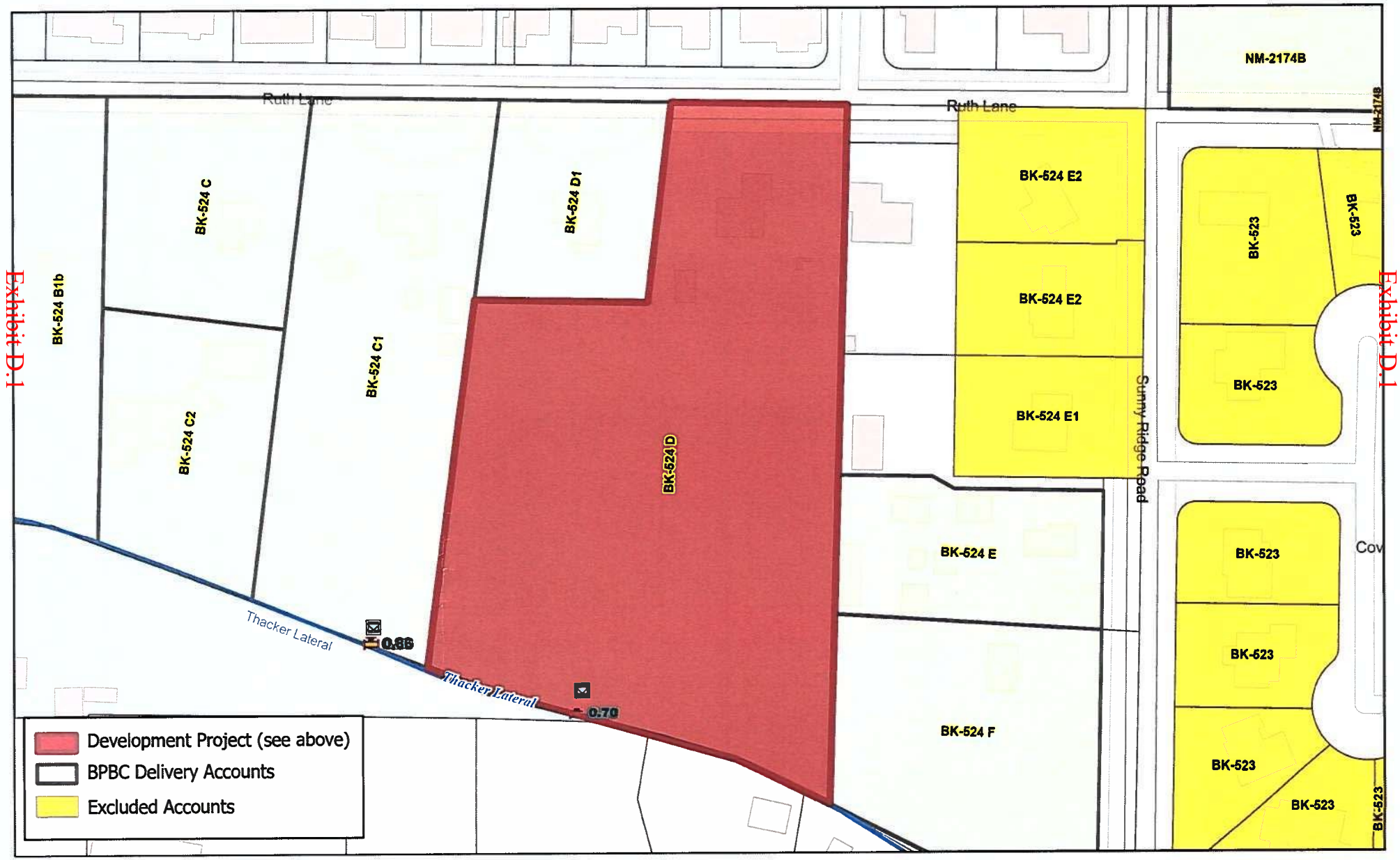


Exhibit D.1

Exhibit D.1

RICHARD DURRANT
CHAIRMAN OF THE BOARD

WILLIAM PATTERSON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

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

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

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

29 June 2026

RECEIVED
JUL 01 2026
RECEIVED

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

RE: Wayne Russel, Bob Parks
627 & 611 Ruth Ln, Nampa
Boise-Kuna Irrigation District
Thacker Lateral 70+00
Sec.10, T2N, R2W, BM.

OR2025-0020/CR2025-0009

BK-524 D, 524 D1

Karla Nelson, Planner:

The United States' Thacker Lateral lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 25 feet both directions from the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

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

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

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

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

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

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

NO DISCHARGE into any live irrigation system is permitted.

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

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

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

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

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

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

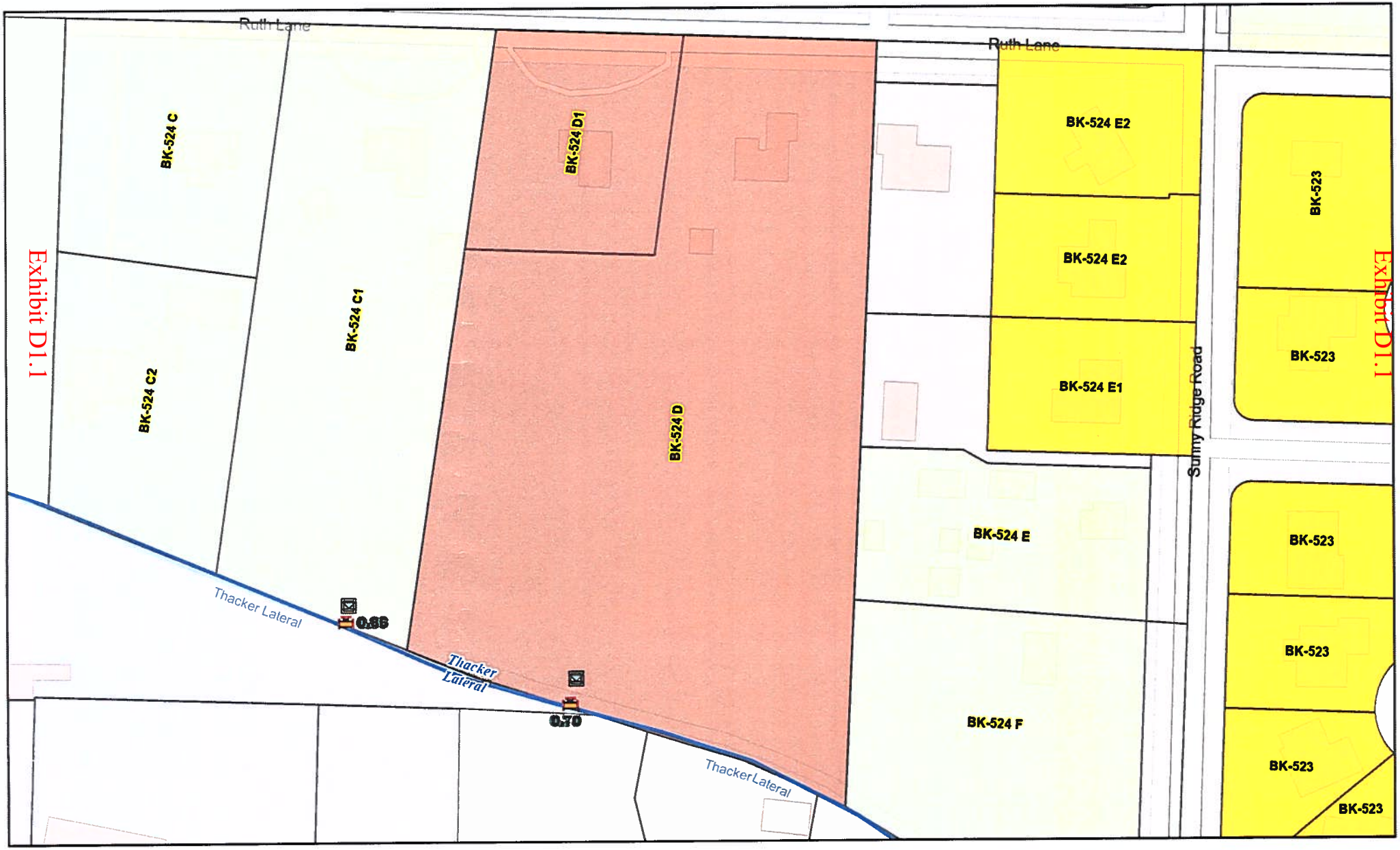
Case # OR2025-0020/CR2025-0009 Comp Plan Map Amendment, Conditional Rezone & Residential Subdivision
627 & 611 Ruth Lane, Nampa

BK-524 D	RUSSELL, WAYNE & RAYONA	THACKER LATERAL, TAP 0.70	4.64 WATER RIGHT ACRES
BK-524 D1	PARKS, BOB & NANCY	THACKER LATERAL, TAP 0.70	0.80 WATER RIGHT ACRES

Agency: Canyon County Development Services
Contact: Karla Nelson, Planner Karla.Nelson@canyoncounty.id.gov (208) 455-6036
Hearing Date: TBD Response Deadline: 7/27/2026.

Development Project (see above)
BPBC Delivery Accounts
Excluded Accounts

X:\Scans\000_Miscellaneous\Russell_CR2025_000



Boise-Kuna Irrigation District

129 N. School Avenue
Kuna, ID 83634-2201

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

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

October 7, 2025

Canyon County Development Services
ATTN: Karla Nelson, Planner
Karla.nelson@canyoncounty.id.gov
Caldwell, Idaho 83605

BKID Account: BK 524 D
RE: Wayne's Hideway, Case No. OR2025-0020/CR2025-0009
627 Ruth Lane, Nampa, Idaho 83686

Dear Ms. Nelson:

Boise-Kuna Irrigation District would like to reiterate the Boise Project Board of Control letter referring to Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer, contractors.

