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

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CU2026-0014**
APPLICANT/REPRESENTATIVE:	**Jon Burton, Jr**
PROPERTY OWNER:	**Heather Ross Burton**
APPLICATION:	**Conditional Use Permit – Staging Area**
LOCATION:	**12604 Ropers Ln** **Parcel R32815010**
PLANNER:	**Amber Lewter, Associate Planner**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The applicant, Jon Burton, Jr., requests a Conditional Use Permit for a Staging Area on approximately 1 acre of a 3.79-acre parcel in an "A" (Agricultural) zone. The applicant has a concrete construction business; the proposal is to store the company equipment and vehicles on-site with approximately 3 employees loading and unloading. The hours of operation are 7 a.m. – 5 p.m. Monday through Friday with the occasional Saturday from 7 a.m.–12 p.m., with no customers onsite. *See **Exhibit A** for more information regarding the request.*

PARCEL INFORMATION REPORT: *See **Exhibit C.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 §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures, CCCO §07-14-29 (Staging Area), and CCCO §09-01-19 (Area of City Impact Agreement).

BACKGROUND:
Parcel R32815010 was created by an approved administrative land division on July 23, 2001(LS2003-91).

A code enforcement violation case was opened on March 19, 2026 (CDEF2026-0045) for operating an unpermitted staging area. The applicant submitted a conditional use permit application for a staging area on April 30, 2026.

HEARING CRITERIA:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	The proposed use for a staging area is permitted in the zone by a conditional use permit, pursuant to County Ordinance CCCO §07-10-27. The applicant submitted a conditional use permit for a staging area on April 30. 2026. *See **Exhibit A** for the application and submitted materials.* • CCCO §07-02-03 defines a staging area as "*An area where equipment and/or materials are stored for use conducted entirely off-site."*	
Criteria Met?	**2**	**What is the nature of the request?**
Yes		
Analysis	The applicant, Jon Burton, requests a conditional use permit to establish a staging area for his concrete construction business on approximately 1 acre of the 3.79-acre parcel, designated as R32815010. • Use: The proposal consists of using approximately one acre of the subject property as a staging area for the storage of equipment and inventory associated with the applicant's concrete construction business, Canyon Construction, Inc. (**Exhibit B2**). The applicant's Letter of Intent identifies the proposed staging area as approximately one-third of an acre. However, based on the area identified in the application materials, staff determined that the area that may be used for the proposed staging area is approximately one acre. Staff's acreage determination is shown in **Exhibit B11**. • Equipment and Materials: The applicant proposes to store form trailers, dump-bed trailers, and cargo trailers, with concrete construction equipment stored inside the trailers. Materials proposed to be stored onsite include sticks of rebar and foundation vents (**Exhibit B2.1**). • Number of Employees: The applicant is proposing to have a total of two (2) employees who come on-site to load and unload the needed supplies; the work is conducted off-site (**Exhibit B4**). As conditioned, the applicant shall not exceed five (5) employees. *See condition number 7c.* • Customers: According to the applicant's Operation Plan (**Exhibit B5**), there are no customers who come on-site. • Hours of Operation: The hours of operation proposed are Monday through Friday, 7:00 am – 5:00 pm with the occasional Saturday, per the land use worksheet (**Exhibit B4**). *See condition number 7a.* • Parking: The proposal includes parking for the property owners' company vehicles and employees as needed. • Restrooms: There is currently an individual septic tank servicing the residence on site. The restroom is not anticipated to be used by the employees who come on-site to load and unload the needed supplies. *See condition number 11.*	

Criteria Met?		
Yes	3	**Is the proposed use consistent with the comprehensive plan?**
Analysis	As conditioned, the proposed use is consistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as "Rural Residential" (**Exhibit C1**). However, approximately 0.46 miles north of the subject property, there is a future commercial land use designation; approximately 0.25 miles south of the subject property is zoned agricultural. The subject parcel is within the City of Caldwell's area of impact and adjacent to the City of Nampa to the east. The future land use is trending towards a mixed-use of residential, commercial, and agricultural. As conditioned, the proposed use is aligned with, but not limited to, the following goals and policies of the 2030 Comprehensive Plan: • Property Rights Goal: o G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* Canyon County values the applicants' and surrounding applicants' private property rights and may support the applicants' project and the surrounding property owners' rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). *See the conditions of approval.* • Population Goal: o G2.01.00: "Incorporate *population growth trends and projections when making land use decisions."* Property owners have the "right to enjoy the property for its intended use without creating nuisances. Zoning categorizes land uses based on compatibility, such as agriculture, residential, commercial, and industrial. Each category has characteristics that might not be compatible with other zoning categories (Pg. 10, Comprehensive Plan 2030)." See section 07-07-05(4) for analysis on land use compatibility and consistency. • Economic Development Goal: o 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."* Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that address the community's concerns (noise, traffic, dust, etc.). *See the conditions of approval.* • Land Use Policies: o P4.01.01: *"Maintain a balance between residential growth and agriculture that protects the rural character."* o *P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."* Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. *See the conditions of approval.*	

Criteria Met?		
Yes	4	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

Analysis

As conditioned, the proposed use is not anticipated to be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Summary:
The surrounding land uses, as reviewed within a one- and two-mile radius, as well as the current zoning and classification map, indicate that land uses in the area are a combination of residential and agricultural uses as seen in **Exhibits C2.5, C2.6, and C2.7.** There are agricultural operations within close proximity to the south and west of the subject property. A staging area and contractor shop are allowed in an agricultural zone with a conditional use permit. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area.

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural Operation	A	City of Caldwell
S	City of Caldwell	Low Density Residential	-
E	City of Nampa	RS6 - Residential	-
W	Residential with Agricultural Operation	A	City of Caldwell

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

Surrounding Land Use Cases:
Within a 1-mile radius of the property, there has been one (1) Conditional Rezone from "A" zone to "CR-C2" zone that was denied, and one (1) Conditional Use Permit for a staging area that was denied (**Exhibit C2.6**).

The staging area that was denied, case CU2025-0008, is not comparable to the current request. The request was for four (4) semi-trucks and two (2) sprinter vans. The request for the semi-trucks would have a greater impact on the area than the subject property's proposed use due to an increase in noise, dust, and traffic. See **Exhibit B9** for specific details of denial.

Within a 2-mile radius of the subject property, there are three (3) gravel pits approved (**Exhibit C2.8**).

There are forty-six (46) subdivisions with an average lot size of 034 acres approved within a 2-mile radius of the subject property and eleven (11) subdivisions in platting (**Exhibit C2.7**).

Character of the Area:
The area is characterized as primarily residential with some agricultural. The subject property is surrounded by city jurisdictions on all sides. However, there are several agricultural operations within one and two miles of the subject property to the south and west.

Potential Impacts:
As proposed, the staging area is not anticipated to significantly increase the sound levels in the immediate vicinity. Per the letter of intent (**Exhibit B2**), the nature of the work is remote, with loading and unloading on-site. As conditioned, the hours of operation are limited to Monday through Friday, 7:00 am – 5:00 pm (**Exhibit B4**), and the proposed use shall be in general conformance with the applicant's site plan; therefore, it cannot expand outside of the area shown without amending the conditional use permit. *See condition number 7.*

	The applicant indicated the proposed use will be temporary (**Exhibit B2**). As conditioned, the proposed use is limited to a maximum of seven (7) years from the date of commencement. A new Conditional Use Permit approval will be required to allow for the proposed operation beyond this date. *See condition number 14.* The proposed use may increase the dust levels in the immediate vicinity due to the storage and parking areas being gravel. As conditioned, dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. To mitigate the potential for dust, the applicant shall submit a dust mitigation plan for staff's review and approval prior to commencement. *See condition number 9.* The applicant has not indicated that they plan to install lighting for the associated use. As conditioned, all exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. 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. *See condition number 4.* See CCCO §07-07-05(7) for potential traffic impact analysis.	
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The proposed use is anticipated to have adequate water, sewer, irrigation, drainage, stormwater drainage facilities, and utility systems to accommodate the proposed use, subject to the conditions of approval and the analysis provided below. **Water:** The property is served by an individual well. No additional wells are proposed to serve the proposed staging area (**Exhibit B4**). Based on the information provided, the existing water system is anticipated to provide adequate water to accommodate the proposed use. **Sewer:** No new septic system is proposed as part of this project. An existing individual septic system currently serves the residence on the property. The pre-application comments from Southwest District Health (SWDH) indicated that, based on the information provided, the proposed staging area is not anticipated to adversely impact the existing primary or replacement drain fields (**Exhibit E1.1**). As conditioned, the applicant shall comply with all applicable SWDH requirements for the proposed use on the property. *See Condition 11.* **Irrigation:** The proposed use is not anticipated to adversely impact existing irrigation facilities. Agency notice was provided to Pioneer Irrigation District on June 11, 2026, and January 29, 2026. No comments were received. As conditioned, the applicant shall not impede, disrupt, or disturb any existing irrigation structures or facilities without prior approval from the applicable irrigation district. *See Condition 5.* **Stormwater drainage facilities:** The applicant did not provide specific information regarding the proposed management of stormwater drainage on the subject property. As conditioned, the applicant shall retain stormwater drainage onsite in a manner that does not adversely impact adjacent properties or public facilities. *See Condition 13.* **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on June 11, 2026, and September 1, 2026. No comments were received from these utility providers at the time of preparation of this staff report. Based on the information available, the proposed use is anticipated to be adequately served by existing utility systems, and the applicant will be responsible for coordinating with the applicable utility providers regarding any additional service or improvements necessary to accommodate the proposed use.	

Criteria Met?		
Yes	6	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property has legal access to serve the proposed development, and access will be available at the time of development, subject to compliance with the applicable access requirements. The subject property takes access from Ropers Lane, a private road that connects to Ropers Street. Ropers Street is classified as a local road. See **Exhibit B10** for visual representation. Agency notice was provided to Highway District No. 4 on June 11, 2026. Highway District No. 4 provided comments and conditions of approval on June 30, 2026. The conditions include obtaining an access permit and consulting with the City of Caldwell regarding right-of-way dedication and approach improvements onto Ropers Street (**Exhibit E5**). The agency comments do not indicate that legal access to the subject property is unavailable. Rather, additional access requirements must be satisfied as part of the proposed use. As conditioned, the applicant shall comply with all applicable requirements of the governing highway district, including obtaining any required access permits and completing any required access improvements. *See Condition 3.*	
Criteria Met?		
Yes	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	Undue interference with existing or future traffic patterns is not anticipated. Based on the proposed intensity of the use, the anticipated traffic generated by the use is limited, and the applicable transportation agencies have not identified concerns that would indicate an undue impact to existing or future traffic patterns. According to the applicant's operations plan, the proposed use will have two (2) employees who will pick up materials as needed, and there will be no customers or regular public traffic to the site (**Exhibit B5**). The subject property takes access from Ropers Lane, a private road that connects to Ropers Street. Ropers Street is serviced by Highway District No. 4. Agency notice was provided to Highway District No. 4 on June 11, 2026. Highway District No. 4 provided comments on June 30, 2026. Based on the Institute of Transportation Engineers (ITE) Trip Generation information provided by the agency, the proposed use is anticipated to generate approximately eleven (11) daily trips (**Exhibit E5**). As conditioned, the applicant shall coordinate with Highway District No. 4 and obtain all necessary approvals for the proposed use. *See Condition 3a.* The Idaho Transportation Department (ITD) provided comments on June 30, 2026 (**Exhibit E4**), indicating no concerns at this time. Based on the limited anticipated traffic generation, the absence of onsite customers, and the agency comments received, undue interference with existing or future traffic patterns is not anticipated.	
Criteria Met?		
Yes	**8**	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Analysis	Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Parcel R32815010 is serviced by the Vallivue School District. It is not anticipated that any impacts or accommodations will be needed for the proposed use. Agency notice was sent out on June 11, 2026, and September 1, 2026. No comments were received by the school district. **Police and Fire protection:**	

	Parcel R32815010 is under the jurisdiction of the Nampa Fire District. Nampa Fire District is required to provide services to the parcel. As conditioned, the applicant shall comply with all Fire District requirements per State-adopted IFC, and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy and commencement of activities on the site. All development shall comply with the 2018 International Fire Code and codes set forth by Canyon County. *See condition number 12.* Nampa Fire District provided comment on July 8, 2026, advising that Nampa Fire District does not oppose the proposal (**Exhibit E6**). No comment was received from the Canyon County Sheriff's Department. **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management were notified of the application on June 11, 2026, and September 1, 2026. No comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. **Irrigation Facilities:** The proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Pioneer Irrigation District on June 11, 2026, and September 1, 2026. No comments were received. *See condition number 5,* which ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.

Table 2. Use Standards – Staging Area: CCCO §07-14-29

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**All work shall be conducted off site.**
Analysis	Per the applicant's operation plan, all work will be conducted off-site, except for loading and unloading supplies on-site, which will either be in a building or located behind a site-obscuring fence (**Exhibit B5**). *See condition number 10.*	
Criteria Met? **Yes**	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Analysis	Per the operation plan, parking will be on-site (**Exhibit B5**). No parking will take place on a public or private road. It appears there are materials/equipment parked on Ropers Lane; the applicant must remove these items. *See condition number 7b.* Based on the Planning Staff's site visit on September 17, 2026, there does not appear to be any inoperable business vehicles on the property (**Exhibit D**).	
Criteria Met? **Yes**	**3**	**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
Analysis	Per the land use worksheet, there will be approximately two (2) employees total who will visit the premises to pick up equipment to be used elsewhere (**Exhibit B4**).	
Criteria Met? **Yes**	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Analysis	It is not anticipated that the above will occur. However, there may be instances where multiple employees are needed at a job site; in this instance, the employees may ride in one company vehicle to the job site.	

Criteria Met?		
Yes	5	**Employees' vehicles shall be parked on site and not on a public or private road.**
Analysis	There are ample parking spaces for employee vehicles, as seen during the site visit (**Exhibit D**). There is space for more parking if needed. There shall be no parking on a public or private road. *See condition number 7b.*	

Table 3. Area of City Impact

CCCO §09-01-19: Caldwell Area of City Impact Applicable Ordinances and Standards: Within the Caldwell area of city impact, the following ordinances apply, but the City of Caldwell ordinances are subject to the waiver provisions in subsection (6) of this section:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**09-01-19**	(6) Waiver of City of Caldwell Ordinance Provisions: The requirements listed in the Caldwell ordinances, identified in subsections (2) and (3) of this section, may be waived by the Canyon County Board of Commissioners in its discretion. An applicant for such waiver bears the burden of persuasion and must specifically state the reasons why a waiver is necessary and prove said waiver will not cause an adverse effect to the health, safety, and welfare of the community and that the requirements sought to be waived constitute an undue hardship. For the purpose of this section, increased financial expense associated with a requirement, by itself, does not constitute an undue hardship. Notice of the requested waiver must be given to the City of Caldwell not less than thirty (30) days prior to the hearing on the waiver application. Any further notice on the proposed waiver will be provided to the City of Caldwell at least seven (7) days prior to any public hearing. Written objections from the City of Caldwell will be considered by the Canyon County Commissioners. The application for waiver must show that prior to filing the application, the applicant first sought consent from the City of Caldwell to the waiver, indicating the date of the request and the response, if any, from the City of Caldwell. In granting any waiver, the county may impose any conditions the county deems necessary to help mitigate any adverse effect on the health, safety, and welfare of the community. The application for waiver will first be considered by the Canyon County Planning and Zoning Commission at a public hearing, which shall make recommendations to the Canyon County Board of Commissioners for their consideration at a public hearing. The public hearings held before the Canyon County Planning and Zoning Commission and the Canyon County Board of Commissioners will be conducted in accordance with the notice and hearing procedures provided by subsections 07-17-09(4) and (5) of this code. (Ord. 05-013, 6-1-2005)
Analysis	The subject parcel is in the City of Caldwell's area of impact. An agency notice was sent to the City of Caldwell on June 11, 2026. The City of Caldwell provided comments on July 14, 2026. The City of Caldwell's Future Land Use Map designates the subject property and surrounding area as Neighborhood 2, which supports low-density residential and commercial uses at major intersections. The City of Caldwell stated that the requested use would not be permitted on the subject parcel under City of Caldwell regulations. The City requested that, if the proposal is approved, the applicant provide a sight-obscuring fence and additional landscaping (**Exhibit E7**). As a condition of approval, the applicant shall install a sight-obscuring fence along the east, south, and west property lines to provide a visual buffer between the proposed staging area and the adjacent residential uses. The property immediately north of the subject parcel is owned by the applicant/property owner and is utilized for agricultural purposes, providing an additional buffer from the residential properties to the north. *See condition number 10.*	

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on June 11, 2026, and September 1, 2026. JEPA was notified on June 11, 2026. Property owners within 600 feet of the subject property boundaries were notified on September 1, 2026. A newspaper notice was published on September 1, 2026. The subject property was posted with a notice on August 31, 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 E**.

PUBLIC COMMENTS
Staff received zero (0) written public comments by the materials deadline of September 21, 2026.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional use permit for a staging area and contractor shop is compliant with Canyon County Ordinance 07-07-05, 07-14-09, and 07-14-29. 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.
    a. The applicant shall record a Road Users Maintenance Agreement (RUMA) **180 days from the approval of the Conditional Use Permit** and provide the Development Services Department with a copy of the recorded RUMA.
    b. The applicant shall permit the accessory shop as indicated in **Exhibit E2.1 180 days from the approval of the Conditional Use Permit**.
2. The applicant shall obtain all appropriate building permits for any structures associated with the staging area prior to commencement of use.
3. The applicant shall comply with the applicable highway district's access requirements. The applicant shall obtain a permit prior to commencement of use.
    a. Provided at the time of the change of occupancy permit, the applicant shall coordinate with Highway District No. 4 and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district (**Exhibit E5**).
4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal via an exterior lighting plan. Review and approval by DSD shall be completed before building permit issuance.
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property and easement without written approval from the irrigation district with jurisdiction.
6. Signage shall meet CCCO §07-10-13 requirements and shall not exceed 32 sq. feet and 10 feet in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.

7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits B2, B2.1, B3, and B11**).
    a. The hours of operation shall be Monday – Friday, 7:00 am – 5:00 pm, as outlined in the Land Use Worksheet (**Exhibit B4**).
    b. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on-site, not on a public or private road.
    c. There shall be no more than five (5) employees.
8. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
    a. Commencement shall be the date an approved zoning compliance is issued.
9. A dust mitigation plan shall be provided **180 days from the approval of the Conditional Use Permit** to the Development Services Department. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.
10. A sight-obscuring fence shall be constructed along the east, south, and west property lines depicted in **Exhibit B12 within six (6) months from the approval of the Conditional Use Permit.** The placement of the fencing shall take into consideration any existing easements. Proof of installation shall be submitted to the Development Services Department for review and approval.
    a. If Parcels R32815012 and R32815010 are no longer under common ownership while the staging area is active, a sight-obscuring fence shall also be constructed along the north property line depicted in **Exhibit B12 within 180 days of the change in ownership.** Proof of installation shall be submitted to the Development Services Department for review and approval
11. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed uses. Evidence shall be a letter of review and approval from SWDH, provided **180 days from the approval of the Conditional Use Permit**.
12. The applicant shall meet all applicable Nampa Fire District requirements for the proposed uses. Evidence shall be a letter of review and approval from Nampa Fire District, prior to commencement of use.
13. The applicant shall retain stormwater drainage on-site.
14. The approval is limited to a maximum of seven (7) years from the date of commencement. A new Conditional Use Permit approval will be required to allow for the proposed operation beyond this date.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CU2026-0014, Burton, finding the application **does** meet the criteria for approval under Article 07-07-05 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 deny CU2026-0014, Burton, finding the application **does not** meet the criteria for approval under Article 07-07-05 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 CU2026-0014, Burton to a [*date certain or uncertain*]

EXHIBITS:

A. **Draft FCOS**
B. **Application Packet & Supporting Materials**
   1. Master Application
   2. Letter of Intent
      2.1. Email Correspondence
   3. Site Plan
   4. Land Use Worksheet
   5. Operation Plan
   6. Neighborhood Meeting
   7. Agency Acknowledgement
   8. Ingress/Egress Easement
   9. CU2025-0008 FCOs
   10. Visual Representation of Public and Private Roads
   11. Staff's Acreage Determination
   12. Sight Obscuring Fence Location
   13. Applicants' Presentation Materials

C. Supplemental Documents
   1. Parcel Information Report
   2. Case Maps/Reports
      2.1. Aerial
      2.2. Small Air Photo 1 Mile
      2.3. FEMA Small Air Photo
      2.4. Small Vicinity Map
      2.5. Zoning & Classification Map
      2.6. Case Map & Summary
      2.7. Subdivision Map & Report
      2.8. Dairy, Feedlot, & Gravel Pit Map
      2.9. Lot Classification Map
      2.10. Soil & Prime Farmland Maps & Report
      2.11. Contour Map
      2.12. TAZ Household & Job Maps
      2.13. Slope Percent Map
      2.14. Future Land Use Map

D. Site Visit Photos: September 17, 2026

E. Agency Comments Received by: September 21, 2026
   1. Southwest District Health; Received: June 16, 2026
      1.1. Pre-Development Meeting Notes
   2. CC Building Department; Received: June 26, 2026

2.1. Additional Comment; Received: September 2, 2026
3. DEQ; Received: June 29, 2026
4. ITD; Received: June 30, 2026
5. Highway District No. 4; Received: June 30, 2026
6. Nampa Fire District; Received: July 8, 2026
7. City of Caldwell; Received: July 14, 2026

Exhibit A:

EXHIBIT A

Draft FCOs

Planning & Zoning Commission

Case #: CU2026-0014

Hearing Date: October 1, 2026

In the matter of the application of:
Burton – CU2026-0014

The Canyon County Planning and Zoning Commission considers the following:

Case No. CU2026-0014: The applicant, Jon Burton, Jr is requesting a Conditional Use Permit for a Staging Area on approximately 1 acre of a 3.79-acre parcel in an "A" (Agricultural) zone. The applicant has a concrete construction business; the proposal is to store the company equipment and vehicles on-site with approximately 3 employees loading and unloading. The hours of operation are 7 a.m.–5 p.m. Monday through Friday, with the occasional Saturday from 7 a.m.–12 p.m., with no customers onsite.

The subject property is located at 12604 Ropers Ln, Nampa, also referenced as Parcel R32815010, a portion of the SW quarter of Section 13, T3N, R3W, 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 CU2026-0014.
      1. All exhibits are located 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 §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and CCCO §09-01-19 (Area of City Impact Agreement).

   a. Notice of the public hearing was provided pursuant to CCCO §07-05-01, Idaho Code §67-6509 and 67-6512.

   b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.

   c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCCO §07-07-01.

   d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development;(6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the

proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

e. Use Standards – Staging Area: (1) All work shall be conducted off site. (2) Business vehicles shall be operable and parked on site, not on a public or private road. (3) Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles. (4) Employees may meet on the premises to share rides to and from job sites. (5) Employees' vehicles shall be parked on site and not on a public or private road. *See* CCCO §07-14-29.

2. 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, 07-07-01. **Or** Any hearing examiner appointed by the board shall perform such duties as assigned by the board pursuant to Idaho Code section 67-6520. See CCCO §07-03-07.

3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).

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.

6. 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, CU2026-0014, 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 Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	The proposed use for a staging area is permitted in the zone by a conditional use permit, pursuant to County Ordinance CCCO §07-10-27. The applicant submitted a conditional use permit for a staging area on April 30. 2026. *See **Exhibit A** for the application and submitted materials.* • CCCO §07-02-03 defines a staging area as "*An area where equipment and/or materials are stored for use conducted entirely off-site."*	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The applicant, Jon Burton, requests a conditional use permit to establish a staging area for his concrete construction business on approximately 1 acre of the 3.79-acre parcel, designated as R32815010. • Use: The proposal consists of using approximately one acre of the subject property as a staging area for the storage of equipment and inventory associated with the applicant's concrete construction	

	business, Canyon Construction, Inc. (**Exhibit B2**). The applicant's Letter of Intent identifies the proposed staging area as approximately one-third of an acre. However, based on the area identified in the application materials, staff determined that the area that may be used for the proposed staging area is approximately one acre. Staff's acreage determination is shown in **Exhibit B11**. • Equipment and Materials: The applicant proposes to store form trailers, dump-bed trailers, and cargo trailers, with concrete construction equipment stored inside the trailers. Materials proposed to be stored onsite include sticks of rebar and foundation vents (**Exhibit B2.1**). • Number of Employees: The applicant is proposing to have a total of two (2) employees who come on-site to load and unload the needed supplies; the work is conducted off-site (**Exhibit B4**). As conditioned, the applicant shall not exceed five (5) employees. *See condition number 7c.* • Customers: According to the applicant's Operation Plan (**Exhibit B5**), there are no customers who come on-site. • Hours of Operation: The hours of operation proposed are Monday through Friday, 7:00 am – 5:00 pm with the occasional Saturday, per the land use worksheet (**Exhibit B4**). *See condition number 7a.* • Parking: The proposal includes parking for the property owners' company vehicles and employees as needed. • Restrooms: There is currently an individual septic tank servicing the residence on site. The restroom is not anticipated to be used by the employees who come on-site to load and unload the needed supplies. *See condition number 11.*	
Criteria Met? **Yes**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	As conditioned, the proposed use is consistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as "Rural Residential" (**Exhibit C1**). However, approximately 0.46 miles north of the subject property, there is a future commercial land use designation; approximately 0.25 miles south of the subject property is zoned agricultural. The subject parcel is within the City of Caldwell's area of impact and adjacent to the City of Nampa to the east. The future land use is trending towards a mixed-use of residential, commercial, and agricultural. As conditioned, the proposed use is aligned with, but not limited to, the following goals and policies of the 2030 Comprehensive Plan: • Property Rights Goal: o G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* Canyon County values the applicants' and surrounding applicants' private property rights and may support the applicants' project and the surrounding property owners' rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). *See the conditions of approval.* • Population Goal: o G2.01.00: "Incorporate *population growth trends and projections when making land use decisions."* Property owners have the "right to enjoy the property for its intended use without creating nuisances. Zoning categorizes land uses based on compatibility, such as agriculture, residential, commercial, and industrial. Each category has characteristics that might not be compatible with other zoning categories (Pg. 10, Comprehensive Plan 2030)." See section 07-07-05(4) for analysis on land use compatibility and consistency. • Economic Development Goal: o 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."*	

Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that address the community's concerns (noise, traffic, dust, etc.). *See the conditions of approval.*

- Land Use Policies:
  - P4.01.01: *"Maintain a balance between residential growth and agriculture that protects the rural character."*
  - *P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."*

Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. *See the conditions of approval.*

Criteria Met?		
Yes	4	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

Analysis

As conditioned, the proposed use is not anticipated to be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Summary:
The surrounding land uses, as reviewed within a one- and two-mile radius, as well as the current zoning and classification map, indicate that land uses in the area are a combination of residential and agricultural uses as seen in **Exhibits C2.5, C2.6, and C2.7.** There are agricultural operations within close proximity to the south and west of the subject property. A staging area and contractor shop are allowed in an agricultural zone with a conditional use permit. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area.

