Planning and Zoning Commission
Hearing Date: October 1, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CR2025-0014**
APPLICANT/ PROPERTY OWNER:	**VIP Compounding LLC**
APPLICATION:	**Conditional Rezone (CR2025-0014) to "CR-C-2" (Conditional Rezone-Service Commercial)**
LOCATION:	The parcel is located at 0 Deer Flat Rd, Nampa; also referenced as a portion of the SW quarter of Section 15, T2N, R2W, BM, Canyon County, Idaho Parcel R29577011 (+/-10.2 acres)
ANALYST:	**Karla Nelson, Principal Planner**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The property owner, VIP Compounding, LLC, requests an amendment to the official zoning map in order to conditionally rezone the property from Agricultural "A" to Service Commercial "CR-C-2". The request includes a Development Agreement that will restrict uses (**Exhibit A4**).

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 §07-06-07 (Conditional Rezone Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and §67-6519 (Application Granting Process).

BACKGROUND:
The original parcel was split into a 13.2-acre and a 6.56-acre parcel in 1996 (LS2002-545). Parcel R29577011B (2.99 acres) was subsequently split from the subject property (Parcel R29577011) without approval from Canyon County Development Services. The unauthorized division separated a residential dwelling and outbuilding from the remaining agricultural ground via Record of Survey Instrument No. 2000-30612 and quit-claim deed, Instrument No. 2014-011667. An after-the-fact administrative land division (AD2025-0126) has been submitted to correct the unauthorized division, but the request cannot be approved with the current agricultural zoning, as all of the divisions available under CCCO §07-18-07 have been exhausted. The property currently receives an agricultural tax exemption and, therefore, is also not a good candidate for a nonviable administrative land division under §07-18-09. If the conditional rezone is approved, a condition of approval will require that the after-the-fact administrative land division be approved under CCCO §07-18-13 before commencement of use. CCCO §07-18-13 allows for land to be divided into no more than four (4) parcels within all non-agricultural zones.

The applicant is proposing a conditional rezone to service commercial to develop four (4) 10,000-square-foot buildings. The original applicant, RB Properties, is no longer associated with the request. The property

owner, VIP Compounding, LLC, is now leading the project and has made minor changes to the initial application, including additional restrictions on allowable uses (**Exhibit A1, A2, A4, A5, and A8.1**).

HEARING CRITERIA:

Table 1. 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 Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Staff Analysis	The proposed conditional rezone is generally consistent with the Comprehensive Plan. The 2030 Comprehensive Plan calls for future commercial use on the subject property and the surrounding area north of Deer Flat Road along Highway 45 (**Exhibit B2.4).** "The commercial designation is intended to encourage commercial uses which can provide goods and services to businesses, travelers, and residents of the County" (page 25, 2030 Comprehensive Plan). The property is approximately 0.37 miles south of the Nampa Area of Impact on the northeast corner of the Highway 45 and Deer Flat intersection. As conditioned, the requested service commercial zone aligns with the following goals and policies of the 2030 Comprehensive Plan: **<u>Property Rights – Chapter 1</u>** 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). • **Goal G1.01.00**: Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. • **Policy P1.01.01**: No person shall be deprived of private property without due process of law. • **Policy P1.01.03**: Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals. **<u>Population – Chapter 2</u>** COMPASS forecasts an increase of 128,070 people in Canyon County, including an increase of 52,281 people in the City of Nampa between 2020 and 2050 (**Exhibit B3**). Commercial zoning and uses are needed to meet the demands of the future and the existing population. • **Goal G2.02.00***:* Promote housing, business, and service types needed to meet the demand of the future existing population. **<u>Economic – Chapter 3</u>** The property is located along Highway 45, where the Idaho Transportation Department estimates an annual average daily traffic count of 9,500 vehicles between Deer Flat Rd. and Lake Shore Dr. (**Exhibit B4**). The traffic volume and commercial future land use designation make the subject property a favorable location for commercial zoning and use. • **Goal G3.01.00**: Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations. • **Goal 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. **<u>Land Use – Chapter 4</u>**	

The proposed conditional rezone to service commercial aligns with the 2030 Comprehensive Plan Future Land Use Map. Conditions of approval can help to mitigate compatibility concerns with nearby residential and agricultural land uses.

- **Policy P4.03.01:** Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.
- **Policy P4.03.03**: Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and, in some instances, may require conditions of approval to promote compatibility.

Transportation – Chapter 8

The subject property is located on Highway 45, an important transportation corridor, in an area where commercial land uses are envisioned.

- **Policy P8.01.01**: Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services.

Agriculture – Chapter 12

The proposed conditional rezone to service commercial is near the Nampa Area of Impact along a transportation corridor where commercial uses are planned.

- **Agriculture P12.01.02:** Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.

Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
Yes		

Staff Analysis

In consideration of the surrounding land uses, the proposed conditional zone change to "C-2" Service Commercial is more appropriate than the current zoning designation of "A" Agricultural.

Existing Conditions

Directly adjacent land uses are residential and agricultural. The subject property is currently used for agricultural purposes and receives an agricultural tax exemption (**Exhibit B1**). The purpose of the existing "A" (Agricultural) zone is to:

A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;
B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;
C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;
D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and
E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.

Existing Conditions within 1-mile (Exhibit B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N	Agriculture, Light Industrial, then Commercial	A	CR-M1, C-1, C-2 RR, CR-R1
S	Residential then Agriculture	A	R1
E	Residential and Agriculture	A	
W	Agriculture and some Residential	A	

	"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) Despite adjacent agricultural and residential uses, the property is designated for future commercial use, and there are "C-1" (Neighborhood Commercial), C-2 (Service Commercial), and "M-1" (Light Industrial) zoned properties approximately 600 feet north of the subject property, surrounding the Highway 45 and Lake Shore Dr. intersection. This nearby commercial and light industrial zoning supports numerous commercial businesses **(Exhibit B5**), including self-storage, restaurants, seed companies, an animal hospital, auto services, gas stations, retail/convenience stores, and personal services. **Request** The applicant requests "CR-C-2" Service Commercial zoning with a Development Agreement in order to construct four (4) 10,000-square-foot commercial buildings. Pursuant to Canyon County Ordinance 07-10-25 (6), the purpose of the "C-2" Service Commercial zoning district is to provide areas where activities of a service nature, which are more intensive in character than in other Commercial Zones, may be carried out. The future land use map designates property south of Deer Flat Road for continued agricultural use. The subject property is on a corner lot on the north side of Deer Flat Road, adjacent to Highway 45, where Future Commercial use is envisioned. Proposed conditions of approval within the Development Agreement are expected to mitigate negative impacts on nearby residential and agricultural uses primarily found to the west, south, and east. Given the node of commercial use along Highway 45 north of the subject property and the 2030 comprehensive plan future land use commercial designation for the area, the proposed service commercial zone is more appropriate than the current agricultural zoning. Recent land use decisions from the past five years in the area include one rezone to the requested service commercial "C-2" zone, further demonstrating the appropriateness of the designation for this area. **Recent Land Use Cases within a One-Mile Radius (Exhibit B2.14):** • RZ2021-0004 – Rezone from "A" to "RR" – Approved • RZ2021-0003 – Rezone from "A" to "CR-R1" – Approved • CR2021-0006 – Rezone from "A" to "CR-RR" – Denied • SD2020-0006- Preliminary Plat – Approved • RZ2019-00039 – Rezone "A" & "C-2" to CR-M1 and Comprehensive Plan Map Amendment – Approved • SD2023-0021 – Final Plat – Approved • CU2022-00029-APL – Telecommunications Facility – Approved • CU2019-0008 – Cell Tower – Approved
Criteria Met? **Yes**	**3** **Is the proposed conditional rezone compatible with surrounding land uses?**
Staff Analysis	The proposed conditional rezone to "CR-C-2" 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. Land uses along Highway 45 between Lewis Lane and Deer Flat are primarily a mix of agricultural, commercial, and light industrial uses. In this area, commercial uses include self-storage, a convenience

	store, a seed supplier company, a flooring company, retail, restaurants, an animal hospital, and auto services (**Exhibit B5).** Residential uses are found on the south side of Deer Flat Road directly across from the subject property, followed by agricultural fields. In order to encourage compatibility with surrounding land uses, the applicant proposes to prohibit certain allowed and conditionally allowed uses within the C-2 zone, and the development will be held to substantial conformance with the updated site plan (**Exhibits A4 and A5**). Notably, the proposed Development Agreement will prohibit some of the more intensive uses within the C-2 zone, including amusement parks, taverns, vehicle fueling stations/convenience stores, and theaters. The applicants' proposed changes to the use matrix for this property are found in **Exhibit A4**; allowed or conditionally allowed uses are highlighted. The applicant anticipates hours of operation will be 6 am to 7 pm daily, but due to the multi-tenant nature of the development, the applicant does not wish to be conditioned to specific hours of operation (**Exhibit A2.1).** Deer Flat Road is a natural boundary for commercial zoning, as more intensive agricultural operations are found to the south. The future land use map has envisioned commercial development north of Deer Flat Road along Highway 45 since at least 2011, and based on these long-standing plans, surrounding property owners could reasonably anticipate commercial development in this area. In an effort to address concerns regarding compatibility and impacts to infrastructure, services, and surrounding properties along this commercial boundary, the applicant has requested a Conditional Rezone with a Development Agreement. In addition to the use restrictions proposed by the applicant, the Planning and Zoning Commission could consider additional prohibited uses or other conditions of approval, such as hours of operation to ensure compatibility with surrounding land uses.	
Criteria Met? **Yes**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Staff Analysis	As conditioned by the development agreement, the proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. The applicant requests a conditional rezone to the service commercial zone in order to develop four (4) buildings, each 10,000 square feet in size. The development is anticipated to lease space to businesses allowed by the Development Agreement within the C-2 zone (**Exhibit A4**). The applicant anticipates that hours of operation would generally be from 6 am to 7 pm daily (**Exhibit A2**). **Character of the Area:** The character of the area is a mix of residential and agricultural uses, with commercial and industrial uses found approximately 630 feet to the north, clustered around the Highway 45 and Lake Shore Dr. intersection. The Canyon County 2030 Comprehensive Plan Future Land Use Map designates the subject property for future commercial use. The requested service commercial zone aligns with the future land use map and is in character with land uses along Highway 45 south of the City of Nampa between Deer Flat Road and Locust Lane. **The following measures will be implemented to mitigate the impact** The applicant has agreed to enter into a development agreement to place conditions on the development to mitigate impacts on nearby residential and agricultural uses. The applicant is proposing to prohibit certain intensive uses within the C-2 zone, including vehicle fueling stations; see the proposed prohibited uses in **Exhibit A4**. All requirements of Nampa Highway District No. 1 and Idaho Transportation Department have been included as conditions of approval along with all other agency comments; see **condition of approval number 1**. Staff-proposed conditions of approval include landscaping and downward-facing lights to provide a visual buffer and to mitigate impacts on nearby residential properties. The Planning and Zoning Commission could recommend additional conditions if deemed necessary, such as hours of operation or further limitation on allowed uses.	
Criteria Met?	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**

Yes		
Staff 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. Southwest District Health provided comments stating that the property is within a designated Nitrate Priority Area and if the projected wastewater flow meets or exceeds 600 gallons per day, a Nutrient Pathogen Study shall be required. A site evaluation with test holes will need to be conducted to determine adequate sanitary systems. Southwest District Health has no concerns with the use if the applicant meets all SWDH requirements (**Exhibits D.2 and D.2.1**). **Water:** Per the applicant's land use worksheet, individual domestic well(s) are proposed for the commercial development (**Exhibit A.2).** Idaho Department of Water Resources was notified of the request, but no comments were received. Future development shall comply with IDWR standards at the time of building permits. **Drainage:** Per the land use worksheet, stormwater drainage is proposed to be retained on-site (**Exhibit A.2**). **Irrigation:** Per the land use worksheet, the property is irrigated with surface irrigation water via gravity irrigation (**Exhibit A.2**). Comments were received from the Boise Project Board of Control detailing that the United States' New York Southside Canal and Garland Wasteway lie within the subject property and that a federal easement exists 60 feet in both directions from the canal's centerline and 35 feet in both directions from the Wasteway's centerline. Excavation near the canal will require the canal/lateral to be piped/concrete lined by the developer. No landscaping except gravel is allowed within the easements, and no discharge into the irrigation system is permitted. See **Exhibit D.4** for Boise Project's comment letter and condition of approval no. 1 to address the Boise Project's requirements. Nampa and Meridian Irrigation District stated in correspondence that all private laterals and waste ways must be protected, and if any surface drainage leaves the site, the district will need to review drainage plans. The developer must comply with Idaho Code 31-3805 (**Exhibit D.8**). **Utility:** Overhead transmission lines diagonally bisect the property and are also found along the frontage (**Exhibits C and D.7**). Idaho Power provided comments regarding their transmission line easement and construction requirements near their transmission line (#920 – LLJN – BOMT, **Exhibit D.7**). No vehicles or equipment over 14 feet in height should be brought under the transmission line. The ground surface elevation below the transmission lines should not be altered through excavations, grading, installation of berms, or other changes without Idaho Power approval. Idaho Power requires at least a 14-foot-wide clear path or roadway to each Transmission Line structure and requests a 60-foot radius around each pole for Idaho Power's heavy equipment. Easement areas can be used for agriculture, roads, parking, restricted-height landscaping, and other similar uses that will not interfere with the transmission line (**Exhibit D.7**). Additional Idaho Power comments were provided detailing that an old easement without facilities may encumber the property. The applicant can work with the Idaho Power easement team to release or relocate the easement if needed (**Exhibit D.7.1)**.	
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?**

Staff Analysis	The proposed conditional rezone may require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. Comments from Nampa Highway District No. 1 state that no new direct access is permitted to arterial roadways per ACCHD standards. The applicant will be required to apply for a variance to create a new commercial access onto Deer Flat Road, and they will need to submit plans for the commercial development to Nampa Highway District No. 1 along with a Traffic Impact Study for formal review. Additional correspondence with Nampa Highway District No. 1 confirmed that including the Traffic Impact Study and variance as a condition of approval on the rezone is acceptable. Correspondence from the Idaho Transportation Department states that Nampa Highway District No. 1 plans to install turn lanes at SH-45/Deer Flat Road in 2028 and, as a result, the initial comments from ITD regarding turn lane warrants are no longer applicable. ITD does request an opportunity to review the Traffic Impact Study required by the Highway District (**Exhibits D6 and D6.2**). **The following measures will be implemented to mitigate impacts:** Conditions of approval will require that all requirements from Nampa Highway District No. 1 and the Idaho Transportation Department, including a Traffic Impact Study and any identified improvements related to the development, be completed before commencement of use.	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Staff Analysis	The subject property does not currently have legal access for the conditional rezone, but it will exist at the time of the development. See the review and analysis detailed below. The subject property has frontage on Highway 45 and Deer Flat Road. Deer Flat Road is classified as a Rural Minor Arterial Roadway; no new direct access is permitted to arterial roadways per ACCHD standards. Comments from Nampa Highway District No. 1 detail that the applicant will need to apply for a variance to create a commercial access onto Deer Flat Road, and they will need to submit commercial development plans along with a Traffic Impact Study for the Highway District to review (**Exhibit D.1**). Nampa Highway District No. 1 has indicated that the variance and TIS can be included as conditions of approval for the conditional rezone (**Exhibit D.1.1**).	
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?**
Staff 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:** Nampa School District No. 131 was notified of the request on October 28, 2025, and September 1, 2026, but no comments were received. The proposed commercial development is not expected to impact the school district. **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on October 28, 2025, and September 1, 2026, and no comments were received by the Sheriff's Office.	

	Fire Protection: The subject property is under the jurisdiction of the Upper Deer Flat Fire District (UDF). UDF provides services to this parcel in partnership with Nampa Fire District. Nampa Fire District provided a comment letter detailing water supply, fire access road requirements, and general conditions that will apply for commercial building permits. Overall, the use is not anticipated to cause a negative impact. The development is located approximately 3.8 miles from Nampa Fire Station 2 with an approximate response time of 7 minutes. The response objective is to arrive at 90 percent of emergency medical incidents within 5 minutes of alarm time and within 5 minutes and 20 seconds to fire incidents. **Emergency Medical Services:** Canyon County Ambulance District sent estimated response times on July 27, 2026, for three (3) nearby stations: Station M41 has an estimated response time of 6.47 minutes, Station M45 has an estimated response time of 10.7 minutes, and Station M42 has an estimated response time of 14.4 minutes (**Exhibit D9**).

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on October 28, 2025. Property owners within 600 feet of the subject property boundaries were notified on September 1, 2026. Full political notice was completed on September 1, 2026. A newspaper notice was published on September 1, 2026. The subject property was posted with a notice on September 1, 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 21, 2026. Generally, of the comments received, all were 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 conditional rezone is compliant with Canyon County Ordinance 07-06-07(6). 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 and the proposed use. Compliance with the following, but not limited to, affected agencies shall be met before the commencement of any use:
    a. Nampa Highway District No. 1 (**Exhibit D.1**)
        i. Including completion of a Traffic Impact Study and any identified improvement related to the development by the study as required by Nampa Highway District No. 1 or Idaho Transportation Department.
        ii. Approval of a variance to create a new commercial access onto Deer Flat Rd.
    b. Southwest District Health (**Exhibit D.2 and D.2.1**)
    c. Idaho Transportation Department (**Exhibit D.6 and D6.2**)
    d. Boise Project Board of Control (**Exhibit D.4**)
    e. Idaho Power Company (**Exhibit D.7**)

f. Nampa and Meridian Irrigation District (**Exhibit D.8**)
g. Nampa Fire District (**Exhibit D.11**)
h. All structures constructed require building and zoning compliance and permit approval.

2. The subject parcels, R29577011, shall be zoned "C-2" (Service Commercial subject to the following restrictions:
   a. The development shall limit the allowed and conditionally allowed uses within the C-2 Service Commercial zone to those uses identified and highlighted in Planning and Zoning Commission **Exhibit A.4**.
   b. The development shall be in substantial compliance with the site plan (**Exhibit A.5**) except as otherwise directed by these conditions of approval.
   c. All parking spaces shall meet all applicable off-street parking requirements (CCCO §07-13-01 and §07-13-03). Parking on local roads and SH-45 is prohibited.
   d. Landscaping shall be maintained in good repair and shall not become a public nuisance.
      i. 20 feet of landscaping shall be maintained along the Deer Flat Road frontage and 15 feet of landscaping shall be maintained along the Highway 45 frontage in substantial conformance with the landscaping plan.
      ii. Site obscuring fencing or landscaping shall be placed on the eastern boundary as a barrier to the adjacent residential parcel.
   e. All exterior lighting shall be directed away from adjacent residential properties with downward-facing lighting and shielding. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance.
   f. The uses shall not impede, disrupt, or otherwise disturb the existing irrigation structures and associated easements on and adjacent to the subject property.
3. Prior to commencement of use, AD2025-0126 (an after-the-fact administrative land division) shall be approved and finalized per §07-18-13.
4. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

DECISION OPTIONS

- **Approval of the Application**: "I move to recommend approval of CR2025-0014, VIP Compounding LLC, finding the application **does** meet the criteria for approval under Article 07-06-07(6) 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 CR2025-0014, VIP Compounding LLC, finding the application **does not** meet the criteria for approval under 07-06-07(6) 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 CR2025-0014, VIP Compounding LLC to a [*date certain or uncertain*]

EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Updated Master Application
      1.1. Initial Master Application
   2. Land Use Worksheet

2.1. Initial Land Use Worksheet
3. Letter of Intent
4. Proposed Use Matrix
5. Updated Site, Landscape Plan, and Elevations
   5.1. Initial Site Plan and Building Elevations
6. Neighborhood Meeting
7. Agency Acknowledgments
8. Additional Application Materials/Communication
   8.1. VIP Compounding, LLC Email Communication
   8.2. Initial communication with RBC
   8.3. Applicant PowerPoint

B. Supplemental Documents

1. Parcel Information Report
2. Cases Maps/Reports
   2.1. Small Air Ortho (1-Mile)
   2.2. Small Vicinity Map
   2.3. Zoning and Classification
   2.4. Canyon County 2030 Future Land Use Map
   2.5. City Future Land Use Map
   2.6. Dairy, Feedlot, and Gravel Pit
   2.7. Soil and Prime Farmlands Map with Report
   2.8. Subdivision Map
   2.9. Lot Report
   2.10. Nitrate Priority Wells
   2.11. TAZ Households
   2.12. TAZ Jobs
   2.13. Lot Classification Map
   2.14. Case Map (1-Mile) and Summary Report
   2.15. Slope Percent Map
3. COMPASS Forecast
4. ITD AADT
5. Google Maps- Businesses
6. PI2022-0114

C. Site Visit Photos: April 3, 2026

D. Agency Comments Received by: September 21, 2026

1. Nampa Highway District No. 1; Received: October 28, 2025
   1.1. Nampa Highway District No. 1 Correspondence
2. Southwest District Health; Received: October 28, 2025
   2.1. Pre-Development Notes; Signed: August 20, 2025
3. Soil Conservation District; Received: October 31, 2025
   3.1. Soil Report: Received: October 31, 2025
4. Boise Project Board of Control; Received: November 3, 2025
5. Idaho Department of Environmental Quality; Received: November 4, 2025
6. Idaho Transportation Department Correspondence; Received: April 2026-September 2026
   6.1. Initial Idaho Transportation Department Comments; Received: November 10, 2025
7. Idaho Power; Received: November 11, 2025
   7.1. Idaho Power; Received: September 1, 2026
8. Nampa and Meridian Irrigation District; Received: November 24, 2025
9. Canyon County Paramedics; Received: July 27, 2026

10. City of Nampa; Received: September 1, 2026
11. Nampa Fire District; Received: September 14, 2026
12. IDWR Floodplain; Received: September 4, 2026

E. Public Comments Received by: September 21, 2026

1. Fretwell; Received: September 11, 2026
2. Wagner; Received: September 15, 2026
3. Stevens; Received: September 18, 2026

F. **Draft FCOS**

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CR2025-0014

Hearing Date: October 1, 2026

Exhibit A.1

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: VIP COMPOUNDING LLC	
	MAILING ADDRESS: 8188 Loma Linda Ridge RD Nampa Id 83686	
	PHONE: [redacted]	EMAIL: [redacted]

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

Signature: _____ *Date:* 8/11/26

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

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

FOR DSD STAFF COMPLETION ONLY:

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

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

Exhibit A.1

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Vip Compounding Llc	
	MAILING ADDRESS: 8188 Loma Linda Ridge Rd Nampa Id 83686	
	PHONE:	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: _____ *Date:* 09/04/2025

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Preston Reynolds	
	COMPANY NAME: RB Properties	
	MAILING ADDRESS: 15602 Cumulus Way, Caldwell, ID 836(	
	PHONE: [redacted]	EMAIL: [redacted]

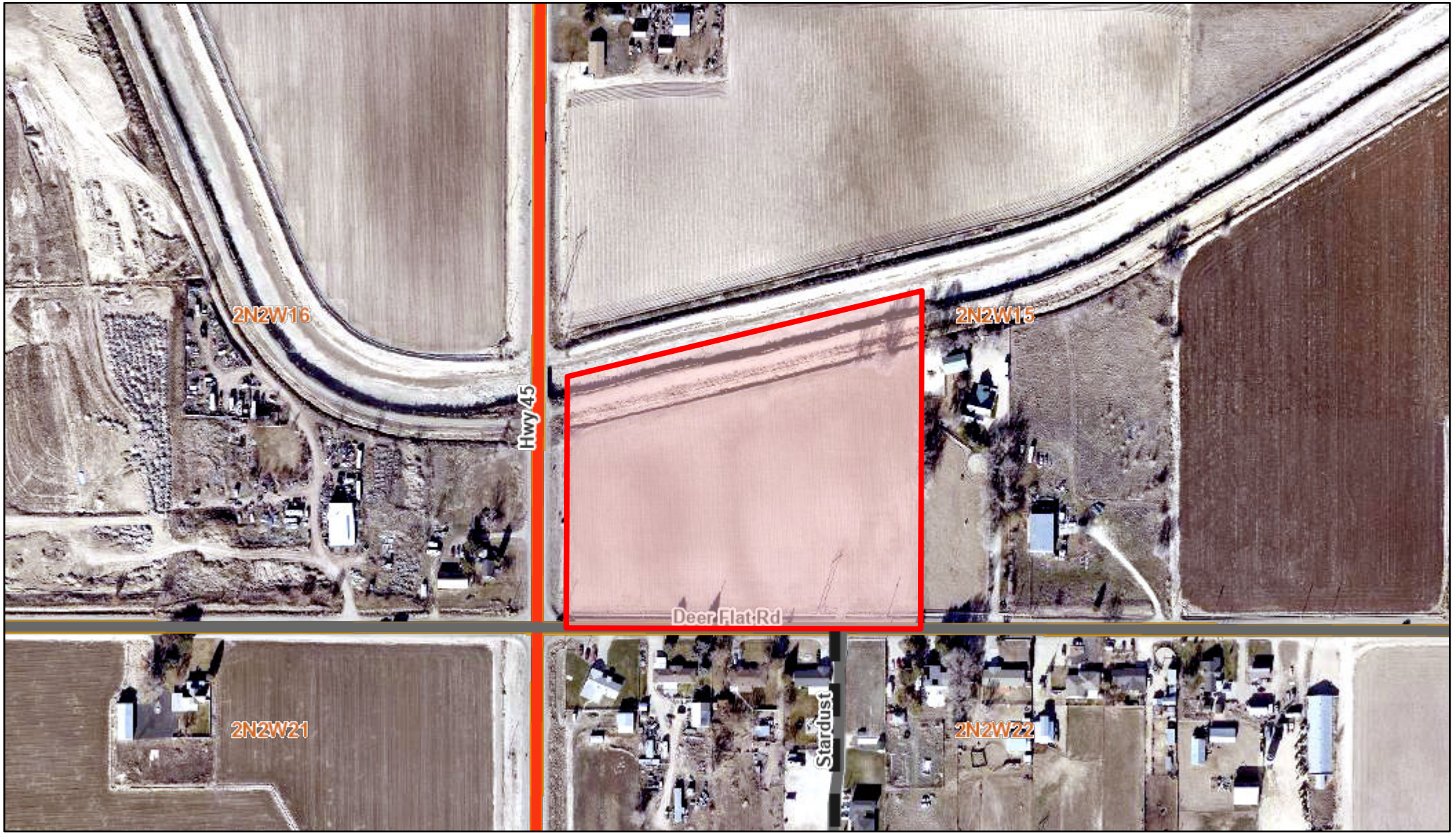
SITE INFO	STREET ADDRESS: TBD Deer Flat Road	
	PARCEL NUMBER: 29577011 0	
	PARCEL SIZE: 10.21 Acre	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: AG	PROPOSED ZONING: C
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: CANYON CO.

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CR2025-0014	DATE RECEIVED: 10/14/25
RECEIVED BY: Dane Adam	APPLICATION FEE: $2400 (CK) MO CC CASH

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

Canyon County, ID Web Map



10/15/2025, 9:23:18 AM

Multiple Parcel Search _Query result

CanyonCountyRoads

Hwy

Roads

CC_PrivateRoads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

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 |

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 or 2

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:** Minimum 300' from Hwy 45 on Deer Flat, as per Eddie at Nampa HWY Dist.

☒ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:** NONE

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

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

Type: Chain Link around Storage yards Height: 6'

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

☐ Other: TBD

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

Above ground irrigation 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:** Small to midsize business offices and materials and equipment sto

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

☐ Monday	N/A	to	N/A	NOTE: Due to the development being a multi-tenant commercial property, the exact hours of operation for each tenant/business is unknown. However, it is likely that the hours of operation will be approximately between 6:00 am and 7:00 pm.
☐ Tuesday	N/A	to	N/A	
☐ Wednesday	N/A	to	N/A	
☐ Thursday	N/A	to	N/A	
☐ Friday	N/A	to	N/A	
☐ Saturday	N/A	to	N/A	
☐ Sunday	N/A	to	N/A	

3. **WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 4 ☐ No

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

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

What type of sign: _____ Wall X Freestanding _____ Other

5. **PARKING AND LOADING:**
How many parking spaces? 24 per building

Is there is a loading or unloading area? Yes, but no above ground docks or below ground ramps

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** N/A

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

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other N/A

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

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars N/A

4. **ANIMAL WASTE DISPOSAL** N/A

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

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 or 2

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:** Minimum 300' from Hwy 45 on Deer Flat, as per Eddie at Nampa HWY Dist.

☒ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:** NONE

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

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

Type: Chain Link around Storage yards Height: 6'

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

☐ Other: TBD

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

Above ground irrigation 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:** Small to midsize business offices and materials and equipment sto

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

☐	Monday	7:00 am	to	5:00 pm
☐	Tuesday	7:00 am	to	5:00 pm
☐	Wednesday	7:00 am	to	5:00 pm
☐	Thursday	7:00 am	to	5:00 pm
☐	Friday	7:00 am	to	5:00 pm
☐	Saturday	7:00 am	to	5:00 pm
☐	Sunday	0	to	0

3. **WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 4 ☐ No

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

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

What type of sign: _____ Wall X Freestanding _____ Other

5. **PARKING AND LOADING:**
How many parking spaces? 24 per building

Is there is a loading or unloading area? Yes, but no above ground docks or below ground ramps

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: _____

RB PROPERTIES 15602 Cumulus Way, Caldwell, ID 83607 [redacted]

Letter of Intent to accompany the application for re-zoning the property noted below.

RB Holdings intends to develop the property located on the Northeast corner of Deer Flat Road and Hwy 45 south of Nampa as a Commercial Property which would become RB Holdings main office and to erect steel buildings which include office and shop space which in part would be leased to their subsidiary RB Supply. Access to the Property would be from Deer Flat Road with the entrance at least 160' from the intersection with highway 45.

The development would include four, 10,000 SF steel buildings, with glass front entry areas and windows. Each section will have an overhead door at the back of the building providing for shop space or indoor storage of materials or vehicles.

The property will be fenced and parking and access areas paved. Parking spaces will be provided across the front of each building. Water would be serviced by one or two dedicated wells as required to meet the fire district flow rates. Waste water to be handled with underground septic systems to be installed as needed for the number of personnel that would occupy the property routinely. As the property develops, we anticipate leasing a certain amount of office and storage space to other small service and contracting businesses.

The proposed use would be similar in use and appearance to other commercial properties along highway 45 between Deer flat and the Nampa city limits. The 2030 Comprehensive Plan for Canyon County shows the future for this property to be zoned commercial. The property is secluded from other agriculture properties by large residential properties and the highway. The intended use of small to medium-sized businesses that may include retail or contractor offices as well as the RB Supply retail building materials company, appears to be in accord with the 2030 comprehensive plan.

Hours of operations for RB Supply and other office leasers would generally be from 7:00 am to 6:00 pm Monday through Friday, although some may also be there on Saturday. Although there may be occasions when personnel come and go outside of these hours. The lumber company currently is located on North Franklin Blvd. in Nampa, and large truck deliveries are between 7:00 am and 4:00 pm once or twice a week, client and employee traffic currently average 10 to 15 vehicles per day largely pickups and vans and the occasional personal trailer. The visibility approaching the proposed access to the property allows ample space for commercial trucks to be able to enter and leave the property safely. In addition, the Highway Department's future plans to add a left turn lane to Deer Flat at the intersection of Highway 45 would accommodate future traffic flow, the majority which would be turning north toward Nampa from Deer Flat. In conversation with the Highway Dept., we may have to pay to add a slowdown and turn lane to our proposed access.

The neighborhood meeting was positive with a number of neighbors being in favor of the concept. Concerns focused on traffic including road easements, and after hours noise pollution.

Sincerely,
Preston Reynolds.

by the Federal Aviation Administration.

(Ord. 19-038, 8-30-2019 ; amd. Ord. 20-012, 5-29-2020)

07-10-23: CITY IMPACT AREAS:

Within adopted City Impact Areas, the applicable city's setback and height requirements may be applied. Combinations of County setbacks and heights and city setbacks and heights are not allowed. (Ord. 10-006, 8-16-2010)

07-10-25: PURPOSES OF ZONES:

(1) The purposes of the A (Agricultural) Zone are to:

A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;

B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;

C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;

D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and

E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.

(2) The purpose of the R-R (Rural Residential) Zone is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable.

(3) The purpose of the R-1 (Single-Family Residential) Zone is to promote and enhance predominantly single-family living areas at a low density standard.

(4) The purpose of the R-2 (Combined Medium-Density Residential) Zone is to provide medium-density residential development areas. Medium-density development concentrations should have a full range of community services and facilities available or projected for establishment.

(5) The purpose of the C-1 (Neighborhood Commercial) Zone is to provide for local commercial service needs and to restrict incompatible uses.

(6) The purpose of the C-2 (Service Commercial) Zone is to provide areas where activities of a service nature, which are more intensive in character than in other Commercial Zones, may be carried out.

(7) The purpose of the M-1 (Light Industrial) Zone is to provide for and encourage the grouping together of light industrial uses capable of being operated under such standards as to location and appearance of buildings and the treatment of the land about them so that they will be unobtrusive and not detrimental to surrounding commercial or residential uses.

(8) The purpose of the M-2 (Heavy Industrial) Zone is to encourage industries to locate in and provide for suitable areas in which heavy industrial uses may be established, substantially free from residential, light industrial or commercial activities which could interfere with heavy industrial development and operations.

(9) The purpose of the MU-A (Mixed Use - Arterial) Zone is to encourage a mix of residential, commercial and industrial uses along principal arterials within Areas of City Impact which are designed in accord with adopted access management standards for State highways or arterials under the control of a local highway agency. (Ord. 19-038, 8-30-2019)

07-10-27: LAND USE REGULATIONS (MATRIX):

This section lists uses within each land use zone: allowed uses (A), permitted uses through a conditional use permit (C), Director administrative decision (D), not applicable because covered by different use/section (n/a), or prohibited (-).

ZONING AND LAND USE MATRIX

Zoning Classification	**A**	**R-R**	**R-1**	**R-2**	**C-1**	**C-2**	**M-1**	**M-2**	**MU-A**
Zoning Classification	**A**	**R-R**	**R-1**	**R-2**	**C-1**	**C-2**	**M-1**	**M-2**	**MU-A**
Accessory uses and/or structures to a permitted use	D	D	D	D	D	D	D	D	D
Accessory uses and/or structures to allowed use	A	A	A	A	A	A	A	A	A
Agricultural research facility	A	-	-	-	-	-	A	A	A

Agriculturally related activities	A	C	-	-	-	-	-	-	-
Agriculture, except those animal uses with more restrictive provisions within this article and all other uses specifically listed in other zones1	A	A	A	A	-	-	A	A	A
Airpark	C	C	-	-	-	-	C	C	-
Airport	C	-	-	-	-	-	C	-	-
Airstrip excepting intermittent use	C	C	-	-	-	-	-	-	-
Amusement park, theme park or commercial racetrack	C	-	-	-	-	C	-	-	C
Animal cremation service	C	-	-	-	-	-	A	A	-
Animal facility (large): bird farm, calf raising operation, dairy, feedlot, and swine farm1	C	-	-	-	-	-	C	C	-
Animal facility (small) on 5 acres or more1	A	A	C	-	-	-	A	A	A
Animal facility (small) on less than 5 acres	C	C	C	-	-	-	A	A	A
Animal hospital	C	C	-	-	A	A	A	A	A
Animals are allowed as long as it is not an animal facility or CAFO1	A	A	A	A	A	A	A	-	A
Arena (commercial)	C	C	-	-	C	A	A	-	A
Assisted care facility	D	D	D	D	A	A	-	-	A
Auction establishment	C	-	-	-	-	C	A	A	C
Batch plants	C	-	-	-	-	-	A	A	-
Bed and breakfast (with employees)	D	D	D	D	-	-	-	-	-
Bed and breakfast (without employees)	A	A	A	A	-	-	-	-	-
Bulk storage as an accessory use of any flammable liquid above or below ground	-	-	-	-	-	-	A	A	-
Bulk storage for wholesale distribution of any flammable liquid above or below ground	-	-	-	-	-	-	C	A	-
CAFO	C	-	-	-	-	-	C	C	-
Caretaker residence	C	-	-	-	A	A	A	A	A
Cemetery	C	C	-	-	-	-	-	-	-
Church	C	C	C	C	A	A	A	-	-
Clinics or hospitals	-	-	-	-	A	A	-	-	A
Commercial and private off street parking facilities for vehicles	-	-	-	-	-	A	A	A	A
Contractor shop	C	-	-	-	C	A	A	A	A
Daycare facilities:									
Family daycare home (1 - 6 children)	A	A	A	A	A	A	-	-	A
Group daycare facility (7 - 12 children)	D	D	D	D	A	A	-	-	A
Daycare center (13+ children)	-	-	-	-	A	A	-	-	A
Drive-in theater	C	-	-	-	-	-	-	-	-
Equipment rentals (outdoor)2	-	-	-	-	A	A	A	A	A
Ethanol plant	C	-	-	-	-	-	C	A	-
Farm implement sales or service, farm supply sales	C	-	-	-	A	A	A	A	A
Fertilizer processing facility	C	-	-	-	-	-	A	A	-
Firewood sales	D	C	-	-	D	A	A	A	-
Fireworks sales	-	-	-	-	A	A	A	A	A
Food processing facility	C	-	-	-	-	-	A	A	-
Golf course	C	A	-	-	-	-	-	-	-
Group home	C	C	C	C	C	C	-	-	C
Home business	D	D	D	D	-	-	-	-	-

Home occupations	A	A	A	A	-	-	-	-	-
Impound yard2	-	-	-	-	-	-	A	A	-
Indoor recreation	-	-	-	-	A	A	A	-	A
Junkyards and vehicle wrecking yards2	-	-	-	-	-	-	-	A	-
Kennel	C	C	C	C	C	C	A	A	C
Landscape business	A	-	-	-	A	A	A	-	C
Light manufacturing, assembly, testing and/or packaging facilities	-	-	-	-	-	-	A	A	A
Lumberyard	-	-	-	-	-	A	A	A	-
Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses	-	-	-	-	-	-	A	A	A
Manufacturing or processing of hazardous chemicals or gases	-	-	-	-	-	-	-	C	-
Mineral extraction (long term)	C	-	-	-	-	-	A	A	-
Mineral extraction (short term)3	D	D	D	D	-	-	A	A	D
Ministorage and/or RV storage facility	-	-	-	-	C	A	A	A	C
Mobile or manufactured home sales	-	-	-	-	-	C	A	A	C
Mortuaries, cremation, and funeral home	-	-	-	-	A	A	A	-	A
Multi-family dwellings limited to not more than 8 units per lot	-	-	-	C	-	-	-	-	A
Multi-family dwellings limited to not more than 4 units per lot	-	-	-	A	-	-	-	-	-
Museum	C	-	-	-	A	A	A	-	A
Nursery	A	A	-	-	A	A	A	A	A
Nursery (retail/wholesale)	C	C	-	-	A	A	A	A	A
Outdoor sales or displays (accessory to allowed use)	A	-	-	-	A	A	A	A	A
PUDs	-	C	C	C	C	C	C	C	C
Private roads and driveways serving 2 properties	D	D	D	D	D	D	D	D	D
Private tower with antenna	A	A	D	D	A	A	A	A	A
Public service agency telecommunication facilities 75 feet or greater	D	D	D	D	D	D	D	D	D
Public uses and quasi-public uses	C	C	C	C	A	A	A	A	A
Quasi-public uses (temporary)	D	D	D	D	-	-	-	-	-
Radio, television and broadcasting stations	-	-	-	-	A	A	A	A	A
Recreational vehicle (RV) park	C	-	-	-	C	A	-	-	C
Refinery	-	-	-	-	-	-	-	A	-
Rehabilitation of manufactured/mobile homes2	-	-	-	-	-	-	A	A	-
Rendering plant	-	-	-	-	-	-	C	A	-
Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants	-	-	-	-	A	A	A	-	A
Sale (commercial) of hay, grain, seed and related supplies	C	-	-	-	-	A	A	A	A
Sale of heavy building materials and machinery	-	-	-	-	-	A	A	A	A
Sale of salvage goods2	-	-	-	-	-	-	A	A	-
Sanitary landfill	C	-	-	-	-	-	-	-	-
School (public or private)	C	C	C	C	A	A	A	A	A
School (vocational or trade)	C	-	-	-	-	A	A	A	A
Seasonal activities	A	A	-	-	A	A	-	-	A
Secondary residence	A	A	A	C	-	-	-	-	-

Shooting range (indoor)	C	-	-	-	-	A	A	A	A
Shooting range (outdoor)	C	-	-	-	-	-	-	-	-
Similar uses to a conditional use	C	C	C	C	C	C	C	C	C
Similar uses to allowed use	A	A	A	A	A	A	A	A	A
Single-family dwelling, 1 per lot or parcel unless otherwise provided in this chapter	A	A	A	-	-	-	-	-	-
Single-family dwellings, but not more than 2 such dwellings per lot or parcel unless otherwise provided for in this chapter	-	-	-	A	-	-	-	-	-
Slaughterhouse	C	-	-	-	-	-	C	A	-
Small wind energy systems	D	D	D	D	D	D	D	D	D
Special events facility	C	-	-	-	A	A	-	-	A
Staging area	C	-	-	-	A	A	A	A	A
Tannery	-	-	-	-	-	-	-	A	-
Taverns, lounges, or wine bars	-	-	-	-	C	C	C	-	C
Telecommunication facility	C	C	C	C	C	C	A	A	C
Temporary uses	D	D	D	D	-	-	-	-	-
Theater	-	-	-	-	C	A	A	-	A
Transit or trucking terminal and/or service facility	-	-	-	-	-	C	A	A	C
Utility distribution system	A	A	A	A	A	A	A	A	A
Utility facility	D	D	D	D	A	A	A	A	A
Vehicle fueling station with convenience store	-	-	-	-	C	A	A	A	C
Vehicle sales lot	-	-	-	-	-	A	A	-	A
Vehicle service facility	-	-	-	-	C	A	A	A	A
Warehousing, wholesaling and distribution facilities	-	-	-	-	-	C	A	A	C
Water infiltration	C	-	-	-	-	-	C	C	-
Wind farm	C	-	-	-	-	-	C	C	-
Winery, distillery, brewery	D	-	-	-	-	-	A	A	C
Yard/garage sales (associated with any residential uses)	A	A	A	A	-	-	-	-	-
Zoo	C	-	-	-	-	-	C	-	-

Notes:

1. See confined animal feeding operation (CAFO), chapter 8 of this Code.
2. With a sight obscuring fence (see section 07-02-03: of this chapter).
3. In accordance with subsection 07-14-17(6) of this chapter.

(Ord. 19-038, 8-30-2019 ; amd. Ord. 20-012, 5-29-2020)



5A / A100 CONCEPT SITE & LANDSCAPING PLAN

SCALE (24x36): 1:50

SCALE (12x18): 1:100

CANYON COUNTY
CH. 7 - ZONING REGULATIONS

PROPOSED C-2/SERVICE COMM.

PROJECT DATA:
CURRENT COUNTY ZONING = AG - AGRICULTURE
PROP'D COUNTY ZONING = C-2 - SERVICE COMMERCIAL

7-10-21 SETBACKS, LOT SIZE, HEIGHT REGULATIONS:

TABLE 1 & 7-10-21(B): AG, RES, COMMERCIAL/INDUSTRIAL
FRONT SETBACK = 25'; PROVIDED = 25'
REAR SETBACK = 30'; PROVIDED > 30'
SIDE SETBACK = 25'; PROVIDED = 25'
STREET SIDE SETBACK = 25'; PROVIDED = 25'

LOT SIZE COMMERCIAL	= NO MINIMUM (TABLE 2)
LOT SIZE ACTUAL	= 10.199 ACRES, 444,268 GSF
LOT WIDTH	= NO MINUMUM (TABLE 2)
BLDG HEIGHT ALLOWED	= 50'-0" (TABLE 3)

7-13-01: OFF-STREET PARKING & LOADING
(8) EVERY OPEN OFF-STREET PARKING AREA HAVING MORE THAN FOUR (4) PARKING SPACES SHALL BE HARD SURFACED.
(9) LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES.
(10) OFF-STREET PARKING AREAS MAY BNE REQUIRED TO SCREEN ANY SIDE ADJOINING ANY RESIDENTIAL PROPERTY BY A WALL, FENCE, OR HEDGE TO A HEIGHT OF SIX FEET (6') EXCEPT FOR THE FRONT YARD SETBACK AREAS OF THE ADJOIIUNG RESIDENTIAL PROPERTY, WHICH SHALL BE A MAXIMUM HEIGHT OF THREE FEET (3').