We would like to see the irrigation deliveries and drainage ditches to adjoining properties identified on a GIS map. Our purpose is to ensure our patrons have use of their water as they have historically and that no harm is being incurred from the newly proposed development.

We would also like to make sure that all the easements are abided by in the letter from Boise Project.

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

Sincerely,

David Reynolds
Chairman

cc: Jesse Christensen, HECO Engineers

Karla Nelson

From: Alicia Flavel <aflavel.bkirrdist@gmail.com>
Sent: Friday, June 26, 2026 9:41 AM
To: Caitlin Ross
Cc: Karla Nelson
Subject: Re: [External] Re: Agency Notice OR2025-0020/CR2025-0009 / Russell

Thanks!

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, June 26, 2026 9:33 AM
To: 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>
Cc: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: FW: [External] Re: Agency Notice OR2025-0020/CR2025-0009 / Russell

Thanks Alicia – forwarding to the Planner for this case, Karla Nelson, as she will be able to answer any comments or questions you have.

Thank you,
Caitlin

From: Alicia Flavel <aflavel.bkirrdist@gmail.com>
Sent: Friday, June 26, 2026 9:30 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Curt Shankel <shankelc@cityofnampa.us>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>;

Exhibit D2.1

'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: [External] Re: Agency Notice OR2025-0020/CR2025-0009 / Russell

#5 is not correct on the Preliminary Plat. The irrigation water is in Boise-Kuna Irrigation District NOT Nampa-Meridian Irrigation District. Also Boise-Kuna Irrigation District will be sending the billing and obligation will be to Boise-Kuna Irrigation District.

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 25, 2026 12:25 PM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; Kendra.Conder@itd.idaho.gov <kendra.conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice OR2025-0020/CR2025-0009 / Russell

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1158. You are invited to provide written testimony or comments by **July 27, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Karla Nelson

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, September 19, 2025 8:56 AM
To: Karla Nelson
Cc: Caitlin Ross
Subject: [External] RE: Agency Notice OR2025-00020/CR2025-0009 / Russell

Good morning,

As this development is only proposing 5 residential lots, minimal impact is anticipated to SH-45. Therefore, ITD has no comments at this time.

Thanks,

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Book a Meeting with Me!

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, September 11, 2025 2:02 PM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice OR2025-00020/CR2025-0009 / Russell

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NAMPA HIGHWAY DISTRICT NO. 1

September 11, 2025

To: Karla Nelson
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re; OR2025-0020, CR2025-0009, Rayona Russell

I have reviewed the request from Rayona Russell for a Comprehensive Plan Map Amendment from Agriculture to Residential and requesting a rezone of Approx. 5.33 acres from Rural Residential to Single Family Residential with a date of Notification of 9/11/25.

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

1. The Subject property is adjacent to Ruth Ln.
2. NHD#1 Functional Classification of Ruth Ln is a Rural Local Roadway.
3. Patron will need to Submit the required Plan Submittal Package to the Highway District along with associated Review Fees for a formal review by the Highway District.
4. Ruth Ln is a ¼ section line road and considered a potential collector roadway and requires 40’ ROW dedication.

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

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

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

Exhibit D.4

Karla Nelson

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, June 23, 2026 3:01 PM
To: Karla Nelson
Subject: RE: [External] FW: Agency Notice OR2025-00020/CR2025-0009 / Russell

Good Afternoon Karla,

I still haven't received a Plat submittal and review fees for this development per our previous comments.

Thank you,

Eddy

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

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, June 23, 2026 1:42 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] FW: Agency Notice OR2025-00020/CR2025-0009 / Russell

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

Hi Eddy,
The applicant for this project needed to add Parcel R29424 to the application to allow for adequate private road width with the eventual subdivsion. I've attached an updated site plan, this will not change the number of new residences there will be at most 4 new residential lots, the existing homes on Parcel R29424 and R29423 will be retained. Our minimum lot size for the requested zone is 1 acre so the applicant may end up with only 3 new lots. Please let me know if this change impacts your previous comments.

All the best,

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

Karla Nelson

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, August 13, 2026 1:57 PM
To: Karla Nelson
Subject: [External] FW: Legal Notice CR2025-0009/OR2025-0020 / Russell
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Good Afternoon Karla,

Nampa Highway District #1 requires a subdivision plat be submitted for review with the associated review fees for us to comment on the subject development at 627 and 611 Ruth Ln.

Thank you,

Eddy

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, August 13, 2026 11:44 AM
To: rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; dgeyer@cityofcaldwell.org; PZ@cityofcaldwell.org; mbessaw@cityofcaldwell.org; amy@civildynamics.net; alicep@cityofhomedale.org; jgreen@marsingcity.com; mayor@cityofmelba.org; cityclerk@cityofmelba.org; jhutchison@middletoncity.org; mhobbs@middletoncity.org; rstewart@middletoncity.org; sellersr@cityofnampa.us; watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; notuscityclerk@gmail.com; clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; snickel@staridaho.org; jmckillican@cityofwilder.org; kbagley@cityofwilder.org; zwagoner@caldwellschools.org; nicmiller@cwi.edu; ddenney@homedaleschools.org; bgraves@kunaschools.org; tejensen@kunaschools.org; nstewart@marsingschools.org; sadams@melbaschools.org; Horner.Marci@westada.org; lpennington@msd134.org; mgee@msd134.org; cstauffer@nsd131.org; dleon@nsd131.org; colesr@notusschools.org; tkelly@parmaschools.org; jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; lshoemaker@wilderschools.org; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; homedalefd@gmail.com; tlawrence@kunafire.com; Office@KunaFire.com; jwilson@kunafire.com; marsingfiredistrict@yahoo.com; marsingruralfire@gmail.com; brian.mccormack@melbafire.id.gov; kenny.hoagland@melbafire.id.gov; vislas@starfirerescue.org; permits@starfirerescue.org; eddy@heritagewifi.com; effingere@nampafire.org; prevention@nampafire.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; permits@starfirerescue.org; eddy@heritagewifi.com; wfdchief@wilderfire.org; jmaloney@wilderfire.org; knute.sandahl@doi.idaho.gov; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; kwartman@hwydistrict4.org; bobw@gghd3.org; office@gghd3.org; Eddy Thiel <eddy@nampahighway1.com>; gwatkins@nphd.net; admin1@kunalibrary.org; admin2@kunalibrary.org; lizardbuttelibrary@yahoo.com; 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; developmentreview@blackcanyonirrigation.com;

Exhibit D4.2

PLANNING AND ZONING DEPARTMENT

TO: Karla Nelson, Principal Planner, Canyon County Development Services

DATE: September 15, 2025

FROM: Doug Critchfield, Principal Planner

RE: OR2025-0020/CR2025-0009

The property is in the Nampa Impact Area and is in the Medium Density Residential land use designation on the Nampa Future Land Use Map. The maximum lot size allowed in this land use designation is 17,000 sq. ft. As proposed, Nampa does not support this application and requests denial. The applicant is welcome to contact the City of Nampa Planning and Zoning Department to discuss options to develop this site.

Sincerely,

Doug Critchfield,
Principal Planner
Planning & Zoning Department
critchfieldd@cityofnampa.us
(208) 468-5442

EDC
file

"Owner/Applicant(s) shall comply with all applicable requirements [including obtaining proper permits] as may be imposed by City agencies appropriately involved in the review of improvement or land use requests (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments, etc.) as this zoning verification letter does not and shall not have the effect of approving a project or abrogating requirements from those agencies."

NAMPA
IDAHO

PLANNING AND ZONING DEPARTMENT

TO: Karla Nelson, Canyon County Development Services

DATE: July 2, 2026

FROM: Doug Critchfield, Principal Planner

RE: **Case No. OR2025-0020/CR2025-0009:** The property owners, Russell and Rayona Russell and Bob and Nancy Parks, represented by HECO Engineers, requests a Comprehensive Plan Map Amendment from 'Agriculture' to 'Residential' and concurrently requests a Conditional Rezone from an "RR" (Rural Residential) zone to a "CR-R1" (Conditional Rezone -Single Family Residential) zone on Parcels R29423 and R29424, approximately 6.23 acres, for the purpose of developing the property as a residential subdivision. The subject property is located at 627 and 611 Ruth Lane, Nampa, also referenced as a portion of the SW¼ of Section 10, T2N, R2W, BM, Canyon County, Idaho.

The Property is in the Nampa Impact Area. The Comprehensive Plan Future Land Use Map indicates that this property is in a 'Medium-Density Residential' land use designation with a density range of 2.5 - 8 dwelling units per acre. The proposed subdivision density is approximately 1 dwelling unit per acre, which is below the density range of the 'Medium-Density Residential' designation. The property is approximately .54 miles from Nampa City limits. The surrounding land uses are residential.

The proposed subdivision is not in conformance with the Nampa 2040 Comprehensive Plan. Nampa requests that the applicant go through the pre-annexation process with the City of Nampa. As it stands now, Nampa requests denial of this proposal.

