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

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CU2025-0027**
APPLICANT/REPRESENTATIVE:	**Good News Community Church Inc./ Daniel Mangeac**
PROPERTY OWNER:	**TVM INC. (Mike Mussell)**
APPLICATION:	**Conditional Use Permit: Church, Daycare and Education Center**
LOCATION:	**506 Fletcher Drive, Nampa, Idaho, 83686** **Parcel R29383 approx. 5.97 acres**
ANALYST:	**Arbay Mberwa, Associate Planner**
STAFF RECOMMENDATION:	**Approval with conditions**

REQUEST:
The applicant, Daniel Mangeac, representing Good News Community Church, is requesting a conditional use permit for a church, on approximately 5.97 acres in a "R-R" (Rural Residential) zone. The proposed primary use includes utilizing the existing structure (Union High School) as a church, accessory uses include a daycare center (with 59 children), education center and activities customary and related to the primary use of a church. Hours of operation are 6 a.m. to 9 p.m. daily. The subject property is located at 506 Fletcher Drive, Nampa, Idaho, 83686, also referenced as Parcel R29383, a portion of the northwest quarter of Section 10, T2N, R2W, BM, Canyon County, Idaho.

PARCEL INFORMATION REPORT: *See **Exhibit C1** 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 §07-13-03 (off Street Parking and Loading Requirements), CCCO §07-15-09 (Daycare Facilities), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and CCCO 09-11-25 (Area of City Impact Agreement).

BACKGROUND:
Parcel R29383 (the subject property) was approximately a 10-acre original parcel which was divided in February of 2026 with the approval of AD2025-0136 (**Exhibit C2**), creating Parcel R29383 with 6 acres, Parcel R29383010 with 2.03 acres and Parcel R29383011 as a 2.01 acre parcel. The property lines between Parcels R29383 and R29383010 were later adjusted with the approval of AD2026-0071 (**Exhibit C3**). Parcel R29383 is zoned Rural Residential and located within the City of Nampa's area of impact.

Parcel R29383 contained Sunny Ridge Elementary School constructed in 1960, which was later converted to an alternative school (Union High School) and later approved for an accessory use for a daycare center for a maximum of 64 children with the approval of AD2016-9 for the alternative school (**Exhibit C4**). The applicant requests to utilize the existing structure as a church for the primary use. Accessory uses include a daycare, education center and customary and related accessory events associated with the church on site.

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 Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Met	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	The primary proposed use as a church is permitted in the "R-R" (Rural Residential) zone by conditional use permit, pursuant to County Ordinance (§07-10-27). The proposed uses consists of a primary use of a church and accessory uses include a daycare center, education center and customary and related activities associated with the primary use. Canyon County Code of Ordinance (CCCO) §07-02-03 Definitions Enumerated: *CHURCH: An establishment by design and construction which is primarily intended for the conducting of organized religious services, meetings, and associated activities.* *DAYCARE: Care and supervision of children not related by blood or marriage to the caregiver, for compensation during part of a twenty four (24) hour day in a place other than the home of the children being cared for. Daycare can be provided in the following facilities:* - *Daycare Center: A home, place, or facility for daycare of thirteen (13) or more children.* *SCHOOL (PUBLIC OR PRIVATE): "Public or private schools" means an institution of learning or instruction primarily catering to minors, whether public or private, which is licensed at such facility by either the city or the State of Idaho. This definition includes nursery schools, kindergarten, elementary schools, junior high schools, middle high schools, senior high schools or any special institution of learning under the jurisdiction of the State Department of Education, but not including professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges.* *SPECIAL EVENTS: Any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events and parties, dances, concerts, footraces and walks, bazaars, and harvest festivals.* A daycare facility with more than thirteen (13) children and special events require a commercial zoning designation and is prohibited in the "RR" (Rural Residential) zone. Due to the request aligning with previously approved decision on the subject property and an accessory use to the church, the daycare may proceed under the conditional use permit and will not require the applicant to rezone the property to a commercial or a mixed-use arterial zone. The special events shall be related to the primary use of the church. *See proposed condition of approval No. 11B.* The uses are considered an accessory use to a permitted use of a church in accordance with CCCO §07-10-27 Zoning and Land Use Matrix. *See project description analysis contained in Section two (2) detailing the nature of the request.*	
Criteria Met? **Met**	**2**	**What is the nature of the request?**
Analysis	The nature of the request consists of a conditional use permit for a church with related activities, daycare center, and education center. The proposed uses will take place in the existing structure on the subject property (**Exhibit B4 & B5**). The structure is 58,219 sq ft. on 5.97 acres in the "A" (Agricultural) zone. CHURCH • Church ministries include worship, bible study and community outreach to take place on site. • The applicant proposes two (2) Sunday Services at 9:30 a.m. and 11:15 a.m. Bible study takes place on Wednesdays 5 p.m. to 9 p.m.	

		• The size of the congregation is approximately 250 people including staff members and volunteers. • Church services will primarily take place in the gymnasium and classrooms (**Exhibit B5**). • There will be one (1) full time pastor, two (2) administrative staff members and a 25-40 persons volunteer team to aid in worship, children's ministry and associated church events. • The applicant proposes to hold activities such as weddings, funerals and outreach accessory to the primary use of a church (**Exhibit B2**). *See proposed condition of approval No. 11B.* DAYCARE CENTER • A daycare center is proposed as an accessory use to the primary function of a church. The daycare will have no more than 59 children consistent with the previous approved daycare facility on the property (**Exhibit C4**). The intent is to support working parents by providing local childcare. • Hours of operation for the daycare are Monday through Friday 6 a.m. to 7 p.m. Morning drop-off hours are between 6-9 a.m. and pick-up times are between 4-6 p.m. • The daycare will be held in the east wing of the existing structure with an outdoor play area. Approximately 11,000 square feet of the building is dedicated to the daycare's use and will be separated from the remainder of the building to ensure the children's safety (**Exhibit B5 & B14.2**). • The existing playground will be updated and located on the east side of the building. Approximately 5,959 square feet of outdoor play area is dedicated to the daycare's use (**Exhibit B12**). The playground area is enclosed by a 6 foot chain linked fence. • The applicant proposes all staff members and volunteers have a background check who have contact with children. • The exact number of caregivers is to be determined; however, the applicant proposes 14 caregivers. The ratio of caregiver to child(ern) shall comply with Idaho Department of Health and Welfare's guidelines (**Exhibit B1**). *See proposed condition of approval No. 16f.* • *See table 2 for additional requirements and standards for daycare facilities.* EDUCATION CENTER • Existing classrooms will be utilized for Christian education and Sunday school on Sundays and Wednesdays. • The education center is not a traditional school; it will be open to all ages, open to the congregation and the broader community for learning and discipleship training. Classes include, but are not limited to, Bible study, prayer groups, budgeting, parenting classes and similar like classes. • Nampa's future land use designates the subject property as Educational zoning (**Exhibit C5.6**). • The intent is to offer moral, social and spiritual grounding for children. • The number of volunteer teachers and students is to be determined; however, the applicant anticipates no more than 60 to 100 total people utilizing the education center. GENERAL • Hours of operations are Monday through Sunday 6 a.m. to 9 p.m. • There are 132 parking spaces of which five (5) are ADA compliant. A parking and circulation plan was submitted on July 24, 2026, the parking plan was revised and updated on September 17, 2026 (**Exhibit B9 & B10**). There is a loading area in the front of the building. • The exterior of the structure will generally remain consistent with the existing structure on site. • The applicant proposes to update the existing signage to include Good News Community Church branding. *See proposed condition of approval No. 10.* • The intent of the request is to have a Christ centered environment intended to serve local families, provide early education and childcare support according to the operation plan (**Exhibit B2**).
Criteria Met?	**3**	**Is the proposed use consistent with the comprehensive plan?**
Met		

Analysis	The proposed uses are consistent with the 2030 Comprehensive Plan with proposed conditions of approval. The subject property is zoned "RR" (Rural Residential) with a future land use designation of "A" (Agriculture), located in Nampa's area of impact. The City of Nampa has designated the subject property as Education, Public Administration, Healthcare and other institutions in their comprehensive plan. Chapter 1: Property Rights ***G1.01.00*** *Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.* ***P1.01.03*** *Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.* ***G1.02.00*** *Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.* Canyon County values the applicants' and surrounding neighbors' private property rights and may support the applicants' requests and surrounding neighbors' rights by adding mitigating conditions to the proposed conditional use permit. The property owner submitted a conditional use permit to operate a church, daycare and education center on the subject property (**Exhibit B**). Chapter 2: Population ***G2.01.00*** *Incorporate population growth trends & projections when making land-use decisions.* ***G2.02.00*** *Promote housing, business, and service types needed to meet the demand of the future and existing population.* The proposed use of a church and daycare center would provide a "church and learning center to serve families, support early development and enhance social and spiritual welfare in the area" (**Exhibit B2**). Approval of the conditional use permit will allow the applicant to provide a service to the community as supported by the comprehensive plan. Chapter 4: Land Use and Community Design *P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.* *A4.01.01b Coordinate land-use planning with adjoining counties, cities, and other agencies and groups.* *P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.* *P4.04.02 Align planning efforts in areas of city impact.* *G4.06.00 Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment.* The subject property is located in Nampa's area of impact; Canyon County 2030 Comprehensive Plan promotes development in areas of city impacts. The surrounding area is primarily used for residential purposes, the requested use may have minimal impact to the surrounding residential uses however, may be compatible, with proposed conditions of approval to limit the hours of operations, noise levels, parking etc. *See Code Section four (4) for a compatibility analysis between the proposed and existing land uses.* The site is capable of accommodating the proposed use and the location of the site balances the surrounding rural residential area and Nampa's future land use designation (**Exhibit C5.6**). Chapter 8:Transportation *A8.02.01a Require all new developments to be accessible and regularly maintain roads for fire protection and emergency service purposes.*