LANDSCAPE DETAILS TO BE REVIEWED AND APPROVED CONSISTENT WITH ALL COUNTY REQUIREMENTS DURING PERMIT REVIEW.

PARKING FOR 1 STALL/ 450 GSF OF BUILDING AREA

PARKING REQ'D C-2	= 24 STALL(S)
PARKING PROV'D C-2	= 24 STALL(S)

* **NO** PARKING REDUCTION REQUESTED

STREET ROW:

HIGHWAY 45	= 60' ROW 1/2 STREET (NO ADD'TL)
DEER FLAT ROAD	= 40' ROW 1/2 STREET (ADD'TL)

*ADD'TL 40'-0" ROW REQUIRED ALONG DEER FLAT ROAD

SITE ACCESS DRIVE(S):
SITE DRIVEWAY ACCESS SHALL BE LOCATED ON DEER FLAT ROAD NO LESS THAN 300' FROM HIGHWAY 45 PER CANYON CO. HIGHWAY DISTRICT

GENERAL VEGETATION & LANDSCAPING INFORMATION:
(1) TREE W/ (10) SHRUBS EVERY 50' AT FRONT YARD & (1) TREE w/ (5) SHRUBS FOR SIDE & REAR YARDS

PRESSURIZED DRIP IRRIGATION SYSTEM THROUGHOUT SITE W/ 1"-2" STONE LANDSCAPING AGGREGATE COVER

SPECIES INDICATED ARE PROVIDED AS DESIRABLE EXAMPLES & ARE SUBJECT TO CHANGE BASED ON AVAILABILITY

CLASS I & II TREES

- (11) WHITE ASH; CLASS II - 50-60' x 35-45'
- (9) FREEMAN MAPLE; CLASS II - 45-55' x 35-45'
- (12) LITTLELEAF LINDEN; CLASS II - 40-60' x 30-40'
- (5) EASTERN REDBUD; CLASS I - 20-30' x 20-25'
- (5) IDAHO LOCUST; CLASS I - 20-30' x 15-30'

CONIFER TREES:

- (8) COLORADO SPRUCE - 40'-70'; LOW WATER
- (9) LIMBER PINE - 35'-60'; LOW WATER

SHRUBS & GRASSES:

- (109) "WHITE SAGE"; 36-60" TALL
- (16) "DEERGRASS"; 24-48" TALL
- (145) "ATLAS FESCUE"; 24-36" TALL
- (20) "BLUE OAT GRASS"; 36-48" TALL
- (54) "PURPLE LAVENDER"; 12-24" TALL

GROUND COVER

- 1.5"-3" STONE LANDSCAPING AGGREGATE MULCH

SITE & COMMUNITY AMENITIES:
SCREENED & ENCLOSED CENTRALIZED GARBAGE DUMPSTERS

6'H CHAINLINK FENCE w/ GALVANIZED STEEL POSTS ALONG SITE PERIMETER

WATER-WISE LANDSCAPING THROUGHOUT w/ DRIP IRRIGATION SYSTEM

PLAN TRUE

0' 25' 50' 100
0" 1/2" 1" 2"
SCALE: 1' = 50'-0"

TKM ARCHITECTURE, LLC
IDAHO: 3989 BUNNY HILL LANE MERIDIAN, ID 83642
UTAH: P.O. BOX 487 OGDEN, UT 84402
P: 208.590.5109

PURSUANT TO APPLICABLE ARCHITECTS PRACTICE ACT(S) AND ANY/OR CP, 1990, ALL DESIGN(S) AND MATERIAL(S) ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF TKM ARCHITECTURE. REPRODUCTION OR REUSE OF THE MATERIAL(S) AND DESIGN(S) CONTAINED HEREIN IS PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT FROM BY ARCHITECTURE, L.L.C. DO NOT SCALE DRAWINGS
© 2026 TERAN KENDALL MITCHELL - ARCHITECTURE, L.L.C. ALL RIGHTS RESERVED

STATE OF IDAHO
TERAN K. MITCHELL
09/11/26
AR 986778
LICENSED ARCHITECT

DEER FLAT COMMERCIAL DEVELOPMENT
NE CORNER DEERFLAT RD & HIGHWAY 45
CANYON COUNTY, ID 83686

PROJECT:

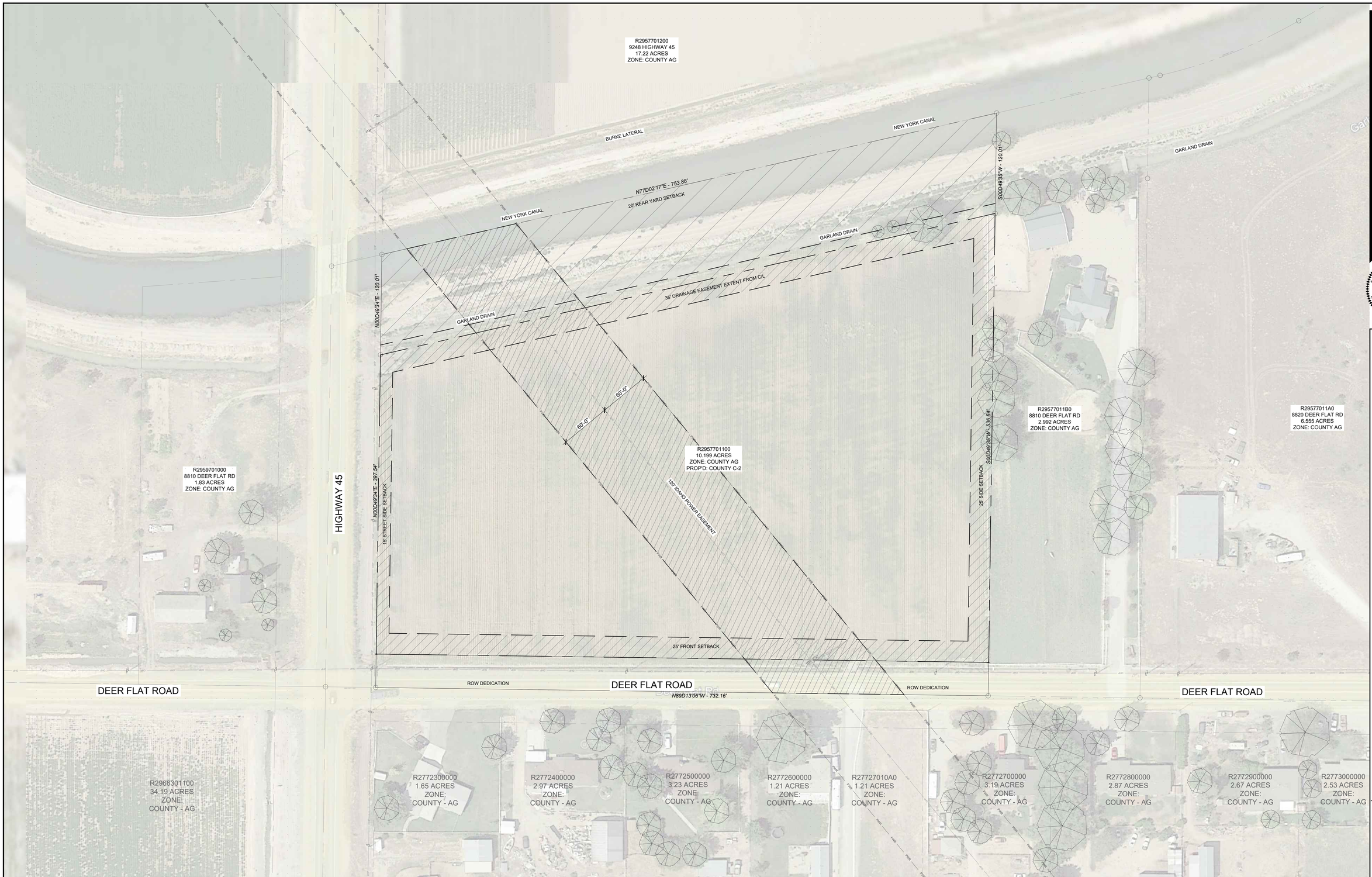
DATE	DESCRIPTION

CONCEPT SITE & LANDSCAPING PLAN

PROJECT #: 24102
DRAWN BY: TKM
CHECKED BY:

SHEET # A100

COUNTY REVIEW SET 09/11/2026



5A
A090

EXISTING SITE CONDITIONS PLAN

SCALE (24x36): 1:50
SCALE (12x18): 1:100

PLAN TRUE

0' 25' 50' 100
0" 1/2" 1" 2"
SCALE: 1' = 50'-0"

TKM ARCHITECTURE, LLC
IDAHO: 3989 BUNNY HILL LANE
MERIDIAN, ID 83642
UTAH: P.O.BOX 487
OGDEN, UT 84402
P: 208.590.5109

PURSUANT TO APPLICABLE ARCHITECTS PRACTICE ACT(S) AND ANCTA OF 1990, ALL DESIGN(S) AND MATERIAL(S) ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF TKM ARCHITECTURE. REPRODUCTION OR REUSE OF THE MATERIAL(S) AND DESIGN(S) CONTAINED HEREIN IS PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT FROM BY ARCHITECTURE, L.L.C.
DO NOT SCALE DRAWINGS

© 2026 TERAH KENDALL MITCHELL
ARCHITECTURE, L.L.C. ALL RIGHTS RESERVED

STATE OF IDAHO
TERAH K. MITCHELL
09/11/26
AR 986778
LICENSED ARCHITECT

DEER FLAT COMMERCIAL DEVELOPMENT
NE CORNER DEER FLAT ROAD & HIGHWAY 45
CANYON COUNTY, ID 83686

PROJECT:

DATE	DESCRIPTION

EXIST. SITE CONDITIONS PLAN

PROJECT #: 26.022
DRAWN BY: TKM
CHECKED BY:

SHEET #
A090

COUNTY REVIEW SET 09/11/2026

Exhibit A.5



5A OVERALL BUILDING AXONOMETRIC LOOKING SOUTHEAST
Am301

TKM ARCHITECURE, LLC
IDAHO: 3989 BUNNY HILL LANE MERIDIAN, ID 83642
UTAH: P.O. BOX 487 OGDEN, UT 84401
p. 208.890.5109 | E. tmitchell@tkm-architecture.com

PURSUANT TO APPLICABLE ARCHITECTS PRACTICE ACTS© AND AIA©CPA OF 1990, ALL DESIGN(S) AND MATERIAL(S) ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN AT ALL TIMES THE PROPERTY OF TKM ARCHITECTURE. ANY REPRODUCTION OR REUSE OF THE MATERIAL(S) AND DESIGN(S) CONTAINED HEREIN IS PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT FROM BY ARCHITECTURE, L.L.C. DO NOT SCALE DRAWINGS

© 2026 TKM ARCHITECTURE, LLC ALL RIGHTS RESERVED

STATE OF IDAHO
TERRAN K. MITCHELL
09/11/2026
AR 986778
LICENSED ARCHITECT

DEER FLAT COMMERCIAL DEVELOPMENT
NE CORNER DEER FLAT RD & HIGHWAY 45
CANYON COUNTY, ID 83686

PROJECT:

DATE	DESCRIPTION

DEER FLAT COMMERCIAL AXONOMETRICS

PROJECT #:26.01
DRAWN BY: Author
CHECKED BY: Checker

SHEET #
Am301

OWNER REVIEW SET 07.02.2026

9/19/2026 3:19:48 PM
I:\PROJECTS - BY STATE\TKM DESIGN BUILD\DESIGN\26.1022 Leo Yoshioli, Deerflat Road, Canyon Co., ID (proposed)\01 CURRENT\VARIAN\DEER FLAT RD_R26.rvt

Exhibit A.5

9/15/2026 3:19:15 PM
T:\PROJECTS - BY STATE\TKM DESIGN BUILD\2026\26-022 Leo Yasinski, Deerflat Road, Canyon Co., ID (proposed)\01 CURRENT\YASINSKI DEER FLAT RD_R26.rvt

Exhibit A.5

5A
Am302

OVERALL BUILDING AXONOMETRIC LOOKING NORTH EAST

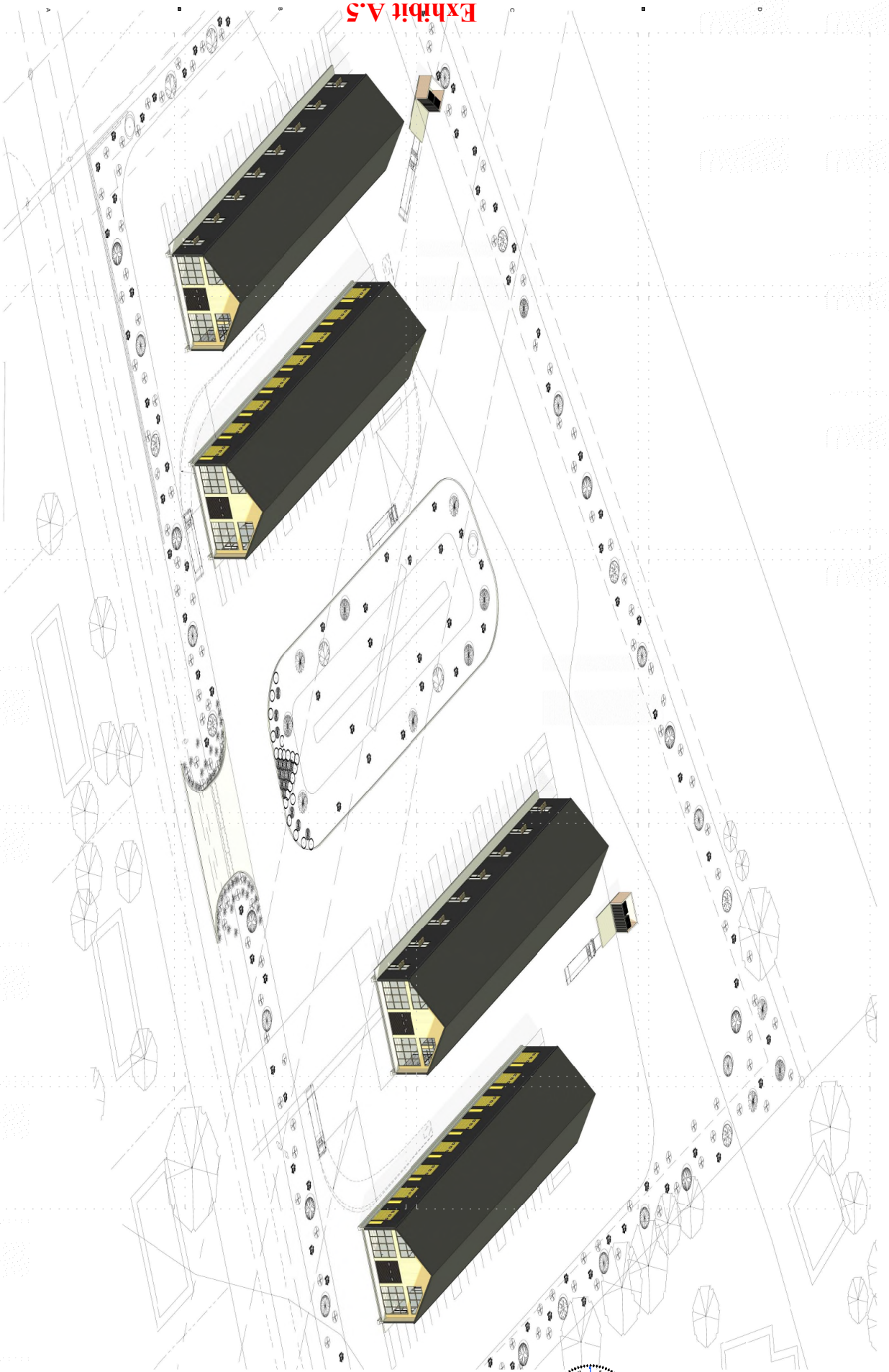


Exhibit A.5

DEER FLAT COMMERCIAL AXONOMETRICS

Am302

PROJECT #: 26.01
DRAWN BY: Author
CHECKED BY: Checker

DATE	DESCRIPTION

PROJECT:
DEER FLAT COMMERCIAL DEVELOPMENT
NE CORNER DEER FLAT RD & HIGHWAY 45
CANYON COUNTY, ID 83686

STATE OF IDAHO · DEREK K. MILLER · LICENSED ARCHITECT · AR 98778 · 09/11/2026

TKM ARCHITECTURE, LLC
IDAHO
UTAH

TKM ARCHITECTURE

OWNER REVIEW SET 07.02.2026

OWNER REVIEW SET 07.02.2026

DEER FLAT COMMERCIAL
PERSPECTIVE

SHEET # AM303
PROJECT #:2401
DRAWN BY: AJ/JG
CHECKED BY: Checker

DEER FLAT COMMERCIAL DEVELOPMENT
NE CORNER DEER FLAT RD & HIGHWAY 45
CANYON COUNTY, ID 83686

DATE	DESCRIPTION
	PROJECT

Exhibit A.5

TKM ARCHITECTURE, LLC
IDAHO 3890 BRIDWAY N. LANE MERIDIAN, ID 83642
UTAH P.O. BOX 4897 OGDEN, UT 84409

STATE OF IDAHO
JEFFREY C. MITCHELL
LICENSED ARCHITECT
09/11/2024
AR 9867 PE

ARCHITECTURE

5C OVERALL BUILDING PERSPECTIVE - LOOKING NORTH EAST
Am303

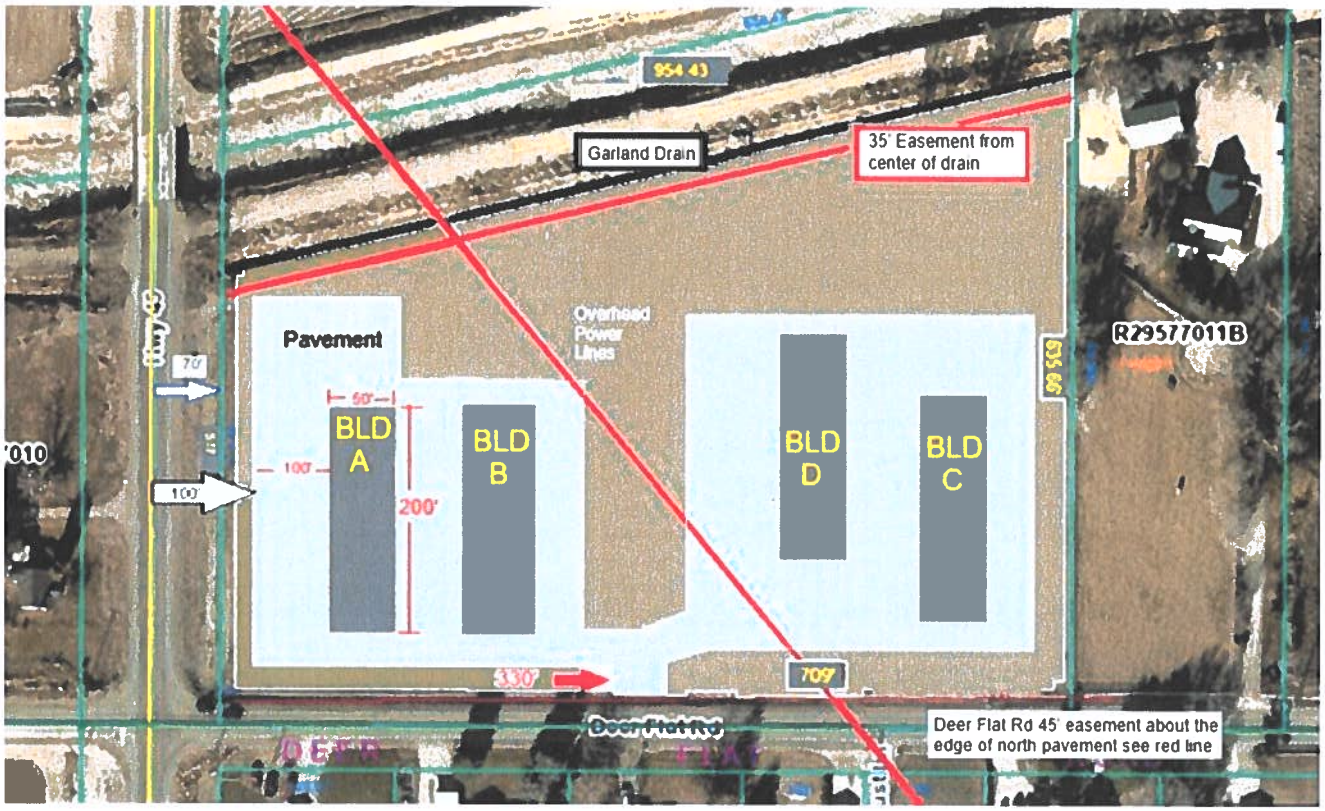
5A OVERALL BUILDING PERSPECTIVE - LOOKING WEST
Am303

Exhibit A.5

9/19/2025 3:20:19 PM
T:\PROJECTS - BY DATE\1000 DESIGN BUILD\1058\126 002 Lee Tavelle Detailed Build_Canyon Co.\3 Drawings\01 CURRENT\TAKEOFF\ DEER FLAT RD_R24.rvt

Exhibit A.5.1

RBC General Contractors Property owners to be RB Rentals, Preston Reynolds: 208-514-8720 Jay Reynolds: 442-0076
Property Layout Proposal 1 **TBD Deer Flat Road Nampa, ID 83686** **NE Corner of Deer Flat and Hwy 45, Parcel: R29577011 0**
Proposed final property development. Buildings to be 50' x 200' each with 8 sections for leasing



Well location TBD, Waste system to be on the north side of buildings, one waste system per 2 buildings.
Location of access from Deer Flat is not precise, to be worked out with Highway dept. and additional lane lcations.
Clearance from overhead power lines is approximate in drawing.

Exhibit A.5.1

Exhibit A.5.1

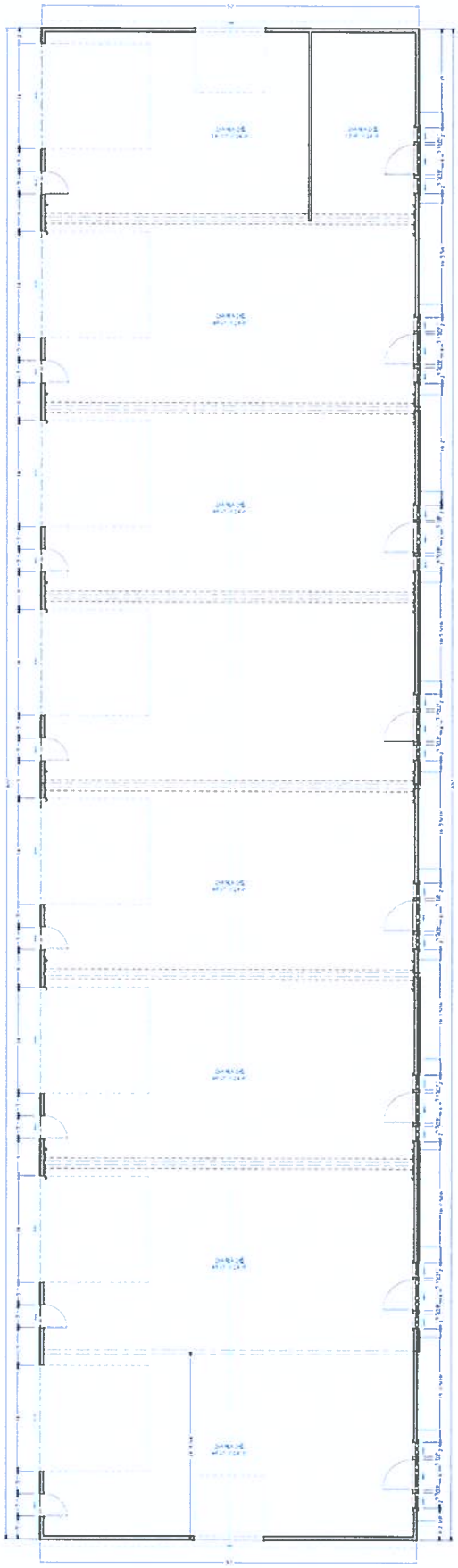
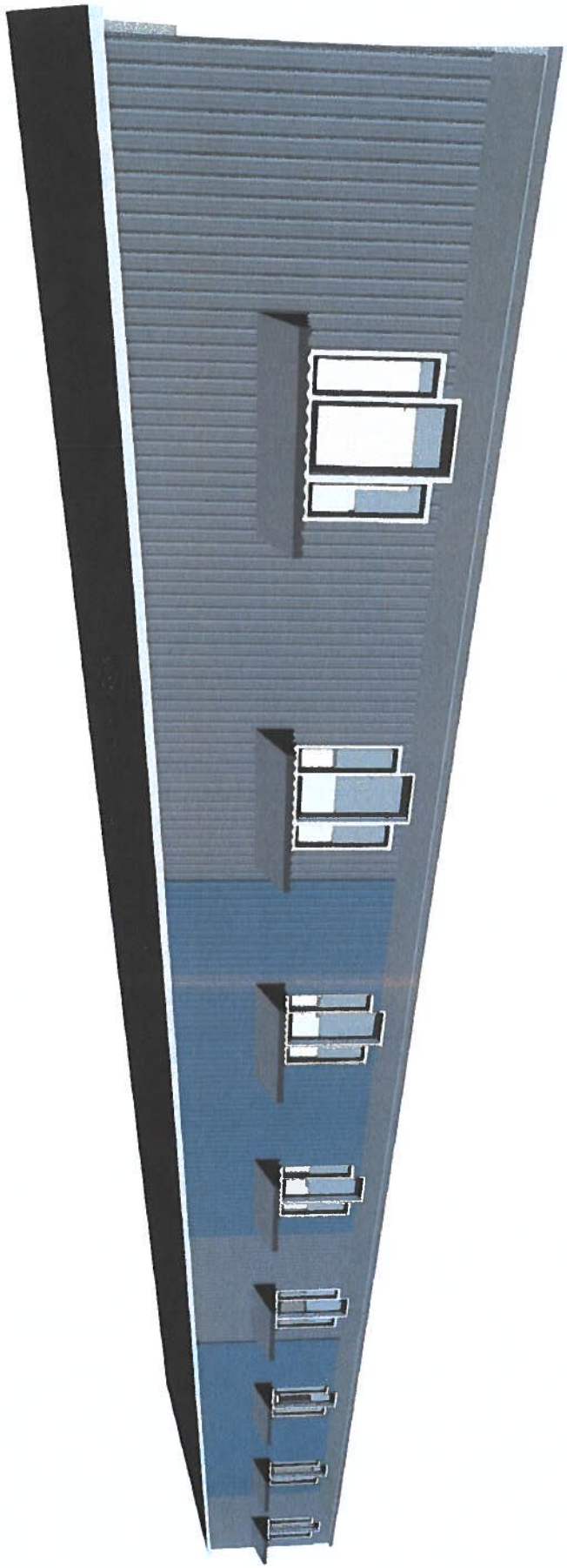


Exhibit A.5.1



RBC

415 N Franklin Blvd • Nampa, ID 83687

Dear Neighbors,

We are in the process of presenting an application to Canyon County Development Services for a Zoning Amendment. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; Canyon County Zoning Ordinance § 07-01-15. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county. This neighborhood meeting is not a public hearing before the 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: 9/02/25
Time: 9 am
Location: ON Property @ NE Corner of Deer Flat and Highway 45.
Property description: 10-acre parcel on the NE corner of Deer Flat and Highway 45. South of the canal.

The project is summarized below:

The project will occupy part of the property on the NE corner of Deer Flat Road and Highway 45
Referred to by the county as **Parcel 29577011.**
We are proposing access to the property from Deer Flat Road, at least 300' from the intersection with Highway 45.
The buildable space on this 10-acre lot is 7-acres and we are intending to build 6 separate buildings that would be leased by small businesses for offices and shop or storage spaces.

We are 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 currently. Feel free to contact Jay Reynolds at [redacted] if you have questions. Due to the large number of sales calls we all receive, if you do not get an answer please leave a message and I will return your call.

Sincerely,

Jay Reynolds

RBC

[redacted]

MEETING INFORMATION

DATE OF MEETING: 9-3-2025	MEETING LOCATION: SW.
MEETING START TIME: 9:07 AM	MEETING END TIME: 10:12 Am

ATTENDEES: Preston Reynolds For RBC Neighbors

	NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS: 415 Franklin Blvd. Nampa Id.
1.	Dennis Boyd	(Will be out of town, text comment.)	8634 Deer Flat Rd. Nampa, ID
2.	Randy DuMont	R. DuMont	8977 Deer Flat
3.	Charmain Alcott		8578 " "
4.	Marian Bever	Marian Bever	8810 Deer Flat
5.	Bill & Paula Stevens	William Stevens	8767 Deer Flat
6.	SAM & Chanette Fretwell		8858 Stardust Ln
7.	Monte Wright		9843 Deer Flat Rd
8.	Mark Steuer		8920 Stardust Ln
9.	Christopher Gilliam	C G	8863 Stardust Ln.
10.	Lee Jessen		
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

RB Supply

Preston Reynolds

AGENCY ACKNOWLEDGMENT

Date: 8/6/2025

Applicant: RBC, Gen. Contractor

Parcel Number: R29577011 0

Site Address: TBD Deer Flat Rd. Nampa, ID 83686 (NE corner of Deer Flat and Hwy 45)

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: Nampa Highway 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 Project Irrigation~~ Nampa & Meridian Irrigation District

☒ Applicant ~~submitted~~/met for informal review.

Date: 10-13-2025 Signed: David Orr

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: 8/6/2025

Applicant: RBC, Gen. Contractor

Parcel Number: R29577011 0

Site Address: TBD Deer Flat Rd. Nampa, ID 83686 (NE corner of Deer Flat and Hwy 45)

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.

Please see separate signature sheets from individual Districts.

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: Nampa - Meridian irrigation & Boise Project.

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact Not involve City: NAMPA

☐ Applicant submitted/met for informal review. Impact area is 1/2 mile north of this property

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: 8/6/2025

Applicant: RBC, Gen. Contractor

Parcel Number: R29577011 0

Site Address: TBD Deer Flat Rd. Nampa, ID 83686 (NE corner of Deer Flat and Hwy 45)

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: 08/20/2025 Signed: Anthony Lee

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

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District: District: Nampa Highway district and Idaho Transportation Dept.

☐ Applicant submitted/met for informal review.

Date: 8/5/2025 Signed: Spoke to Michael at DOT and Eddie at Nampa HD

Obtained easement and access information.

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: 8/6/2025

Applicant: RBC, Gen. Contractor

Parcel Number: R29577011 0

Site Address: TBD Deer Flat Rd. Nampa, ID 83686 (NE corner of Deer Flat and Hwy 45)

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: Nampa Highway District

☒ Applicant submitted/met for informal review.

Date: 8-26-25 Signed: Edward Trial

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

Mail Re: | Parc Mail Search (/)

Parcel R295770110_Agency Acknowledgment Form.pdf

AGENCY ACKNOWLEDGMENT

Date: 8/6/2025
Applicant: RBC, Gen. Contractor
Parcel Number: R29577011 0
Site Address: TBD Deer Flat Rd. Nampa, ID 83686 (NE corner of Deer Flat and Hwy 45)

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: 8-12-25 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)

Ar
☐ A

Exhibit A.7

APPLICATION-Acknowledgement Notice

SOUTHWEST DISTRICT HEALTH

Receipt No:	Date:
$100 Fee:	Document No:

(Official Use Only)

Parcel #: R29577011 0 Acres: 10

Property Address: TBD Deer Flat Road, (NE corner of Hwy 45 City Nampa, ID Zip Code 83686

Legal Description: Township 15 Range 2N Section 2W County Canyon Co.

Subdivision: Not Applicable Lot Block

Applicants Name: RBC Email: Preston@rbcidaho.COM

Mailing Address: 415 N FRANKLIN BLVD. Phone # 208-514-8720

City: NAMPA State: ID Zip Code: 83687

Applicant is : ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: 8/6/2025

Owners Name : RB Properties

Mailing Address : 15602 Cumulus Way, Phone #: 208-514-8720

City : Caldwell State: ID Zip Code: 83607

The proposed use will be: ☐ Residential ☒ Commercial ☐ Agricultural

Is there an existing structure(s) on this parcel? ☐ Yes ☒ No

Is a Letter of Intended Use provided? ☒ Yes ☐ No

The proposed change will be: ☐ Land Split ☒ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☐ Other (See below description of proposal)

Number of lots on the parcel (if applicable): 1

Property is located in: ☐ City ☐ Impact Zone ☒ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal: NOTE: The buildings ref. below to be built in stages.

Building 4 commercial buildings having 8 office and warehouse sections in each building to be leased to small businesses. Each building to have a separate waste system. Tenents are expected to have 2-3 full time employees on site with customers coming and going. System to serve one restroom per unit with an estimated 20 full time on-site employees per building.

SIGNATURE: Preston E Reynolds DATE: 8/8/2025

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.

Exhibit A.7

TBD Deer Flat Rd

EXHIBIT "A"

Legal Description

This parcel is a portion of the Southwest quarter Southwest quarter of Section 15, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest quarter Southwest quarter; thence
South 89°13'06" East, along the South boundary of said Southwest quarter Southwest quarter, a distance of 60.00 feet to the TRUE POINT OF BEGINNING; thence
North 0°49'34" East, parallel with the West boundary of said Southwest quarter Southwest quarter, a distance of 517.56 feet to a point in the centerline of the New York Canal; thence
North 77°02'17" East, along said centerline a distance of 940.77 feet; thence
South 0°49'35" West, parallel with the East boundary of said Southwest quarter Southwest quarter, a distance of 741.06 feet to a point on the South boundary of said Southwest quarter Southwest quarter; thence
North 89°13'06" West, along said South boundary a distance of 913.66 feet to the TRUE POINT OF BEGINNING, subject to a county road right-of-way along the South boundary and to an irrigation maintenance and access easement along that portion bounded by the New York Canal.

EXCEPTING THEREFROM that portion conveyed in Warranty Deed recorded November 1, 2000 as Instrument No. 200038440, records of Canyon County, Idaho, more particularly described as a portion of the Southwest quarter Southwest quarter of Section 15, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest quarter Southwest quarter; thence
South 89°13'06" East, along the South boundary of said Southwest quarter Southwest quarter, a distance of 792.16 feet to the TRUE POINT OF BEGINNING; thence
North 0°49'35" East, parallel with the East boundary of said Southwest quarter Southwest quarter, a distance of 696.66 feet to a point on the centerline of the New York Canal; thence
North 77°02'17" East, along said centerline a distance of 186.89 feet; thence
Leaving said centerline and bearing
South 0°49'35" West, parallel with and 350.00 feet West of the East boundary of said Southwest quarter Southwest quarter, a distance of 741.06 feet to a point on the South boundary of said Southwest quarter Southwest quarter; thence
North 89°13'06" West, along said South boundary a distance of 181.50 feet to the TRUE POINT OF BEGINNING.

Seller : _____

Buyer : Authentisign Preston Reynolds 07/29/25

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: 86586 Date: 10/14/2025

Date Created: 10/14/2025 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Preston Reynolds - RBC

Comments: Conditional Rezone: CR2025-0014

Site Address: 0 DEER FLAT RD, Nampa ID / Parcel Number: 29577011 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Rezone	CR2025-0014	$1,250.00	$0.00	$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2025-0014	$600.00	$0.00	$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2025-0014	$500.00	$0.00	$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2025-0014	$50.00	$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	9072	$2,400.00

Total Payments: $2,400.00

ADJUSTMENTS

Receipt Balance: $0.00

Issued By: pdilbeck

Karla Nelson

From: Leo Yasinski <[redacted]
Sent: Monday, September 14, 2026 4:24 PM
To: Teran Mitchell
Cc: Karla Nelson
Subject: Re: RE[4]: Fw[2]: RE: [External] Re: CR2025-0014

Follow Up Flag: Follow up
Flag Status: Flagged

Karla,

Everything stated by Teran is approved by VIP Compounding Team.

On Mon, Sep 14, 2026 at 3:51 PM Teran Mitchell <[redacted]> wrote:

> Hi Karla,
>
> Thank you for sending the P&Z hearing notice. We will be prepared with a short PDF presentation to show the intention of the proposed application and commercial land-use. I will be sure to get you these materials prior to September 21st.
>
> Additionally, Leo has asked that I send this email with a formal response to your questions. Please see below in RED:
>
> Best,
>
> **Teran K. Mitchell**, *aia, ncarb, c3p, leed ap*
>
> Principal/Architect
> **TKM*Architecture***
> [redacted]
> 3989 Bunny Hill Lane
> Meridian, Idaho 83642
>
> AIA Idaho Advocacy Committee *Co-Chair*
> https://aiaidaho.com/about
> https://aiaidaho.com/our-board
>
> AIA Idaho SFx *State Representative*
> https://aiaidaho.com/about
> AIA SFx Community Hub
> www.aia.org/sfx
>
> Sent via IceWarp

Exhibit A.8.1

From: Karla Nelson (Karla.Nelson@canyoncounty.id.gov)
Date: 09/14/26 11:36
To: Teran Mitchell ([redacted]
Subject: **RE: RE[2]: Fw[2]: RE: [External] Re: CR2025-0014**

I've attached the official schedule letter for your upcoming hearing. The materials deadline is September 21, 2026. If you wish to present a PowerPoint at the hearing, I will need a copy of the presentation by that date, along with any additional materials that you wish to share with the commission.

Leo please send me your response to the questions below asap. I assume that there are no changes to the land use worksheet, but I just want that confirmed. Also, previously Jay and Preston were adamantly opposed to the traffic impact study before the rezone is approved, and based on our conversation in person, I understand that is your position as well. The TIS is a condition of approval for the highway district, and the highway district is comfortable having it as a condition of approval rather than completed in advance. Know that the Planning and Zoning Commission might have traffic concerns. Please verify that you have read all of the agency comment letters and understand that they will be conditions of approval. (Leo and I have read and discussed the likely condition of approval that a full TIS be performed and provided to Canyon County and Nampa Highway District #1 before any building permits are issued). The Planning and Zoning Commission will also likely want to include some sort of hours of operation or noise condition. Please verify what you are comfortable with in regard to hours of operation.

- Confirmation of hours of operation (Please find the Hours of Operations Worksheet pdf that contains the updated application requests).
- Confirmation that you have reviewed agency comments and understand they will be included as conditions of approval (Leo and I have read and discussed the likely condition of approval that a full TIS be performed and provided to Canyon County and Nampa Highway District #1 before any building permits are issued).
- Review of the land use worksheet (attached) to ensure that nothing that was previously included has changed (Leo and I have read and discussed the attached and DO NOT propose any changes to the Animal Care-Related Uses sheet or the Land Use Worksheet documents).

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

To: Teran Mitchell [redacted]

Subject: **RE: Fw[2]: RE: [External] Re: CR2025-0014**

Thank you,

Please send me your response to the questions below:

- Confirmation on hours of operation
- Confirmation that you have reviewed agency comments and understand they will be included as conditions of approval
- Review of the land use worksheet (attached) to ensure that nothing that was previously included has changed

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Teran Mitchell [redacted]
Sent: Monday, September 14, 2026 10:27 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>; [redacted]
Subject: Fw[2]: RE: [External] Re: CR2025-0014

This email contains attachments that are delivered using IceWarp SmartAttach technology.

Click the links below to download the attachment(s).

1/2: A100 CONCEPT SITE & LANDSCAPING PLAN.pdf (1.47 MB)
2/2: A090 EXISTING CONDITIONS SITE PLAN.pdf (0.80 MB)

Hi Karla,

Thank you for the additional information and documents provided last week. Leo and I are working on the Idaho Power Easement Release application and have all of the documents ready to be notarized and sent to IP. We will keep you posted of any developments on the status of that application prior to P&Z.

I am adjusting the site plan to reflect the 120' wide utility setback/easement showing that we can meet their requirements with the proposed design.

Please let us know if you have any additional questions, concerns, or comments.

Best,

Teran K. Mitchell, *aia, ncarb, c3p, leed ap*

Principal/Architect

TKM*Architecture*

[redacted]

3989 Bunny Hill Lane
Meridian, Idaho 83642

AIA Idaho Advocacy Committee*Co-Chair*

https://aiaidaho.com/about

https://aiaidaho.com/our-board

AIA Idaho SFx*State Representative*

https://aiaidaho.com/about

AIA SFx Community Hub

www.aia.org/sfx

On Friday, September 11th, 2026 at 12:18 PM, Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

> The Idaho Power comments are also attached.
>
> Please send me your response to the questions below:
>
> - Confirmation on hours of operation
> - Confirmation that you have reviewed agency comments and understand they will be included as conditions of approval
> - Review of the land use worksheet (attached) to ensure that nothing that was previously included has changed
>
> 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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Karla Nelson
Sent: Friday, September 11, 2026 12:15 PM
To: 'Leo Yasinski' <[redacted]; 'Gehrke, Joshua' <[redacted]; 'Harry Herar' <[redacted]>
Cc: '[redacted]>
Subject: RE: [External] Re: CR2025-0014

Hello,

To confirm, what are your proposed hours of operation? The previous application anticipated Monday- Saturday, 7 a.m.- 6 p.m., and they were willing to accept a condition on noise limitations from 10 pm to 6 am. I might propose public access hours of operation Monday-Saturday 7 a.m.- 6 p.m., but allow for employee/caretakers/deliveries outside of those hours.

Also, all of the agency comments have been sent to the previous applicant, and I believe you saw them on the preliminary hearing materials. Did you review all of the agency comments? Their comments will be included as conditions of approval. I've attached them again here (I'll send a second email with the Idaho Power comments to ensure I don't go over our email file size allowance). I've also attached the original application land use worksheet. I assume that none of this has changed, correct?

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Karla Nelson
Sent: Wednesday, August 12, 2026 2:56 PM
To: Leo Yasinski <[redacted]>; Gehrke, Joshua <[redacted]>; Harry Herar <[redacted]>
Cc: [redacted]
Subject: RE: [External] Re: CR2025-0014

Thank you, Leo,

Are you planning on providing a revised list of prohibited uses? I'll need that revised list to include in the property owner notification for the hearing. The scheduling deadline for the October 1 Planning and Zoning Commission hearing is August 26. As long as I get that revised list before August 26 (and provided you aren't proposing any other changes), we can schedule for October 1. The sooner the better so that the date doesn't get filled (so far none are scheduled). If you are proposing any other changes to hours/days of operation, please let me know. The current application anticipated hours of operation Monday-Saturday 7-6 pm, and they were willing to accept a condition on noise limitations from 10 pm to 6 am. I might propose public access hours of operation Monday-Saturday 7-6p but allowances for employee/caretakers/deliveries outside of those hours.

If you are proposing any substantial changes to the site plan (new access point/additional buildings), I will also need that by August 26. If the changes are minor, you can have a little more time, but please let me know if any changes are proposed that would potentially impact agencies or if there is any proposed increase in building square footage or intensity of use.

I'll also need verification that you want to wait until approval to complete the Traffic Impact Study and other requirements of the highway district.

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Leo Yasinski <[redacted]
Sent: Tuesday, August 11, 2026 10:23 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>; Gehrke, Joshua <[redacted]
Subject: [External] Re: CR2025-0014

Hi Karla,

I met with my business partners, and we've decided to set aside all of our earlier "fun ideas." After running the numbers, the proposed plan—four 10,000 sq. ft. buildings—is both attainable and very attractive to us. We are also exploring the option of having RB Properties (Preston Reynolds) lease from us while we construct his proposed building.

Please add us to the agenda for October, or September if possible. We will not be requesting any changes other than updates to the building aesthetics and landscaping. Teran will be sending you the revised design package, which provides significantly more detail than the initial site drawings and should be well-received by the committee.

Attached are the following documents:

1. *Property termination and release back to VIP from RB Properties*
2. *VIP Operating Agreement confirming my ownership*
3. *Signed master application removing RB Properties, per your request*

Please let me know if you need anything further.