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural Operation	A	City of Caldwell
S	City of Caldwell	Low Density Residential	-
E	City of Nampa	RS6 - Residential	-
W	Residential with Agricultural Operation	A	City of Caldwell

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

Surrounding Land Use Cases:
Within a 1-mile radius of the property, there has been one (1) Conditional Rezone from "A" zone to "CR-C2" zone that was denied, and one (1) Conditional Use Permit for a staging area that was denied (**Exhibit C2.6**).

The staging area that was denied, case CU2025-0008, is not comparable to the current request. The request was for four (4) semi-trucks and two (2) sprinter vans. The request for the semi-trucks would have a greater impact on the area than the subject property's proposed use due to an increase in noise, dust, and traffic. See **Exhibit B9** for specific details of denial.

Within a 2-mile radius of the subject property, there are three (3) gravel pits approved (**Exhibit C2.8**).

There are forty-six (46) subdivisions with an average lot size of 034 acres approved within a 2-mile radius of the subject property and eleven (11) subdivisions in platting (**Exhibit C2.7**).

Character of the Area:
The area is characterized as primarily residential with some agricultural. The subject property is surrounded by city jurisdictions on all sides. However, there are several agricultural operations within one and two miles of the subject property to the south and west.

	Potential Impacts: As proposed, the staging area is not anticipated to significantly increase the sound levels in the immediate vicinity. Per the letter of intent (**Exhibit B2**), the nature of the work is remote, with loading and unloading on-site. As conditioned, the hours of operation are limited to Monday through Friday, 7:00 am – 5:00 pm (**Exhibit B4**), and the proposed use shall be in general conformance with the applicant's site plan; therefore, it cannot expand outside of the area shown without amending the conditional use permit. *See condition number 7.* The applicant indicated the proposed use will be temporary (**Exhibit B2**). As conditioned, the proposed use is limited to a maximum of seven (7) years from the date of commencement. A new Conditional Use Permit approval will be required to allow for the proposed operation beyond this date. *See condition number 14.* The proposed use may increase the dust levels in the immediate vicinity due to the storage and parking areas being gravel. As conditioned, dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. To mitigate the potential for dust, the applicant shall submit a dust mitigation plan for staff's review and approval prior to commencement. *See condition number 9.* The applicant has not indicated that they plan to install lighting for the associated use. As conditioned, all exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. 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. *See condition number 4.* See CCCO §07-07-05(7) for potential traffic impact analysis.	
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The proposed use is anticipated to have adequate water, sewer, irrigation, drainage, stormwater drainage facilities, and utility systems to accommodate the proposed use, subject to the conditions of approval and the analysis provided below. **Water:** The property is served by an individual well. No additional wells are proposed to serve the proposed staging area (**Exhibit B4**). Based on the information provided, the existing water system is anticipated to provide adequate water to accommodate the proposed use. **Sewer:** No new septic system is proposed as part of this project. An existing individual septic system currently serves the residence on the property. The pre-application comments from Southwest District Health (SWDH) indicated that, based on the information provided, the proposed staging area is not anticipated to adversely impact the existing primary or replacement drain fields (**Exhibit E1.1**). As conditioned, the applicant shall comply with all applicable SWDH requirements for the proposed use on the property. *See Condition 11.* **Irrigation:** The proposed use is not anticipated to adversely impact existing irrigation facilities. Agency notice was provided to Pioneer Irrigation District on June 11, 2026, and January 29, 2026. No comments were received. As conditioned, the applicant shall not impede, disrupt, or disturb any existing irrigation structures or facilities without prior approval from the applicable irrigation district. *See Condition 5.* **Stormwater drainage facilities:** The applicant did not provide specific information regarding the proposed management of stormwater drainage on the subject property. As conditioned, the applicant shall retain stormwater drainage onsite in a manner that does not adversely impact adjacent properties or public facilities. *See Condition 13.* **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on June 11, 2026, and September 1, 2026. No comments were received from these utility providers at the time of preparation of this staff report.	

	Based on the information available, the proposed use is anticipated to be adequately served by existing utility systems, and the applicant will be responsible for coordinating with the applicable utility providers regarding any additional service or improvements necessary to accommodate the proposed use.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property has legal access to serve the proposed development, and access will be available at the time of development, subject to compliance with the applicable access requirements. The subject property takes access from Ropers Lane, a private road that connects to Ropers Street. Ropers Street is classified as a local road. See **Exhibit B10** for visual representation. Agency notice was provided to Highway District No. 4 on June 11, 2026. Highway District No. 4 provided comments and conditions of approval on June 30, 2026. The conditions include obtaining an access permit and consulting with the City of Caldwell regarding right-of-way dedication and approach improvements onto Ropers Street (**Exhibit E5**). The agency comments do not indicate that legal access to the subject property is unavailable. Rather, additional access requirements must be satisfied as part of the proposed use. As conditioned, the applicant shall comply with all applicable requirements of the governing highway district, including obtaining any required access permits and completing any required access improvements. *See Condition 3.*	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	Undue interference with existing or future traffic patterns is not anticipated. Based on the proposed intensity of the use, the anticipated traffic generated by the use is limited, and the applicable transportation agencies have not identified concerns that would indicate an undue impact to existing or future traffic patterns. According to the applicant's operations plan, the proposed use will have two (2) employees who will pick up materials as needed, and there will be no customers or regular public traffic to the site (**Exhibit B5**). The subject property takes access from Ropers Lane, a private road that connects to Ropers Street. Ropers Street is serviced by Highway District No. 4. Agency notice was provided to Highway District No. 4 on June 11, 2026. Highway District No. 4 provided comments on June 30, 2026. Based on the Institute of Transportation Engineers (ITE) Trip Generation information provided by the agency, the proposed use is anticipated to generate approximately eleven (11) daily trips (**Exhibit E5**). As conditioned, the applicant shall coordinate with Highway District No. 4 and obtain all necessary approvals for the proposed use. *See Condition 3a.* The Idaho Transportation Department (ITD) provided comments on June 30, 2026 (**Exhibit E4**), indicating no concerns at this time. Based on the limited anticipated traffic generation, the absence of onsite customers, and the agency comments received, undue interference with existing or future traffic patterns is not anticipated.	
Criteria Met? **Yes**	**8**	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Analysis	Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Parcel R32815010 is serviced by the Vallivue School District. It is not anticipated that any impacts or accommodations will be needed for the proposed use. Agency notice was sent out on June 11, 2026, and September 1, 2026. No comments were received by the school district. **Police and Fire protection:**	

	Parcel R32815010 is under the jurisdiction of the Nampa Fire District. Nampa Fire District is required to provide services to the parcel. As conditioned, the applicant shall comply with all Fire District requirements per State-adopted IFC, and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy and commencement of activities on the site. All development shall comply with the 2018 International Fire Code and codes set forth by Canyon County. *See condition number 12.* Nampa Fire District provided comment on July 8, 2026, advising that Nampa Fire District does not oppose the proposal (**Exhibit E6**). No comment was received from the Canyon County Sheriff's Department. **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management were notified of the application on June 11, 2026, and September 1, 2026. No comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. **Irrigation Facilities:** The proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Pioneer Irrigation District on June 11, 2026, and September 1, 2026. No comments were received. *See condition number 5,* which ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.

Table 2. Use Standards – Staging Area: CCCO §07-14-29

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**All work shall be conducted off site.**
Analysis	Per the applicant's operation plan, all work will be conducted off-site, except for loading and unloading supplies on-site, which will either be in a building or located behind a site-obscuring fence (**Exhibit B5**). *See condition number 10.*	
Criteria Met? **Yes**	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Analysis	Per the operation plan, parking will be on-site (**Exhibit B5**). No parking will take place on a public or private road. It appears there are materials/equipment parked on Ropers Lane; the applicant must remove these items. *See condition number 7b.* Based on the Planning Staff's site visit on September 17, 2026, there does not appear to be any inoperable business vehicles on the property (**Exhibit D**).	
Criteria Met? **Yes**	**3**	**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
Analysis	Per the land use worksheet, there will be approximately two (2) employees total who will visit the premises to pick up equipment to be used elsewhere (**Exhibit B4**).	
Criteria Met? **Yes**	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Analysis	It is not anticipated that the above will occur. However, there may be instances where multiple employees are needed at a job site; in this instance, the employees may ride in one company vehicle to the job site.	
Criteria Met? **Yes**	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Analysis	There are ample parking spaces for employee vehicles, as seen during the site visit (**Exhibit D**). There is space for more parking if needed. There shall be no parking on a public or private road. *See condition number 7b.*	

Table 3. Area of City Impact

CCCO §09-01-19: Caldwell Area of City Impact Applicable Ordinances and Standards: Within the Caldwell area of city impact, the following ordinances apply, but the City of Caldwell ordinances are subject to the waiver provisions in subsection (6) of this section:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**09-01-19**	(6) Waiver of City of Caldwell Ordinance Provisions: The requirements listed in the Caldwell ordinances, identified in subsections (2) and (3) of this section, may be waived by the Canyon County Board of Commissioners in its discretion. An applicant for such waiver bears the burden of persuasion and must specifically state the reasons why a waiver is necessary and prove said waiver will not cause an adverse effect to the health, safety, and welfare of the community and that the requirements sought to be waived constitute an undue hardship. For the purpose of this section, increased financial expense associated with a requirement, by itself, does not constitute an undue hardship. Notice of the requested waiver must be given to the City of Caldwell not less than thirty (30) days prior to the hearing on the waiver application. Any further notice on the proposed waiver will be provided to the City of Caldwell at least seven (7) days prior to any public hearing. Written objections from the City of Caldwell will be considered by the Canyon County Commissioners. The application for waiver must show that prior to filing the application, the applicant first sought consent from the City of Caldwell to the waiver, indicating the date of the request and the response, if any, from the City of Caldwell. In granting any waiver, the county may impose any conditions the county deems necessary to help mitigate any adverse effect on the health, safety, and welfare of the community. The application for waiver will first be considered by the Canyon County Planning and Zoning Commission at a public hearing, which shall make recommendations to the Canyon County Board of Commissioners for their consideration at a public hearing. The public hearings held before the Canyon County Planning and Zoning Commission and the Canyon County Board of Commissioners will be conducted in accordance with the notice and hearing procedures provided by subsections 07-17-09(4) and (5) of this code. (Ord. 05-013, 6-1-2005)
Analysis	The subject parcel is in the City of Caldwell's area of impact. An agency notice was sent to the City of Caldwell on June 11, 2026. The City of Caldwell provided comments on July 14, 2026. The City of Caldwell's Future Land Use Map designates the subject property and surrounding area as Neighborhood 2, which supports low-density residential and commercial uses at major intersections. The City of Caldwell stated that the requested use would not be permitted on the subject parcel under City of Caldwell regulations. The City requested that, if the proposal is approved, the applicant provide a sight-obscuring fence and additional landscaping (**Exhibit E7**). As a condition of approval, the applicant shall install a sight-obscuring fence along the east, south, and west property lines to provide a visual buffer between the proposed staging area and the adjacent residential uses. The property immediately north of the subject parcel is owned by the applicant/property owner and is utilized for agricultural purposes, providing an additional buffer from the residential properties to the north. *See condition number 10.*	

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CU2026-0014, a conditional use permit for a staging area subject to the following conditions as enumerated:

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.
    a. The applicant shall record a Road Users Maintenance Agreement (RUMA) **180 days from the approval of the Conditional Use Permit** and provide the Development Services Department with a copy of the recorded RUMA.
    b. The applicant shall permit the accessory shop as indicated in **Exhibit E2.1 180 days from the approval of the Conditional Use Permit**.
2. The applicant shall obtain all appropriate building permits for any structures associated with the staging area prior to commencement of use.
3. The applicant shall comply with the applicable highway district's access requirements. The applicant shall obtain a permit prior to commencement of use.
    a. Provided at the time of the change of occupancy permit, the applicant shall coordinate with Highway District No. 4 and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district (**Exhibit E5**).
4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal via an exterior lighting plan. Review and approval by DSD shall be completed before building permit issuance.
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property and easement without written approval from the irrigation district with jurisdiction.
6. Signage shall meet CCCO §07-10-13 requirements and shall not exceed 32 sq. feet and 10 feet in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.
7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits B2, B2.1, B3, and B11**).
    a. The hours of operation shall be Monday – Friday, 7:00 am – 5:00 pm, as outlined in the Land Use Worksheet (**Exhibit B4**).
    b. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on-site, not on a public or private road.
    c. There shall be no more than five (5) employees.
8. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
    a. Commencement shall be the date an approved zoning compliance is issued.
9. A dust mitigation plan shall be provided **180 days from the approval of the Conditional Use Permit** to the Development Services Department. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.
10. A sight-obscuring fence shall be constructed along the east, south, and west property lines depicted in **Exhibit B12 within six (6) months from the approval of the Conditional Use Permit.** The placement of the fencing shall take

into consideration any existing easements. Proof of installation shall be submitted to the Development Services Department for review and approval.

a. If Parcels R32815012 and R32815010 are no longer under common ownership while the staging area is active, a sight-obscuring fence shall also be constructed along the north property line depicted in **Exhibit B12 within 180 days of the change in ownership.** Proof of installation shall be submitted to the Development Services Department for review and approval

11. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed uses. Evidence shall be a letter of review and approval from SWDH, provided **180 days from the approval of the Conditional Use Permit**.
12. The applicant shall meet all applicable Nampa Fire District requirements for the proposed uses. Evidence shall be a letter of review and approval from Nampa Fire District, prior to commencement of use.
13. The applicant shall retain stormwater drainage on-site.
14. The approval is limited to a maximum of seven (7) years from the date of commencement. A new Conditional Use Permit approval will be required to allow for the proposed operation beyond this date.

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: _____

Exhibit B:

EXHIBIT B

Application Packet & Supporting Materials

Planning & Zoning Commission

Case #: CU2026-0014

Hearing Date: October 1, 2026

Exhibit B1:

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Heather S Ross Burton
	MAILING ADDRESS: 12566 Rogers Ln., Nampa ID 83651
	PHONE: [redacted] EMAIL:

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

Signature: Heather Burton *Date:* 4/21/26

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jon A Burton, Jr
	COMPANY NAME: Canyon Construction, Inc
	MAILING ADDRESS: 13619 Crisholm Rd., Caldwell ID 83607
	PHONE: [redacted] EMAIL:

SITE INFO	STREET ADDRESS: 12566 Rogers Ln., Nampa ID 83651	
	PARCEL NUMBER: R32815010	
	PARCEL SIZE: 3.79 ac	
	REQUESTED USE: Staging area	
	FLOOD ZONE (YES/NO)	ZONING DISTRICT: Ag

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2026-0014	DATE RECEIVED:	4/30/26
RECEIVED BY:	HH	APPLICATION FEE:	1600.00 CK MO CC CASH

Exhibit B2:

Letter of Intent for Conditional Use Permit: Staging Area for Canyon Construction, Inc.
Canyon County, Nampa, Idaho

1 May 2026

Canyon County Development Services
111 N. 11th Ave, Suite 140
Caldwell, ID 83605

Re: Conditional Use Permit Application – Staging Area

Dear Planning and Zoning Commission,

We are submitting this Letter of Intent in conjunction with the master application for a Conditional Use Permit (CUP) to allow a small-scale staging area on our privately owned property located in Nampa, Canyon County, Idaho. This request is made in accordance with Canyon County Code and addresses the criteria outlined in CCZO Section 07-07-05(3), while being mindful of the goals and policies of the Canyon County Comprehensive Plan.

Project Description
The proposed use is a staging area to support a small, family-owned concrete construction business that has been owned and operated for over 30 years by the property owner. The business consists of the owner and two employees. No office or administrative staff are located on site, and all construction work is performed off-site at customer locations.

The staging area occupies approximately one-third (1/3) of an acre of our primary 3.81 acre parcel, which is otherwise used for residential and personal agricultural purposes. It may be relevant to state that we own an additional 2.35 acre parcel that is kept entirely in pasture for our cattle, for a total of 6.16 acres total of our private property. This agricultural/pasture piece runs the entire length of our property on the northern border and is lined with a solid 6 foot vinyl fence, giving an additional buffer between our property and the newly developed Corey Barton neighborhood. The site used for the staging area is placed along the far southeastern corner of our property and is used for parking operable work vehicles and trailers when not in use or left at customer job sites. (We prefer to store vehicles and trailers at this location during off-hours for security purposes due to past equipment and trailer thefts from job sites.)

Occasional deliveries are received from a single vendor (American Construction) during normal operating hours.

Hours and Operations
Access to the site is limited to typical business hours, generally between 7:00 AM and 5:00 PM and only to pick up and drop off work trailers. Activity outside of these hours is minimal and limited to vehicle storage only.

Access and Transportation
Access to the staging area is provided via public roadways (Lake Ave→Decatur→Ropers) and then through our private driveway. Due to the small scale of the operation (three total personnel), traffic generation is minimal. The use will not create adverse impacts on current or future traffic patterns, nor will it increase congestion on surrounding roadways.

Consistency with the Comprehensive Plan–We have read and studied the Canyon County Comprehensive Plan 2030 (10/27/22) and would like to note the following:

- The proposed staging area is compatible with the existing residential and agricultural use of the property and surrounding area. The limited scale and low intensity of the operation ensure that it blends with the rural character of the area.
- The layout of the area used on our property promotes orderly land use by consolidating business-related vehicle storage and staging activities within a defined portion of the property, avoiding impact to others.
- The minimal number of employees and trips ensures negligible impact on transportation systems. All access is safely accommodated via existing infrastructure.
- The use is extremely low-impact in nature. No significant noise, dust, or emissions are generated beyond typical residential and agricultural activity levels. No industrial processing or material production occurs on-site.
- This use does not impact public services such as schools, irrigation systems, or emergency services due to its limited scope and scale.

Compliance with CCZO Section 07-07-05(3)

1. **Public Health, Safety, and Welfare:**
   The use poses no threat to public health, safety, or general welfare. Activity is limited in scale, occurs during normal daytime hours, and is confined to our private property.
2. **Compatibility with Surrounding Uses:**
   The staging area is consistent with the rural residential and agricultural character of the area. There are no offices, no customer traffic, and no on-site business operations beyond vehicle parking and storage.
3. **Adequate Infrastructure:**
   Existing access via public roads and a private driveway is sufficient to serve the use. No additional infrastructure or utilities are required.
4. **No Adverse Impacts:**
   There will be no significant impacts related to noise, traffic, visual effects, or environmental concerns. Equipment is operable, maintained, and stored in an orderly manner.
5. **Compliance with Applicable Regulations:**
   The use will comply with all applicable Canyon County regulations and any conditions placed upon approval of this permit.

Mitigation of Potential Concerns

- **Screening and Visual Impact:**
  The staging area is limited in size and located within a larger residential and agricultural parcel, minimizing visibility from surrounding properties. Our equipment and vehicles are maintained in an orderly manner.
- **Noise and Nuisance Mitigation:**
  Operations are limited to normal daytime hours (7:00 AM to 5:00 PM), minimizing potential disturbance to neighbors. The small number of employees, location of trailers restricted to the southeast corner, and absence of any on-site construction activity significantly limit noise generation.
- **Complaint Response:**
  As a small, owner-operated business located on the owner's residence, any concerns from neighboring properties can be addressed directly and promptly. We are committed to being responsive and maintaining good relationships with surrounding property owners.
- **No Future Expansion:**
  The business has downsized throughout the last ten years and has no plans for future expansion. The owner has no children or other family who are interested in continuing the business in the future and he anticipates retirement within approximately five (5) years, at which time equipment will be sold at auction and the staging use will cease. This request is therefore temporary and limited in scope, with no long-term intensification of use anticipated.

Proposed Conditions of Approval (Applicant Created)

In an effort to be proactive and address any potential concerns, we propose the following reasonable conditions of approval:

1. **Hours of Operation:**
   Active use of the staging area shall be limited to the hours of 6:00 AM to 5:00 PM, Monday through Friday, with only occasional weekend access within these same hours. No regular business activity shall occur on Sundays or outside these hours, except for passive vehicle storage.
2. **No On-Site Office or Commercial Activity:**
   No office operations, retail activity, or customer visits shall occur on-site. All business operations will continue to be conducted off-site.
3. **Vehicle and Equipment Limitations:**
   Only operable business-related vehicles and equipment owned by the company shall be stored on-site. All items will continue to be maintained in good condition and stored in an orderly manner.
4. **Screening:**
   We agree to maintain the area in a manner that minimizes visual impact by strategically locating items behind the barn on our property.
5. **Delivery Limitations:**
   Deliveries shall be limited to occasional drop-offs from established vendors and shall occur only during approved hours of operation. Though undesirable to us because of

potential theft, if deliveries pose a concern to neighbors or this commission, we can agree to receive necessary deliveries directly at the job sites when needed.

6. **No Processing or Manufacturing:**
   No fabrication, processing, or material production occur on-site. This staging area shall be limited to parking and storage only.
7. **Dust and Noise Control:**
   We will continue to implement reasonable dust control measures and ensure that noise levels remain consistent with typical residential/agricultural activity. Until Ropers Lane became paved to Lake last year through CBH's development, we routinely provided the gravel and performed all road maintenance at no charge to the other two property owners accessing their homes on this road since we moved here in 2015.
8. **Complaint Resolution:**
   We will make a good-faith effort to promptly address any legitimate concerns raised by any neighboring property owners.
9. **Time Limitation:**
   We acknowledge that this use is temporary in nature. The staging area use shall cease upon the owner's retirement, anticipated within approximately five (5) years, at which time all business equipment will be removed from the property and only our personal, private property will remain.

Utilities and Services
There are no additional demands on water, sewer, irrigation, drainage, or stormwater systems as a result of this request. The staging area does not involve permanent facilities or utility-intensive operations.

Conclusion
Our request represents a small-scale, low-impact, and time-limited use of private property that supports a local family-owned business while maintaining compatibility with surrounding land uses and the goals of the Canyon County Comprehensive Plan. We hope we have proactively proposed reasonable conditions to ensure continued compatibility and minimize any potential impacts.

We respectfully request approval of this Conditional Use Permit.

Thank you for your time and consideration.

Sincerely,
Jon & Heather Burton
12566 Ropers Ln., Nampa ID 83651

Exhibit B2.1:

Archived: Friday, September 18, 2026 9:49:12 AM
From: canyonconstr@aol.com
Mail received time: Tue, 25 Aug 2026 23:55:21
Sent: Tue, 25 Aug 2026 23:54:57
To: Amber Lewter
Subject: [External] CU2026-0014
Importance: Normal
Sensitivity: None
Attachments:
image001.png

In a message dated 8/14/2026 11:56:28 AM Mountain Daylight Time, Amber.Lewter@canyoncounty.id.gov writes:

> Hello Jon,
>
> I have a few clarifying questions regarding your application for Case CU2026-0014:
>
> - The hours of operation listed in the application have conflicting start times. Will operations begin at **6:00 a.m.** or **7:00 a.m.**? Operations entail one or two work pickups and maybe trailers leaving west on Roper St. usually around 7:00 a.m. but occasionally earlier depending on where we are working that day.
> - You indicated that operations may occur on occasional Saturdays. Approximately how often would Saturdays be needed, and would the hours of operation be the same as your weekday hours? Typically, I would be the only one working Saturday. Start time would be the same. It would be impossible to predict how many Saturdays. It all depends on work load and finding people who want to work.
> - What types of materials and equipment will be stored on-site? There are form trailers, dump bed trailers and cargo trailers with concrete equipment inside. Materials on site would include some sticks of rebar and foundation vents.
>
> I would again like to meet you on site preferably late in the afternoon. Let me know if you have any questions.
>
> Regards,
>
> Jon Burton
>
> I have also included an attachment that I will need you to fill out; the form gives me permission to conduct a site visit and take photos for the staff report.
>
> Please let me know if you have any questions.