Sincerely,

Doug Critchfield,
Principal Planner, Long Range Planning
Planning & Zoning Department
critchfieldd@cityofnampa.us
(208) 468-5442

EDC/file

Karla Nelson

From: Karla Nelson
Sent: Tuesday, February 17, 2026 3:18 PM
To: Daniel Badger; Doug Critchfield
Cc: Peter Nielsen
Subject: RE: [External] RE: Legal Notice OR2025-00020/CR2025-0009 / Russell

Thank you

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

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From: Daniel Badger <BadgerD@cityofnampa.us>
Sent: Tuesday, February 17, 2026 2:13 PM
To: Doug Critchfield <critchfieldd@cityofnampa.us>; Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Peter Nielsen <nielsenp@cityofnampa.us>
Subject: Re: [External] RE: Legal Notice OR2025-00020/CR2025-0009 / Russell

Water services are available in the intersection of Ruth and Sunnyridge. Sewer service is not readily available to the property.

Daniel Badger, P.E
City Engineer | Development Engineering
Office: (208) 468-5469 | Cell: (208) 936-5690
500 12th Avenue South | Nampa, ID 83651
cityofnampa.us | Stay Connected

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Friday, February 13, 2026 1:44 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Daniel Badger <BadgerD@cityofnampa.us>; Peter Nielsen <nielsenp@cityofnampa.us>
Subject: RE: [External] RE: Legal Notice OR2025-00020/CR2025-0009 / Russell

Hi Karla – Daniel or Peter could answer this for you. Thanks

Doug Critchfield (ASLA)
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: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Friday, February 13, 2026 1:24 PM
To: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: FW: [External] RE: Legal Notice OR2025-00020/CR2025-0009 / Russell

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Hi Doug,
Do you know how far away sewer/water services are for this property (R29423)? For their septic systems, I'm not sure that SWDH will allow for much smaller lots than what the applicant is proposing. If they could connect to services, then they could more easily match city plans, and our code also allows for smaller lots when connection is possible.

Thanks,

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

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From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Monday, September 15, 2025 11:59 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] RE: Legal Notice OR2025-00020/CR2025-0009 / Russell

Karla – Please see attached. Thanks - Doug

Doug Critchfield, Principal Planner, ASLA
O: 208.468.5442, F: 208.468.5439
500 12th Ave. S., Nampa, ID 83651
Planning and Zoning - Like us on Facebook
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NAMPA Ready

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, September 11, 2025 1:59 PM
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>
Subject: Legal Notice OR2025-00020/CR2025-0009 / Russell

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You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of **Nampa** and Canyon County, that the Development Services Department has accepted the following application: **CASE # OR2025-0020/CR2025-0009.** Attached for your review is a copy of the letter of intent and a site plan.

You are invited to provide written testimony by **October 13, 2025**, although at this point, no hearing date has been set. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

If you would like additional information please contact the Planner **Karla Nelson** at karla.nelson@canyoncounty.id.gov.

Thank you,

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

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

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday

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

208.468.5770

DATE: July 21, 2026

TO: City of Nampa – Planning and Zoning

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

APPLICANT: Jesse Christensen / HECO Engineers

OWNER: Bob Parks

PROJECT ADDRESS: 627 Ruth Lane

RE: Russell (OR2025-0020/CR2025-0009)

This application is for The property owners, Russell and Rayona Russell and Bob and Nancy Parks, represented by HECO Engineers, requests a Comprehensive Plan Map Amendment from 'Agriculture' to 'Residential' and concurrently requests a Conditional Rezone from an "RR" (Rural Residential) zone to a "CR-R1" (Conditional Rezone -Single Family Residential) zone on Parcels R29423 and R29424, approximately 6.23 acres, for the purpose of developing the property as a residential subdivision. The subject property is located at 627 and 611 Ruth Lane, Nampa, also referenced as a portion of the SW¼ of Section 10, T2N, R2W, BM, Canyon County, Idaho.

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

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).

Exhibit D6

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208.468.5770

Fire Access Comments:

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)

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

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208.468.5770

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 1.8 miles from Nampa Fire Station 2 with an approximate response time of 4 minutes.

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Exhibits

"No Parking" Signs

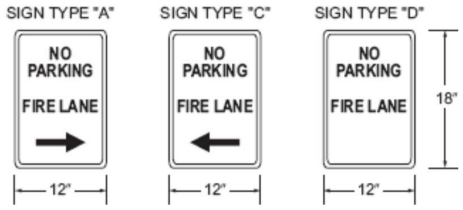


FIGURE D103.6 FIRE LANE SIGNS

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

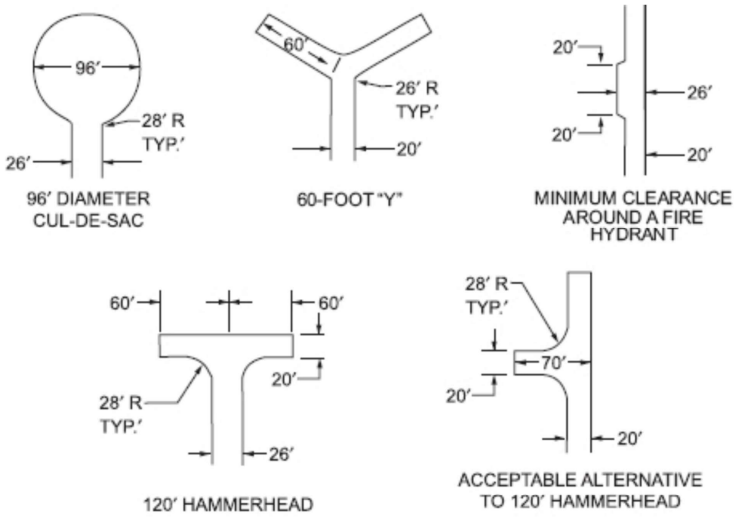


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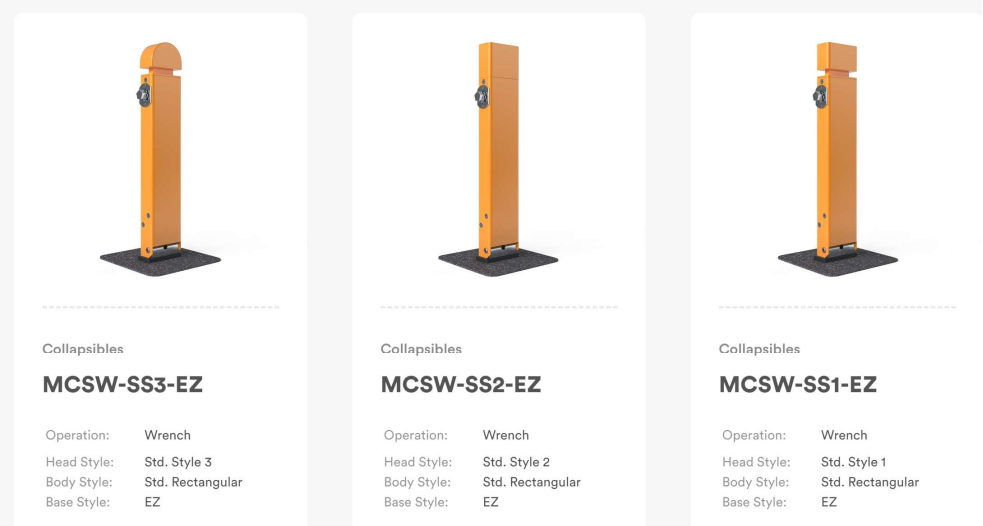
Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

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

Approved Bollards by Maxiforce



Karla Nelson

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, September 12, 2025 7:18 AM
To: Karla Nelson
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice OR2025-00020/CR2025-0009 / Russell
Attachments: NP.Study.Approval.Letter.Signed.07.02.2025.pdf

Hi Karla,

1.) Will a Nutrient Pathogen Study be required? **Yes, a Nutrient Pathogen Study (NP) has been conducted and approved.**
2.) Will adequate sanitary systems be provided to accommodate the use? **The applicant has conducted a site evaluation, and it appears that septic systems are suitable. However, the applicant has not submitted a subdivision application and Subdivision Engineering Report (SER) for review.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, September 11, 2025 2:02 PM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com'

SOUTHWEST DISTRICT HEALTH

Nexus Number: 024090

July 2, 2025

Rayona C. Russell
627 Ruth Ln
Nampa, ID 83686

RE: Ruth Lane Subdivision, Level 1 Nutrient Pathogen (NP) Study Approval Addendum No. 1

Mr. Russell,

Southwest District Health (SWDH) and the Idaho Department of Environmental Quality (DEQ) acknowledge receipt of the Level 1 Nutrient-Pathogen Study Addendum No. 1 for the proposed Ruth Lane Subdivision, located in Section 10, Township 2 North, Range 2 West. The Addendum, prepared by Atlas Technical Consultants of Boise, Idaho, on your behalf, was received for review on May 23, 2025.

According to the submitted documentation, the subject property encompasses approximately 5.33 acres. The proposed development includes four (4) buildable lots with a minimum lot size of 0.84 acres. The development plan includes individual wastewater disposal systems and individual water wells to serve single-family residences on each lot.