	The applicant submitted a parking and circulation plan to Development Services (**Exhibit B9& B10**). According to Nampa Highway District the existing paved approach from the previous use of a school is sufficient to operate the requested use. Additionally, as a proposed condition of approval, the applicant shall meet all applicable highway and fire district requirements prior to the commencement of use. Canyon County supports development in compatible areas with appropriate conditions added to mitigate concerns that may arise; therefore, the comprehensive plan may support the requested use of a church, daycare and education center on the subject property.	
Criteria Met? **Met**	**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 will not be injurious to other property in the immediate vicinity and/or will not negatively change the essential character of the area with the proposed conditions of approval. **Adjacent Existing Conditions within 1,000 feet of the subject property:** **Based on the surrounding land use and zoning the primary character of the area is rural residential with residential uses.** **Surrounding Land Use Cases:** Within a 1,000 foot radius of the subject property there is not a land use case. In the surrounding area nearby land use cases include a comprehensive plan map amendment, rezone and conditional rezone to residential zones (**Exhibit C5.7**). **Character of the Area:** The subject parcel is in a predominantly residential area. There are four (4) platted subdivisions within a 600' radius of the subject property. Nampa city limits is approximately a quarter of a mile north of the subject property. The City of Nampa has designated the subject property as Education, Public Administration, Healthcare and Other Institutions in their comprehensive plan. The surrounding area in Nampa's comprehensive plan is designated as Commercial and Medium Density Residential (**Exhibit C5.6**). *See Table 3 for analysis on the City of Nampa zoning and area of impact.* Canyon County has designated the surrounding area for agricultural zoning in the 2030 Comprehensive Plan (**Exhibit C5.7**). To the north, east and south of the subject property is residential parcels. Directly to the west of the subject property, the parcel will be utilized for residential purposes. Additionally, there is a large agricultural field west of the subject property. The site is serviced by Schober and Fletcher Drive. The subject property has minimal slopes on site, and the existing infrastructure will be utilized to minimize changes to the character of the area. A site visit was completed on May 14, 2026 and photos of the site can be found in **Exhibit D**. The requested use is not expected to negatively impact the character of the area with the proposed conditions of approval. **Compatibility Analysis:** The proposed uses are not anticipated to interfere with the surrounding residential and agricultural uses as the site has existed as a school since the 1960's and a daycare center approved in 2016. The existing structures footprint will not be expanded and the proposed number of children for the daycare is slightly less than the previous approval with 59 kids. The requested use is anticipated to be well suited in the proposed location. The proposed uses are not anticipated to exclude or diminish one another's use of public and private services. The use will utilize its own septic system, utilities and stormwater will be retained on site. *See Code Section five (5) for services to the subject property.* The potential interactions between the proposed uses and the existing uses are anticipated to be	

Direction	Existing Use	Primary Zone	Other Zone
N	**Residential**	**Rural Residential**	
E	**Residential**	**Rural Residential**	
S	**Residential**	**Rural Residential**	
W	**Agricultural**	**Rural Residential**	

"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)

	minimal, if and when there is interactions it's anticipated to be positive according to the applicant's letter of intent (**Exhibit B1**). The applicant will schedule events with notifications to minimize negative interactions with surrounding neighbors. Conditions regarding hours of operations, fencing, number of children, complying with agency requirements etc. have been proposed to minimize interferences and conflicts with existing uses and mitigate concerns to allow for compatibility. **Potential Impacts:** The proposed use may cause an increase in traffic on Schober and Fletcher Drive as the applicant anticipates 286 average daily trips will be generated by the requested uses. Peak trips will be generated during morning and evening commutes for pick-up and drop-off for the daycare center and on Sundays due to the Services. The Church will provide two (2) services to alleviate traffic concerns. Increased noise levels with the daycare center and related activities may be associated with the requested use however, as a proposed condition of approval all amplified noise shall cease by 9 p.m. Additional conditions have been proposed to mitigate potential negative impacts. One (1) public comment was received in favor of the request stating the requested use is appropriate for the neighborhood (**Exhibit F1**).	
Criteria Met? **Met**	**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 with proposed conditions of approval. **Water:** The applicant proposes to use an individual domestic well on site. According to Nampa Fire District the subject property does not have adequate water supply available. If required, the applicant may need to install a fire hydrant as required by the fire code official according to Nampa Fire District (**Exhibit E4**). *As proposed condition of approval No. 4 states, the applicant shall meet Nampa Fire District requirements and have adequate water services prior to the commencement of use.* **Sewer:** There is an existing individual septic tank and drainfield located to the north and northeast of the structure contained within the subject property (**Exhibit C2**). Southwest District Health (SWDH) was notified of the request on March 27, 2026 and provided comments on March 30, 2026 stating the existing septic system may not have sufficient capacity to support the proposed use. The applicant worked with SWDH to obtain adequate sewer services to accommodate the use on July 7, 2026 (**Exhibit E6.2**). **Irrigation:** Irrigation is provided via well and the subject property has pressurized irrigation. Boise Project Board of Control provided comments on April 2, 2026 stating the subject property has a water right and there are no Boise Project or Boise-Kuna Irrigation District facilities on site. The applicant shall provide an irrigation and drainage place to comply with Idaho code 31-3805. *See **Exhibit E3** for Boise Project Board of Control's full comment letter. See proposed condition of approval No. 9.* The applicant submitted an irrigation and drainage plan approved by Boise Project Board of Control on August 11, 2026 (**Exhibit B8**). The requested uses are anticipated to have an adequate irrigation system for the proposed use. **Drainage/ Stormwater drainage facilities:** The applicant proposes to retain stormwater on site. There is landscaping around the north to east boundary of the subject property that will aid in retaining stormwater on site. An irrigation and drainage plan was submitted to Development Services and approved by Boise Project Board of Control (**Exhibit B8**). **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 shall receive a certificate of occupancy prior to the commencement of use and comply with applicable building regulations. *See proposed condition of approval No. 7 & 13.* The parking plan shall be in compliance with building regulations (**Exhibit B9**).	

Criteria Met?	6	Does legal access to the subject property for the development exist or will it exist at the time of development?
Met		
Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject property takes access off of Fletcher Drive. The property has 510 feet of frontage, with three (3) approaches on Fletcher Drive on the east, center and west side of the southern property line. There is approximately 54 feet of frontage along Schober Drive. The approaches have existing paved aprons from the previous land use. No new access will be permitted to the subject property according to Nampa Highway District No. 1 (**Exhibit E1**). The circulation plan can be found in **Exhibit B10**.	
Criteria Met?	**7**	**Will there be undue interference with existing or future traffic patterns?**
Met		
Analysis	There will not be undue interference with the existing and/or future traffic patterns. The subject property is located on Fletcher Drive classified as a non-collector roadway per Canyon County Comprehensive Plan Functional Classification Map (**Exhibit C6)**. The applicant anticipates a total of 286 average daily trips (**Exhibit B14.1**). • The church is anticipated to generate 180 average daily trips; on Sundays the applicant anticipates between 180 and 400 vehicles trips. On Wednesday the applicant anticipates between 60 and 120 vehicles trips generated. • The daycare is anticipated to generate 76 average daily trips which includes employees coming to and from the site. • The education center is anticipated to generate 30 average daily trips when classes are offered. Idaho Transportation Department (ITD) was notified of the application on March 27, 2026, and comments were received on March 31, 2026, stating there are no concerns at the time of comment submittal by ITD. A Traffic Impact Study (TIS) is not warranted by the requested uses nor does it pose safety concerns according to ITD (**Exhibit E3**). ITD later expanded on the comment on September 21, 2026 sharing a signal is being installed on State Highway 44 and Locust Lane intersection, mitigating ITD traffic concerns (**Exhibit E3.1**). Nampa Highway District No. 1 (NHD1) did not provide comments regarding traffic patterns however when asked if a TIS would be warranted NHD1 stated due to the requested use aligning with the previous use, the traffic generation is expected to be similar and a TIS is not warranted (**Exhibit E1.3)**. There are 132 proposed parking spaces. In accordance with CCCO §07-13-03(5) for a church and school, One (1) parking space shall be provided for each five (5) persons based on the building capacity. The building's square footage is 58,219 therefore, the capacity of people the building can accommodate is 1,784. Based on the building capacity the applicant shall provide 357 parking spaces per §07-13-03(5). As a condition of approval, the applicant shall provide adequate parking spaces required to meet CCCO §07-13-03(5) unless waived by the hearing body. S*ee proposed condition of approval No. 13*. According to the applicant no more than 250 attendees will be in the building for the primary use of the church on Sundays. Additionally, the Church will provide two (2) Sunday Services to limit the number of attendees congregating on site, lowering the number of required parking stalls. For every five (5) person the applicant shall provide one (1) parking space. The applicant proposes to provide 84 parking spaces for the primary use. No more than 59 children and 14 staff members will be in the 11,105 square foot area of the daycare center. According to the applicant's Architect, Mark Tersieff, four (4) parking spaces will be provided for the daycare's use. The education center will accommodate a total of 60 to 100 people within a 21,462 square foot area mainly made up of classrooms. According to the applicant's Architect, Mark Tersieff, 44 parking spaces will be provided for the education center. A parking and circulation plan was	