Exhibit B3:

staging/parking areas highlighted in pink

Exhibit B4:

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: no water needed or used
   ☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system
   ☒ N/A – Explain why this is not applicable: no water/sewer needed or used for parking area

3. **IRRIGATION WATER PROVIDED VIA:**
   ☐ Surface ☐ Irrigation Well ☒ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:** n/a
   ☐ Pressurized ☐ Gravity

5. **ACCESS:**
   ☑ Frontage ☑ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**
   ☒ Public ☒ Private Road User's Maintenance Agreement Inst #_____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan) n/a
   Type: _____ Height: _____

8. **STORMWATER:** ☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
   ☒ Other: n/a

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

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:** n/a

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: n/a

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

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** staging area / park work trailers when not at job sites

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

☒ Monday 7:00AM to 5:00PM

☒ Tuesday 7:00 AM to 5:00 PM

☒ Wednesday 7:00AM to 5:00 PM

☒ Thursday 7:00AM to 5:00 PM

☒ Friday 7:00AM to 5:00 PM

☒ Saturday 7:00 AM to noon occasional

☐ Sunday _____ to _____

3. **WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 2 (currently) ☐ No

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

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

What type of sign: _____ Wall _____ Freestanding _____ Other

5. **PARKING AND LOADING:**
How many parking spaces? 25

Is there is a loading or unloading area? no

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?** n/a

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☒ Other: n/a

Exhibit B5:

Operations Plan – See also details contained in Letter of Intent

Business Overview
This CUP application is for a small family-owned construction company. At present, only 2 employees access the staging area for purposes of hauling trailers to job sites. This area will serve only as a base for storing company vehicles, trailers, small equipment, and materials used for off-site jobs. All construction work will occur at customer project locations, not on the property.

Hours of Operation
Monday–Friday: 7:00 a.m. to 5:00 p.m.
Saturday: Limited seasonal activity as needed
Sunday: No regular operations

Employees & Traffic
The company has minimal staff, resulting in low daily traffic. Typically, 2–3 employee vehicles and 1 work truck will arrive in the morning and 1-2 work trucks depart shortly after as the owner resides on the property. Traffic is minimal during the day as trailers and employees stay on job sites through the end of the workday. Often, trailers remain overnight on the job sites until work is completed in subsequent days.

Property Use & Site Management

- All vehicles and trailers will be parked in the designated areas on the attached site plan.
- Equipment will be maintained in operable condition.
- Materials will be stored neatly and safely.
- No retail sales, customer traffic, or public business activity will occur on-site.
- No hazardous materials or waste storage.

Noise / Neighborhood Compatibility

- Limited loading/unloading during normal business hours only.
- Equipment will not idle excessively.
- Site will be kept orderly and free of debris.

Utilities / Drainage / Access / Dust
The parcel has legal access and adequate room for vehicle maneuvering. Existing drainage patterns will be maintained. No additional public infrastructure demand needed. Water and sewer needs are not applicable because the site functions only as storage/staging. Public road access to the property is fully paved, eliminating dust impact to surrounding areas. The staging area on the private property is well maintained gravel.

Consistency with Canyon County Comprehensive Plan
This use supports small local business, rural economic activity, and responsible private property use while maintaining the agricultural/rural character of the area. Because operations are

low-intensity and all work occurs off-site, impacts to neighboring properties and public services are minimal.

Future Intent / Scale
The company has no plans for expansion beyond its current small family-operated size. Operations are intended to remain limited and low-impact.

Exhibit B6:

NEIGHBORHOOD MEETING SIGN-UP

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

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 12566 Rogers Ln	Parcel Number: R30815010	
City: Nampa	State: ID	ZIP Code: 83651
Notices Mailed Date: 4/7/2026	Number of Acres: 3.79 ac	Current Zoning: Ag
Description of the Request: staging area to park work trailers when not on job sites		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jon A Burton, Jr		
Company Name: Canyon Construction INC		
Current address: 13617 Crisholm		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [redacted]		Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 4/20/2026	MEETING LOCATION: 12566 Rogers Ln
MEETING START TIME: 5:00PM	MEETING END TIME: 5:30 PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. THOMAS EVANS		12734 Rogers Ln. Nampa ID 83
2. ERNESTO MATA		12091 Aggregate dr
3.		
4.		
5.		
6.		
7.		
8.		
9.		

Revised 6/9/22

10.
11.

12.
13.
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15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print): Heather Burton

APPLICANT/REPRESENTATIVE (Signature): Heather Burton

DATE: 4/20/20

Notice of Neighborhood Meeting

Pre-application requirement for a Public Hearing

3 April 2026

Dear Neighbors,

We are in the process of presenting an application to Canyon County Development Services for a conditional use permit (CUP). One of the requirements 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 as we move through the application process with the county.

This meeting is **not** a public hearing before a governing body of Canyon County. Once the application has been submitted to the county's Developmental Services Department, only then will a public hearing date be scheduled. Also, only after the 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: Monday, April 20, 2026; 5:00 PM

Location: 12566 Ropers Ln, Nampa ID 83651 (driveway).

The project summary is as follows:

Location: 12566 Ropers Ln, Nampa ID 83651

Access: Driveway

Total Acreage: .3

Details: Park construction company trailers on private property. Company currently has 2 employees to access the property via public roads then private driveway between hours of 7AM-5PM generally, Monday-Friday.

We look forward to the meeting and encourage you to attend. During this time, we will answer any questions you may have. Please note that 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 is a *pre-application* requirement; we have not submitted an application to the county for consideration at this time.

Feel free to contact us at [redacted]

Sincerely,

Jon & Heather Burton

Exhibit B7:

AGENCY ACKNOWLEDGMENT

Date:
Applicant:
Parcel Number:
Site Address:

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.
Date: 04/13/2026 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District:
N/A ☐ Applicant submitted/met for official review. - No permit Required Residential
Date: 4-9-26 Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: HD 4
☐ Applicant submitted/met for official review.
Date: 4/9/26 Signed:
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Pioneer Irr Dist
☒ Applicant submitted/met for official review.
Date: 4/9/26 Signed:
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City: Caldwell
☒ Applicant submitted/met for official review.
Date: 4/10/26 Signed:
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

(secondary residence)

FINAL/AS-BUILT — Subsurface Sewage Disposal

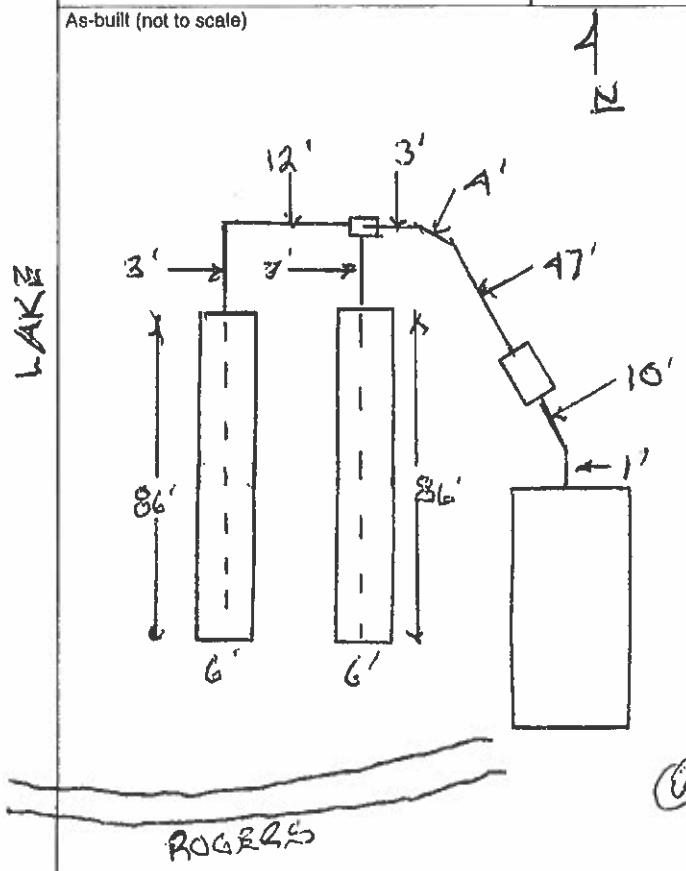
Public Health — Idaho Public Health Districts

SOUTHWEST DISTRICT HEALTH
13307 Miami Lane
Caldwell, ID 83607 (208) 455-5400

Permit #:	2-42930
Date Rcvd:	8-19-16
Parcel #:	32815

Applicant's Name: Jon & Heather Burton
Owners Name: "
Property Address: ~~LAKE AVE~~ 12566 Rogers Ln. Nampa 83651
Legal Description: | Township: 3N | Range: 3W | Section: 13
Subdivision: | Lot: | Block: | Size: (acres) 3.8

As-built (not to scale)



System Type: GRAVEL DRAINFIELD	Gravel (Yards): A6 CODE
System Mfg: NA	Sand (Yards): 0
Septic/Trash Tank (Gal): 1000	Installation Depth (Inches): 24
Septic/Trash Tank Mfr: VALLEY PRECAST	Rock Under Pipe (Inches): 6+
Depth to Tank Lid (Inches): 0	Date System Installed: 6/7/2017
Standpipe/Riser (Inches) NA	Riser Longitude: 116° 38' 39.5"
Pump Tank (gallons): NA	Riser Latitude: 43° 35' 39.4"
Pump Tank Mfg: NA	Well Installed ☒ Yes ☐ No
Drainfield Width (Ft): 2 @ 6	Distance to Tank (Ft): 50
Drainfield Length (Ft): 2 @ 86	Distance to Drainfield (Ft): 113
Drainfield Area Installed (Sq Ft): 1032	Valve: ☐ Yes ☒ No
Effective Area (Sq Ft): 1032	Dist-Box: ☒ Yes ☐ No
	Drop-Box: ☐ Yes ☒ No

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into and may be enforceable as part of the permit.

Technical Allowance Granted ☐ Yes ☒ No
Comments: NA

Notes/Conditions of Approval: NA

Installer Name: IDAHO BACKHOE
Installer Phone: 697 2155
Installer Number: 1-112

Signature: X
Date: X 6/7/17

By signing above, I certify that all answers and statements on this Final/As-built are true and complete to the best of my knowledge.

OFFICIAL USE ONLY

☒ As-Built provided by EHS ☐ As-Built provided by Installer

DATE	6/7/2017		
TRAVEL	45		
INSPECT	30		
EHS	27		

EHS Final Inspection Signature

EHS Code: 27

Date: 6/7/2017

JUL 11 2017 BY

Revision Date: 04/2015

(secondary residence)

PERMIT-Subsurface Sewage Disposal

Public Health
Prevent. Promote. Protect.
Idaho Public Health Districts

Southwest District Health
13307 Miami Lane
Caldwell, ID 83607
Phone: 208.455.5400
Fax: 208.455.5405

Permit # : 2-42930
Date : 8-19-16
Parcel # : 32815
Doc ID # :

Applicant's Name: Jon & Heather Burton
Owners Name: "
Property Address: ~~LAKE AVE~~ 12566 Rogers Ln Nampa 83657
Legal Description: Township 3N Range 3W Section 13
Subdivision: Lot Block Size(acres): 3.8

Type of Installation	Type of System (check all that apply)			Water Supply
☒ New System	☐ Absorption Bed	☐ Gravelless Drainfield	☐ Pressurized DF	☒ Private
☐ Expansion	☐ Capping Fill	☐ Gray Water Sump	☐ Recirculating GF	☐ Shared
☐ Repair	☐ Central System	☐ Gray Water System	☐ RV Dump Station	☐ Public
☐ Tank Only	☐ Composting Toilet	☐ Holding Tank	☐ Sand Mound	
	☐ Drip Distribution	☐ Incinerator Toilet	☐ Seepage Pit	
	☐ ETPS	☐ Individual Lagoon	☐ Steep Slope Drainfield	Water Source
	☐ Experimental	☐ Intermittent SF	☐ Two Cell Lagoon	
☒ Basic System	☐ Extra Drainrock	☐ Intrench SF	☐ Vault Privy	☒ Well
☐ Complex System	☐ Evapotranspiration	☐ LSAS	☐ Other (see below)	☐ Spring
	☒ Gravel Drainfield	☐ Pit Privy		

Conditions of Approval:
24in MAXIMUM INSTALLATION DEPTH

☒ Residential permit — 4 Bedrooms; 300 Gallons Per Day

☐ Non-residential permit — N/A Gallons Per Day

Soil Type: C-1 USDA
The minimum septic tank capacity is: 1000 Gallons
The minimum effective drainfield absorption area is: 1000 Square Feet
The drainfeld can be no closer to permanent/intermittent surface water than: 100 Feet

Note: (Final approval of this permit requires inspection of the uncovered system.)

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into, and are enforceable as part of the permit. The permit will expire one (1) year from date of issuance. The permit may be renewed if the renewal is applied for on or before the expiration date.

EHS Permit Issued Signature

27 — EHS Code
8/24/16 — Date

DATE	8/24/16			
TRAVEL	10			
INSPECT	30			
EHS	27			

Revision Date: 03/2011

Exhibit B8:

ATTACHMENT "A"

INGRESS-EGRESS EASEMENT
LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
SECTION 13
T.3N.,R.3W.,B.M., CANYON COUNTY, IDAHO

A 20.00 foot wide Ingress-Egress easement lying in the Southwest 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4, Section 13, T.3N.,R.3W.,B.M., Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin marking the southwest corner of the Southwest 1/4, Section 13, T.3N.,R.3W.,B.M., Canyon County, Idaho;

thence North 0°02'44" East 1302.22 along the westerly boundary of said Southwest 1/4 of the Southwest 1/4 which is also the centerline of Lake Ave. to a point, said point being the REAL POINT OF BEGINNING;

thence continuing North 0°02'44" East along said westerly boundary and centerline 20.00 feet to an iron pin marking the northwest corner of the said Southwest 1/4 of the Southwest 1/4;

thence leaving said westerly boundary and centerline North 89°00'00" East 1328.38 feet along the northerly boundary of the said Southwest 1/4 of the Southwest 1/4 to an iron pin marking the northeast corner of the said Southwest 1/4 of the Southwest 1/4, Section 13;

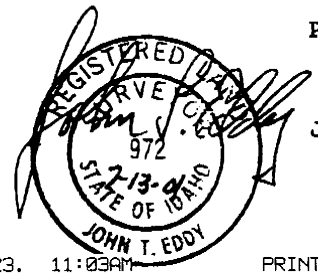
thence continuing North 89°00'00" East 50.00 feet along the northerly boundary of the said Southeast 1/4 of the Southwest 1/4, Section 13, to an iron pin;

thence leaving said northerly boundary South 0°08'48" West 20.00 feet parallel to the westerly boundary of the said Southeast 1/4 of the Southwest 1/4, Section 13, to a point;

thence South 89°00'00" West 50.00 feet parallel to the northerly boundary of the said Southeast 1/4 of the Southwest 1/4, Section 13, to a point marking the westerly boundary of the said Southeast 1/4 of the Southwest 1/4, Section 13;

thence continuing South 89°00'00" West 1328.35 feet parallel to the northerly boundary of the said Southwest 1/4 of the Southwest 1/4, Section 13, to the point of beginning.

Prepared by:



John T.(Tom)Eddy PLS 972

RECEIVED TIME JUL.23. 11:03AM PRINT TIME JUL.23. 11:06AM

ATTACHMENT "A"

INGRESS-EGRESS EASEMENT
LYING IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
SECTION 13
T.3N.,R.3W.,B.M., CANYON COUNTY, IDAHO

A 28.00 foot wide Ingress-Egress easement lying in the Northeast 1/4 of the Southwest 1/4, Section 13, T.3N.,R.3W.,B.M., Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin marking the southwest corner of the Southwest 1/4, Section 13, T.3N.,R.3W.,B.M., Canyon County, Idaho;

thence North 0"02'44" East 1322.22 along the westerly boundary of said Southwest 1/4 of the Southwest 1/4 which is also the centerline of Lake Ave. to an iron pin marking the northwest corner of the Southwest 1/4 of the Southwest 1/4, Section 13;

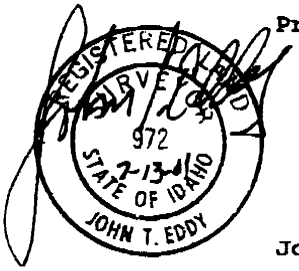
thence leaving said westerly boundary and centerline North 89"00'00" East 1328.38 feet along the northerly boundary of the said Southwest 1/4 of the Southwest 1/4 to an iron pin marking the southwest corner of the said Northeast 1/4 of the Southwest 1/4, Section 13, said iron pin being the REAL POINT OF BEGINNING;

thence continuing North 89"00'00" East 252.49 feet along the said southerly boundary of the Northeast 1/4 of the Southwest 1/4, Section 13, to an iron pin;

thence leaving said southerly boundary North 1"00'00" West 28.00 feet to a point;

thence South 89"00'00" West 251.94 feet parallel to the southerly boundary of the said Northeast 1/4 of the Southwest 1/4, Section 13, to a point marking the westerly boundary of the said Northeast 1/4 of the Southwest 1/4, Section 13;

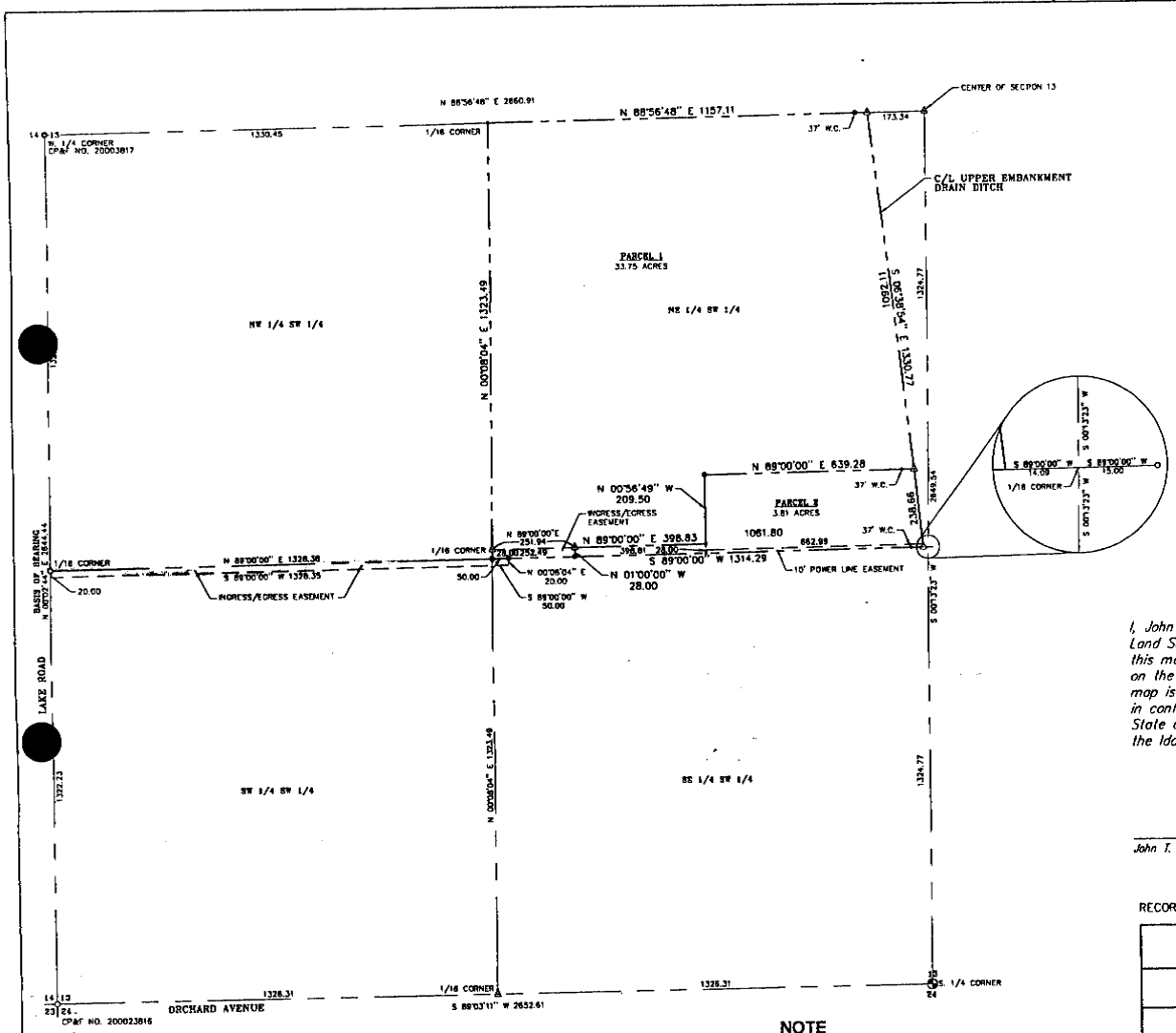
thence South 0"08'04" West 28.00 feet along the said westerly boundary of the Northeast 1/4 of the Southwest 1/4 to the point of beginning.



Prepared by:

John T.(Tom)Eddy PLS 972

Rec 7-23-01 #200129141



N.

200 100 0 200 400 600

SCALE IN FEET

LEGEND

- Boundary Line
- Easement Line
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- Found 3/4" Iron Pipe
- Set 1/2"x 24" Iron Pin w/Cap
- Set 5/8"x 36" Iron Pin w/Cap
- Calculated Point
- wc Witness Corner

NOTE

REFER TO RECORD OF SURVEY INSTRUMENT NO. 200026002

CERTIFICATE OF SURVEYOR

I, John T. Eddy, do hereby certify that I am a Registered 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, and that this map is an accurate representation of said survey, and is in conformity with the Corner Perpetuation and Filing Act, State of Idaho Code 55-1601 through 55-1612 and to the Idaho Code relating to surveys.

PROFESSIONAL REGISTERED LAND SURVEYOR STATE OF IDAHO JOHN T. EDDY

7-23-01

John T. Eddy, P.L.S. *License No. 972*

RECORDING INDEX NO. 33[illegible]

RECORD OF SURVEY FOR

STEVE DUGGER

A PORTION OF THE NE 1/4 OF THE SW 1/4
SECTION 13, T. 3 N., R. 3 W., B.M.
CANYON COUNTY, IDAHO

E LAND SURVEYING

5650 N. Star Road
Meridian, Idaho 83642
(208) 286-7531

ACAD DWG. FILE: 000144\DUGCROS				
DES.	DR.BEB	CK. JTE	SHEET 1 OF 1	
SCALE: 1" = 200'	DATE: JULY 23, 2001		DWG. NO. 010723	

Exhibit B9:

PLANNING AND ZONING COMMISSION

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Mytroga – CU2025-0008

The Canyon County Planning and Zoning Commission considers the following:

The applicant, Vasyl Mytroga, is requesting a conditional use permit for a staging area with approximately four (4) semi-trucks and two (2) sprinter van parking spaces in an "A" (Agricultural) zone. The subject property is located at 14885 Midway Road, Nampa, Idaho, 83651, also referenced as Parcel R32983207A, a portion of the NE quarter of Section 24, T3N, R3W, 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 CU2025-0008.
      1. All exhibits are located in the case staff report dated March 5, 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 §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and CCCO09-11-25 (Area of City Impact Agreement).

   a. Notice of the public hearing was provided pursuant to CCCO §07-05-01, Idaho Code §67-6509 and 67-6512.

   b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.

   c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCCO §07-07-01.

   d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development;(6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

   e. Use Standards – Staging Area: (1) All work shall be conducted off site. (2) Business vehicles shall be operable and parked on site, not on a public or private road. (3) Persons not employed on the premises

may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles. (4) Employees may meet on the premises to share rides to and from job sites. (5) Employees' vehicles shall be parked on site and not on a public or private road. *See* CCCO §07-14-29.

2. 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, 07-07-01.

3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).

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.

6. 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, CU2025-0008, was presented at a public hearing before the Canyon County Planning and Zoning Commission on March 5, 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 Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	The proposed use of a staging area is permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinance (CCCO) §07-10-27. The proposed use consists of a staging area for four (4) semi-trucks and two (2) sprinter van parking spaces on parcel R32983207A. A staging area is defined as *"an area where equipment and/or materials are stored for use conducted entirely off site" per* §07-02-03. See project description analysis contained in Code Section 2 detailing the nature of the request.	
Criteria Met?	**2**	**What is the nature of the request?**
No		
Analysis	The nature of the request consists of a staging area on parcel R32983207A for four (4) semi-truck (without trailers) and two (2) sprinter van parking spaces on site without a loading area (**Exhibit B** of the Staff Report). Based on the oral testimony and exhibits included in the Staff Report the Commissioners find that there is commercial activity occurring on the subject property. • The proposed use includes parking for the property owner's semi-trucks and his church's sprinter vans. The semi-trucks are used for long trips where they may not return to the property for two to three (2-3) months at a time according to the applicant (**Exhibit B7** of the Staff Report). Per oral testimony heard from the applicant, he may park a friend's semi-trucks on the subject property. The applicant rents out trucks to drivers, which fluctuates throughout the year. When drivers are available to rent the semi-trucks, the trucks will be off the property as the driver utilizes the semi-	

	trucks to transport material. If the trucks don't have a driver they are parked on the subject property. • The applicant states that the trucks will not have daily activity and will come on and off site during the day (**Exhibit B7** of the staff Report). The trucks are parked on the property while the applicant is not working, or the semi-trucks are not being utilized by a driver. *See Table 2 for staging area criteria detailing the use standards of CCCO §07-14-03.* • During the site visit, Staff observed four (4) semi-trucks and two (2) sprinter vans parked on the property (**Exhibit D** of the Staff Report). Currently one (1) of the four (4) semi-trucks is ready to be utilized, however all trucks are currently off duty, parked on the property. Two (2) out of the four (4) semi-trucks will be removed from the property according to the applicant (**Exhibit B7** of the Staff Report). • The proposed staging area is enclosed with a six (6) foot tall sight obscuring fence.
Criteria Met? **No**	**3** **Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is not consistent with the 2030 Comprehensive Plan. Parcel R32983207A is currently zoned "A" (Agricultural). The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the subject parcel as "A" (Agricultural) and was located in Nampa's area of impact at the time of application submittal (**Exhibit C1** of the Staff Report). The City of Nampa's future land use designates the parcel as Medium-Density Residential. *See Table 3 detailing the area of city impact analysis.* The proposed use is not consistent with the 2030 Comprehensive Plan, due to the commercial operation in the "A" (Agricultural) zone. The staging area is not utilized for agriculturally related activities. The proposed use is a trucking company that's operating on the subject property which doesn't align with the Comprehensive Plan. At the time of application submittal, the subject property was in Nampa's area of impact, but the parcel has since been removed from the area of impact as of December 31, 2025 (**Exhibit C4** of the Staff Report). "Area of City Impact boundaries exist around cities in the County where city limits may grow and annex (2030 Comprehensive Plan, pg. 25)." The parcel is less than 1,000 feet away from Nampa city limits. "The Comprehensive Plan Future Land Use Map establishes the long-term vision of how and where Canyon County will grow over the next ten years (2030 Comprehensive Plan, pg. 25)." The City of Nampa designates the area as Medium-Density Residential in their comprehensive plan. *See Table 3 for analysis detailing the Area of City Impact.*
Criteria Met? **No**	**4** **Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**
Analysis	The proposed use is anticipated to be injurious to other property in the immediate vicinity and will negatively change the essential character of the area. The operation of four (4) semi-trucks would negatively change the essential residential character of the area in the "A" (Agricultural) zone evidenced by **Exhibit F** of the Staff Report. **Adjacent Existing Conditions within a 1,000 foot radius of the subject property:**

Direction	Existing Use	Primary Zone	Other Zone
N	Residential	"A"	Agricultural and Residential within Nampa city limits
E	Residential	"A"	-
S	Residential	"A"	-
W	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)

Surrounding Land Use Cases within a one (1) mile radius of the subject property: In the vicinity there is an active conditional rezone of parcel R31482 from "A" (Agricultural) to "M-1" (Light Industrial) zoning in process. Past land use cases in the vicinity include but are not limited to a denied conditional use permit for a wireless telecommunication facility due to the impact it may have on adjacent properties. A denied rezone from "A" (Agricultural) to "R-1" (Single Family Residential) due to the R-1 zoning not being more appropriate than the "A" zone at the time because of the lack of city services in the vicinity and located outside of the area of impact. Due to the denial of the rezone the subdivision plat was also denied as the "A" zone supports a 40-acre minimum lot size. (CU2023-0050, RZ2020-0023 and SD2020-0042). *See **Exhibit C5.7** of the Staff Report.* Based on previous cases in the vicinity the area is in agricultural operations and trending towards residential uses.

