EXHIBIT A:

DRAFT FCOs

EXHIBIT B:

APPLICATION PACKET AND MATERIALS

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Justin Bollinger
	MAILING ADDRESS: 7825 Elm Ln Nampa, ID 83687
	[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:* 11/18

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

SITE INFO	STREET ADDRESS: 000 Emmett Rd Middleton, ID 83644	
	PARCEL NUMBER: R34440010A	
	PARCEL SIZE: ~~11.54 Acres~~ 5.75 Acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☒ REZONE	☐ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Ag	PROPOSED ZONING: Commercial
	FLOOD ZONE (YES/NO)	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	~~R2025-0004~~	DATE RECEIVED:	12/19/25
RECEIVED BY:	MG	APPLICATION FEE: $ 2400.00	CK MO CC CASH

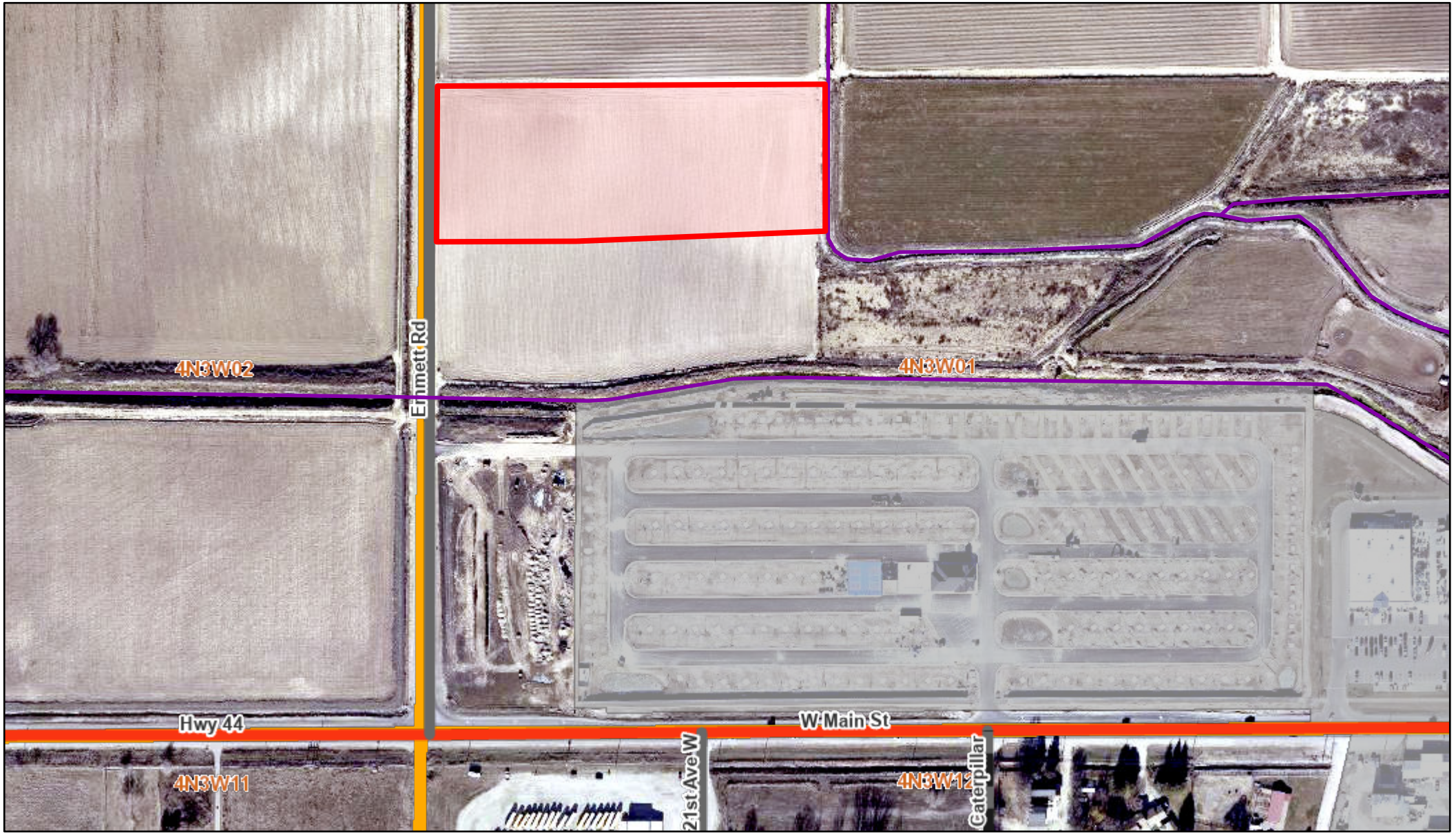
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CR2026-0001

SCANNED

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

Canyon County, ID Web Map



12/19/2025, 4:07:06 PM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Hwy

Roads

CC_PrivateRoads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

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

Canyon County, ID

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

Tuesday & Thursday

ZONING AMENDMENT
PUBLIC HEARING - CHECKLIST

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

Check the applicable application type:

☒ ~~Rezone~~

☑ Conditional Rezone with Development Agreement

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

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

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

REZONE OPTION:

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

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

Applicant/Owner: _____ Date _____

DSD Planner: _____ Date _____

SUBMITTAL STANDARDS

LETTER OF INTENT STANDARDS
Description of proposed use: expand on the Land Use Worksheet
Description of the existing use.
Expected impacts and traffic of future development.
Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.
Conditional Rezone:
Explanation/Description of the Concept Plan
Proposed conditions of approval

LETTER OF INTENT

Applicant: Justin Bollinger
Business: Bully Excavation
Email: [redacted]
Phone: [redacted]
Parcel: R34440010A
Address: 000 Emmett Road, Middleton, Idaho 83684

1. Description of Proposed Use

The proposed use is the development of a 10,000 sq. ft. shop and a 3,500 sq. ft. office building to serve as the operational headquarters for Bully Excavation. The property will also support on-site storage of semi-trucks, trailers, and heavy excavation equipment. Activities include equipment maintenance, administrative operations, dispatching, and secured outdoor storage.

2. Description of Existing Use

This 5.75 acre parcel is currently vacant, undeveloped land with no structures or active uses. The subject parcel is currently zoned Agricultural (AG) and remains in an undeveloped state with no existing structures or active operations.

3. Expected Impacts and Traffic

Traffic will consist of employee vehicles and occasional movement of semi-trucks and equipment. No public customer traffic is expected. Impacts will be mitigated through screening, dust control, lighting direction, and maintaining orderly grounds.

4. Consistency With Comprehensive Plan & Zoning Criteria

The project supports economic development, local employment, and contractor services. The Conditional Rezone allows regulation ensuring compatibility with rural surroundings.

5. Conditional Rezone Explanation

A Conditional Rezone (CR) is requested to allow the proposed shop, office, and equipment yard. Conditions and improvements will be formalized in a Development Agreement.

6. Concept Plan Description

Includes a 10,000 sq. ft. shop, 3,500 sq. ft. office, defined parking, secured equipment storage, stormwater management, private septic and well, and screening. Access from Emmett Road.

7. Proposed Conditions of Approval

- Screening/fencing of equipment storage
- Compliance with drainage, irrigation, utilities
- Lighting directed downward
- Dust/noise mitigation
- Completion of required road/access improvements
- Use limited to approved operations
- Development Agreement execution and recording
- Zoning change from Ag to Commercial

Michelle Barron

From: Justin Bollinger [redacted]
Sent: Wednesday, March 4, 2026 2:22 PM
To: Michelle Barron
Subject: [External] Re: Conditional Rezone application

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michelle, yes ma'am we are wanting to go with c-2 zoning. Please let me know what I can do to help. Thank you very much.

Justin Bollinger
Owner
[redacted]
Public Works-060700-Unlimited
BULLY Excavation
RCE-58187

On Mar 3, 2026, at 11:41 AM, Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

Good morning Justin,

I am the planner assigned to your rezone case. When the case was entered into our system, it was created with an incorrect case number (RZ2025-0009). I have had that corrected to reflect that it is a conditional rezone. The new case number is **CR2026-0001**.

I do have a question. I am assuming that you want to rezone to C-2 – Service Commercial, since that will allow the operation that you are proposing. If you choose C-1 – Neighborhood Commercial and are approved, you would need to go through an additional hearing process for a Conditional Use Permit.

Please let me know what your intention is.

See below: (C is Conditional Use Permit required, A is an allowed use in that zone)

<image001.png>

<image002.png>

<image003.png>

Thanks,

Michelle Barron
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Michelle Barron

From: Justin Bollinger [redacted]
Sent: Tuesday, April 28, 2026 8:56 AM
To: Michelle Barron
Subject: Re: [External] Re: CR2026-0001

Follow Up Flag: Follow up
Flag Status: Flagged

1. accesory uses and/or srtructures to allowed use
2. contractor shop
3. mini/rv storage
4. Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery and restaurants
5. Sale of heavy building materials and machinery
6. School
7. Staging area

Justin Bollinger
Owner
[redacted]
Public Works-060700-Unlimited
BULLY Excavation
RCE-58187

Believe that covers my usage and future sells. Thank you.

> On Apr 16, 2026, at 2:00 PM, Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:
>
> Justin,
>
> As noted in my previous email, "you may want to add a few other similar uses that could be supported on this parcel in case you may want to sell it in the future." I don't recommend choosing all of the uses. Since this is a Conditional Rezone, I just wanted to reflect what uses you would want to add and what uses to exclude. Please look over the list and determine which ones you would like to allow with this conditional rezone. Keeping all of the items would be a challenge to get approved.

Thanks,

Michelle Barron
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

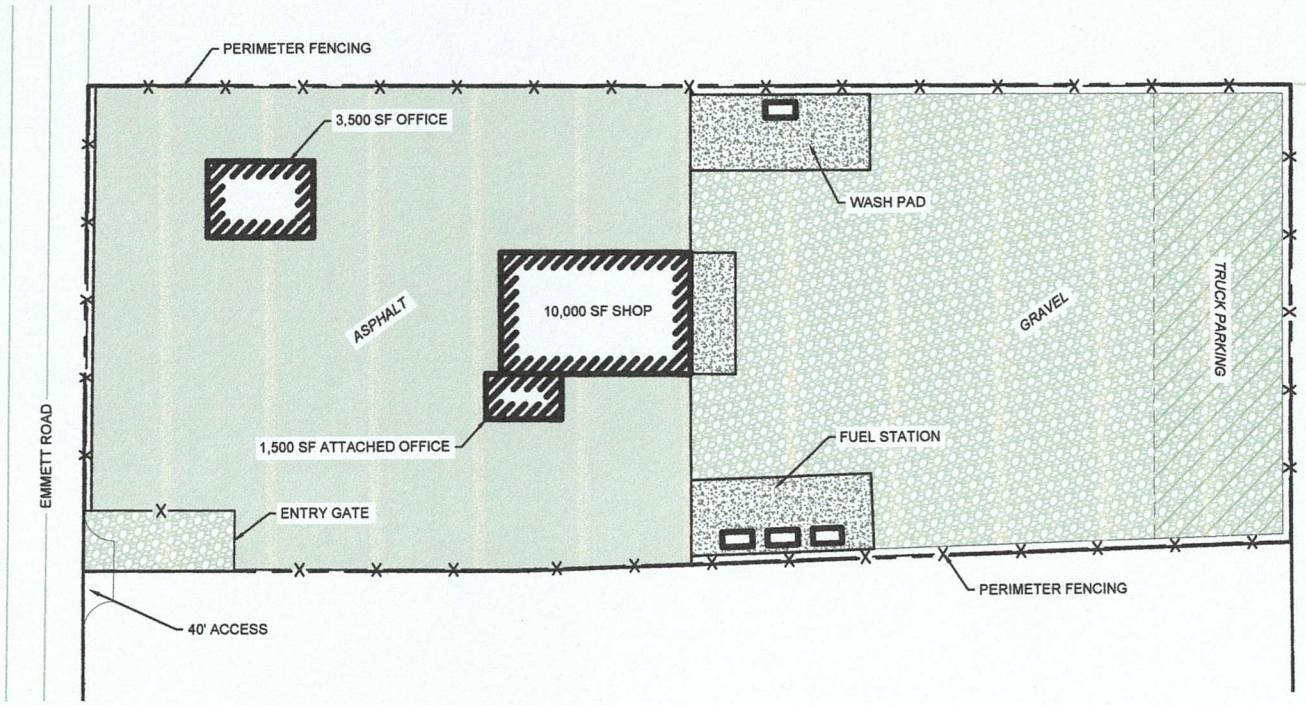
From: Justin Bollinger [redacted]
Sent: Thursday, April 16, 2026 12:48 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] Re: CR2026-0001

Yes the c2 conditional use chart looks perfect. Thank you for sending that to me. It seems to fit my current and future needs with the property. Thank you.