Based on the data and analysis presented in the Nutrient-Pathogen Study, the proposed development of the Ruth Lane Subdivision is not expected to significantly impact downgradient groundwater quality. Accordingly, the Level 1 Nutrient-Pathogen Study is hereby approved as of June 4, 2025, subject to the following conditions:

Condition(s) of approval:

- DEQ's Review of the MB Spreadsheets indicates **all** lots will need extended treatment systems to reduce nitrate concentrations in wastewater to 16 mg/L or less.
- The maximum house size permitted is a four (4) bedroom house (300 gallons per day). 300 gallons per day is the value used in the NP study as the amount of effluent discharged from each individual subsurface disposal system.
- If lots are added, the study must be resubmitted and/or amended before additional lots are approved.
- Secondary dwellings are not approved for this proposed subdivision without resubmitting and/or amending the NP study to include additional dwellings. Approval of secondary dwellings is based on the resubmittal or amended NP study findings.

Based on the review and findings provided by the Idaho Department of Environmental Quality (DEQ), the Ruth Lane Subdivision may proceed to the next phase of the approval process, contingent upon compliance with the requirements outlined in Southwest District Health's (SWDH) Subdivision Engineering Report (SER). The SER, along with the associated subsurface sewage disposal system design, must reflect and incorporate the conclusions of the approved Nutrient-Pathogen Study. During lot design, particular attention must be given to the placement of septic systems to minimize potential impacts to downgradient wells. Upon submission of the completed SER to SWDH, a formal review will be conducted.

If you have questions, contact me at 208.899.1285 or via e-mail: anthony.lee@phd3.idaho.gov

Respectfully,

Anthony Lee, REHS/RS
Land Development Senior

Cc: Cody Ellis, L.G./ Atlas Technical Consultants

Karla Nelson

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, September 2, 2026 4:24 PM
To: Karla Nelson
Cc: Mitch Kiester
Subject: RE: [External] RE: Agency Notice OR2025-0020/CR2025-0009 / Russell

Hi Karla,

That NP study is sufficient.

Thank you,

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

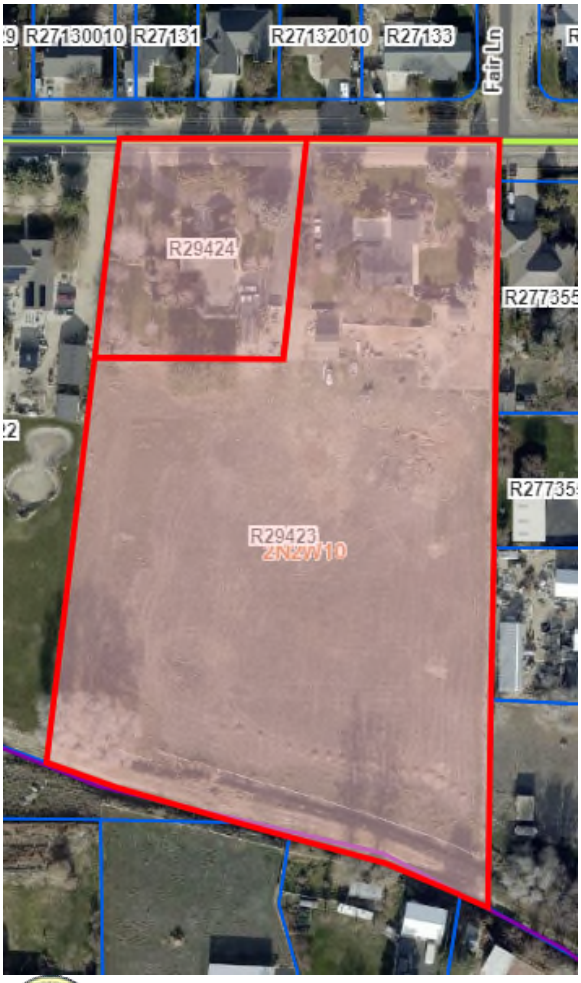
anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, September 1, 2026 4:07 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice OR2025-0020/CR2025-0009 / Russell

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Thanks, Anthony. Is the existing NP study sufficient, or do they need to do a new one since they added an additional lot with an existing residence to allow for adequate private road access? The application was originally just for R29423, but R29424 was added to allow for adequate access (the existing home will remain on R29424 and on R29423). The previous NP study email is attached; do they need to do a new one? The attached letter approved the NP study when the development was just Parcel R29423. The number of new homes won't change.



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

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From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, September 1, 2026 3:56 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice OR2025-0020/CR2025-0009 / Russell

Hi Karla,

SWDH can confirm that a NP Study is required if those existing lots are included into the subdivision.

Let me know if you have any questions.

Thank you,

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Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, September 1, 2026 1:13 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice OR2025-0020/CR2025-0009 / Russell

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Hi Anthony,
Were you able to confirm the NP study for this proposed development on Parcel R29423 and R29424? Sounds like, from your comment below, that even lots with existing homes need to be included in the NP study. In this case, there will be two lots with existing homes and 3-4 new lots that will be developed with single-family residences.

Thank you,

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

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

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From: Karla Nelson
Sent: Thursday, July 30, 2026 1:07 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice OR2025-0020/CR2025-0009 / Russell

Anthony,
I also should have attached this letter that was sent in 2025. The only thing that has changed is that they are now including R29424 in the rezone request, this will allow them to ensure adequate space for the private road. The existing homes will be retained so the number of new homes/new lots is unchanged. Future six lot subdivision with 2 of the lots containing existing homes.

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

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From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, July 29, 2026 2:11 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice OR2025-0020/CR2025-0009 / Russell

Hi Karla,

It does appear that I mentioned an NP study has been conducted and approved in my previous comments. The NP study requirement would include the existing lots.

Let me confirm the approval of an NP study for this subdivision.

Thank you,

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, July 29, 2026 12:47 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice OR2025-0020/CR2025-0009 / Russell

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Anthony,
Sorry for the additional follow-up. I've attached the comments sent from September 2025 and the updated ones from July. We sent out the initial agency notice again because Parcel R29424 was added to the request. The existing home on R29424 will be retained, but it was added to allow for adequate space for the private road. The 2025 comments show that a Nutrient Pathogen Study was conducted, but the 2026 comments say that a Nutrient Pathogen Study will not be required if less than 5 lots. I want to make sure I capture the comments correctly in the conditions of approval. Is the 2025 nutrient pathogen study still valid? And how do you count the 5 lots? Is it the new undeveloped lots or total lots in the subdivision, even if already developed with a home?

Thanks,

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

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From: Karla Nelson
Sent: Wednesday, July 29, 2026 11:43 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice OR2025-0020/CR2025-0009 / Russell

Hi Anthony,
If the rezone is approved, the applicant is hoping to develop four (4) new lots, but the subdivision will be a total of six (6) lots, including the two (2) existing homes. For the nutrient pathogen study, will you be counting just lots with new residences or the total number of lots in the subdivision?

Thanks,

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

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From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, July 1, 2026 4:33 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: [External] RE: Agency Notice OR2025-0020/CR2025-0009 / Russell

Hi Karla,

1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study will not be required if the proposal is less then 5 lots.**
2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have been conducted on site and pending suitability of subsurface sewage disposal systems on each lot.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements**

Exhibit D7.2

The applicant will need to go through the subdivision approval process and schedule a pre-development meeting with SWDH.

Let me know if you have any questions.

Thank you,

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 25, 2026 12:26 PM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice OR2025-0020/CR2025-0009 / Russell

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

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

Brad Little, Governor
Jess Byrne, Director

September 15, 2025

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

Subject: Agency Notice OR2025-00020/CR2025-0009 / Russell

Dear Ms. Nelson:

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

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

1. AIR QUALITY

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

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

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

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

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

Exhibit D8

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

4. SURFACE WATER

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

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

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

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

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

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

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

Exhibit D8

Karla Nelson

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Monday, August 17, 2026 11:20 AM
To: Karla Nelson
Subject: [External] re: Legal Notice CR2025-0009/OR2025-0020 / Russell 611 & 627 Ruth Lane, Nampa
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Karla,

The properties are not in the floodplain; therefore I have no comments.

I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.

Thank you,
Maureen O'Shea, CFM
Floodplain Specialist
Idaho Dept. of Water Resources
322 E. Front Street, PO Box 83720,
Boise, ID 83720-0098
Office # 208-287-4928
Cell # 208-830-4174
Maureen.OShea@idwr.idaho.gov
https://www.idwr.idaho.gov/floods/

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, August 13, 2026 11:44 AM
To: Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>;
Subject: Legal Notice CR2025-0009/OR2025-0020 / Russell

Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media. A copy of the application can be found on our Land Hearings website at Land Hearings | Canyon County.

No response is required from your agency unless you have input on the proposed project.

Contact the planner of record, **Karla Nelson** at karla.nelson@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,
Caitlin Ross
Hearing Specialist
Canyon County Development Services Department

Exhibit D9

EXHIBIT E

Public Comments Received by: September 7, 2026

Planning & Zoning Commission

Case# CR2025-0009/OR2025-0020

Hearing date: September 17, 2026

Growing Together LLC
301 Warehouse St.
Caldwell, ID 83605

January 29, 2026

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 N. 11th Avenue, Suite 203
Caldwell, ID 83686

Re: Letter of Support for Rayona Russell Application – Wayne's Hideaway Subdivision

Dear Members of the Planning and Zoning Commission,

On behalf of Growing Together LLC, I am writing in support of the application submitted by Rayona Russell for the proposed Wayne's Hideaway Subdivision at 627 Ruth Lane, Nampa, Idaho, including the requested conditional rezone from Rural Residential (RR) to Single-Family Residential (R-1) with a one-acre minimum lot size.

Growing Together supports this proposal because it reflects the existing land use pattern and subdivision character already established in the immediate area. Although much of the surrounding area is zoned RR, many existing parcels in the vicinity are already below one acre. The requested R-1 designation, conditioned on a one-acre minimum lot size, is therefore more consistent with the established lot pattern and residential character than the RR zone.