Character of the Area: The surrounding area is zoned Agricultural; the primary use is residential. The subject parcel is located in a residential area. *See **Exhibit D** of the Staff Report for site visit photos.* Within a 600 foot radius of the subject parcel, there are five (5) subdivisions (**Exhibit C5.8** of the Staff Report).

- Stephens Orchard Tracts: 17 lots
- The Plantation: 21 lots
- Hensen Subdivions: 7 lots
- Parkcrest Acres: 37 Lots
- Pony Acres Estate: 8 lots

*Please note the number of lots within the subdivisions include common lots and road lots.

The parcel is less than 1,000 feet from Nampa city limits. The parcel was located in Nampa's area of impact at the time of application submittal. Due to the Board of County Commissioners' decision on Nampa's area of impact in 2025, the parcel is no longer in Nampa's area of impact. *See table 3 for details on the area of impact.* The average lot size in the vicinity is 1.56 acres (**Exhibit C5.8** of the staff Report). The parcel is located off Midway Road, a minor arterial. The character of the area is primarily residential, the use of a staging area is anticipated to impact or indirectly interfere with the surrounding residential land use. The Planning and Zoning Commissioners find that three (3) or more semi-trucks will change the essential character of the area as the primary use in the area is residential.

The proposed use is anticipated to directly or indirectly exclude or diminish another's use of public and/or private services. The proposed semi-trucks coming on and off the site will utilize its own access, however the proposed access is unauthorized (**Exhibit E5** of the Staff Report). *See Code Section six (6) and seven (7) for findings on the legal access and the traffic impact analysis.* Commercial activity such as parking semi-trucks in a residential area is incompatible with the land use. The proposed use has commercial/industrial operations based on the oral testimony heard and the exhibits included in the Staff Report.

Potential Impacts: The staging area may impact the surrounding area due to the increase in noise. To mitigate lighting concerns fencing has been installed around the staging area in the north, east and west property line (**Exhibit D** of the Staff Report). The applicant is requesting four (4) semi-truck parking spaces and two (2) sprinter vans, resulting in impacts to the character of the area. *See Code Section seven (7) for analysis regarding traffic.* Residential uses and the proposed use of a staging area are anticipated to have negative interactions. The proposed use includes commercial activity which is more intensive than the surrounding residential use.

Six (6) public comments were received in opposition due to noise, viewshed and a change in the character of the area. The adjacent property owners to the north and west are concerned the proposed use will change the character of the area from residential to commercial/industrial due to the noise and the sight of the vehicles impacting the appearance of the community (**Exhibit F1 & F2** of the Staff Report). Additional concerns include the approval of this case rezoning the property and setting a precedent of commercial/industrial uses that do not fit in the residential area. The Planning and Zoning Commission finds that the request may set a precedent in the area as the primary use is residential. *See **Exhibit F** of the Staff Report for all public comments received.* The proposed use is anticipated to be injurious to the

	surrounding area. The Planning and Zoning Commission finds the proposed use can not be conditioned to mitigate concerns such as negatively impacting the character of the area. The applicant proposes a six (6) foot tall sight obscuring fence along the property boundary in compliance with the site plan (**Exhibit B3** of the Staff Report). The height of the semi-trucks would tower over the 6' fence. The staging area has commenced operations without a conditional use permit resulting in a code enforcement violation (**Exhibit C3** of the staff Report).	
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** The applicant has an individual domestic well. The proposed use is anticipated to have an adequate water system for the proposed use if required. **Sewer:** Southwest District Health was notified of the request on July 29, 2025. According to Southwest District Health on July 29, 2025, stating a subsurface sewage disposal was not proposed. The proposed use does not require a sewer system. The subject property is located in a nitrate priority area however, according to Southwest District Health a nutrient pathogen study is not required (**Exhibit C5.10 & E1** of the Staff Report). **Irrigation:** Irrigation is proposed to be provided via surface irrigation (**Exhibit B5** of the Staff Report). The subject property has pressurized irrigation. Pioneer Irrigation District was notified of the request on July 29, 2025 and January 29, 2026 and no comments were received by the comment deadline. The proposed use is anticipated to have an adequate irrigation system for the proposed use if required. **Stormwater Drainage Facilities:** The subject property is designed to retain stormwater on site via swales. Additionally, there is landscaping located on the south and southeast boundary of the staging area. (**Exhibit B5 and D** of the Staff Report). **Utility Systems:** The proposed use is anticipated to have adequate utilities to operate the proposed use. The applicant may contact utility companies if additional utilities are required for the use. **Building:** The applicant received a code enforcement violation on March 5, 2025 for an unpermitted structure that does not meet Canyon County setback requirements per 07-10-21(1)A (**Exhibit C7** of the Staff Report). The applicant submitted a building permit application to remedy the code enforcement violation on July 14, 2025 (**Exhibit C6** of the staff Report). During the site visit on January 16, 2026, staff found a car port on the property that is 20 feet by 25 feet; there is not a building permit associated with the car port. The applicant shall obtain a building permit for the car port.	
Criteria Met? **No**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property does not have legal access to the property for the proposed use. The applicant utilizes an approach that is not permitted with Highway District No. 4 for the proposed use since the operation began year(s) ago (**Exhibit E5.1** of the Staff Report). The subject parcel takes access off of Midway Road. The property has 331 feet of frontage along Midway Road, a minor arterial roadway (**Exhibit C8** of the Staff Report). The existing legal access is located on the southeast corner of the property through a shared driveway. The applicant utilizes an unauthorized approach on the northeast side of the property for the proposed use (**Exhibit D** of the Staff Report). The applicant received a notice of right of way encroachment on March 25, 2025, from Highway District No. 4 (HD4) with directions to cease utilizing the approach. Additionally, HD4 requested the applicant to await the County conditional use permitting process for a decision on the case. *See **Exhibit E5.1** of the Staff Report for details.* Agency notice was provided to Highway District No. 4 on July 29, 2025 and January 29, 2026. Highway District No. 4 provided comments on August 26, 2025, stating the approach is suitable, however an access permit for the northern approach is required and improvements shall meet standards	

	(**Exhibit E5** of the Staff Report). Midway Road has limited direct access to promote safety and mobility. Highway District No. 4 shall apply City of Nampa standards; see **Exhibit E5** of the Staff Report for details. Highway District No. 4 does not oppose the proposed use with the recommendations provided in **Exhibit E5** of the Staff Report.	
Criteria Met?	7	**Will there be undue interference with existing or future traffic patterns?**
Yes		
Analysis	There will not be undue interference with the existing and/or future traffic patterns. The operation of a staging area has commenced. There will be four (4) semi-trucks that may access the property. *See **Exhibit D** of the Staff Report for the types of vehicles that may be parked on-site. See Table 2 for staging area criteria and details.* The applicant is anticipating minimal daily trips for the off duty semi-trucks parked on site (**Exhibit B7** of the Staff Report). Idaho Transportation Department (ITD) was notified of the application on July 29, 2025, and comments were received on August 5, 2025, stating there are no concerns or comments at the time of comment submittal by ITD (**Exhibit E3** of the Staff Report). Midway Road is classified as a minor arterial roadway per Canyon County Comprehensive Plan Functional Classification Map (**Exhibit C8** of the Staff Report). Highway District No. 4 states the proposed use is not anticipated to generate additional traffic impacts as the proposed use is consistent with residential uses such as parking vehicles and is not considered a commercial use (**Exhibit E5** of the Staff Report). A parking and circulation plan was submitted with the application (**Exhibit B3 & B4** of the Staff Report).	
Criteria Met?	8	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Yes		
Analysis	Essential services will be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Agency notice was provided to Nampa School District on July 29, 2025 and January 29, 2026, no comments were received. The proposed use is not anticipated to negatively impact school facilities. **Police and Fire protection:** Agency notice was provided to Nampa Police Department, Canyon County Sherriff and Nampa Fire District on July 29, 2025 and January 29, 2026, and no comments were received from the applicable agencies. The proposed use is not anticipated to negatively impact police and fire protection services. **Emergency Medical Services:** Agency notice was provided to Canyon County's Emergency Management Coordinator and Canyon County Paramedics on July 29, 2025, and January 29, 2026, no comments were received. The proposed use is not anticipated to negatively impact emergency medical services. **Irrigation Facilities:** Pioneer Irrigation District was notified of the application on July 29, 2025 and January 29, 2026, no comments were received. The proposed use is not anticipated to negatively impact irrigation facilities.	

Table 2. Use Standards – Staging Area: CCCO §07-14-29

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**All work shall be conducted off site.**

Analysis	According to the letter of intent, all work is completed off-site (**Exhibit B2**). The proposed use of the staging area is strictly for parking four (4) semi-trucks and two (2) sprinter vans on-site (**Exhibit B2**).	
Criteria Met?	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Yes		
Analysis	The proposed use consists of a total of four (4) parking spaces for semi-trucks and two (2) sprinter vans without a loading area for the staging area (**Exhibit B7** of the Staff Report). During the site visit on January 16, 2026, there were four (4) semi-trucks on site and two (2) sprinter vans (**Exhibit D** of the Staff Report). According to the applicant, two (2) of the four (4) semi-trucks will no longer be parked on the property, resulting in two (2) semi-trucks and two (2) sprinter vans (**Exhibit B7** of the Staff Report). All provided parking shall be marked and be off-street parking, located on the premises and all vehicles shall be operable (**Exhibit B3** of the Staff Report).	
Criteria Met?	**3**	**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
Yes		
Analysis	According to the Land Use Worksheet, the proposed use shall have no more than four (4) members that may access the property for the purpose of parking the vehicles to be used elsewhere (**Exhibit B5** of the Staff Report).	
Criteria Met?	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Yes		
Analysis	The proposed use is operated as a commercial parking area. There are no employees related to the proposed use however, members may meet on the premise to share rides.	
Criteria Met?	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Yes		
Analysis	All vehicles shall be parked on site and out of Midway Road. The applicant provided a site plan for four (4) vehicles; all of the parking is proposed to be on the premises, off-street (**Exhibit B3** of the Staff Report).	

Table 3. Area of City Impact

CCCO 09-11-01: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Nampa area of city impact, the following ordinances apply, but the City of Nampa ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**09-11-25**	**The following procedures shall be adhered to in processing applications within the Nampa area of city impact:** **(1) Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article.** **§09-11-17(3): Comprehensive Plan Amendment Proposals: All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given**

		consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.
Analysis		**Area of City Impact:** The Area of City Impact shall be defined considering the trade area of the city, geographic factors and areas that can be reasonably expected to be annexed to the city in the future. The enabling legislation provides three (3) options of planning and regulating development within the Area of City Impact including exclusive use of the city plan and ordinances, exclusive uses of the County plan and ordinances, or application of any mutually agreed upon plan and ordinances (CCCO §07-02-03). The subject parcel was in the City of Nampa's area of impact at the time of application submittal in April of 2025. The subject parcel is no longer located within Nampa's area of impact (**Exhibit C4** of the Staff Report). Agency notice was sent to the City of Nampa on July 29, 2025, and comments were received on August 7, 2025. The City of Nampa submitted a letter stating that the area is designated as Medium-Density Residential in Nampa's 2040 Comprehensive Plan. Nampa stated, "the proposed staging area with four (4) parking spaces is not compatible with the residential area" (**Exhibit E4** of the Staff Report). The subject property is located in Canyon County and zoned Agricultural with a future land use designation of Agricultural. The City of Nampa designates the area as residential.

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **denies** Case # CU2025-0008, a conditional use permit for a staging area.

DATED this 19 day of March, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)
SS
County of Canyon County)

On this 19 day of March, in the year 2026, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, 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.

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

Exhibit B10:

Visual Representation of Public and Private Roads

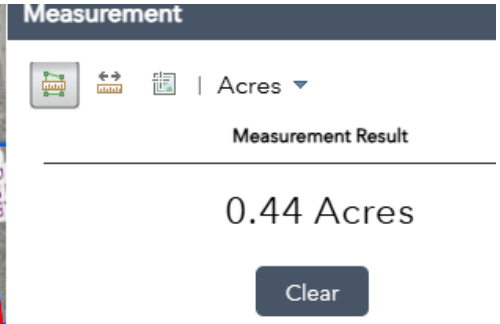


Exhibit B11:

Staff's Acreage Determination for proposed Staging Area:







Staff's Acreage Determination for proposed Staging Area:

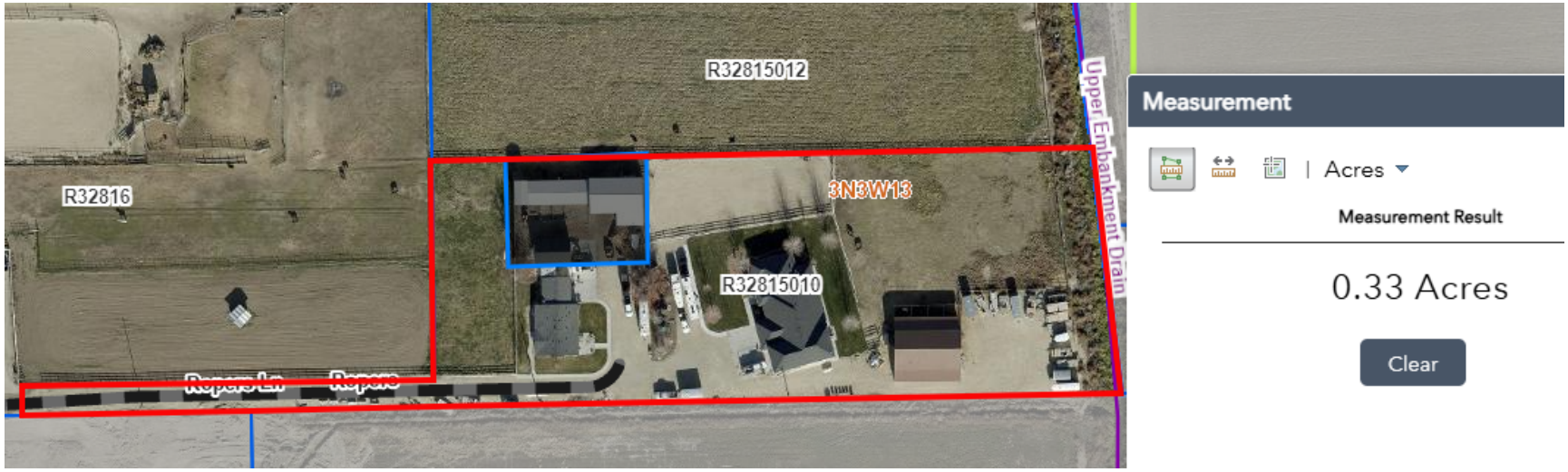
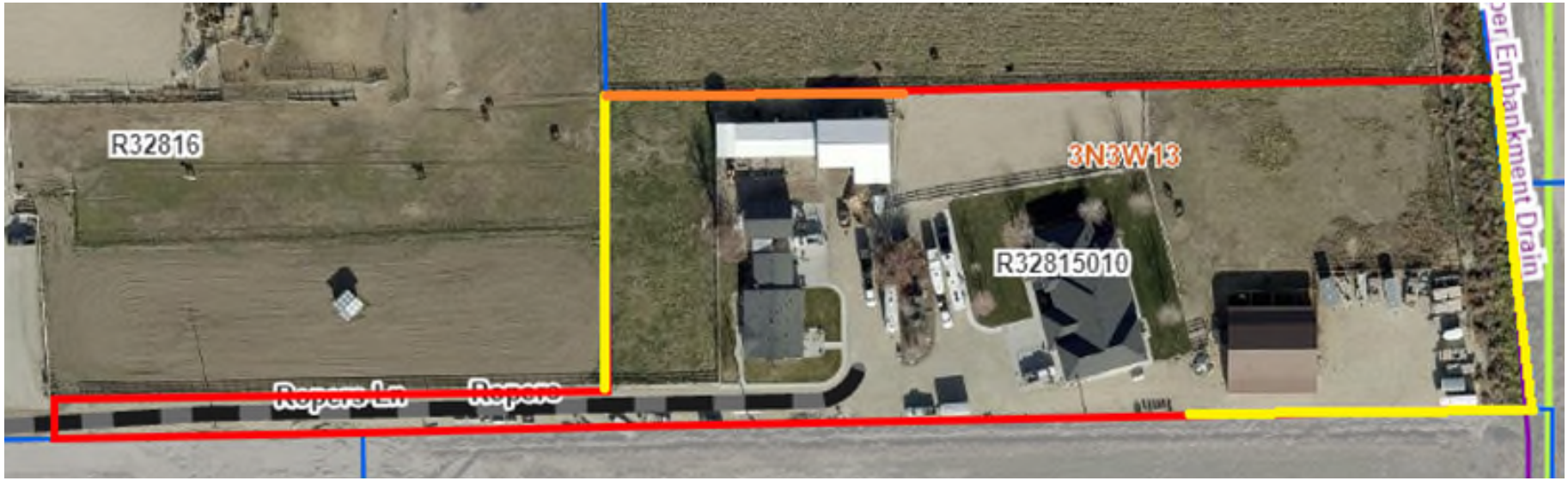


Exhibit B12:

Sight Obscuring Fence Locations:



Yellow – Sight-obscuring fence within 6 months of the approval of the Conditional Use Permit

Orange – Sight-obscuring fence within 180 days if a change of ownership occurs between parcels R32815012 and R32815010

Exhibit B13:

Canyon Construction, Inc Staging Area

12566 Ropers Lane, Nampa, Idaho 83651

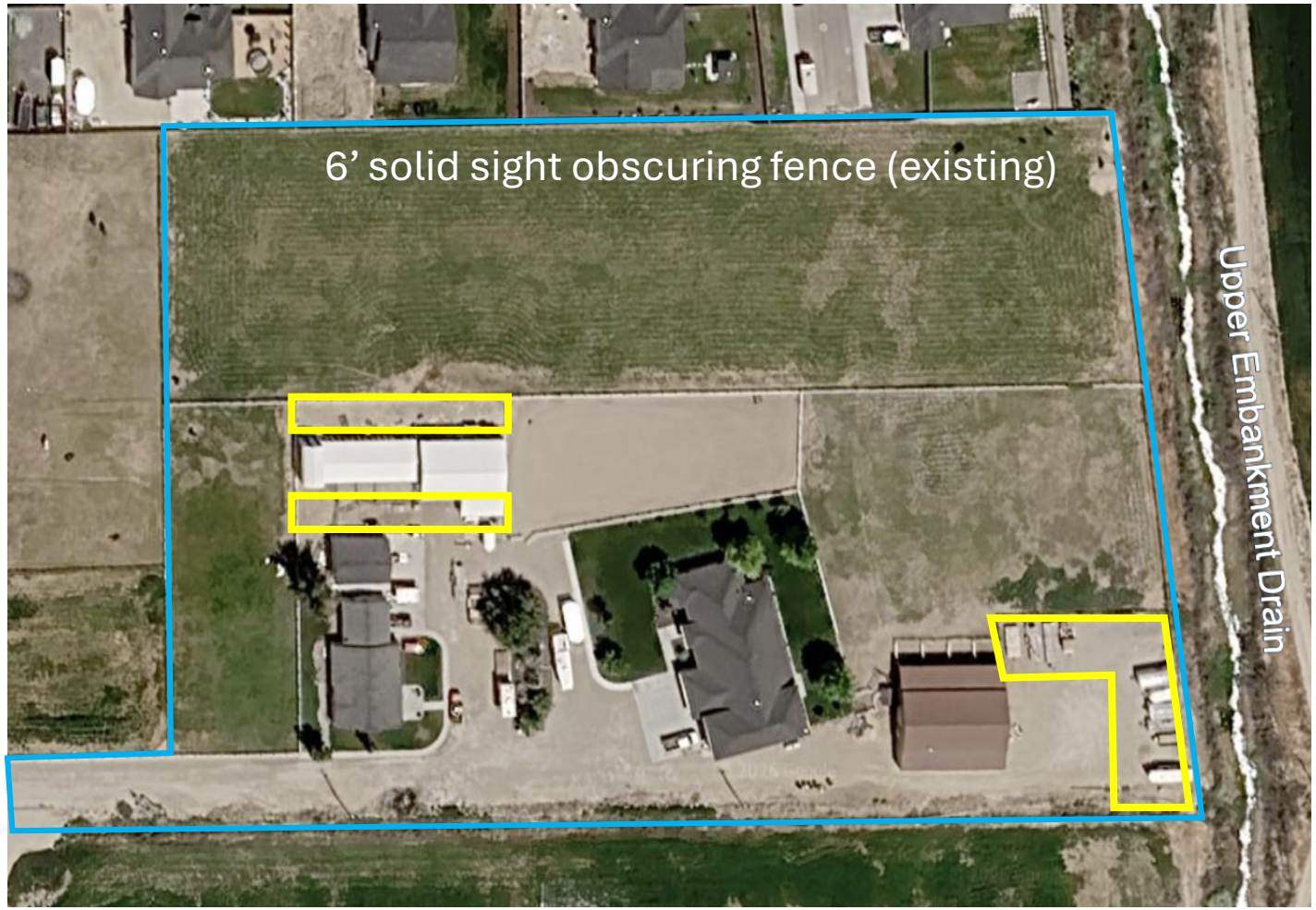
Jon and Heather Burton

Project details

The conditional use permit would allow a small, family-owned construction company to use a portion of the property as a staging area.

1/3 acre	3.81 acres	6.16 acres
staging area	primary parcel	total property

Site context and staging location



Site Plan

The yellow outlines identify the staging areas.

Buffers and Context

The adjoining 2.35-acre pasture and a six-foot solid vinyl fence separate it from residential subdivisions to the north; agricultural uses buffer the west, south, and east.

Staging remains within a small, defined portion of the larger property.

How the staging area operates

- **Parking and storage of vehicles and trailers only**
  Pick up and drop off work vehicles and trailers. Customer construction occurs elsewhere.
- **Operating hours**
  Typical business hours – 7:00 AM through 5:00 PM
  Occasional after-hours – Before 7:00 AM and after 5:00 PM
- **Access and traffic**
  Access: Lake Ave – Decatur – Ropers
  Three total personnel generate limited trips

Compatibility with surrounding uses

The staging area is a low-intensity use that is compatible with the surrounding agricultural and residential uses.

- **Noise and dust**
  No on-site construction or production.
- **Public services**
  The use adds no demand for services.
- **Visual effects**
  The storage area remains operable, orderly, and positioned to reduce visibility.

Proposed Conditions of Approval

1. **Hours of Operation:**
   Active use of the staging area shall be limited to the hours of 6:00 AM to 5:00 PM, Monday through Friday, with only occasional weekend access within these same hours. No regular business activity shall occur on Sundays or outside these hours, except for passive vehicle storage.
2. **No On-Site Office or Commercial Activity:**
   No office operations, retail activity, or customer visits shall occur on-site. All business operations will continue to be conducted off-site.

Proposed Conditions of Approval

3. **Vehicle and Equipment Limitations:**
   Only operable business-related vehicles and equipment owned by the company shall be stored on-site. All items will continue to be maintained in good condition and stored in an orderly manner.
4. **Screening:**
   We agree to maintain the area in a manner that minimizes visual impact by strategically locating items behind the barn on our property.

Proposed Conditions of Approval

5. **Delivery limitations**
   Deliveries shall be limited to occasional drop-offs from established vendors and shall occur only during approved hours of operation. Though undesirable to us because of potential theft, if deliveries pose a concern to neighbors or this commission, we can agree to receive necessary deliveries directly at the job sites when needed.
6. **No Processing or Manufacturing:**
   No fabrication, processing, or material production occur on-site. This staging area shall be limited to parking and storage only.