Justin Bollinger
2083717883

On Thu, Apr 16, 2026 at 12:35 PM Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

> Good afternoon Justin,
>
> I am getting ready to send out the initial agency notice and wanted to get some more specifics of your application.
>
> I realize that you have a business that you plan on operation out of this location, but with a rezone, you have to think of the future land owners as well. It seems that you want to lock down the use to the business that you currently have, but you may want to add a few other similar uses that could be supported on this parcel in case you may want to sell it in the future. I will attach the land use matrix for your reference. Look over the other items that can be allowed in the C2 zone and allowed by conditional use permit. It is okay if you want to lock it down to your current needs, but I wanted to be sure that is what you wanted.
>
> Thanks,
>
> *Michelle Barron*
> *Principal Planner*
> *Canyon County Development Services Department*
> *111 N. 11th Ave., #310, Caldwell, ID 83605*
> Direct Line: 208-455-6033
> DSD Office Phone: 208-454-7458
> Email: Michelle.Barron@canyoncounty.id.gov
> Website: www.canyoncounty.id.gov



BULLY EXCAVATION SHOP

80 0 80 160 240

HORIZONTAL SCALE: 1"= 80'

Scale: 1" = 80'

2/27/26

26019

EXH 01

BULLY EXCAVATION
SHOP SITE
SITE LAYOUT

• Civil Engineering
• Landscape Architecture
• Erosion & Sediment Control
• Graphic Communication
• Water Design
• Land Planning

www.brecklandesign.com
Fax: 208-375-8833
Phone: 208-387-1166

6661 North Glenwood Street
Garden City, Idaho 83714

landdesign
BRECKON

S:_projects\2026\26019 Bully Shop\CAD\26019 xdd.dwg plotted by: Colin Ronhaar on Fri, February 27, 2026 at 08:04 AM

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? 1

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: Chain link Height: 6'0"

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)

Ditches

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ■ Commercial 1 ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

■ Water supply source: Well

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ■ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: OFFICE & SHOP for BULLY EXCAVATION

2. DAYS AND HOURS OF OPERATION:

■	Monday	7 to	6
■	Tuesday	7 to	6
■	Wednesday	7 to	6
■	Thursday	7 to	6
■	Friday	7 to	6
■	Saturday	8 to	6
☐	Sunday	_____ to	_____

3. WILL YOU HAVE EMPLOYEES? ■ Yes If so, how many? 5 on site ☐ No

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

Height: 4 ft Width: 8 ft. Height above ground: 10 ft

What type of sign: X Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 15 I intend on Graveling the entire 5.75 acre parcel

Is there is a loading or unloading area? Yes

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** 0

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

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

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

☒ Building ☒ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

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

Date

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Conditional Rezone To Commercial [write in applicable application type i.e. variance, zoning ordinance map amendment, rezone]. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance § 07-01-15.* This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: 12-6-25
Time: 10:00 am
Location: on site
Property description: farm field

The project is summarized below:

Site Location: Emmett Road
Proposed access: Emmett Rd Temporary access
Total acreage: 5.75
Proposed lots: 1

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

Feel free to contact me at (insert phone, email, or written correspondence).

Sincerely,

NEIGHBORHOOD MEETING INSTRUCTIONS

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

NEIGHBORHOOD MEETINGS

CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

(1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.

(2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.

(3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.

A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.

B. The meeting shall be held at one of the following locations:

1. On the property subject to the application;

2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or

3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.

(4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.

(5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

NEIGHBORHOOD MEETING SIGN-UP

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

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 000 Emmett Rd	Parcel Number: R34440010	
City: Middleton	State: Idaho	ZIP Code: 83644
Notices Mailed Date:	Number of Acres: 11.54	Current Zoning: Ag
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Justin Bollinger		
Company Name: Bully Excavation		
Current address: 7825 Elm Ln		
City: Nampa	State: Idaho	ZIP Code: 83687
Phone:	Cell [redacted]	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 12-6-25	MEETING LOCATION: on-site
MEETING START TIME: 10 am	MEETING END TIME: 10:30 am

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Stacy Bennett	Stacy Bennett	9809 Hayden Way Middleton
2. Jan Arrasmith	Jan Arrasmith	12981 Okie Ridge, Caldwell
3. Mike Okamura	Mike Okamura	23190 Canyon Lane Caldwell
4. Marty Okamura		23123 Hartley Ln Middleton
5. Justin Bollinger		7825 ELM LN Nampa ID
6.		
7.		
8.		
9.		

Revised 6/9/22

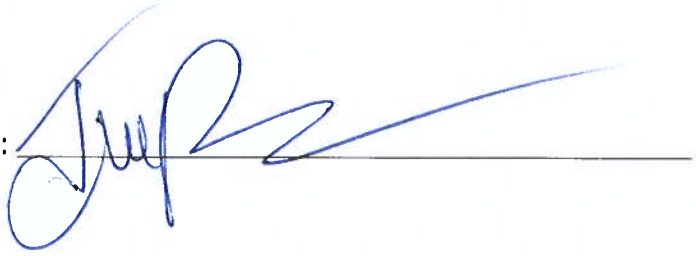
10.
11.

12.
13.
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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): Justin Bollinger

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 12 / 6 / 25

AGENCY ACKNOWLEDGMENT

Date: 12-3-25

Applicant: Justin Ballinger

Parcel Number: R34440010A

Site Address: TBD Emmett Rd Middleton ID 83644

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: 12/08/2025 Signed: Anthony Lee

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

Fire District: District: Middleton RFD

☒ Applicant submitted/met for informal review.

Date: 12/8/25 Signed:

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

Highway District: District: Highway District #4

☑ Applicant submitted/met for informal review.

Date: 12/3/25 Signed:

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

Irrigation District: District: Drain Dist. #2

☒ Applicant submitted/met for informal review.

Date: 12-8-25 Signed: Allen Funtenmeyer

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

Area of City Impact City: Middleton

☐ Applicant submitted/met for informal review.

Date: 12/8/25 Signed: RZ

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

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

UNOFFICIAL COPY

2025-040368
RECORDED
11/07/2025 08:04 AM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=4 JWINSLOW $15.00
TYPE: DEED
STEWART TITLE - MERIDIAN OFFICE
ELECTRONICALLY RECORDED

stewart TITLE

QUITCLAIM DEED

THIS INDENTURE, made this 06 day of November, 2025, between

Anita Jo Castello, an unmarried woman and Bill Jonathon Nishioka, an unmarried man, as **GRANTOR(S)**

and

Justin Anthony Bollinger, a married man as his sole and separate property, **GRANTEE(S)**

whose current address is 7825 Elm Lane Nampa, ID 83687.

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

Parcel I:

A parcel being described in Judgment for Partition of Real Property, recorded July 7, 2025 as Instrument No. 2025-023396 and also a portion of that property as described in Quitclaim Deed Instrument No. 2009058285, records of Canyon County, Idaho, located in South half of the Southwest Quarter of Section 1, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

COMMENCING at an Aluminum Cap monument marking the southwest corner of the SW 1/4 of said Section 1, from which an Aluminum Cap monument marking the southeast corner of said SW 1/4 (S 1/4 Corner) bears S 89°39'53" E a distance of 2679.67 feet;

Thence along the westerly boundary of said SW 1/4 N 1°00'36" E (formerly N 0°25'06" E) a distance of 1327.63 feet to a point marking the northwest corner of the S 1/2 of the SW 1/4 of said Section 1;

Thence along the northerly boundary of said S 1/2 of the SW 1/4 S 89°38'39" E (formerly N 89°45'05" E) a distance of 25.00 feet to the POINT OF BEGINNING;

Thence continuing along said northerly boundary S 89°38'39" E a distance of 798.08 feet to a point marking the northeast corner of said Quitclaim Deed property;

Thence along the easterly boundary of said Quitclaim Deed property S 0°29'50" W (formerly S 0°04'07" E) a distance of 302.05 feet to a point;

Thence leaving said easterly boundary S 88°20'26" W a distance of 513.81 feet to a point;

Thence N 89°38'39" W a distance of 287.50 feet to a point on the easterly right-of-way of Emmett Road;

Thence along said easterly right-of-way N 1°00'36" E a distance of 320.14 feet to the POINT OF BEGINNING.

UNOFFICIAL COPY

UNOFFICIAL COPY

Parcel II:

An easement being over a portion of that property shown as Parcel 1 on Record of Survey Instrument No. 2025-039050, records of Canyon County, Idaho, located in South half of the Southwest Quarter of Section 1, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

A strip of land 25.00 feet in width, left of and adjacent to the following described easement line:

COMMENCING at an Aluminum Cap monument marking the Southwest corner of the Southwest Quarter of said Section 1, from which an Aluminum Cap monument marking the southeast corner of said SW 1/4 (S 1/4 Corner) bears S 89°39'53" E a distance of 2679.67 feet;

Thence along the westerly boundary of said SW 1/4 N 1°00'36" E a distance of 687.94 feet to a point;

Thence leaving said westerly boundary S 88°17'53" E a distance of 25.00 feet to a point on the easterly right-of-way of Emmett Road;

Thence along said easterly right-of-way N 1°00'36" E a distance of 320.14 feet to a point marking the southwest corner of said Parcel 1 and the BEGINNING POINT of said easement line;

Thence along the southerly boundary of said parcel 1 S 89°38'39" E a distance of 287.50 feet to a point;

Thence N 88°20'26" E a distance of 513.81 feet to the ENDING POINT of said easement line.

The left side of said easement to be lengthened or shortened to begin and terminate at said Parcel 1 boundary lines.

Parcel III:

An easement being over a portion of that property shown as Parcel 1 on Record of Survey Instrument No. 2025-039050, records of Canyon County, Idaho, located in South half of the Southwest Quarter of Section 1, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

A strip of land 15.00 feet in width, right of and adjacent to the following described easement line:

COMMENCING at an Aluminum Cap monument marking the southwest corner of the Southwest Quarter of said Section 1, from which an Aluminum Cap monument marking the southeast corner of said SW1/4 (S 1/4 Corner) bears S 89°39'53" E a distance of 2679.67 feet;

Thence along the westerly boundary of said SW 1/4 N 1°00'36" E a distance of 1327.63 feet to a point marking the northwest corner of the S 1/2 of the SW 1/4 of said Section 1;

Thence along the northerly boundary of said S 1/2 of the SW 1/4 S 89°38'39" E a distance of 25.00 feet to the BEGINNING POINT of said easement line;

Thence continuing along said northerly boundary S 89°38'39" E a distance of 798.08 feet to a point marking the northeast corner of Parcel 1;

Thence along the easterly boundary of said Parcel 1 S 0°29'50" W a distance of 277.03 feet to a point;

Thence leaving said easterly boundary S 88°20'26" W a distance of 514.31 feet to a point;

Thence N 89°38'39" W a distance of 286.77 feet to a point on the easterly right-of-way of Emmett Road;

Thence along said easterly right-of-way N 1°00'36" E a distance of 295.14 feet to the POINT OF BEGINNING.

UNOFFICIAL COPY

UNOFFICIAL COPY

Parcel Number: 34440010 0

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.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

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IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Anita Jo Castello

Bill Jonathon Nishioka by Georgia Cheatham, attorney in fact

Bill Jonathon Nishioka by Georgia Cheatham, attorney in fact

State of Idaho)
) ss.
County of Ada

On this 6th day of November, 2025, before me the undersigned, a Notary Public, in and for said State, personally appeared Anita Jo Castello, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public: Kelsie King
Residing at: Boise, ID
My commission expires: 10/19/29

KELSIE A KING
COMMISSION # 20234331
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/19/2029

State of Idaho)
) ss.
County of Canyon

On this 5 day of November, in the year of 2025, before me, the undersigned, a notary public, personally appeared Georgia Cheatham, known or identified to me (or proved to me on the oath of N/A) to be the person whose name is subscribed to the within instrument as the attorney in fact of Bill Jonathon Nishioka, and acknowledged to me that he subscribed the name of Bill Jonathon Nishioka thereto as principal, and ~~his~~ her own name as attorney in fact.

Seal

KAURI RICHARDS
COMMISSION #37229
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/30/2031

Notary Public
My Commission Expires on 11.30.31

UNOFFICIAL COPY

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: 87159 Date: 12/19/2025

Date Created: 12/19/2025 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Bully Excavation LLC

Comments: RZ2025-0009

Site Address: 0 EMMETT RD, Middleton ID 83644 / Parcel Number: 34440010A0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Rezone	RZ2025-0009	$1,250.00	$0.00	$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	RZ2025-0009	$600.00	$0.00	$0.00
Planning - Case Mapping (Fee Per Case Set)	RZ2025-0009	$50.00	$0.00	$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	RZ2025-0009	$500.00	$0.00	$0.00

Sub Total: $2,400.00

Sales Tax: $0.00

Total Charges: $2,400.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	3671	$2,400.00

Total Payments: $2,400.00

ADJUSTMENTS

Receipt Balance: $0.00

Issued By: lheidel

EXHIBIT C:

SUPPLEMENTAL DOCUMENTS

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

R34440010A PARCEL INFORMATION REPORT

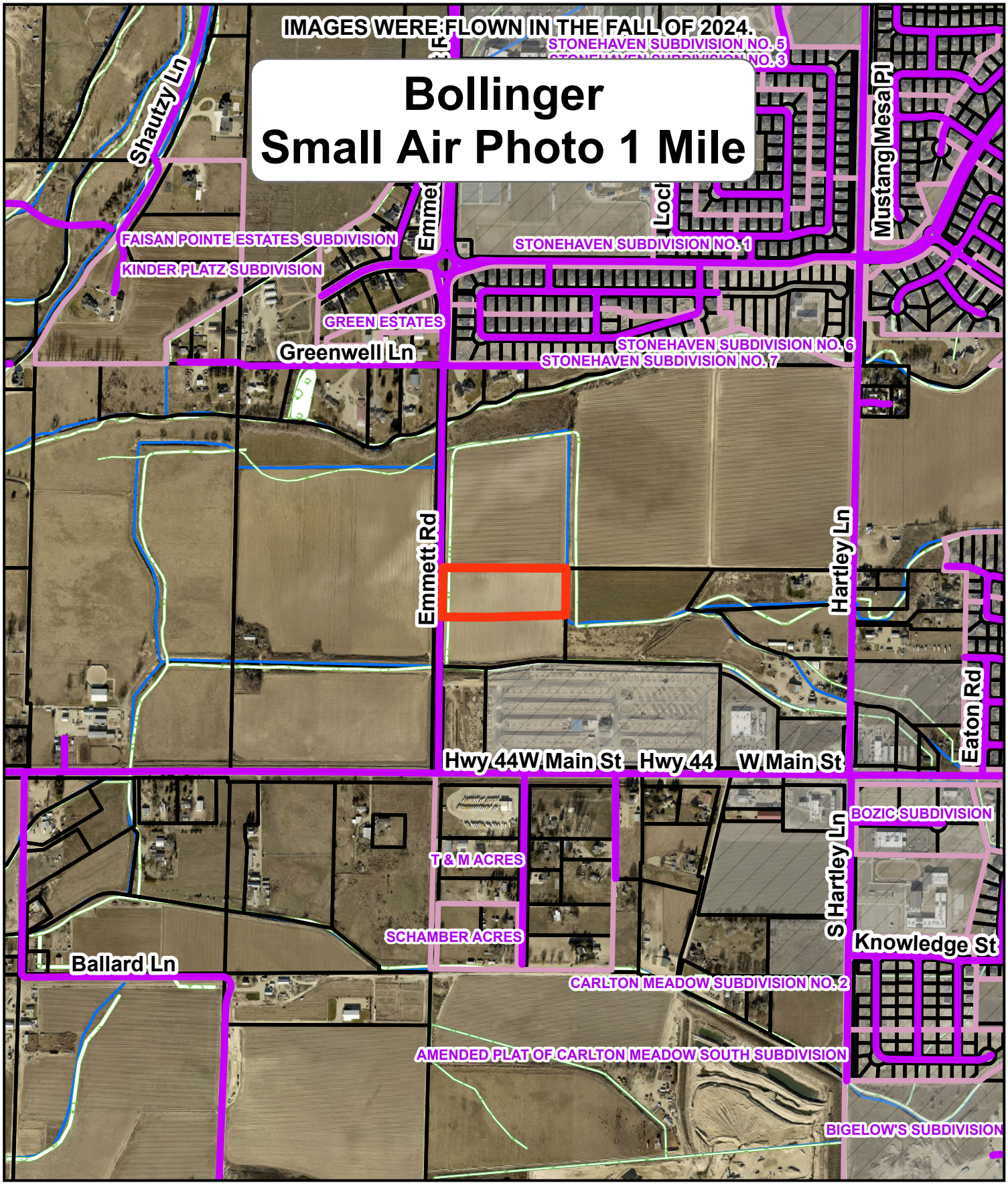
8/28/2026 4:10:24 PM

PARCEL NUMBER: R34440010A
OWNER NAME: BOLLINGER JUSTIN ANTHONY
CO-OWNER:
MAILING ADDRESS: 7825 ELM LN NAMPA ID 83687
SITE ADDRESS: 0 EMMETT RD
TAX CODE: 0310000
TWP: 4N **RNG:** 3W **SEC:** 01 **QUARTER:** SW
ACRES: 5.76
HOME OWNERS EXEMPTION: No
AG-EXEMPT: Yes
DRAIN DISTRICT: DD2
ZONING DESCRIPTION: AG / AGRICULTURE
HIGHWAY DISTRICT: HIGHWAY DISTRICT #4
FIRE DISTRICT: MIDDLETON FIRE
SCHOOL DISTRICT: MIDDLETON SCHOOL DIST #134
IMPACT AREA: Middleton
FUTURE LAND USE 2011-2022 : COM
FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: COMMERCIAL
IRRIGATION DISTRICT: MIDDLETON IRRIGATION ASSN INC / CANYON COUNTY WATER CO LTD / MIDDLETON MILL DITCH CO
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0234G
WETLAND: Riverine
NITRATE PRIORITY: NO Nitrate Prio
FUNCTIONAL Classification: PRINCIPAL ARTERIAL
INSTRUMENT NO. : 2025040368
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 01-4N-3W SW TX 25455 NW S 1/2 SW
PLATTED SUBDIVISION:
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

DISCLAIMER:

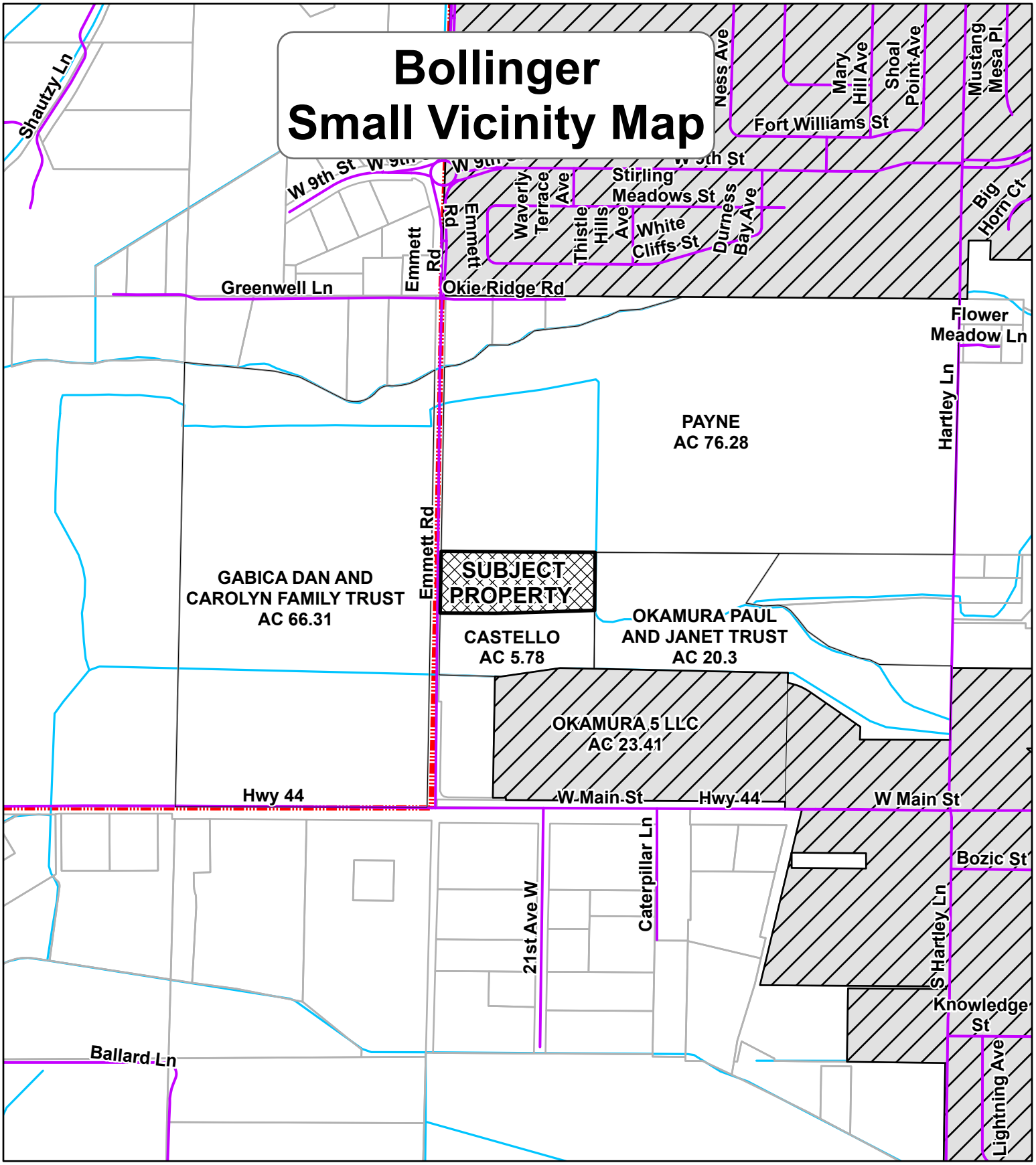
1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED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

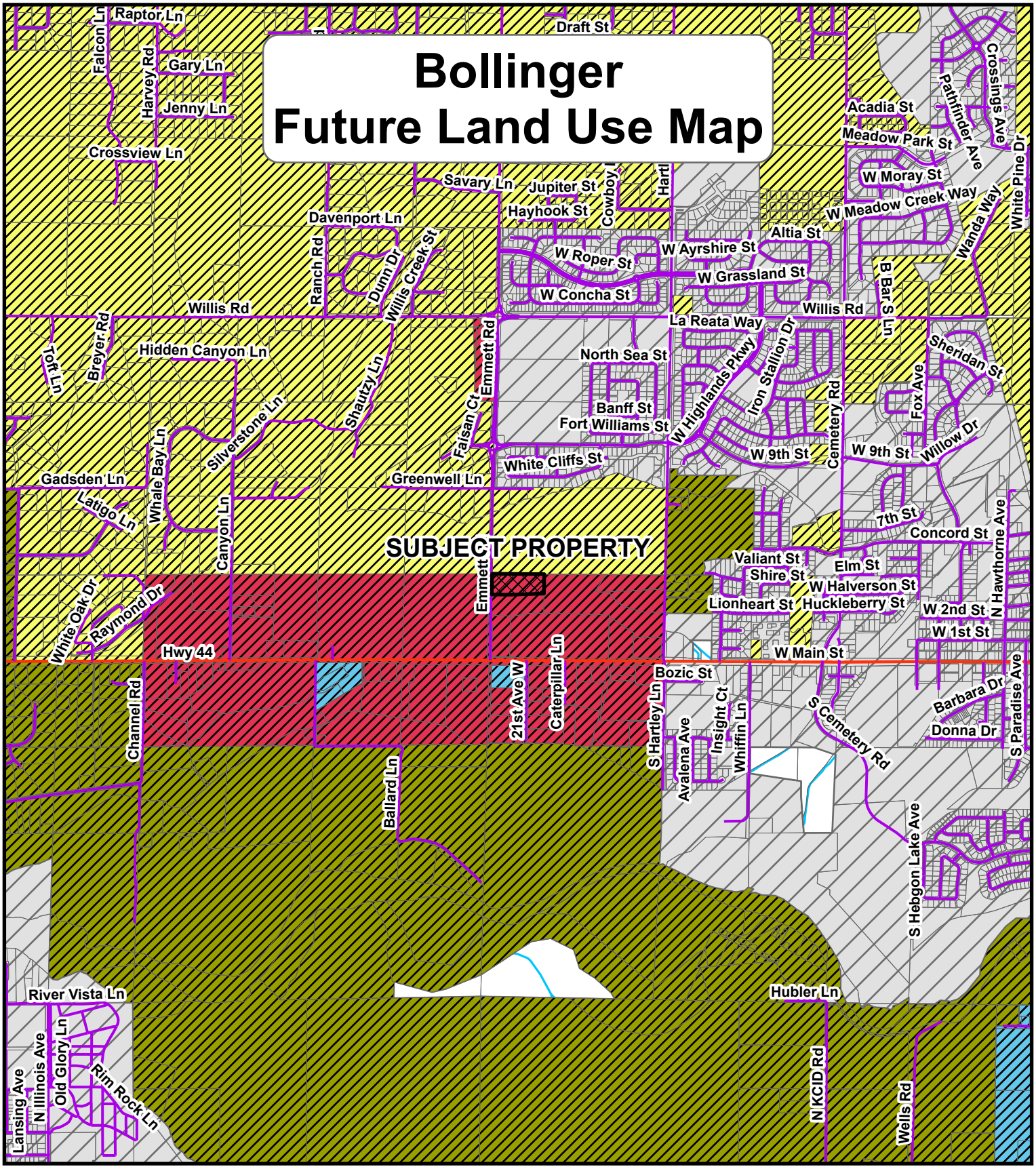
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