Best, Leo

On Tue, Aug 11, 2026 at 4:41 PM Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

> *Hello,*
>
> *It was nice meeting you both this afternoon. In order to transfer the application to Leo, please complete a new master application that does not include the Reynolds.Microsoft Word - Zoning Amendment. I will also need some documentation of property ownership on file that connects Leo with VIP Compounding LLC and ideally that the Reynolds are no longer connected to the application.*
>
> *If you want to propose any changes to the request, please provide an updated letter of Intent and site plan along with any other materials that you would like to share with the Planning and Zoning Commission and Board of County Commissioners. In speaking with a co-worker, it sounds like car washes have typically not been allowed in the county due to the water requirements, and it is challenging to do with wells and septic. If you want to go forward with a boat wash facility, it would be a good idea to talk with Southwest District Health first to ensure it is something that they can approve before you submit your updated application.*

Karla Nelson

From: Jay Reynolds <[redacted]>
Sent: Thursday, May 28, 2026 9:22 AM
To: Karla Nelson
Subject: RE: Re:FW: [External] Re: CR2025-0014

Karla, We are not doing a traffic study before we get to hearing,
Please let us know when our hearing is scheduled.
I hope you have not held up the hearing while you continue to ask us about the traffic study.

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

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
To: "'Jay Reynolds'"<[redacted]>
Date: Wed, 27 May 2026 09:01:30 -0700
Subject: RE: Re:FW: [External] Re: CR2025-0014

Jay and Preston,
I received your voicemail about the TIS and highway district variance for CR2025-0014. I understand that the TIS can be costly, and I can understand your hesitation to take on this expense without greater assurance of approval. However, it may be difficult for the decision bodies to make their required findings without that information.

The decision is yours. If you would like to go to the P&Z hearing without this information, you can. Know that they may recommend denial because they don't feel comfortable making findings about traffic impacts/access without the TIS and variance. I also may have difficulty making my required findings in my staff report.

Let me know what you would like to do.

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

Exhibit A.8.2

Website: www.canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Karla Nelson
Sent: Tuesday, April 28, 2026 3:20 PM
To: Jay Reynolds <[redacted]>
Subject: RE: Re:FW: [External] Re: CR2025-0014

Jay,
Have you completed the variance for Highway District No. 1? Both the variance and TIS are listed as requirements from the Highway District. I can include those as conditions of approval, but there is a chance that the Planning and Zoning Commission and Board of County Commissioners will not be able to make the required findings regarding legal access and public street improvements, and the rezone could be denied as a result. The planning and zoning commission has recommended denial on a few applications when the TIS was not complete, and I think the Board has had concerns when that information is not available.

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Jay Reynolds <[redacted]>
Sent: Monday, April 20, 2026 4:10 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re:FW: [External] Re: CR2025-0014

Karla, As we prepare to answer the concerns the counsel may have, I see your suggestion is that we obtain the TIS before the hearing.
We are asking ourselves whether we want to spend $12,000 on a TIS before we have some input on the outcome of this.
We would like to know that if we were able to come to an agreement on for access with the Highway district that we would obtain the Zoning permit.
The septic issue and the powerline easement and set back requirements are clear and the design is laid out to accommodate those requirements.

Jay Reynolds
RBC
415 Franklin Blvd

Karla Nelson

From: Jay Reynolds <[redacted]>
Sent: Friday, April 3, 2026 12:49 PM
To: Karla Nelson
Subject: Re:FW: [External] Re: CR2025-0014

Thank you Karla, I am working on the requirements for the Nampa Highway District, and was reading Idaho Powers comments this morning.
I am in the process of going back over all of the documents you sent before.
Thank you for sending the Boise Project Board doc.

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

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
To: "[redacted]
Date: Fri, 03 Apr 2026 11:16:47 -0700
Subject: FW: [External] Re: CR2025-0014

Jay and Preston,
I visited the site today. I wanted to forward all of the agency comments to you again. Hopefully, you reviewed them in November when I first sent them. One of the findings that we have to make is that the site has legal access, whether public street improvements are needed, and if adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, will be provided. In some recent cases, the planning and zoning commission has had difficulty making the traffic-related findings when a TIS is not complete before the hearing and/or when access is not clear. I would recommend completing the TIS and the highway district access variance applications before the Planning and Zoning hearing. Also, Boise Project Board of Control comments came via mail, and they weren't attached previously. I've added them to this email (I think your proposed site plan generally meets their concerns). Have you provided any additional information to SWDH since your preapplication meeting to better understand where the septic drainfield will fit on the site plan and what improvements they will require, given your proposed scope? Hopefully, you also reviewed the Idaho Power comments; it is difficult to determine if the site plan complies with their concerns.

Thank you,

Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Nampa, ID 83687
[redacted]ho.com

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
To: [redacted]
Date: Fri, 03 Apr 2026 11:16:47 -0700
Subject: FW: [External] Re: CR2025-0014

Jay and Preston,
I visited the site today. I wanted to forward all of the agency comments to you again. Hopefully, you reviewed them in November when I first sent them. One of the findings that we have to make is that the site has legal access, whether public street improvements are needed, and if adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, will be provided. In some recent cases, the planning and zoning commission has had difficulty making the traffic-related findings when a TIS is not complete before the hearing and/or when access is not clear. I would recommend completing the TIS and the highway district access variance applications before the Planning and Zoning hearing. Also, Boise Project Board of Control comments came via mail, and they weren't attached previously. I've added them to this email (I think your proposed site plan generally meets their concerns). Have you provided any additional information to SWDH since your preapplication meeting to better understand where the septic drainfield will fit on the site plan and what improvements they will require, given your proposed scope? Hopefully, you also reviewed the Idaho Power comments; it is difficult to determine if the site plan complies with their concerns.

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Karla Nelson
Sent: Wednesday, November 26, 2025 11:47 AM
To: 'Jay Reynolds' <[redacted]
Cc: Preston Reynolds [redacted]
Subject: RE: [External] Re: CR2025-0014

Hello Jay and Preston,

Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Karla Nelson
Sent: Wednesday, November 26, 2025 11:47 AM
To: 'Jay Reynolds' <[redacted]
Cc: Preston Reynolds [redacted]>
Subject: RE: [External] Re: CR2025-0014

Hello Jay and Preston,
The initial agency comment deadline is next Monday. I've attached all of the comments that we have received to date. If any others come in, I'll send them your way. I have also received two comment letters for the associated administrative land division (AD2025-0126). Since all of the allowable divisions have been taken in the agricultural zone, I won't be able to issue the land division decision until after the rezone to C-2 Service Commercial is approved, but I wanted you to have the comments.

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Jay Reynolds <[redacted]
Sent: Friday, October 24, 2025 8:20 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Preston Reynolds <[redacted]
Subject: [External] Re: CR2025-0014

Karla,
The LOI was designed to demonstrate want to be good neighbors for the residences around us as well as letting the County know what we expect as far as traffic hours.

We would like it open to business types in the C2 Zoning with the exceptions below:

Karla Nelson

From: Karla Nelson
Sent: Friday, October 24, 2025 8:41 AM
To: 'Jay Reynolds'
Cc: Preston Reynolds
Subject: RE: [External] Re: CR2025-0014

Thanks, Jay,
This is helpful!

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Jay Reynolds <[redacted]>
Sent: Friday, October 24, 2025 8:20 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Preston Reynolds <[redacted]>
Subject: [External] Re: CR2025-0014

Karla,
The LOI was designed to demonstrate want to be good neighbors for the residences around us as well as letting the County know what we expect as far as traffic hours.

We would like it open to business types in the C2 Zoning with the exceptions below:

We will not be setting up any 24-hour operations on site with the exception of possibly a caretakers residence to secure the property.
So limitations can exclude Animal care facilities such as hospitals or kennels, Assisted living centers, Taverns, bars, theaters, or other entertainment activities, however we would not want to completely rule out a daytime coffee and sandwich shop or food trucks.
We don't want to exclude all animals from property, just those types of facilities.

We don't want to exclude a tenant that needs to access for pick up or drop off, or perform office work late into the evening, or early morning, or after-hours office cleaning, so we would like the hours open at least do limited activities.
Maybe with noise limits from 10pm to 6am?

We are open to discussion of conditions, and there may be other types of businesses we are willing to exclude, but want to leave a broad enough market for leasing our facilities.

Let me know if you have other concerns or questions,
Thank you,

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

---- On Thu, 23 Oct 2025 14:58:38 -0700 **Karla Nelson <Karla.Nelson@canyoncounty.id.gov>** wrote ---

> Jay and Preston,
> Are you proposing any conditions for the development agreement? Your letter of intent talks about general hours of operation, are there hours that you would feel comfortable conditioning? Any limitations on uses allowed within the zone?
>
> 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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Karla Nelson

From: Jay Reynolds <[redacted]m>
Sent: Wednesday, October 22, 2025 8:39 AM
To: Karla Nelson
Subject: RE: [External] Fwd: Re: Fw: CR2025-0014

I fully understand, thank you for your reply.

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

---- On Wed, 22 Oct 2025 07:06:28 -0700 **Karla Nelson <Karla.Nelson@canyoncounty.id.gov>** wrote ---

Jay,
Thank you for the response. You haven't lost a space in line, but there are 12 hearing-level applications on my desk before yours, and they all also want their cases heard before the planning and zoning commission. We have to be fair to all applicants.

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Jay Reynolds <[redacted]>
Sent: Tuesday, October 21, 2025 4:42 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Preston Reynolds <[redacted]>
Subject: [External] Fwd: Re: Fw: CR2025-0014

Karla, I did not realize this email came to me from Preston, so when I replied, it only went back to him.

I assumed since I had been receiving emails back and forth with Dan and Dane from your office that it was from you to Preston AND myself.

See our reply to your question in this forwarded email below.

I also thought when we paid and the email said it was assigned to a planner and we were in line.
I didn't realize that if we received a question it would lose its spot in line.

Payment confirmation language said:
"Our office has received payment for the conditional rezone of Parcel R29577011. The assigned case number is CR2025-0014.
Once this case is assigned to a planner, they will reach out, letting you know they have been assigned and any questions they might have."

Please do the best you can for us.
Thank you,

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

========== Forwarded message ==========
From: Jay Reynolds <[redacted]>
To: "preston"<[redacted]>
Date: Fri, 17 Oct 2025 09:44:58 -0700
Subject: Re: Fw: CR2025-0014
========== Forwarded message ==========

Hello Karla, Preston sent your email regarding the rezone on Parcel R29577011.
After review of the Zoning Classifications and considering the variety of businesses we may lease space to, Preston and I discussed it and determined C-2 would be the best fit for the rezone.

Thank you for your help with this.

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

---- On Fri, 17 Oct 2025 06:12:15 -0700 **<[redacted]>** wrote ---

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, October 16, 2025 3:15 PM
To: [redacted]
Subject: CR2025-0014

Preston,
I have been assigned to your conditional rezone for Parcel R29577011. I'm trying to determine if your request best fits within our C-1, C-2, or M-1 zone.

The land use matrix can be found here:
https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3051
'A' indicates that the use is allowed in the zone, 'C' means it is allowed with a conditional use permit, 'D' requires a director's decision, and if it is blank, then the use is simply not allowed in the zone. Based on your letter of intent, I think the C-2 zone will cover the uses that you are proposing, but I'm wondering if some of it might fall under M-1.

Do you think the use could be described as a warehousing, wholesaling, and distribution facility?
Are you proposing any manufacturing, assembling, fabricating, processing, packing, or repairing on the site?

Thank you for your insights. I want to make sure we request the correct zone for your intended use.

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Exhibit A.8.3

DEER FLAT COMMERCIAL

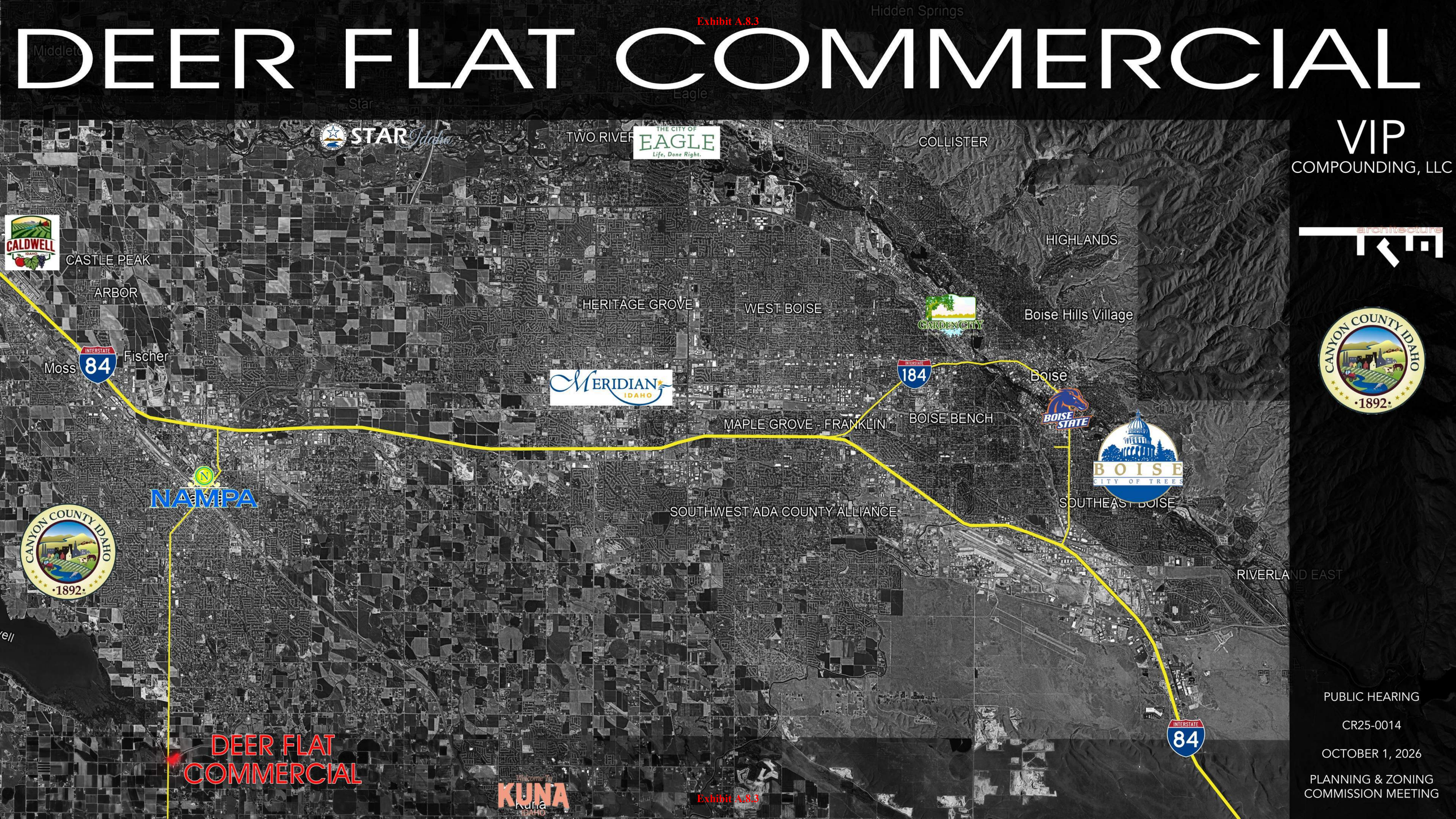


Exhibit A.8.3

VIP
COMPOUNDING, LLC

PUBLIC HEARING

CR25-0014

OCTOBER 1, 2026

PLANNING & ZONING
COMMISSION MEETING

DEER FLAT COMMERCIAL

Exhibit A.8.3

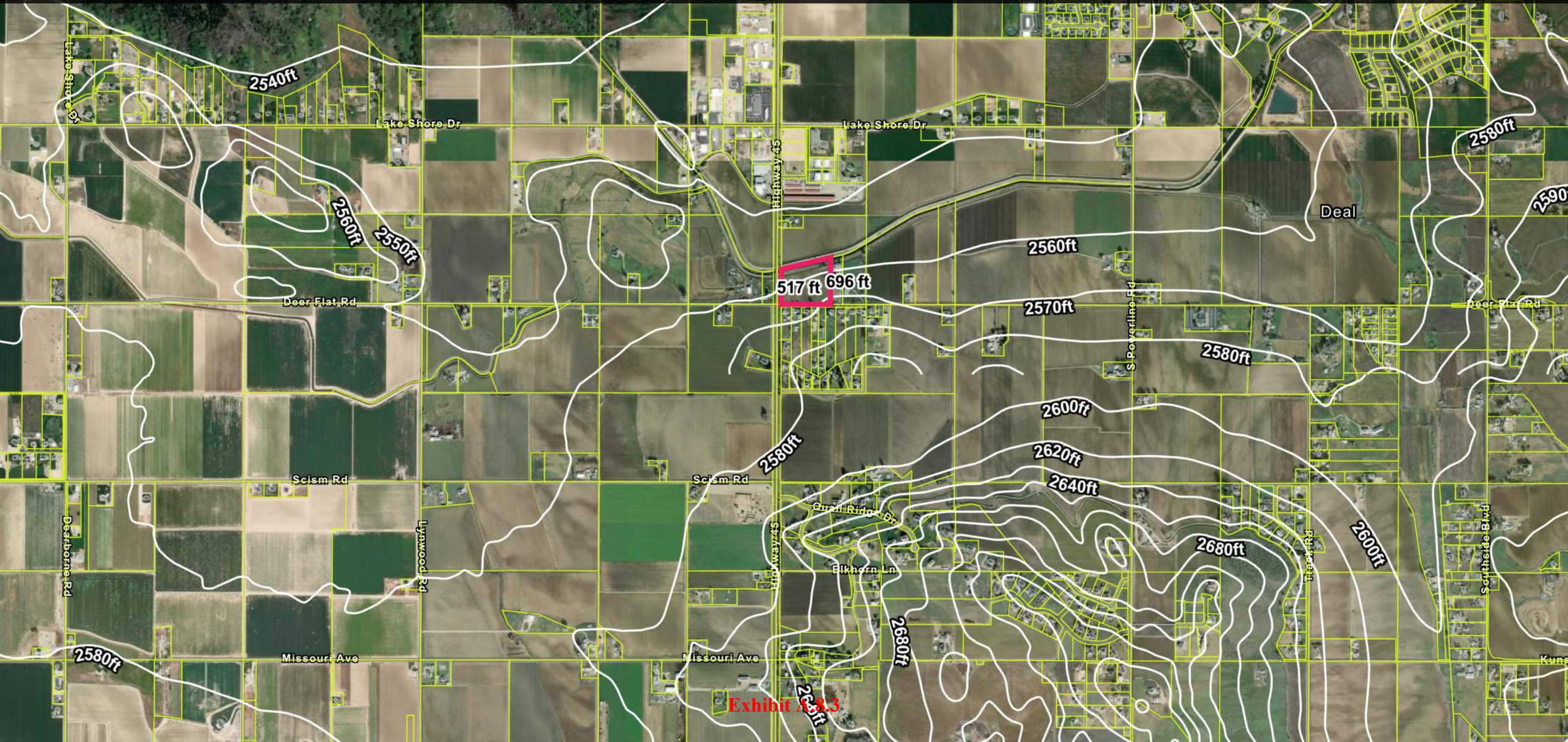
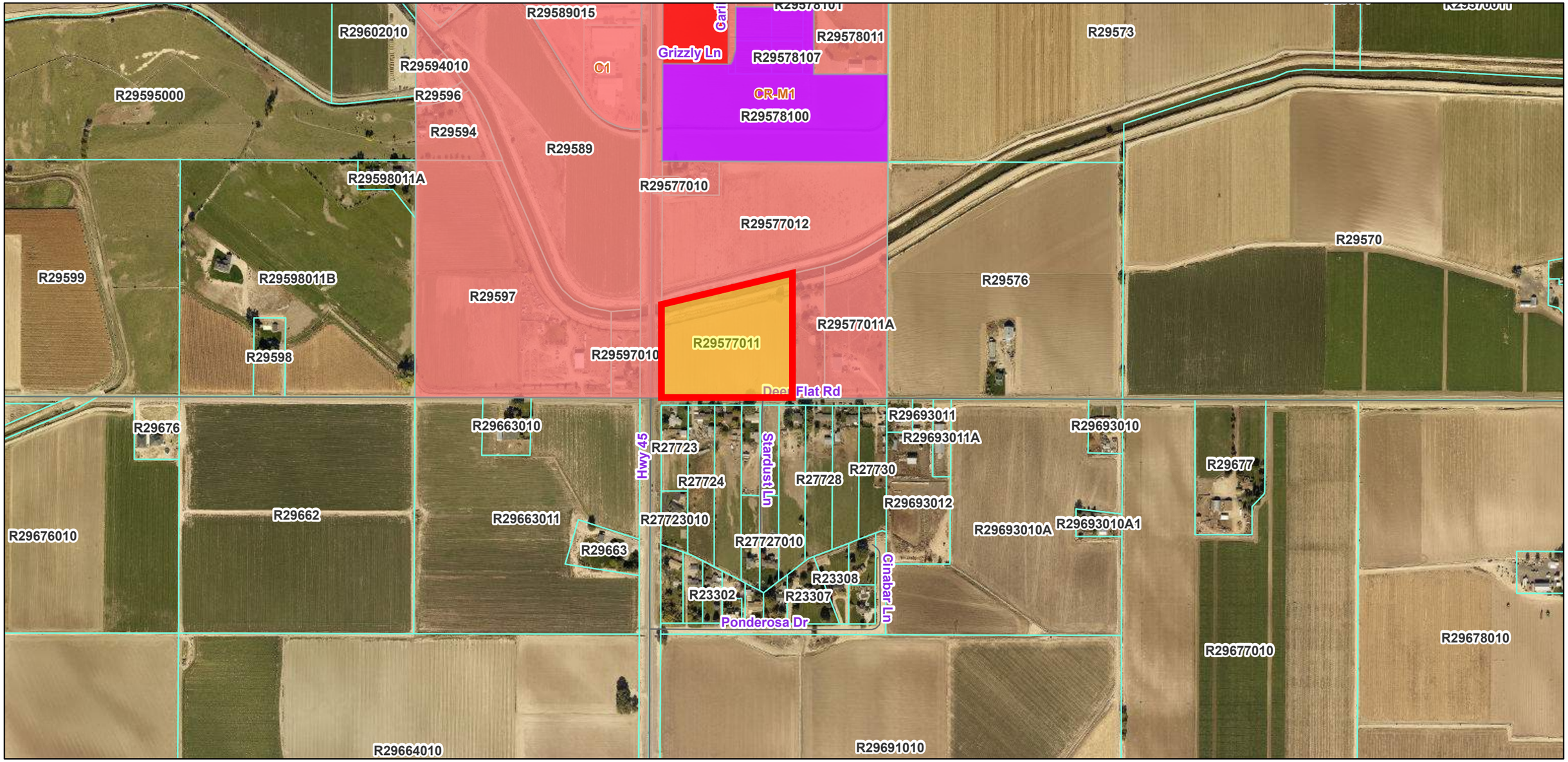


Exhibit A.8.3

Canyon County, ID Zoning & Future Land Use Web Map



8/15/2022, 7:32:58 PM

Canyon County Current Zoning

- Neighborhood Commercial - C1
- Community Commercial - C2
- Conditional Rezone - Light Industrial - CR-M1

Canyon County Future Land Use

- Industrial
- Commercial
- Canyon County Roads
- Canyon County Boundary

Imagery_2019

- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Esri, HERE, U.S. Forest Service, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA

Canyon County, ID Development Services

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA | Esri, HERE, U.S. Forest Service |

200030612

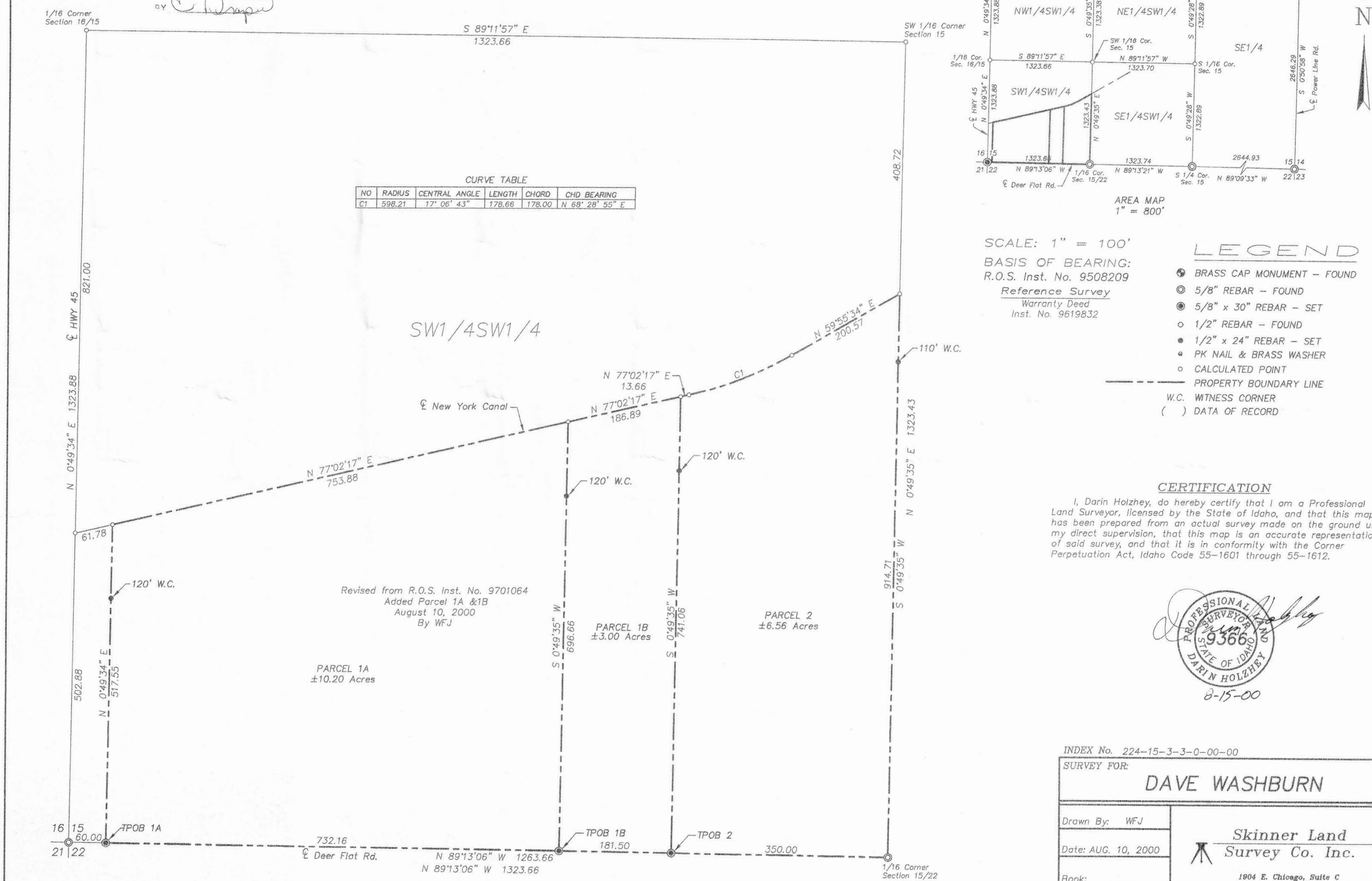
RECORDED

00 AUG 31 AM 10 19

C NOEL HALES
CANYON CNTY RECORDER
BY

RECORD OF SURVEY

A PORTION OF THE SW1/4SW1/4 OF SECTION 15
TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO



CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHD BEARING
C1	598.21	17° 06' 43"	178.66	178.00	N 68° 28' 55" E

AREA MAP
1" = 800'

SCALE: 1" = 100'

BASIS OF BEARING:
R.O.S. Inst. No. 9508209

Reference Survey
Warranty Deed
Inst. No. 9619832

LEGEND

- BRASS CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" x 30" REBAR – SET
- 1/2" REBAR – FOUND
- 1/2" x 24" REBAR – SET
- PK NAIL & BRASS WASHER
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- W.C. WITNESS CORNER
- ( ) DATA OF RECORD

CERTIFICATION

I, Darin Holzhey, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55–1601 through 55–1612.

PROFESSIONAL SURVEYOR LAND 9366 STATE OF IDAHO DARIN HOLZHEY

8-15-00

INDEX No. 224–15–3–3–0–00–00

SURVEY FOR:
DAVE WASHBURN

Drawn By: WFJ
Date: AUG. 10, 2000
Book:
Job No. DE019601

Skinner Land Survey Co. Inc.
1904 E. Chicago, Suite C
Caldwell, Id. 83605
(208)–454–0933

VIEW: HIGHWAY 45 VIEW NORTH

Exhibit A.8.3

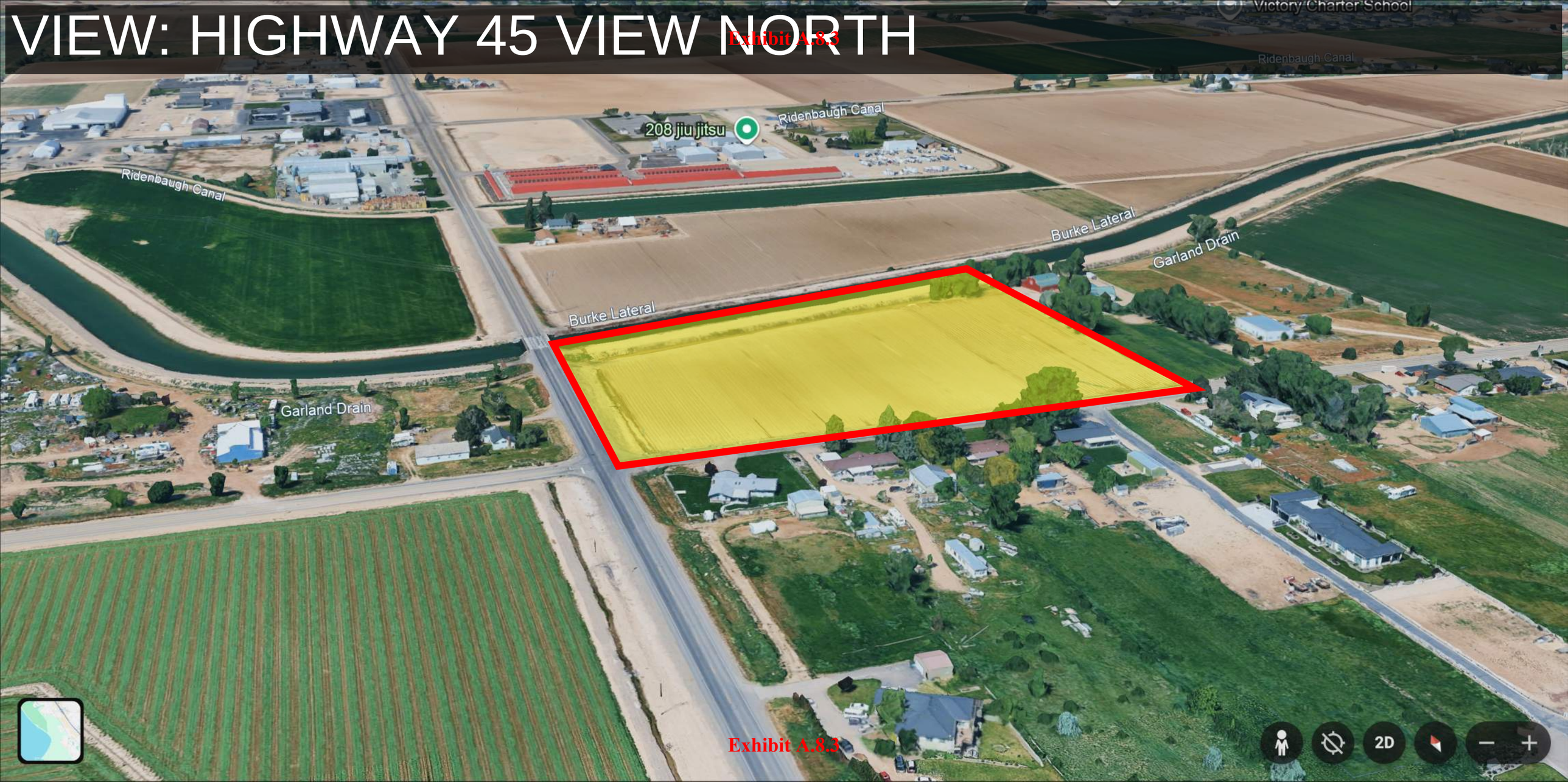


Exhibit A.8.3

VIEW: HIGHWAY 45 & DEERFLAT VIEW NORTH WEST

Exhibit A.8.3



Exhibit A.8.3

VIEW: VIEW SOUTH WEST Exhibit A.8.3

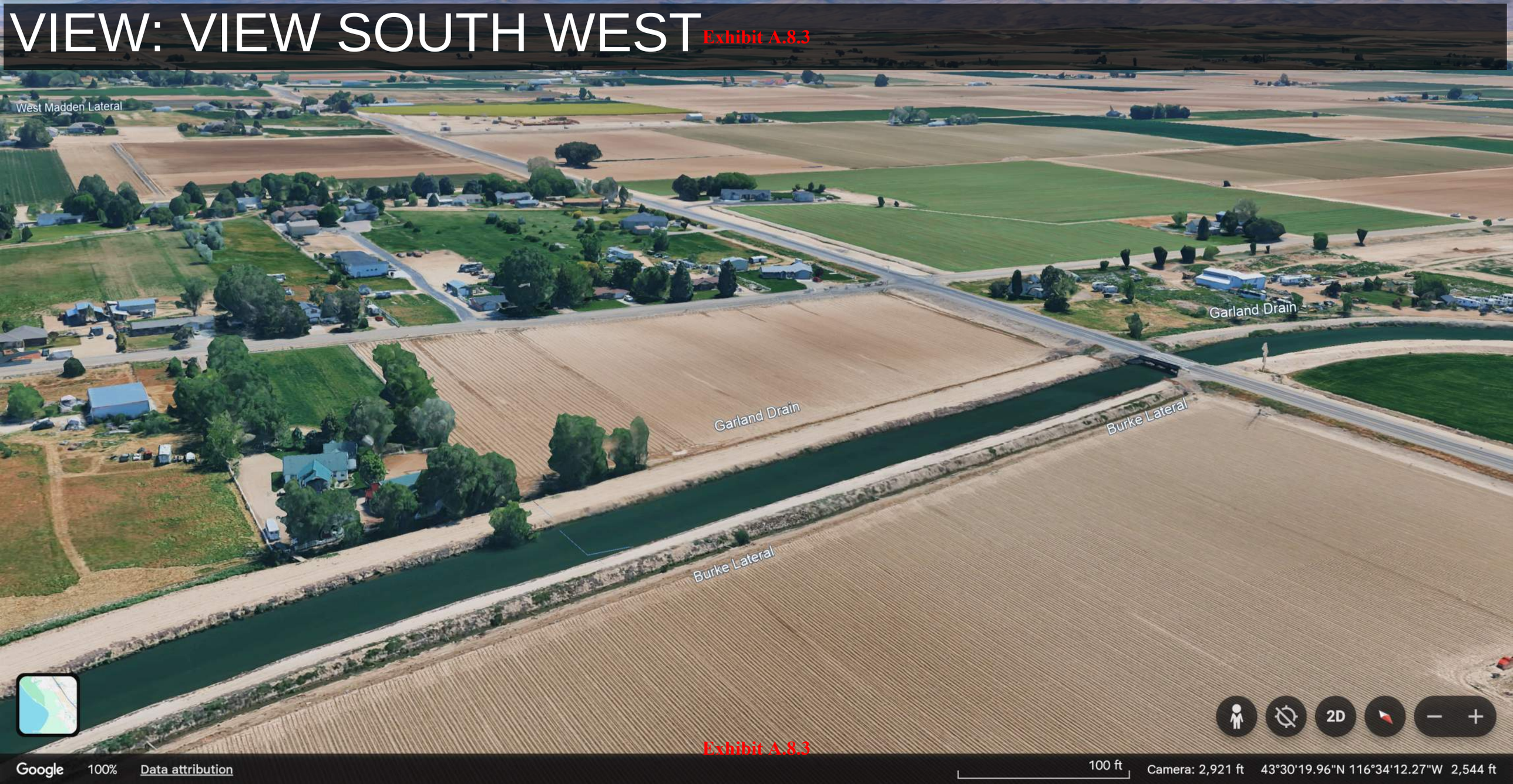


Exhibit A.8.3

VIEW: DEER FLAT ROAD VIEW NORTH WEST

Exhibit A.8.3



Exhibit A.8.3

VIEW: HIGHWAY 45 VIEW SOUTH @ NEW YORK CANAL

Exhibit A.8.3



Exhibit A.8.3

VIEW: HIGHWAY 45 VIEW EAST @ NEW YORK CANAL

Exhibit A.8.3



Exhibit A.8.3

VIEW: CORNER OF HWY 45 VIEW & DEER FLAT ROAD

Exhibit A.8.3

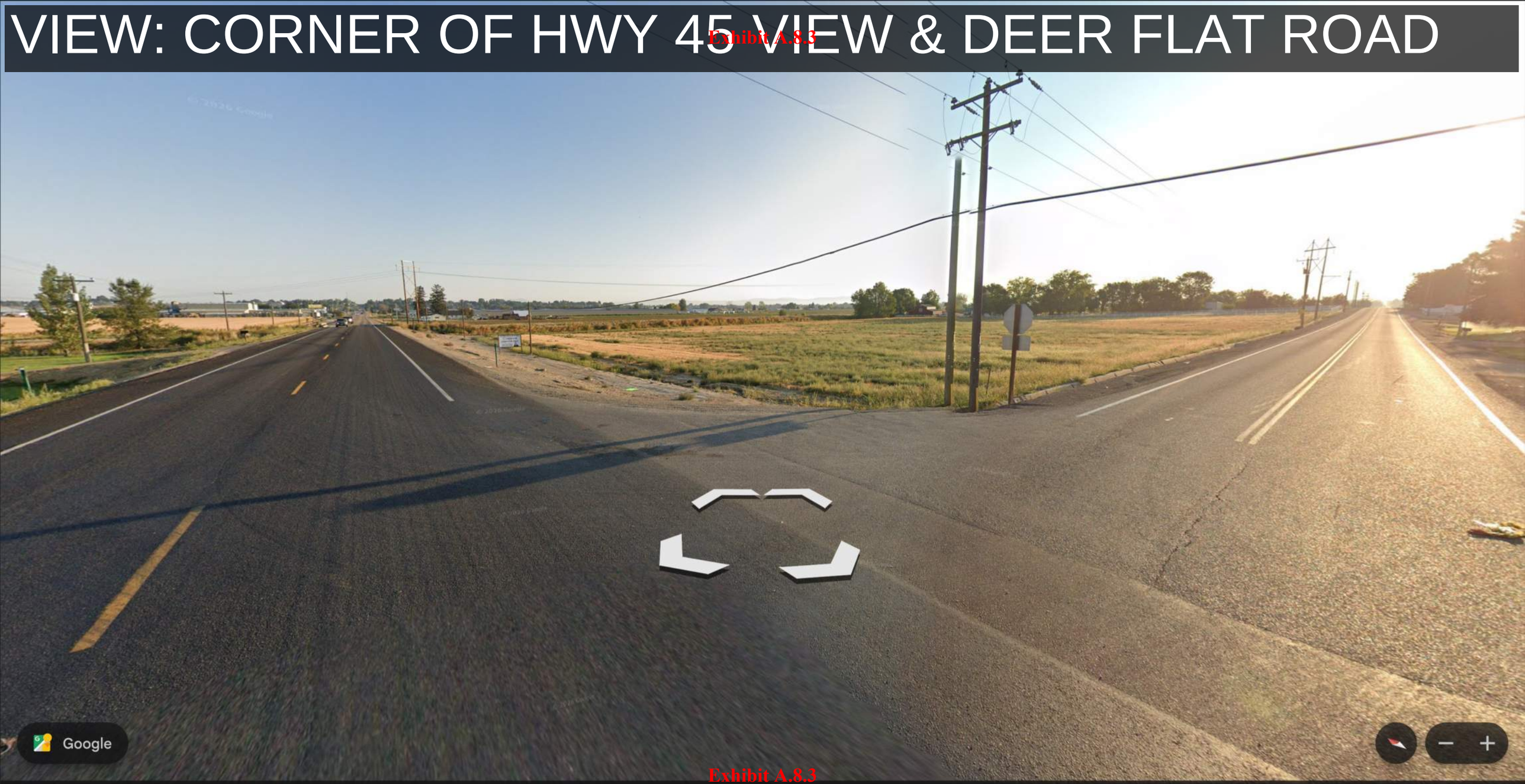


Exhibit A.8.3

VIEW: CORNER OF HWY 45 & DEER FLAT ROAD

Exhibit A.8.3



Exhibit A.8.3

VIEW: DEER FLAT ROAD VIEW WEST

Exhibit A.8.3



Exhibit A.8.3

R2957701200
9248 HIGHWAY 45
17.22 ACRES
ZONE: COUNTY AG

BURKE LATERAL

NEW YORK CANAL

N77D02'17"E - 753.88'

20' REAR YARD SETBACK

NEW YORK CANAL

S00D49'35"W - 120.01'

GARLAND DRAIN

GARLAND DRAIN

35' DRAINAGE EASEMENT EXTENT FROM C/L

N00D49'34"E - 120.01'

GARLAND DRAIN

60'-0"

60'-0"

R2957701100
10.199 ACRES
ZONE: COUNTY AG
PROP'D: COUNTY C-2

S00D49'35"W - 536.64'

25' SIDE SETBACK

R29577011B0
8810 DEER FLAT RD
2.992 ACRES
ZONE: COUNTY AG

R29577011A0
8820 DEER FLAT RD
6.555 ACRES
ZONE: COUNTY AG

R2959701000
8810 DEER FLAT RD
1.83 ACRES
ZONE: COUNTY AG

HIGHWAY 45

N00D49'34"E - 397.54'

15' STREET SIDE SETBACK

120' IDAHO POWER EASEMENT

25' FRONT SETBACK

DEER FLAT ROAD

ROW DEDICATION

DEER FLAT ROAD

N89D13'06"W - 732.16'

ROW DEDICATION

DEER FLAT ROAD

R2966301100
34.19 ACRES
ZONE:
COUNTY - AG

R2772300000
1.65 ACRES
ZONE:
COUNTY - AG

R2772400000
2.97 ACRES
ZONE:
COUNTY - AG

R2772500000
3.23 ACRES
ZONE:
COUNTY - AG

R2772600000
1.21 ACRES
ZONE:
COUNTY - AG

R27727010A0
1.21 ACRES
ZONE:
COUNTY - AG

R2772700000
3.19 ACRES
ZONE:
COUNTY - AG

R2772800000
2.87 ACRES
ZONE:
COUNTY - AG

R2772900000
2.67 ACRES
ZONE:
COUNTY - AG

R2773000000
2.53 ACRES
ZONE:
COUNTY - AG

5A
A090

EXISTING SITE CONDITIONS PLAN

SCALE (24x36): 1:50
SCALE (12x18): 1:100

PLAN TRUE

0' 25' 50' 100
0" 1/2" 1" 2"
SCALE: 1' = 50'-0"

TKM ARCHITECTURE, LLC
IDAHO: 3989 BUNNY HILL LANE
MERIDIAN, ID 83642
UTAH: P.O.BOX 487
OGDEN, UT 84402
P: 208.590.5109

PURSUANT TO APPLICABLE ARCHITECTS PRACTICE ACT(S) AND ANCTA OF 1990, ALL DESIGN(S) AND MATERIAL(S) ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF TKM ARCHITECTURE. REPRODUCTION OR REUSE OF THE MATERIAL(S) AND DESIGN(S) CONTAINED HEREIN IS PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT FROM BY ARCHITECTURE, L.L.C.
DO NOT SCALE DRAWINGS

© 2026 TERAH KENDALL MITCHELL ARCHITECTURE, L.L.C. ALL RIGHTS RESERVED

STATE OF IDAHO
TERAH K. MITCHELL
09/11/26
AR 986778
LICENSED ARCHITECT

DEER FLAT COMMERCIAL DEVELOPMENT
NE CORNER DEER FLAT ROAD & HIGHWAY 45
CANYON COUNTY, ID 83686

PROJECT:

DATE	DESCRIPTION

EXIST. SITE CONDITIONS PLAN

PROJECT #: 26.022
DRAWN BY: TKM
CHECKED BY:

SHEET #
A090

COUNTY REVIEW SET 09/11/2026



5A / A100 CONCEPT SITE & LANDSCAPING PLAN

SCALE (24x36): 1:50

SCALE (12x18): 1:100

CANYON COUNTY
CH. 7 - ZONING REGULATIONS

PROPOSED C-2/SERVICE COMM.