Proposed Conditions of Approval

7. **Dust and Noise Control:**
   We will continue to implement reasonable dust control measures and ensure that noise levels remain consistent with typical residential/agricultural activity. Until Ropers Lane became paved to Lake last year through CBH's development, we routinely provided the gravel and performed all road maintenance at no charge to the other two property owners accessing their homes on this road since we moved here in 2015.

Proposed Conditions of Approval

8. **Complaint Resolution:**
   We will make a good-faith effort to promptly address any legitimate concerns raised by any neighboring property owners.
9. **Time Limitation:**
   We acknowledge that this use is temporary in nature. The staging area use shall cease upon the owner's retirement, anticipated within approximately five (5) years, at which time all business equipment will be removed from the property and only our personal, private property will remain.

Thank you for your time and consideration!
Questions?

Exhibit C:

EXHIBIT C

Supplemental Documents

Planning & Zoning Commission

Case #: CU2026-0014

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.

Exhibit C1:

R32815010 PARCEL INFORMATION REPORT

9/18/2026 9:32:05 AM

PARCEL NUMBER:	R32815010
OWNER NAME:	BURTON HEATHER S ROSS
CO-OWNER:	
MAILING ADDRESS:	12566 ROPERS LN NAMPA ID 83651
SITE ADDRESS:	12604 ROPERS LN
TAX CODE:	0750000
TWP:	3N **RNG:** 3W **SEC:** 13 **QUARTER:** SW
ACRES:	3.79
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	VALLIVUE SCHOOL DIST #139
IMPACT AREA:	Caldwell
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	RURAL RESIDENTIAL
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	PIONEER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0375F
WETLAND:	Riverine
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PROPOSED COLLECTOR
INSTRUMENT NO. :	2015017447
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	13-3N-3W SW TX 01372 IN NE SW T78463
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 C2:

EXHIBIT C2

Case Maps/Reports

Planning & Zoning Commission

Case #: CU2026-0014

Hearing Date: October 1, 2026

Canyon County, ID Web Map

Exhibit C2.1:



9/18/2026, 10:00:49 AM

Parcel Number Search _Query result_2

Imagery_2025_2026

Red: Band_1

Green: Band_2

Blue: Band_3

1:9,028

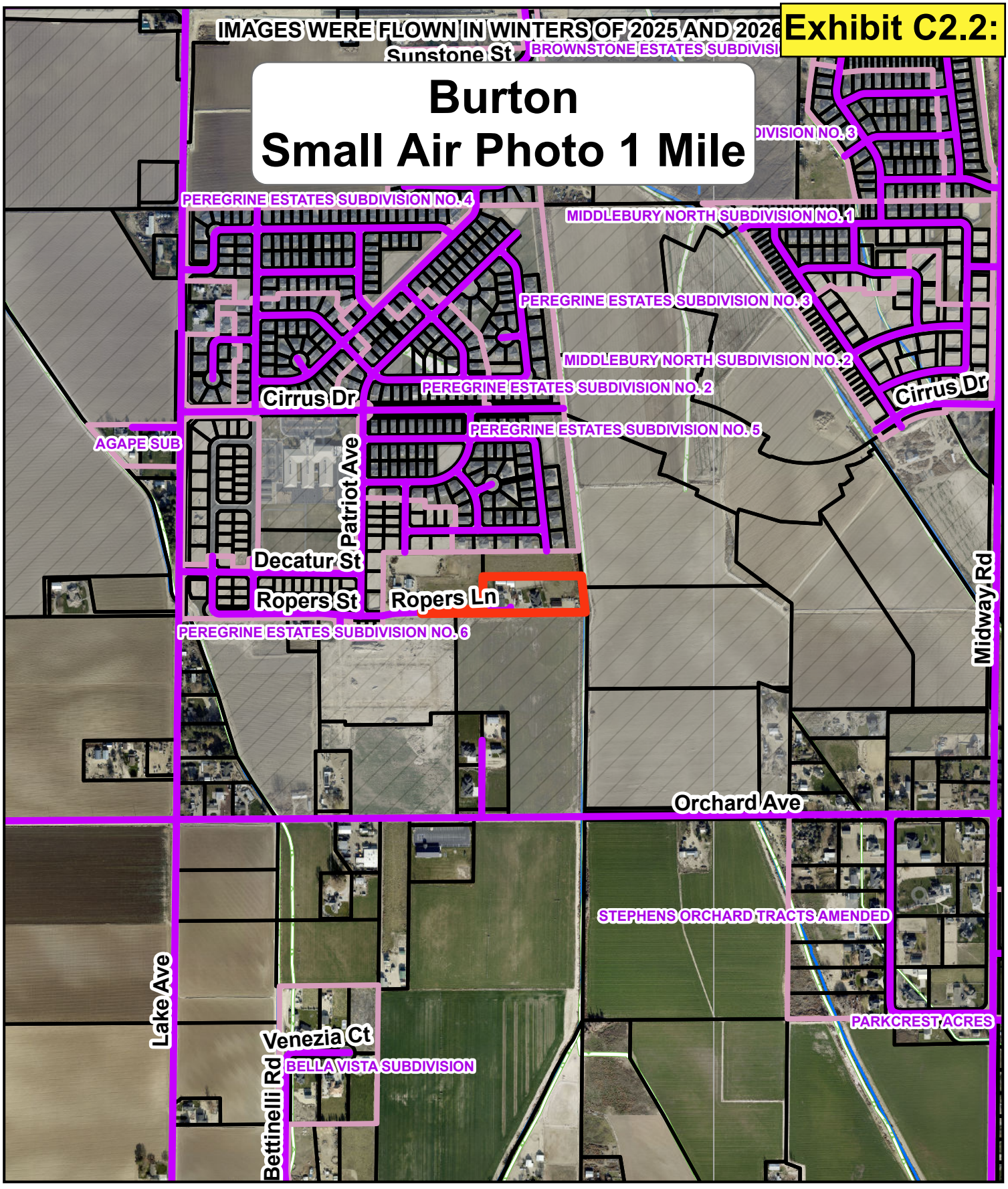
0 0.05 0.1 0.2 mi

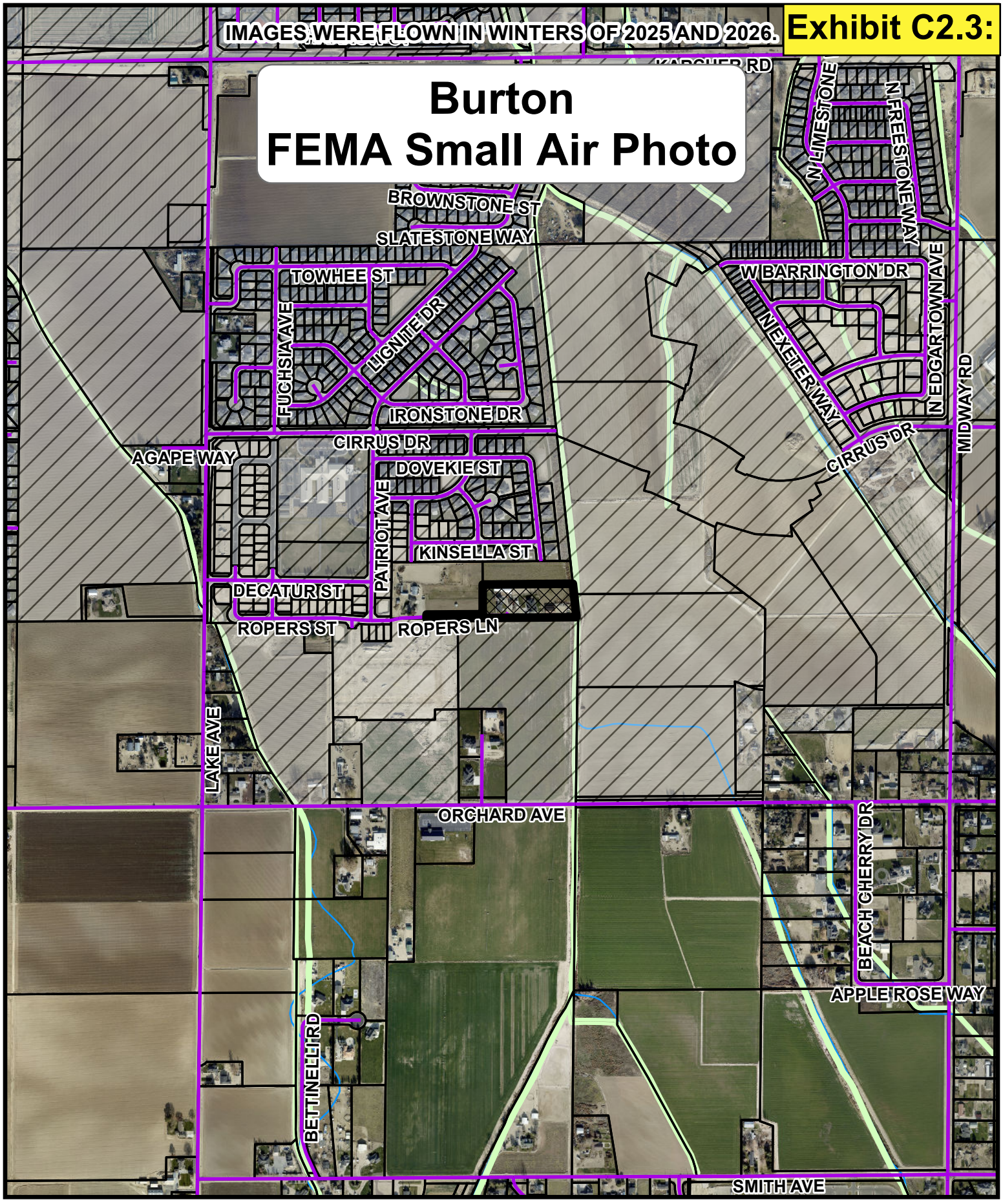
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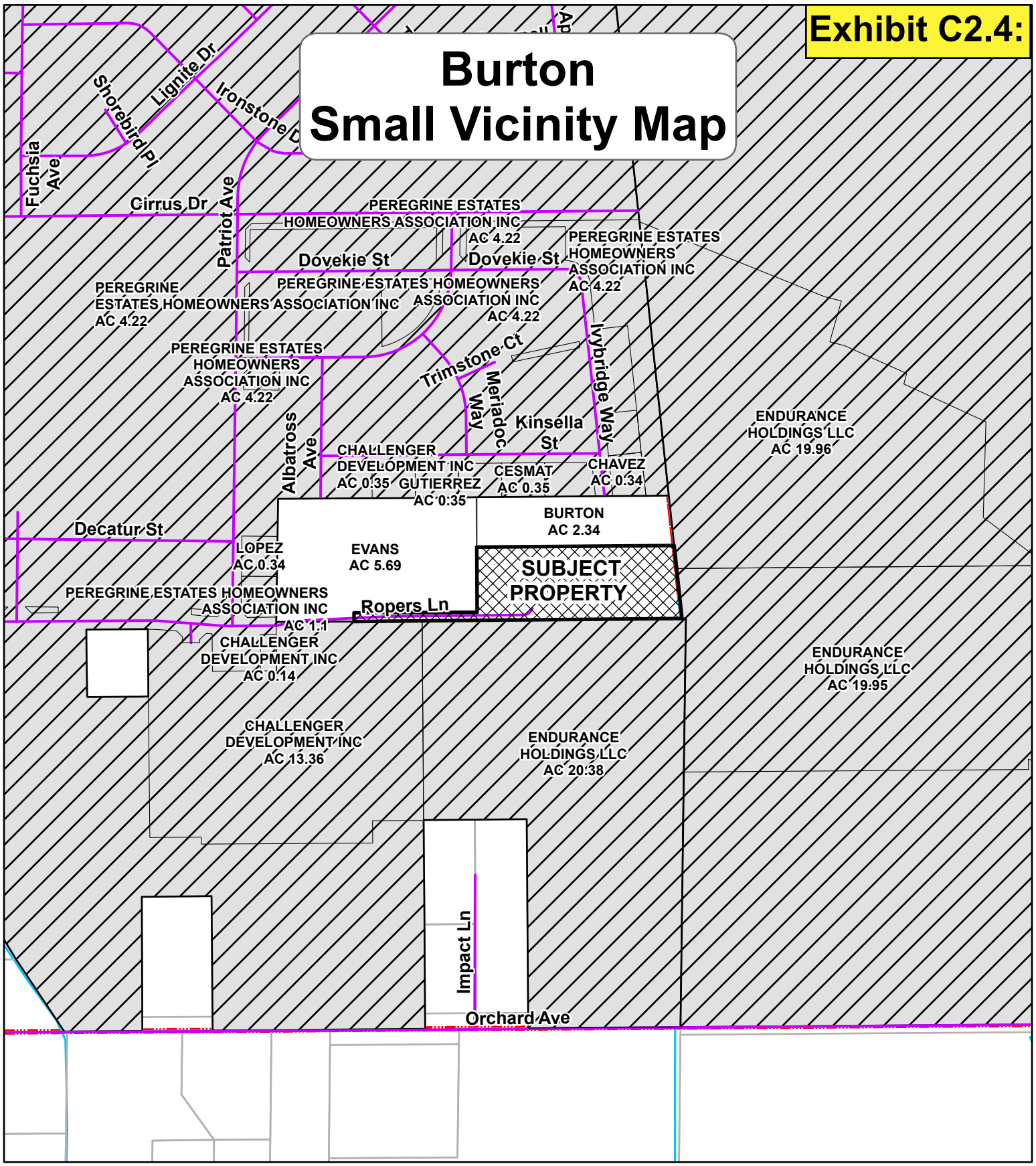
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

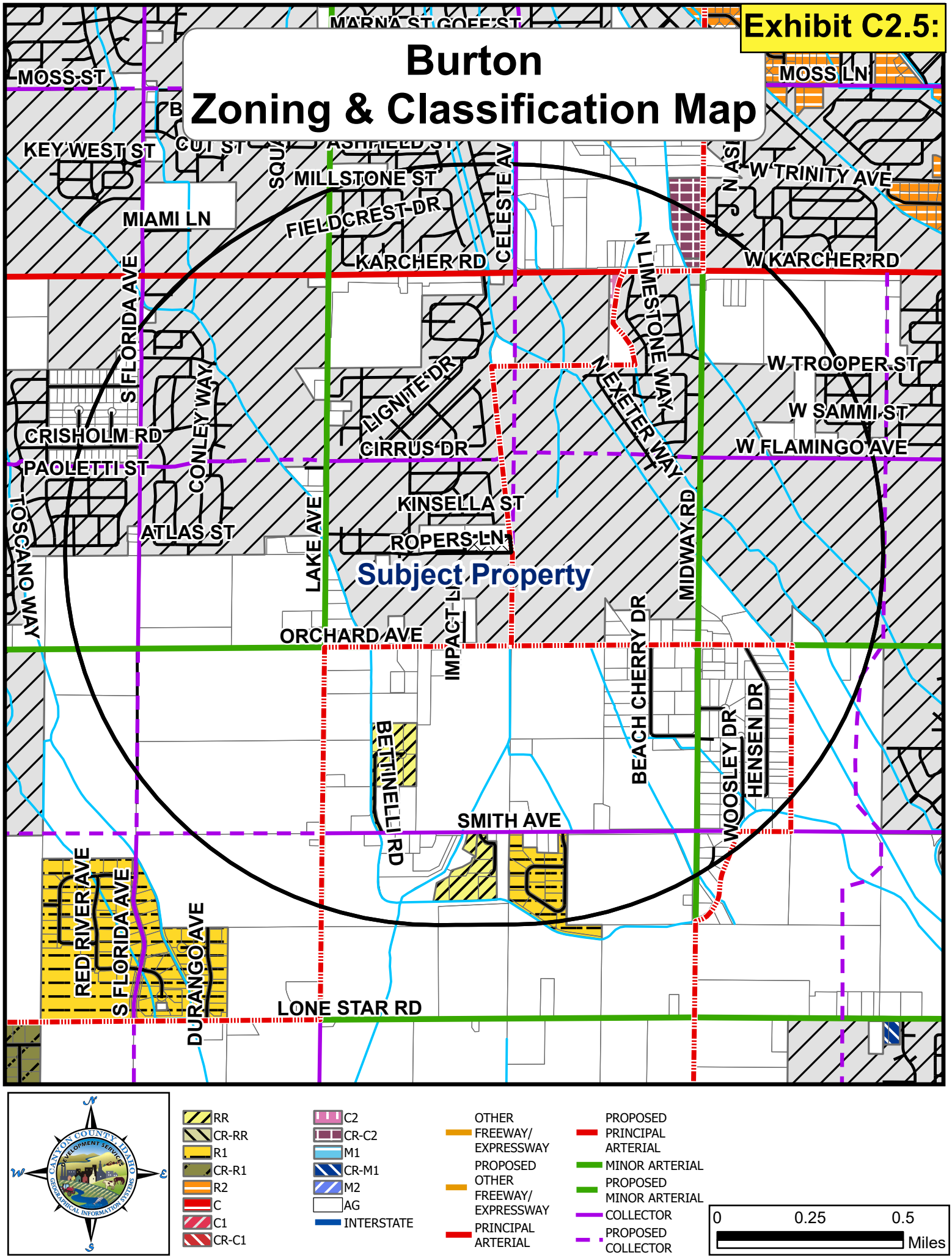
Canyon County, ID

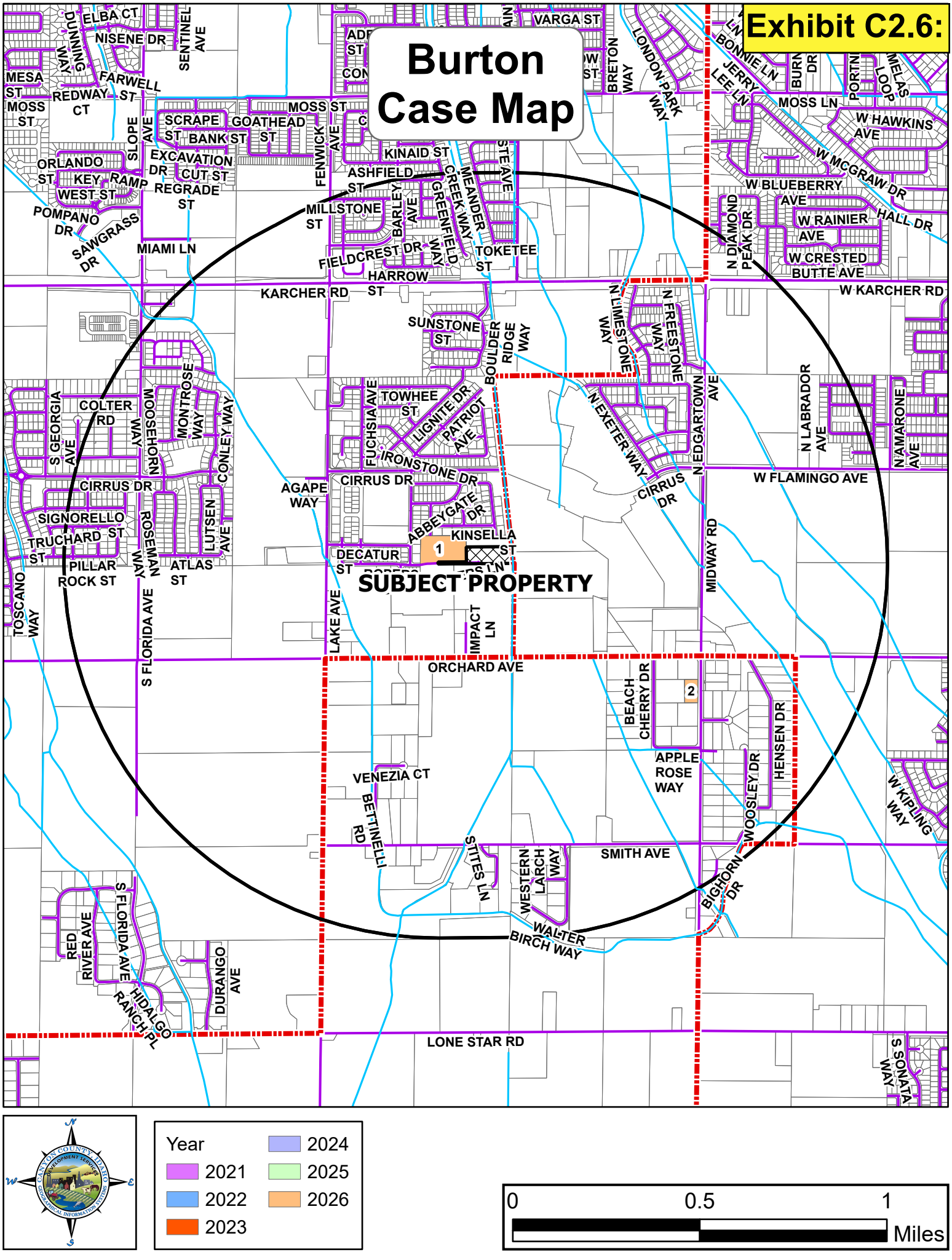
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | City of Nampa |


Exhibit C2.2:
IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026
Burton
Small Air Photo 1 Mile
Sunstone St
BROWNSTONE ESTATES SUBDIVISI
DIVISION NO. 3
PEREGRINE ESTATES SUBDIVISION NO. 4
MIDDLEBURY NORTH SUBDIVISION NO. 1
PEREGRINE ESTATES SUBDIVISION NO. 3
MIDDLEBURY NORTH SUBDIVISION NO. 2
PEREGRINE ESTATES SUBDIVISION NO. 2
Cirrus Dr
Cirrus Dr
PEREGRINE ESTATES SUBDIVISION NO. 5
AGAPE SUB
Patriot Ave
Decatur St
Ropers St
Ropers Ln
PEREGRINE ESTATES SUBDIVISION NO. 6
Midway Rd
Orchard Ave
STEPHENS ORCHARD TRACTS AMENDED
PARKCREST ACRES
Lake Ave
Venezia Ct
BELLA VISTA SUBDIVISION
Bettinelli Rd
City_Limits
Wetlands
0
0.25
0.5
Miles


IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026.
Exhibit C2.3:
Burton
FEMA Small Air Photo
KARCHER RD
N LIMESTONE
N FREESTONE WAY
BROWNSTONE ST
SLATESTONE WAY
TOWHEE ST
W BARRINGTON DR
FUCHSIA AVE
LIGNITE DR
NEXETER WAY
N EDGARTOWN AVE
MIDWAY RD
IRONSTONE DR
CIRRUS DR
AGAPE WAY
DOVEKIE ST
PATRIOT AVE
KINSELLA ST
DECATUR ST
ROPERS ST
ROPERS LN
LAKE AVE
ORCHARD AVE
BEACH CHERRY DR
APPLE ROSE WAY
BETTINELLI RD
SMITH AVE
Legend
SUBJECT_PROPERTY
TAXLOTS
WETLANDS
A
AE
X
400 0 400
Feet

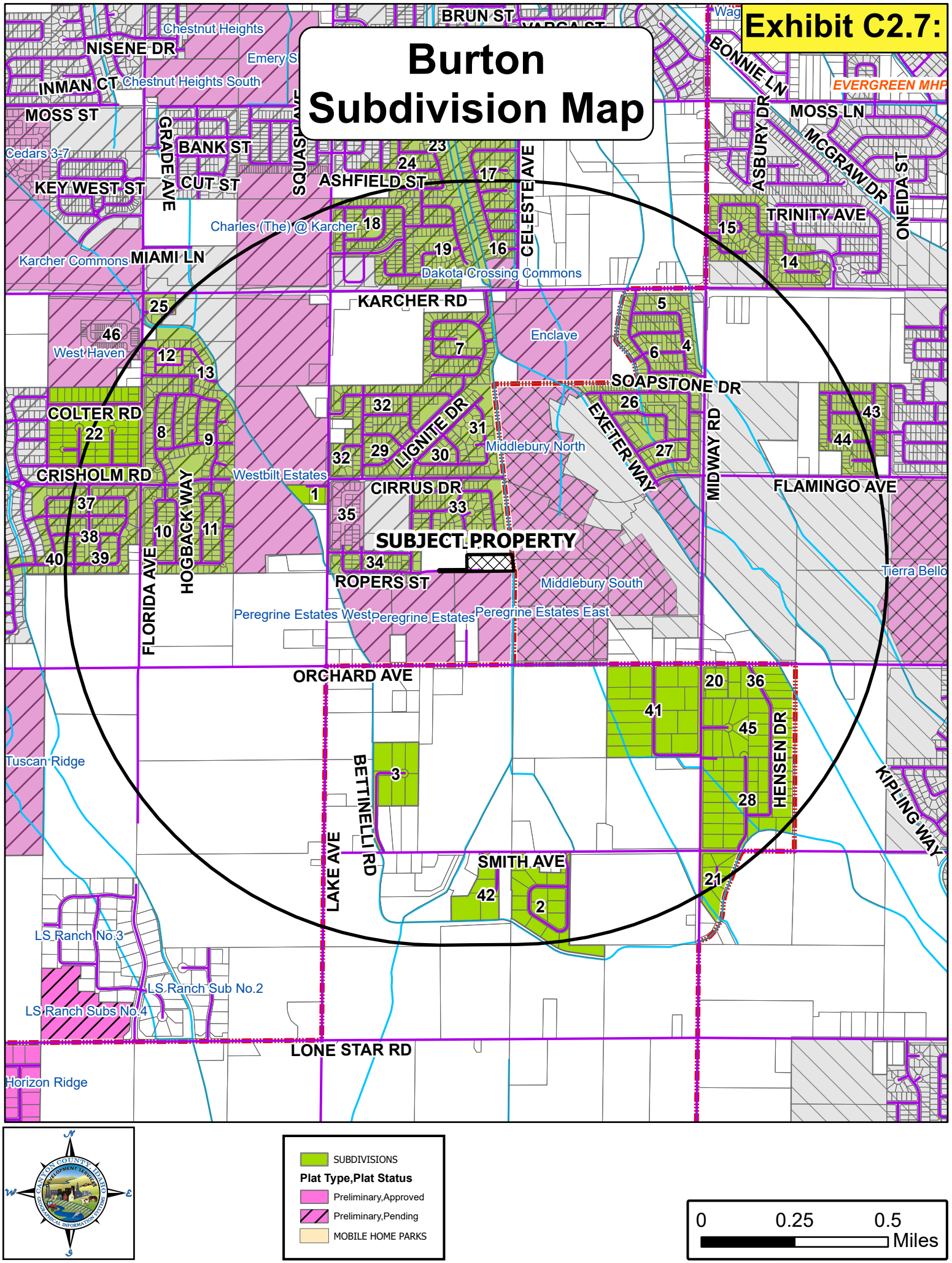

Exhibit C2.4:
Burton
Small Vicinity Map
Lignite Dr
Shorebird Pl
Ironstone D
Fuchsia Ave
Cirrus Dr
Patriot Ave
PEREGRINE ESTATES HOMEOWNERS ASSOCIATION INC AC 4.22
Dovekie St
PEREGRINE ESTATES HOMEOWNERS ASSOCIATION INC AC 4.22
PEREGRINE ESTATES HOMEOWNERS ASSOCIATION INC AC 4.22
PEREGRINE ESTATES HOMEOWNERS ASSOCIATION INC AC 4.22
PEREGRINE ESTATES HOMEOWNERS ASSOCIATION INC AC 4.22
Trimstone Ct
Meriadoc Way
Ivybridge Way
Kinsella St
Albatross Ave
CHALLENGER DEVELOPMENT INC AC 0.35
GUTIERREZ AC 0.35
CESMAT AC 0.35
CHAVEZ AC 0.34
ENDURANCE HOLDINGS LLC AC 19.96
Decatur St
LOPEZ AC 0.34
EVANS AC 5.69
BURTON AC 2.34
SUBJECT PROPERTY
PEREGRINE ESTATES HOMEOWNERS ASSOCIATION INC AC 1.1
Ropers Ln
CHALLENGER DEVELOPMENT INC AC 0.14
ENDURANCE HOLDINGS LLC AC 19.95
CHALLENGER DEVELOPMENT INC AC 13.36
ENDURANCE HOLDINGS LLC AC 20.38
Impact Ln
Orchard Ave
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
0
0.13
0.25
Miles