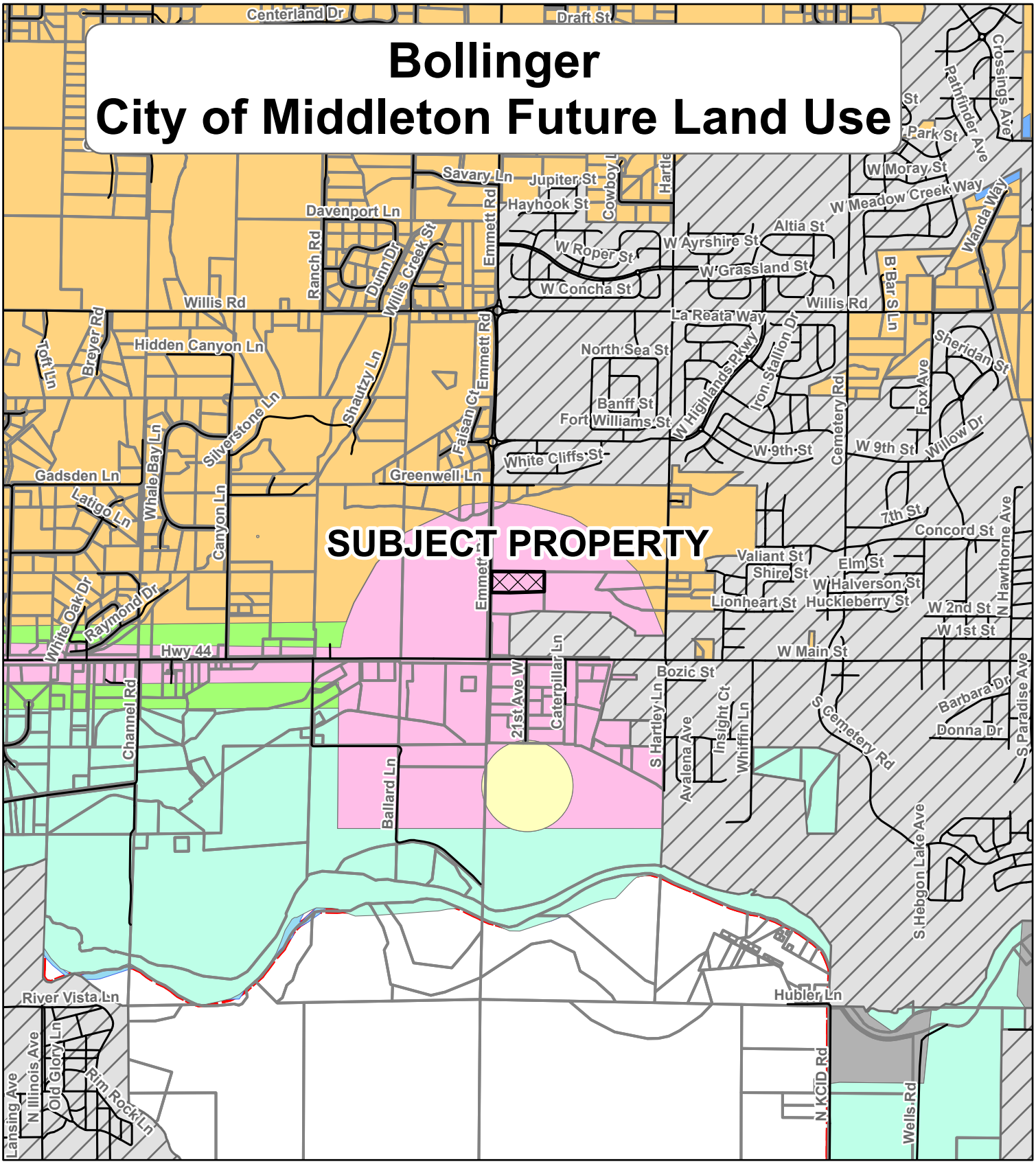
City_Limits
Wetlands

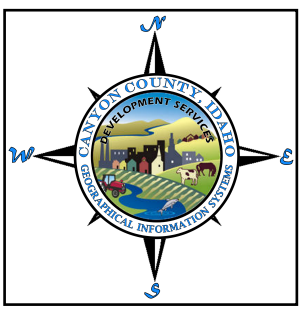
0 0.25 0.5 Miles


Bollinger
Small Vicinity Map
Shautzy Ln
W 9th St
Emmett Rd
Waverly Terrace Ave
Thistle Hills Ave
Stirling Meadows St
White Cliffs St
Durness Bay Ave
Ness Ave
Mary Hill Ave
Shoal Point Ave
Fort Williams St
Mustang Mesa Pl
Big Horn Ct
Greenwell Ln
Okie Ridge Rd
Flower Meadow Ln
Hartley Ln
PAYNE
AC 76.28
GABICA DAN AND
CAROLYN FAMILY TRUST
AC 66.31
SUBJECT
PROPERTY
CASTELLO
AC 5.78
OKAMURA PAUL
AND JANET TRUST
AC 20.3
OKAMURA 5 LLC
AC 23.41
Hwy 44
W Main St
Hwy 44
W Main St
21st Ave W
Caterpillar Ln
Bozic St
S Hartley Ln
Knowledge St
Ballard Ln
Lightning Ave
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
0
0.25
0.5
Miles


Bollinger
Future Land Use Map
SUBJECT PROPERTY
Raptor Ln
Falcon Ln
Harvey Rd
Gary Ln
Jenny Ln
Crossview Ln
Draft St
Savary Ln
Jupiter St
Hayhook St
Davenport Ln
Ranch Rd
Dunn Dr
Willis Creek St
Willis Rd
Toft Ln
Breyer Rd
Hidden Canyon Ln
Shautzy Ln
Silverstone Ln
Whale Bay Ln
Gadsden Ln
Latigo Ln
Canyon Ln
White Oak Dr
Raymond Dr
Hwy 44
Channel Rd
Ballard Ln
Emmett Rd
Falsan Ct
Greenwell Ln
White Cliffs St
Banff St
Fort Williams St
North Sea St
W Highlands Pkwy
Iron Stallion Dr
La Reata Way
W Roper St
W Ayrshire St
W Grassland St
W Concha St
Willis Rd
Altia St
W Meadow Creek Way
W Moray St
Meadow Park St
Acadia St
Pathfinder Ave
Crossings Ave
White Pine Dr
Wanda Way
B Bar S Ln
Sheridan St
Fox Ave
Cemetery Rd
W 9th St
Willow Dr
7th St
Concord St
N Hawthorne Ave
Valiant St
Shire St
Elm St
W Halverson St
Lionheart St
Huckleberry St
W 2nd St
W 1st St
W Main St
Bozic St
21st Ave W
Caterpillar Ln
S Hartley Ln
Avalena Ave
Insight Ct
Whiffin Ln
S Cemetery Rd
Barbara Dr
Donna Dr
S Paradise Ave
S Hebgon Lake Ave
Hubler Ln
N KCID Rd
Wells Rd
River Vista Ln
Old Glory Ln
N Illinois Ave
Lansing Ave
Rim Rock Ln
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
N
W
E
S
0
0.5
1
Miles

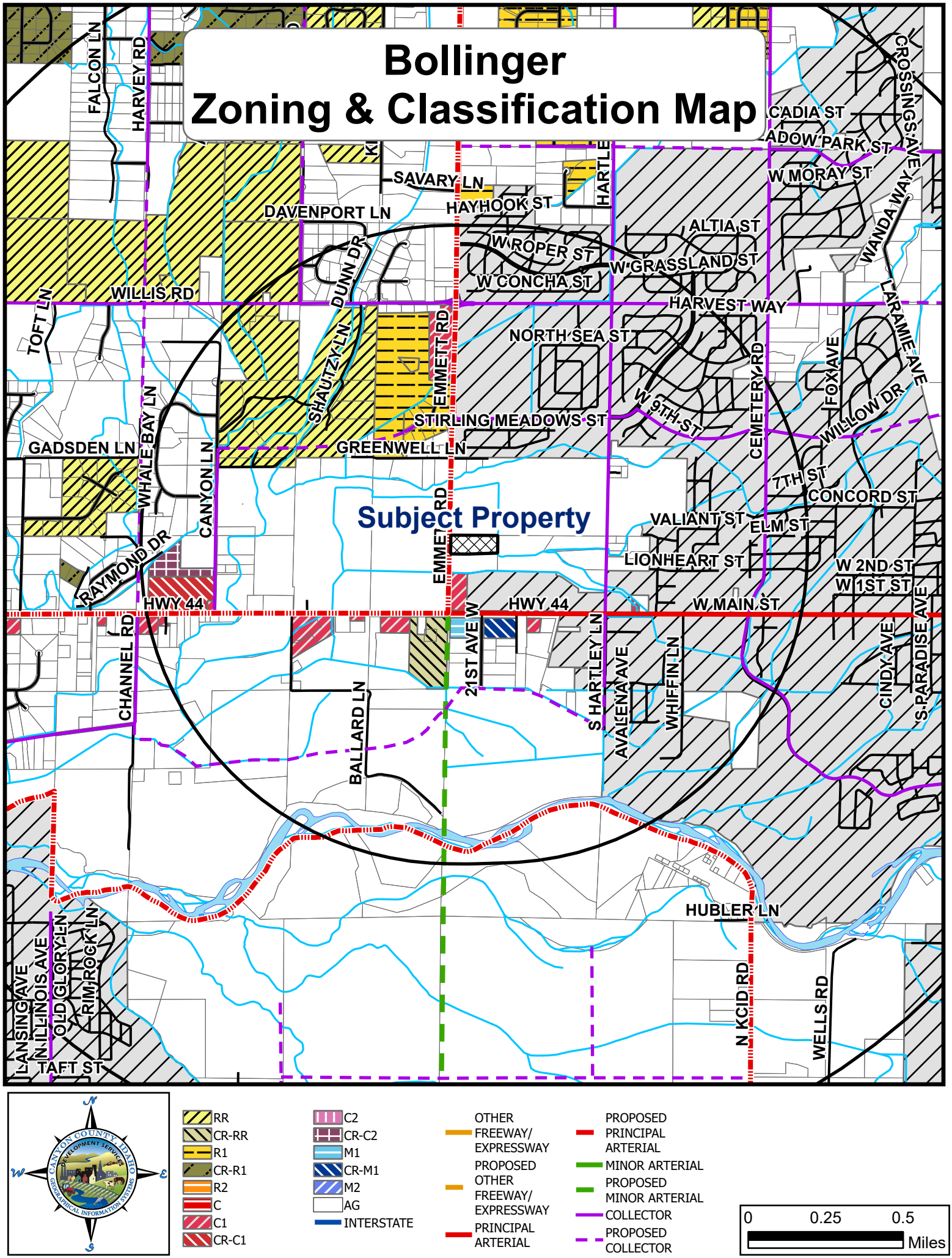
Bollinger
City of Middleton Future Land Use

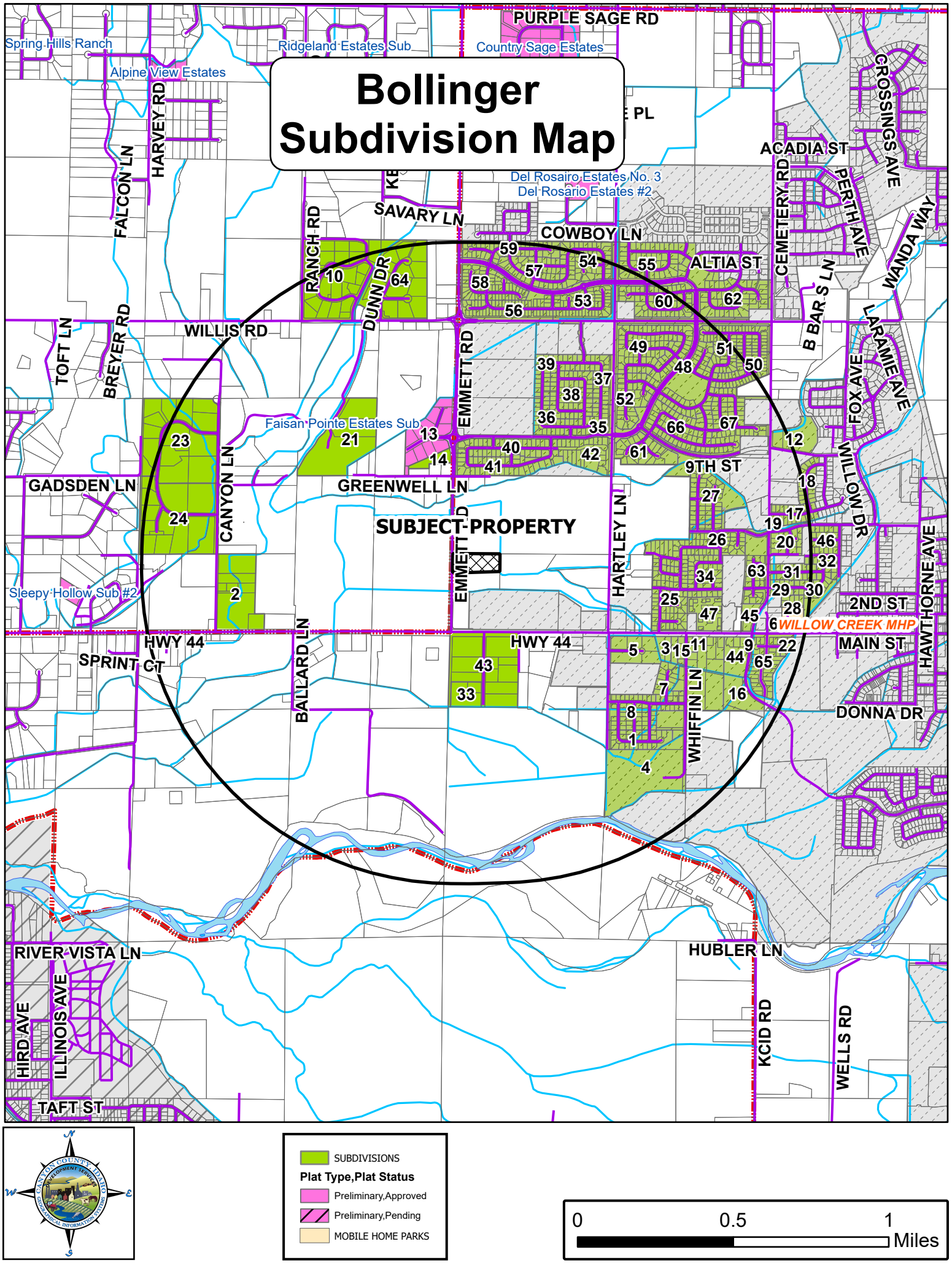




MiddletonCompPlan
- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented

0 0.5 1 Miles


Bollinger
Zoning & Classification Map
Subject Property
FALCON LN
HARVEY RD
SAVARY LN
HAYHOOK ST
DAVENPORT LN
DUNN DR
WILLIS RD
TOFT LN
SHAUTZY LN
EMMETT RD
NORTH SEA ST
HARVEST WAY
W ROPER ST
W GRASSLAND ST
W CONCHA ST
ALTIA ST
W MORAY ST
WANDA WAY
CROSSINGS AVE
CADIA ST
ADOW PARK ST
LARAMIE AVE
FOX AVE
WILLOW DR
CEMETERY RD
W 9TH ST
STIRLING MEADOWS ST
GREENWELL LN
GADSDEN LN
WHALE BAY LN
CANYON LN
RAYMOND DR
HWY 44
7TH ST
CONCORD ST
VALIANT ST
ELM ST
LIONHEART ST
W 2ND ST
W 1ST ST
W MAIN ST
21ST AVE W
CHANNEL RD
BALLARD LN
S HARTLEY LN
AVALENA AVE
WHIFFIN LN
CINDY AVE
S PARADISE AVE
HUBLER LN
N KCID RD
WELLS RD
LANSING AVE
N ILLINOIS AVE
OLD GLORY LN
RIM ROCK LN
TAFT ST
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles


Bollinger Subdivision Map
PURPLE SAGE RD
Spring Hills Ranch
Ridgeland Estates Sub
Country Sage Estates
Alpine View Estates
HARVEY RD
FALCON LN
ACADIA ST
CROSSINGS AVE
Del Rosario Estates No. 3
Del Rosario Estates #2
PERTH AVE
CEMETERY RD
WANDA WAY
SAVARY LN
COWBOY LN
RANCH RD
DUNN DR
ALTIA ST
B BAR S LN
LARAMIE AVE
FOX AVE
WILLIS RD
TOFT LN
BREYER RD
EMMETT RD
WILLOW DR
Faisan Pointe Estates Sub
CANYON LN
GADSDEN LN
GREENWELL LN
9TH ST
HARTLEY LN
SUBJECT PROPERTY
EMMETT RD
Sleepy Hollow Sub #2
2ND ST
WILLOW CREEK MHP
HAWTHORNE AVE
HWY 44
SPRINT CT
BALLARD LN
HWY 44
MAIN ST
WHIFFIN LN
DONNA DR
RIVER VISTA LN
HUBLER LN
HIRD AVE
ILLINOIS AVE
KCID RD
WELLS RD
TAFT ST
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.5
1
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
67	850.62	2062	0.41

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
1	13.82	11	1.26

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
7	28.84	20.30	4.03	76.29

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
1	3.26	7.00	2.00	2.00

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
AMENDED PLAT OF CARLTON MEADOW SOUTH SU	1	4N3W12	8.02	27	0.30	MIDDLETON	2025
ATKINSON SUB	2	4N3W02	21.36	10	2.14	COUNTY (Canyon)	1971
BEESON'S CORNER	3	4N3W12	2.21	2	1.11	0	1998
BIGELOW'S SUBDIVISION	4	4N3W12	53.19	14	3.80	MIDDLETON	1907
BOZIC SUBDIVISION	5	4N3W12	8.47	6	1.41	MIDDLETON	2022
BUTLER ADD	6	4N2W06	0.96	4	0.24	MIDDLETON	1996
CARLTON MEADOW SUBDIVISION NO. 1	7	4N3W12	7.42	27	0.27	MIDDLETON	2023
CARLTON MEADOW SUBDIVISION NO. 2	8	4N3W12	11.59	56	0.21	MIDDLETON	2024
CORNELL SUB	9	4N3W12	0.52	2	0.26	MIDDLETON	2004
D&S PURPLE SAGE RANCHETTES	10	5N3W35	36.47	31	1.18	COUNTY (Canyon)	1972
DIXIE SUNRISE	11	4N3W12	1.01	3	0.34	MIDDLETON	1998
ELK ACRES SUBDIVISION	12	4N2W06	8.05	3	2.68	MIDDLETON	2004
FAISAN POINTE ESTATES SUBDIVISION	13	4N3W02	13.82	13	1.06	COUNTY (Canyon)	2021
GREEN ESTATES	14	4N3W02	2.87	2	1.44	COUNTY (Canyon)	2009
HAMMOND'S REPLAT	15	4N3W12	1.26	5	0.25	MIDDLETON	1973
HAWTHORNE SUBDIVISION	16	4N3W01	8.12	181	0.04	COUNTY (Canyon)	1910
HIGHLAND MEADOWS	17	4N2W06	5.48	19	0.29	MIDDLETON	1997
HIGHLAND MEADOWS # 4	18	4N2W06	5.09	20	0.25	MIDDLETON	2003
HOLLINGER PARK ADDITION	19	4N2W06	0.77	2	0.38	MIDDLETON	1978
KAY'S ADD	20	4N2W06	6.20	16	0.39	MIDDLETON	1971
KINDER PLATZ SUBDIVISION	21	4N3W02	25.33	4	6.33	COUNTY (Canyon)	2017
LEE'S REPLAT	22	4N2W07	1.08	5	0.22	0	1977
NORTHSLOPE ESTATES #1	23	4N3W02	42.71	15	2.85	COUNTY (Canyon)	2004
NORTHSLOPE ESTATES #2	24	4N3W02	37.37	12	3.11	COUNTY (Canyon)	2005
NOTTINGHAM GREENS #1	25	4N3W01	14.95	62	0.24	MIDDLETON	2001
NOTTINGHAM GREENS #2	26	4N3W01	19.19	72	0.27	MIDDLETON	2003
NOTTINGHAM GREENS #3	27	4N3W01	15.17	43	0.35	MIDDLETON	2004
PICCADILLY SQUARE SUBDIVISION	28	4N2W06	1.77	5	0.35	MIDDLETON	2023
PLUMTREE SUB #1	29	4N2W06	2.67	9	0.30	MIDDLETON	1984
PLUMTREE SUB #2	30	4N2W06	7.60	19	0.40	MIDDLETON	1997
PLUMTREE SUB #3	31	4N2W06	5.13	19	0.27	MIDDLETON	1999
PLUMTREE SUB #4	32	4N2W06	3.34	11	0.30	MIDDLETON	2000
SCHAMBER ACRES	33	4N3W12	5.08	2	2.54	0	1999
SHERWOOD ESTATES	34	4N3W01	9.58	37	0.26	0	2006
STONEHAVEN SUBDIVISION NO. 1	35	4N3W01	8.18	25	0.33	MIDDLETON	2019
STONEHAVEN SUBDIVISION NO. 2	36	4N3W01	6.44	25	0.26	MIDDLETON	2020
STONEHAVEN SUBDIVISION NO. 3	37	4N3W01	9.80	29	0.34	MIDDLETON	2020
STONEHAVEN SUBDIVISION NO. 4	38	4N3W01	13.34	59	0.23	MIDDLETON	2021
STONEHAVEN SUBDIVISION NO. 5	39	4N3W01	7.20	30	0.24	MIDDLETON	2021
STONEHAVEN SUBDIVISION NO. 6	40	4N3W01	12.39	50	0.25	MIDDLETON	2022
STONEHAVEN SUBDIVISION NO. 7	41	4N3W01	11.46	37	0.31	MIDDLETON	2023
STONEHAVEN SUBDIVISION NO. 8	42	4N3W01	10.64	24	0.44	MIDDLETON	2024
T & M ACRES	43	4N3W12	29.22	9	3.25	0	1977
TD&D SUBDIVISION	44	4N3W12	6.01	5	1.20	MIDDLETON	2015
THE COTTAGES SUBDIVISION_MIDDLETON	45	4N3W01	3.01	2	1.50	MIDDLETON	2009
VIDA GLENN SUB	46	4N2W06	6.05	22	0.27	MIDDLETON	1976
WELLSTONE SUBDIVISION	47	4N3W01	6.64	18	0.37	0	2007
WEST HIGHLANDS RANCH SUBDIVISION #1	48	4N3W01	36.56	78	0.47	MIDDLETON	2008
WEST HIGHLANDS RANCH SUBDIVISION #2	49	4N3W01	16.67	52	0.32	0	2008
WEST HIGHLANDS RANCH SUBDIVISION #3	50	4N3W01	9.18	48	0.19	MIDDLETON	2009
WEST HIGHLANDS RANCH SUBDIVISION #4	51	4N3W01	14.44	68	0.21	MIDDLETON	2013
WEST HIGHLANDS RANCH SUBDIVISION #5	52	4N3W01	9.96	33	0.30	MIDDLETON	2015
WEST HIGHLANDS RANCH SUBDIVISION NO. 10	53	5N3W36	15.93	58	0.27	MIDDLETON	2021
WEST HIGHLANDS RANCH SUBDIVISION NO. 11	54	5N3W36	14.66	51	0.29	MIDDLETON	2021

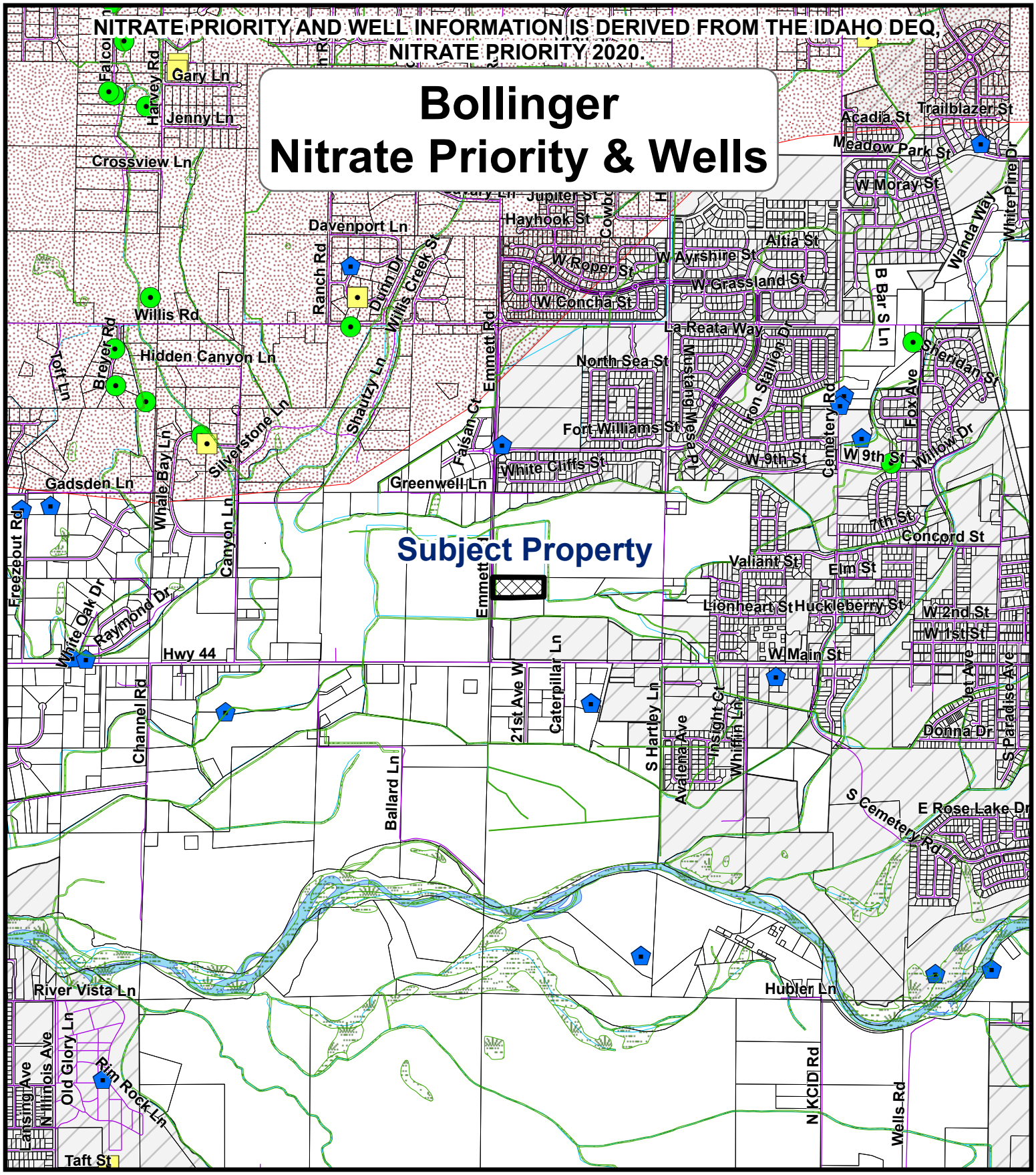
WEST HIGHLANDS RANCH SUBDIVISION NO. 12	55	5N3W36	19.11	51	0.37	MIDDLETON	2021
WEST HIGHLANDS RANCH SUBDIVISION NO. 13	56	5N3W36	13.86	55	0.25	MIDDLETON	2022
WEST HIGHLANDS RANCH SUBDIVISION NO. 14	57	5N3W36	11.75	39	0.30	MIDDLETON	2022
WEST HIGHLANDS RANCH SUBDIVISION NO. 15	58	5N3W36	13.55	58	0.23	MIDDLETON	2022
WEST HIGHLANDS RANCH SUBDIVISION NO. 16	59	5N3W36	11.14	44	0.25	MIDDLETON	2022
WEST HIGHLANDS RANCH SUBDIVISION NO. 18	60	5N3W26	14.44	54	0.27	MIDDLETON	2024
WEST HIGHLANDS RANCH SUBDIVISION NO. 8	61	4N3W01	9.60	23	0.42	MIDDLETON	2016
WEST HIGHLANDS RANCH SUBDIVISION NO. 9	62	5N3W36	24.79	61	0.41	MIDDLETON	2020
WESTWOOD SUBDIVISION	63	4N3W01	10.48	26	0.40	0	2006
WILLIS CREEK SUBDIVISION	64	5N3W35	28.54	19	1.50	COUNTY (Canyon)	2005
WILLOW CREEK SUB MI	65	4N3W12	11.25	29	0.39	0	1975
West Highlands Ranch Subdivision No. 6	66	4N3W01	19.17	62	0.31	MIDDLETON	2016
West Highlands Ranch Subdivision No. 7	67	4N3W01	21.33	60	0.36	MIDDLETON	2016