PROJECT DATA:
CURRENT COUNTY ZONING = AG - AGRICULTURE
PROP'D COUNTY ZONING = C-2 - SERVICE COMMERCIAL

7-10-21 SETBACKS, LOT SIZE, HEIGHT REGULATIONS:

TABLE 1 & 7-10-21(B): AG, RES, COMMERCIAL/INDUSTRIAL
FRONT SETBACK = 25'; PROVIDED = 25'
REAR SETBACK = 30'; PROVIDED > 30'
SIDE SETBACK = 25'; PROVIDED = 25'
STREET SIDE SETBACK = 25'; PROVIDED = 25'

LOT SIZE COMMERCIAL	= NO MINIMUM (TABLE 2)
LOT SIZE ACTUAL	= 10.199 ACRES, 444,268 GSF
LOT WIDTH	= NO MINUMUM (TABLE 2)
BLDG HEIGHT ALLOWED	= 50'-0" (TABLE 3)

7-13-01: OFF-STREET PARKING & LOADING
(8) EVERY OPEN OFF-STREET PARKING AREA HAVING MORE THAN FOUR (4) PARKING SPACES SHALL BE HARD SURFACED.
(9) LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES.
(10) OFF-STREET PARKING AREAS MAY BNE REQUIRED TO SCREEN ANY SIDE ADJOINING ANY RESIDENTIAL PROPERTY BY A WALL, FENCE, OR HEDGE TO A HEIGHT OF SIX FEET (6') EXCEPT FOR THE FRONT YARD SETBACK AREAS OF THE ADJOIIUNG RESIDENTIAL PROPERTY, WHICH SHALL BE A MAXIMUM HEIGHT OF THREE FEET (3').

LANDSCAPE DETAILS TO BE REVIEWED AND APPROVED CONSISTENT WITH ALL COUNTY REQUIREMENTS DURING PERMIT REVIEW.

PARKING FOR 1 STALL/ 450 GSF OF BUILDING AREA

PARKING REQ'D C-2	= 24 STALL(S)
PARKING PROV'D C-2	= 24 STALL(S)

* **NO** PARKING REDUCTION REQUESTED

STREET ROW:

HIGHWAY 45	= 60' ROW 1/2 STREET (NO ADD'TL)
DEER FLAT ROAD	= 40' ROW 1/2 STREET (ADD'TL)

*ADD'TL 40'-0" ROW REQUIRED ALONG DEER FLAT ROAD

SITE ACCESS DRIVE(S):
SITE DRIVEWAY ACCESS SHALL BE LOCATED ON DEER FLAT ROAD NO LESS THAN 300' FROM HIGHWAY 45 PER CANYON CO. HIGHWAY DISTRICT

GENERAL VEGETATION & LANDSCAPING INFORMATION:
(1) TREE W/ (10) SHRUBS EVERY 50' AT FRONT YARD & (1) TREE w/ (5) SHRUBS FOR SIDE & REAR YARDS

PRESSURIZED DRIP IRRIGATION SYSTEM THROUGHOUT SITE W/ 1"-2" STONE LANDSCAPING AGGREGATE COVER

SPECIES INDICATED ARE PROVIDED AS DESIRABLE EXAMPLES & ARE SUBJECT TO CHANGE BASED ON AVAILABILITY

CLASS I & II TREES

- (11) WHITE ASH; CLASS II - 50-60' x 35-45'
- (9) FREEMAN MAPLE; CLASS II - 45-55' x 35-45'
- (12) LITTLELEAF LINDEN; CLASS II - 40-60' x 30-40'
- (5) EASTERN REDBUD; CLASS I - 20-30' x 20-25'
- (5) IDAHO LOCUST; CLASS I - 20-30' x 15-30'

CONIFER TREES:

- (8) COLORADO SPRUCE - 40'-70'; LOW WATER
- (9) LIMBER PINE - 35'-60'; LOW WATER

SHRUBS & GRASSES:

- (109) "WHITE SAGE"; 36-60" TALL
- (16) "DEERGRASS"; 24-48" TALL
- (145) "ATLAS FESCUE"; 24-36" TALL
- (20) "BLUE OAT GRASS"; 36-48" TALL
- (54) "PURPLE LAVENDER"; 12-24" TALL

GROUND COVER

- 1.5"-3" STONE LANDSCAPING AGGREGATE MULCH

SITE & COMMUNITY AMENITIES:
SCREENED & ENCLOSED CENTRALIZED GARBAGE DUMPSTERS

6'H CHAINLINK FENCE w/ GALVANIZED STEEL POSTS ALONG SITE PERIMETER

WATER-WISE LANDSCAPING THROUGHOUT w/ DRIP IRRIGATION SYSTEM

PLAN TRUE

0' 25' 50' 100
0" 1/2" 1" 2"
SCALE: 1' = 50'-0"

TKM ARCHITECTURE, LLC
IDAHO: 3989 BUNNY HILL LANE MERIDIAN, ID 83642
UTAH: P.O. BOX 487 OGDEN, UT 84402
P: 208.590.5109

PURSUANT TO APPLICABLE ARCHITECTS PRACTICE ACT(S) AND AIA/CSI/CSA CP 1992, ALL DESIGN(S) AND MATERIAL(S) ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF TKM ARCHITECTURE. REPRODUCTION OR REUSE OF THE MATERIAL(S) AND DESIGN(S) CONTAINED HEREIN IS PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT FROM BY ARCHITECTURE, L.L.C. DO NOT SCALE DRAWINGS

© 2026 TERAN KENDALL MITCHELL - ARCHITECTURE, L.L.C. ALL RIGHTS RESERVED

STATE OF IDAHO
TERAN K. MITCHELL
09/11/26
AR 986778
LICENSED ARCHITECT

DEER FLAT COMMERCIAL DEVELOPMENT
NE CORNER DEERFLAT RD & HIGHWAY 45
CANYON COUNTY, ID 83686

PROJECT:

DATE	DESCRIPTION

CONCEPT SITE & LANDSCAPING PLAN

PROJECT #: 24102
DRAWN BY: TKM
CHECKED BY:

SHEET # A100

COUNTY REVIEW SET 09/11/2026



5A OVERALL BUILDING AXONOMETRIC LOOKING SOUTHEAST
Am301

TKM ARCHITECURE, LLC
IDAHO: 3989 BUNNY HILL LANE MERIDIAN, ID 83642
UTAH: P.O. BOX 487 OGDEN, UT 84401
P: 208-590-5109 | E: tmitchell@tkm-architecture.com

PURSUANT TO APPLICABLE ARCHITECTS PRACTICE ACT(S) AND AIA/CPA OF 1990, ALL DESIGN(S) AND MATERIAL(S) ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN AT ALL TIMES THE PROPERTY OF TKM ARCHITECTURE. REPRODUCTION OR REUSE OF THE MATERIAL(S) AND DESIGN(S) CONTAINED HEREIN IS PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT FROM BY ARCHITECTURE, L.L.C. DO NOT SCALE DRAWINGS

© 2026 TKM ARCHITECTURE, LLC ALL RIGHTS RESERVED

STATE OF IDAHO
TERRAN K. MITCHELL
09/11/2026
AR 986778
LICENSED ARCHITECT

DEER FLAT COMMERCIAL DEVELOPMENT
NE CORNER DEER FLAT RD & HIGHWAY 45
CANYON COUNTY, ID 83686

PROJECT:

DATE	DESCRIPTION

DEER FLAT COMMERCIAL AXONOMETRICS

PROJECT #:26.01
DRAWN BY: Author
CHECKED BY: Checker

SHEET #
Am301

OWNER REVIEW SET 07.02.2026

9/19/2026 3:19:48 PM
I:\PROJECTS - BY STATE\TKM DESIGN BUILD\OPEN\26.1022 Leo Yoshiki, Deerflat Road, Canyon Co., ID (proposal)\01 CURRENT\ARCH\DEER FLAT RD_R26.rvt

SA
Am302

OVERALL BUILDING AXONOMETRIC LOOKING NORTH EAST

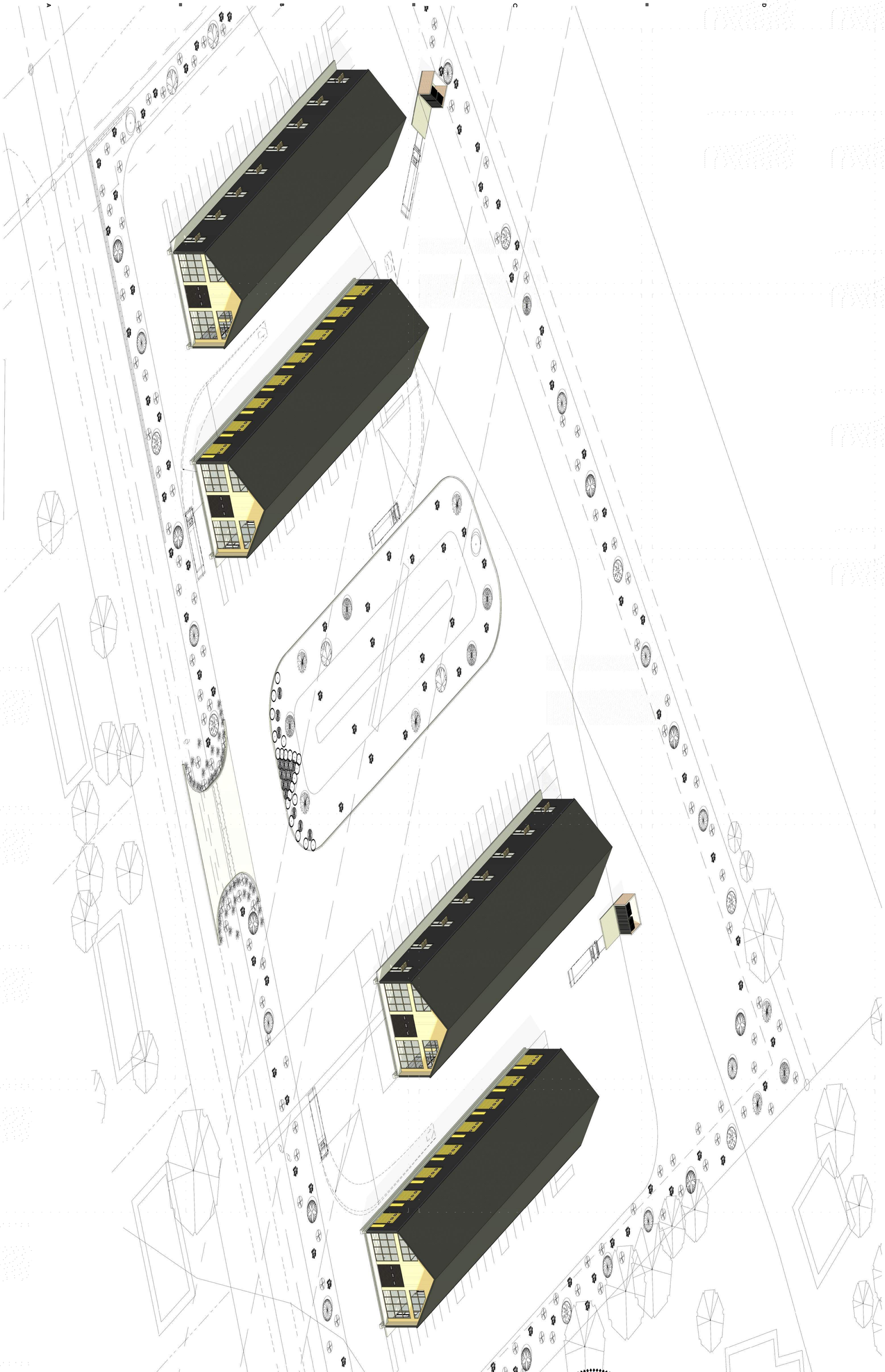


Exhibit A.8.3

Exhibit A.8.3

DEER FLAT COMMERCIAL AXONOMETRICS

Am302 SHEET #

PROJECT #: 26.011
DRAWN BY: Author
CHECKED BY: Checker

DATE | DESCRIPTION

PROJECT:

DEER FLAT COMMERCIAL DEVELOPMENT

NE CORNER DEER FLAT RD & HIGHWAY 45
CANYON COUNTY, ID 83686

LICENSED ARCHITECT
AR 986778
STATE OF IDAHO
TESSA K. MILLER
09/11/2026

TKM ARCHITECTURE, LLC
PHONE: (208) 412-8181
IDAHO: 1800 FAIRVIEW AVE, SUITE 200
MERIDIAN, ID 83642
P.O. BOX 467
COEUR D'ALENE, ID 83816

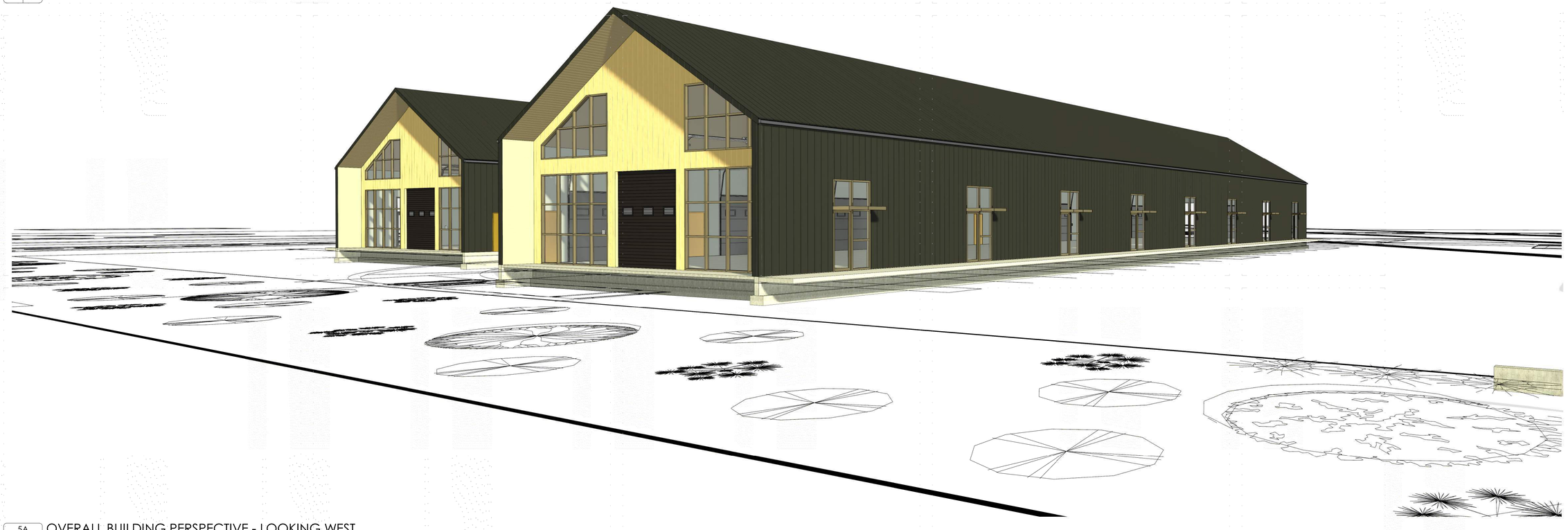
© COPYRIGHT TKM ARCHITECTURE, LLC
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF TKM ARCHITECTURE, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF TKM ARCHITECTURE, LLC. ALL COMMON LAW AND STATUTORY RIGHTS ARE RESERVED.

TKM ARCHITECTURE

OWNER REVIEW SET 07.02.2026



5C OVERALL BUILDING PERSPECTIVE - LOOKING NORTH EAST
Am303



5A OVERALL BUILDING PERSPECTIVE - LOOKING WEST
Am303

TKM ARCHITECURE, LLC
IDAHO: 3989 BUNNY HILL LANE MERIDIAN, ID 83642
UTAH: P.O. BOX 487 OGDEN, UT 84401
p. 208-590-5109 | E: tmitchell@tkm-architecture.com

PURSUANT TO APPLICABLE ARCHITECTS PRACTICE ACT(S) AND AIA/CPA OF 1990, ALL DESIGN(S) AND MATERIAL(S) ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN AT ALL TIMES THE PROPERTY OF TKM ARCHITECTURE. REPRODUCTION OR REUSE OF THE MATERIAL(S) AND DESIGN(S) CONTAINED HEREIN IS PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT FROM BY ARCHITECTURE, LLC. DO NOT SCALE DRAWINGS
© 2026 TKM ARCHITECTURE, LLC ALL RIGHTS RESERVED

STATE OF IDAHO
TERRANK K. MITCHELL
09/11/2026
AR 986778
LICENSED ARCHITECT

DEER FLAT COMMERCIAL DEVELOPMENT
NE CORNER DEER FLAT RD & HIGHWAY 45
CANYON COUNTY, ID 83686

PROJECT:

DATE	DESCRIPTION

DEER FLAT COMMERCIAL PERSPECTIVE

PROJECT #:26.01
DRAWN BY: Author
CHECKED BY: Checker

SHEET #
Am303

OWNER REVIEW SET 07.02.2026

9/19/2026 3:20:19 PM
I:\PROJECTS - BY STATE\TKM DESIGN BUILD\2026\26.01 Leo Yoshisk, Deerflat Road, Canyon Co., ID \professional\01 CURRENT\VASHON\DEER FLAT RD_R24.rvt

Exhibit A.8.3

DEER FLAT COMMERCIAL



Exhibit A.8.3

VIP
COMPOUNDING, LLC

architecture

CANYON COUNTY IDAHO ·1892·

PLANNING REVIEW

SUB25-00049

SEPTEMBER 8, 2025

PLANNING & ZONING COMMISSION MEETING

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# CR2025-0014

Hearing Date: October 1, 2026

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

R29577011 PARCEL INFORMATION REPORT

9/11/2026 11:19:01 AM

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

DISCLAIMER:

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

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

Exhibit B2.1

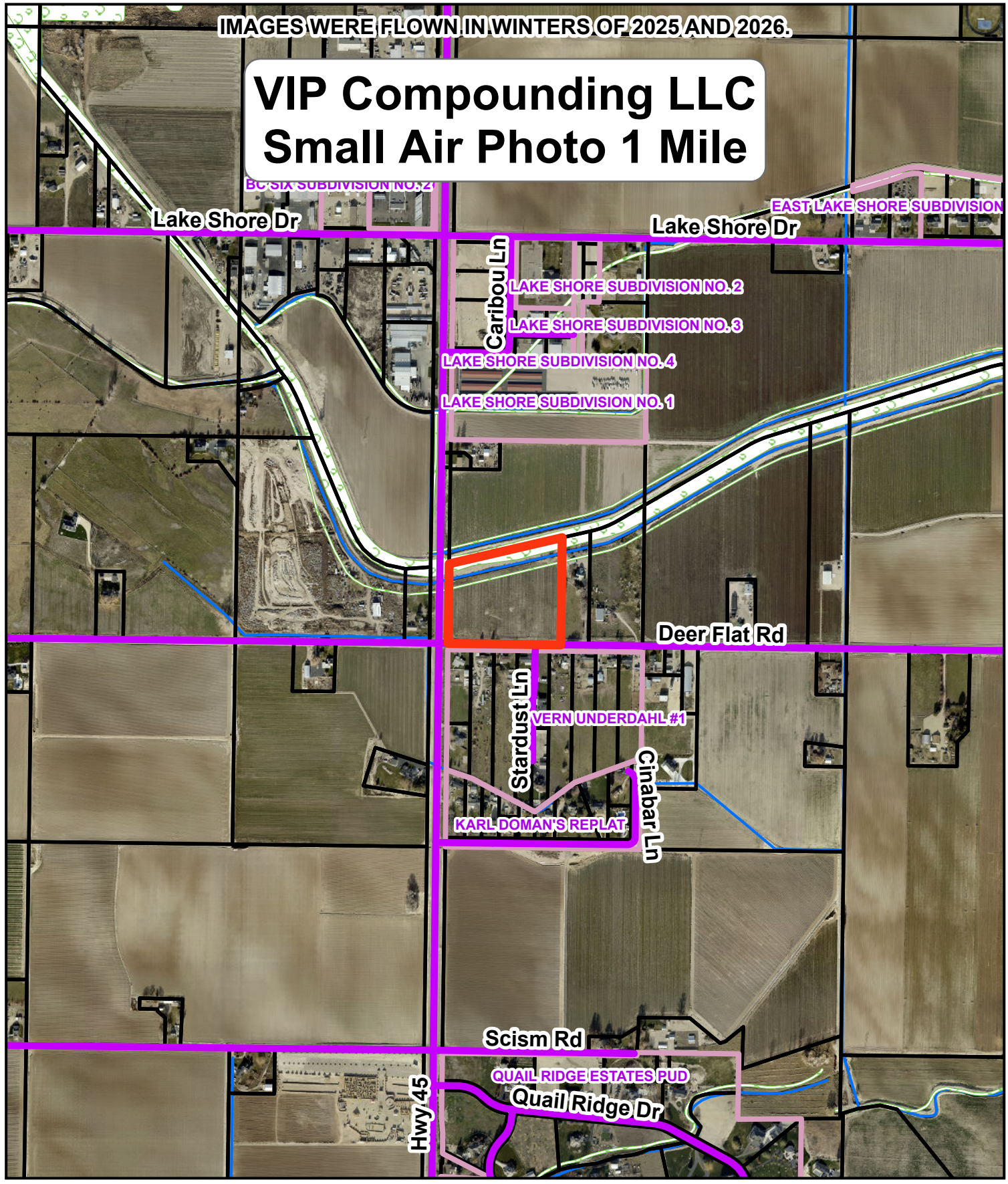
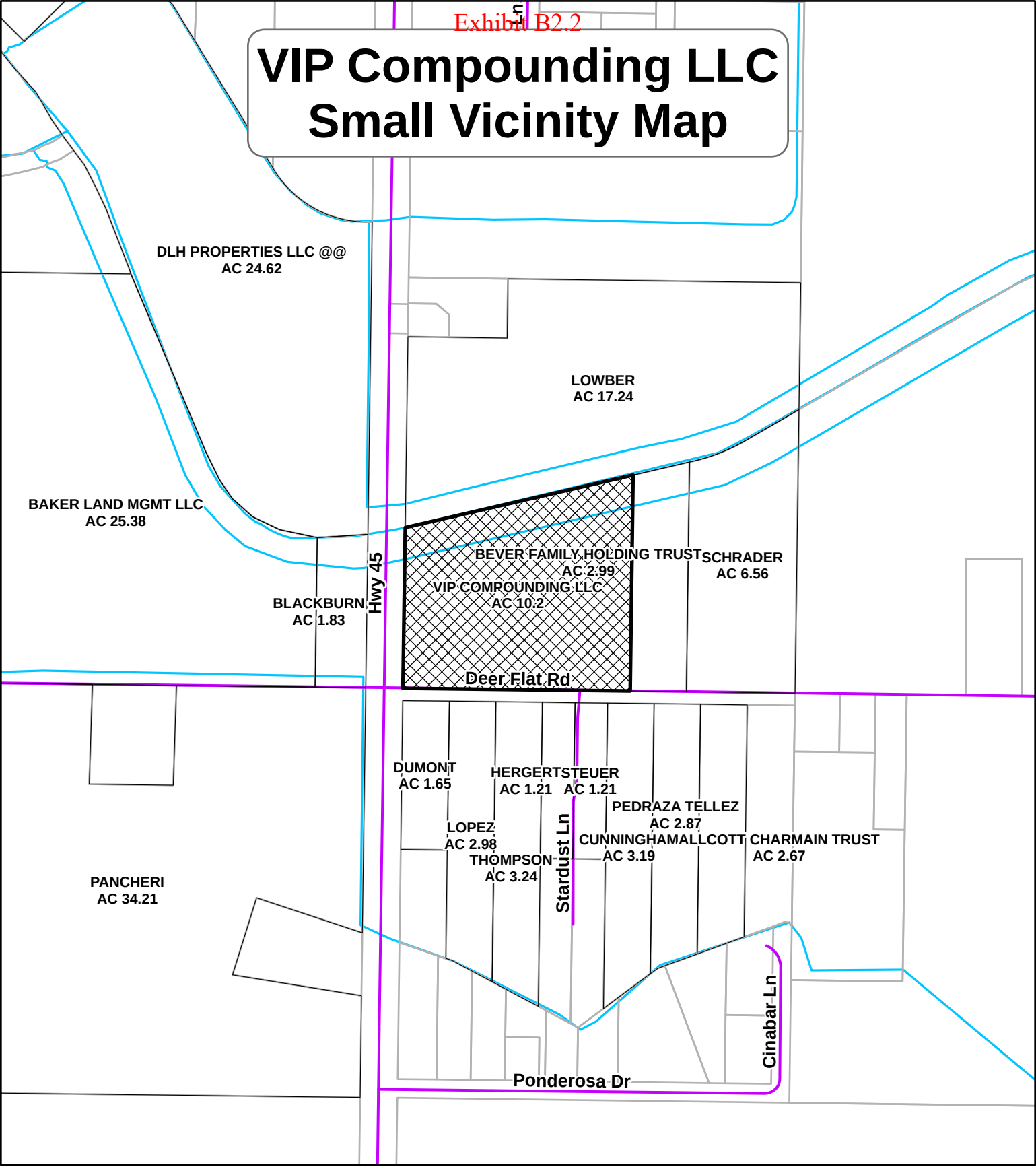


Exhibit B2.1

Exhibit B2.2

VIP Compounding LLC
Small Vicinity Map





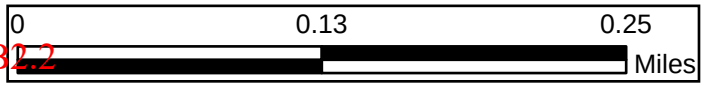
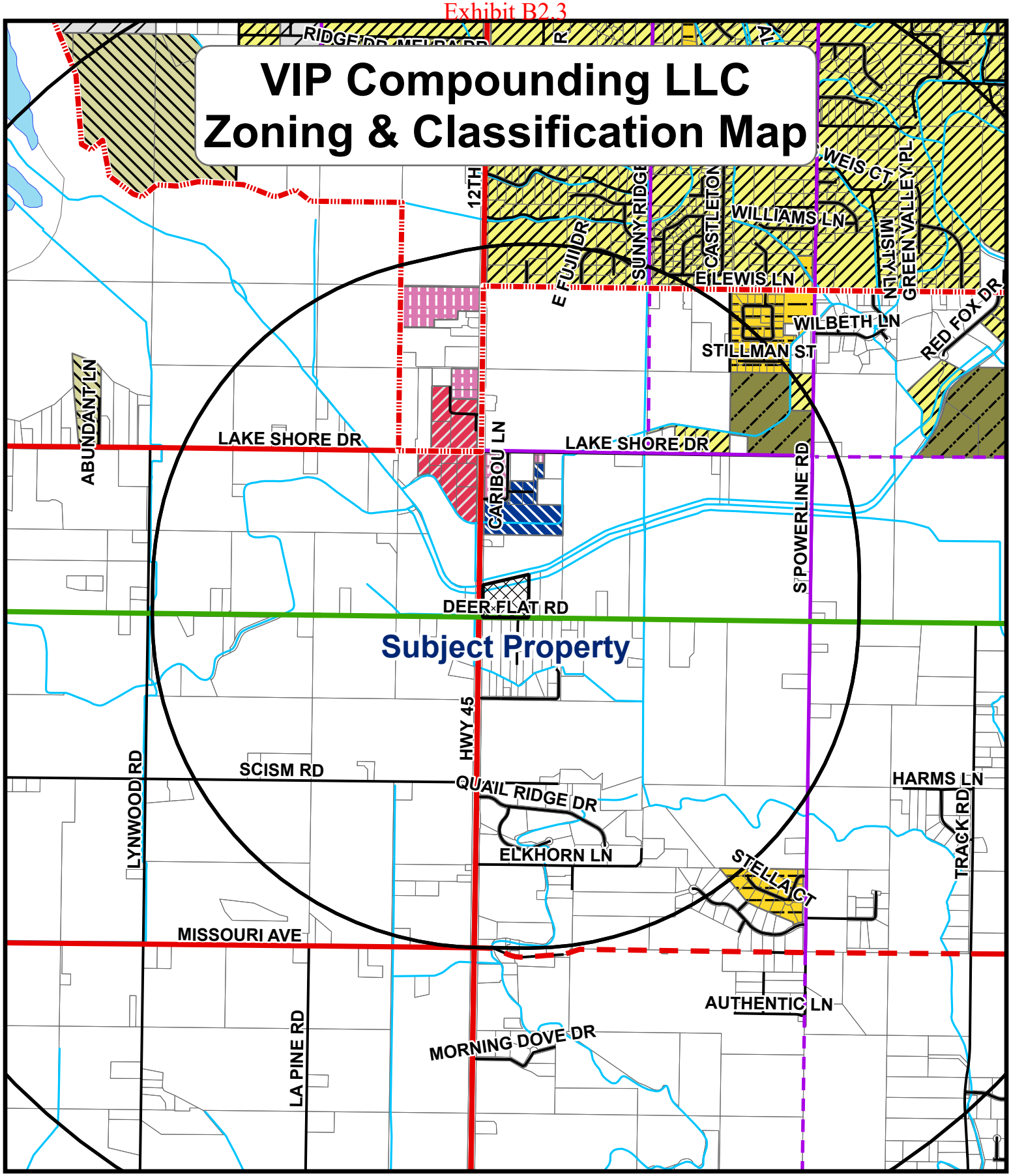


Exhibit B2.2

Exhibit B2.3

VIP Compounding LLC
Zoning & Classification Map



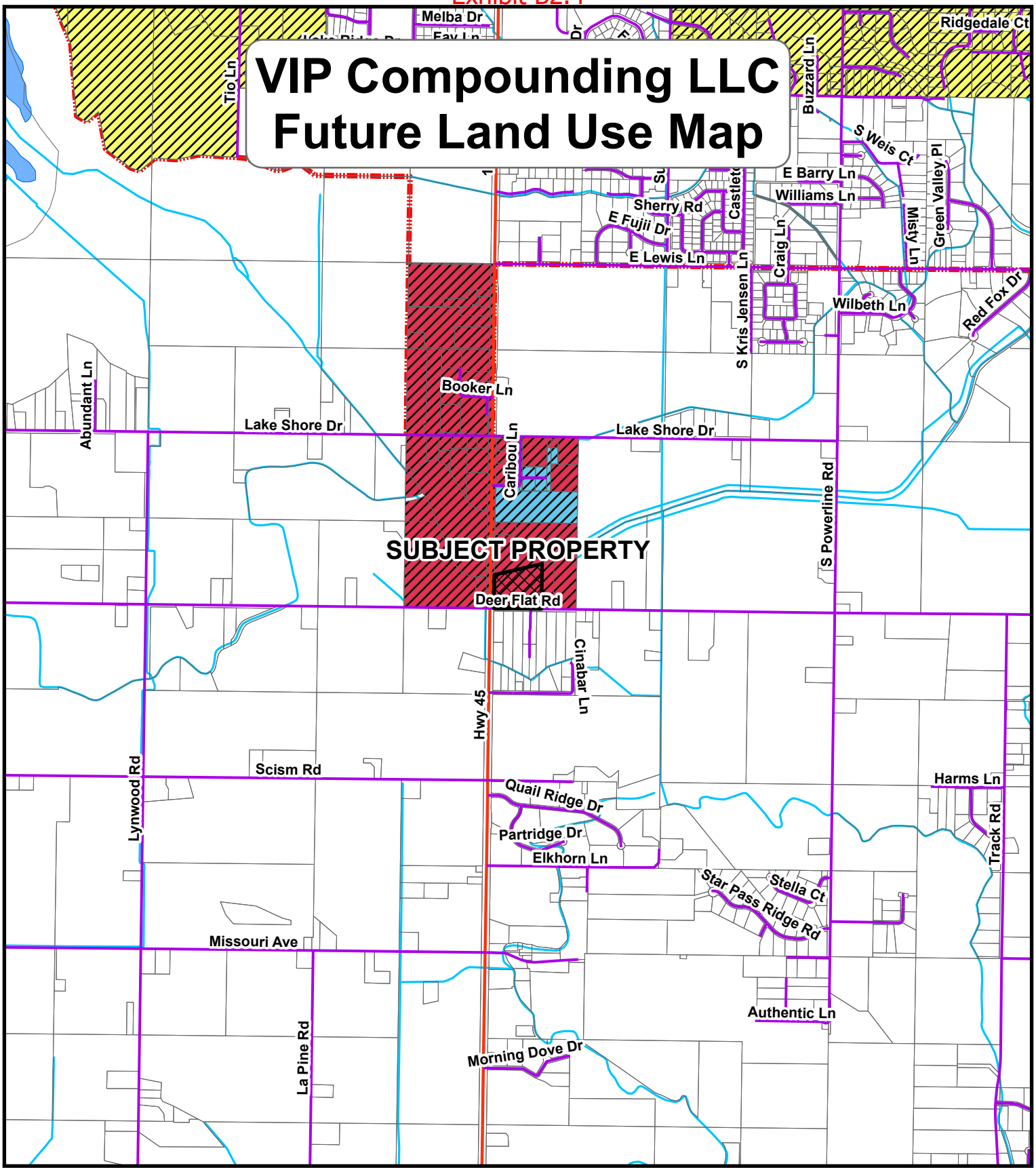
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR

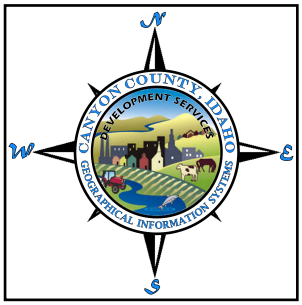
0 0.25 0.5 Miles

Exhibit B2.3

Exhibit B2.4

VIP Compounding LLC
Future Land Use Map





Future Land Use 2030

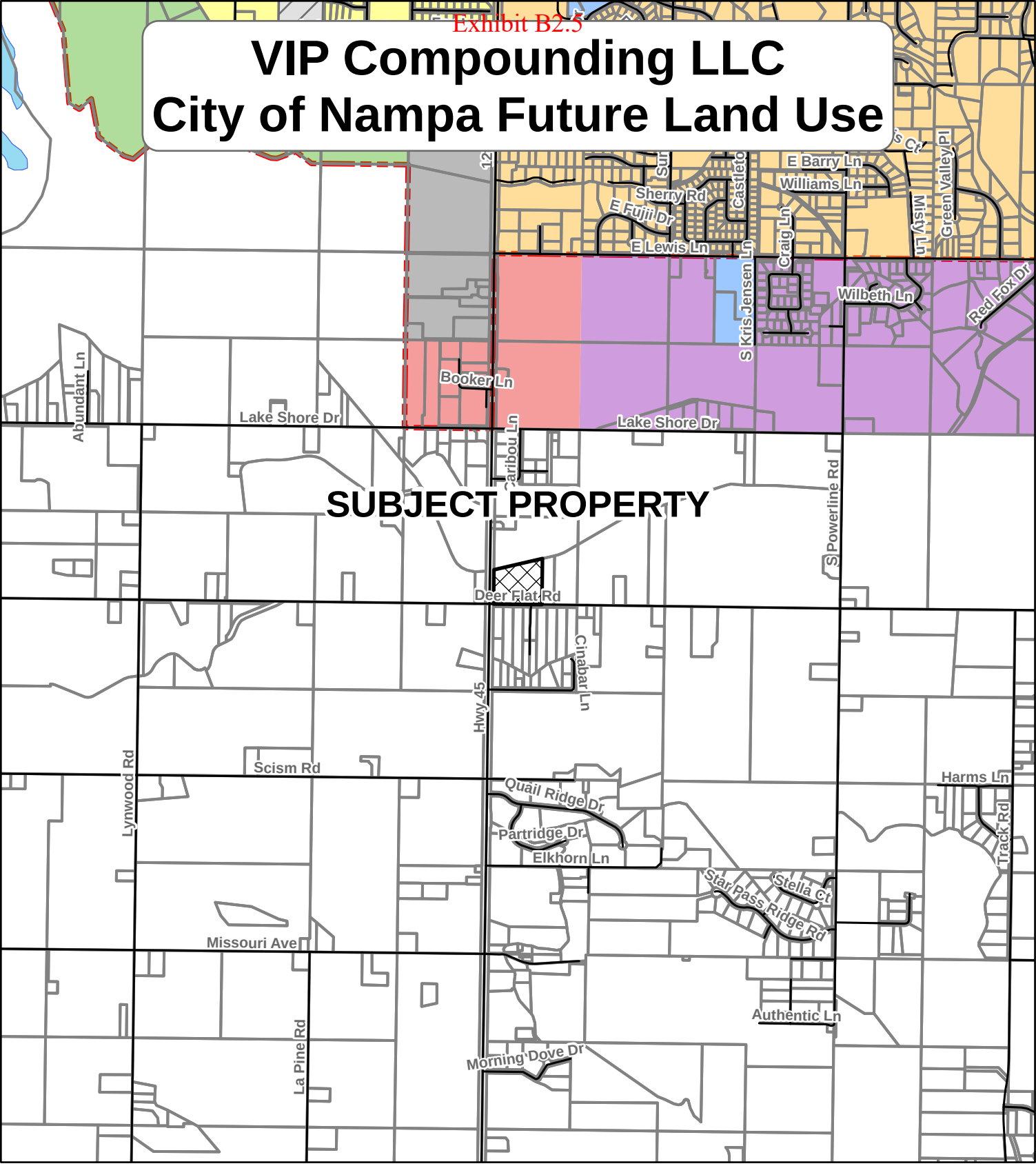
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B2.4

Exhibit B2.5

VIP Compounding LLC
City of Nampa Future Land Use

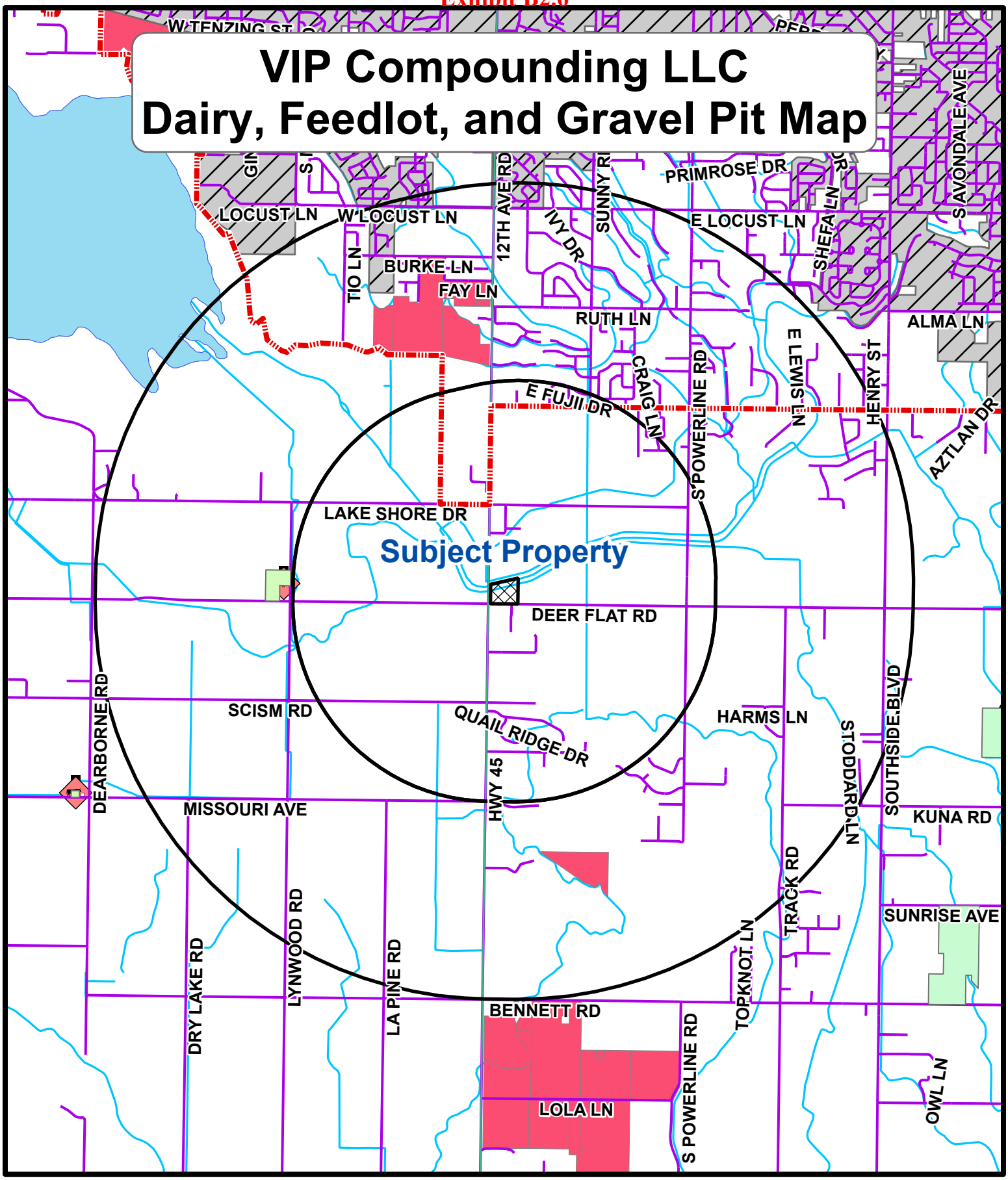


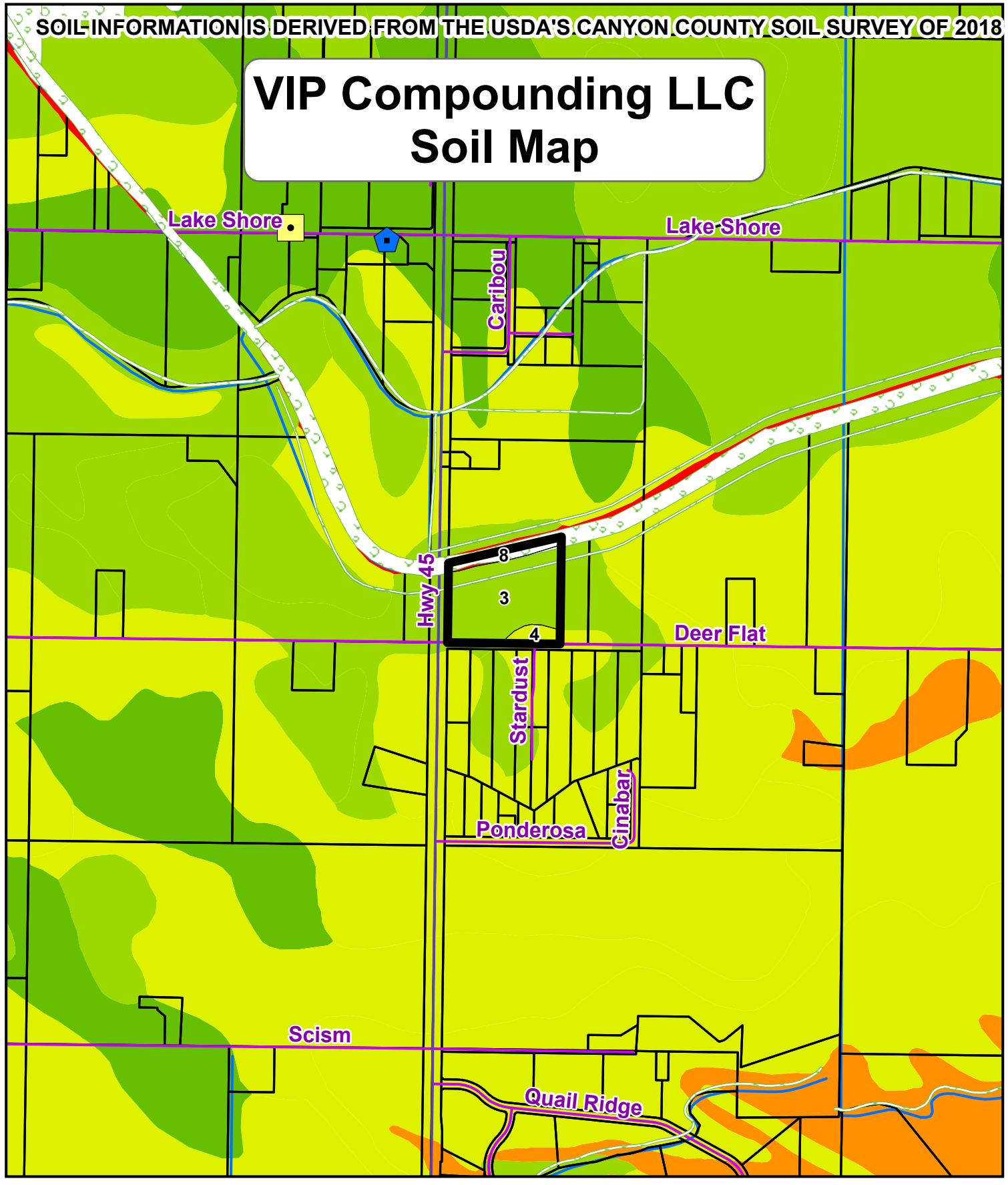
NampaCompPlan

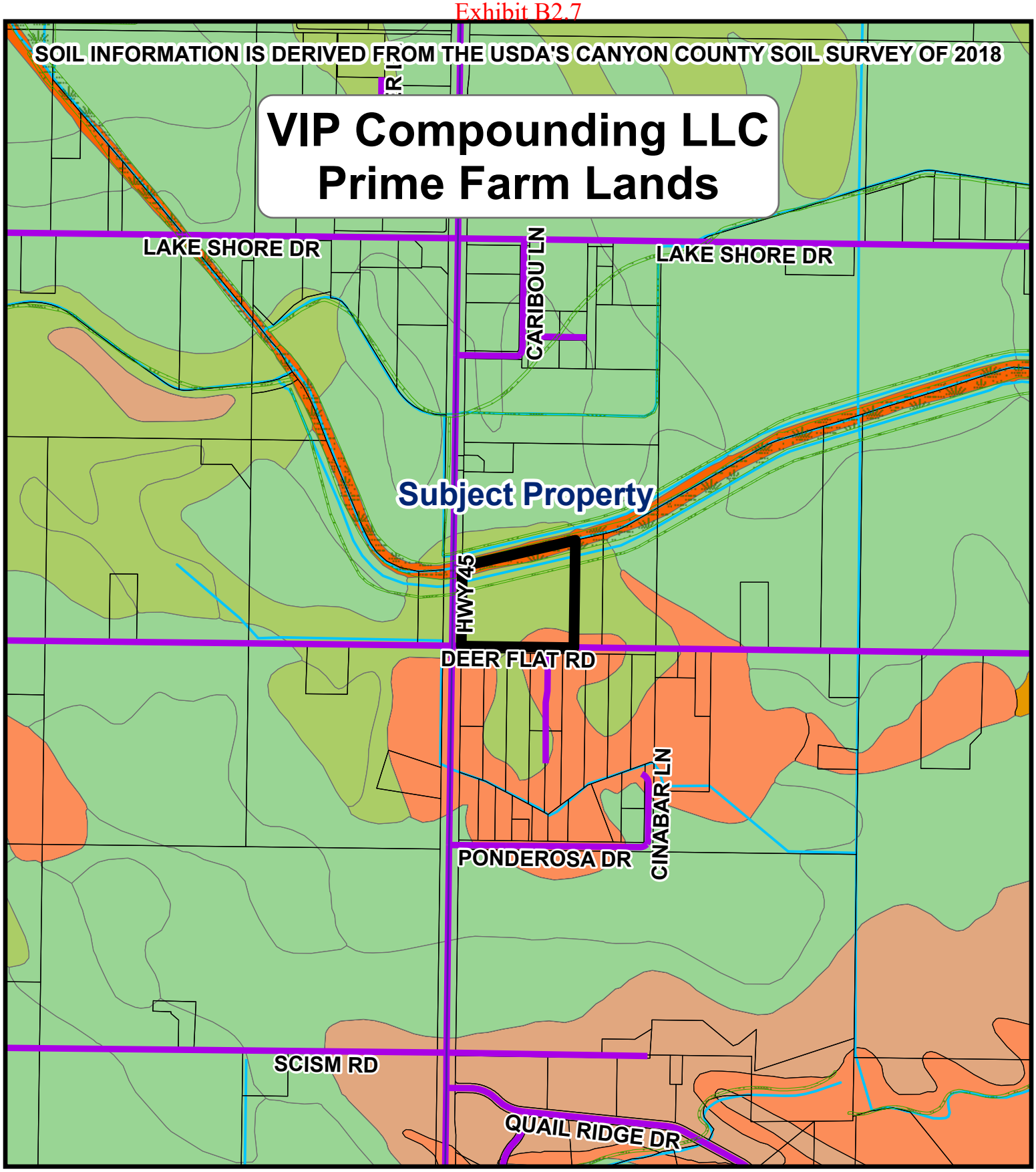
- Airport
- Commercial
- Community Mixed Use
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use
- Unknown
- Very Low Density Residential