Exhibit C2.5:
Burton
Zoning & Classification Map
MARNA ST
GOFF ST
MOSS ST
MOSS LN
KEY WEST ST
CUT ST
SQUIRE ST
ASHFIELD ST
MILLSTONE ST
CELESTE AV
N ASH ST
W TRINITY AVE
MIAMI LN
FIELDCREST DR
KARCHER RD
W KARCHER RD
N LIMESTONE WAY
S FLORIDA AVE
CONLEY WAY
LIGNITE DR
W TROOPER ST
W SAMMI ST
N EXETER WAY
CRISHOLM RD
CIRRUS DR
W FLAMINGO AVE
PAOLETTI ST
KINSELLA ST
TOSCANO WAY
ATLAS ST
ROPERS LN
LAKE AVE
Subject Property
MIDWAY RD
IMPACT LN
ORCHARD AVE
BEACH CHERRY DR
HENSEN DR
WOOSLEY DR
BETTINELLI RD
SMITH AVE
RED RIVER AVE
S FLORIDA AVE
DURANGO AVE
LONE STAR RD
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
N
W
E
S
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 C2.6:
Burton Case Map
SUBJECT PROPERTY
1
2
ELBA CT
NISENE DR
SENTINEL AVE
DUNNING WAY
MESA ST
FARWELL ST
REDWAY CT
MOSS ST
SCRAPE ST
BANK ST
GOATHEAD ST
SLOPE AVE
EXCAVATION DR
CUT ST
REGRADE ST
ORLANDO ST
KEY WEST ST
RAMP
POMPANO DR
SAWGRASS DR
MIAMI LN
FENWICK AVE
KINAID ST
ASHFIELD ST
MILLSTONE ST
BARLEY AVE
GREENFIELD WAY
MEANDER CREEK WAY
STEAVE
FIELDCREST DR
TOKETEE ST
HARROW ST
KARCHER RD
VARGA ST
BRETON WAY
LONDON PARK WAY
BONNIE LN
JERRY LEE LN
MOSS LN
W HAWKINS AVE
W MCGRAW DR
W BLUEBERRY AVE
W RAINIER AVE
W CRESTED BUTTE AVE
HALL DR
N DIAMOND PEAK DR
W KARCHER RD
SUNSTONE ST
BOULDER RIDGE WAY
N LIMESTONE WAY
N FREESTONE WAY
N EDGARTOWN AVE
N LABRADOR AVE
N AMARONE AVE
W FLAMINGO AVE
S GEORGIA AVE
COLTER RD
MONTROSE WAY
WOODSHORN WAY
CONLEY WAY
CIRRUS DR
SIGNORELLO ST
TRUCHARD ST
PILLAR ROCK ST
ROSEMAN WAY
LUTSEN AVE
ATLAS ST
TOSCANO WAY
S FLORIDA AVE
AGAPE WAY
TOWHEE ST
FUCHSIA AVE
LIGNITE DR
PATRIOT AVE
IRONSTONE DR
ABBEYGATE DR
KINSELLA ST
DECATUR ST
LAKE AVE
IMPACT LN
MIDWAY RD
N EXETER WAY
ORCHARD AVE
BEACH CHERRY DR
APPLE ROSE WAY
HENSEN DR
WOOSLEY DR
W KIPLING WAY
VENEZIA CT
BETTINELLI RD
SMITH AVE
STITES LN
WESTERN LARCH WAY
BIGHORN DR
WALTER BIRCH WAY
RED RIVER AVE
HIDALGO RANCH PL
DURANGO AVE
LONE STAR RD
S SONATA WAY
Year
2021
2022
2023
2024
2025
2026
0
0.5
1
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CR2024-0007	Rezone Ag to CR-C2	Evans	DENIED
2	CU2025-0008	CUP - Staging Area	Mytroga	DENIED


Exhibit C2.7:
Burton
Subdivision Map
SUBJECT PROPERTY
BRUN ST
NISENE DR
Chestnut Heights
Chestnut Heights South
INMAN CT
MOSS ST
Cedars 3-7
KEY WEST ST
BANK ST
CUT ST
GRADE AVE
SQUASH AVE
ASHFIELD ST
Charles (The) @ Karcher
Karcher Commons
MIAMI LN
Dakota Crossing Commons
CELESTE AVE
BONNIE LN
EVERGREEN MHP
MOSS LN
ASBURY DR
MCGRAW DR
ONEIDA ST
TRINITY AVE
KARCHER RD
Enclave
West Haven
COLTER RD
CRISHOLM RD
HOGBACK WAY
FLORIDA AVE
Westbilt Estates
LIGNITE DR
CIRRUS DR
SOAPSTONE DR
EXETER WAY
MIDWAY RD
FLAMINGO AVE
Middlebury North
Middlebury South
ROPERS ST
Peregrine Estates West
Peregrine Estates
Peregrine Estates East
Tierra Bello
ORCHARD AVE
Tuscan Ridge
BETTINELLI RD
LAKE AVE
HENSEN DR
KIPLING WAY
SMITH AVE
LS Ranch No.3
LS Ranch Sub No.2
LS Ranch Subs No.4
LONE STAR RD
Horizon Ridge
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.25
0.5
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
46	764.39	2223	0.34

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
11	638.89	2165	0.30

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
63	2.01	0.21	0.14	20.72

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
AGAPE SUB	1	3N3W14	3.00	2	1.50	CALDWELL	2004
ARBOR LANDING SUBDIVISION	2	3N3W24	21.00	17	1.24	CANYON COUNTY	2020
BELLA VISTA SUBDIVISION	3	3N3W24	14.09	7	2.01	CANYON COUNTY	2014
BROWNSTONE ESTATES SUBDIVISION NO. 1	4	3N3W13	11.70	50	0.23	NAMPA	2020
BROWNSTONE ESTATES SUBDIVISION NO. 2	5	3N3W13	3.76	15	0.25	NAMPA	2020
BROWNSTONE ESTATES SUBDIVISION NO. 3	6	3N3W13	14.00	56	0.25	NAMPA	2020
CANYON VIEW ESTATES	7	3N3W13	24.38	91	0.27	CALDWELL	2007
CEDAR CROSSING #1 SUBDIVISION	8	3N3W14	18.45	62	0.30	CALDWELL	2008
CEDAR CROSSING #2 SUBDIVISION	9	3N3W14	23.47	63	0.37	CALDWELL	2011
CEDAR CROSSING NO. 4 SUBDIVISION	10	3N3W14	18.68	76	0.25	CALDWELL	2019
CEDAR CROSSING NO. 5 SUBDIVISION	11	3N3W14	19.49	70	0.28	CALDWELL	2021
CEDAR CROSSING SUBDIVISION NO. 3	12	3N3W14	13.57	40	0.34	CALDWELL	2018
CEDAR CROSSING SUBDIVISION NO. 3 - PHASE 2	13	3N3W14	4.63	17	0.27	CALDWELL	2022
CRESTWOOD EST #3	14	3N2W07	14.78	60	0.25	NAMPA	2003
CRESTWOOD EST #4	15	3N2W07	16.90	74	0.23	NAMPA	2004
DAKOTA CROSSING SUB NO. 1	16	3N3W12	11.79	58	0.20	CALDWELL	2007
DAKOTA CROSSING SUB NO. 2	17	3N3W12	25.02	82	0.31	CALDWELL	2007
FIELDCREST VILLAGE SUB #1	18	3N3W12	19.60	89	0.22	CALDWELL	2007
FIELDCREST VILLAGE SUB #2	19	3N3W13	31.67	133	0.24	CALDWELL	2007
HENSEN SUB	20	3N2W19	4.32	7	0.62	CANYON COUNTY	2004
HUNTER'S ACRES	21	3N2W19	8.90	9	0.99	CANYON COUNTY	2003
KARCHER RANCHETTES	22	3N3W14	40.28	77	0.52	CANYON COUNTY	1970
KLAMATH FALLS SUBDIVISION NO. 1	23	3N3W12	16.36	63	0.26	CALDWELL	2021
KLAMATH FALLS SUBDIVISION NO. 2	24	3N3W12	13.19	54	0.24	CALDWELL	2022
LEGACY FALLS SUBDIVISION NO. 1	25	3N3W14	3.86	7	0.55	CALDWELL	2009
MIDDLEBURY NORTH SUBDIVISION NO. 1	26	3N3W13	20.50	74	0.28	NAMPA	2024
MIDDLEBURY NORTH SUBDIVISION NO. 2	27	3N3W13	20.70	60	0.35	NAMPA	2026
PARKCREST ACRES	28	3N2W19	36.39	37	0.98	CANYON COUNTY	1972
PEREGRINE ESTATES SUBDIVISION NO. 1	29	3N3W13	12.02	45	0.27	CALDWELL	2018
PEREGRINE ESTATES SUBDIVISION NO. 2	30	3N3W13	13.35	50	0.27	CALDWELL	2019
PEREGRINE ESTATES SUBDIVISION NO. 3	31	3N3W13	19.46	52	0.37	CALDWELL	2020
PEREGRINE ESTATES SUBDIVISION NO. 4	32	3N3W13	24.58	89	0.28	CALDWELL	2021
PEREGRINE ESTATES SUBDIVISION NO. 5	33	3N3W13	24.55	74	0.33	CALDWELL	2022
PEREGRINE ESTATES SUBDIVISION NO. 6	34	3N3W13	15.97	58	0.28	CALDWELL	2025
PEREGRINE ESTATES SUBDIVISION NO. 7	35	3N3W13	10.53	32	0.33	CALDWELL	2026
PONY ACRE ESTATES	36	3N2W19	9.60	8	1.20	CANYON COUNTY	1971
SIENNA HILLS SUBDIVISION #2	37	3N3W14	22.00	56	0.39	CALDWELL	2007
SIENNA HILLS SUBDIVISION NO. 3	38	3N3W14	7.94	24	0.33	CALDWELL	2015
SIENNA HILLS SUBDIVISION NO. 4	39	3N3W14	8.76	31	0.28	CALDWELL	2016
SIENNA HILLS SUBDIVISION NO. 5	40	3N3W14	7.31	26	0.28	CALDWELL	2017
STEPHENS ORCHARD TRACTS AMENDED	41	3N3W24	40.38	17	2.38	CANYON COUNTY	1990
STITES FARM SUBDIVISION	42	3N3W24	9.55	5	1.91	CANYON COUNTY	2019
SUNNYVALE WEST SUBDIVISION NO. 1	43	3N2W18	10.74	44	0.24	NAMPA	2022
SUNNYVALE WEST SUBDIVISION NO. 2	44	3N2W18	15.49	69	0.22	NAMPA	2024
THE PLANTATION	45	3N2W19	25.54	21	1.22	CANYON COUNTY	2000
WEST HAVEN SUBDIVISION NO. 1	46	3N3W14	12.12	72	0.17	CALDWELL	2026

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Enclave	46.75	190	0.25
Middlebury North	122.33	387	0.32
Peregrine Estates	51.19	110	0.47
Charles (The) @ Karcher	90.79	63	1.44
Peregrine Estates East	20.38	58	0.35
Peregrine Estates West	16.59	55	0.30
Dakota Crossing Commons	3.84	29	0.13
West Haven	37.68	249	0.15
Middlebury South	105.78	376	0.28
Westbilt Estates	66.25	227	0.29
Tierra Bello	77.32	421	0.18

MOBILE HOME & RV PARKS

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

Exhibit C2.8:

Burton
Dairy, Feedlot, and Gravel Pit Map

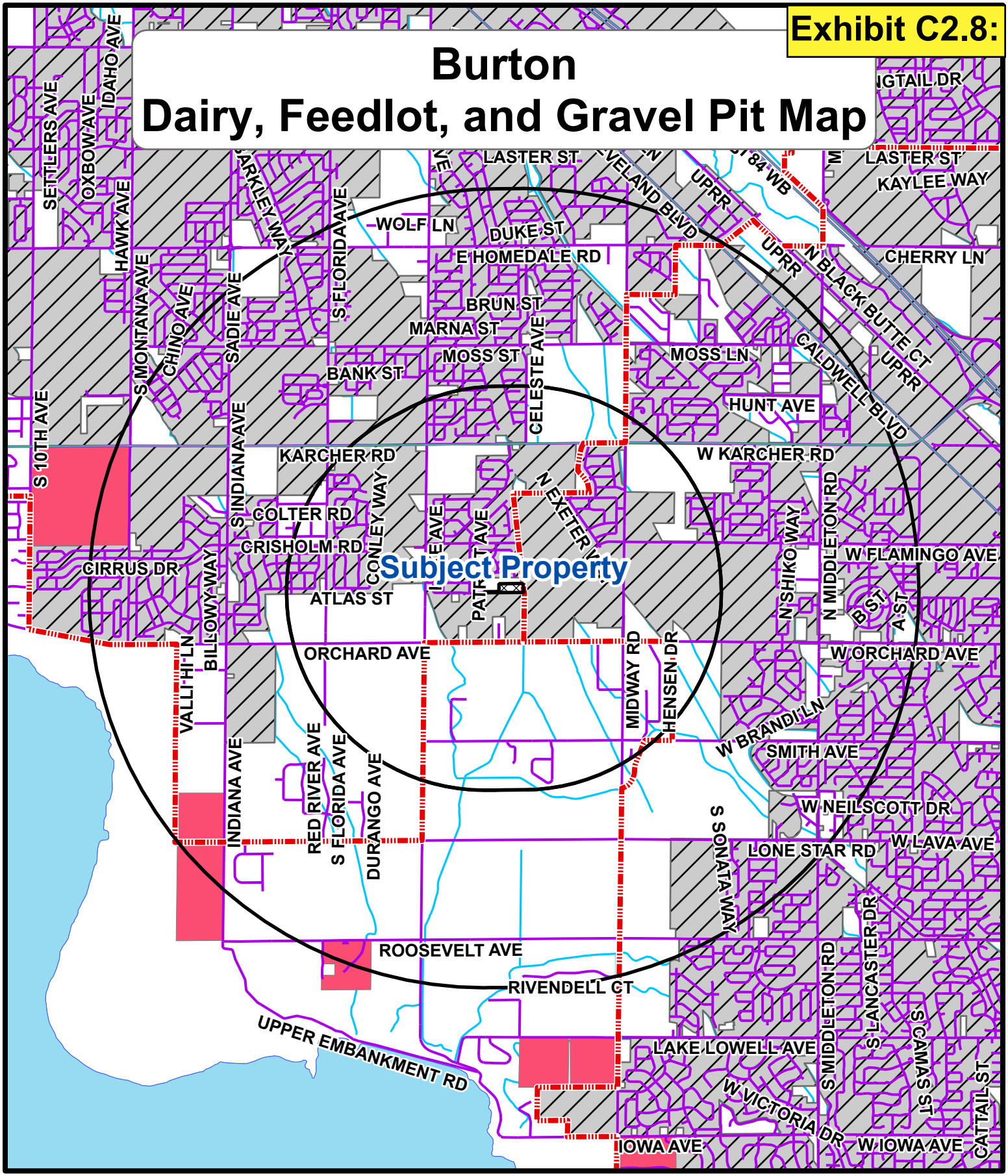
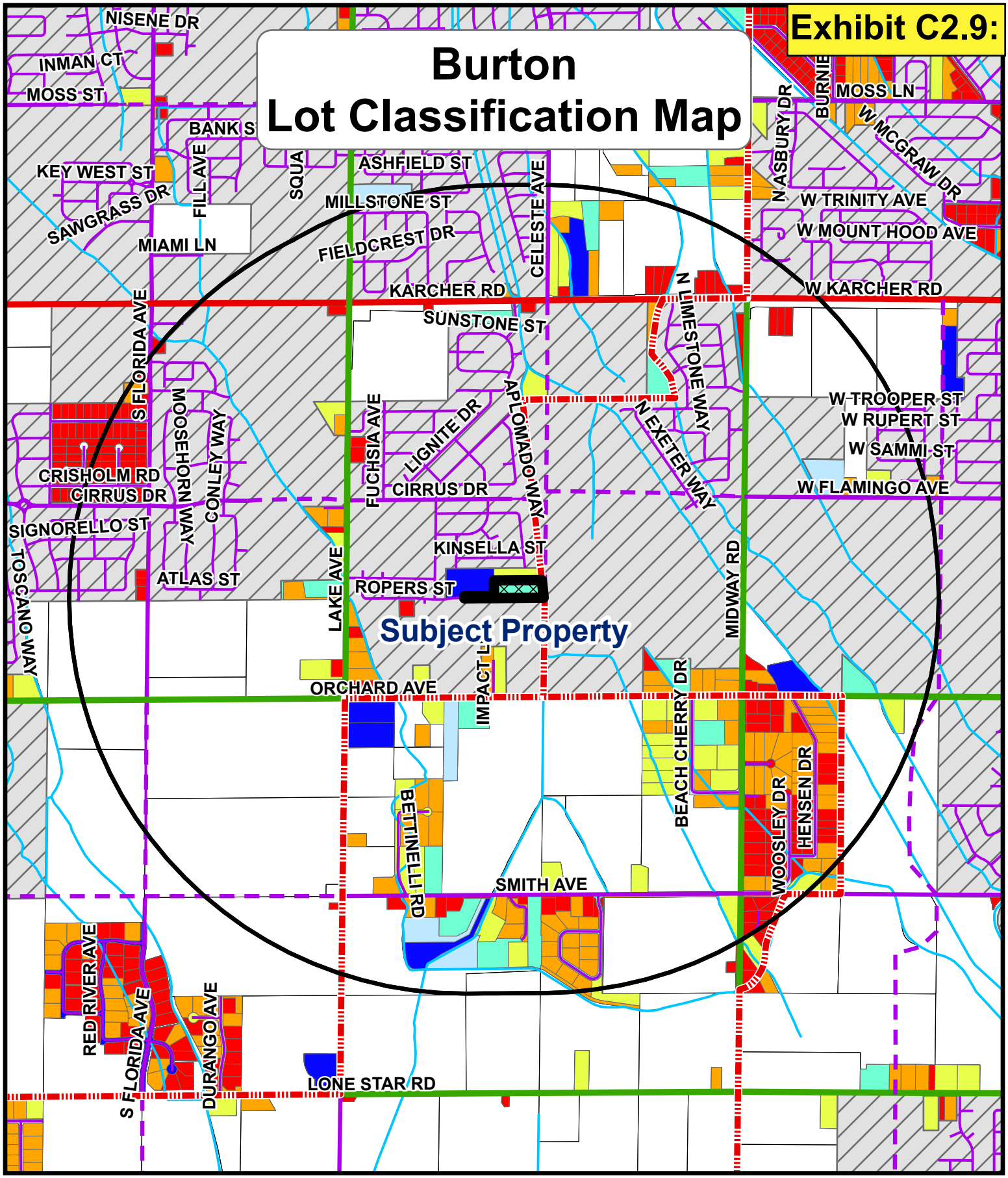


Exhibit C2.9:

Burton
Lot Classification Map

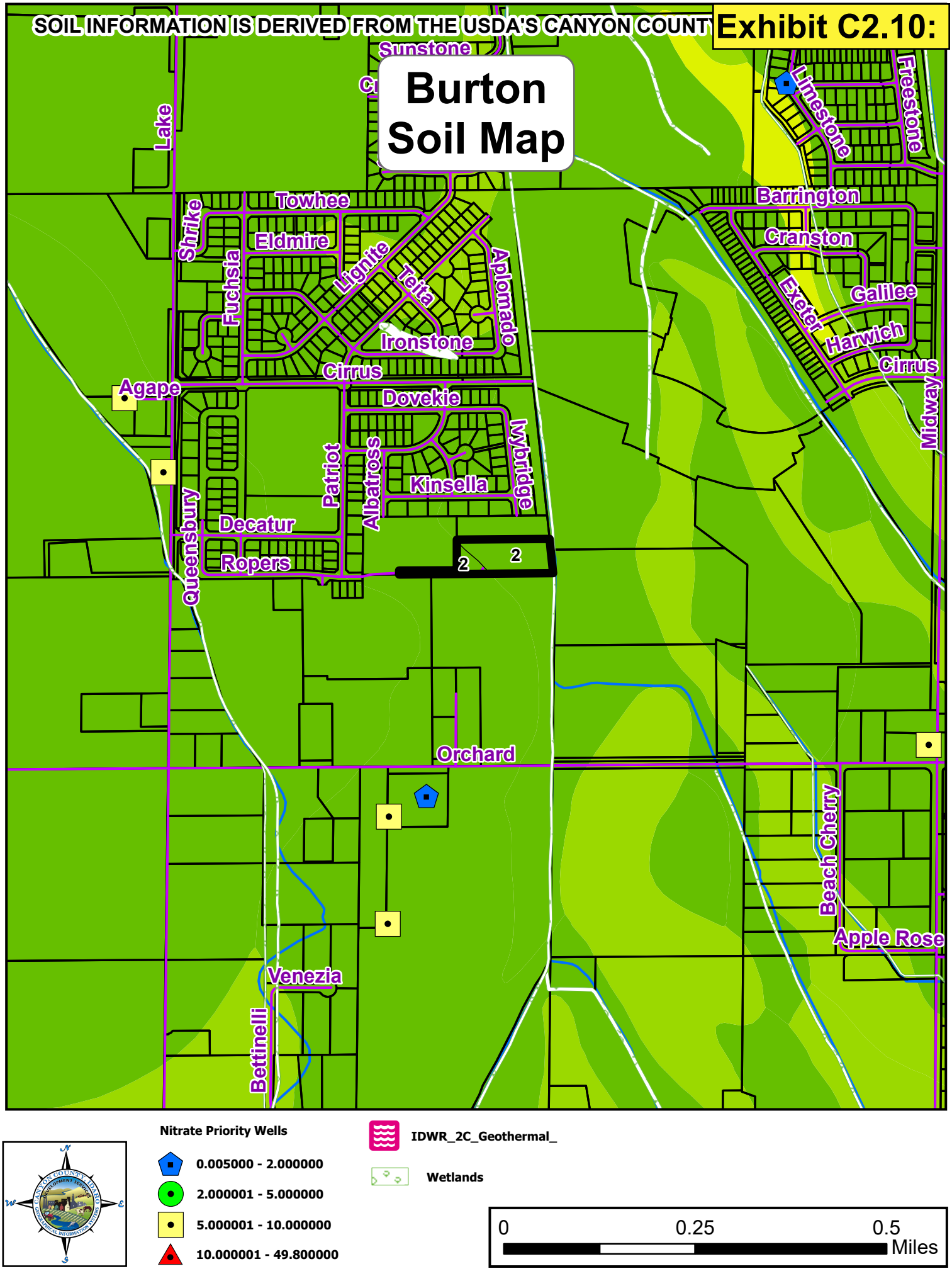


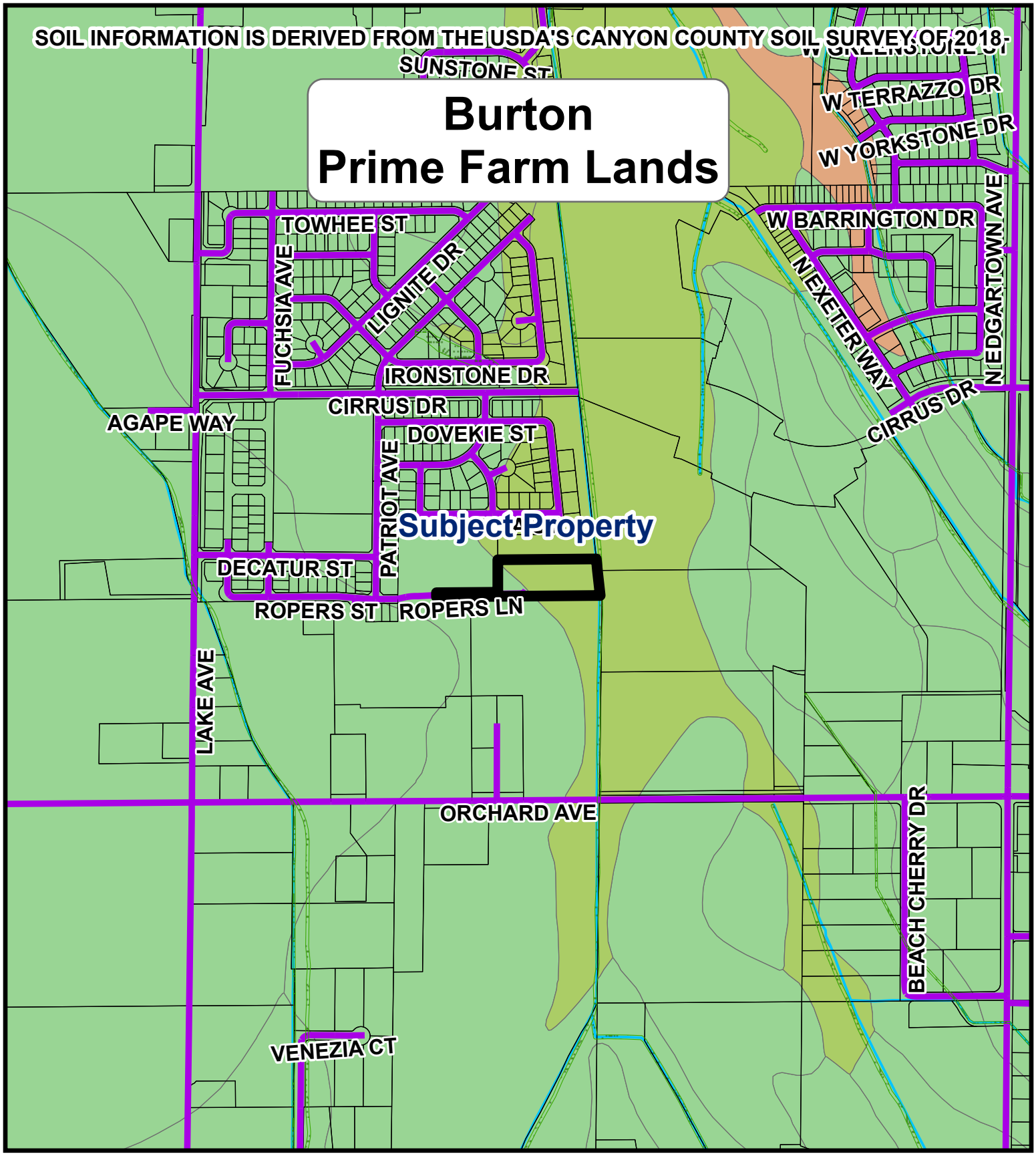
Lot Size

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

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

0 0.25 0.5 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNT
Exhibit C2.10:
Burton
Soil Map
Sunstone
Lake
Limestone
Freestone
Barrington
Towhee
Shrike
Eldmire
Cranston
Fuchsia
Lignite
Zeita
Adomado
Exeter
Galilee
Harwich
Ironstone
Cirrus
Cirrus
Agape
Dovekie
Midway
Patriot
Albatross
Lybridge
Kinsella
Queensbury
Decatur
Ropers
2
2
Orchard
Beach Cherry
Apple Rose
Venezia
Bettinelli
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