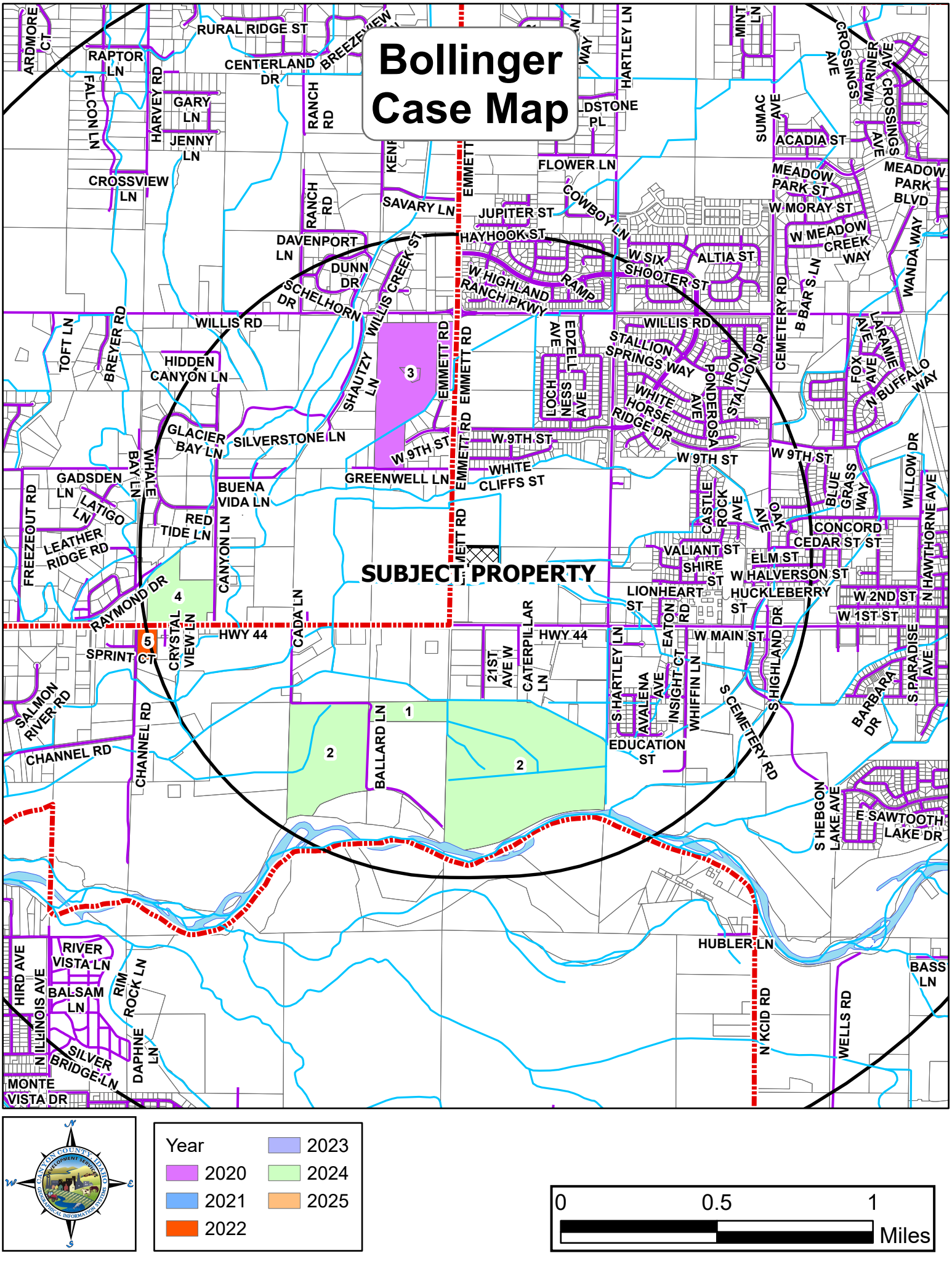
SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Faisan Pointe Estates Sub	13.82	11	1.26

MOBILE HOME & RV PARKS

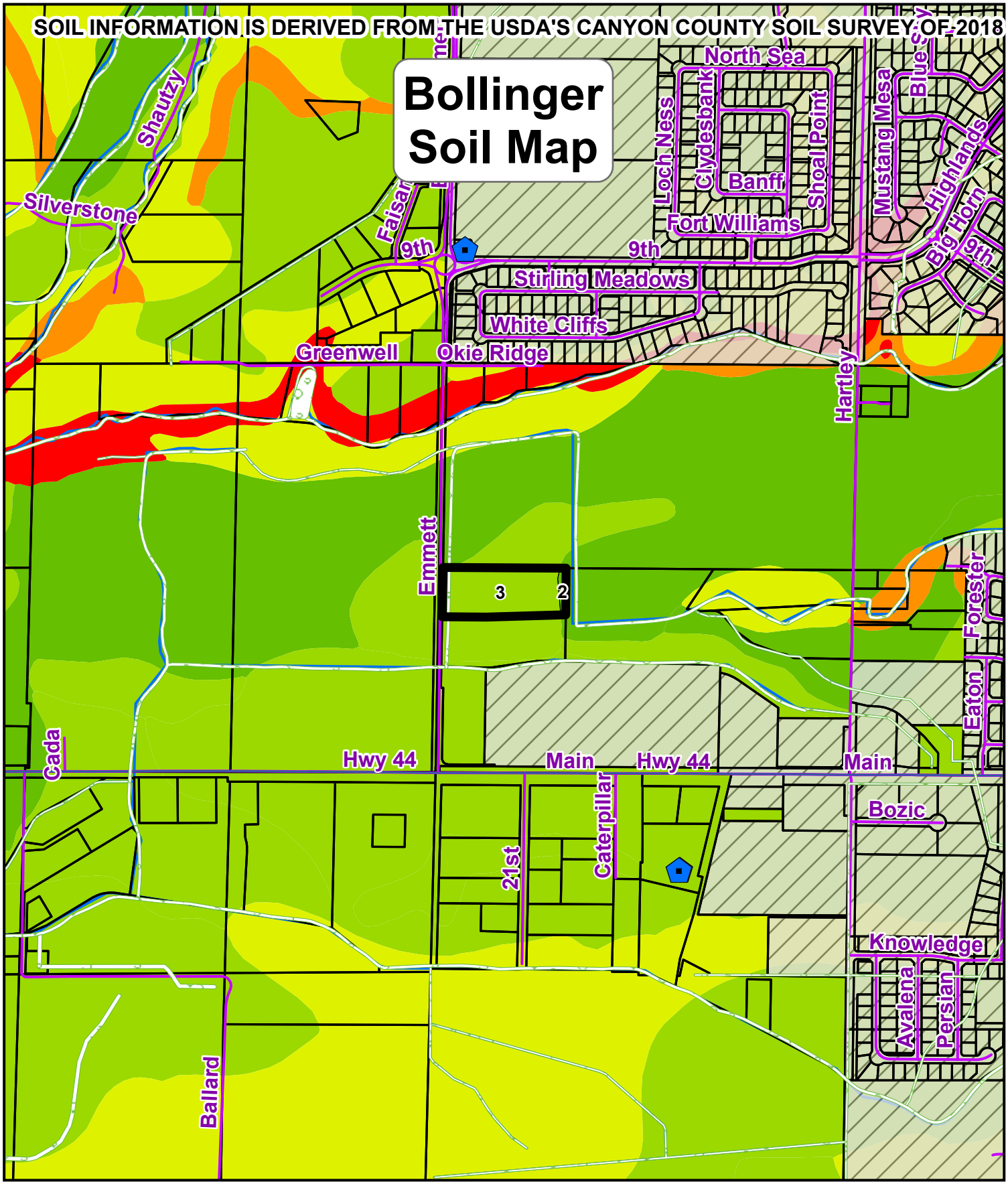
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
Willow Creek MHP	606 West Main Street	3.26	7	2.14	City of Middlet

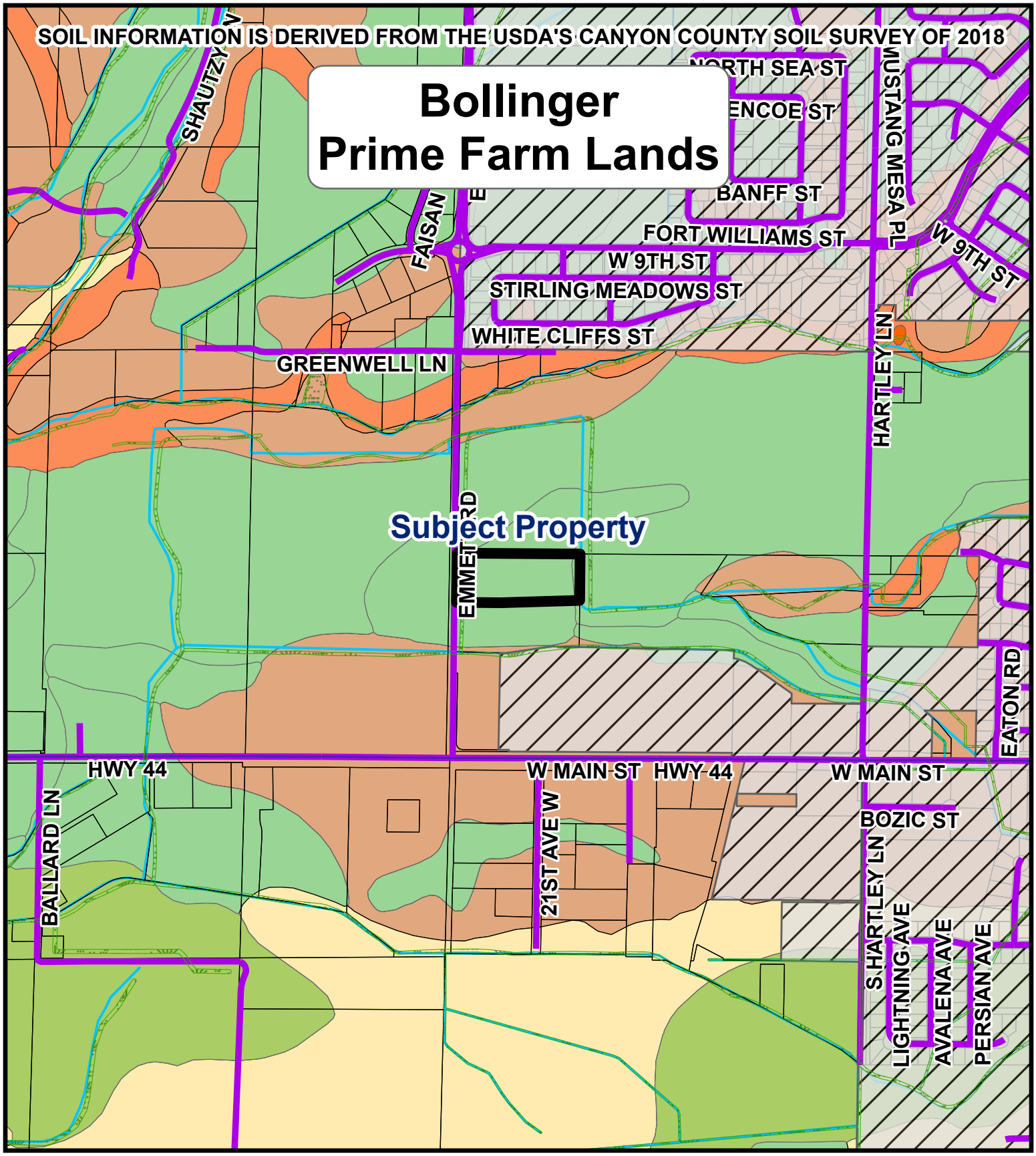

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.
Bollinger
Nitrate Priority & Wells
Subject Property
Falcon Ct
Harvey Rd
Gary Ln
Jenny Ln
Crossview Ln
Willis Rd
Breyer Rd
Hidden Canyon Ln
Loft Ln
Silverstone Ln
Gadsden Ln
Freezeout Rd
Whale Bay Ln
Canyon Ln
White Oak Dr
Raymond Dr
Hwy 44
Channel Rd
Ballard Ln
River Vista Ln
Old Glory Ln
Illinois Ave
Lansing Ave
Rim Rock Ln
Taft St
Davenport Ln
Ranch Rd
Dunn Dr
Willis Creek St
Shautzy Ln
Emmett Rd
Faisan Ct
Greenwell Ln
Jupiter St
Hayhook St
Cowboy Ln
W Roper St
W Concha St
Altia St
W Ayrshire St
W Grassland St
La Reata Way
Mustang Mesa Dr
Iron Stallion Dr
North Sea St
Fort Williams St
White Cliffs St
W 9th St
Cemetery Rd
Fox Ave
Willow Dr
Sheridan St
B Bar S Ln
Wanda Way
White Pine Dr
Acadia St
Trailblazer St
Meadow Park St
W Moray St
7th St
Concord St
Valiant St
Elm St
Lionheart St
Huckleberry St
W 2nd St
W 1st St
W Main St
Jet Ave
S Paradise Ave
Donna Dr
E Rose Lake Dr
S Cemetery Rd
21st Ave W
Caterpillar Ln
S Hartley Ln
Avalena Ave
Insight Ct
Whiffin Ln
Hubler Ln
N KCID Rd
Wells Rd
GEO-THERMAL LOCATIONS
WETLANDS
NITRATE_PRIORITY
DEQ WELLS
N03_MGL
0.005 - 2.00
2.000001 - 5.00
5.0000001 - 10.00
10.000001 - 49.80
0
0.5
1
Miles


Bollinger
Case Map
SUBJECT PROPERTY
Year
2020
2021
2022
2023
2024
2025
0
0.5
1
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CU2021-0019	Gravel Pit	Idaho Materials and Construction	APPROVED
2	CU2021-0019	Gravel Pit	Idaho Materials and Construction	APPROVED
3	RZ2019-0034	Rezone AG to R1	Mortensen	APPROVED
4	CR2022-0007	Rezone CR-C1 to CR-C2	Payne	APPROVED
5	CU2022-0031	RV Storage	TOUPS TYLER	Approved


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Bollinger Soil Map
Shautzy
Silverstone
Faisar
9th
North Sea
Loch Ness
Clydesbank
Banff
Shoal Point
Fort Williams
Mustang Mesa
Blue Sky
Highlands
Big Horn
9th
9th
Stirling Meadows
White Cliffs
Greenwell
Okie Ridge
Hartley
Emmett
3
2
Forester
Eaton
Cada
Hwy 44
Main
Hwy 44
Main
Bozic
21st
Caterpillar
Knowledge
Avalena
Persian
Ballard
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Bollinger
Prime Farm Lands
SHAUTZY
NORTH SEA ST
ENCOE ST
BANFF ST
FAISAN
FORT WILLIAMS ST
W 9TH ST
STIRLING MEADOWS ST
WHITE CLIFFS ST
GREENWELL LN
MUSTANG MESA PL
HARTLEY LN
Subject Property
EMMETT RD
EATON RD
HWY 44
W MAIN ST
BALLARD LN
21ST AVE W
BOZIC ST
S HARTLEY LN
LIGHTNING AVE
AVALENA AVE
PERSIAN AVE
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