	submitted with the application (**Exhibit B9 & B10**). On street parking shall be limited to the bus parking location marked in **Exhibit E1.1** as to not obstruct the view of oncoming traffic or disrupt the traffic flow along Fletcher Drive. S*ee proposed condition of approval No. 13b*. The proposed uses are not anticipated to overlap therefore Staff finds the number of proposed parking stalls is adequate for the requested use.	
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?**
Met		
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 March 27, 2026, and September 1, 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 Sheriff and Nampa Rural Fire District on March 27, 2026, and September 1, 2026, and no comments were received from police protection. Nampa Fire District provided comments on April 23, 2026, with comments and concerns relating to the existing structures occupancy type, fire access, roads, egress and separation, water supply, sprinklers and alarm system. *See **Exhibit E4** for the detailed comment letter*. On May 14, 2026 the applicant provided a letter with the intent to comply with Nampa Fire Districts requirements (**Exhibit B15**). *See proposed condition of approval No. 4.* The proposed use is not anticipated to negatively impact police and fire protection services subject to complying with Nampa Fire Districts code requirements. There is a four (4) minute emergency response time to the subject property from Nampa Fire Station 2 (**Exhibit E4.1**). **Emergency Medical Services:** Agency notice was provided to Canyon County's Emergency Management Coordinator and Canyon County Paramedics on March 27, 2026 and September 1, 2026, no comments were received. The applicant submitted an emergency exit plan on July 24, 2026 (**Exhibit B11**). The proposed use is not anticipated to negatively impact emergency medical services. **Irrigation Facilities:** Boise Project Board of Control provided comments on April 2, 2026, stating the subject property has a water right and there are no Boise Project or Boise-Kuna Irrigation District facilities on site. The applicant shall provide an irrigation and drainage plan to comply with Idaho code 31-3805. The applicant submitted an irrigation and drainage plan on July 24, 2026 (**Exhibit B8**). On August 11, 2026 Boise Project Board of Control confirmed the irrigation and drainage plan provided meets their requirements (**Exhibit E3.1**). The proposed use is not anticipated to negatively impact irrigation facilities.	

Table 2. Daycare Facilities – Additional Requirements/standards: CCCO §07-15-09

07-15-09: DAYCARE FACILITIES ADDITIONAL REQUIREMENTS/STANDARDS:		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Met	**1**	**If a daycare facility is approved the director shall specify the maximum number of children within the decision.**
Analysis	The applicant proposes to have no more than 59 children on site related to the daycare center. *See proposed condition of approval No. 16a restricting the use to a maximum of 59 children.*	
Criteria Met?	**2**	**Group daycare facility and daycare center general standards:**

Met		**A. There shall be a minimum of thirty five (35) square feet of net floor area indoors per child. This space shall be measured wall to wall in rooms that are regularly used by the children, exclusive of halls, bathrooms, and kitchen.** **B. On site vehicle pick up and turnaround areas shall be provided to ensure safe discharge and pick up of children, in addition to the required off street parking for the dwelling.** **C. The applicant or owner shall secure and maintain a basic daycare license from the state of Idaho department of health and welfare family and children's services division.** **D. The applicant shall provide a minimum outdoor play area of one hundred (100) square feet per child. The minimum play area requirement may be waived if:** **1. There is greater or equal area of parks that abut the facility that can be used by the children; or** **2. The program design is such that the number of children using the play area at any one time conforms to the one hundred (100) square feet per child criteria.** **E. All outdoor play areas shall be completely enclosed by a minimum six foot (6') barrier to secure against exit/entry by small children and to screen abutting properties. The fencing material shall meet the swimming pool barrier requirements of the Canyon County building code as set forth in chapter 6 of this code. (Ord. 11-003, 3-16-2011)**
Analysis	A. The applicant proposes to utilize approximately 10,000 square feet of net floor area for the purposes of the day care, exceeding the minimum 35 square feet of space per child. Halls, bathrooms and kitchens are not accounted for in the dedicated indoor space devoted to the children's care. B. Pick-up and drop-off areas are marked in **Exhibit B10**. The parking and circulation plan ensure safe pick-up and drop-off of children to the daycare. The applicant proposes to exclusively use the site for all parking, turn around and loading areas. The driveway is paved with ample space for safe turn around (**Exhibit B9**). C. As a proposed condition of approval, the applicant shall secure and maintain a daycare license from the State of Idaho Department of Health and Welfare family and children's services division prior to the commencement of the daycare's use. D. The applicant proposes 5,959.86 square feet of outdoor play area located to the east of the building meeting the minimum 100 square feet of outdoor play area per child. E. The outdoor play area shall be enclosed by a 6' sight obscuring fence (**Exhibit B12**). *See proposed condition of approval No. 16c.*	

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 Star ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Analysis**
Met	**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 Nampa area of city impact consists of an area in unincorporated Canyon County where development or use of land affects, or may affect, the City of Nampa in consideration of trade areas, geographic factors and areas that can reasonably be expected to be annexed to the City of Nampa in the future. The subject parcel is in the City of Nampa's area of impact. An agency notice was sent out to the City of Nampa on March 27 and September 1, 2026, and the City of Nampa submitted a comment on March 30, 2026, stating that the subject property's land use designation is Education, Public Administration, Healthcare and Other Institutions in Nampa's Comprehensive Plan. The proposed church, education center and daycare facility are an appropriate use in the land use designation (**Exhibit E5**). The subject property is adjacent to Medium Density Residential land use designation and near Commercial zoning to the northwest. The subject parcel is located approximately one thousand (1,000) feet south of Nampa city limits. The proposed use is not anticipated to negatively impact the City of Nampa.	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on March 27 and September 1, 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 September 1, 2026.

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

AGENCY COMMENTS

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

PUBLIC COMMENTS

Staff received one (1) total written public comments by the materials deadline of September 21, 2026. Generally, of the comments received, one (1) was in favor, zero (0) were neutral, and zero (0) were opposed. All public comments received by the aforementioned materials deadline are located in **Exhibit F**.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed conditional use permit is compliant with Canyon County Ordinance 07-07-05. 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 site and facility shall be maintained in compliance with CCCO Chapter 2 Article 1: Public Nuisances.

2. 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.

3. The conditional use permit shall be limited to Parcel R29383 and Good News Community Church Inc. This permit is not transferable to any other property or individual and is not valid for any business or use other than that specifically approved by the Planning and Zoning Commission.

4. The applicant shall comply with all applicable Nampa Rural Fire District requirements (**Exhibit E4**). A letter of compliance shall be provided to DSD at the time of certificate of occupancy.

5. The applicant shall comply with applicable Nampa Highway District No. 1 access requirements (**Exhibit E1**).

6. The applicant must meet with Southwest District Health to obtain all appropriate permits before the commencement of use. Evidence of permit approval shall be submitted to Canyon County DSD.

    a. Prior to food preparation on-site, the applicant shall obtain all appropriate permits and approval by Southwest District Health unless waived by Southwest District Health.

7. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties. Fencing and exterior lighting 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 issuance of a certificate of occupancy (**Exhibit B12**).

8. The site and fencing shall be maintained and kept in good repair. The area and surrounding fence line shall be kept weed free and/or maintained with weeds being 6" in height or less.

9. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property (**Exhibit E3**).

10. Signage shall meet CCCO §07-10-13 requirements, and shall not exceed 32 square feet as proposed by the applicant unless an additional sign permit is applied for and approved by the Director.

11. The **Church and Education Center** shall be in general conformance with the applicant's site plan and Letter of Intent (**Exhibit B1 & B4**).

    a. The hours of operation shall be 6 a.m. to 9 p.m. daily, as proposed in the applicant's letter of intent (**Exhibit B1**).

    b. Accessory activities shall be limited to related customary events to the primary use of the church within the proposed hours of operations.