0 0.25 0.5 Miles

Exhibit B2.5


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


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
VIP Compounding LLC
Soil Map
Lake Shore
Lake Shore
Caribou
Hwy 45
8
3
4
Deer Flat
Stardust
Cinabar
Ponderosa
Scism
Quail Ridge
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
0
0.25
0.5
Miles


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

SOIL REPORT

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

FARMLAND REPORT

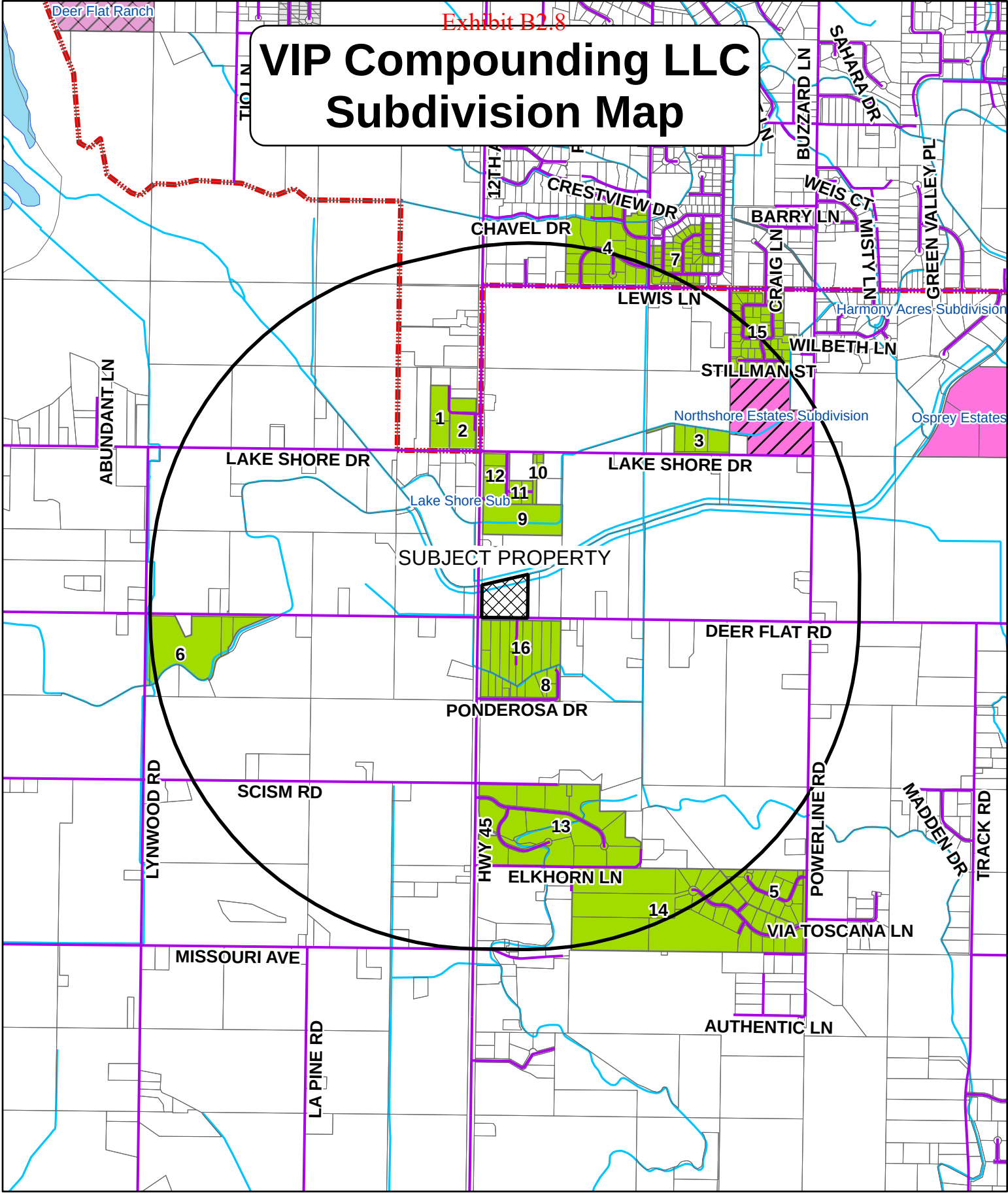
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TrB	Not prime farmland	36374.65	0.84	8.19%
SdB	Prime farmland if irrigated and reclaimed of excess salts and sodium	360839.72	8.28	81.22%
W	0	47035.57	1.08	10.59%
		444249.93	10.20	100%

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

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

Exhibit B2.8

VIP Compounding LLC Subdivision Map



SUBDIVISIONS

Plat Type,Plat Status

- Preliminary,Approved
- Preliminary,Pending
- MOBILE HOME PARKS

0 0.25 0.5 Miles

Exhibit B2.8

SUBDIVISION & LOT REPORT

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

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

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

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

PLATTED SUBDIVISIONS

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

SUBDIVISIONS IN PLATTING

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

MOBILE HOME & RV PARKS

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

Exhibit B2.10

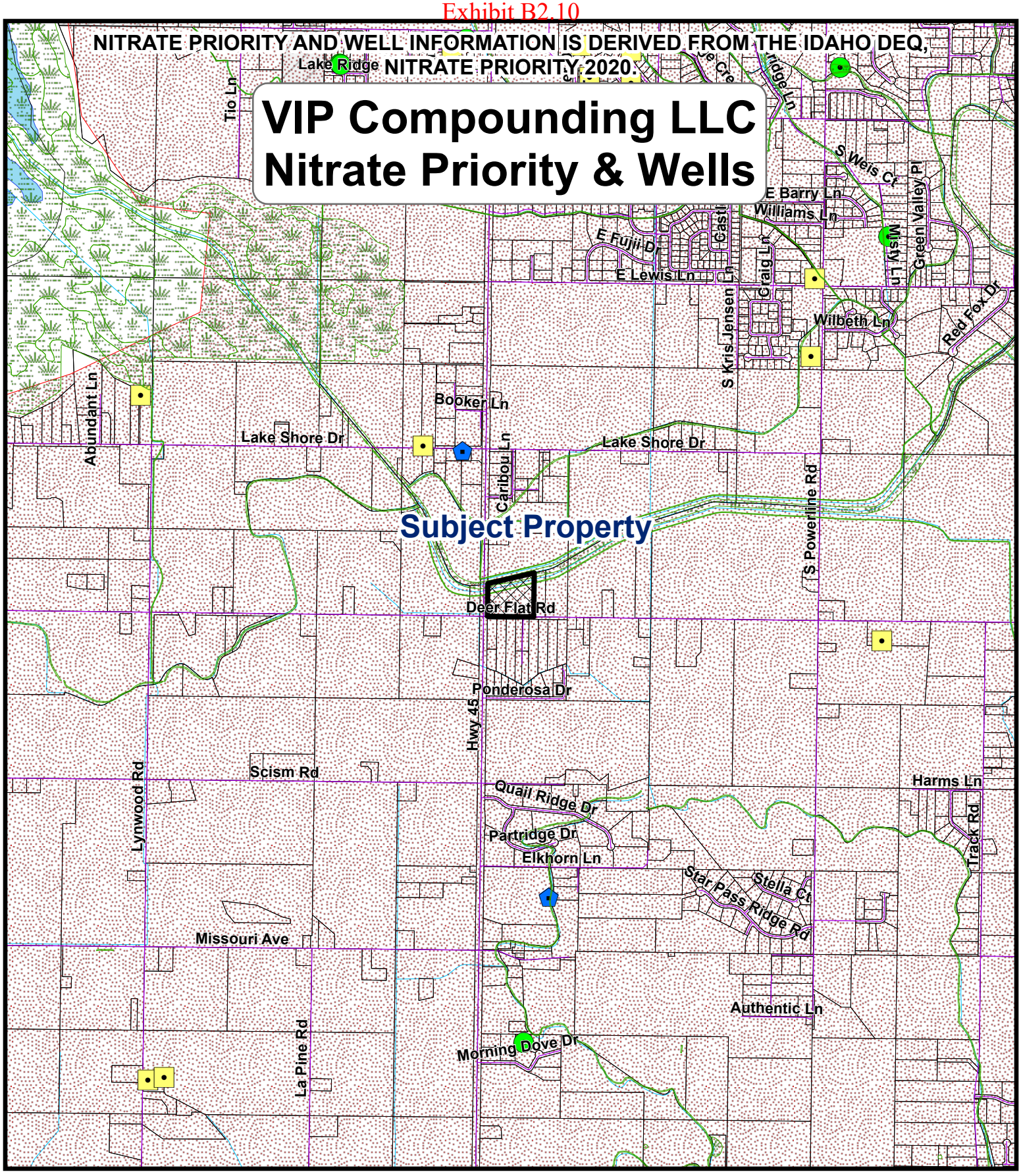


Exhibit B2.10

Exhibit B2.11

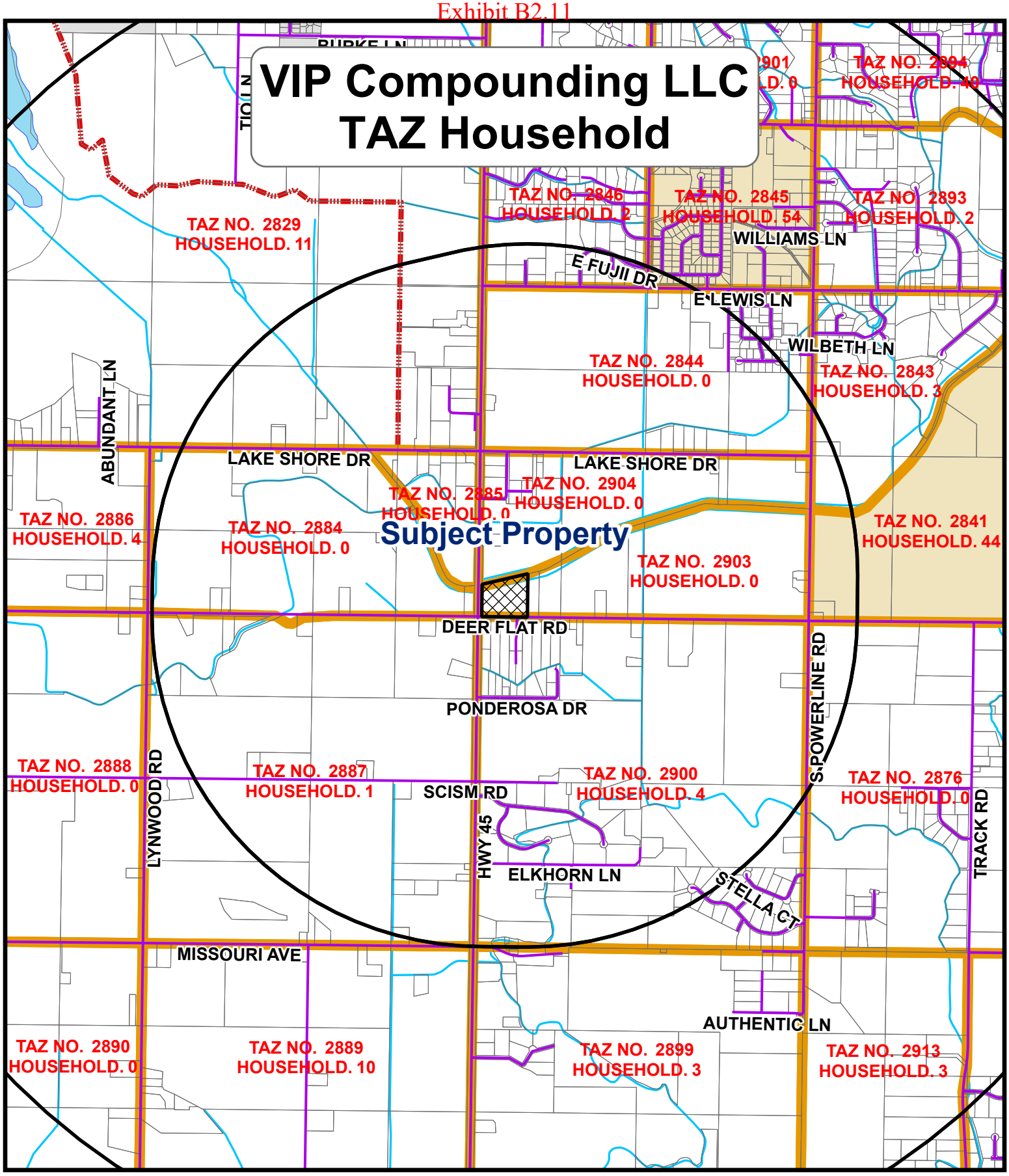


Exhibit B2.11

Exhibit B2.12

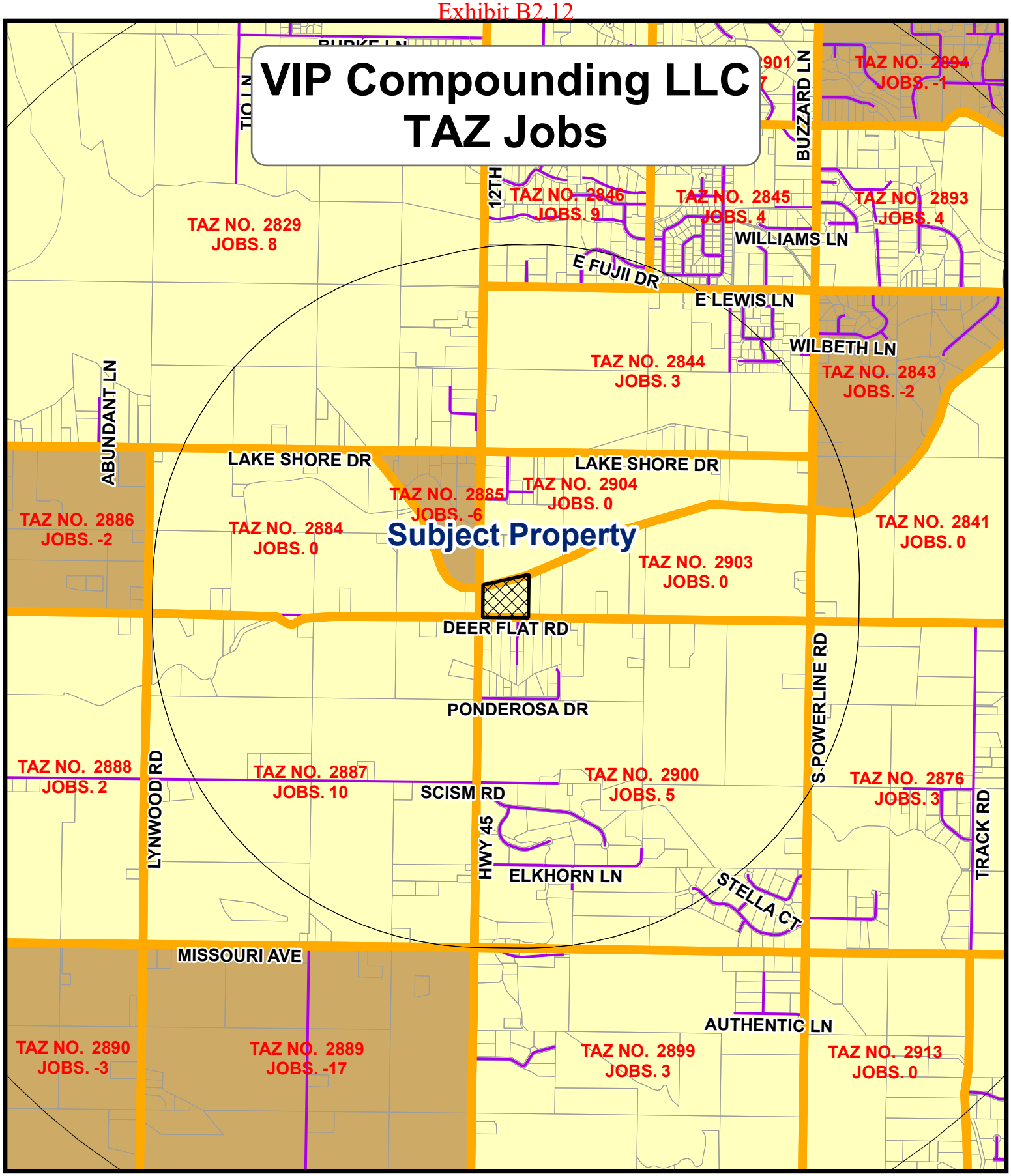


Exhibit B2.12

Exhibit B2.13

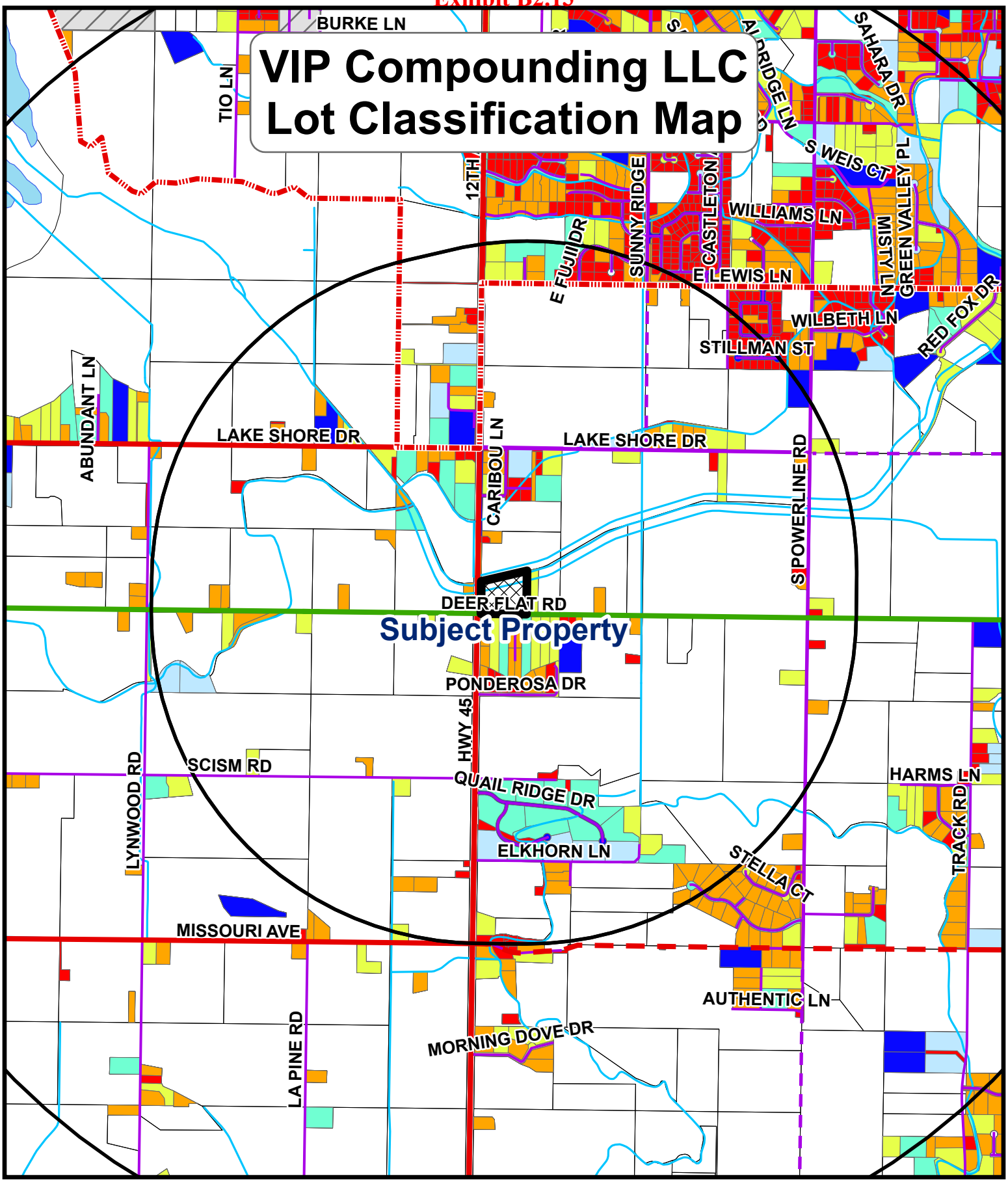
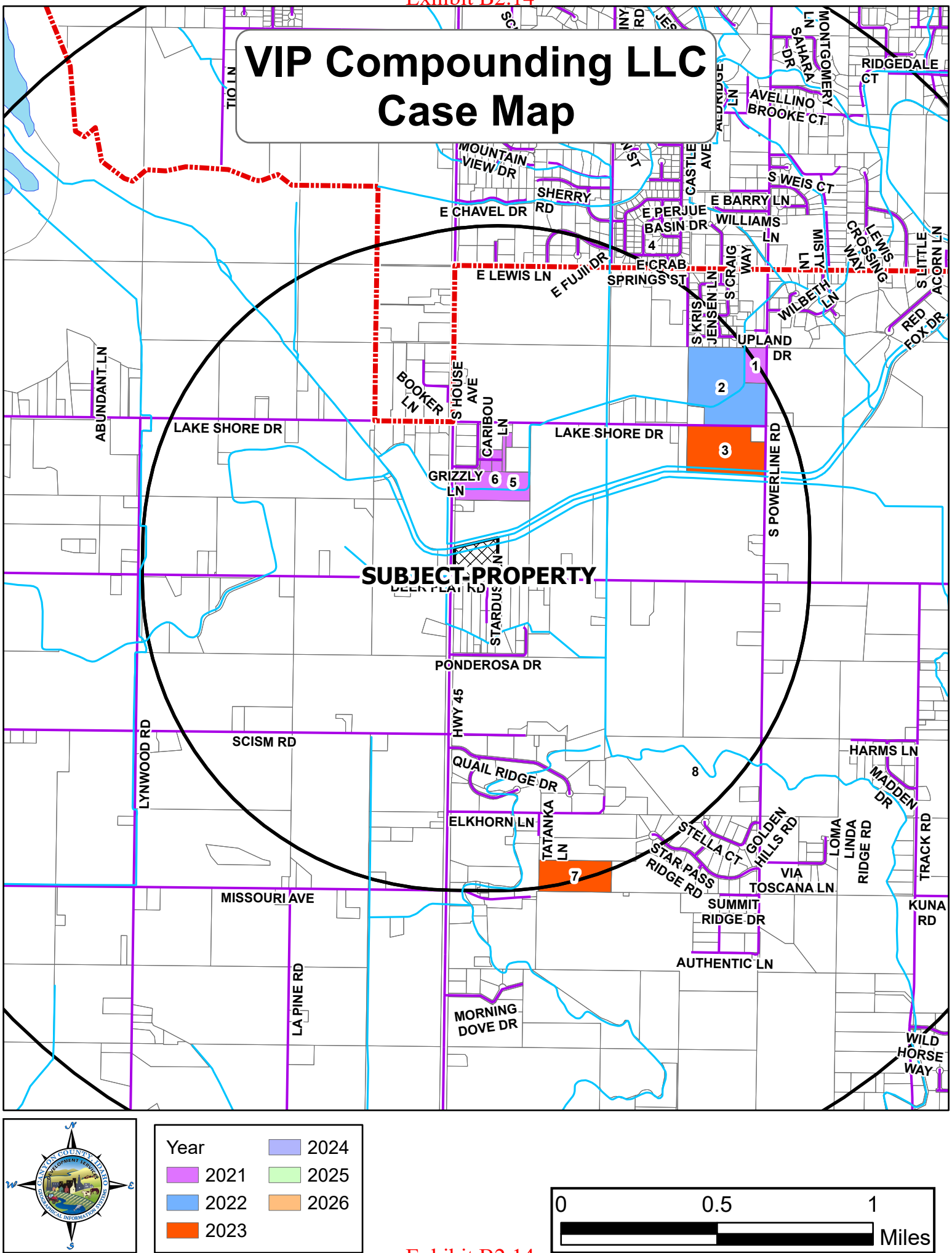


Exhibit B2.13


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

CASE SUMMARY

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

Exhibit B2.15

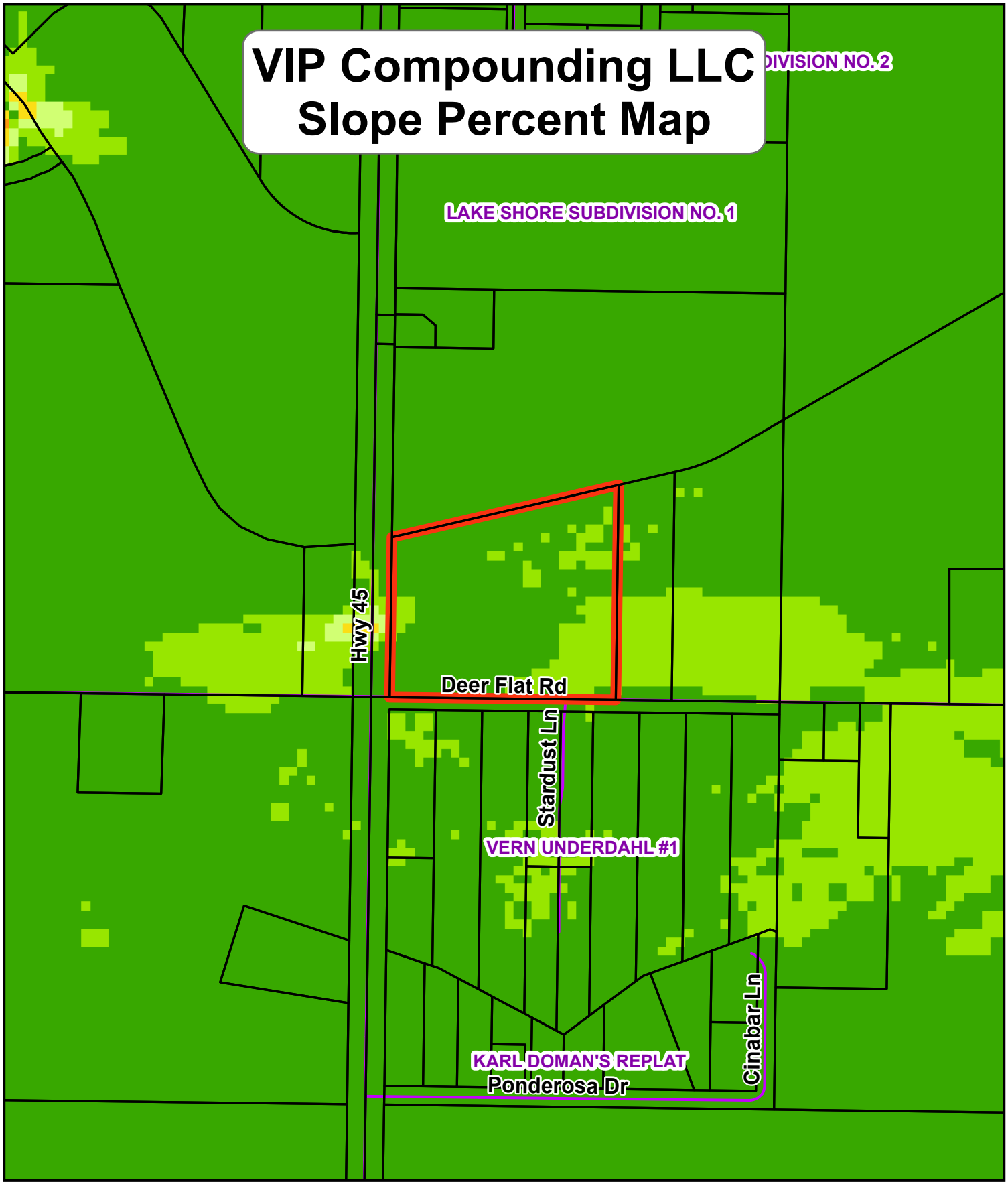


Exhibit B2.15

Demographic and Economic Changes

What's it like to live in the fastest growing region of the fastest growing state? For Treasure Valley residents, it's meant new retail stores and more job opportunities, but also higher housing prices, more crowding in schools and on the road, and other impacts on quality of life.

Communities in Motion 2050 (CIM 2050) transportation needs are largely determined by the projected population, housing, and economic changes over the next three decades. Knowing where people will need to travel and the resulting impacts on the transportation system requires an understanding of where residents will live, work, shop, and recreate today and into the future.

CURRENT CONDITIONS

Population

As of April 2022, Ada and Canyon Counties were home to approximately 782,430 people—that's twice as many as just one generation ago.[1] This growth has made the Treasure Valley the fastest-growing mid-sized metropolitan area in the nation over the last decade (Table 1).[2]

Table 1. Fastest-Growing Metropolitan Statistical Areas (Population Between 500,000 and 1 Million)

Metropolitan Statistical Area (MSA)	2020 Census	2010 Census	Increase
Boise City, ID MSA	764,718	616,561	+148,157
Provo-Orem, UT MSA	671,185	526,810	+144,375
Cape Coral-Fort Myers, FL MSA	760,822	618,754	+142,068
Charleston-North Charleston, SC MSA	799,636	664,607	+135,029
North Port-Sarasota-Bradenton, FL MSA	833,716	702,281	+131,435

Source: US Census Bureau, 2020 census data

Annual Population Estimates

To ensure transportation analyses are up to date, COMPASS develops population, housing, and employment estimates annually using a housing unit method. This method is based on the premise that changes in the number of occupied housing units reflect changes in population.

The calculation COMPASS uses to build population estimates is as follows:

Population = [(h + r) * s * o] + q

where

- h = decennial census households
- r = new residential units permitted
- s = household size
- o = residential occupancy rate
- q = group quarters population

Population estimates are calculated and assigned to the cities and unincorporated county areas based on city limits at the time. COMPASS uses decennial census counts as one of the factors for developing estimates; the release of the 2020 census enabled COMPASS to update population estimates based on these new data.

More information about COMPASS population estimates is available on COMPASS' website.[3] In addition, COMPASS publishes annual residential permit data in its Development Monitoring Report.[4]

Demographics

The Treasure Valley as a whole is younger and less ethnically mixed than most of the United States. However, there are some distinct differences between Ada County and Canyon County (Table 2), as Ada County is slightly older, wealthier, and less ethnically diverse than in Canyon County.

Table 2. Treasure Valley Demographics

	Median Age	Non-White Ethnicity	Median Household Income
Ada County	37.2	10.6%	$69,952
Canyon County	33.8	19.4%	$56,916
Region (Ada and Canyon Counties)	36.1	13.4%	$65,607
Idaho	36.6	11.6%	$58,915
United States	38.2	29.6%	$64,994

Source: US Census Bureau American Community Survey, 2020 5-year estimates

When looking at age and gender, the distribution of a population typically forms the shape of a pyramid; the wide base and narrow tip reflect a young population, with more children and fewer seniors (Figure 1). However, with a sharp decline in birth rates and longer life expectancies, the traditional "population pyramid" is forecasted to more closely resemble a rectangle by 2050—fewer children are being born (narrower at the bottom) and seniors are enjoying longer lives (wider at the top) (Figure 2). This demographic shift could have wide-ranging implications for housing, land use, and transportation, as an older population may alter traditional commute patterns, demand on public transportation, and housing needs.

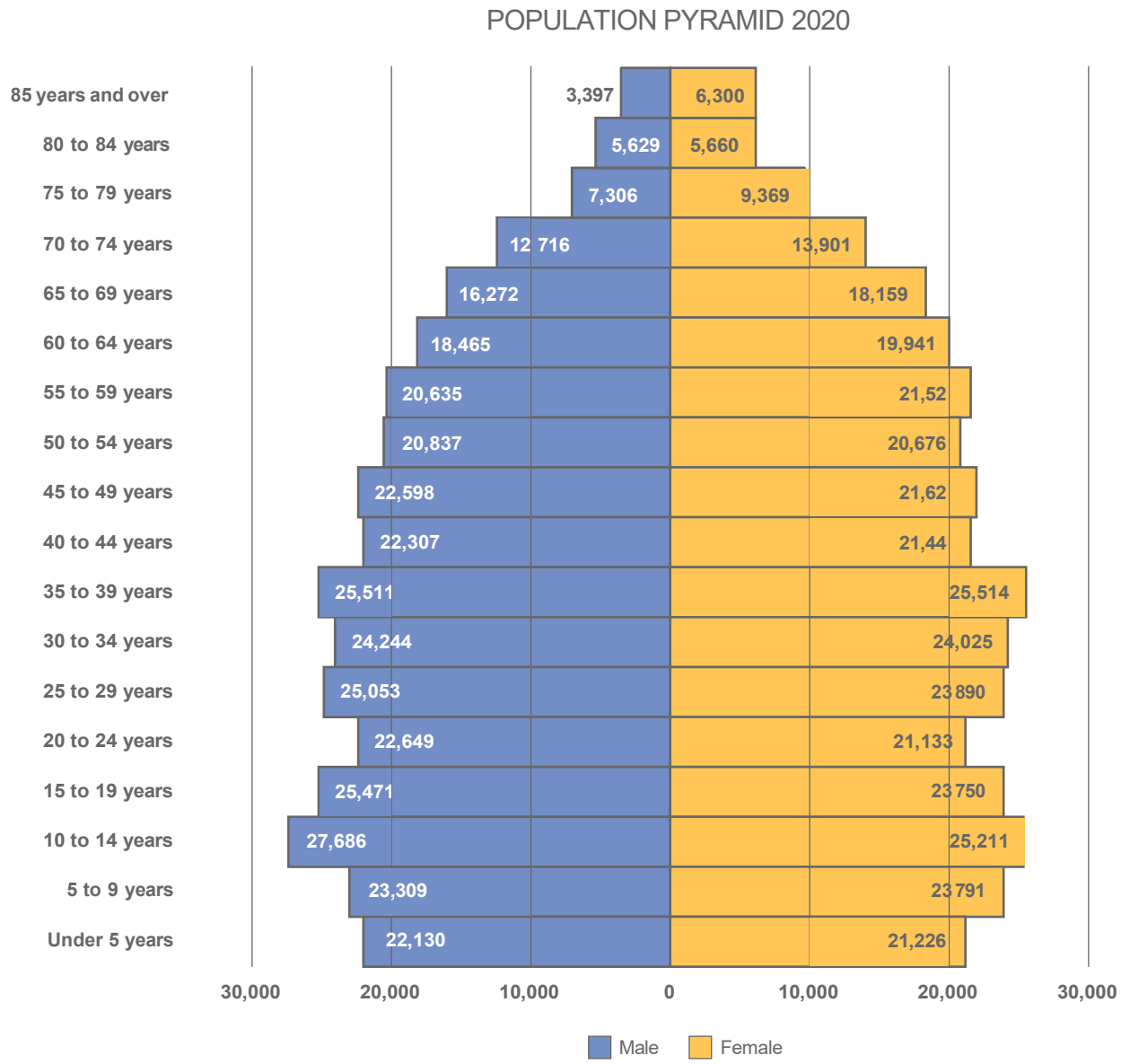


Figure 1. US population pyramid 2020.

Source: American Community Survey 2020, 5-year data.

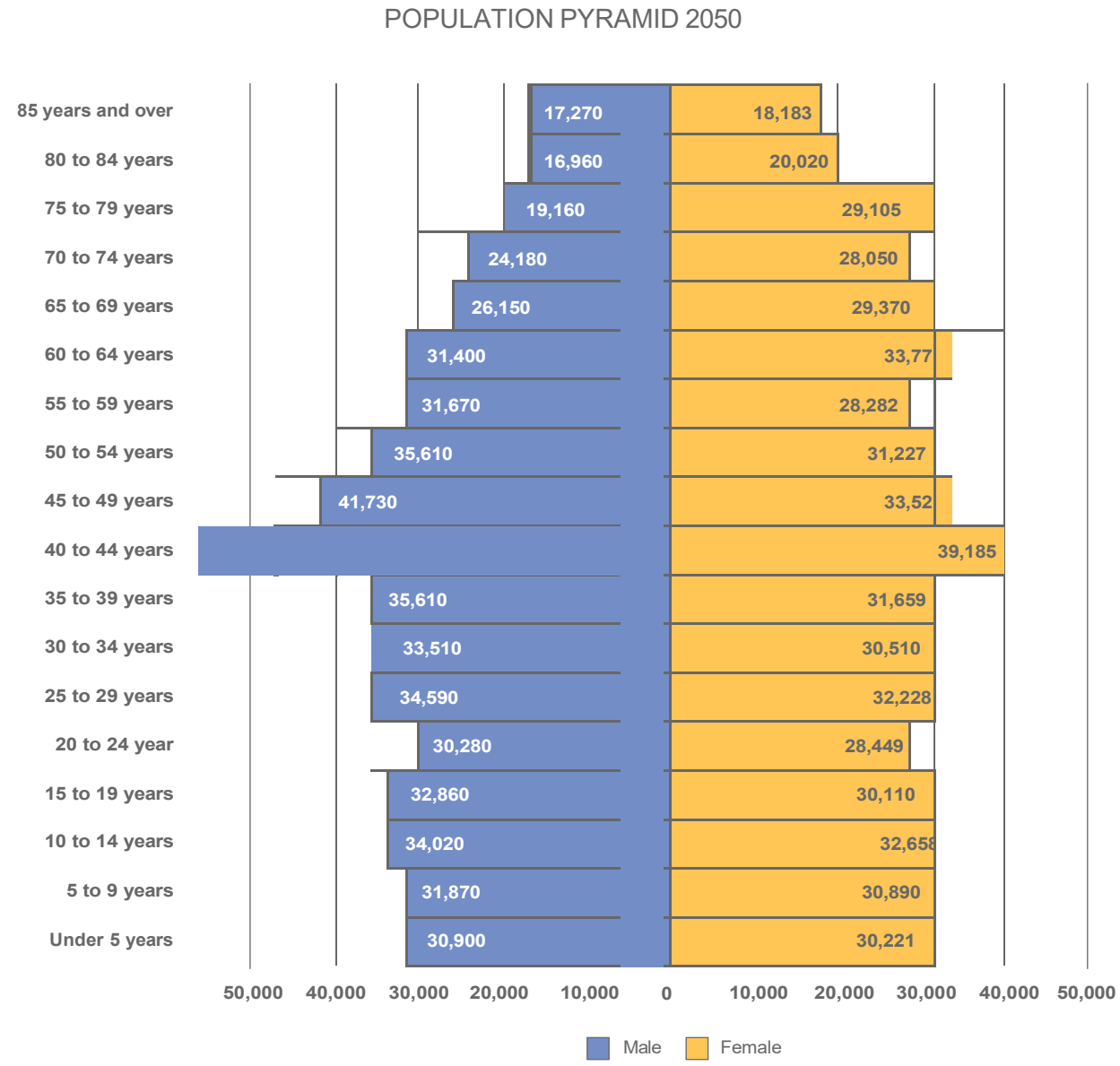


Figure 2. Treasure Valley population pyramid 2050.

Source: COMPASS.

Housing

Housing types and distribution

Most housing in the region is single-family, detached housing. The remaining housing is a mix of single-family attached, multi-family, and mobile homes (Figure 3). The distribution of housing is not uniform throughout the region. In more urban areas, the proximity to job centers increases land prices and leads to more diverse and dense housing.