We believe this application aligns with the Canyon County Zoning Ordinance and the Canyon County 2030 Comprehensive Plan, particularly policies that encourage orderly growth, compatibility with surrounding land uses, and inward residential development in areas already functioning as residential neighborhoods—rather than expansion into agricultural areas.

For these reasons, Growing Together supports approval of the application and appreciates the applicant's effort to maintain neighborhood compatibility through lot sizes that are consistent with the surrounding area.

Thank you for your consideration.

Sincerely,

George Crookham
President
on behalf of Growing Together LLC

Growing Together LLC – Mission Statement:
To improve citizens' knowledge of local land use planning and support good economic land use decisions.

Exhibit E.1

To: Canyon County Development Services
ATTN: Karla Nelson, Principal Planner

Ref: Case No. OR2025-0020/CR2025-0009
Proposed Wayne's Hideaway Subdivision
627 Ruth LN, Nampa ID 83686

Dear Ms. Nelson:

We are neighbors with a home adjacent to the east property line of the proposed subdivision. I do not have any particular objection to the application, and commend the applicants for proposing a subdivision which appears to be compatible with the surrounding community.

My only major concern is in regards to the handling of irrigation water by the proposed subdivision. An existing irrigation/drainage conduit presents an elevated risk of flooding that could cause harm to neighboring properties. I request that any approval of the application be conditioned upon improvements being made to this irrigation/drainage conduit in order to reduce the flooding risk to an acceptable level.

Please refer to the preliminary site drawing included as page 12 of 48 in the application. As shown, there is an existing irrigation ditch running along the east side of the site. This ditch terminates at an existing entrance to a buried small-diameter pipe (labeled 6" concrete pipe on the drawing). This pipe entrance is located roughly at the center of the east edge of the lot labeled "Parcel 1" in the drawing. (This is the lot with the existing home at 627 Ruth LN.) The pipe entrance is also close to an existing home located at 709 Ruth LN, located immediately east of, and downhill from, Parcel 1.

The small-diameter buried pipe is thought to have two existing purposes. (A) *Drainage conduit*. Any surface water runoff from the flood-irrigated agricultural pasture (portion of 627 Ruth LN) is collected in the ditch and drained away, through this buried pipe, to a distant low-lying drainage ditch (North Robinson Lateral?). (B) *Irrigation conduit*. Gravity-fed irrigation water could be supplied through this pipe to serve properties located NE of the intersection of Ruth LN and Sunny Ridge RD.

Regarding the drainage purpose (A), the proposed subdivision will be designed to retain all storm water runoff on site. Infiltration basins will be provided to collect any surface water runoff. As such, any flood-irrigation water runoff should also be retained on site. There should no longer be any need to use the existing small-diameter concrete pipe as a drainage conduit if the subdivision proceeds as proposed and the land use is no longer agricultural.

Regarding the irrigation purpose (B), please refer to the plot map included with the letter from the Boise-Kuna Irrigation District (BKID) dated October 7, 2025. (This letter is included in the file of Preliminary Hearing Materials.) The plot map identifies the parcel labeled NM-2174B (located at 812 Ruth LN) as a delivery account of the Boise Project Board of Control (BPBC).

The BKID expresses the need for their patrons to continue to have use of irrigation water as they have historically, with no harm incurred from the newly proposed development. If any property, such as 812 Ruth LN, or others, has such irrigation rights, the proposed subdivision will need to retain the

ability to supply irrigation water to downstream irrigation-district customer(s) through the existing small-diameter concrete pipe.

I checked online databases to verify the downstream irrigation rights specified by the BKID. According to the Idaho Department of Water Resources Map and GIS Data Hub, the property at 812 Ruth LN is not located within either the BKID or the Nampa & Meridian Irrigation District (NMID). It seems to be located within a non-irrigated pocket between these two districts that is not served by either one. A search of the Water Right Locator of the Idaho Department of Water Resources revealed that the property at 812 Ruth LN has "No irrigation rights found." This unexpected result is in disagreement with the letter from the BKID which identifies the property as a delivery account of the BPBC. This brings into question whether the small-diameter concrete pipe is actually a required irrigation conduit. If downstream irrigation rights are nonexistant, perhaps the small-diameter concrete pipe can be abandoned if the subdivision is developed.

The routing of the drainage/irrigation conduit appears to pass through portions of both the BKID and the NMID, in addition to the non-irrigated pocket between these two districts. The appropriate authorities need to determine whether the 812 Ruth LN property, or some other property, does have rights to irrigation water supplied from the BKID through this small-diameter pipe. It would be helpful to have the appropriate official(s) physically survey the pipe routing, review irrigation rights records, and report what downstream irrigation rights actually exist, if any. Could Canyon County staff request this review and report the results of the determination in the Staff Report?

Pending any official determination of whether the small-diameter concrete pipe is needed as an irrigation conduit, I would like to discuss what should be done if the pipe must remain in service. My only concern with the use of the small buried pipe is that inadvertent mismanagement of the water flow can cause flooding. As the system exists today, the watermaster must carefully control the amount of water flow so that the flow rate down the ditch does not exceed the flow that the small-diameter pipe can absorb without backing up. If the flow rate is larger than the small pipe's flow capacity, or if the small pipe is fully or partially blocked by debris, the irrigation ditch overflows in the area of the pipe entrance. Water spills over each side of the ditch and both of the adjacent properties, 627 Ruth LN and 709 Ruth LN, may experience flooding.

The present system has been relatively trouble free to date due only to the diligent efforts of previous watermasters. In the past, when overflow occurred it was quickly observed by the watermaster and corrective action taken promptly before any serious damage was done. Having the system turned over to a residential subdivision raises potential concern that future operators may not be so careful. Could the irrigation water transfer system possibly be mismanaged to the extent of causing major flood damage?

According to ID Code 42-1202, "(1) Every person or entity owning or controlling any irrigation conduit for the purpose of irrigation shall: … (d) Carefully keep and maintain the irrigation conduit in good repair and condition so as not to damage or in any way injure the property or premises of others and to prevent the water conveyed therein from wasting during the irrigation season."

The proposed subdivision has a responsibility to not harm neighbors from irrigation water overflow. Development of the subdivision should be done in such a way as to reduce, not increase, the risk of

flooding. Steps can and should be taken to make the water transfer system virtually fail-safe. I request that, if rezoning is approved, the proposed subdivision must be required to take appropriate steps to greatly reduce the potential for flooding by irrigation water handled by the subdivision.

Specifically, I request that any approval of the rezoning application shall require:
(1) An official determination shall be made whether there are any downstream properties having irrigation rights that can only be satisfied by gravity-fed irrigation water supplied through the existing small-diameter concrete-pipe.
(2) If downstream irrigation rights exist, an engineered solution shall be developed for the interface between the gravity irrigation system of the subdivision (shown as 12" pipe in the preliminary drawings) and the small-diameter (6"?) buried concrete pipe of the irrigation district.
(3) If downstream irrigation rights do not exist, the small-diameter concrete pipe shall be capped and abandoned (or otherwise safely decommissioned).

A proper engineered solution for the irrigation transfer interface should not be particularly difficult. There should no longer be any need for collection of surface water runoff at the small-diameter concrete pipe entrance. Hence, the entire gravity-flow irrigation water transfer system could be plumbed using small-diameter pipe running from a head gate at the terminus of the subdivision gravity irrigation system (12" pipe in the preliminary drawings) to connect directly to the existing small-diameter concrete pipe. This should virtually eliminate any possibility of flooding due to mismanagement of water flows or by debris collected within the small-diameter concrete pipe. Redesign and relocation of the irrigation water transfer system shall be completed in cooperation with and approval of the BKID in accordance with ID Code 42-1203.

An alternative way of configuring an irrigation transfer interface, where water is discharged from a 12" pipe, flows along a short ditch, and is then collected in a 6" pipe, seems particularly problematic. If, for some unknown reason, the provided irrigation water still needs to flow above the surface in a ditch, the head gate feeding the ditch should be fitted with a fixed metering orifice sized such that, at the known constant head differential, the maximum water flow rate is always restricted to a level safely within the flow capacity of the small-diameter concrete pipe. To facilitate the watermaster's operations, there should be a clear sight line and physical access (no fences) between the head gate and the catch basin for the small-diameter pipe entrance. Furthermore, the catch basin geometry should be improved. The catch basin should be configured to assure that any inadvertent overflow (due to debris blocking the small-diameter concrete pipe) is directed to one of the surface-water infiltration basins of the subdivision (rather than flowing onto neighboring properties). Only approved watermasters shall have access to manipulate the head gate.

I am not a civil engineer. These are simply my personal ideas for how the existing gravity irrigation water transfer system could be improved. If there is a better way of doing this, I am open to any workable solution that reduces the risk of flooding of neighboring properties to an acceptable level.

Perhaps the problematic small-diameter concrete pipe can simply be abandoned without cutting off irrigation water to any qualified downstream user. If this is a viable option, it would obviously be the simplest solution.

Thank you for your consideration of this matter and for the opportunity to provide comments on the application.

Sincerely,

David Quimby
709 Ruth LN
Nampa ID 83686

Lance Cornell
Betsy Cornell
4827 S Fern ST
Nampa, ID 83686-6800

RECEIVED
AUG 26 2026
RECEIVED

August 24, 2026

Canyon County Development Services Department
111 North 11th Avenue, Suite 310
Caldwell, ID 83605

Re: Case Nos. OR2025-0020/CR2025-0009

Dear Commissioners:

Please accept this letter as opposed to the Conditional Rezone of the Case properties. There are too many questions regarding this change that does not give the public enough information to approve.