12. All amplified sound shall be either completely indoors or directed away from adjacent residences. All amplified sounds must cease at 9 p.m. Noise generated by activities shall not exceed 65db at the property line.

13. Before issuance of a certificate of occupancy for the church, daycare and education center, the applicant shall provide a minimum of 132 parking spaces in accordance with the building code. A parking and circulation plan shall be provided to the Development Services Department (**Exhibit B9 & B10**). ALTERNATIVE CONDITION: Before issuance of a certificate of occupancy for the church, daycare and education center, parking shall meet the minimum requirements of the Off-street Parking Ordinance (CCCO 07-13-01 and 07-13-03(5)). A parking and circulation plan shall be provided to the Development Services Department demonstrating consistency with the Off-Street Parking Ordinance (**Exhibit B9 & B10**).

    a. Before the submittal of a parking and circulation plan, the plan must be reviewed and approved by Nampa Fire District and Nampa Highway District No. 1.

    b. On street parking shall be limited to the bus parking location marked in **Exhibit E1.1**.

14. The parking and circulation plan shall include landscaping and/or fencing along the southern and eastern property lines.

15. The applicant shall secure and maintain a daycare license from the state of Idaho Department of Health and Welfare family and children's services division prior to the commencement of the daycare center.

16. The **Daycare Center** shall be in conformance with the letter of intent, site and operation plan (**Exhibit B1.1, B2 & B4.1**).

    a. Number of children: There shall be no more than 59 children enrolled in the daycare.

    b. Hours of Operation: The hours of operation shall be Monday to Friday 6 a.m. to 9 p.m. (closed on Saturday and Sunday). Morning drop-off hours are between 6-9 a.m. and pick-up hours are between 4-6 p.m.

    c. Fencing: A 6-foot fence shall be maintained around the perimeter of the outdoor play area.

    d. Outdoor area: Outdoor play area (5,959.86 square feet) shall be restricted to the fenced area east of the building for the safety of the kids and neighbors (**Exhibit B12**).

    e. Indoor area: A minimum of 10,000 square feet of the building shall be dedicated to the daycare’s use.

    f. The caregiver to child ratio shall be consist with Idaho Department of Health and Welfare requirements.

    g. No parking space shall be located in any public right of way.

    h. The daycare shall be operated by the applicant, Good News Community Church as an accessory use otherwise the property shall be rezoned to a Commercial or Mixed Use Arterial zone to operate a daycare center.

17. The applicant shall develop an emergency response plan which shall include an evacuation plan. The emergency response plan shall be on file, and the evacuation plan shall be posted on the site (**Exhibit B11**).

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CU2025-0027, Good News Community Church Inc., 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 2025-0027, Good News Community Church Inc., 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 CU2025-0027, Good News Community Church Inc., to a [*date certain or uncertain*]

EXHIBITS:

A. **Draft FCOS**
B. **Application Packet & Supporting Materials**
   1. Letter of Intent (3/12/2026)
   2. Operation Plan
   3. Land Use Worksheet
   4. Site Plan (7/24/2026)
   5. Floor Plan (9/21/2026)
   6. Agency Acknowledgement
   7. Neighborhood Meeting
   8. Irrigation and Drainage Plan
   9. Parking Plan (9/17/2026)
   10. Circulation Plan
   11. Emergency Exit Plan
   12. Outdoor Play Area
   13. Preliminary Occupancy Load
   14. Email correspondence
      14.1. Additional Communication
      14.2. Daycare
   15. Response to Nampa Fire
   16. Presentation

C. Supplemental Documents
   1. Parcel Information Report
   2. AD2025-0135 & AD2025-0136
   3. AD2026-0071
   4. AD2016-9
   5. Cases Maps/Reports
      5.1. Small Ariel Map
      5.2. FEMA Map
      5.3. Vicinity Map
      5.4. Zoning and Classification Map
      5.5. Future Land Use Map
      5.6. City of Nampa Future Land Use Map

5.7. Case Map
    a. Case Report
5.8. Subdivision
    a. Lot Report
5.9. Dairy, Feedlot and Gravel Pit Map
5.10. Soil Map
5.11. Nitrate Priority Map
5.12. Slope Map
5.13. TAZ Jobs Map
    a. TAZ Household Map

6. Classification Functional Map

D. Site Visit Photos: May 14, 2026

E. Agency Comments Received by: September 21, 2026

1. Nampa Highway District; Received: March 30, 2026
    1.1. On Street Parking Email Correspondence: August 24, 2026
    1.2. Traffic Impact Study Email Correspondence: September 21, 2026
2. Idaho Transportation Department; Received: March 31, 2026
    2.1. Traffic Impact Study Email Correspondence: September 21, 2026
3. Boise Project Board of Control; Received: March 31, 2026
    3.1. Irrigation and Drainage Plan comments; Received: August 11, 2026
4. Nampa Fire District; Received: April 27, 2026
    4.1. Emergency Response Time Email Correspondence: September 21, 2026
5. City of Nampa; Received: March 30, 2026
6. Southwest District Health; Received: March 30, 2026
    6.1. Pre-development meeting notes; Received: July 7, 2025
    6.2. Updated response; Received: July 7, 2026

F. Public Comments Received by: September 21, 2026

1. Dianne Martinez; Received: September 17, 2026

EXHIBIT A

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

Planning & Zoning Commission

Case# CU2025-0027

Hearing date: October 1, 2026

In the matter of the application of:
Good News Community Church Inc. – CU2025-0027

The Canyon County Planning and Zoning Commission considers the following:

The applicant, Daniel Mangeac, representing Good News Community Church Inc., is requesting a conditional use permit for a church, on approximately 5.97 acres in a "R-R" (Rural Residential) zone. The proposed primary use includes utilizing the existing structure (Union High School) as a church, accessory uses include a daycare center (with 59 children), education center and activities customary and related to the primary use of a church. Hours of operation are 6 a.m. to 9 p.m. daily. The subject property is located at 506 Fletcher Drive, Nampa, Idaho, 83686, also referenced as Parcel R29383, a portion of the northwest quarter of Section 10, T2N, R2W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

    A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0027.
        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), CCCO §07-13-03 (off Street Parking and Loading Requirements), CCCO §07-15-09 (Daycare Facilities) and CCCO §09-11-25 (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

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districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

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, CU2025-0027, 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 Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Met	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	The primary proposed use as a church is permitted in the "R-R" (Rural Residential) zone by conditional use permit, pursuant to County Ordinance (§07-10-27). The proposed uses consists of a primary use of a church and accessory uses include a daycare center, education center and customary and related activities associated with the primary use. Canyon County Code of Ordinance (CCCO) §07-02-03 Definitions Enumerated: *CHURCH: An establishment by design and construction which is primarily intended for the conducting of organized religious services, meetings, and associated activities.* *DAYCARE: Care and supervision of children not related by blood or marriage to the caregiver, for compensation during part of a twenty four (24) hour day in a place other than the home of the children being cared for. Daycare can be provided in the following facilities:* - *Daycare Center: A home, place, or facility for daycare of thirteen (13) or more children.* *SCHOOL (PUBLIC OR PRIVATE): "Public or private schools" means an institution of learning or instruction primarily catering to minors, whether public or private, which is licensed at such facility by either the city or the State of Idaho. This definition includes nursery schools, kindergarten, elementary schools, junior high schools, middle high schools, senior high schools or any special institution of learning under the jurisdiction of the State Department of Education, but not including professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges.* *SPECIAL EVENTS: Any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events and parties, dances, concerts, footraces and walks, bazaars, and harvest festivals.*	