TAXLOTS
City_Limits
WETLANDS
2C_Hydro

FARMLAND
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium

0 0.125 0.25 Miles

SOIL REPORT

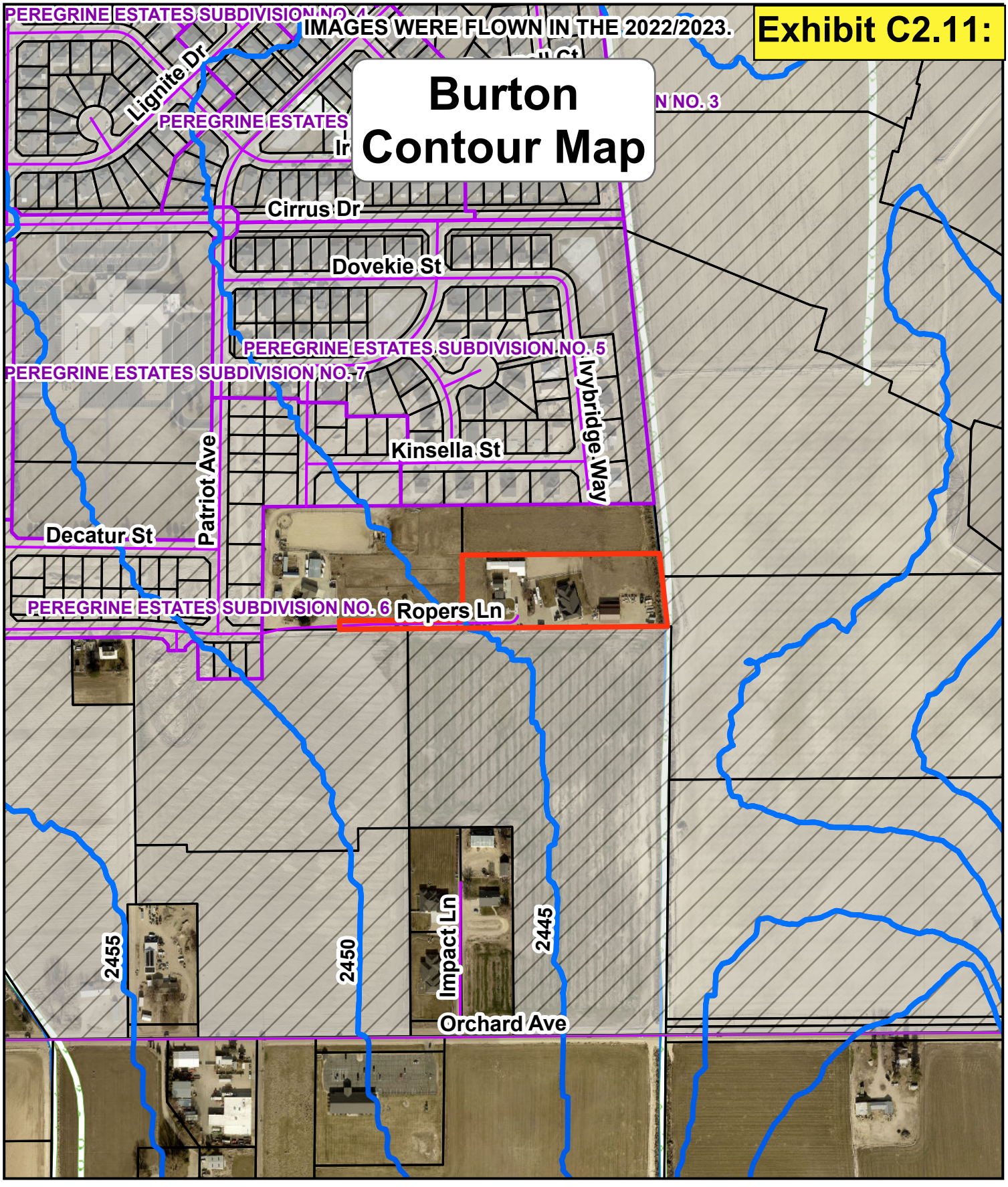
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	128067.74	2.94	77.49%
2	BEST SUITED SOIL	37207.81	0.85	22.51%
		165275.56	3.79	100%

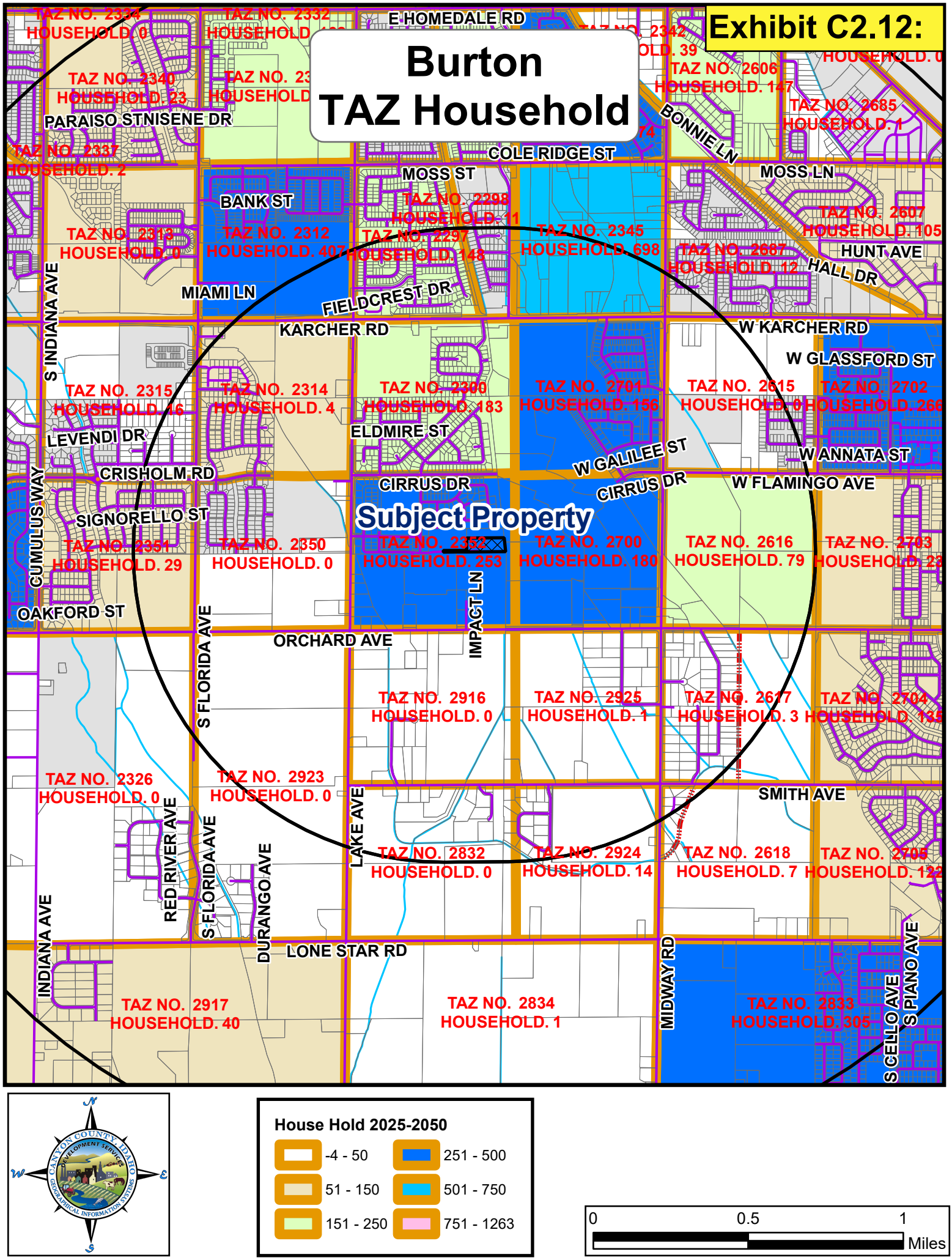
FARMLAND REPORT

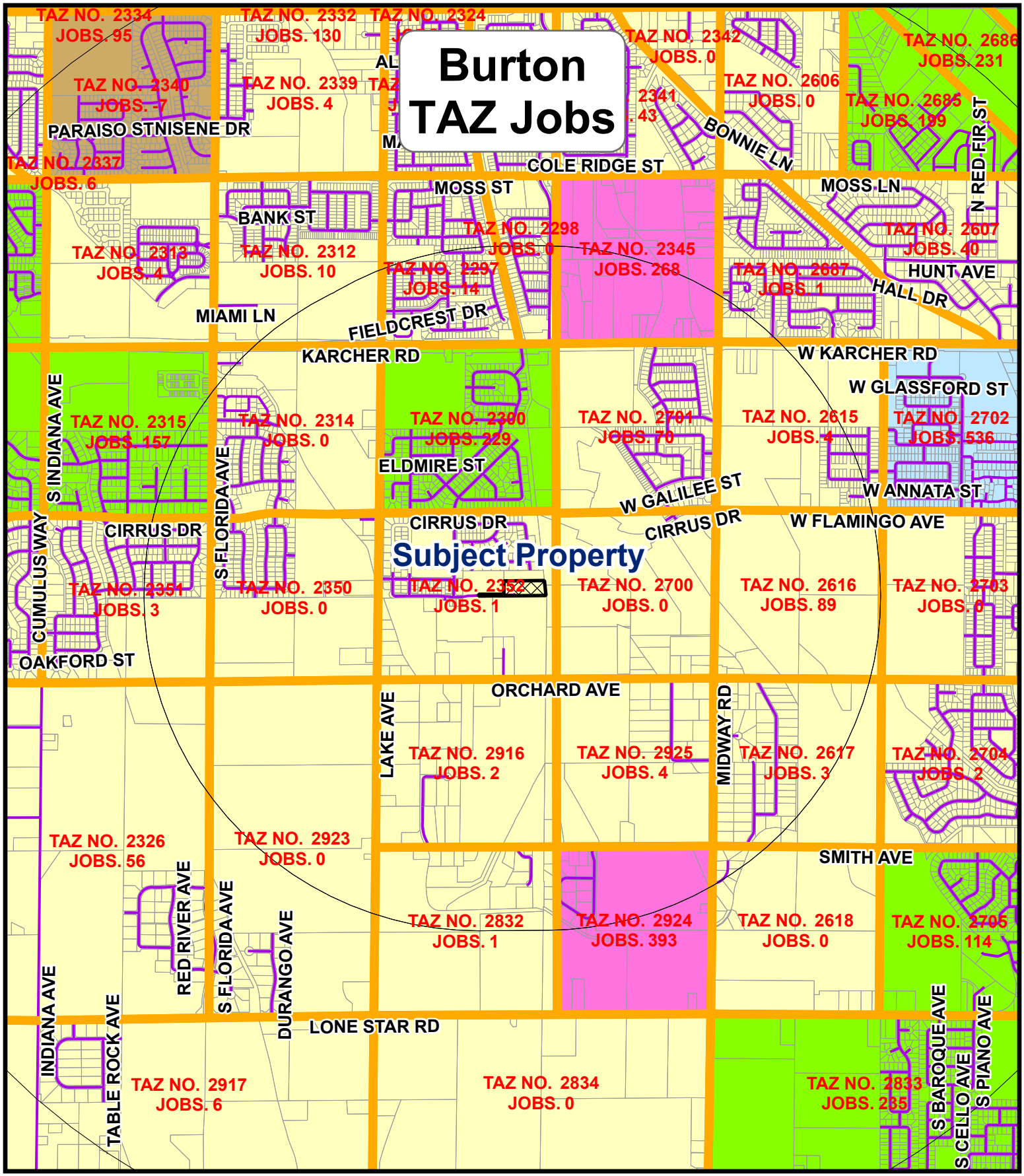
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BrA	Prime farmland if irrigated and reclaimed of excess salts and sodium	128067.74	2.94	77.49%
PhA	Prime farmland if irrigated	37207.81	0.85	22.51%
		165275.56	3.79	100%

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 C2.11:
Burton
Contour Map
IMAGES WERE FLOWN IN THE 2022/2023.
PEREGRINE ESTATES SUBDIVISION NO. 4
PEREGRINE ESTATES
N NO. 3
Lignite Dr
Cirrus Dr
Dovekie St
PEREGRINE ESTATES SUBDIVISION NO. 5
PEREGRINE ESTATES SUBDIVISION NO. 7
Ivybridge Way
Kinsella St
Patriot Ave
Decatur St
PEREGRINE ESTATES SUBDIVISION NO. 6
Ropers Ln
2455
2450
Impact Ln
2445
Orchard Ave
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0 200 400 600
Feet


Exhibit C2.12:
Burton
TAZ Household
Subject Property
E HOMEDALE RD
COLE RIDGE ST
MOSS ST
MOSS LN
BANK ST
BONNIE LN
PARAISO ST
NISENE DR
MIAMI LN
FIELDCREST DR
KARCHER RD
W KARCHER RD
W GLASSFORD ST
HUNT AVE
HALL DR
S INDIANA AVE
LEVENDI DR
CRISHOLM RD
ELDMIRE ST
W GALILEE ST
W ANNATA ST
CIRRUS DR
W FLAMINGO AVE
SIGNORELLO ST
CUMULUS WAY
OAKFORD ST
ORCHARD AVE
S FLORIDA AVE
IMPACT LN
SMITH AVE
LAKE AVE
RED RIVER AVE
DURANGO AVE
LONE STAR RD
INDIANA AVE
MIDWAY RD
S CELLO AVE
S PIANO AVE
TAZ NO. 2334 HOUSEHOLD. 0
TAZ NO. 2332 HOUSEHOLD.
TAZ NO. 2340 HOUSEHOLD. 23
TAZ NO. 23 HOUSEHOLD.
TAZ NO. 2337 HOUSEHOLD. 2
TAZ NO. 2606 HOUSEHOLD. 147
TAZ NO. 2685 HOUSEHOLD. 1
TAZ NO. 2313 HOUSEHOLD. 0
TAZ NO. 2312 HOUSEHOLD. 407
TAZ NO. 2298 HOUSEHOLD. 11
TAZ NO. 2297 HOUSEHOLD. 148
TAZ NO. 2345 HOUSEHOLD. 698
TAZ NO. 2687 HOUSEHOLD. 12
TAZ NO. 2607 HOUSEHOLD. 105
TAZ NO. 2315 HOUSEHOLD. 16
TAZ NO. 2314 HOUSEHOLD. 4
TAZ NO. 2300 HOUSEHOLD. 183
TAZ NO. 2701 HOUSEHOLD. 156
TAZ NO. 2615 HOUSEHOLD. 0
TAZ NO. 2702 HOUSEHOLD. 266
TAZ NO. 2351 HOUSEHOLD. 29
TAZ NO. 2350 HOUSEHOLD. 0
TAZ NO. 2352 HOUSEHOLD. 253
TAZ NO. 2700 HOUSEHOLD. 180
TAZ NO. 2616 HOUSEHOLD. 79
TAZ NO. 2703 HOUSEHOLD. 23
TAZ NO. 2916 HOUSEHOLD. 0
TAZ NO. 2925 HOUSEHOLD. 1
TAZ NO. 2617 HOUSEHOLD. 3
TAZ NO. 2704 HOUSEHOLD. 135
TAZ NO. 2326 HOUSEHOLD. 0
TAZ NO. 2923 HOUSEHOLD. 0
TAZ NO. 2832 HOUSEHOLD. 0
TAZ NO. 2924 HOUSEHOLD. 14
TAZ NO. 2618 HOUSEHOLD. 7
TAZ NO. 2705 HOUSEHOLD. 122
TAZ NO. 2917 HOUSEHOLD. 40
TAZ NO. 2834 HOUSEHOLD. 1
TAZ NO. 2833 HOUSEHOLD. 305
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles


Burton
TAZ Jobs
TAZ NO. 2334
JOBS. 95
TAZ NO. 2332
JOBS. 130
TAZ NO. 2324
TAZ NO. 2342
JOBS. 0
TAZ NO. 2686
JOBS. 231
TAZ NO. 2340
JOBS. -7
TAZ NO. 2339
JOBS. 4
TAZ NO. 2606
JOBS. 0
TAZ NO. 2685
JOBS. 199
PARAISO ST
NISENE DR
BONNIE LN
N RED FIR ST
TAZ NO. 2337
JOBS. 6
COLE RIDGE ST
MOSS ST
MOSS LN
BANK ST
TAZ NO. 2298
JOBS. 0
TAZ NO. 2607
JOBS. 40
TAZ NO. 2313
JOBS. 4
TAZ NO. 2312
JOBS. 10
TAZ NO. 2345
JOBS. 268
TAZ NO. 2297
JOBS. 14
TAZ NO. 2687
JOBS. 1
HUNT AVE
HALL DR
MIAMI LN
FIELDCREST DR
KARCHER RD
W KARCHER RD
W GLASSFORD ST
S INDIANA AVE
TAZ NO. 2315
JOBS. 157
TAZ NO. 2314
JOBS. 0
TAZ NO. 2300
JOBS. 229
TAZ NO. 2701
JOBS. 70
TAZ NO. 2615
JOBS. 4
TAZ NO. 2702
JOBS. 536
S FLORIDA AVE
ELDMIRE ST
W GALILEE ST
W ANNATA ST
CIRRUS DR
CIRRUS DR
W FLAMINGO AVE
CUMULUS WAY
Subject Property
TAZ NO. 2351
JOBS. 3
TAZ NO. 2350
JOBS. 0
TAZ NO. 2352
JOBS. 1
TAZ NO. 2700
JOBS. 0
TAZ NO. 2616
JOBS. 89
TAZ NO. 2703
JOBS. 0
OAKFORD ST
ORCHARD AVE
LAKE AVE
MIDWAY RD
TAZ NO. 2916
JOBS. 2
TAZ NO. 2925
JOBS. 4
TAZ NO. 2617
JOBS. 3
TAZ NO. 2704
JOBS. 2
TAZ NO. 2326
JOBS. 56
TAZ NO. 2923
JOBS. 0
SMITH AVE
RED RIVER AVE
S FLORIDA AVE
DURANGO AVE
TAZ NO. 2832
JOBS. 1
TAZ NO. 2924
JOBS. 393
TAZ NO. 2618
JOBS. 0
TAZ NO. 2705
JOBS. 114
INDIANA AVE
LONE STAR RD
TABLE ROCK AVE
S BAROQUE AVE
S CELLO AVE
S PIANO AVE
TAZ NO. 2917
JOBS. 6
TAZ NO. 2834
JOBS. 0
TAZ NO. 2833
JOBS. 235
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