Here are the pertinent questions and observations:

- This project seems to be rushed with the tabled changes in agriculture to residential rezoning.
- There is no mention of the status of the existingdwellings on the properties. Will they be retained? Demolished?
- If retained, how would entrance and exit occur given the narrow area in the property onto Ruth Road.
- How many residential lots will there be and how will this afect current services, such as fire and police, which are already strained.
- Will this property be subject to sewer services, which are known to be at the limit of capacity. What factors for any sewer pipes will affect Ruth Road over the short and long term?
- An addition of homes may in fact be detrimental to the area and its neighbors.

In summary, there are too many questions, negative effects, and timing issues to approve this rezone.

Best Regards,

Lance & Betsy Cornell

Lance and Betsy Cornell

EXHIBIT F

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

Planning & Zoning Commission

Case# OR2025-0020/CR2025-0009

Hearing date: September 17, 2026

PLANNING OR ZONING COMMISSION

DRAFT FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
OR2025-0020 – Russell and Parks

The Canyon County Planning and Zoning Commission considers the following:

A **comprehensive plan map amendment** of Parcels R29423 and R29424, approximately 6.23 acres, from the "Agriculture" designation to the "Residential" designation. The subject properties are located at 627 and 611 Ruth Lane, Nampa, ID, also referenced as a portion of the SW¼ of Section 10, T2N, R2W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:
   A. The record includes all testimony, the staff report, exhibits, and documents in Case File OR2025-0020.
      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, OR2025-0020, 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 1. Comprehensive Plan Amendment Criteria Analysis

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**
Yes	**A**	**Is the requested type of growth generally in conformance with the comprehensive plan?**
Analysis		The requested type of growth is generally in conformance with the 2030 Comprehensive Plan. The 2030 Comprehensive Plan envisions future agricultural use for the subject property, but the residential designation is found only 325 feet to the east, and the surrounding area is predominantly comprised of residential lots with residential zoning. The subject property is within the Nampa Area of Impact, approximately a half mile south of the city boundary. The City of Nampa comprehensive plan designates the subject property for Medium Density Residential future land use with a gross density of 2.51 to 8 dwelling units per acre. While the current request will result in a lower density than envisioned by the city, municipal sewer services are not readily available to the property, and septic constraints preclude the higher city-envisioned density (**Staff Report Exhibit D5.2 and D7.1**). The request aligns more closely with the city's long-term plan than the property's current use. The request also aligns with the following Canyon County 2030 Comprehensive Plan goals and policies: **Property Rights Goals and Policies** The request was processed per the following laws and ordinances, Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures). • ***G1.01.00***: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* • ***P1.01.01***: *"No person shall be deprived of private property without due process of law."* • ***P1.1.03***: *"Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals."* **Population Goals and Policies** The City of Nampa plans for medium density residential development in this area, and COMPASS forecasts an increase of 2 households in the Traffic Analysis Zone (TAZ No. 2846) where the subject parcel is located over the next 25 years (**Staff Report Exhibit B2.9**). This limited planned growth within a city area of impact is supported by the following: • ***P2.01.01***: *"Plan for anticipated population and households that the community can support with adequate services and amenities."* • ***G2.02.00***: *"Promote housing, business, and service types needed to meet the demand of the future existing population."* **Economic Development Goals and Policies** The subject property is surrounded by residential uses and is an appropriate location for additional residential development in support of a diverse economy. • ***G3.05.00***: *"Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."* **Land Use Policies and Goals**

The proposed conditional rezone allows for lot sizes that are commensurate with the surrounding area within the Nampa Area of Impact where medium-density residential development is planned and does not disturb productive agricultural lands.

- ***P4.04.04****: "Maintain a balance between residential growth and agriculture that protects the rural character."*
- ***P4.01.02****: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."*
- ***G4.03.00:*** *"Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. "*
- ***P4.03.02****: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."*
- ***G4.04.00****: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character."*
- ***P4.07.01****: "Plan land uses that are compatible with the surrounding community."*

Housing Policies and Goals

The proposal is anticipated to add three (3) to four (4) additional homes with a minimum average lot size of one acre, approximately 0.5 miles from the city of Nampa and near urban/suburban amenities.

- ***Housing G11.1.00****: "Encourage opportunities for a diversity of housing choices in the County."*

Criteria Met?	B	When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?
Yes		

Analysis

In consideration of the surrounding land uses, the proposed comprehensive plan amendment to "Residential" is more appropriate than the current comprehensive plan designation of "Agricultural."

Between Lewis Lane, Locust Lane, 12th Avenue, and Southside Boulevard, there are only two (2) remaining parcels with Agricultural zoning. All the other parcels in this two-square-mile area have residential zoning. The closest agricultural zoning to the subject property is approximately 1,900 feet to the south. Despite sporadic agricultural land uses including a 62-acre field on the northeast corner of Ruth Lane and 12th Ave Road, residential land use is predominant in the surrounding area. Within a one-mile radius, there are 62 platted subdivisions with 1,666 platted lots. The average lot size within the 600-foot notification radius is 0.75 acres, below the proposed 1-acre lots (**Staff Report Exhibit B2.7**). Given surrounding land uses and zoning, the residential future land use designation, which can be found approximately 315 feet to the east, would be more appropriate for the subject property than the current agricultural designation.

Adjacent Existing Comprehensive Plan Designation:

Direction	Existing Designation	Existing Land Use
N	**Agricultural**	**Residential**
S	**Agricultural**	**Residential**
E	**Agricultural**	**Residential**
W	**Agricultural**	**Residential**

Residential, Agriculture, Commercial, Industrial, Conservation, and Public/Open Space

Criteria Met?	C	Is the proposed comprehensive plan amendment **compatible** with surrounding land uses?
Yes		

Analysis

The proposed comprehensive plan amendment to "Residential" is compatible with surrounding land uses.

Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere 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 applicants propose a comprehensive plan map amendment to residential to allow for a five (5) to six (6) lot residential subdivision with an average lot size of one (1) acre. The request is in alignment with the surrounding area, which is predominantly residential both in use and zoning (**Staff Report Exhibits B2.1 and B2.3).** All of the directly adjacent surrounding land uses are residential, with lots ranging in size from 0.17 to 2.6 acres. The closest intensive agricultural uses are found approximately 2,000 feet to the south. The closest feedlot is approximately 2 miles to the southwest along Deer Flat Road, and the closest Dairy is more than 2 miles to the south (**Staff Report Exhibit B2.4**). The subject property is within a planned growth area in Nampa's Area of Impact in an area that has long-standing residential development and very limited agricultural operations within the associated one-mile section (2N2W10, **Staff Report Exhibits B2.11 and B2.1**).	
Criteria Met? **Yes**	**D**	**Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?**
Analysis	Development trends in the general area do indicate that the current designation and circumstances have changed since the comprehensive plan was adopted. The 2011-2022 Canyon County Comprehensive Plan designated the subject property and surrounding area for future residential use. The 2030 Comprehensive Plan reduced the extent of the residential designation, placing the subject property approximately 315 feet west of the nearest future residential designation. However, the area surrounding the subject property is residential in both use and zoning, and the future land use map would more accurately reflect development trends in the area with a residential future land use designation. Residential zoning extends west of the subject property to 12th Avenue Road and south to Lewis Lane. Parcels within this area have largely been developed with residences on small lots with very limited opportunity for agricultural operations. Since 2019, there have been seven (7) land use cases processed by Canyon County within a one-mile radius of the subject property, including four (4) approved rezone requests and one (1) subdivision. More land use cases would likely be found in this area if the land had not already been developed into residential lots. Old county plat maps show that much of the surrounding land had been divided into residential lots in the 1980s, and the surrounding Rural Residential zoning dates to at least 1987 (**Staff Report Exhibits B3 and B4**). The future agricultural land use designation in this area ignores the long-standing residential development and zoning (**Staff Report Exhibits B2.1, B2.3, B3, B4, and B6**).	
Criteria Met? **Yes**	**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 is not anticipated to impact public services and facilities. Any necessary measures to mitigate impacts are detailed below. The requested Plan amendment to designate the property as Residential for the purpose of developing the 6.23-acre subject property (Parcel R29423 and R29424) as a Single-Family Residential subdivision is not anticipated to affect public services and facilities. The properties will be served by individual wells and septic systems and have access to the existing public road, Ruth Lane. Nampa Fire Protection District (NFPD) estimates a response time of 4 minutes with the nearest station approximately 1.8 miles away. NFPD strives to arrive at 90 percent of emergency medical incidents within 5 minutes and fire incidents within 5 minutes and 20 seconds (**Staff Report Exhibit D6**). Comments received from affected agencies did not oppose the request and provided standards and conditions that can be addressed at the time of rezone or at the time of development to mitigate any impacts or to ensure future uses meet local, state, and federal requirements (**Staff Report Exhibit D**). *See Table 2, Criteria 5-8 for supporting evidence.*	

Exhibit F

Area of City Impact

CCCO §09-11-03(2): Purpose: The purpose of these provisions is to promote the public health, safety, general welfare, peace, good order, comfort, and convenience of Canyon County and the inhabitants thereof by establishing regulations for the Nampa area of city impact, and further, to:

A. Facilitate Legal Duties or Parties: To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and

B. Processing of Land Use and Land Division Applications: To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments, and subdivision plats and land division within the Nampa area of city impact in accordance with Idaho Code section 67-6526; and

C. Economical and Compatible Infrastructure: To identify an urban fringe in the unincorporated area surrounding the city, within which there is potential for development or changes in land use that must be planned. designed and constructed in an orderly manner compatible with the city of Nampa for the city of Nampa to assure timely and/or economical provision of public services, such as: water supply, sewage and storm water collection and treatment, public safety services, airport, parks, and other community service facilities.