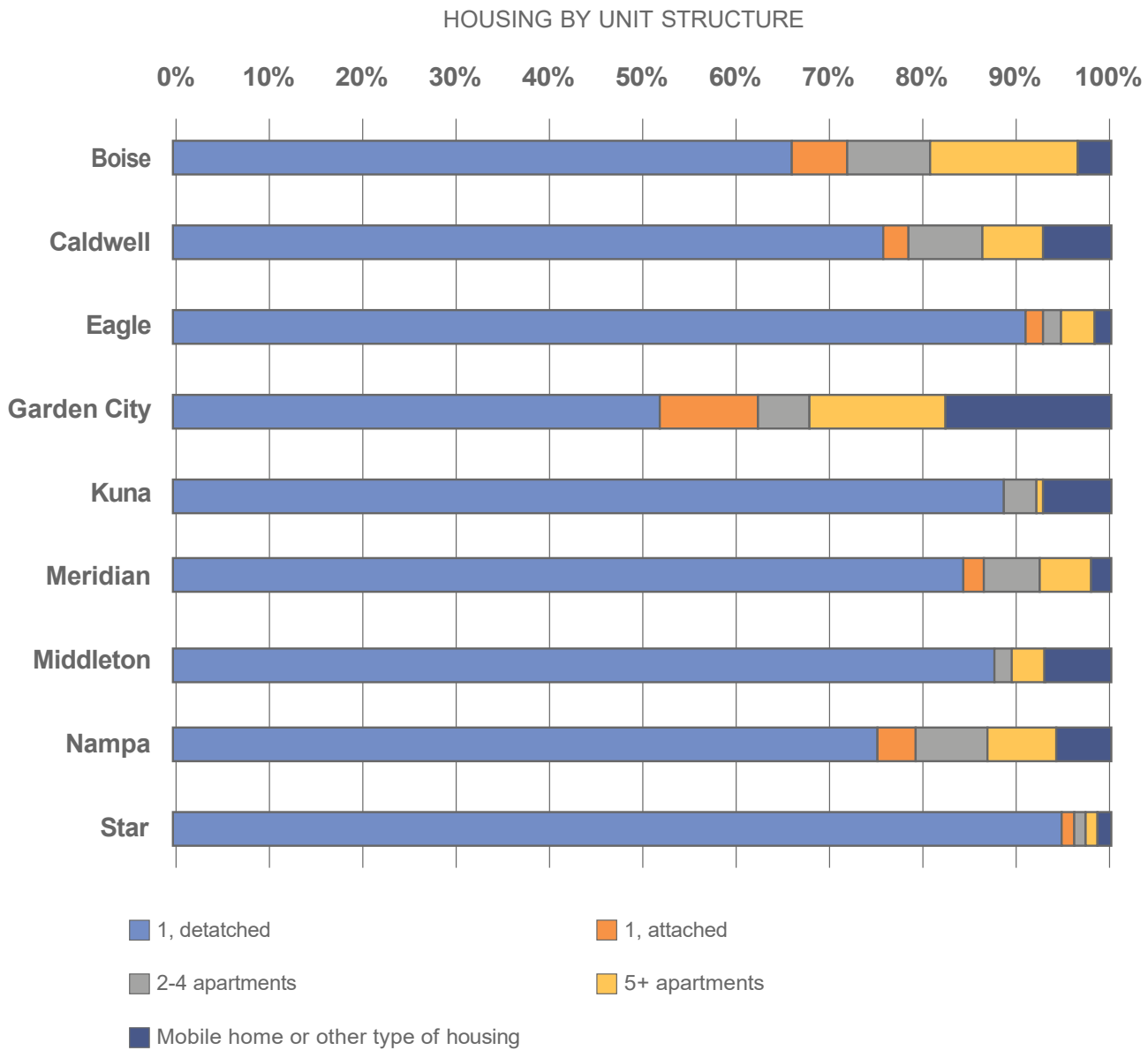


Figure 3. Housing by unit structure, for select Treasure Valley cities.

Source: US Census Bureau American Community Survey, 2019 5-year estimates.

Similarly, while all cities in the region have felt the impact of growth, the distribution in the amount of new housing built across the last decade has not been dispersed evenly. Some cities have been relatively stagnant, while others have seen rapid growth (Figure 4).

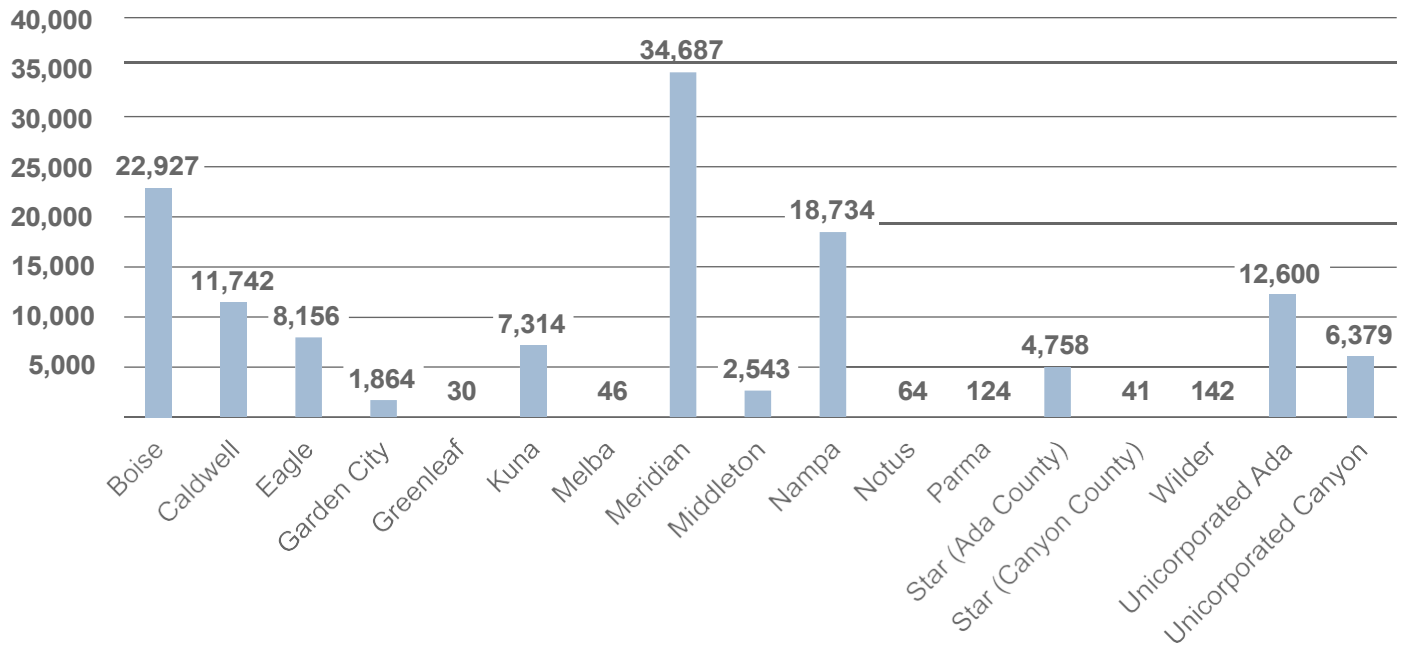


Figure 4. New residential units by city, 2001-2021.
Source: COMPASS.

Housing Affordability

The Treasure Valley's high quality of life has caused the rest of the nation to notice. The increase in net migration has driven an increase in demand for housing, and affordability has suffered (Figure 5).

The search for more affordable housing has often pushed homebuyers further from employment centers to locations where land is cheaper. However, this can often mean longer commutes and the accompanying higher costs of car maintenance and gas. High gas prices can cause a significant burden to household budgets.

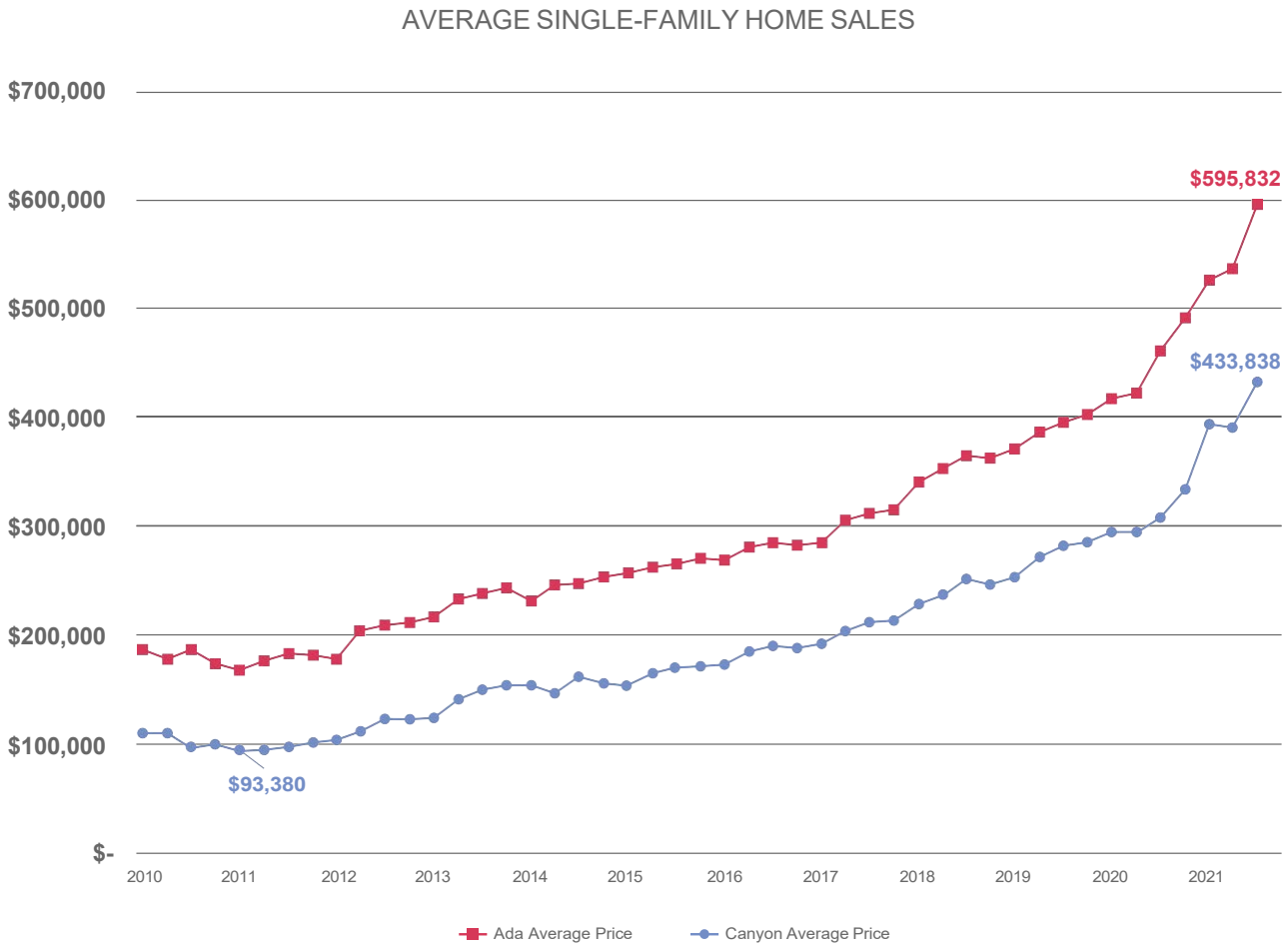


Figure 5. Average sales price of a single-family home, 2010–2021.

Source: Intermountain Multiple Listing Service 2022.

Jobs and Economic Conditions

COMPASS uses Idaho Department of Labor data, which includes firms' locations, industry sector types, and numbers of employees, to develop annual regional employment estimates. Despite the worldwide pandemic and subsequent global and national recessions, the Treasure Valley has weathered the economic storm well. As of March 2022, the unemployment rate in the Boise/Nampa Metropolitan Statistical Area was 2.6%, less than the national average of 3.6%.[5]

FUTURE CONDITIONS

Predicting macro-scale migration, regional housing preferences, and the residential and commercial real estate markets over the next several decades is difficult. The recent pandemic has shown the complexity of predicting the future. However, that does not preclude the need to plan for it.

> *"I skate to where the puck is going to be, not where it has been."*
> —Wayne Gretzky

2050 Forecast Methodology

COMPASS developed the CIM 2050 forecast using best practices in population forecasting. Several methodologies were considered, including:

- cohort component
- econometric
- trend
- peer or analogous area
- top-down or ratio

COMPASS reviewed these methodologies (Table 3) and the resulting forecasts with the COMPASS Demographic Advisory Workgroup. These forecasts were averaged for a forecasted 2050 two-county population of 1.075 million (Figure 6).

Table 3. Forecast Method Comparison

	Method	Forecast base on	Considerations	Forecasted Population
	Cohort component	Anticipated births and expected survival of the existing population.	Birth rates are declining, while life expectancy is increasing.	981,522
	Econometric	Relationship among economic variables such as the size of labor force and gross metropolitan product.	The job market in the region has been strong, but history tells us that while the Treasure Valley has seen incredible growth, there have also been periods of slowdowns.	1,055,916

	Method	Forecast base on	Considerations	Forecasted Population
	Peer or analogous area	How metropolitan areas with similar characteristics grew over a specific period of time.	These forecasts not only assist in forecasting future population, but also provide insight into how and why peer areas grew to inform local growth assumptions. COMPASS compared the Treasure Valley to: • Oklahoma City, OK • Omaha, NE • Salt Lake City, UT • Tucson, AZ	1,021,952
	Top-down or ratio	The relationship of population growth among different areas.	COMPASS used the Woods and Poole econometric forecast of the larger Mountain Region as the basis for the Treasure Valley forecast.	1,047,000
	Trend	Extending the rate of past population changes into the future.	Past performance is no guarantee of future results; however, rapid growth due to births and in-migration is expected to likely continue into the future.	1,168,799

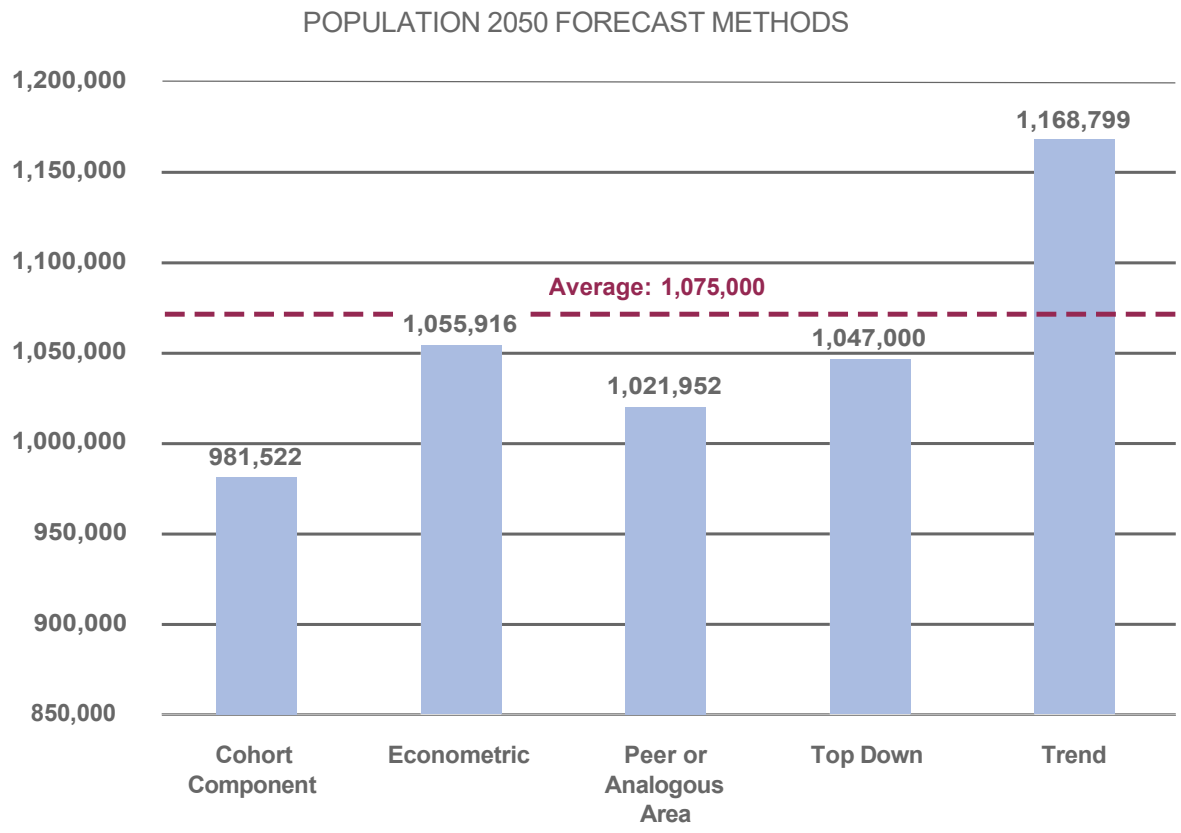


Figure 6. Forecast method comparisons

CIM 2050 VISION

The Treasure Valley's growth may be exciting, annoying, or scary, depending on how well the region prepares and responds. To plan for this growth in a way that provides a plausible vision for the future while addressing public values and needs, COMPASS used a series of three interactive public involvement surveys to ask residents how they want to see their region grow. Learn more about the three surveys in *Public Participation*.[6]

> *"Change is the law of life. And those who look only to the past or present are certain to miss the future."*
> —John F. Kennedy

Using survey results as a guide, COMPASS worked with cities and counties to develop the CIM 2050 Vision[7]—a growth forecast that incorporates community ideals while also aligning with local land use plans.

The CIM 2050 Vision (Figure 7) allocates future growth across the region (Table 4) and establishes the official demographic assumptions for CIM 2050 transportation analyses based on a total regional 2050 population of 1,075,000 (see above) and the results of the three surveys. The CIM 2050 Vision helps maintain the high quality of life that the region has enjoyed by focusing growth in areas where services can be made easily available, preserving farmland, supplying a variety of transportation choices, and providing affordable housing and transportation options in the valley.

COMPASS conducted an analysis of the net fiscal impact (revenues minus expenditures) of the *Communities in Motion 2050* (CIM 2050) Vision growth allocation, the net fiscal impact of recent growth trends to the 2050 horizon year, and a comparison of the two sets of results. Overall, the CIM 2050 Vision yields an approximately $34,000,000 annual net fiscal benefit compared to trend.

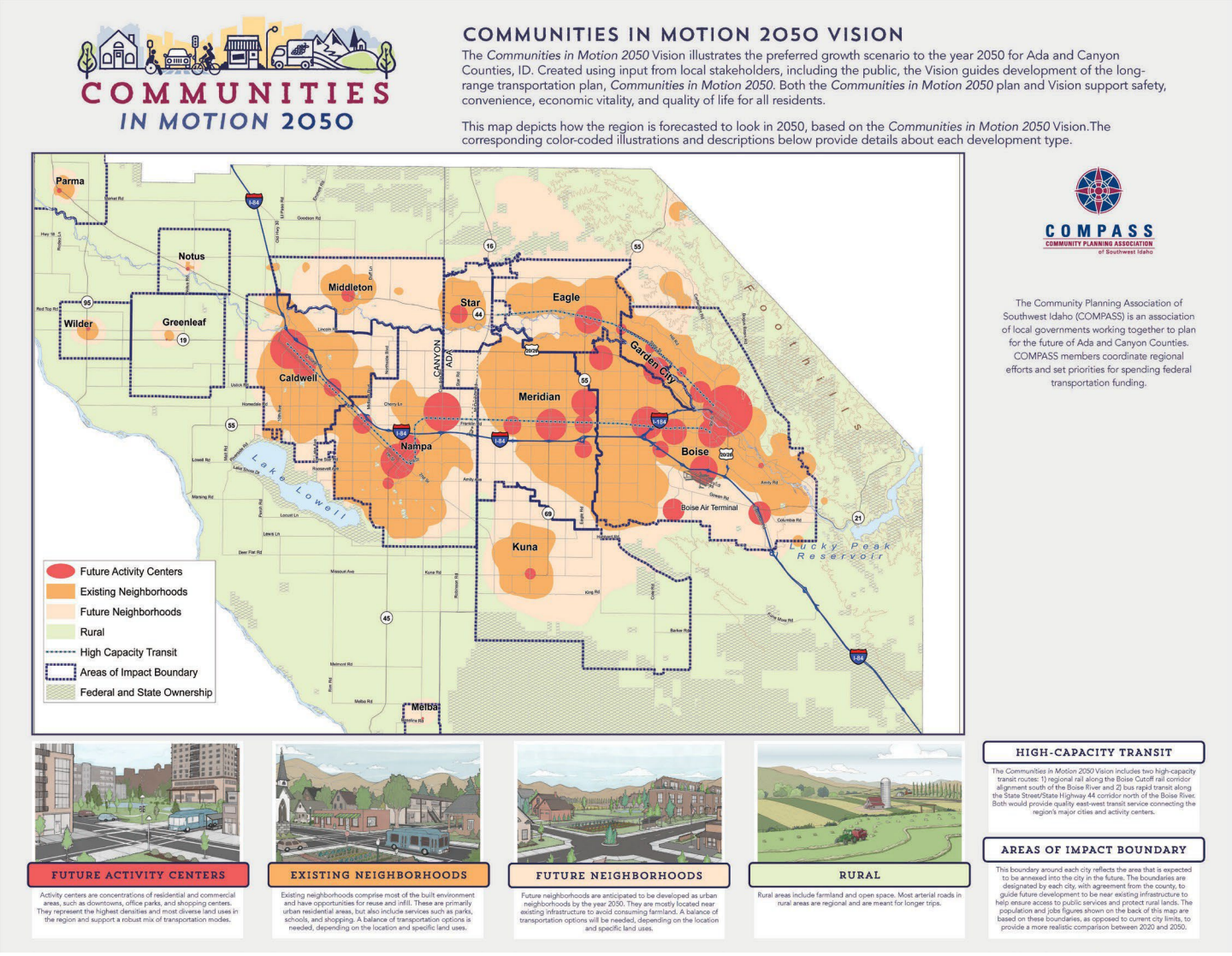


Figure 7. CIM 2050 Vision Map[8]

Table 4. 2020 and 2050 Population by City

	2020 Population	2050 Population
Ada County		
Boise	271,010	314,520
Eagle	33,540	54,670
Garden City	12,290	19,000
Kuna	31,730	72,020
Meridian	123,810	192,540
Star	11,810	22,380
Ada County Rural	10,780	40,690
Ada County Total	494,970	715,820
Canyon County		
Caldwell	66,680	111,190
Greenleaf	2,910	4,170
Melba	970	1,700
Middleton	15,660	40,570
Nampa	115,860	168,140
Notus	990	1,460
Parma	2,700	3,330
Wilder	2,940	3,620
Canyon County Rural	22,400	25,000
Canyon County Total	231,110	359,180
Region (Ada + Canyon Counties)	**726,080**	**1,075,000**

Note: The figures in this table are based on areas of city impact as of July 2021 and rounded to the nearest 10.

Source: COMPASS.

While the CIM 2050 Vision sets the expectations for future growth in a rapidly growing area, it is also flexible; COMPASS updates, or reconciles, the growth allocation annually to account for new entitled developments and changing land use plans and policies. This process helps maintain consistency between the forecast and entitled development. It also provides more accurate data for travel model analyses and helps meet federal requirements for using the most recent data for air quality conformity demonstrations.[9]

CONCLUSION

Ada and Canyon Counties have been growing rapidly for several decades. Multiple factors support the assumption of continued strong growth into the future—demographic and economic conditions in the region, historical trends, and overall the quality of life all continue to entice migration from around the nation and especially the West Coast.

> *"The best way to predict the future is to create it."*
> —Abraham Lincoln

However, there are some considerations that could curtail that growth. While the economy is currently strong, a national recession could impact the local job market. In addition, inadequate transportation funding has hampered the region's ability to provide a robust transportation system that adequately serves all modes and users, an issue that will be exacerbated if additional funding is not secured. Accessing transportation funding will be key to the region's continued growth and prosperity.[10]

Working toward the CIM 2050 Vision will require a cooperative and coordinated effort throughout the region. Successful implementation will help maintain the region's quality of life and make the best use of limited transportation dollars by aligning transportation investments with anticipated growth.

ENDNOTES

1 US Census Bureau, 2020

2 Ibid.

3 Current and Historical Population Estimates, COMPASS, www.compassidaho.org/prodserv/demo-current.htm

4 Development Monitoring Reports, COMPASS, www.compassidaho.org/prodserv/gtsm-devmonitoring.htm

5 State Employment and Unemployment Summary, Bureau of Labor Statistics, www.bls.gov/news.release/laus.nr0.htm

6 Public Participation, CIM 2050, https://cim2050.compassidaho.org/PublicParticipation.pdf

7 CIM 2050 Vision, https://cim2050.compassidaho.org/wp-content/uploads/2022/07/CIM_2050_Vision_Map_Final.pdf

8 Ibid.

9 "Determining Conformity of Federal Actions to State or Federal Implementation Plans," Code of Federal Regulations, Title 40, 93.110. www.ecfr.gov/current/title-40/chapter-I/subchapter-C/part-93/subpart-A/section-93.110

10 Financial Plan, CIM 2050, https://cim2050.compassidaho.org/FinancialPlan.pdf

AADTs Through the Years

Idaho Transp

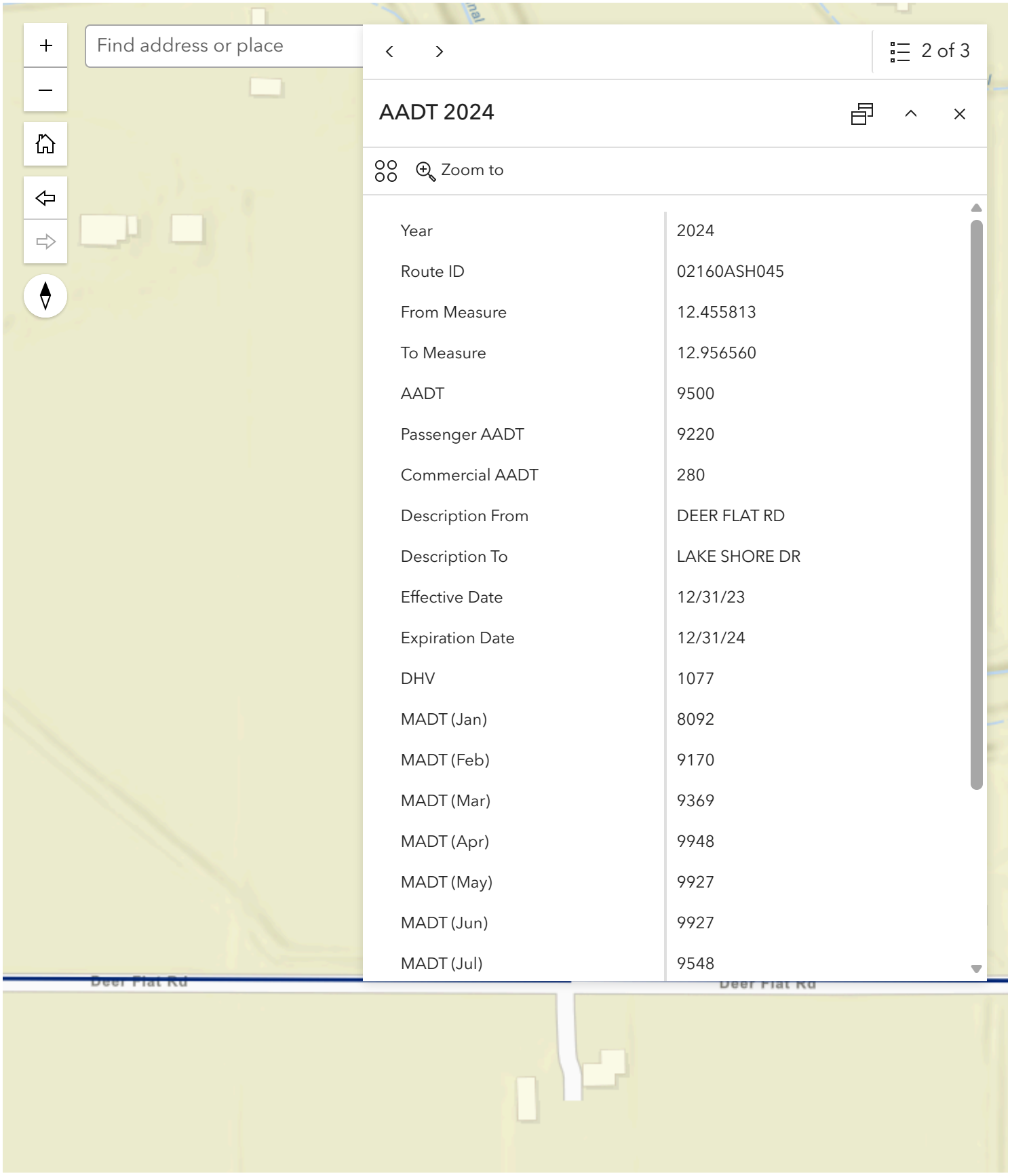



Exhibit B5
Google Maps
9/11/2026
Canyon County Mosquito Abatement District
Gills Point S Tire & Auto Service
Lake Shore Boarding
Lake Shore Animal Hospital
Booker Ln
Valley Wide Country Store | Nampa
Valley Wide Country Store | Nampa
Vision Bioenergy Oilseeds
Emerald Rd
Emerald Rd
Lake Shore Dr
Emerald Rd
Marv's Tire Service
The Dyno Shop
Lake Shore Drive Baptist Church
Boss Headwear
Allay Flooring Company
208 jiu jitsu
Ridenbaugh Canal
Garland Drain
Allied Seed
Stor-It Self Storage
Burke Lateral
Burke Lateral
Garland Drain
Garland Drain
Subject Property
Deer Flat Rd
Deer Flat Rd
Deer Flat Rd
Deer Flat Rd
Deer Flat Rd
Stardust Ln
45
Exhibit B5
Google Maps

PARCEL INQUIRY REQUEST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605
Email: zoninginfo@canyonco.org Phone: 208-454-7458 Fax: 208-454-6633

RECEIVED
APR 14 2022
CANYON COUNTY DEVELOPMENT SERVICES

Type of Inquiry: ☒ General Information (e.g. zoning, setbacks)
☒ Status of Entitlements (e.g. is a building permit /land division available?)

Note: there is a $35.00 fee per entitlement inquiry per parcel. We accept debit/credit cards, cash and checks. A credit card authorization form is attached for your convenience.

Person Making Inquiry: ☒ Property Owner ☒ Realtor ☒ Other

Name: Doreena Schrader Date: 4/14/22

Address: 8820 Deer Flat Road

City: Nampa State: ID Zip: 83686

Phone Number: 208-409-6649

Email address: schradersd@aol.com

Please include as much information below as possible:

Site Information: Address:

Tax Parcel Number (if known): ~~① # R4677000 0~~ ② # 32353000 0 ③ # R29577011A0 Approximate Acreage: 3, 4, 6

Provide a detailed description of the information you require. Please be as specific as possible.

① - Gibert - All History - Future Use
② - Schrader - All History - Future Use
③ - Schrader - All History - Future Use - including easement Washburn, Wheeler

Staff will provide a written response upon completion of the property research.

The property research information presented by the Development Services Department (DSD) is based on the current ordinances and policies in effect on the date of this summary, and based on your representations and information you provided about the subject property. This information is valid only at the time of inquiry and may change when the subject property, ordinances, or policies change. The information becomes certain and not subject to change when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

PARCEL INQUIRY # PI2022-0114 **FEE $** 70 -cc **DATE:** 4-18-2022

NOTES:

PI2022-0114 - R29577011A
PI2022-0156 - R32353

Kellie George

DSD *Admin Specialist*

Development Services Department
111 N 11th Ave, Suite 310

Caldwell ID 83605

(208) 454-7458 main

(208) 454-6633 fax

Confidentiality Notice: This email transmission (and/or the documents accompanying it) may contain confidential information belonging to the sender which may be protected from disclosure by law. The information is intended only for the use of the individuals or entities named above and only for official purposes. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is prohibited. If you have received this transmission in error, please immediately notify our office via telephone (208-454-7458) or via reply email. Thank you

From: Kellie George
Sent: Friday, April 15, 2022 10:03 AM
To: 'Dorenna Schrader' <schradersd@aol.com>
Subject: CC DSD - Parcel Inquiry response

Hi Dorenna,

The parcels requested for research on your submitted PI request have already had research completed; please find attached. If this information is not sufficient, please email back specifically stating that you'd like an updated parcel inquiries and for which parcels; please specifically state you are okay with CC DSD charging your credit card for the appropriate amount per parcel at $35 each. TY

Kellie George

DSD *Admin Specialist*

Development Services Department
111 N 11th Ave, Suite 310

Caldwell ID 83605

Kellie George

From: Kellie George
Sent: Monday, April 18, 2022 4:22 PM
To: 'Dorenna Schrader'
Subject: RE: [External] Re: CC DSD - Parcel Inquiry - 2 parcels charge

Okay - $70 to the credit card. TY

Kellie George
DSD Admin Specialist
Development Services Department
111 N 11th Ave, Suite 310
Caldwell ID 83605
(208) 454-7458 main
(208) 454-6633 fax

Confidentiality Notice: This email transmission (and/or the documents accompanying it) may contain confidential information belonging to the sender which may be protected from disclosure by law. The information is intended only for the use of the individuals or entities named above and only for official purposes. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is prohibited. If you have received this transmission in error, please immediately notify our office via telephone (208-454-7458) or via reply email. Thank you

From: Dorenna Schrader <schradersd@aol.com>
Sent: Monday, April 18, 2022 4:10 PM
To: Kellie George <Kellie.George@canyoncounty.id.gov>
Subject: [External] Re: CC DSD - Parcel Inquiry - missing item

Please provide me with current Parcel Inquiries for
8820 Deer Flat Road and
1172 S Powerline Rd, Nampa 83686
Thanks!
Dorenna Schrader
208-408-6699

On Monday, April 18, 2022, 01:46:40 PM PDT, Kellie George <kellie.george@canyoncounty.id.gov> wrote:

Hello,

CC DSD has not received a response in regards to the email thread below; should CC DSD not hear from you by the end of business day today, the current forms will be shredded. After today, CC DSD request re-submission of your parcel inquiry. TY

Exhibit B6

Development Services Department

Canyon County, 111 North 11th Avenue, Caldwell, ID 83605
(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyonco.org ▪ www.canyonco.org/dsd

May 26, 2022
RE: Parcel Inquiry for R29577011A
Question: History & Easement information?

07-18-01: ADMINISTRATIVE LAND DIVISIONS FOR ALL ZONES:

(1) Administrative Land Divisions: An administrative land division of an original parcel is allowed in accordance with the following: ***(An original parcel predates the zoning ordinance of Sept. 6, 1979 and has not been split)***

A. For land zoned A (agricultural), the minimum parcel size is one acre and an administrative land division of an original parcel is allowed in accordance with the following:

Less than 80 acres	*2 residential parcels*
80 to 119 acres	*3 residential parcels*
More than 120 acres	*4 residential parcels*

B. For all other zones land may be divided into no more than four (4) parcels through the administrative land division process. The minimum parcel or lot area shall be subject to the minimum lot size provisions of subsection 07-10-21(2) of this chapter.

Original Parcel was split into a 13.2 acre parcel and a 6.56-acre parcel in 1995 (LS2002-545). The 6.56 acre parcel is parcel R29577011A. The 13.2 parcel has since been split creating a 10.20-acre parcel (R29577011) and a 2.99-acre parcel (R29577011B), which did not come through Canyon County Code. The original parcel (how it was on September 6th, 1979) had two residential parcels available to it and both are being occupied by R29577011B (8810 Deer Flat Rd) and R29577011A (8820 Deer Flat Rd).
Parcel R29577011A is currently zoned agriculture and has a future land use designation of commercial, based off the current comprehensive plan (5/26/2022). I have attached the legal descriptions from the LS2002-545 land division and the correction for tax 4 document describing a 20 ft ingress/egress easement.

Please let me know if you have questions,
Sincerely,

Sage Huggins
Planning Technician
Canyon County Development Services
Sage.Huggins@canyoncounty.id.gov
208-455-6036

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

R29577011A PARCEL INFORMATION REPORT

5/26/2022 2:02:03 PM

PARCEL NUMBER:	R29577011A
OWNER NAME:	SCHRADER STACE E
CO-OWNER:	SCHRADER DORENNA H/W
MAILING ADDRESS:	8820 DEERFLAT RD NAMPA ID 83686
SITE ADDRESS:	8820 DEER FLAT RD
TAX CODE:	0160000
TWP:	2N
RNG:	2W
SECTION:	15
QUARTER:	SW
ACRES:	6.56
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURAL
HIGHWAY DISTRICT:	NAMPA HWY DIST
FIRE DISTRICT:	UPPER DEER FLAT FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE:	Com
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL
FEMA FLOOD ZONE:	X
FEMA FLOODWAY:	NOT In FLOODWAY
FIRM PANEL NUMBER:	16027C0390F
WETLAND:	Riverine
NITRATE PRIORITY:	ADA CANYON
PRINCIPAL ARTERIAL:	NOT In Principal Art
COLLECTOR:	COLLECTOR
INSTRUMENT NO. :	2007019426
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	15-2N-2W SW TX 97391 IN SWSW
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, ID Web Map

Exhibit B6

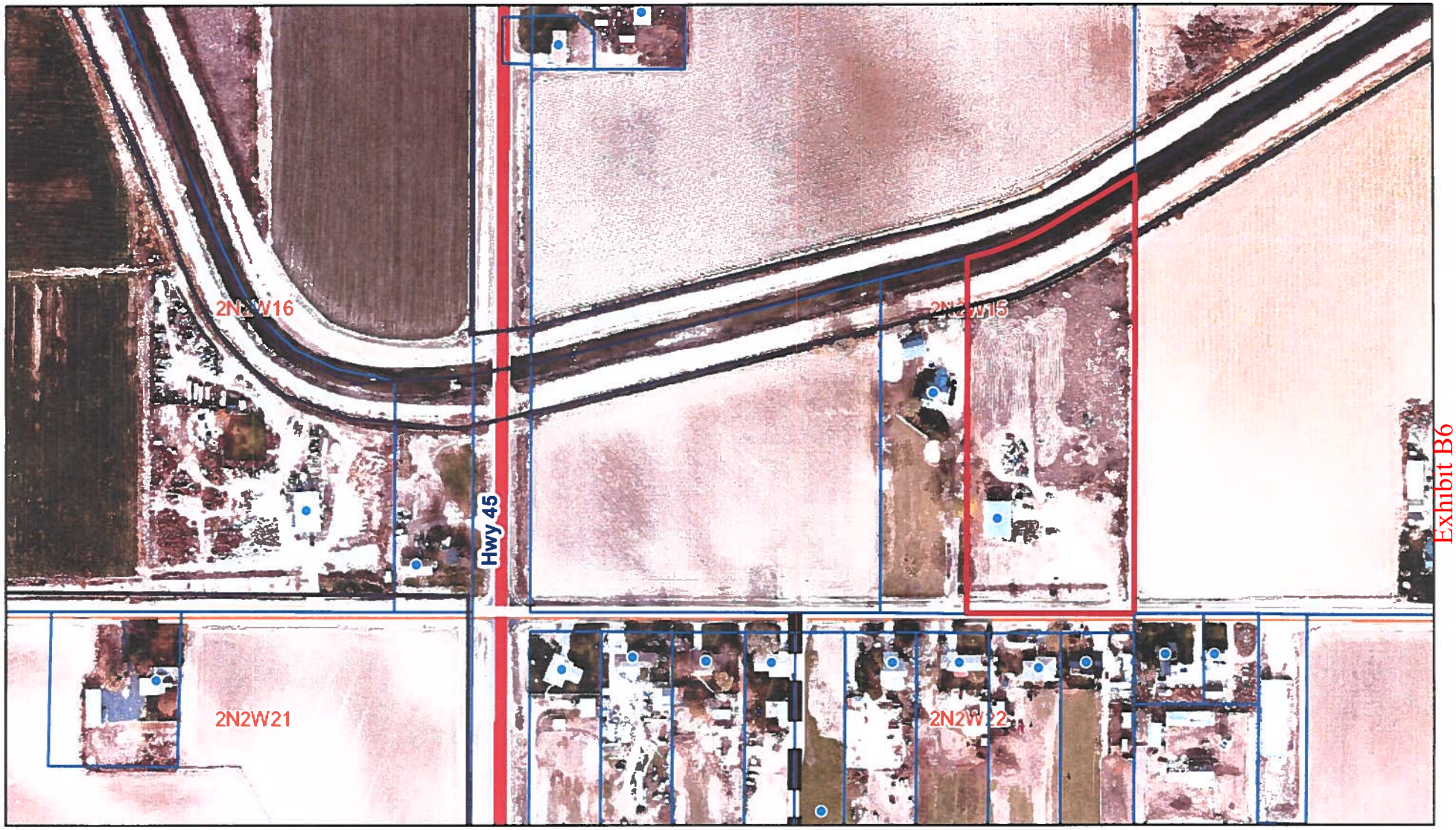


Exhibit B6

5/26/2022, 2:02:45 PM

Parcel Number Search _Query result_2
CCAddressPoints
Hydro_NHDFlowline
PARCELTOOL_FINAL
CC_PrivateRoads
CanyonCountyRoads
Hwy
Roads
Roads
County Boundary
Current Impact Area
City Limits
Sections
Canyon County Imagery_2019
Red: Band_1
Green: Band_2

1:4,514

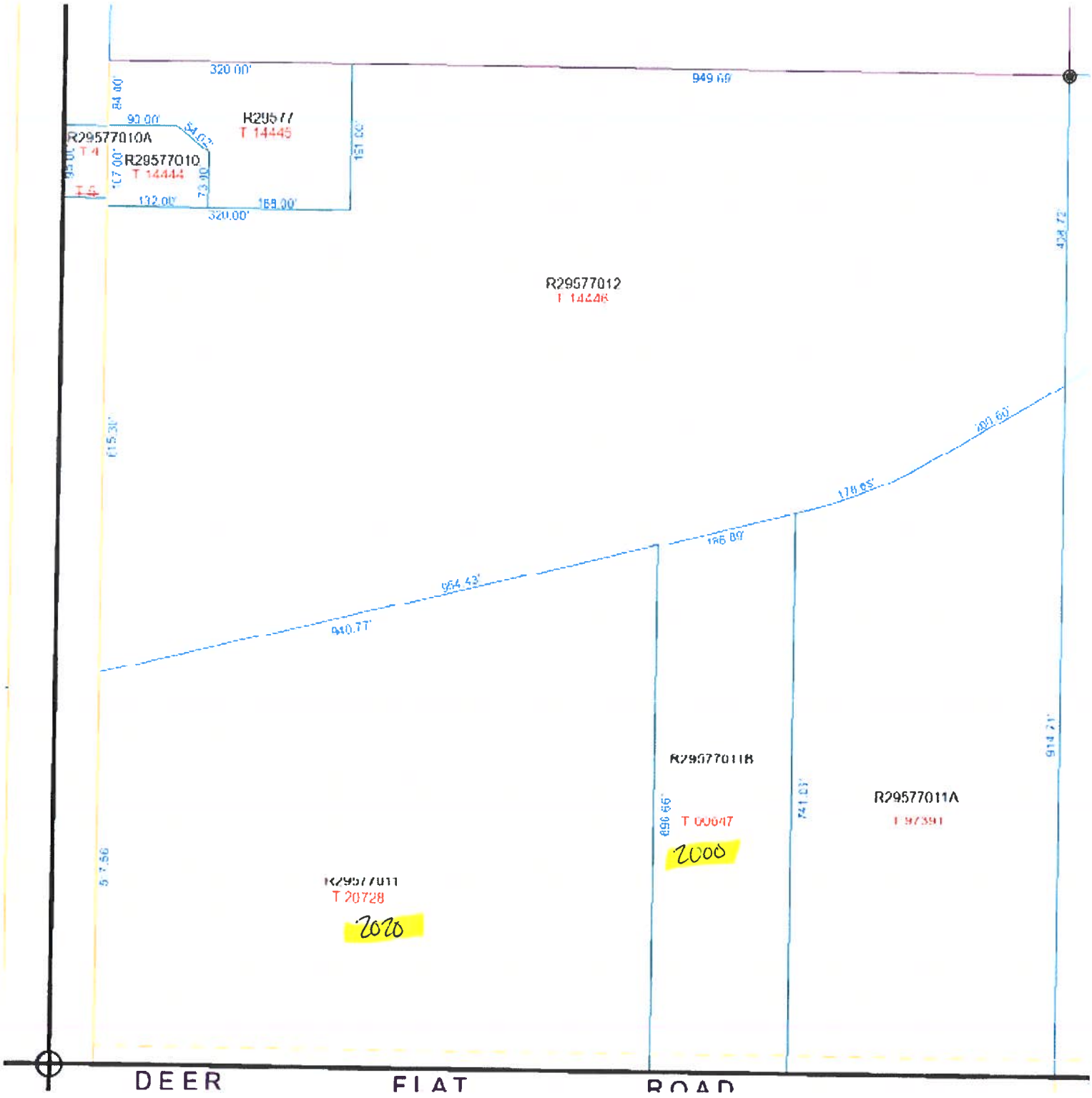
0 0.03 0.06 0.11 mi

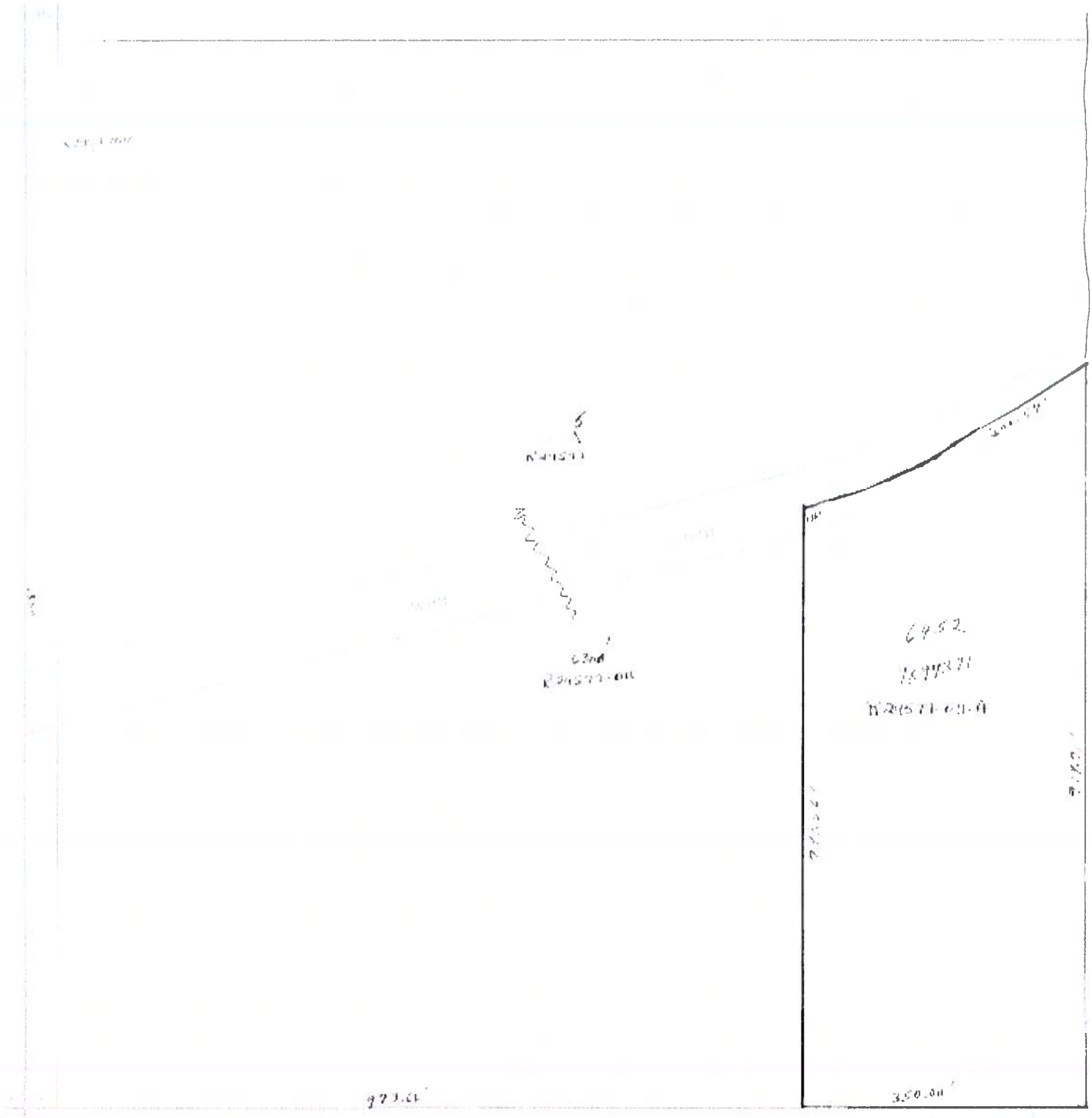
0 0.04 0.09 0.17 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., 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, GeoTechnologies, Inc., USGS, EPA, USDA | COMPASS | Nampa GIS | Canyon County Sheriff's Office


320.00'
949.69'
84.00'
90.00'
R29577
T 14445
R29577010A
T 14
R29577010
T 14444
T 6
132.00'
169.00'
320.00'
R29577012
T 14446
115.30'
964.43'
940.77'
186.80'
176.05'
R29577011B
T 00047
2008
R29577011A
T 97391
R29577011
T 20728
2020
DEER
FLAT
ROAD



FORM10.PZF_8/25/95

10

CANYON COUNTY PLANNING AND ZONING ADMINISTRATION

BEFORE THE PLANNING AND ZONING ADMINISTRATION

IN THE MATTER OF A PETITION FOR AN ADMINISTRATIVE LOT SPLIT BY:

DAVE WASHBURN

ADMINISTRATIVE LOT SPLIT DECISION

961961D15-2N-2W
P & Z CASE NUMBER

R29577-011
ASSESSOR'S ACCT. NO.