	A daycare facility with more than thirteen (13) children and special events require a commercial zoning designation and is prohibited in the "RR" (Rural Residential) zone. Due to the request aligning with previously approved decision on the subject property and an accessory use to the church, the daycare may proceed under the conditional use permit and will not require the applicant to rezone the property to a commercial or a mixed-use arterial zone. The special events shall be related to the primary use of the church. *See condition of approval No. 11B.* The uses are considered an accessory use to a permitted use of a church in accordance with CCCO §07-10-27 Zoning and Land Use Matrix. *See project description analysis contained in Section two (2) detailing the nature of the request.*	
Criteria Met? **Met**	**2**	**What is the nature of the request?**
Analysis	The nature of the request consists of a conditional use permit for a church with related activities, daycare center, and education center. The proposed uses will take place in the existing structure on the subject property (**Exhibit B4 & B5** of the Staff Report). The structure is 58,219 sq ft. on 5.97 acres in the "A" (Agricultural) zone. CHURCH • Church ministries include worship, bible study and community outreach to take place on site. • The applicant proposes two (2) Sunday Services at 9:30 a.m. and 11:15 a.m. Bible study takes place on Wednesdays 5 p.m. to 9 p.m. • The size of the congregation is approximately 250 people including staff members and volunteers. • Church services will primarily take place in the gymnasium and classrooms (**Exhibit B5** of the Staff Report). • There will be one (1) full time pastor, two (2) administrative staff members and a 25-40 persons volunteer team to aid in worship, children's ministry and associated church events. • The applicant proposes to hold activities such as weddings, funerals and outreach accessory to the primary use of a church (**Exhibit B2** of the Staff Report). *See condition of approval No. 11B.* DAYCARE CENTER • A daycare center is proposed as an accessory use to the primary function of a church. The daycare will have no more than 59 children consistent with the previous approved daycare facility on the property (**Exhibit C4** of the Staff Report). The intent is to support working parents by providing local childcare. • Hours of operation for the daycare are Monday through Friday 6 a.m. to 7 p.m. Morning drop-off hours are between 6-9 a.m. and pick-up times are between 4-6 p.m. • The daycare will be held in the east wing of the existing structure with an outdoor play area. Approximately 11,000 square feet of the building is dedicated to the daycare's use and will be separated from the remainder of the building to ensure the children's safety (**Exhibit B5 & B14.2** of the Staff Report). • The existing playground will be updated and located on the east side of the building. Approximately 5,959 square feet of outdoor play area is dedicated to the daycare's use (**Exhibit B12** of the Staff Report). The playground area is enclosed by a 6 foot chain linked fence. • The applicant proposes all staff members and volunteers have a background check who have contact with children. • The exact number of caregivers is to be determined; however, the applicant proposes 14 caregivers. The ratio of caregiver to child(ern) shall comply with Idaho Department of Health and Welfare's guidelines (**Exhibit B1** of the Staff Report). *See condition of approval No. 16f.* • *See table 2 for additional requirements and standards for daycare facilities.* EDUCATION CENTER • Existing classrooms will be utilized for Christian education and Sunday school on Sundays and Wednesdays.	

	• The education center is not a traditional school; it will be open to all ages, open to the congregation and the broader community for learning and discipleship training. Classes include, but are not limited to, Bible study, prayer groups, budgeting, parenting classes and similar like classes. • Nampa's future land use designates the subject property as Educational zoning (**Exhibit C5.6** of the Staff Report). • The intent is to offer moral, social and spiritual grounding for children. • The number of volunteer teachers and students is to be determined; however, the applicant anticipates no more than 60 to 100 total people utilizing the education center. GENERAL • Hours of operations are Monday through Sunday 6 a.m. to 9 p.m. • There are 132 parking spaces of which five (5) are ADA compliant. A parking and circulation plan was submitted on July 24, 2026, the parking plan was revised and updated on September 17, 2026 (**Exhibit B9 & B10** of the Staff Report). There is a loading area in the front of the building. • The exterior of the structure will generally remain consistent with the existing structure on site. • The applicant proposes to update the existing signage to include Good News Community Church branding. *See condition of approval No. 10.* • The intent of the request is to have a Christ centered environment intended to serve local families, provide early education and childcare support according to the operation plan (**Exhibit B2** of the Staff Report).	
Criteria Met? **Met**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed uses are consistent with the 2030 Comprehensive Plan with proposed conditions of approval. The subject property is zoned "RR" (Rural Residential) with a future land use designation of "A" (Agriculture), located in Nampa's area of impact. The City of Nampa has designated the subject property as Education, Public Administration, Healthcare and other institutions in their comprehensive plan. <u>Chapter 1: Property Rights</u> ***G1.01.00*** *Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.* ***P1.01.03*** *Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.* ***G1.02.00*** *Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.* Canyon County values the applicants' and surrounding neighbors' private property rights and may support the applicants' requests and surrounding neighbors' rights by adding mitigating conditions to the proposed conditional use permit. The property owner submitted a conditional use permit to operate a church, daycare and education center on the subject property (**Exhibit B** of the Staff Report). <u>Chapter 2: Population</u> ***G2.01.00*** *Incorporate population growth trends & projections when making land-use decisions.* ***G2.02.00*** *Promote housing, business, and service types needed to meet the demand of the future and existing population.* The proposed use of a church and daycare center would provide a "church and learning center to serve families, support early development and enhance social and spiritual welfare in the area" (**Exhibit B2** of the Staff Report). Approval of the conditional use permit will allow the applicant to provide a service to the community as supported by the comprehensive plan. <u>Chapter 4: Land Use and Community Design</u> *P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.*	

A4.01.01b Coordinate land-use planning with adjoining counties, cities, and other agencies and groups.
P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.
P4.04.02 Align planning efforts in areas of city impact.
G4.06.00 Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment.

The subject property is located in Nampa's area of impact; Canyon County 2030 Comprehensive Plan promotes development in areas of city impacts. The surrounding area is primarily used for residential purposes, the requested use may have minimal impact to the surrounding residential uses however, may be compatible, with proposed conditions of approval to limit the hours of operations, noise levels, parking etc. *See Code Section four (4) for a compatibility analysis between the proposed and existing land uses.* The site is capable of accommodating the proposed use and the location of the site balances the surrounding rural residential area and Nampa's future land use designation (**Exhibit C5.6** of the Staff Report).

Chapter 8:Transportation
A8.02.01a Require all new developments to be accessible and regularly maintain roads for fire protection and emergency service purposes.

The applicant submitted a parking and circulation plan to Development Services (**Exhibit B9& B10** of the Staff Report). According to Nampa Highway District the existing paved approach from the previous use of a school is sufficient to operate the requested use. Additionally, as a proposed condition of approval, the applicant shall meet all applicable highway and fire district requirements prior to the commencement of use.

Canyon County supports development in compatible areas with appropriate conditions added to mitigate concerns that may arise; therefore, the comprehensive plan may support the requested use of a church, daycare and education center on the subject property.

Criteria Met?		
Met	**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 will not be injurious to other property in the immediate vicinity and/or will not negatively change the essential character of the area with the proposed conditions of approval.

Adjacent Existing Conditions within 1,000 feet of the subject property:

Direction	Existing Use	Primary Zone	Other Zone
N	**Residential**	**Rural Residential**	
E	**Residential**	**Rural Residential**	
S	**Residential**	**Rural Residential**	
W	**Agricultural**	**Rural Residential**	

"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)

Based on the surrounding land use and zoning the primary character of the area is rural residential with residential uses.

Surrounding Land Use Cases: Within a 1,000 foot radius of the subject property there is not a land use case. In the surrounding area nearby land use cases include a comprehensive plan map amendment, rezone and conditional rezone to residential zones (**Exhibit C5.7** of the Staff Report).

Character of the Area: The subject parcel is in a predominantly residential area. There are four (4) platted subdivisions within a 600' radius of the subject property. Nampa city limits is approximately a quarter of a mile north of the subject property. The City of Nampa has designated the subject property as Education, Public Administration, Healthcare and Other Institutions in their comprehensive plan. The surrounding area in Nampa's comprehensive plan is designated as Commercial and Medium Density Residential (**Exhibit C5.6** of the Staff Report). *See Table 3 for analysis on the City of Nampa zoning and area of impact.* Canyon County has designated the surrounding area for agricultural zoning in the 2030 Comprehensive

	Plan (**Exhibit C5.7** of the Staff Report). To the north, east and south of the subject property is residential parcels. Directly to the west of the subject property, the parcel will be utilized for residential purposes. Additionally, there is a large agricultural field west of the subject property. The site is serviced by Schober and Fletcher Drive. The subject property has minimal slopes on site, and the existing infrastructure will be utilized to minimize changes to the character of the area. A site visit was completed on May 14, 2026 and photos of the site can be found in **Exhibit D** of the Staff Report. The requested use is not expected to negatively impact the character of the area with the proposed conditions of approval. **Compatibility Analysis:** The proposed uses are not anticipated to interfere with the surrounding residential and agricultural uses as the site has existed as a school since the 1960's and a daycare center approved in 2016. The existing structures footprint will not be expanded and the proposed number of children for the daycare is slightly less than the previous approval with 59 kids. The requested use is anticipated to be well suited in the proposed location. The proposed uses are not anticipated to exclude or diminish one another's use of public and private services. The use will utilize its own septic system, utilities and stormwater will be retained on site. *See Code Section five (5) for services to the subject property.* The potential interactions between the proposed uses and the existing uses are anticipated to be minimal, if and when there is interactions it's anticipated to be positive according to the applicant's letter of intent (**Exhibit B1** of the Staff Report). The applicant will schedule events with notifications to minimize negative interactions with surrounding neighbors. Conditions regarding hours of operations, fencing, number of children, complying with agency requirements etc. have been proposed to minimize interferences and conflicts with existing uses and mitigate concerns to allow for compatibility. **Potential Impacts:** The proposed use may cause an increase in traffic on Schober and Fletcher Drive as the applicant anticipates 286 average daily trips will be generated by the requested uses. Peak trips will be generated during morning and evening commutes for pick-up and drop-off for the daycare center and on Sundays due to the Services. The Church will provide two (2) services to alleviate traffic concerns. Increased noise levels with the daycare center and related activities may be associated with the requested use however, as a proposed condition of approval all amplified noise shall cease by 9 p.m. Additional conditions have been proposed to mitigate potential negative impacts. One (1) public comment was received in favor of the request stating the requested use is appropriate for the neighborhood (**Exhibit F1** of the Staff Report).
Criteria Met? **Met**	**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 with proposed conditions of approval. **Water:** The applicant proposes to use an individual domestic well on site. According to Nampa Fire District the subject property does not have adequate water supply available. If required, the applicant may need to install a fire hydrant as required by the fire code official according to Nampa Fire District (**Exhibit E4** of the Staff Report). *Condition of approval No. 4 states, the applicant shall meet Nampa Fire District requirements and have adequate water services prior to the commencement of use.* **Sewer:** There is an existing individual septic tank and drainfield located to the north and northeast of the structure contained within the subject property (**Exhibit C2** of the Staff Report). Southwest District Health (SWDH) was notified of the request on March 27, 2026 and provided comments on March 30, 2026 stating the existing septic system may not have sufficient capacity to support the proposed use. The applicant worked with SWDH to obtain adequate sewer services to accommodate the use on July 7, 2026 (**Exhibit E6.2** of the Staff Report). **Irrigation:** Irrigation is provided via well and the subject property has pressurized irrigation. Boise Project Board of Control provided comments on April 2, 2026 stating the subject property has a water right and there are no Boise Project or Boise-Kuna Irrigation District facilities on site. The applicant shall provide an irrigation and drainage place to comply with Idaho code 31-3805. *See **Exhibit E3** of the Staff Report for Boise Project Board of Control's full comment letter. See condition of approval No. 9.* The applicant	