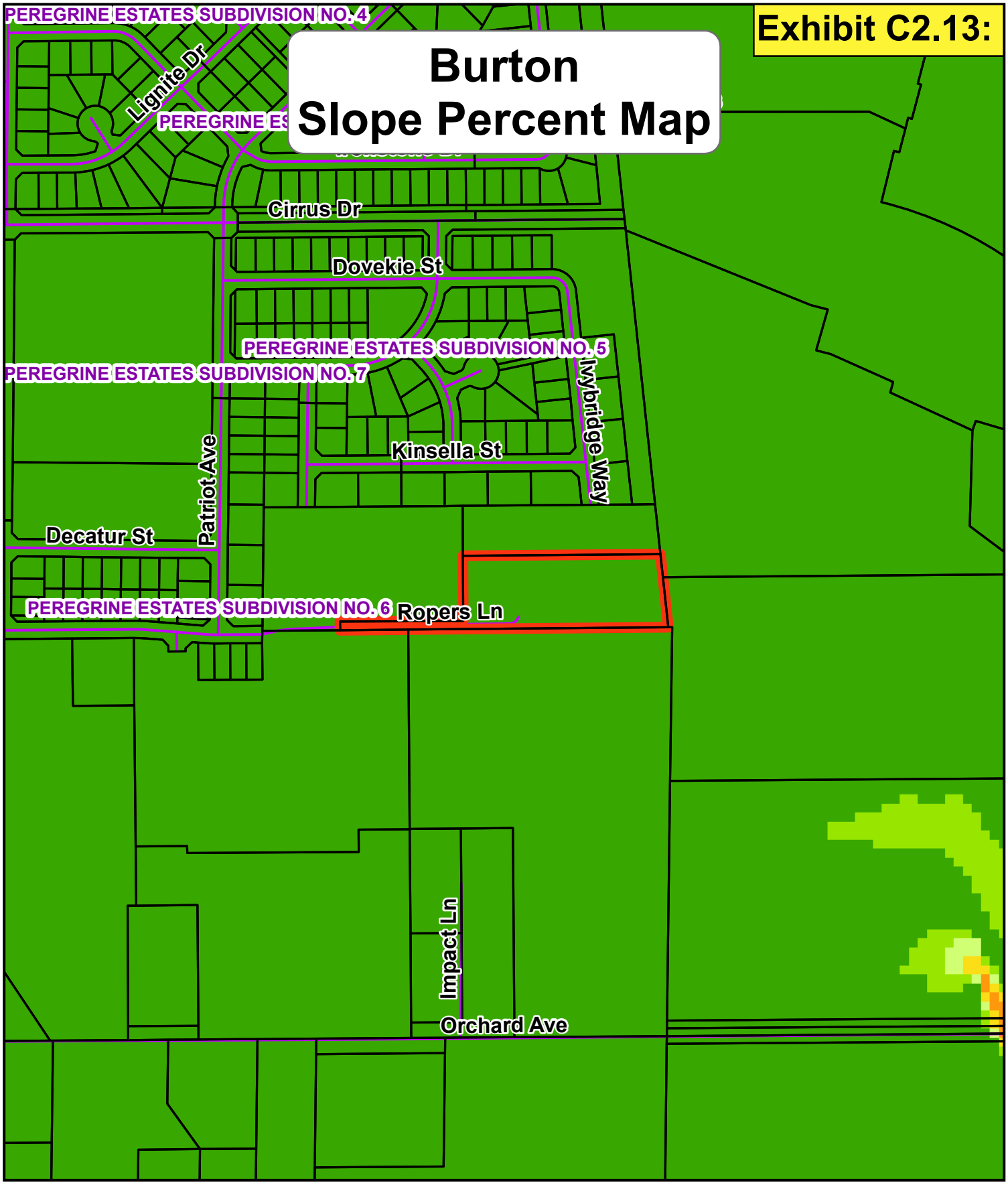
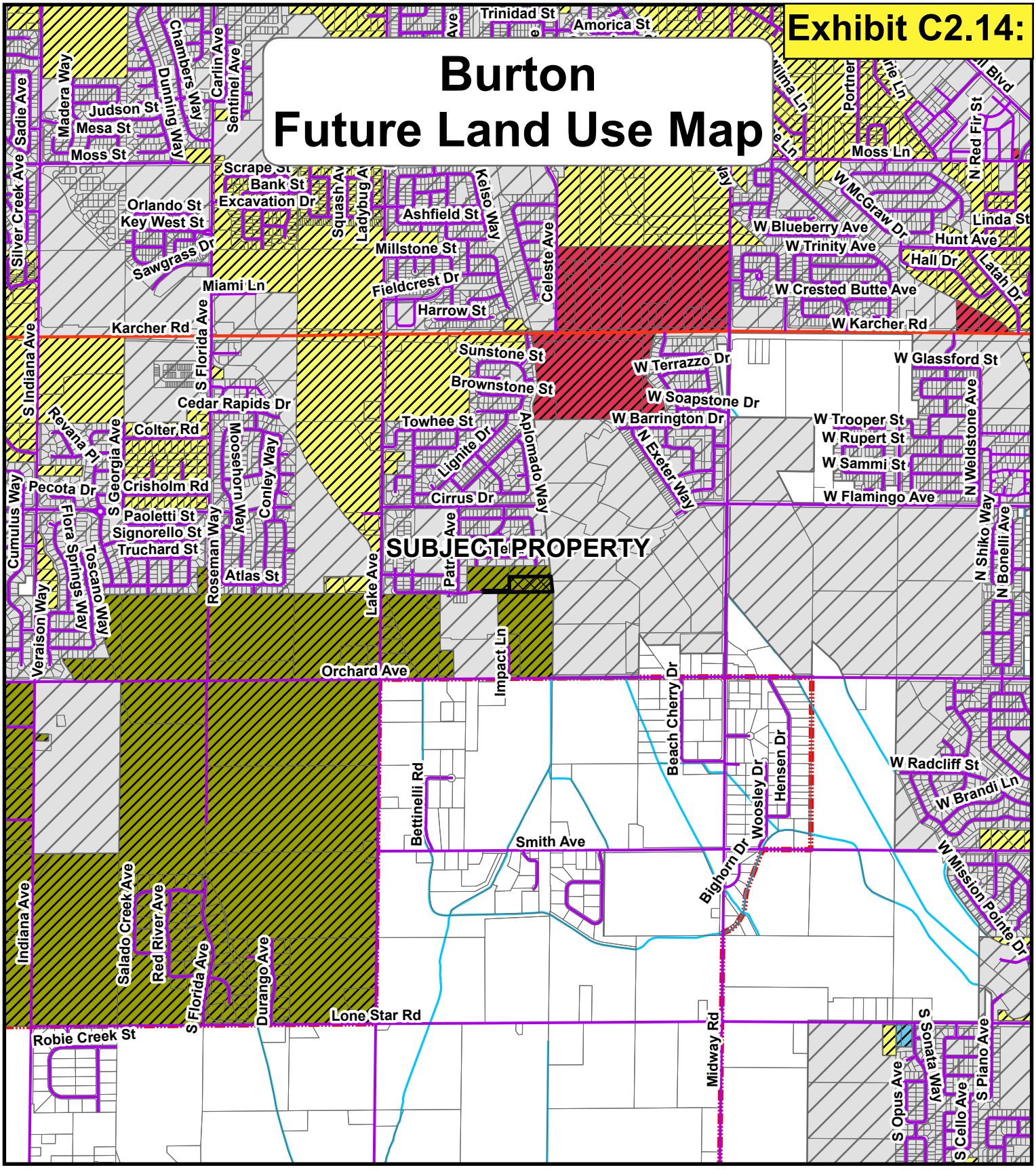

Exhibit C2.13:
Burton
Slope Percent Map
PEREGRINE ESTATES SUBDIVISION NO. 4
Lignite Dr
PEREGRINE ES
Cirrus Dr
Dovekie St
PEREGRINE ESTATES SUBDIVISION NO. 5
PEREGRINE ESTATES SUBDIVISION NO. 7
Ivybridge Way
Kinsella St
Patriot Ave
Decatur St
PEREGRINE ESTATES SUBDIVISION NO. 6
Ropers Ln
Impact Ln
Orchard Ave
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet

Exhibit C2.14:

Burton
Future Land Use Map



Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit D:

EXHIBIT D

Site Visit Photos: September 17, 2026

Planning & Zoning Commission

Case #: CU2026-0014

Hearing Date: October 1, 2026



CU2026-00014
Burton

Site Visit – 9/17/26


12755
FOR SALE


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DEAD END
PRIVATE
ROAD


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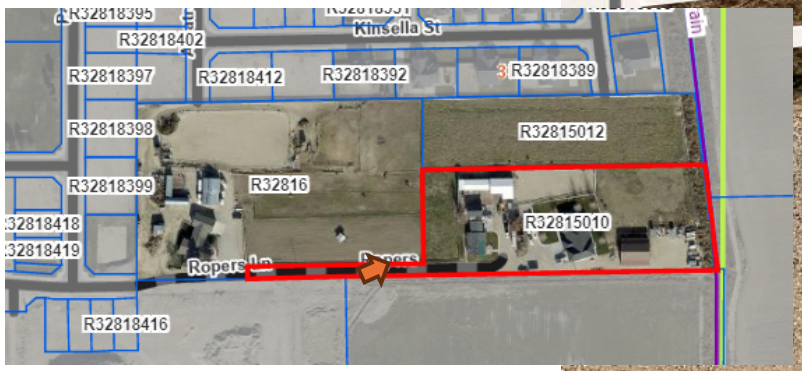



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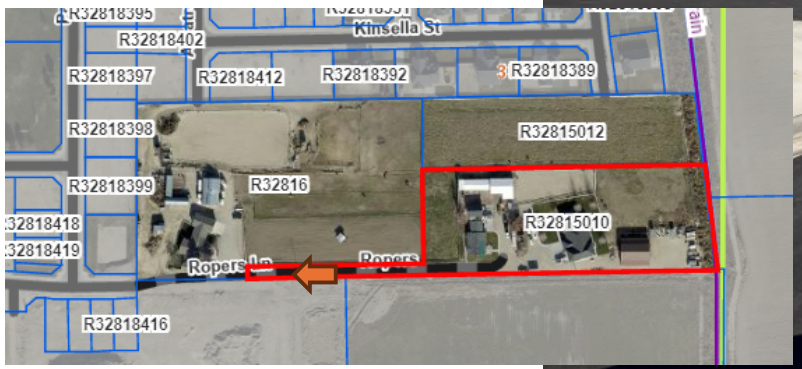



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PUBLIC HEARING
NOTICE

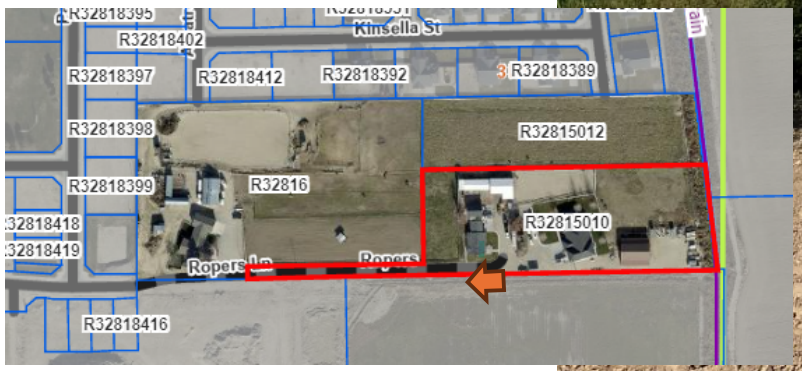

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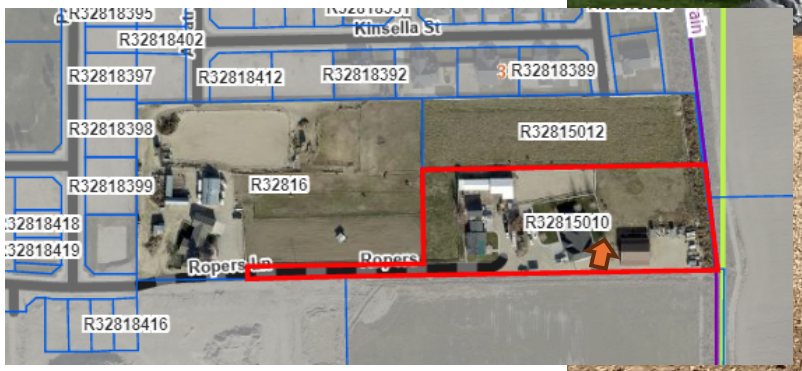

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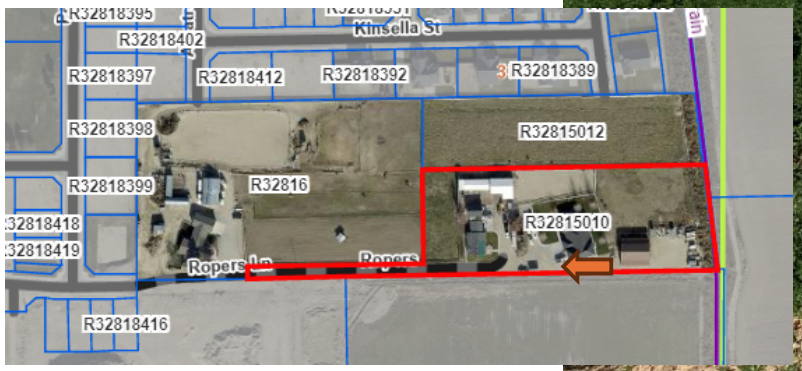

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CAT


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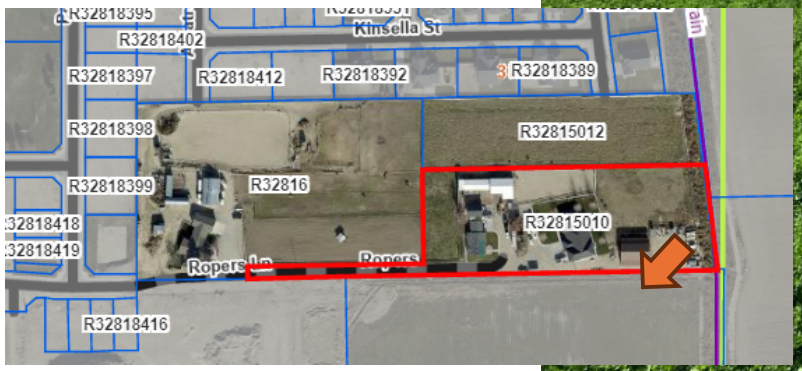

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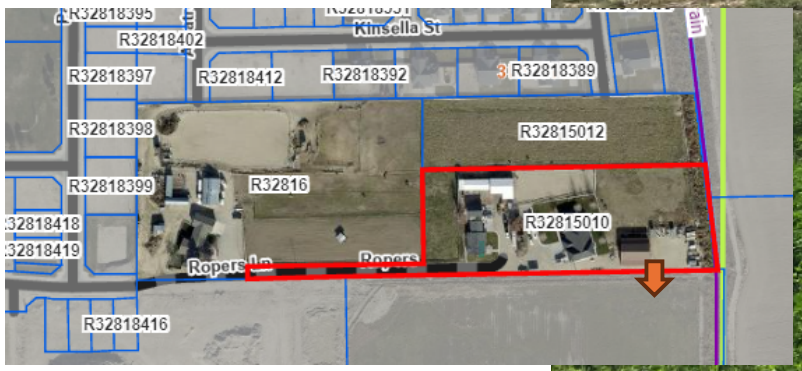

R32818395
Kinsella St
R32818402
R32818397
R32818412
R32818392
R32818389
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R32815012
R32818399
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Ropers
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R32818395
Kinsella St
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R32818395
Kinsella St
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R32818395
Kinsella St
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Ropers
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R32818395
Kinsella St
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R32818392
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R32818398
R32815012
R32818399
R32816
R32815010
R32818418
R32818419
Ropers
R32818416

Exhibit E:

EXHIBIT E

Agency Comments Received by: September 21, 2026

Planning & Zoning Commission

Case #: CU2026-0014

Hearing Date: October 1, 2026

Exhibit E1:

Archived: Friday, September 18, 2026 10:16:03 AM
From: Anthony Lee
Mail received time: Tue, 16 Jun 2026 15:46:16
Sent: Tue, 16 Jun 2026 15:45:56
To: Amber Lewter
Subject: [External] RE: Agency Notice CU2026-0014 / Burton
Importance: Normal
Sensitivity: None
Attachments:
Pre.Development.Notes.Signed.04.13.2026.pdf;

Hi Amber,

1. Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study will not be required.**
2. Will adequate sanitary systems be provided to accommodate the use? **There are no structures proposed generating wastewater.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

See attached notes.

Thank you,

SOUTHWEST DISTRICT HEALTH
Check out our new online self-service portal here! PORTAL
Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 11, 2026 10:33 AM
To: jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; eddy@heritagewifi.com; effingere@nampafire.org; prevention@nampafire.org; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; kirk@pioneerirrigation.com; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Historic Preservation (Canyon County Parks) <pr.historicpreservation@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn

SOUTHWEST DISTRICT HEALTH

Exhibit E1.1:

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

Pre-Development Meeting

Name of Development: Canyon Construction/Staging Area

Applicant: Jon Barton

P.E./P.G.: _____

Others In Attendance: _____

_____

of Lots: 1 Wastewater Flow: Pending Acreage Proposed: 3.79

Location of Development: 12566 Ropers Ln, Nampa, ID 83651

Parcel # : R32815010 0

Project in Area of Concern: NP study not required Groundwater/Rock <10': Unknown

Level 1 NP Study Required: ☐ Yes ☑ No ☐ Pending

LSAS/CSS Proposed: N/A

Proposed Drinking Water: ☑ Individual ☐ City ☐ Community ☐ Public Water Supply ☐ Pending

Information Distributed: ☐ SER ☐ NP Guidance ☐ Non-Domestic WW AP ☐ Pending

Description of Projects:

The applicant met with Southwest District Health (SWDH) to discuss a proposal for a vehicle staging area on a 3.79-acre parcel.

Based on the information provided, the proposed staging area will not adversely impact the existing primary or replacement drainfields and is consistent with applicable requirements outlined in IDAPA 58.01.03.

At this time, SWDH has no objection to the applicant proceeding with the conditional use permit process.

Anthony Lee

EHS #035

Date: 04/13/2026

Exhibit E2:

Archived: Friday, September 18, 2026 10:16:18 AM
From: Lucy Ostyn
Sent: Fri, 26 Jun 2026 21:20:31
To: Amber Lewter
Subject: FW: Agency Notice CU2026-0014 / Burton
Importance: Normal
Sensitivity: None
Attachments:
Agency Notification.pdf; Xerox Scan_06262026143451.pdf;

Amber,

If they wish to use any existing buildings for business use and/or open them to the public, commercial change of occupancy permits will be required.
I reviewed all buildings on site and would like to note the SE barn permitted via BP2020-0464 has expired and did not receive a final inspection. I have attached an aerial with my notes.

Thank you,

Lucy Ostyn
Permitting Supervisor
lucy.ostyn@canyoncounty.id.gov
(208)455-5961
Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 11, 2026 10:33 AM
To: jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; eddy@heritagewifi.com; effingere@nampafire.org; prevention@nampafire.org; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; kirk@pioneerirrigation.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Historic Preservation (Canyon County Parks) <pr.historicpreservation@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby


90's ok
BP2006-1716
BP2015-306
12504 Ropers Ln
90's ok
R32815010
3N3W13
12566 Ropers Ln
Ropers Ln
BP2016-679
Upper Embankment Drain
BP2020-0464
EXPIRED, NO FINAL

Exhibit E2.1:

Archived: Friday, September 18, 2026 10:16:36 AM
From: Lucy Ostyn
Sent: Wed, 2 Sep 2026 18:00:52
To: Amber Lewter
Subject: FW: Agency Notice CU2026-0014 / Burton
Importance: Normal
Sensitivity: None
Attachments:
30 day AGENCY notice PZ hearing.pdf Xerox Scan_09022026111106.pdf

---

Amber,

If at any point they propose a contractor shop, then that structure will need permitted with building.
Please see attached for my building history research and note the expired building permit on the accessory shop.

Sincerely,

Lucy Ostyn
Permitting Supervisor
lucy.ostyn@canyoncounty.id.gov
(208)455-5961
Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, September 1, 2026 10:13 AM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'kbuchan@cityofcaldwell.org' <kbuchan@cityofcaldwell.org>; 'PZ@cityofcaldwell.org' <PZ@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'mkaes@hwydistrict4.org' <mkaes@hwydistrict4.org>; 'lriccio@hwydistrict4.org' <lriccio@hwydistrict4.org>; kwartman@hwydistrict4.org; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'D3Development.Services@itd.idaho.gov'

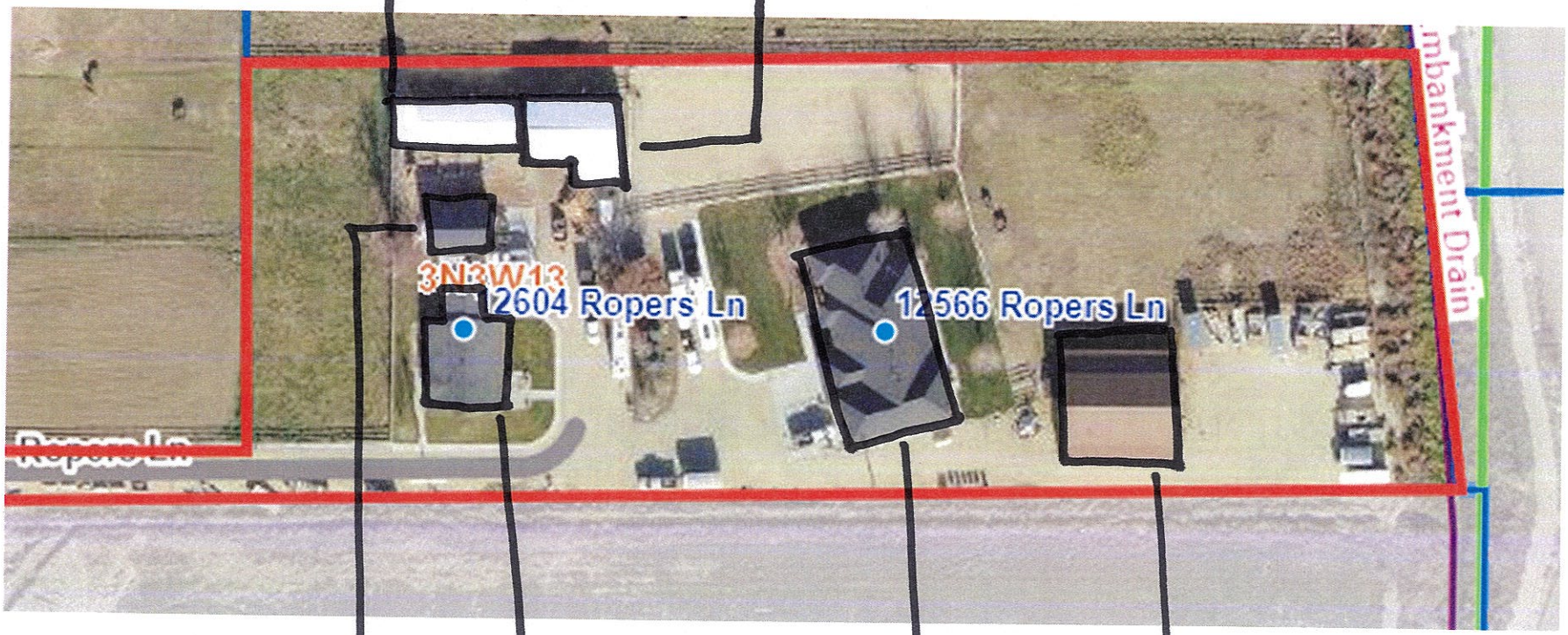

90s / 2000s ok
Bp2006-1216
3N3W13
2604 Ropers Ln
12566 Ropers Ln
mbankment Drain
1997 ok
EXPIRED - NO FINAL
Bp2020-0464
Bp2015-306
Bp2016-629

Exhibit E3:

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

Brad Little, Governor
Jess Byrne, Director

June 29, 2026

Amber Lewter, Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
amber.lewter@canyoncounty.id.gov

Subject: Agency Notice CU2026-0014 / Burton

Dear Amber Lewter:

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) 373-0201.
   - 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. **WATEWATER AND RECYLED WATER**
   - DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
   - IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.

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

3. DRINKING WATER

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

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

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

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

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

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

Sincerely,



Troy Smith
Regional Administrator

Exhibit E4:

Archived: Friday, September 18, 2026 10:16:56 AM
From: D3 Development Services
Mail received time: Tue, 30 Jun 2026 14:33:24
Sent: Tue, 30 Jun 2026 14:33:08
To: Amber Lewter Amber Lewter
Subject: [External] RE: Agency Notice CU2026-0014 / Burton
Importance: Normal
Sensitivity: None

Hello,

After careful review of the transmittal submitted to ITD on June 11, 2026, regarding, 12566 Ropers Ln, Nampa/Burton, the Department has no comments or concerns to make at this time. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 11, 2026 10:33 AM
To: jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; eddy@heritagewifi.com; effingere@nampafire.org; prevention@nampafire.org; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; kirk@pioneerirrigation.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Historic Preservation (Canyon County Parks) <pr.historicpreservation@canyoncounty.id.gov>; 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>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Agency Notice CU2026-0014 / Burton

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

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1009. You are invited to provide written testimony or comments by **July 11, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet,

HIGHWAY DISTRICT 4

Exhibit E5:

CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

June 30, 2026

Canyon County Commissioners, P&Z Commission, & Development Services
111 N. 11th Ave Suite 310
Caldwell, Idaho 83605
Attention: Amber Lewter, Planner

RE: CU2026-0014 Jon A Burton—Concrete Business Staging Area
Canyon County Parcel R32815010 aka 12566 Ropers Lane

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use of the above described parcel for purposes of establishing a staging area within an Agricultural zone. The subject property is located in NE ¼ SW ¼ of Section 13 T3N R3W. HD4 offers the following comments on the proposed use:

General
The subject property consists of one parcel, totaling approximately 3.79 acres. The parcel is an enclave of Caldwell and is within the City's area of impact.

Access
The subject property has local road access only. The property is served by a single gravel driveway approach to Ropers Street. Ropers Street is a road maintained by Caldwell City. As condition of the change of use the following applies:

1. Access permit from HD4
    a. At time of application HD4 to consult with Caldwell City for any additional conditions which may include ROW dedication
2. Improve approach onto Ropers Street to meet ACCHD-106

Transportation Impacts
The conditional use application provided by the applicant indicates portions of the property will be used to support a concrete construction business to store company equipment and vehicles onsite. A total of 3 employees are to use this area during a typical day. Traffic impacts from development projects are typically estimated using the ITE Trip Generation Manual (11th Edition). The categories below are the best available in that reference to compare the proposed use:

Use	ITE Code	Units	# of Units Proposed	PM Peak Trips	Daily Trips
Specialty Trade Contractor	180	Employees	3	2	11

For comparative purposes, this is equivalent to the traffic impacts from 2 single family residences. Traffic impacts from the proposed land use change will be mitigated through dedication of right-of-way, right-of-way improvements, transportation impact fees (if they are in effect at the time of access permit application), or a combination of these means.

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

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

Regards,



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

Exhibit E6:

Archived: Friday, September 18, 2026 10:17:11 AM
From: Elijah Effinger
Mail received time: Wed, 8 Jul 2026 20:09:23
Sent: Wed, 8 Jul 2026 20:09:06
To: Amber Lewter
Subject: [External] Burton (CU2025-0014)
Importance: Normal
Sensitivity: None
Attachments:
image.png

Nampa Fire Department does not oppose the CUP as proposed. We do not have any further comments or conditions for this request. Thank You.

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

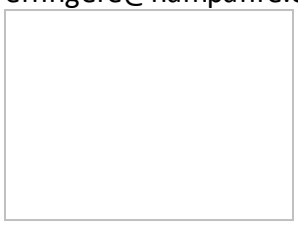


Exhibit E7:

Archived: Friday, September 18, 2026 10:17:19 AM
From: Caitlin Ross
Sent: Tue, 14 Jul 2026 13:54:49
To: Amber Lewter
Subject: FW: [External] RE: Legal Notice CU2026-0014 / Burton
Importance: Normal
Sensitivity: None

FYI – thanks!

Caitlin

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Friday, July 10, 2026 5:02 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Legal Notice CU2026-0014 / Burton

Hello Caitlin,
This parcel is immediately adjacent to the City limits R-1 (neighborhood residential) zone. It is also identified as Neighborhood 2 in the Future Land Use Map, which is intended as primarily residential in nature with low intensity supporting commercial at major intersections. As such, the Conditional Use Permit application for outdoor storage of equipment would not be a permitted in the City of Caldwell on this parcel.
If the County chooses to approve the application, we would request that the applicant provide sight obscuring fencing and additional landscaping to help mitigate and protect the surrounding residential areas.

Sincerely,

AMERICA 250
CITY OF CALDWELL

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 11, 2026 10:33 AM
To: Robin Collins <rcollins@cityofcaldwell.org>; Kristina Buchan <kbuchan@cityofcaldwell.org>; PZ <PZ@cityofcaldwell.org>; Morgan Bessaw <mbessaw@cityofcaldwell.org>
Subject: Legal Notice CU2026-0014 / Burton

You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of **Caldwell** and Canyon County, that the Development Services Department has accepted the following application: **CASE**