APPROVAL OF ADMINISTRATIVE LOT SPLITS PURSUANT TO CANYON COUNTY ZONING ORDINANCE NO.93-002

[ ] SECTION 12.3(H)(1) [X] SECTION 12.3(H)(2) [ ] SECTION 12.3(H)(3)
[ ] SECTION 17.2 [ ] LOT LINE ADJUSTMENT [ ] CONDITIONAL USE PERMIT

This application is to divide approximately 19.76 acres into two (2) parcels as follows:

Parcel 1 consisting of approximately 13.2 Acres±

Parcel 2 consisting of approximately 6.56 Acres±

[X] This application is approved pending certification by the Administrator that the record of survey correctly evidences the split as applied for. Authorizing Signature: _____

[X] This application has been reviewed and found to be in compliance with all requirements of the above applicable Section, Canyon County Zoning Ordinance No. 93-002, therefore the application is APPROVED.

[ ] This application has been reviewed and found not to be in compliance with all requirements of the above applicable Section, Canyon County Zoning Ordinance No. 93-002, therefore the application is DENIED.

JERRY L. JONES, ADMINISTRATOR — Date 9 Jan 1997

A NOTARY OF THE STATE OF IDAHO ON THIS DATE 12-9-96

Notary: Kathy J. Johnson
Address: Filer, Id
Commission Expires: 6-4-97

KATHY J. JOHNSON NOTARY PUBLIC STATE OF IDAHO

All copies of recorded documents have been received by the Planning and Zoning office. By: _____

'97 JAN 8 PM 12 00

REQUEST Dave Washburn
FEE 12.00

CANYON CNTY RECORDER
Jerke D. Dunn Deputy

RECORDED

97000611

Skinner, Earl & Associates, Inc.
314 Badiola Street
Caldwell, ID 83605
(208) 454-0933
Fax (208) 454-0979

Greg L. Skinner PLS
Gerald L. Earl PLS
Brent A. Claiborn PE

December 4, 1996

Description for
Dave Washburn
Job No. DE0196

Parcel 1

This parcel is a portion of the SW1/4 SW1/4 of Section 15, Township 2 North, Range 2 West of the Boise Meridian and is more particularly described as follows:

COMMENCING at the southwest corner of said SW1/4 SW1/4;

thence South 89° 13' 06" East along the south boundary of said SW1/4 SW1/4 a distance of 60.00 feet to the **TRUE POINT OF BEGINNING**;

thence North 0° 49' 34" East parallel with the west boundary of said SW1/4 SW1/4 a distance of 517.56 feet to a point in the centerline of the New York Canal;

thence North 77° 02' 17" East along said centerline a distance of 940.77 feet;

thence South 0° 49' 35" West parallel with the east boundary of said SW1/4 SW1/4 a distance of 741.06 feet to a point on the south boundary of said SW1/4 SW1/4;

thence North 89° 13' 06" West along said south boundary a distance of 913.66 feet to the **TRUE POINT OF BEGINNING**.

This parcel contains 13.20 acres, more or less, and is subject to a county road right-of-way along the south boundary and to an irrigation maintenance and access easement along the portion bounded by the said New York Canal.

Greg L. Skinner
3627
12-4-1996

Skinner, Earl & Associates, Inc.
314 Badiola Street
Caldwell, ID 83605
(208) 454-0933
Fax (208) 454-0979

Greg L. Skinner PLS
Gerald L. Earl PLS
Brent A. Claiborn PE

December 4, 1996

Description for
Dave Washburn
Job No. DE0196

Parcel 2

This parcel is a portion of the SW1/4 SW1/4 of Section 15, Township 2 North, Range 2 West of the Boise Meridian and is more particularly described as follows:

COMMENCING at the southwest corner of said SW1/4 SW1/4;

thence South 89° 13' 06" East along the south boundary of said SW1/4 SW1/4 a distance of 973.66 feet to the **TRUE POINT OF BEGINNING**;

thence North 0° 49' 35" East parallel with the east boundary of said SW1/4 SW1/4 a distance of 741.06 feet to a point in the centerline of the New York Canal;

thence traversing said centerline as follows:

North 77° 02' 17" East along said centerline a distance of 13.66 feet;

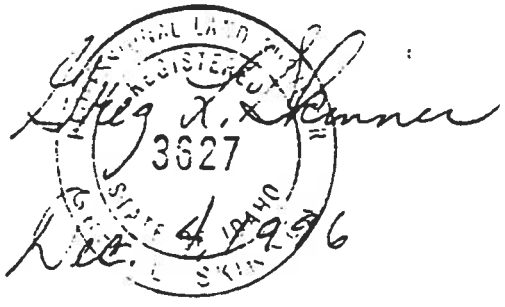
northeasterly 178.66 feet following the arc of a curve to the left having a central angle of 17° 06' 43", a radius of 598.21 feet and a long chord which bears North 68° 28' 55" East a distance of 178.00 feet;

North 59° 55' 34" East a distance of 200.57 feet to a point on the east boundary of said SW1/4 SW1/4;

thence South 0° 49' 35" West along said east boundary a distance of 914.71 feet to the southeast corner of said SW1/4 SW1/4;

thence North 89° 13' 06" West along the south boundary of said SW1/4 SW1/4 a distance of 350.00 feet to the **TRUE POINT OF BEGINNING**.

This parcel contains 6.56 acres, more or less, and is subject to a county road right-of-way along the south boundary and to an irrigation maintenance and access easement along the portion bounded by the said New York Canal.



UMBER	DESCRIPTION
ax 4	THIS IS A CORRECTION TO FORMER TAX #4 A part of the Northwest ¼ of the Southwest ¼ of the Southwest ¼, Section 15, Township 2 North, Range 2 West of the Boise Meridia in Canyon County, Idaho, more particularly described to wit: Commencing at the Southwest corner of Section 15, Township 2 North, Range 2 West of the Boise Meridian; Thence North 0°00'00" East 1148.00 feet, along the West line of said Section 15, to the INITIAL POINT OF THIS DESCRIPTION: Thence continue North 0°00'00" East 90.00 feet; Thence South 90°00'00" East 162.00 feet; Thence South 0°00'00" West 90.00 feet parallel with the said West line; Thence North 90°00'00" West 162.00 feet, to the INITIAL POINT OF THIS DESCRIPTION. This parcel contains 0.334 acre, more or less, and is subject to a road right of way on the West 60 feet and is conveyed together with rights of ingress and egress being 10 feet each side of the following described centerline. Commencing at a point South 90°00'00" East 70 feet from the Northwest corner of the above description, the beginning point of said centerline; Thence North 0°00'00" East parallel with and 70 feet East of the said West line to a point on the North line of the said Northwest ¼ of the Southwest ¼ of the Southwest ¼ to the end point of said centerline Instrument # 899385 Recorded Aug 11, 1980 Between Floyd H. Lowber & Leroy D. Heckathorn

BEST ORIGINAL AVAILABLE

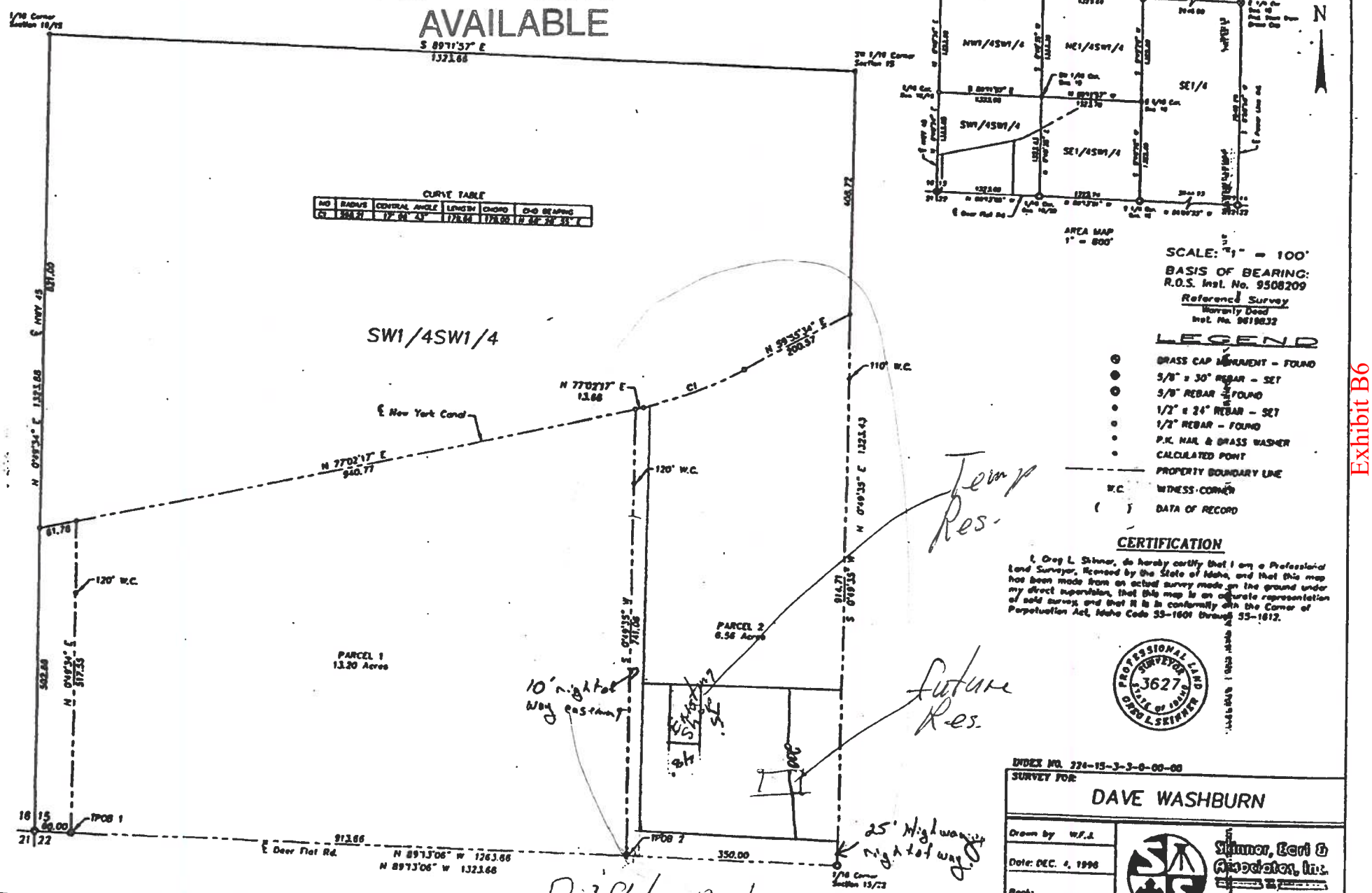
RECORD OF SURVEY

A PORTION OF THE SW1/4SW1/4 OF SECTION 15
TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO

BEST ORIGINAL AVAILABLE

Exhibit B6

Exhibit B6



SCALE: "1" = 100'

BASIS OF BEARING:
R.O.S. Inst. No. 9508209
Referenced Survey
Warranty Deed
Inst. No. 9619832

LEGEND

- BRASS CAP MONUMENT - FOUND
- 5/8" x 30" REBAR - SET
- 5/8" REBAR - FOUND
- 1/2" x 24" REBAR - SET
- 1/2" REBAR - FOUND
- P.K. NAIL & BRASS WASHER
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- W.C. WITNESS CORNER
- ( ) DATA OF RECORD

CERTIFICATION

I, Greg L. Skinner, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been made from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner of Perpetuation Act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR 3627 STATE OF IDAHO GREG L. SKINNER

INDEX NO. 224-15-3-3-0-00-00

SURVEY FOR:
DAVE WASHBURN

Drawn by W.F.J.
Date: DEC. 4, 1996
Book:
Job No. DE0196

Skinner, Earl & Associates, Inc.
Boise & Caldwell, ID
(208) 454-0933

EXHIBIT C

Site Visit Photos: April 3, 2026

Planning & Zoning Commission

Case# CR2025-0014

Hearing Date: October 1, 2026

KEY	NAME: VIP Compounding LLC	CASE #: CR2025-0014

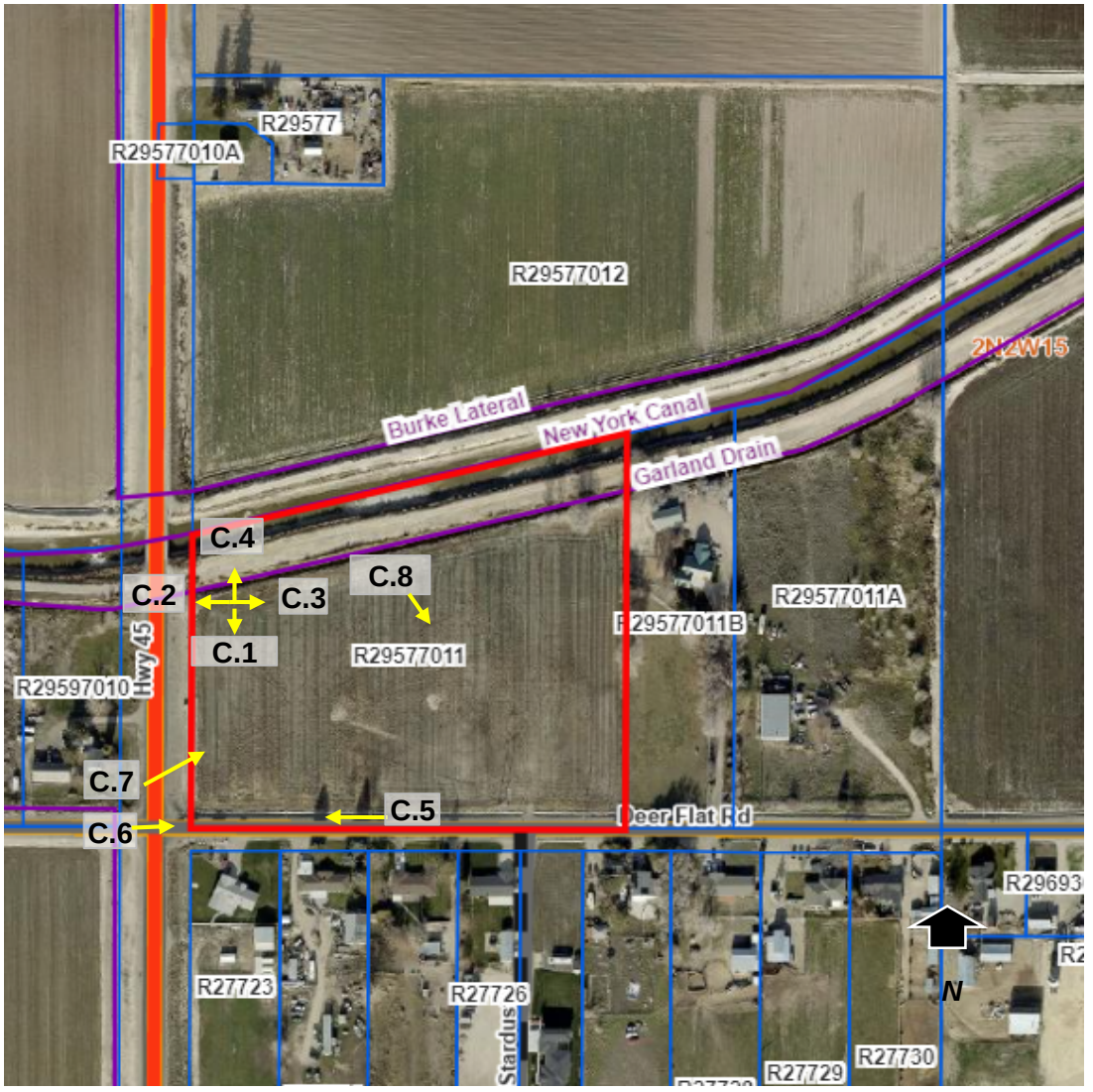


Exhibit: C
CR2025-0014
Site Visit Photos:
April 3, 2026

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 D

Agency Comments Received by: September 21, 2026

Planning & Zoning Commission

Case# CR2025-0014

Hearing Date: October 1, 2026

NAMPA HIGHWAY DISTRICT NO. 1

October 28, 2025

To: Karla Nelson
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

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

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

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

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

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

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

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

Exhibit D.1

Exhibit D1.1

Karla Nelson

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

Hi Karla,

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

Thank you,

Eddy

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

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

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

Thanks,

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

Karla Nelson

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

Hi Karla,

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

See the attached pre-development notes.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

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

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

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

EHS#035 Date 08/20/202

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

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

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

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

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

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

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
October 31, 2025

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

RE: Case No. CR2025-0014 Preston Reynolds

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

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

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

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



Signing for Clay Erskine
Chairman Soil Conservation District

United States Department of Agriculture

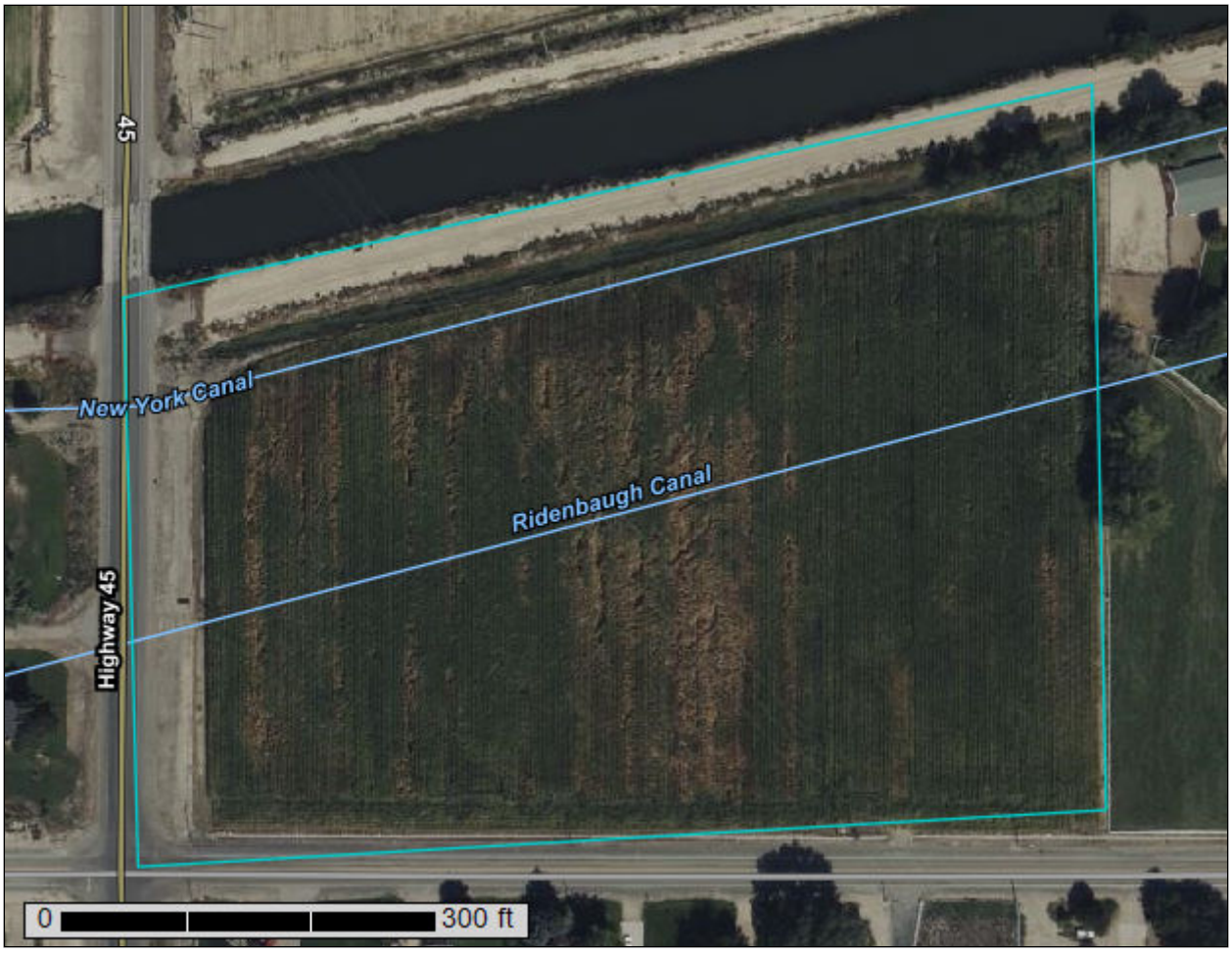
NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Canyon Area, Idaho

CR2025-0014 Preston Reynolds



October 31, 2025

Preface

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

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

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

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

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

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

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

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

Contents

Preface..... 2
Soil Information for All Uses..... 5
Suitabilities and Limitations for Use..... 5
Land Classifications..... 5
Irrigated Capability Class (CR2025-0014 Preston Reynolds)..... 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 (CR2025-0014 Preston Reynolds)

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

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

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

Class 1 soils have few limitations that restrict their use.

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

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

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

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

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

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

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

Custom Soil Resource Report

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



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

03 November 2025

RECEIVED
NOV 05 2025
RECEIVED

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

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

Karla Nelson, Planner:

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

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

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

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

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

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

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

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

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

NO DISCHARGE into any live irrigation system is permitted.

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

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

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

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

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr
cc: Ray Moore — Watermaster, Div; 3 BPBC
Dave Duvall — Water Superintendent NMID
File

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

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

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

X:\Scans\000_Miscellaneous\VIPCompoundingLLC_CR2025_0014

Exhibit D.4

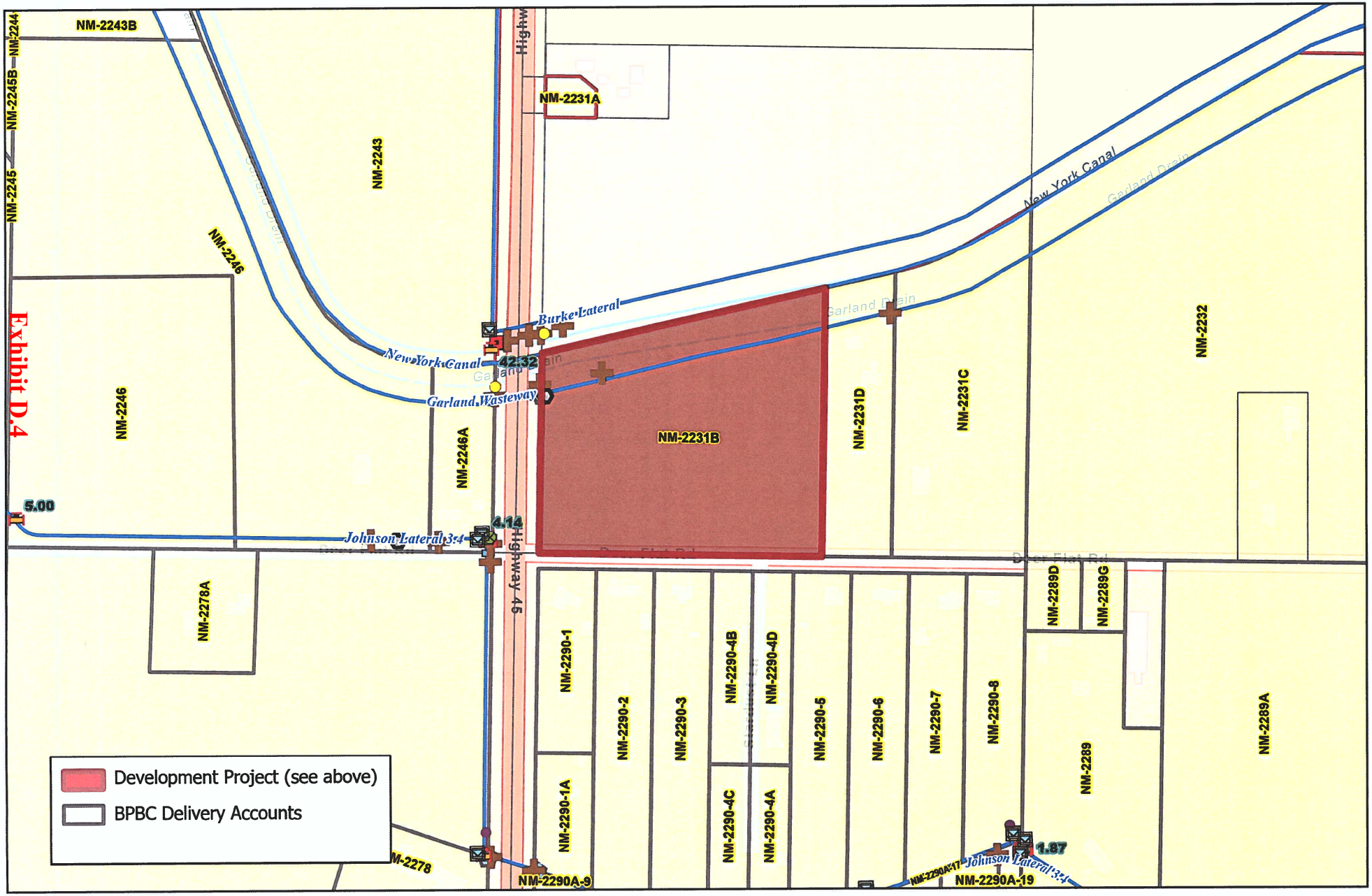


Exhibit D.4

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

Brad Little, Governor
Jess Byrne, Director

November 4, 2025

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

Subject: Agency Notice CR2025-0014 / VIP Compounding LLC

Dear Ms. Nelson:

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

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

1. AIR QUALITY

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

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

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

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

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

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

4. SURFACE WATER

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

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

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

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

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

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

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

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

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

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

Exhibit D.5

Karla Nelson

From: Nathan Blank <Nathan.Blank@itd.idaho.gov>
Sent: Tuesday, September 15, 2026 10:46 AM
To: Karla Nelson
Subject: [External] Case No. CR2025-0014: VIP Compounding LLC

Karla,

ITD supports the required TIS. The future completion of the TIS should cover any further comments we will have. If we can stay looped in on that study that would be great. Thank you for your communication

thanks

Nate Blank | Development Services Senior Planner
Idaho Transportation Department| District 3
Email: *Nathan.Blank@itd.idaho.gov*

Exhibit D.6

Karla Nelson

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

Hi Karla,

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

Thank you for checking!

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



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

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

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

Thanks for your consideration.

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

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

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

Good Morning Karla,

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

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

Let me know if you have any other questions.

Thank you,

Eddy

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

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

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

Thanks,

Karla Nelson

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

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

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

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



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

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

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

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

All the best,

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

Karla Nelson

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

Hi Karla,

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

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

Let me know if you need anything else!

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



Upcoming OOO: July 17-July 24

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

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

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

Thanks,

Karla Nelson

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

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

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



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

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

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

Jay Reynolds
RBC
415 Franklin Blvd
Nampa, ID 83687
208-442-0076
Website: rbcidaho.com

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

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

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

Hi Karla,

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

Let me know if you have any questions!

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

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

Your Safety • Your Mobility
Your Economic Opportunity

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

November 10, 2025

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

VIA EMAIL

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

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

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

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

Sincerely,

Kendra Conder

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

November 7, 2025

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

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

Dear Ms. Nelson;

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

Restrictions on Buildings and Structures

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

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

Restrictions on Vehicles and Equipment

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

Restrictions on Ground Surface Elevation Alterations

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

Restrictions on Vegetation

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

Idaho Power Access to Transmission Line

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

Additional Legal Restrictions

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

Allowed Uses

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

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

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

Exhibit D.7

124 INSTRUMENT NO. 385964 POWER LINE EASEMENT

ER 620 $50.00

#68

Floyd H. Lowber and Iva R. Lowber,

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

SW¼ SW¼ Section 15, T2N, R2W, BM;

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

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

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

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

WITNESS:

V. L. Roberts

Floyd H Lowber

Iva R. Lowber

If individuals, use this form.

STATE OF Idaho, } ss.
County of Canyon

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

V. L. Roberts

Notary Public, residing at Boise Idaho

(Notarial Seal) Commission expires May 8, 1954

If corporation, use this form.

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

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

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

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

.....

Notary Public, residing at .....

(Notarial Seal) Commission expires ....., 19.....

503 4M 3-49

Exhibit D.7

K

385964

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

Lloyd D. Fowler Estate

IDAHO POWER COMPANY

Exhibit D.7

Easement

STATE OF IDAHO }
County of Canyon } ss.

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

FEB 22 1952

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

S. S. FOOTE,
Ex Officio Recorder

By D. Lowell, Deputy

Fee $ 1.00

37
45

Exhibit D.7

IDAHO POWER®
An IDACORP Company

Idaho's Overhead Line Safety Act

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

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

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

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

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

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

Working Together

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

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

Failure to Comply

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

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

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

Contact Your Utility Immediately

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

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

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

The Idaho Overhead Line Safety Act Of 1992

55-2401. Definitions

As used in this chapter:

(1) "Authorized person" means

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

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

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

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

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

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

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

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

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

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

55-2402. Activity Near Overhead Line — Safety Restrictions

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

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

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

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

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

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

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

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

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

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

55-2404. Violations

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

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

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

55-2405. Exemptions

The provisions of this chapter shall not apply to:

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

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

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

CID# 46809
© 2009 Idaho Power

Karla Nelson

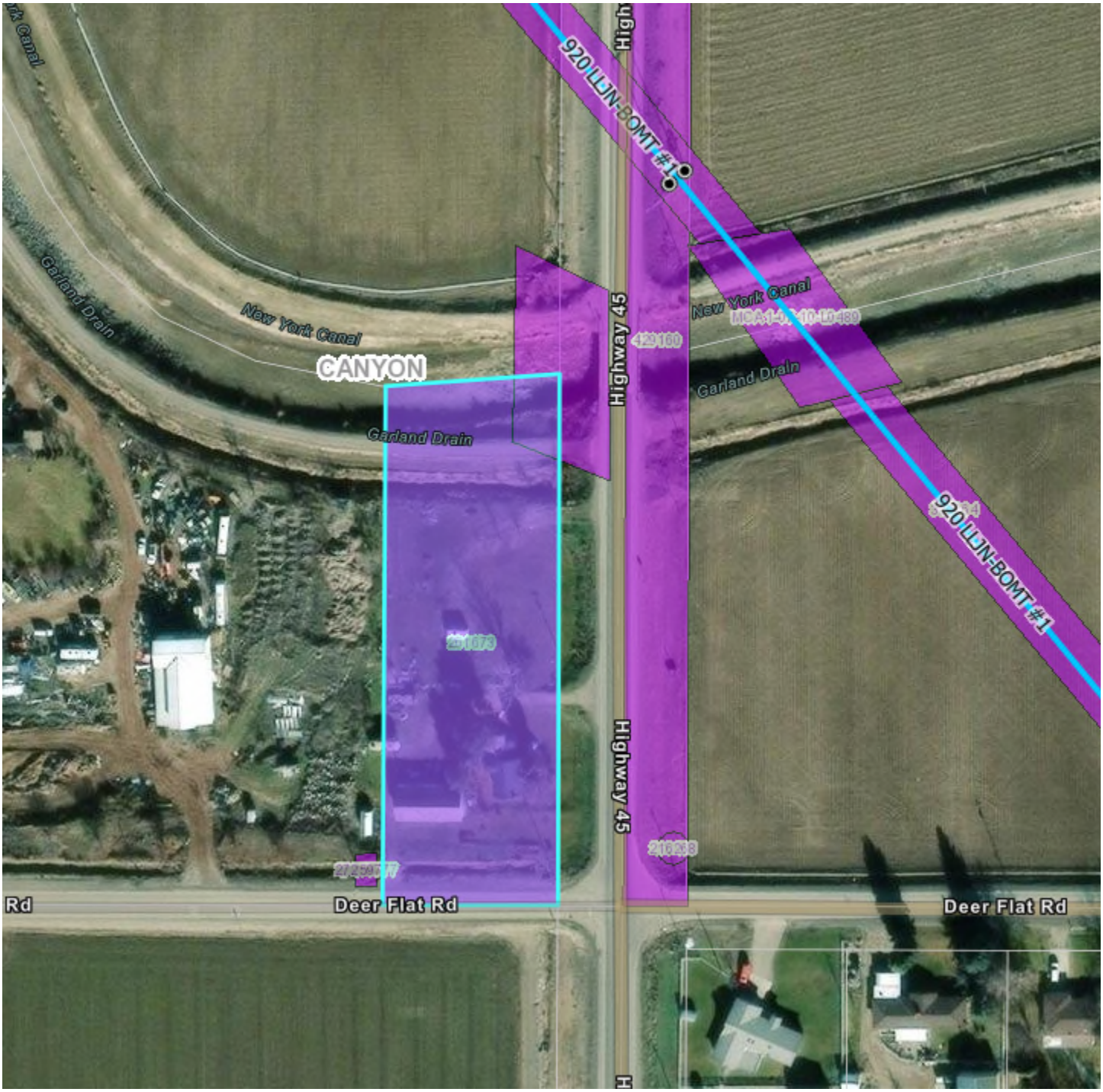
From: Letson, Leon <LLetson@idahopower.com>
Sent: Tuesday, September 1, 2026 3:27 PM
To: Karla Nelson
Subject: [External] CR2025-0014
Attachments: 261673 T2NR2W SEC 16.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Karla,

Idaho Power has an old easement encumbering the property for this project. It does not look as though we have any facilities within this easement, so please have the developer reach out to our Easement team to release or relocate this. A copy is attached. Let me know if you have any questions.

Easement Services - Idaho Power



Thank you,

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

IDAHO POWER LEGAL DISCLAIMER

This transmission may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you received this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

81N300

Exhibit D.7.1

POWER LINE EASEMENT

HAROLD LARNELL ZUERCHER and ELSIE MAE ZUERCHER,

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

ALL SOUTHEAST QUARTER OF SOUTHEAST QUARTER, SOUTH AND WEST OF South Side CANAL, [redacted] SECTION SIXTEEN, TOWNSHIP TWO NORTH, RANGE TWO WEST.

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

Executed and delivered this 14TH day of JUNE, 1940.

WITNESS:

Jay Freeman

Harold L. Zuercher

Elsie Mae Zuercher

If individuals, use this form.

STATE OF Idaho, County of Canyon } SS.

On this 14 day of June, 19 40, before me, R. W. Mangun, a Notary Public, personally appeared Harold Larnell Zuercher and Elsie Mae Zuercher, his wife, known to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

R. W. Mangun

Notary Public, residing at Nampa

(NOTARIAL SEAL)

Commission expires Dec 1 at, 1940

If corporation, use this form.

STATE OF ....., County of ..... } SS.

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

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

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

Notary Public, residing at .....

(NOTARIAL SEAL)

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

503—2M-12-39

Exhibit D.7.1

OK-SEAL

261673

Harold Karnell Zuercher, et ux

TO

IDAHO POWER COMPANY

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

Easement

STATE OF IDAHO }
County of Canyon } ss.

I hereby certify that this instrument was filed for record at the request of

IDAHO POWER COMPANY

MAY 24 1941

at 12 minutes past 9 o'clock A. M. in my office, and duly recorded in book 17 of Misc. at page 415

F. KUEHN JR.
Ex Officio Recorder

By W. Kelton, Deputy

Fee $.60

1/1

Exhibit D.7.1

Exhibit D.7.1

Karla Nelson

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

FYI – thanks!

Caitlin

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

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

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

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

Karla Nelson

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

Hello Karla,

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

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

Thank you, Capt. Massie

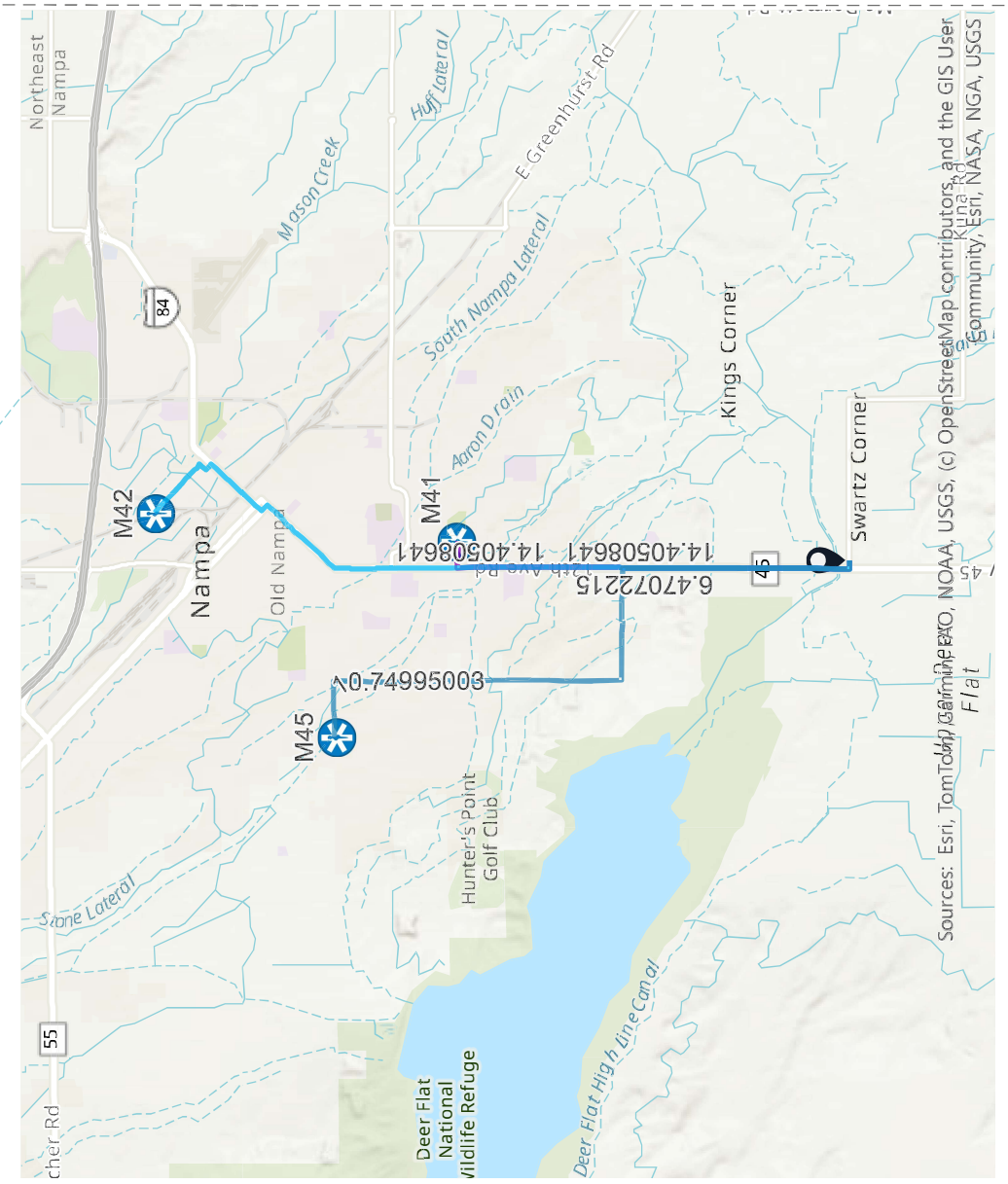
From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, July 27, 2026 1:42 PM
To: Keaton Massie <kmassie@ccparamedics.com>; Michael Stowell <mstowell@ccparamedics.com>
Subject: CR2025-0014

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

Thanks for any comments/response times you might have.