	submitted an irrigation and drainage plan approved by Boise Project Board of Control on August 11, 2026 (**Exhibit B8** of the Staff Report). The requested uses are anticipated to have an adequate irrigation system for the proposed use. **Drainage/ Stormwater drainage facilities:** The applicant proposes to retain stormwater on site. There is landscaping around the north to east boundary of the subject property that will aid in retaining stormwater on site. An irrigation and drainage plan was submitted to Development Services and approved by Boise Project Board of Control (**Exhibit B8** 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 shall receive a certificate of occupancy prior to the commencement of use and comply with applicable building regulations. *See condition of approval No. 7 & 13.* The parking plan shall be in compliance with building regulations (**Exhibit B9** of the Staff Report).	
Criteria Met? **Met**	**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 have legal access for the development and will exist at the time of the development. The subject property takes access off of Fletcher Drive. The property has 510 feet of frontage, with three (3) approaches on Fletcher Drive on the east, center and west side of the southern property line. There is approximately 54 feet of frontage along Schober Drive. The approaches have existing paved aprons from the previous land use. No new access will be permitted to the subject property according to Nampa Highway District No. 1 (**Exhibit E1** of the Staff Report). The circulation plan can be found in **Exhibit B10** of the Staff Report.	
Criteria Met? **Met**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	There will not be undue interference with the existing and/or future traffic patterns. The subject property is located on Fletcher Drive classified as a non-collector roadway per Canyon County Comprehensive Plan Functional Classification Map (**Exhibit C6** of the Staff Report**)**. The applicant anticipates a total of 286 average daily trips (**Exhibit B14.1** of the Staff Report). • The church is anticipated to generate 180 average daily trips; on Sundays the applicant anticipates between 180 and 400 vehicles trips. On Wednesday the applicant anticipates between 60 and 120 vehicles trips generated. • The daycare is anticipated to generate 76 average daily trips which includes employees coming to and from the site. • The education center is anticipated to generate 30 average daily trips when classes are offered. Idaho Transportation Department (ITD) was notified of the application on March 27, 2026, and comments were received on March 31, 2026, stating there are no concerns at the time of comment submittal by ITD. A Traffic Impact Study (TIS) is not warranted by the requested uses nor does it pose safety concerns according to ITD (**Exhibit E3** of the Staff Report). ITD later expanded on the comment on September 21, 2026 sharing a signal is being installed on State Highway 44 and Locust Lane intersection, mitigating ITD traffic concerns (**Exhibit E3.1** of the Staff Report). Nampa Highway District No. 1 (NHD1) did not provide comments regarding traffic patterns however when asked if a TIS would be warranted NHD1 stated due to the requested use aligning with the previous use, the traffic generation is expected to be similar and a TIS is not warranted (**Exhibit E1.3** of the Staff Report**)**. There are 132 proposed parking spaces. In accordance with CCCO §07-13-03(5) for a church and school, One (1) parking space shall be provided for each five (5) persons based on the building capacity. The building's square footage is 58,219 therefore, the capacity of people the building can accommodate is 1,784. Based on the building capacity the applicant shall provide 357 parking spaces per §07-13-03(5). As	

	a condition of approval, the applicant shall provide adequate parking spaces required to meet CCCO §07-13-03(5) unless waived by the hearing body. S*ee condition of approval No. 13*. According to the applicant no more than 250 attendees will be in the building for the primary use of the church on Sundays. Additionally, the Church will provide two (2) Sunday Services to limit the number of attendees congregating on site, lowering the number of required parking stalls. For every five (5) person the applicant shall provide one (1) parking space. The applicant proposes to provide 84 parking spaces for the primary use. No more than 59 children and 14 staff members will be in the 11,105 square foot area of the daycare center. According to the applicant's Architect, Mark Tersieff, four (4) parking spaces will be provided for the daycare's use. The education center will accommodate a total of 60 to 100 people within a 21,462 square foot area mainly made up of classrooms. According to the applicant's Architect, Mark Tersieff, 44 parking spaces will be provided for the education center. A parking and circulation plan was submitted with the application (**Exhibit B9 & B10** of the Staff Report). On street parking shall be limited to the bus parking location marked in **Exhibit E1.1** of the Staff Report as to not obstruct the view of oncoming traffic or disrupt the traffic flow along Fletcher Drive. S*ee condition of approval No. 13b*. The proposed uses are not anticipated to overlap therefore Staff finds the number of proposed parking stalls is adequate for the requested use.	
Criteria Met? **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?**
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 March 27, 2026, and September 1, 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 Sheriff and Nampa Rural Fire District on March 27, 2026, and September 1, 2026, and no comments were received from police protection. Nampa Fire District provided comments on April 23, 2026, with comments and concerns relating to the existing structures occupancy type, fire access, roads, egress and separation, water supply, sprinklers and alarm system. *See **Exhibit E4** of the Staff Report for the detailed comment letter*. On May 14, 2026 the applicant provided a letter with the intent to comply with Nampa Fire Districts requirements (**Exhibit B15** of the Staff Report). *See condition of approval No. 4.* The proposed use is not anticipated to negatively impact police and fire protection services subject to complying with Nampa Fire Districts code requirements. There is a four (4) minute emergency response time to the subject property from Nampa Fire Station 2 (**Exhibit E4.1** of the Staff Report). **Emergency Medical Services:** Agency notice was provided to Canyon County's Emergency Management Coordinator and Canyon County Paramedics on March 27, 2026 and September 1, 2026, no comments were received. The applicant submitted an emergency exit plan on July 24, 2026 (**Exhibit B11** of the Staff Report). The proposed use is not anticipated to negatively impact emergency medical services. **Irrigation Facilities:** Boise Project Board of Control provided comments on April 2, 2026, stating the subject property has a water right and there are no Boise Project or Boise-Kuna Irrigation District facilities on site. The applicant shall provide an irrigation and drainage plan to comply with Idaho code 31-3805. The applicant submitted an irrigation and drainage plan on July 24, 2026 (**Exhibit B8** of the Staff Report). On August 11, 2026 Boise Project Board of Control confirmed the irrigation and drainage plan provided meets their requirements (**Exhibit E3.1** of the Staff Report). The proposed use is not anticipated to negatively impact irrigation facilities.	