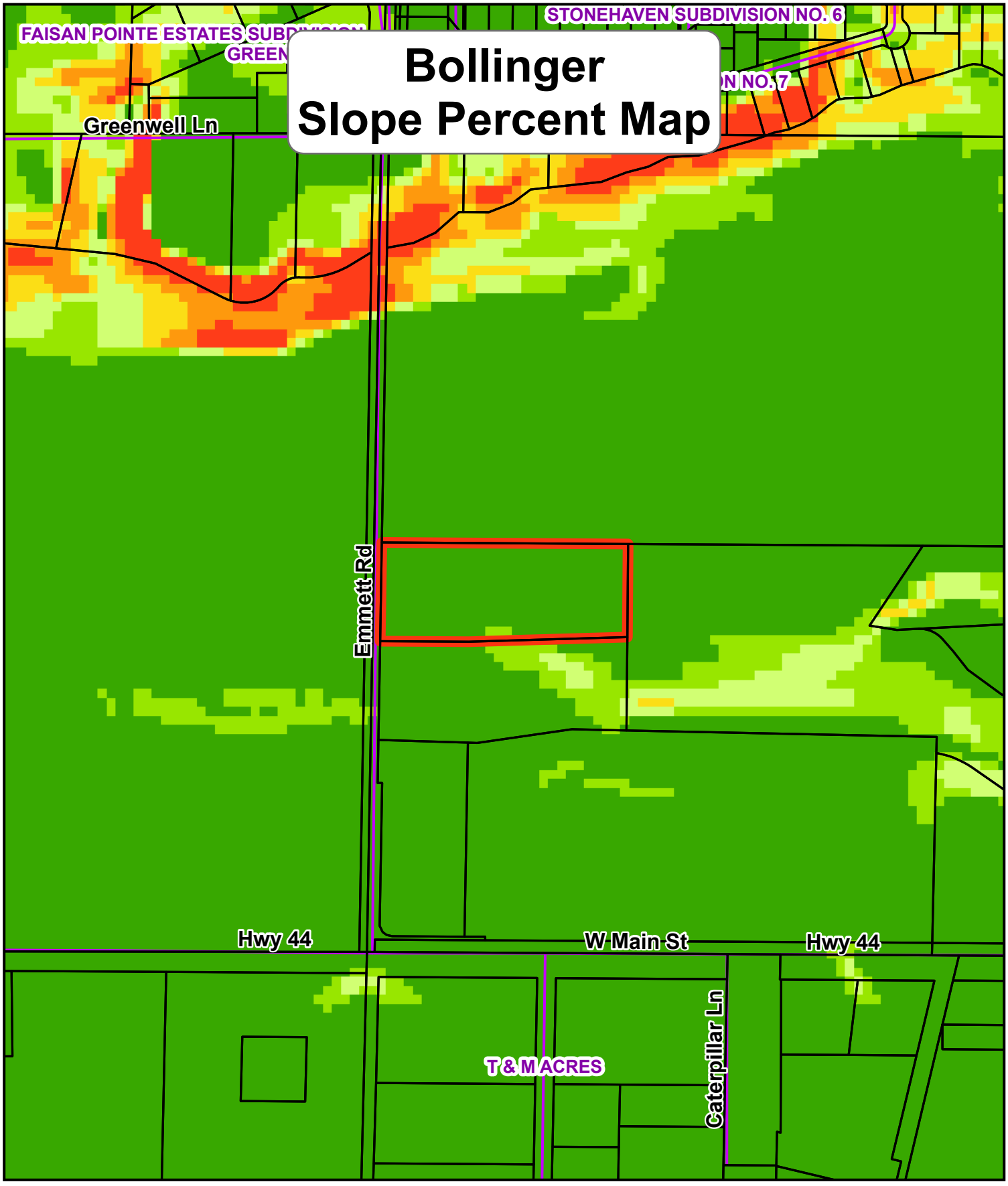
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	13298.60	0.31	5.30%
3	MODERATELY SUITED SOIL	237530.54	5.45	94.70%
		250829.14	5.76	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PhA	Prime farmland if irrigated	13298.60	0.31	5.30%
PhB	Prime farmland if irrigated	237530.54	5.45	94.70%
		250829.14	5.76	100%

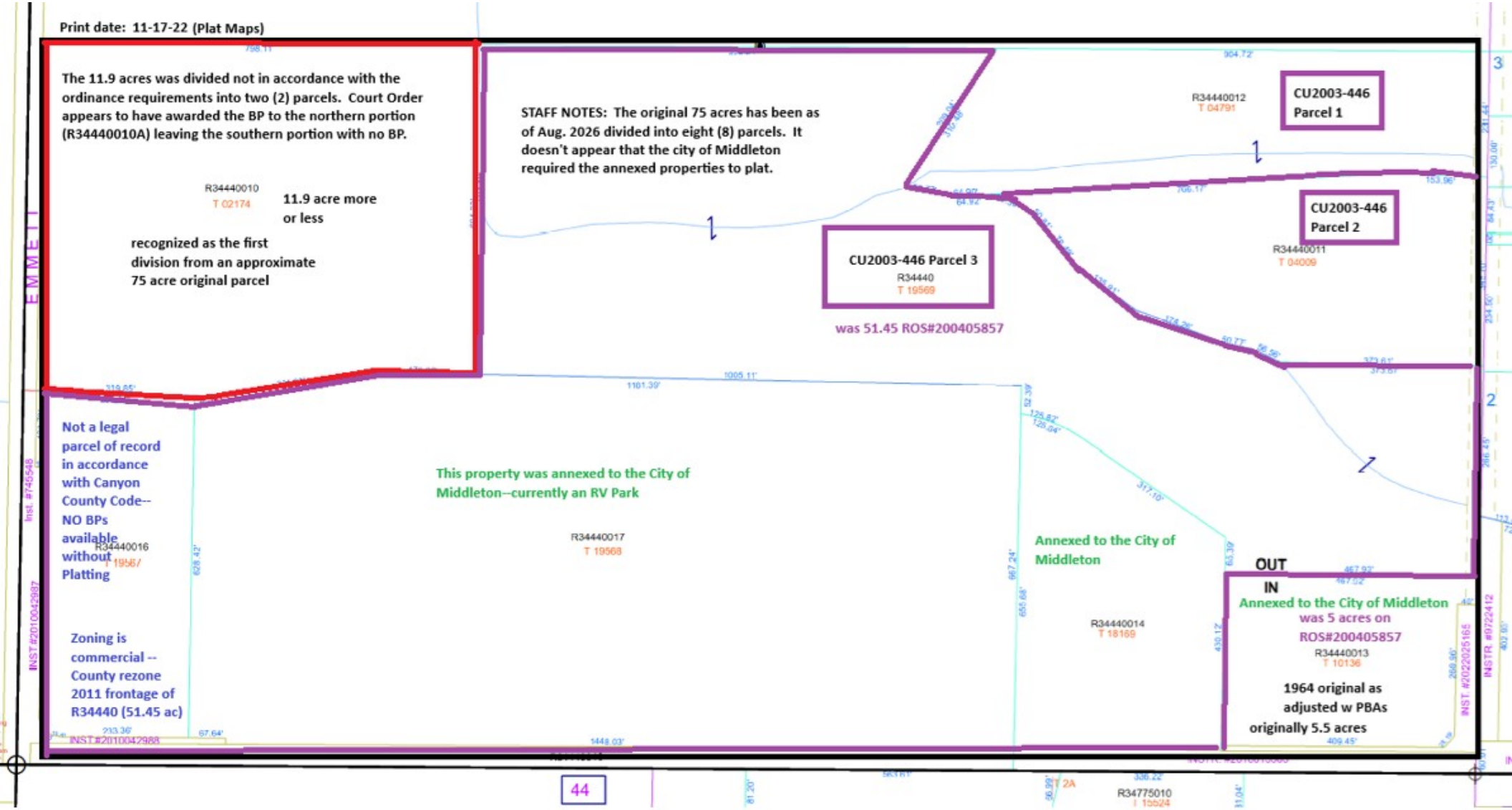
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

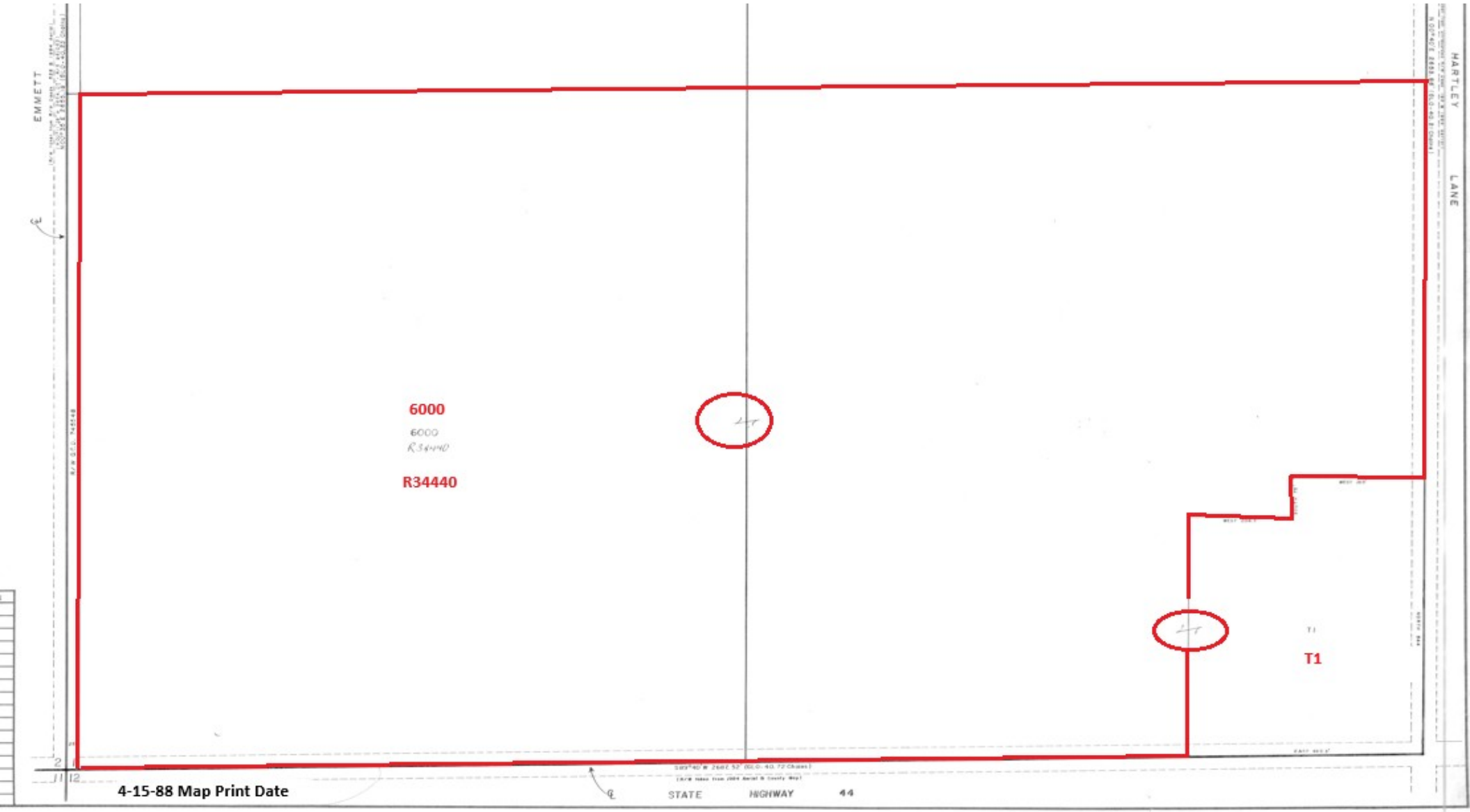
GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL


Bollinger
Slope Percent Map
STONEHAVEN SUBDIVISION NO. 6
FAISAN POINTE ESTATES SUBD
GREEN
N NO. 7
Greenwell Ln
Emmett Rd
Hwy 44
W Main St
Hwy 44
T & M ACRES
Caterpillar Ln
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet



The Original Parcel has been divided multiple times. There are more than four parcels on the original parcel.