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.


Northeast Nampa
Mason Creek
Huff Lateral
E Greenhurst Rd
South Nampa Lateral
Aaron Drain
Kings Corner
Swartz Corner
Kuna Rd
Community, Esri, NASA, NGA, USGS
Map contributors, and the GIS User
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap
Flat
84
45
55
M42
M41
M45
Nampa
Old Nampa
14.405086 41
14.405086 41
6.47072215
0.74995003
Hunter's Point Golf Club
Deer Flat National Wildlife Refuge
Deer Flat High Line Canal
Stone Lateral
cher Rd

Karla Nelson

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Tuesday, September 1, 2026 10:39 AM
To: Karla Nelson
Subject: [External] RE: Legal Notice CR2025-0014 / VIP Compounding LLC

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Karla. This property lies south of Nampa's Comprehensive Plan boundary. Nampa has no comments. Thank you - Doug

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

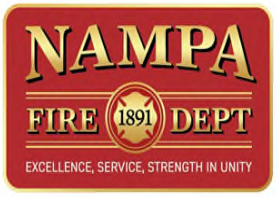
From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, September 1, 2026 10:23 AM
To: rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; dgeyer@cityofcaldwell.org; PZ@cityofcaldwell.org; mbessaw@cityofcaldwell.org; amy@civildynamics.net; alicep@cityofhomedale.org; jgreen@marsingcity.com; mayor@cityofmelba.org; cityclerk@cityofmelba.org; jhutchison@middletoncity.org; mhobbs@middletoncity.org; rstewart@middletoncity.org; Robyn Sellers <sellersr@cityofnampa.us>; 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>; 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 <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; Elijah Effinger (Fire District) <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@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; aflavel.bkirrdist@gmail.com; kreeves@boiseproject.org; gashley@boiseproject.org; irr.water.3@gmail.com; kchamberlain.fcdc@gmail.com; office@idcpas.com;

Karla Nelson

From: Elijah Effinger <effingere@nampafire.org>
Sent: Monday, September 14, 2026 3:48 PM
To: Karla Nelson
Subject: [External] VIP Compounding LLC (CR2025-0014)
Attachments: VIP Compounding LLC CR2025-0014.docx

Please see attached Fire Department comments & conditions, Thank You

Elijah Effinger
Division Chief Prevention - Fire Marshal
C: 208-919-1313
effingere@nampafire.org



NAMPA FIRE 1891 DIST

EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

DATE: September 14, 2026

TO: City of Nampa – Planning and Zoning

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

APPLICANT: Preston Reynolds / RB Properties

OWNER: VIP Compounding LLC

PROJECT ADDRESS: TBD Deer Flat Road

RE: VIP Compounding LLC CR2025-0014

This application is for Case No. CR2025-0014: VIP Compounding LLC, is requesting a Conditional Rezone of approximately 10.2 acres from an "A" (Agricultural) zone to a "CR-C-2" (Conditional Rezone-Service Commercial) zone. A Development Agreement is included that will prohibit use. The subject property is located at 0 Deer Flat Rd, also referenced as Parcel R29577011, a portion of the SW quarter of Section 15, 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).

Fire Access Comments:

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

NAMPA FIRE 1891 DIST
EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. (IFC D105)

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

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

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

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

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

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

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

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

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

NAMPA FIRE 1891 DIST
EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

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

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

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

General Conditions

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

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 3.8 miles from Nampa Fire Station 2 with an approximate response time of 7 minutes.

NAMPA FIRE 1891 DIST
EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

Exhibits

"No Parking" Signs

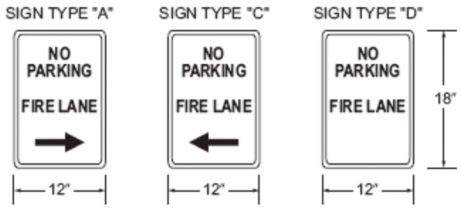


FIGURE D103.6 FIRE LANE SIGNS

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

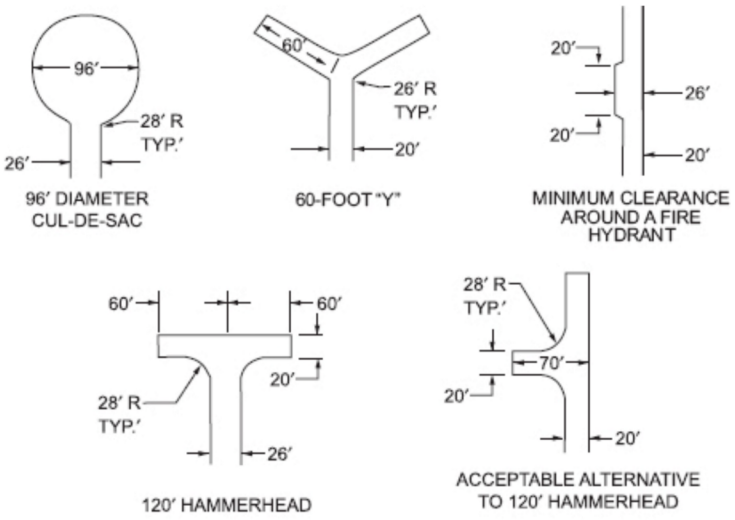


NAMPA FIRE 1891 DIST
EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

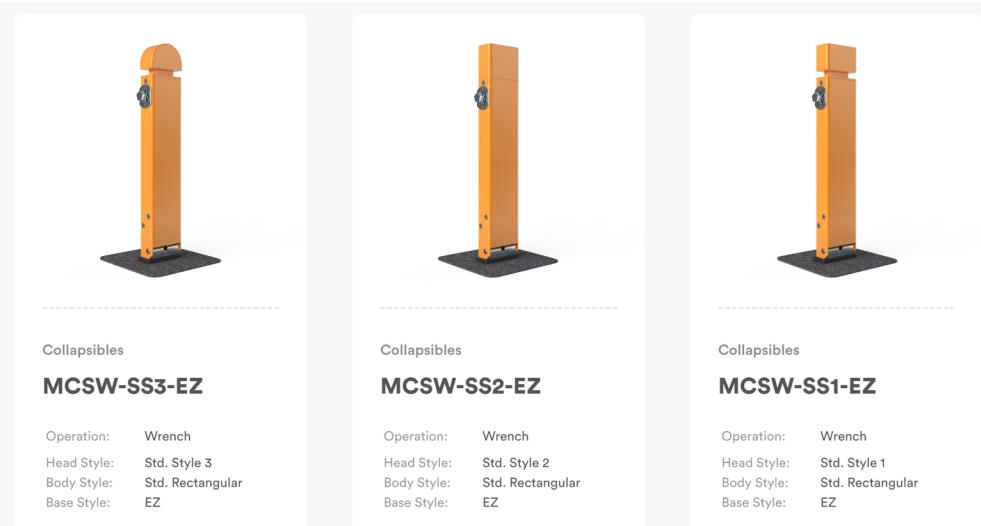
Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

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

Approved Bollards by Maxiforce



Karla Nelson

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Friday, September 4, 2026 10:29 AM
To: Karla Nelson
Subject: [External] re: Legal Notice CR2025-0014 / VIP Compounding LLC
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Karla,

The site is 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: Tuesday, September 1, 2026 10:23 AM
ToJackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>;
Subject: Legal Notice CR2025-0014 / VIP Compounding LLC

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 E

Public Comments Received by: September 21, 2026

Planning & Zoning Commission

Case# CR2025-0014

Hearing date: September 22, 2026

RECEIVED
SEP 11 2026
RECEIVED

September 2, 2026

Canyon County Development Services
111 North 11th Avenue, Suite 140
Caldwell, Idaho 83605

Re: Letter of Concern Regarding Conditional Rezoning of Parcel R29577011

To Whom It May Concern:

We are writing to formally express our opposition and concerns regarding the proposed conditional rezoning of the following property to commercial use:

TBD Deer Flat Road Case # CR 2025-0014
Parcel No. R29577011
A portion of the SW ¼ of Section 15, T2N, R2W, BM
Canyon County, Nampa, Idaho 83686

Our concerns include the following:

1. **Increased traffic and roadway safety:** Commercial development could substantially increase traffic on Deer Flat Road, creating additional congestion and increasing the risk of accidents involving nearby residents, commuters, agricultural equipment, pedestrians, and other roadway users. Accidents already occur frequently at the intersection of Deer Flat Road and Highway 45—approximately one accident every two weeks. This intersection and the surrounding roads do not need additional traffic that could contribute to even more accidents.
2. **Existing agricultural and residential uses:** This is primarily an agricultural area with single-family homes that would be directly affected by commercial development. There is already commercial space available in areas that are appropriately zoned for commercial use. We do not believe it is necessary or appropriate to introduce commercial zoning into this agricultural and residential area.
3. **Commercial truck traffic and congestion:** Delivery trucks, service vehicles, customers, and other commercial traffic could place additional strain on Deer Flat Road and create further safety, noise, and access concerns for surrounding properties. Traffic already backs up on Deer Flat Road, and adding a commercial business would likely worsen the existing problem.
4. **Noise, lighting, dust, and operating hours:** Commercial activity may introduce excessive noise, bright outdoor lighting, dust, and signage, as well as activity during early-morning or late-evening hours. These impacts could substantially interfere with the quiet enjoyment of nearby homes and potentially affect their value.
5. **Effects on nearby homes and property values:** Changing this property to commercial use could negatively affect surrounding residential properties, including their privacy, desirability, marketability, and value.
6. **Loss of agricultural and rural character:** This area is valued for its agricultural use, open space, and single-family homes. Commercial development would be incompatible

with the surrounding area and could encourage further commercial expansion and additional rezoning requests.

7. **Nature of the proposed business:** We are concerned about the type and intensity of the proposed commercial business, including the activities that may occur on the property, the number and type of vehicles involved, outdoor storage, noise, lighting, hours of operation, and the potential for future expansion or changes in use.

We respectfully request that Canyon County carefully evaluate whether the proposed commercial zoning is compatible with the existing agricultural and residential properties in this area. The long-term effects on traffic safety, neighboring landowners, property values, agricultural operations, and the rural character of the community must be fully considered.

We oppose approval of this conditional rezoning. We do not believe the proposed commercial use is appropriate for this location, especially when commercially zoned property is already available elsewhere. The applicant should be required to locate this business in an area that is already designated and properly equipped for commercial development.

If the rezoning request is approved despite these concerns, we respectfully ask that strict and enforceable conditions be imposed, including:

- Restrictions on the number, size, and operating hours of commercial trucks;
- Limited days and hours of business operation;
- Controls on outdoor lighting, noise, dust, and signage;
- Prohibition or strict screening of outdoor storage;
- Adequate setbacks, landscaping, fencing, and visual screening;
- A comprehensive traffic-impact and roadway-safety study;
- Proper drainage and dust-control measures;
- Restrictions preventing the property from being used for a more intensive commercial purpose without a new public hearing and approval process; and
- Clear enforcement procedures and penalties if any conditions are violated.

Please include this letter in the official record for this application and provide it to the Planning and Zoning Commission, the Board of County Commissioners, and any other county officials responsible for reviewing or deciding this request.

Thank you for considering the concerns of nearby property owners and residents.

Sincerely,

Sam and Chanette Fretwell
8858 Stardust Lane
Nampa, Idaho 83686
[redacted]

9/2/26

9/2/26

CANYON COUNTY
DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, Suite 310 • Caldwell, Idaho • 83605
Phone (208) 402-4164

Greetings Property Owner:

NOTICE IS HEREBY GIVEN that the Canyon County Planning & Zoning Commission is scheduled to hold a public hearing on **October 1, 2026** beginning at 6:30 p.m. on the following case. The hearing will be held in the Public Meeting Room on the 1st floor of the Canyon County Administration Building, located at 111 North 11th Avenue, Caldwell, Idaho.

Case No. CR2025-0014: VIP Compounding LLC, is requesting a Conditional Rezone of approximately 10.2 acres from an "A" (Agricultural) zone to a "CR-C-2" (Conditional Rezone-Service Commercial) zone. A Development Agreement is included that will prohibit uses. The subject property is located at 0 Deer Flat Rd, also referenced as Parcel R29577011, a portion of the SW quarter of Section 15, T2N, R2W, BM, Canyon County, Idaho.

Exhibit E.1

Public comments are very important in evaluating this case. You are invited to provide written testimony by **September 21, 2026**, or oral testimony at the hearing. If the comment deadline is on a weekend or holiday, it will move to close of business 5 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. **Materials submissions must be received on or before the deadline. All written testimony or exhibits received after the deadline will need to be brought to the public hearing and read into the record by the person submitting the information.**

If you have questions, please contact the Case Planner, **Karla Nelson** at karla.nelson@canyoncounty.id.gov. In all correspondence concerning this case, please refer to the case number noted.

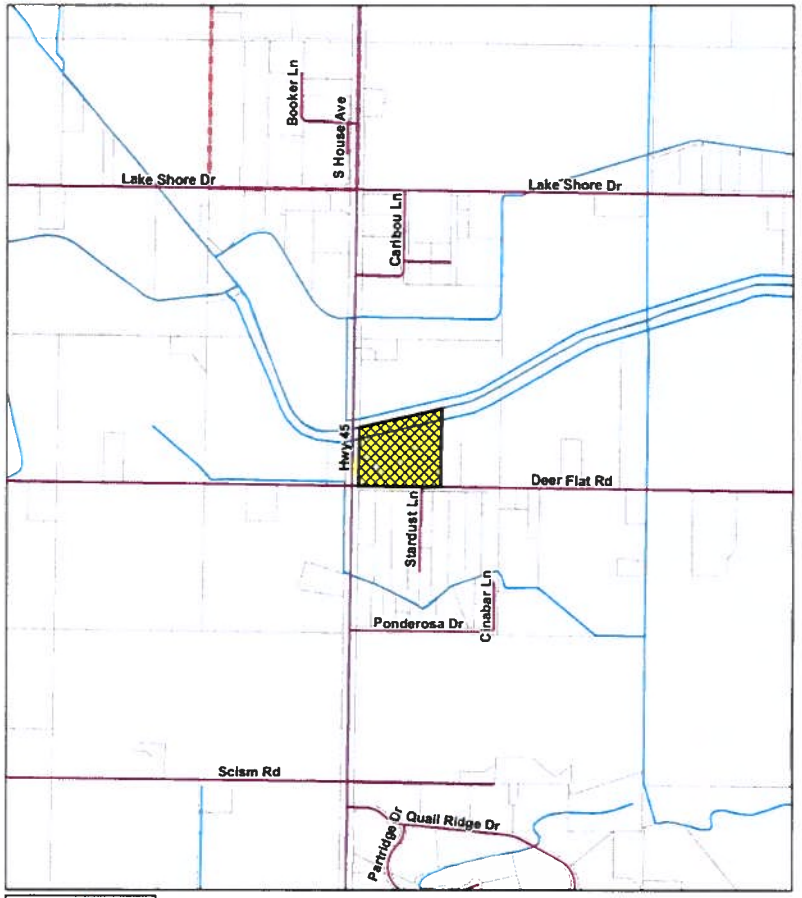


Exhibit E.1

Assistance is available for persons with disabilities. Please call the Development Services Department at 208-454-7458 at least two weeks prior to the hearing so that arrangements can be made.

Copies of all documents concerning public hearing items can be obtained from the county website https://www.canyoncounty.id.gov/land-hearings as they are available.

Sept. 15, 2026

Canyon County Development Services.

My name is Cari Wagner. I live at 8929 Deer Flat Rd in Nampa. This letter is regarding case no. CR2025-0014 concerning the subject property located at 0 Deer Flat Rd. I am against this property being rezoned to a commercial zone. I am against this because it will cause a lot of traffic on our road. I moved out here to get away from that.

RECEIVED
SEP 18 2026
RECEIVED

Karla Nelson

Subject: FW: [External] October 1, 2026 Case #CR2025-0014 TBD Deer Flat Road Parcel #R29577011

From: Paula Stevens <[redacted]>
Sent: Friday, September 18, 2026 6:42 PM
To: Canyon County Zoning Info <CanyonCounty.ZoningInfo@canyoncounty.id.gov>
Subject: [External] October 1, 2026 Case #CR2025-0014 TBD Deer Flat Road Parcel #R29577011

This email is in regards to the case mentioned above.

In reality, change happens. You always hope for the best and you hope that those in charge can understand your concerns
not only as citizens but home owners in the area of change.

As a home owner I have some concerns I would like to address:

We've had a meeting with Leo Yasinski and Jay Reynolds, RBC as a neighborhood, but I do not know who VIP Compounding LLC is.
I know that Mr. Yasinski was not very friendly towards our concerns and Mr. Reynolds wanted to make sure he was neighborly and to just trust him. They both threw out ideas of what they might do or not do with the property and as of today, I still do not know what is going on except that VIP Compounding LLC, wants to take zoned AG land and turn it into commercial. It would actually be nice if the developers had told us what their actual plans for the property were going to be so we could make a better assessment of how the change up would affect our small subdivision in an AG zoned area.

1. What exactly is the plan to put on the property if zoned commercial?

With the mess at Locust Road and Hwy 45, which doesn't seem to be moving along at all between the City of Nampa and the State, more traffic has been routed down Deer Flat Road. It got even worse when Garrity Blvd was closed down and every back road near and on Deer Flat Road was overwhelmed with traffic. When our road was at 35 mph people drove 50 mph. When the speed was changed to 50 mph some of the traffic goes 75. Motorcycles especially like the straight away. My husband was rear ended in front of our house, there has been several accidents on Deer Flat and Powerline, we've had one car rollovers, we've heard people running the stop sign on Deer Flat and Hwy 45 hitting someone else, and we know that our neighbor on the corner of Deer Flat had a vehicle run into their home because they didn't make the turn.

2. The need to slow down traffic is necessary for us to feel safe with anything commercial in that area.

The State does not take care of the weeds on the side of Hwy 45. Lived here 34 years and I've seen the results of their mowing once and just recently saw them actually do it. Former home owner Tiny Bellamy would, himself, cut down the weeds that were at least 4 ft tall on Hwy 45 right away and got in trouble because he was taking the initiative and the responsibility himself to cut them down. We were grateful as neighbors because you cannot see a car or a semi at the stop sign because of the height of the weeds. You have to almost pull out onto Hwy 45 just to see traffic. It's a blind sight area that the state/county needs to take care of yearly not whenever. It is and has been a concern. It wouldn't matter what you zone the area but a commercial business would become a bigger problem with more traffic and a blind sight like that would cause more accidents.

3. I'd like to see the state take care of the mowing on a regular basis for the safety of drivers on Deer Flat Road and Hwy 45 if a commercial business is allowed in.

It's not just the speed of traffic but the amount and size of traffic. I myself was sitting one car back from the stop sign on Deer Flat Rd, heading west, when a semi wanted to make a turn onto the road going east off of Hwy 45. Most truckers are very good at taking tight turns some aren't. This one decided to take the turn, traffic or no traffic, and the driver in front of me had to put her car in reverse because the trucker was not going to wait to make the turn and the driver drove into my car. There are numerous truckers coming down Deer Flat Road as well as large tractors, combines, mint trucks, trucks and trailers and numerous semi's turning east onto Deer Flat Road that barely squeeze by the vehicles at the stop sign. It's getting to the point we can't even get onto Hwy 45 from our homes because of the amount traffic on Hwy 45. We've even had to take a right to drive down the road to enter the seed company's driveway to turn around so we can take a right on Deer Flat Rd heading
west because we can't drive across the road.

3. Maybe with the growth of Nampa Idaho, another light needs to be installed at Deer Flat. There has been several accidents at this intersection too, but a light would sure help the residents who live on Deer Flat Rd where VIP Compounding LLC wants to change the zoning from AG to commercial to be able to use the road in a safer way.

I've been told that an entrance/exit cannot be off of Hwy 45 if the land is rezoned commercial. My question is why? There are several driveways all along Hwy 45 for commercial, residential, and agriculture. I would not want to lose anymore of my land if the idea was to widen Deer Flat Road to accommodate a commercial setting. It's hard enough to get out of our own driveways now at certain times of the day. To put an extra lane on Deer Flat Road to accommodate all the extra traffic for whatever will be built or used for in a commercial zoning doesn't sound right for our neighbor Miriam's property or for anyone near or across from that parcel of property. The neighbor west, across Hwy 45, right across from the named parcel has a driveway, the 2 houses on the east side, heading north, past the parcel has driveways, Allied Seed Company on the west side of Hwy 45 has 2 driveways, Lake Shore Storage, Lake Shore Gas Station, Chevron Gas Station, Bass Auto Body, Country Repair on the west side of Hwy 45 all have driveways. On the east side you also have Stor It Self storage with the same entrance as an exit off of Hwy 45. The already established commercial businesses on Hwy 45 have used their own property to widen a lane so why can't a commercial zoning on this parcel do the same instead of on Deer Flat Road?

4. I would like planning and zoning to consider an entrance and exit from Hwy 45 to enter this property like so many of the other commercial properties have done on Hwy 45. If you demand a widening of the lane on Deer Flat I would ask that the commercial land be used for the lane widening not the property of the homeowners across the street or next to the parcel.

We are zoned agricultural for a reason in this area and a number of us have moved here to get away from the city and to enjoy the quiet. We have horses, raise beef, have chickens, sheep, and goats and all have gotten out at some time or another. They break down fences, crawl through fencing, or jump over fences. it doesn't matter how hard we secure all gates and make sure fences are mended and maintained they can find a way out. Ever since the speed limit was changed to 50 mph we've been worried for our stock and for the driver's. At 35 mph a cow can damage a car pretty good but at 50 mph they could harm or kill you. We also have a small child living with us and he is not allowed to go past our fence because we've had driver's pull into our driveway to make a turn around to go back towards Hwy 45 coming into the driveway at a fast amount of speed.

5. I would ask that Canyon County consider the congestion, the increased risk of accidents because of the increase in traffic if this parcel is rezoned commercial and the speed limit on it.

There is a trucking business of some kind next door to the Stor-it Storage business. There have been nights the noise from them, I assume, fixing semi's has been all nighters and the noise is excruciating. There have been some nights it has kept us awake for hours cuz there just wasn't any stop to it. A commercial business has it's own quirks and that is not only extra traffic but their own kind of noise, operating hours that could really ruin the lifestyle we enjoy in an agriculture area and I would even say could affect the sell of a home in our subdivision because of those reasons.

6. Again, I have no idea why an ag zone has to be changed to commercial when there are other places for commercial ventures and I am also concerned about what the idea is to put on this property, cuz no determinate idea was ever been settled on to present to us as a neighborhood.

We moved out here 34 years ago, raised 5 children, and now helping to raise one 3 year old grandson. The idea was to have the open space for the kids to feel safe, to enjoy a good life without all the noise the city or commercial part of life brings. I look at the round about at Southside and Deer Flat and ask myself why everyday. I've seen what they've done to Mrs. Wood's property with the road almost to the back windows of her house and how much land on 3 sides that Bev and Duane have lost for a round about that semi's can barely get through and large tractors trying to get to and from their crops leaning to the side as they try to get through the round about. I'd hate to see land taken from me or my neighbors just so a business can widen a road for only their use. Cuz no matter what there is going to have to be some major changes for this property. I understand it is to make money, I assume, that's the main point into rezoning this parcel. There are some quirks with the property; the New York Canal being one and the ditch beside it in the back of the property, and the power poles on the property That's why it's been ag for so many years and it continues to grow hay, corn, etc. Many neighbors are concerned about water being used by a commercial business. In the drought situation we are in how will a commercial building account for the amount of water usage they use that will be shared with the same aquifer? In an agricultural zoned area we are controlled on how much water we can use for our land. We have to account for every drop to make it last until the end of the season when it is cut off. As much as it sounds real good to the new owner to rezone this parcel into commercial either to sell it again or build on it, the idea of it being rezoned will interfere with the established neighbors and small subdivision.

7. Change is not always progress. Depends on the change and how something is used if it is good progress. If this land has to be rezoned please make sure this is a good change, something that will benefit all owners not just one.

Exhibit E.3

If, the rezoning is approved even after our concerns, I ask that you consider the following firm, enforceable conditions for the environment surrounding a commercial building in an agricultural area:

A. Restrictions on the amount and size of the commercial trucks if any coming in and out of the property.
B. Operating hours are conducive to normal working hours.
C. Outside lighting has to be controlled so as not to disturb homes.
D. Landscaping/visual screening/fencing all to keep noise, dust, and signs at a low.
E. A traffic accident, amount of traffic, and type of traffic study for safety purposes on the corner of Deer Flat Road and Hwy 45 before building anything.
F. Restrictions on how the property is to be used. Don't want another incident with the county where a person says a bldg will only be used for residential and 4 businesses work out of it instead. (Brad Wheeler property at 8820 Deer Flat Road)
G. Real enforcement of commercial usage of property. We don't want another eye sore to have to deal with because Canyon County is slow at enforcing code.
H. For the environment trees, plants, shrubbery, grass etc...need to be planted to not only fit into the agricultural area but also to keep the noise, dust, any erosion, from affecting the area and neighborhood that people live in. This will also help with maintaining the value of homes and resale of homes in the area.
I. Research ways that entrance and exit access to the property can be made from Hwy 45 like the other commercial businesses that have maintained a distance from any residents also on Hwy 45 with no problem.
J. Any kind of storage needs to be organized and not just left lying around to look like a dump site.
K. If the land has to be lifted where is the drainage going to go?
L. A study done on the speed traffic actually goes on Deer Flat Road, which should be changed to 35mph if a commercial bldg is placed across from a subdivision.
M. The state/county need to maintain the weeds on Hwy 45 and Deer Flat Rd so that people on the corner of Deer Flat Rd and Hwy 45 can see the traffic way before the intersection.

Paula Stevens
8767 Deer Flat Road
Nampa, ID 83686
[redacted]

EXHIBIT F

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

Planning & Zoning Commission

Case# CR2025-0014

Hearing Date: October 1, 2026

PLANNING AND ZONING COMMISSION

DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
CR2025-0014 – VIP Compounding, LLC

The Canyon County Planning and Zoning Commission considers the following:

A **conditional rezone** of Parcel R29577011, approximately 10.2 acres, from the "A" (Agricultural) zone to the "CR-C-2" (Conditional Rezone-Service Commercial) zone, subject to a development agreement. The subject property is located at 0 Deer Flat Rd, Nampa, also referenced as a portion of the SW¼ of Section 15, 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 CR2025-0014.

      1. All exhibits can be found in the case staff report dated October 1, 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, 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, CR2025-0014, was presented at a public hearing before the Canyon County Planning and Zoning Commission on October 1, 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. 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**	**Analysis**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis		The proposed conditional rezone is generally consistent with the Comprehensive Plan. The 2030 Comprehensive Plan calls for future commercial use on the subject property and the surrounding area north of Deer Flat Road along Highway 45 (**Staff Report Exhibit B2.4).** "The commercial designation is intended to encourage commercial uses which can provide goods and services to businesses, travelers, and residents of the County" (page 25, 2030 Comprehensive Plan). The property is approximately 0.37 miles south of the Nampa Area of Impact on the northeast corner of the Highway 45 and Deer Flat intersection. As conditioned, the requested service commercial zone aligns with the following goals and policies of the 2030 Comprehensive Plan: **Property Rights – Chapter 1** 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). • **Goal G1.01.00**: Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. • **Policy P1.01.01**: No person shall be deprived of private property without due process of law. • **Policy P1.01.03**: Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals. **Population – Chapter 2** COMPASS forecasts an increase of 128,070 people in Canyon County, including an increase of 52,281 people in the City of Nampa between 2020 and 2050 (**Staff Report Exhibit B3**). Commercial zoning and uses are needed to meet the demands of the future and the existing population. • **Goal G2.02.00***:* Promote housing, business, and service types needed to meet the demand of the future existing population. **Economic – Chapter 3** The property is located along Highway 45, where the Idaho Transportation Department estimates an annual average daily traffic count of 9,500 vehicles between Deer Flat Rd. and Lake Shore Dr. (**Staff Report Exhibit B4**). The traffic volume and commercial future land use designation make the subject property a favorable location for commercial zoning and use. • **Goal G3.01.00**: Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.

DRAFT

- **Goal 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 – Chapter 4

The proposed conditional rezone to service commercial aligns with the 2030 Comprehensive Plan Future Land Use Map. Conditions of approval can help to mitigate compatibility concerns with nearby residential and agricultural land uses.

- **Policy P4.03.01:** Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.
- **Policy P4.03.03**: Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and, in some instances, may require conditions of approval to promote compatibility.

Transportation – Chapter 8

The subject property is located on Highway 45, an important transportation corridor, in an area where commercial land uses are envisioned.

- **Policy P8.01.01**: Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services.

Agriculture – Chapter 12

The proposed conditional rezone to service commercial is near the Nampa Area of Impact along a transportation corridor where commercial uses are planned.

- **Agriculture P12.01.02:** Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.

Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
Yes		

Analysis

In consideration of the surrounding land uses, the proposed conditional zone change to "C-2" Service Commercial is more appropriate than the current zoning designation of "A" Agricultural.

Existing Conditions

Directly adjacent land uses are residential and agricultural. The subject property is currently used for agricultural purposes and receives an agricultural tax exemption (**Staff Report Exhibit B1**). The purpose of the existing "A" (Agricultural) zone is to:

A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;
B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;
C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;
D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and
E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.

Existing Conditions within 1-mile (Exhibit B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N	Agriculture, Light Industrial, then Commercial	A	CR-M1, C-1, C-2 RR, CR-R1
S	Residential then Agriculture	A	R1
E	Residential and Agriculture	A	
W	Agriculture and some Residential	A	

DRAFT

	"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) Despite adjacent agricultural and residential uses, the property is designated for future commercial use, and there are "C-1" (Neighborhood Commercial), C-2 (Service Commercial), and "M-1" (Light Industrial) zoned properties approximately 600 feet north of the subject property, surrounding the Highway 45 and Lake Shore Dr. intersection. This nearby commercial and light industrial zoning supports numerous commercial businesses **(Staff Report Exhibit B5**), including self-storage, restaurants, seed companies, an animal hospital, auto services, gas stations, retail/convenience stores, and personal services. **Request** The applicant requests "CR-C-2" Service Commercial zoning with a Development Agreement in order to construct four (4) 10,000-square-foot commercial buildings. Pursuant to Canyon County Ordinance 07-10-25 (6), the purpose of the "C-2" Service Commercial zoning district is to provide areas where activities of a service nature, which are more intensive in character than in other Commercial Zones, may be carried out. The future land use map designates property south of Deer Flat Road for continued agricultural use. The subject property is on a corner lot on the north side of Deer Flat Road, adjacent to Highway 45, where Future Commercial use is envisioned. Proposed conditions of approval within the Development Agreement are expected to mitigate negative impacts on nearby residential and agricultural uses primarily found to the west, south, and east. Given the node of commercial use along Highway 45 north of the subject property and the 2030 comprehensive plan future land use commercial designation for the area, the proposed service commercial zone is more appropriate than the current agricultural zoning. Recent land use decisions from the past five years in the area include one rezone to the requested service commercial "C-2" zone, further demonstrating the appropriateness of the designation for this area. **Recent Land Use Cases within a One-Mile Radius (Exhibit B2.14):** • RZ2021-0004 – Rezone from "A" to "RR" – Approved • RZ2021-0003 – Rezone from "A" to "CR-R1" – Approved • CR2021-0006 – Rezone from "A" to "CR-RR" – Denied • SD2020-0006- Preliminary Plat – Approved • RZ2019-00039 – Rezone "A" & "C-2" to CR-M1 and Comprehensive Plan Map Amendment – Approved • SD2023-0021 – Final Plat – Approved • CU2022-00029-APL – Telecommunications Facility – Approved • CU2019-0008 – Cell Tower – Approved
Criteria Met? **Yes**	**3** **Is the proposed conditional rezone compatible with surrounding land uses?**
Analysis	The proposed conditional rezone to "CR-C-2" 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. Land uses along Highway 45 between Lewis Lane and Deer Flat are primarily a mix of agricultural, commercial, and light industrial uses. In this area, commercial uses include self-storage, a convenience store, a seed supplier company, a flooring company, retail, restaurants, an animal hospital, and auto services (**Staff Report Exhibit B5).** Residential uses are found on the south side of Deer Flat Road directly across from the subject property, followed by agricultural fields. In order to encourage compatibility with surrounding land uses, the applicant proposes to prohibit certain allowed and conditionally allowed uses

DRAFT

	within the C-2 zone, and the development will be held to substantial conformance with the updated site plan (**Staff Report Exhibits A4 and A5**). Notably, the proposed Development Agreement will prohibit some of the more intensive uses within the C-2 zone, including amusement parks, taverns, vehicle fueling stations/convenience stores, and theaters. The applicants' proposed changes to the use matrix for this property are found in **Staff Report Exhibit A4**; allowed or conditionally allowed uses are highlighted. The applicant anticipates hours of operation will be 6 am to 7 pm daily, but due to the multi-tenant nature of the development, the applicant does not wish to be conditioned to specific hours of operation (**Staff Report Exhibit A2.1).** Deer Flat Road is a natural boundary for commercial zoning, as more intensive agricultural operations are found to the south. The future land use map has envisioned commercial development north of Deer Flat Road along Highway 45 since at least 2011, and based on these long-standing plans, surrounding property owners could reasonably anticipate commercial development in this area. In an effort to address concerns regarding compatibility and impacts to infrastructure, services, and surrounding properties along this commercial boundary, the applicant has requested a Conditional Rezone with a Development Agreement. In addition to the use restrictions proposed by the applicant, the Planning and Zoning Commission could consider additional prohibited uses or other conditions of approval, such as hours of operation to ensure compatibility with surrounding land uses.	
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	As conditioned by the development agreement, the proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. The applicant requests a conditional rezone to the service commercial zone in order to develop four (4) buildings, each 10,000 square feet in size. The development is anticipated to lease space to businesses allowed by the Development Agreement within the C-2 zone (**Staff Report Exhibit A4**). The application details that hours of operation would generally be from 6 am to 7 pm daily (**Staff Report Exhibit A2**). **Character of the Area:** The character of the area is a mix of residential and agricultural uses, with commercial and industrial uses found approximately 630 feet to the north, clustered around the Highway 45 and Lake Shore Dr. intersection. The Canyon County 2030 Comprehensive Plan Future Land Use Map designates the subject property for future commercial use. The requested service commercial zone aligns with the future land use map and is in character with land uses along Highway 45 south of the City of Nampa between Deer Flat Road and Locust Lane. **The following measures will be implemented to mitigate the impact** The applicant has agreed to enter into a development agreement to place conditions on the development to mitigate impacts to nearby residential and agricultural uses. The applicant is proposing to prohibit certain intensive uses within the C-2 zone, including vehicle fueling stations; see the proposed prohibited uses in **Staff Report Exhibit A4**. All requirements of Nampa Highway District No. 1 and Idaho Transportation Department have been included as conditions of approval along with all other agency comments; see **condition of approval number 1**. Staff-proposed conditions of approval include 20 feet of landscaping along Deer Flat Road and downward-facing lights to provide a visual buffer and to mitigate impacts on nearby residential properties. The Planning and Zoning Commission could recommend additional conditions if deemed necessary, such as hours of operation or further limitation on allowed uses.	
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. Southwest District Health provided comments stating that the property is within a designated Nitrate Priority Area and if the projected wastewater flow meets or exceeds	

	600 gallons per day, a Nutrient Pathogen Study shall be required. A site evaluation with test holes will need to be conducted to determine adequate sanitary systems. Southwest District Health has no concerns with the use if the applicant meets all SWDH requirements (**Staff Report Exhibits D.2 and D.2.1**). **Water:** Per the applicant's land use worksheet, individual domestic well(s) are proposed for the commercial development (**Staff Report Exhibit A.2).** Idaho Department of Water Resources was notified of the request, but no comments were received. Future development shall comply with IDWR standards at the time of building permits. **Drainage:** Per the land use worksheet, stormwater drainage is proposed to be retained on-site (**Staff Report Exhibit A.2**). **Irrigation:** Per the land use worksheet, the property is irrigated with surface irrigation water via gravity irrigation (**Staff Report Exhibit A.2**). Comments were received from the Boise Project Board of Control detailing that the United States' New York Southside Canal and Garland Wasteway lie within the subject property and that a federal easement exists 60 feet in both directions from the canal's centerline and 35 feet in both directions from the Wasteway's centerline. Excavation near the canal will require the canal/lateral to be piped/concrete lined by the developer. No landscaping except gravel is allowed within the easements, and no discharge into the irrigation system is permitted. See **Staff Report Exhibit D.4** for Boise Project's comment letter and condition of approval no. 1 to address the Boise Project's requirements. Nampa and Meridian Irrigation District stated in correspondence that all private laterals and waste ways must be protected, and if any surface drainage leaves the site, the district will need to review drainage plans. The developer must comply with Idaho Code 31-3805 (**Staff Report Exhibit D.8**). **Utility:** Overhead transmission lines diagonally bisect the property and are also found along the frontage (**Staff Report Exhibits C and D.7**). Idaho Power provided comments regarding their transmission line easement and construction requirements near their transmission line (#920 – LLJN – BOMT, **Staff Report Exhibit D.7**). No vehicles or equipment over 14 feet in height should be brought under the transmission line. The ground surface elevation below the transmission lines should not be altered through excavations, grading, installation of berms, or other changes without Idaho Power approval. Idaho Power requires at least a 14-foot-wide clear path or roadway to each Transmission Line structure and requests a 60-foot radius around each pole for Idaho Power's heavy equipment. Easement areas can be used for agriculture, roads, parking, restricted-height landscaping, and other similar uses that will not interfere with the transmission line (**Staff Report Exhibit D.7**). Additional Idaho Power comments were provided detailing that an old easement without facilities may encumber the property. The applicant can work with the Idaho Power easement team to release or relocate the easement if needed (**Staff Report Exhibit D.7.1)**.
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 may require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. Comments from Nampa Highway District No. 1 state that no new direct access is permitted to arterial roadways per ACCHD standards. The applicant will be required to apply for a variance to create a new commercial access onto Deer Flat Road, and they will need to submit plans for the commercial development to Nampa Highway District No. 1 along with a Traffic Impact Study for formal review. Additional correspondence with Nampa Highway District No. 1 confirmed that including the Traffic Impact Study and variance as a condition of approval on the rezone is acceptable. Correspondence from the Idaho Transportation Department states that Nampa Highway District No. 1 plans to install turn lanes at SH-45/Deer Flat Road in 2028 and, as a result, the initial comments from ITD regarding turn lane warrants are	

	no longer applicable. ITD does request an opportunity to review the Traffic Impact Study required by the Highway District (**Staff Report Exhibits D6 and D6.2**). **The following measures will be implemented to mitigate impacts:** Conditions of approval will require that all requirements from Nampa Highway District No. 1 and the Idaho Transportation Department, including a Traffic Impact Study and any identified improvements related to the development, be completed before commencement of use.	
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 not currently have legal access for the conditional rezone, but it will exist at the time of the development. See the review and analysis detailed below. The subject property has frontage on Highway 45 and Deer Flat Road. Deer Flat Road is classified as a Rural Minor Arterial Roadway; no new direct access is permitted to arterial roadways per ACCHD standards. Comments from Nampa Highway District No. 1 detail that the applicant will need to apply for a variance to create a commercial access onto Deer Flat Road, and they will need to submit commercial development plans along with a Traffic Impact Study for the Highway District to review (**Staff Report Exhibit D.1**). Nampa Highway District No. 1 has indicated that the variance and TIS can be included as conditions of approval for the conditional rezone (**Staff Report Exhibit D.1.1**).	
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:** Nampa School District No. 131 was notified of the request on October 28, 2025, and September 1, 2026, but no comments were received. The proposed commercial development is not expected to impact the school district. **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on October 28, 2025, and September 1, 2026, and no comments were received by the Sheriff's Office. **Fire Protection:** The subject property is under the jurisdiction of the Upper Deer Flat Fire District (UDF). UDF provides services to this parcel in partnership with Nampa Fire District. Nampa Fire District provided a comment letter detailing water supply, fire access road requirements, and general conditions that will apply for commercial building permits. Overall, the use is not anticipated to cause a negative impact. The development is located approximately 3.8 miles from Nampa Fire Station 2 with an approximate response time of 7 minutes. The response objective is to arrive at 90 percent of emergency medical incidents within 5 minutes of alarm time and within 5 minutes and 20 seconds to fire incidents. **Emergency Medical Services:** Canyon County Ambulance District sent estimated response times on July 27, 2026, for three (3) nearby stations: Station M41 has an estimated response time of 6.47 minutes, Station M45 has an estimated response time of 10.7 minutes, and Station M42 has an estimated response time of 14.4 minutes (**Staff Report Exhibit D9).**	

DRAFT

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case # CR2025-0014, a zoning map amendment of Parcel R29577011 (+/-10.2 acres) from the "A" (Agricultural) zone to the "CR-C-2" (Conditional Rezone-Service Commercial) 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 and the proposed use. Compliance with the following, but not limited to, affected agencies shall be met before the commencement of any use:
    a. Nampa Highway District No. 1 (**Exhibit D.1**)
        i. Including completion of a Traffic Impact Study and any identified improvement related to the development by the study as required by Nampa Highway District No. 1 or Idaho Transportation Department.
        ii. Approval of a variance to create a new commercial access onto Deer Flat Rd.
    b. Southwest District Health (**Exhibit D.2 and D.2.1**)
    c. Idaho Transportation Department (**Exhibit D.6 and D6.2**)
    d. Boise Project Board of Control (**Exhibit D.4**)
    e. Idaho Power Company (**Exhibit D.7**)
    f. Nampa and Meridian Irrigation District (**Exhibit D.8**)
    g. Nampa Fire District (**Exhibit D.11**)
    h. All structures constructed require building and zoning compliance and permit approval.
2. The subject parcels, R29577011, shall be zoned "C-2" (Service Commercial subject to the following restrictions:
    a. The development shall limit the allowed and conditionally allowed uses within the C-2 Service Commercial zone to those uses identified and highlighted in Planning and Zoning Commission **Exhibit A.4**.
    b. The development shall be in substantial compliance with the site plan (**Exhibit A.5**) except as otherwise directed by these conditions of approval.
    c. All parking spaces shall meet all applicable off-street parking requirements (CCCO §07-13-01 and §07-13-03). Parking on local roads and SH-45 is prohibited.
    d. Landscaping shall be maintained in good repair and shall not become a public nuisance.
        i. 20 feet of landscaping shall be maintained along the Deer Flat Road frontage and 15 feet of landscaping shall be maintained along the Highway 45 frontage in substantial conformance with the landscaping plan.
        ii. Site obscuring fencing or landscaping shall be placed on the eastern boundary as a barrier to the adjacent residential parcel.
    e. All exterior lighting shall be directed away from adjacent residential properties with downward-facing lighting and shielding. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance.
    f. The uses shall not impede, disrupt, or otherwise disturb the existing irrigation structures and associated easements on and adjacent to the subject property.
3. Prior to commencement of use, AD2025-0126 (an after-the-fact administrative land division) shall be approved and finalized per §07-18-13.
4. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

DRAFT