Table 2. Daycare Facilities – Additional Requirements/standards: CCCO §07-15-09

07-15-09: DAYCARE FACILITIES ADDITIONAL REQUIREMENTS/STANDARDS:		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Met	**1**	**If a daycare facility is approved the director shall specify the maximum number of children within the decision.**
Analysis	The applicant proposes to have no more than 59 children on site related to the daycare center. *See condition of approval No. 16a restricting the use to a maximum of 59 children.*	
Criteria Met?		**Group daycare facility and daycare center general standards:**
Met	**2**	**A. There shall be a minimum of thirty five (35) square feet of net floor area indoors per child. This space shall be measured wall to wall in rooms that are regularly used by the children, exclusive of halls, bathrooms, and kitchen.** **B. On site vehicle pick up and turnaround areas shall be provided to ensure safe discharge and pick up of children, in addition to the required off street parking for the dwelling.** **C. The applicant or owner shall secure and maintain a basic daycare license from the state of Idaho department of health and welfare family and children's services division.** **D. The applicant shall provide a minimum outdoor play area of one hundred (100) square feet per child. The minimum play area requirement may be waived if:** **1. There is greater or equal area of parks that abut the facility that can be used by the children; or** **2. The program design is such that the number of children using the play area at any one time conforms to the one hundred (100) square feet per child criteria.** **E. All outdoor play areas shall be completely enclosed by a minimum six foot (6') barrier to secure against exit/entry by small children and to screen abutting properties. The fencing material shall meet the swimming pool barrier requirements of the Canyon County building code as set forth in chapter 6 of this code. (Ord. 11-003, 3-16-2011)**
Analysis	A. The applicant proposes to utilize approximately 10,000 square feet of net floor area for the purposes of the day care, exceeding the minimum 35 square feet of space per child. Halls, bathrooms and kitchens are not accounted for in the dedicated indoor space devoted to the children's care. B. Pick-up and drop-off areas are marked in **Exhibit B10** of the Staff Report. The parking and circulation plan ensure safe pick-up and drop-off of children to the daycare. The applicant proposes to exclusively use the site for all parking, turn around and loading areas. The driveway is paved with ample space for safe turn around (**Exhibit B9** of the Staff Report). C. As a proposed condition of approval, the applicant shall secure and maintain a daycare license from the State of Idaho Department of Health and Welfare family and children's services division prior to the commencement of the daycare's use. D. The applicant proposes 5,959.86 square feet of outdoor play area located to the east of the building meeting the minimum 100 square feet of outdoor play area per child. E. The outdoor play area shall be enclosed by a 6' sight obscuring fence (**Exhibit B12** of the Staff Report). *See condition of approval No. 16c.*	

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 Star ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Analysis**

Met	**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 Nampa area of city impact consists of an area in unincorporated Canyon County where development or use of land affects, or may affect, the City of Nampa in consideration of trade areas, geographic factors and areas that can reasonably be expected to be annexed to the City of Nampa in the future. The subject parcel is in the City of Nampa's area of impact. An agency notice was sent out to the City of Nampa on March 27 and September 1, 2026, and the City of Nampa submitted a comment on March 30, 2026, stating that the subject property's land use designation is Education, Public Administration, Healthcare and Other Institutions in Nampa's Comprehensive Plan. The proposed church, education center and daycare facility are an appropriate use in the land use designation (**Exhibit E5** of the Staff Report). The subject property is adjacent to Medium Density Residential land use designation and near Commercial zoning to the northwest. The subject parcel is located approximately one thousand (1,000) feet south of Nampa city limits. The proposed use is not anticipated to negatively impact the City of Nampa.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CU2025-0027, a conditional use permit of a Church, with accessory uses of a Daycare Center, School and activities customary and related to the Church, 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 site and facility shall be maintained in compliance with CCCO Chapter 2 Article 1: Public Nuisances.
2. 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.
3. The conditional use permit shall be limited to Parcel R29383 and Good News Community Church Inc. This permit is not transferable to any other property or individual and is not valid for any business or use other than that specifically approved by the Planning and Zoning Commission.

4. The applicant shall comply with all applicable Nampa Rural Fire District requirements (**Exhibit E4**). A letter of compliance shall be provided to DSD at the time of certificate of occupancy.
5. The applicant shall comply with applicable Nampa Highway District No. 1 access requirements (**Exhibit E1**).
6. The applicant must meet with Southwest District Health to obtain all appropriate permits before the commencement of use. Evidence of permit approval shall be submitted to Canyon County DSD.
    a. Prior to food preparation on-site, the applicant shall obtain all appropriate permits and approval by Southwest District Health unless waived by Southwest District Health.
7. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties. Fencing and exterior lighting 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 issuance of a certificate of occupancy (**Exhibit B12**).
8. The site and fencing shall be maintained and kept in good repair. The area and surrounding fence line shall be kept weed free and/or maintained with weeds being 6" in height or less.
9. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property (**Exhibit E3**).
10. Signage shall meet CCCO §07-10-13 requirements, and shall not exceed 32 square feet as proposed by the applicant unless an additional sign permit is applied for and approved by the Director.
11. The **Church and Education Center** shall be in general conformance with the applicant's site plan and Letter of Intent (**Exhibit B1 & B4**).
    a. The hours of operation shall be 6 a.m. to 9 p.m. daily, as proposed in the applicant's letter of intent (**Exhibit B1**).
    b. Accessory activities shall be limited to related customary events to the primary use of the church within the hours of operations.
12. All amplified sound shall be either completely indoors or directed away from adjacent residences. All amplified sounds must cease at 9 p.m. Noise generated by activities shall not exceed 65db at the property line.
13. Before issuance of a certificate of occupancy for the church, daycare and education center, the applicant shall provide a minimum of 132 parking spaces in accordance with the building code. A parking and circulation plan shall be provided to the Development Services Department (**Exhibit B9 & B10**). ALTERNATIVE CONDITION: Before issuance of a certificate of occupancy for the church, daycare and education center, parking shall meet the minimum requirements of the Off-street Parking Ordinance (CCCO 07-13-01 and 07-13-03(5)). A parking and circulation plan shall be provided to the Development Services Department demonstrating consistency with the Off-Street Parking Ordinance (**Exhibit B9 & B10**).
    a. Before the submittal of a parking and circulation plan, the plan must be reviewed and approved by Nampa Fire District and Nampa Highway District No. 1.
    b. On street parking shall be limited to the bus parking location marked in **Exhibit E1.1**.
14. The parking and circulation plan shall include landscaping and/or fencing along the southern and eastern property lines.
15. The applicant shall secure and maintain a daycare license from the state of Idaho Department of Health and Welfare family and children's services division prior to the commencement of the daycare center.
16. The **Daycare Center** shall be in conformance with the letter of intent, site and operation plan (**Exhibit B1.1, B2 & B4.1**).
    a. Number of children: There shall be no more than 59 children enrolled in the daycare.

b. Hours of Operation: The hours of operation shall be Monday to Friday 6 a.m. to 9 p.m. (closed on Saturday and Sunday). Morning drop-off hours are between 6-9 a.m. and pick-up hours are between 4-6 p.m.

c. Fencing: A 6-foot fence shall be maintained around the perimeter of the outdoor play area.

d. Outdoor area: Outdoor play area (5,959.86 square feet) shall be restricted to the fenced area east of the building for the safety of the kids and neighbors (**Exhibit B12**).

e. Indoor area: A minimum of 10,000 square feet of the building shall be dedicated to the daycare's use.

f. The caregiver to child ratio shall be consist with Idaho Department of Health and Welfare requirements.

g. No parking space shall be located in any public right of way.

h. The daycare shall be operated by the applicant, Good News Community Church as an accessory use otherwise the property shall be rezoned to a Commercial or Mixed Use Arterial zone to operate a daycare center.

17. The applicant shall develop an emergency response plan which shall include an evacuation plan. The emergency response plan shall be on file, and the evacuation plan shall be posted on the site (**Exhibit B11**).