D. Compatible Land Use and Roads: To promote land use compatibility, maintain consistent and continuous street alignment, and support traffic flow objectives.

County Ordinance and Review

Criteria Met?	Code Section	Criteria
Yes	**09-11-25**	**APPLICATION PROCEDURES**: The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County, including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article. 09-11-17(3): *All proposals…shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter, and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.*
Analysis	**Area of City Impact:** The property is located in the Nampa Area of Impact, where the city's future land use plan designates the property for medium density residential use (**Staff Report Exhibit B2.11**). The maximum lot size allowed in this land use designation is 17,000 sq. ft., and for this reason, Nampa does not support the application and requests denial. Updated comments from the Nampa Planning and Zoning Department request that the applicant go through the pre-annexation process and reiterate that the request does not align with the City's comprehensive plan, which envisions a density of 2.5 to 8 dwelling units per acre while the proposal will result in 1 dwelling unit per acre. Communication with Nampa Public Works confirmed that sewer service is not readily available to the property and septic requirements from Southwest District Health will not allow for the density envisioned by the City of Nampa. If deemed necessary, the planning and zoning commission could recommend pre-annexation as a condition of approval.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case #OR2025-0020, a comprehensive plan map amendment of Parcels R29423 and R29424, approximately 6.23 acres, from the "agriculture" designation to the "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: _____

DRAFT

PLANNING AND ZONING COMMISSION

DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
CR2025-0009 – Russell and Parks

The Canyon County Planning and Zoning Commission considers the following:

A **conditional rezone** of Parcels R29423 and R29424, approximately 6.23 acres from a "R-R" (Rural Residential) zone to a "CR-R-1" (Conditional Rezone Single Family Residential) zone, subject to a development agreement. The subject properties are located at 627 and 611 Ruth Lane, Nampa, ID, also referenced as a portion of the SW¼ of Section 10, T2N, R2W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2025-0009.

      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 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 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, CR2025-0009, 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:

Conditional Rezone Standards of Evaluation

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**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the Comprehensive Plan. The 2030 Comprehensive Plan envisions residential use 325 feet to the east of the subject property (**Staff Report Exhibit B2.10**). While the Future Land Use Map designation for the property is agricultural, prior to the most recent adoption of the Comprehensive Plan in 2022, residential use was envisioned for the subject property (**Staff Report Exhibit B5**). If approved, the associated comprehensive plan map amendment (OR2025-0020) will restore the residential future land use designation to the property in alignment with the 2011-2022 Canyon County Comprehensive Plan. The subject property is within the Nampa Area of Impact, approximately a half mile south of the city boundary. The City of Nampa comprehensive plan designates the subject property for Medium Density Residential future land use with a gross density of 2.51 to 8 dwelling units per acre (**Staff Report Exhibits B2.11, D5.1 and D5.2**). While the current request will result in a lower density than envisioned by the city, municipal sewer services are not readily available to the property, and septic constraints preclude the higher city-envisioned density (**Staff Report Exhibits D5.2 and D7.1**). The request aligns with the following Canyon County 2030 Comprehensive Plan goals and policies: **Property Rights Goals and Policies** The request was processed per the following laws and ordinances, Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures). • ***G1.01.00****: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* • ***P1.01.01****: "No person shall be deprived of private property without due process of law."* • ***P1.1.03****: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals."* **Population Goals and Policies** The City of Nampa plans for medium density residential development in this area, and COMPASS forecasts an increase of 2 households in the Traffic Analysis Zone (TAZ No. 2846) where the subject parcel is located over the next 25 years (**Staff Report Exhibit B2.9**). This limited planned growth within a city area of impact is supported by the following: • ***P2.01.01****: "Plan for anticipated population and households that the community can support with adequate services and amenities."*	

	• ***G2.02.00****: "Promote housing, business, and service types needed to meet the demand of the future existing population."* **Economic Development Goals and Policies** The subject property is surrounded by residential uses and is an appropriate location for additional residential development in support of a diverse economy. • ***G3.05.00****: "Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."* **Land Use Policies and Goals** The proposed conditional rezone allows for lot sizes that are commensurate with the surrounding area within the Nampa Area of Impact where medium-density residential development is planned and does not disturb productive agricultural lands. • ***P4.04.04****: "Maintain a balance between residential growth and agriculture that protects the rural character."* • ***P4.01.02****: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."* • ***G4.03.00:*** *"Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. "* • ***P4.03.02****: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."* • ***G4.04.00****: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character."* • ***P4.07.01****: "Plan land uses that are compatible with the surrounding community."* **Housing Policies and Goals** The proposal will add three (3) to four (4) additional homes with an anticipated average lot size of one acre, approximately 0.5 miles from the city of Nampa and near urban/suburban amenities. • ***Housing G11.1.00****: "Encourage opportunities for a diversity of housing choices in the County."*
Criteria Met? **Yes**	**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-R-1" is more appropriate than the current zoning designation of "R-R". As noted in the Growing Together letter of support, the requested Single-Family Residential (R-1) zone is more consistent with the established lot pattern and residential character than the existing R-R zone (**Staff Report Exhibit E1**). Within a one-mile radius of the site, there are 62 platted subdivisions with an average lot size of 0.51 acres (**Staff Report Exhibit B2.7**). This illustrates that the proposed R-1 zone, with an average minimum lot size of 1 acre, is more consistent with surrounding land uses than the existing R-R zone, which requires a 2-acre average minimum lot size. Even within the 600-foot notification radius, the average lot size is 0.75 acres (**Staff Report Exhibit B2.7**). Pursuant to Canyon County ordinance 07-10-25 (2), the purpose of the existing Rural Residential "RR" zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable. The purpose of the proposed "R-1" zoning district is to promote and enhance predominantly single-family living areas at a low-density standard. The lot classification and subdivision map depict significant residential use on lots that conform to the "R-1" single-family residential 1-acre minimum lot size standard, demonstrating that the requested conditional rezone is more appropriate than the existing "R-R" Rural Residential zone. The surrounding "R-R" zoning has been in place since at least 1987, when the associated minimum lot size was 12,000 square feet unless permitted to be less by a Conditional Use Permit (**Staff Report Exhibits B3 and B6**). As a result, the existing Rural Residential zoning in this area has facilitated development better suited to the R-1 or R-2 zones under Canyon County's current zoning ordinance.

Exhibit F

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Residential	RR	R1, CR-R1, City
S	Residential	RR	R1, CR-R1, C2, C1, A
E	Residential	RR	
W	Residential	RR	A, City

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

Surrounding Land Use Cases:

- RZ2021-0004 – Rezone AG to RR- Approved
- RZ2021-0039 – Rezone AG to CR-R1 – Approved
- CR2021-0006 – Rezone AG to CR-RR – Denied
- RZ2024-0004 – Rezone RR to CR-R1 – Approved
- RZ2019-0039 – Rezone AG & C-2 to CR-M1 & Comp Plan Change – Approved
- SD2023-0021 – Lake Shore Sub – Plat – Approved
- VAC2024-0001 – Vacation of easement - Approved

The land use cases approved in the last 5 years demonstrate the area is trending towards having more residential uses.

See further analysis located in 07-06-07(6)A3 and A4.

Criteria Met?	3	**Is the proposed conditional rezone compatible with surrounding land uses?**
Yes		

Analysis

The proposed conditional rezone to "CR-R-1" is compatible with surrounding land uses, which are primarily residential on lot sizes similar to those proposed.

Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere 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.

Per the applicant's letter of intent and site plan, the proposed conditional rezone is intended to facilitate the development of four new residential lots within a six-lot subdivision (**Staff Report Exhibits A2 and A3**). The updated site plan shows an average lot size of approximately 0.93 acres, which is smaller than the 1-acre minimum average lot size required in the R-1 zone. Depending on the final private road design and resulting lot sizes, the applicant may request a Planned Unit Development to allow for an average lot size slightly below the 1-acre minimum. If the lot size requirements cannot be met, the applicant could proceed with only three (3) new residential lots (five (5) total, including the existing homes). In that scenario, an administrative land division would be permitted, as no more than four (4) parcels would be created from the original parcel.

The future subdivision or administrative land division would therefore contain five (5) to six (6) lots, with two (2) of those lots containing the existing residences. Whether the subdivision ultimately includes five (5) or six (6) lots, with an average lot size just below or above one acre, the proposed development will remain compatible with surrounding land uses, as demonstrated by the lot classification, subdivision maps, and associated lot report (**Staff Report Exhibits B2.11, B2.6, and B2.7**).

See further analysis located in 07-06-07(6)A2 and A4.

Criteria Met?	4	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Yes		

Analysis

The proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below.