Print date: 11-17-22 (Plat Maps)
The 11.9 acres was divided not in accordance with the ordinance requirements into two (2) parcels. Court Order appears to have awarded the BP to the northern portion (R34440010A) leaving the southern portion with no BP.
R34440010
T 02174
11.9 acre more or less
recognized as the first division from an approximate 75 acre original parcel
STAFF NOTES: The original 75 acres has been as of Aug. 2026 divided into eight (8) parcels. It doesn't appear that the city of Middleton required the annexed properties to plat.
R34440012
T 04791
CU2003-446 Parcel 1
CU2003-446 Parcel 2
R34440011
T 04009
CU2003-446 Parcel 3
R34440
T 19569
was 51.45 ROS#200405857
EMMETT
Not a legal parcel of record in accordance with Canyon County Code-- NO BPs available without Platting
R34440016
T 19567
This property was annexed to the City of Middleton--currently an RV Park
R34440017
T 19568
Annexed to the City of Middleton
R34440014
T 18169
OUT
IN
Annexed to the City of Middleton was 5 acres on ROS#200405857
R34440013
T 10136
1964 original as adjusted w PBAs originally 5.5 acres
Zoning is commercial -- County rezone 2011 frontage of R34440 (51.45 ac)
INST #2010042987
INST #745548
INSTR #9722412
INST #2022025165
R34775010
T 15s02
44


EMMETT
HARTLEY LANE
6000
6000
R34440
R34440
T1
T1
4-15-88 Map Print Date
STATE HIGHWAY 44

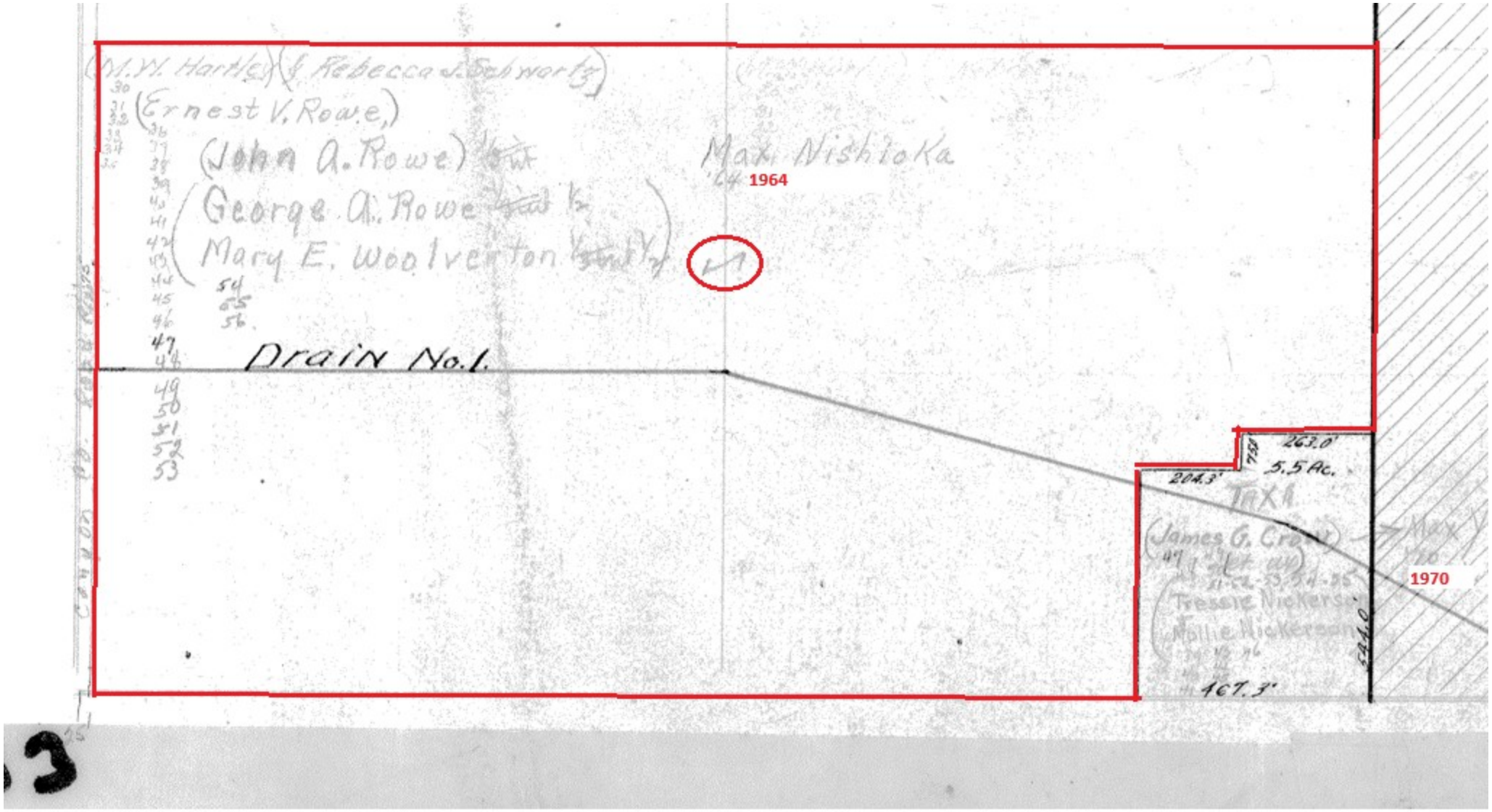

(W. W. Hartley) (J. Rebecca J. Sedworth)
(Ernest V. Rowe,)
(John A. Rowe)
George A. Rowe
Mary E. Woolverton
Max Nishioka
1964
Drain No. 1
263.0'
5.5 Ac.
204.3'
TAX
(James G. Crow)
(Tressie Nickerson
Nellie Nickerson)
467.3'
544.0'
1970

EXHIBIT D:

SITE VISIT PHOTOS

EXHIBIT E:

AGENCY COMMENTS

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

August 18, 2026

Canyon County Commissioners, P&Z Commission, & Development Services
111 N. 11th Ave Suite 140
Caldwell, Idaho 83605
Attention; Debbie Root, Planner

RE: CR2026-0001 Justin Bollinger
Staging with Office/Shop
Canyon County Parcel R34440010A aka 0 Emmett Road, Middleton, Id

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a rezone of the above described parcel for purposes of establishing a shop, office, construction business staging area that includes a wash station, truck/equipment parking, and a fueling station.

The subject property is located approximately 1010 feet north of the intersection of Emmett Road and State Highway 44 on the east side Emmett Road. The property is also referenced as parcel R34440010A, a portion of the SW quarter of Section 01-4N-3W, BM, Canyon County, Idaho.. HD4 offers the following comments on the proposed use:

General
The subject property parcel, is approximately 5.76 acres. The parcel has approximately 320 feet of frontage along the westerly boundary on Emmett Road, a Principal Arterial. There is no other public road access available to the subject property. The application materials indicate the applicants are requesting to rezone 100% of the property, or a total of 5.76 acres to "C2" Service Commercial zone to support the intended use.

Access
HSDP 3061.020.B does not allow new direct access onto a principal arterial, HSDP 2020.050 can allow a temporary approach since the existing lot has no other means of access, with consideration being be given to a shared approach at the south property line between parcel R34440010A and R34440010 formalized by deed restriction. Improvements may include widening of the Emmett Road frontage, ROW dedication, and storm drainage retention for Emmett Road runoff. An access permit from HD4 should be required to allow collection of impact fees to mitigate additional traffic from the change in use.

Transportation Impacts
The proposed use as Service Commercial, will increase traffic demand on the transportation system operated and maintained by ITD, HD4 and the City of Middleton. The applicant plans to construct 2 buildings on site. An office approximately 3,000 SF and shop approximately 10,000 SF. The site will have a total of 9 employees (2 mechanics, 2 office employees, and 5 drivers). According to the Institute of Transportation Engineers Trip Generation Rates 11th Edition total the site will generate the following impacts:

Use	ITE Code	Units	# of Units Proposed	PM Peak Trips	Daily Trips
Specialty Trade Contractor	180	Employees	9	6	33

The total PM peak hour trips is equivalent to six (6) single-family residences.

Canyon County Ordinance 22-014 (July 21, 2022) established transportation impact fees to fund improvements to the highway system made necessary from new growth and development within the Mid-Star Service Area, which includes the subject property. The adopted impact fee schedule does not have any land use types similar to the applicant's request; therefore the impact fee can be calculated directly from the base impact fee formula:

Cost per Vehicle Mile Traveled	x	Peak Hour Trips	x	New Trip Factor	x	Average Trip Length	x	Network Adjustment Factor	=	Traffic Impact Fee
$2,883	x	3	x	1.0	x	8.4	x	0.317	=	**$23,031**

Peak hour trips can be estimated from the ITE code 180 (Specialty Trade Contractor) most closely equivalent to the proposed use, 6 peak hour trips, and counting each trip as having two ends, 3 trips are attributable to the proposed use. The new trip factor is held at 1.0 (no reduction) as pass by trips are not anticipated from surrounding properties. The average trip length of 8.4 is consistent with commercial uses. The network adjustment factor represents the proportion of the total trip length on the local system for all land uses. Complete information on the Mid-Star Impact Fees Program and the Capital Improvement plan can be found on the HD4 website at www.hwydistrict4.org/impact-fees

Individual Assessment of Impact Fees: If an applicant feels their development will have a less than typical impact on the roadway network, they may choose to complete an individual assessment for their development. To initiate an Individual Assessment, the applicant may prepare and submit a written request for an Individual Assessment within 30 days of paying an impact fee; within 30 days upon receipt of a final notice of assessment, or after receipt of a preliminary assessment. An Individual Assessment is a traffic study, performed by a traffic engineer at the applicant's expense. See the Individual Assessment Guidelines for details on which traffic generation factors may be considered. (https://www.hwydistrict4.org/download/individual-assessment-guidelines)

For comparative purposes, this is equivalent to the impact fee for less than five single family residences. A final determination of the impact fee assessment will be made upon receipt of an access permit application for the change in use.

HD4 does not opposed the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

Respectfully,



Kraig Wartman
Senior Engineering Tech.
Highway District No. 4

File: Z:\Engineering\Development\Canyon County P&Z\2026\Emmett- CR2026-0001 Bollinger

Debbie Root

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, August 4, 2026 11:57 AM
To: Debbie Root
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2026-0001 / Bollinger
Attachments: Pre.Development.Meeting.Notes.12.08.2025.pdf

Hi Deb,

1. Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study is not required.**
2. Will adequate sanitary systems be provided to accommodate the use? **A site evaluation and test holes have not been conducted to determine site suitability for a subsurface sewage disposal system.**
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 about the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see attached notes, however, SWDH was not aware of a car washing station which is not allowed to dispose of wastewater into a septic system.

Let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, August 4, 2026 9:10 AM
To: 'lpennington@msd134.org' <lpennington@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov'

SOUTHWEST DISTRICT HEALTH

Environmental & Community Health Services
EnvironmentalSupport@swdh.id.gov • (208) 455-5400

Pre-Development Meeting

Name of Development: Bully Excavation

Applicant: Justin Bollinger

P.E./P.G.: _____

Others In Attendance: _____

_____

of Lots: N/A Wastewater Flow: Unknown Acreage Proposed: 5.75

Location of Development: TBD Emmett Rd, Caldwell ID 83607

Parcel # : R34440010A

Project in Area of Concern: Not in a NP area Groundwater/Rock <10': GW

Level 1 NP Study Required: ○ Yes ◉ No

LSAS/CSS Proposed: N/A

Proposed Drinking Water: ◉ Individual ○ City ○ Community ○ Public Water Supply

Information Distributed: ◉ SER ○ NP Guidance ○ Non-Domestic WW ap

Description of Projects:

SWDH met with the applicant to discuss the proposed land-use changes, including a zoning modification from Agricultural (AG) to Commercial and the development of a staging area with an associated contractor shop on the 5.75-acre parcel. The property is not located within a designated High Nitrate Priority Area. Should the County approve the Conditional Use Permit, the applicant will be required to submit an application for a site evaluation and perform test holes to determine the feasibility of a subsurface sewage disposal system in accordance with IDAPA 58.01.03. Groundwater is anticipated to be present on the parcel; therefore, groundwater monitoring may be required to adequately assess site suitability.

Anthony Lee

Date: 12/08/2025

Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
2208 E. Chicago Ste A, Caldwell Idaho 83605
Middletown.rich@gmail.com
1 208-897-9297
August 5, 2026

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

RE: Case No. CR2026-0001 Justin Bollinger

Attention: Deb Root
Debbie.Root@canyoncounty.id.gov

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

As I look at the 2030 County Comprehensive plan map the area in question is very close or is in the intensive agriculture overlay. It warrants a review.

C R2026-0001 is 4 percent Irrigated Capability Class 2. This is the most productive soil in Canyon County with few limitations. It is 96 percent Irrigated Capability Class 3 with moderate limitations and appropriate management practices can make any irritated Capability Class 3 productive. We do NOT recommend a land use change.



Signing for Clay Erskine
Chairman Soil Conservation District

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Canyon Area, Idaho

CR2026-0001 Justin Bollinger



August 6, 2026

Preface

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

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

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

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

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

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

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

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Preface.....2
Soil Information for All Uses.....5
Suitabilities and Limitations for Use.....5
Land Classifications.....5
Irrigated Capability Class (CR2026-0001).....5

Soil Information for All Uses

Suitabilities and Limitations for Use

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

Land Classifications

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

Irrigated Capability Class (CR2026-0001)

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

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

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

Class 1 soils have few limitations that restrict their use.

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

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

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

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

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

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

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

Map—Irrigated Capability Class (CR2026-0001)



Map Scale: 1:1,440 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

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

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Table—Irrigated Capability Class (CR2026-0001)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PhA	Power silt loam, 0 to 1 percent slopes	2	0.2	4.3%
PhB	Power silt loam, 1 to 3 percent slopes	3	5.2	95.7%
Totals for Area of Interest			**5.4**	**100.0%**

Rating Options—Irrigated Capability Class (CR2026-0001)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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

Brad Little, Governor
Jess Byrne, Director

August 10, 2026

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

Subject: Agency Notice CR2026-0001 / Bollinger

Dear Debbie:

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

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

1. **AIR QUALITY**
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), 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. IDAPA 58.01.25 addresses discharge permits. Please review these rules to determine whether this or future projects will require DEQ approval.
   - IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.

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

3. DRINKING WATER

- DEQ recommends using an existing drinking water system whenever possible. Please contact DEQ to discuss this project and to explore options to both best serve this project and provide for protection of groundwater resources.
- When connecting to an existing system, DEQ recommends verifying there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/).
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- For non-regulated systems and/or private wells, DEQ recommends testing for total coliform bacteria, nitrate, and nitrite prior to use and retested at least annually thereafter.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Brandon Lowder, Drinking Water Compliance Supervisor, at 208-373-0568.

4. SURFACE WATER

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

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

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

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

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

Sincerely,



Troy Smith
Regional Administrator

Case # CR2026-0001

@ 0 Emmett Rd, Middleton, ID

5.7 water shares from Canyon County Water Company

This property is assessed by the Canyon County Water Company. Justin Bollinger, the owner of parcel # R34440010A, is current with CCW irrigation assessment at this time and will be billed for 2026 irrigation season in October.

Any changes to the water flow or changes made within CCW Co ditch/canal easement will need to be approved by the CCW Co board.

Dianne Foster, Secretary

Canyon County Water Company Dianne Foster 8/26/2026

EXHIBIT F:

PUBLIC COMMENTS