	Character of the Area: The character of the area is predominantly residential, and the existing land use pattern aligns with the applicant's request. Within the 600-foot notification radius, the average lot size is 0.73 acres, which is smaller than the applicant's proposed lots. A broader review shows 63 subdivisions within a one-mile radius with an average lot size of 0.5 acres. Directly across Ruth Lane, Sunnyridge Subdivision No. 3 has an average lot size of 0.45 acres (**Staff Report Exhibit B2.7**). Although the 2030 Comprehensive Plan Future Land Use Map designates the property for future Agricultural use, the area has maintained rural residential zoning since at least 1987 (**Staff Report Exhibit B3**) and carried a residential future land use designation in prior comprehensive plans dating back to at least 2011 (**Staff Report Exhibit B5**). The property is also within the City of Nampa Area of Impact, where the city's future land use map identifies the area for residential growth. Overall, the proposed development is compatible with the residential character of the surrounding area and provides residential lots similar in size to nearby subdivisions and parcels. **The following measures will be implemented to mitigate the impact** The applicant has agreed to enter into a Development Agreement to ensure that the proposed future subdivision or administrative land division will complement the area character. If deemed necessary, the commission could consider restrictions on secondary residences and/or lot sizes.	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Individual septic systems are proposed. Comments from the City of Nampa indicate that connection to city sewer is not feasible (**Staff Report Exhibit D5.2**). Southwest District Health provided a comment stating that they have no concerns with the requested rezone provided all SWDH requirements are met. The applicant conducted a site evaluation, and SWDH noted that it appears that septic systems are suitable, but the applicant will need to submit a subdivision application and Subdivision Engineering Report for review if the conditional rezone is approved (**Staff Report Exhibit D7**). A Nutrient Pathogen Study was conducted and approved. Secondary dwellings are not approved by SWDH for the proposed subdivision without resubmitting and/or amending the NP study to include additional dwellings (**Staff Report Exhibit D7.1**). **Water:** The existing residences on parcels R29423 and R29424 are served by individual wells, and individual wells are proposed for the three (3) to four (4) new lots. Notice of the application was provided to the Idaho Department of Water Resources, but no comments were received. The subject property is not within the southern Canyon County temporary well moratorium area. **Drainage:** Drainage will be retained on site with on-site infiltration basins (**Staff Report Exhibit A.4**). **Irrigation:** Per the land use worksheet, the applicant intends to serve the development with gravity surface irrigation water from the Thacker Irrigation Lateral (**Staff Report Exhibit A4**). Boise Project Board of Control provided a comment letter outlining that they maintain and operate the Thacker Lateral and access shall not be hindered within the 25-foot easement from both directions of the canal's centerline. If the original landscape is excavated more than 10 feet within the federal easement, Boise Project will require that the canal/lateral be piped by the landowner/developer to include all required box structures and deliveries within the project boundaries (**Staff Report Exhibit D1**). Piped canals/laterals could get a reduced easement if agreed upon by Boise Project (**Staff Report Exhibit D1**). The Boise-Kuna Irrigation District provided a comment letter on October 7, 2025, stating that local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement. If the conditional rezone is	

	approved, the preliminary plat will need to reflect that irrigation water is within the Boise-Kuna Irrigation District **(Staff Report Exhibit D2)**. **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, Century Link, and Ziply were notified of the application on September 11, 2025, June 25, 2026, and August 13, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order 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 will not 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. Any necessary measures to mitigate traffic impacts are detailed below. Nampa Highway District No. 1 provided comment stating that Ruth Ln is a quarter section line road and is considered a potential collector road. As a result, 40 feet of right-of-way dedication will be required. The applicant will need to submit the required plan submittal package to the Highway District along with the associated review fees for a formal review by the Highway District with the preliminary plat or prior to the administrative land division approval. The Idaho Transportation Department provided a comment that the proposed residential subdivision will have minimal impact on SH-45 and therefore ITD has no comments.	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone, and it will exist at the time of the development. See the review and analysis detailed below. The subject properties have approximately 370 feet of frontage on Ruth Lane, a public roadway, meeting frontage requirements. A private road lot will provide access to lots within the future subdivision. The applicant's updated site plan details a private road held within a private road lot approximately 50 feet wide through proposed parcels 1 and 6; the lot narrows to approximately 30 feet for the remainder of its length. The property is within Nampa's Area of Impact, and the JEPA between the City of Nampa and Canyon County calls for the use of Nampa's subdivision standards, unless waived by the Board of County Commissioners. Private streets within Nampa are required to be constructed to public street standards, including right-of-way width, unless specifically approved by the City Engineer (Nampa 2023 Engineering Development and Policy Manual). If the conditional rezone is approved, the private road will be reviewed with the preliminary plat by the City of Nampa and all other affected agencies. The private road lot will need to be adjusted to allow for 20-foot setbacks from existing structures unless a variance can be obtained, and the road may need to be adjusted to ensure that it complies with City of Nampa private road and/or driveway standards. Alternatively, the applicant could request to utilize Canyon County Standards, which call for a 60-foot-wide private road lot that can be reduced to 50 feet with a demonstrated site constraint. The road surface needs to be 20 feet wide if serving 10 or fewer residences. Driveways that only serve two residences can be held within an easement rather than a private road lot. The private road layout may ultimately reduce the number of lots from the proposed six (6) down to five (5), two of which will retain the existing homes on Parcels R29423 and R29424. If the property is ultimately developed with only three (3) new lots in addition to the two (2) existing, then an administrative land division process could be utilized and the private road could be contained within an easement rather than a private road lot.	
Criteria Met? **Yes**	**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?**

Exhibit F

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 are detailed below. **Schools:** The limited nature of the request, resulting in three (3) to four (4) new lots, is not anticipated to impact Nampa School District No. 131. No comments were received from the school district. **Police:** The property is served by the Canyon County Sheriff's Office. As conditioned, the request is not anticipated to impact the County Sheriff's Office. No comments were received from the County Sheriff's Office. **Fire protection & Emergency Medical Services:** The property is served by Nampa Fire and Canyon County Ambulance/EMS. Comments from Nampa Fire detail fire hydrant and access requirements. Fire access roads shall have a width of no less than 20 feet and shall provide an approved turn-around area. Building construction requirements of the International Building Code, International Fire Code, and City of Nampa Code will apply (**Staff Report Exhibit D6).** Nampa Fire Station No. 2 is approximately 1.8 miles from the property with an estimated response time of 4 minutes.

Area of City Impact

CCCO §09-11-03(2): Purpose: The purpose of these provisions is to promote the public health, safety, general welfare, peace, good order, comfort, and convenience of Canyon County and the inhabitants thereof by establishing regulations for the Nampa area of city impact, and further, to:

A. Facilitate Legal Duties or Parties: To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and

B. Processing of Land Use and Land Division Applications: To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments, and subdivision plats and land division within the Nampa area of city impact in accordance with Idaho Code section 67-6526; and

C. Economical and Compatible Infrastructure: To identify an urban fringe in the unincorporated area surrounding the city, within which there is potential for development or changes in land use that must be planned. designed and constructed in an orderly manner compatible with the city of Nampa for the city of Nampa to assure timely and/or economical provision of public services, such as: water supply, sewage and storm water collection and treatment, public safety services, airport, parks, and other community service facilities.

D. Compatible Land Use and Roads: To promote land use compatibility, maintain consistent and continuous street alignment, and support traffic flow objectives.

County Ordinance and Review

Criteria Met?	Code Section	Criteria
Yes	**09-11-25**	**APPLICATION PROCEDURES**: The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County, including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article. 09-11-17(3): *All proposals…shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter, and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall*

		not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Nampa.
Analysis	**Area of City Impact:** The property is located in the Nampa Area of Impact, where the city's future land use plan designates the property for medium density residential use (**Staff Report Exhibit B2.11**). The maximum lot size allowed in this land use designation is 17,000 sq. ft., and for this reason, Nampa does not support the application and requests denial. Updated comments from the Nampa Planning and Zoning Department request that the applicant go through the pre-annexation process and reiterate that the request does not align with the City's comprehensive plan, which envisions a density of 2.5 to 8 dwelling units per acre while the proposal will result in 1 dwelling unit per acre. Communication with Nampa Public Works confirmed that sewer service is not readily available to the property and septic requirements from Southwest District Health will not allow for the density envisioned by the City of Nampa. If deemed necessary, the planning and zoning commission could recommend pre-annexation as a condition of approval.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case # CR2025-0020, a zoning map amendment of Parcels R29423 and R29424 from the "R-R" (Rural Residential) zone to the "CR-R-1" (Conditional Rezone Single-Family Residential) zone.

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: _____

DRAFT

ATTACHMENT A
DRAFT CONDITIONS OF APPROVAL

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property. Compliance with the following, but not limited to, affected agencies shall be met before the commencement of any use:
    a. Boise Project Board of Control (**Exhibit D1 and D1.1**)
    b. Boise-Kuna Irrigation District (**Exhibit D2 and D2.1**)
    c. Nampa Highway District No. 1 (**Exhibit D4 and D4.1**)
    d. Nampa Fire District (**Exhibit D6**)
    e. Southwest District Health (**Exhibit D7 and D7.1**)
2. The subject parcels, approximately 6.23 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) or Chapter 7, Article 17 (Subdivisions) (whichever is applicable) of the Canyon County Code of Ordinance (CCZO).
    a. Private Road and Private Driveway standards per CCZO 07-10-03 shall be followed unless otherwise approved by the City of Nampa Engineer.
    b. Average lot sizes shall be no less than 1 acre unless otherwise approved with a Planned Unit Development.
3. At the time of application for an administrative land division or preliminary plat, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
4. The developer shall comply with CCZO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
    a. Commencement (or "commence") shall be as defined in CCZO §07-02-03 (Definitions Enumerated).

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