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

Application Packet & Supporting Materials

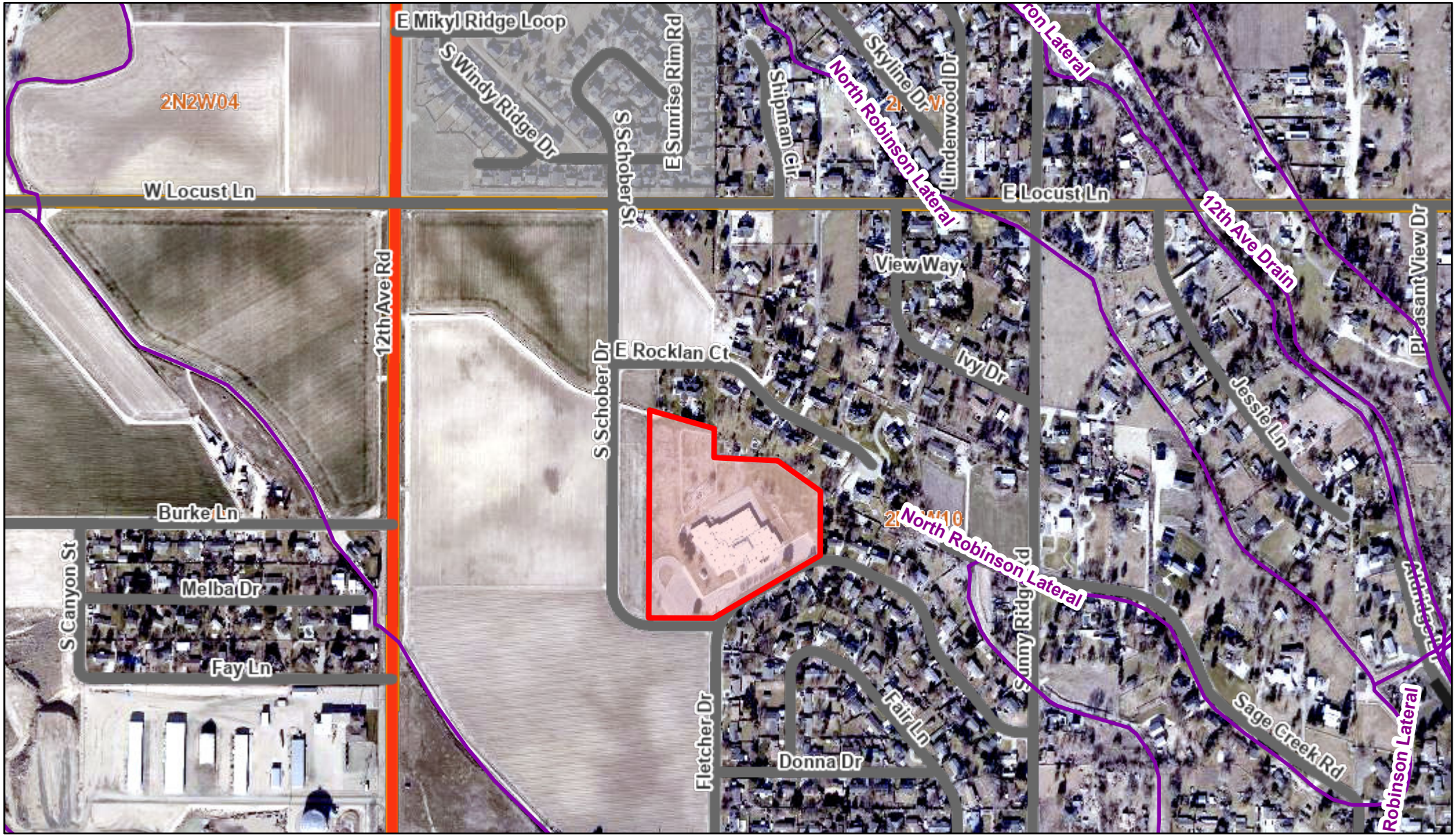
Planning & Zoning Commission

Case# CU2025-0027

Hearing date: October 1, 2026

Canyon County, ID Web Map

Exhibit B



10/10/2025, 3:50:55 PM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Hwy

Roads

CC_PrivateRoads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

Canyon County, ID

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

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Mike Mussell	
	MAILING ADDRESS: PO Box 3304, Nampa, ID 83653	
	PHONE: [redacted]	EMAIL: [redacted]

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

Signature: _____ *Date:* 10/09/2025

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Daniel Mangeac	
	COMPANY NAME: Good News Community Church, Inc.	
	MAILING ADDRESS: 1203 7th Street North, Nampa, Idaho, 83687	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 506 Fletcher Drive, Nampa, Idaho 83686	
	PARCEL NUMBER: Pending R29383	
	PARCEL SIZE: 6.0 Acres	
	REQUESTED USE: Church, Daycare Center, and Education	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Rural Residential

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2025-0027	DATE RECEIVED:	10/10/25
RECEIVED BY:	N. Olachea	APPLICATION FEE: $1600.00	(CK) MO CC CASH

Good News Community Church, Inc.
1203 7th Street North
Nampa, Idaho 83687
[redacted]

Exhibit B1

LETTER OF INTENT

Conditional Use Permit Application

For: A Church, A Daycare Center (Under 64 Children), and Education (continued use with Christian focus)

Property Address: 506 Fletcher Drive, Nampa, Idaho 83686

Parcel Number: R 29383

Property Size: 6 acres | Building Size: 56,413 sq. ft.

Legal Description: 10-2N-2W NW TX 62 & 65 IN W 1/2 NW

To Whom It May Concern:

Good News Community Church, Inc., a non-denominational Christian church associated with the Assemblies of God, respectfully submits this Letter of Intent to request a Conditional Use Permit (CUP) for the property located at 506 Fletcher Drive, Nampa, Idaho 83686—formerly Union High School and Sunnyridge Elementary School. The proposed uses include:
- A Christian Church
- A Daycare Center (serving fewer than 64 children)
- And continued use for Education

We intend to utilize the existing building, exterior lighting, and parking infrastructure. The daycare will operate in the existing daycare space, Sunday services will be held in the gymnasium, and classrooms will be used for Christian education on Monday through Friday and Sunday School on Sundays and Wednesdays.

Is the proposed use permitted in the zone by conditional use permit?

Yes. These uses are permitted with a conditional use permit.

What is the nature of the request?

To operate a Christian Church, a daycare center (under 64 children), and Education (Christian).

Is the proposed use consistent with the comprehensive plan?

Yes. The property is zoned Rural Residential with a future county designation of Agricultural. The Nampa Comprehensive Plan identifies the location for future educational use. The site previously held a CUP for a school and daycare, making the proposed use consistent with both past and future planning.

Will the proposed use be injurious to other property in the vicinity or negatively change the character of the area?

No. The proposed use will not negatively impact surrounding residential developments. In fact, it may enhance neighborhood livability. Research shows churches strengthen social cohesion, offer volunteer opportunities, and serve as hubs for support services. Active religious participation is linked to improved mental health, lower mortality rates, and stronger civic engagement.

Will adequate water, sewer, irrigation, drainage, and utility systems be provided?

Yes. All necessary systems are already in place and require no modifications.

Does legal access to the property exist or will it exist at the time of development?

Yes. Legal access currently exists.

Will there be undue interference with existing or future traffic patterns?

No. The proposed use mirrors the previous use and will not interfere with traffic patterns.

Will essential services be provided and will they be negatively impacted or require additional public funding?

No additional public services will be required. The proposed use will contribute positively to the community by offering essential services.

Use of Building and Property:

The existing CUP permits educational use in a Rural Residential zone. We are applying for a new CUP to include:
- A Christian church (congregation size: approx. 150 people)
- A daycare center (maximum 64 children)
- Education (different Christian Education)

All uses will utilize the existing building and property.

Hours of Operation:

- The maximum hours of operation for Church/Daycare/Education: Monday–Sunday, 6:00 AM to 9:00 PM

To minimize traffic and parking impact, we will continue to hold two Sunday services.

Site Design and Parking:

- Lighting: Existing exterior lighting will be reused and updated with church branding.
- Signage: Existing signage will be updated with our church logo and information.
- Playground: A new playground will be installed in the location of the former playground.
- Parking:
  - The existing parking layout will remain unchanged.
  - Daycare and school operations will not exceed the capacity of the former educational institutions.
  - Church attendance is projected at 150 people across two services. Per Canyon County Code (1 space per 5 attendees), 30 parking spaces are required. The property currently has over 60 parking spaces, which is more than sufficient for all proposed uses.

Agency Acknowledgment:

We have obtained acknowledgments from all relevant agencies, including:
- Southwest District Health
- Fire District
- Highway District

- Irrigation District
- City of Nampa (Area of Impact)

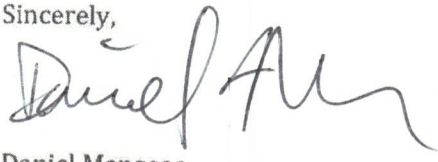
Neighborhood Meeting:

A neighborhood meeting happened on Thursday, September 25th at 5:00 PM at 506 Fletcher Drive, Nampa, Idaho 83686. Neighbors were in support of our CUP for Church, Daycare, and Education. Support letters from neighbors will be attached.

We believe this Conditional Use Permit will have a minimal impact on the surrounding neighborhood and will make excellent use of the existing building and property. We do not anticipate any adverse effects on storm drainage or irrigation systems.

Thank you for your consideration.

Sincerely,



Daniel Mangeac
Lead Pastor
Good News Community Church
goodnewsnampa.org

Operational Plan

Exhibit B2

GOOD NEWS
COMMUNITY CHURCH

Good News Community Church & Learning Center

506 Fletcher Dr, Nampa, Idaho 83686

Applicant & Future Owner: Good News Community Church

Owner: Mike Mussell

Contact: Pastor Daniel Mangeac

Phone: [redacted]

Email: [redacted]

Date: October 10th, 2025

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1. Project Description & Intended Use

Good News Community Church is applying for a CUP to allow the continued use of its facilities for church ministry (worship, Bible study, community outreach) together with a child daycare/early education program (Good News Learning Center) within the same structure at 506 Fletcher Dr. There will be no new building footprint proposedly interior modifications and careful use of site circulation to accommodate both uses.

This proposal is consistent with permitted uses under Canyon County's Land Use Matrix for religious and childcare uses requiring CUPs.

Daycare and educational uses will comply with Canyon County's additional standards for daycare facilities as per § 07-15-09 (Daycare Facilities Additional Requirements).

Good News Learning Center is intended to serve local families, providing quality early childhood education, childcare support, and developmental enrichment in a safe, Christ-centered environment.

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2. Mission, Purpose & Community Role

Mission (Church): Building a community that reaches out, equips, and transforms.

- Community Benefit:
    - Benevolence programs that help meet the needs of our community
    - Increased social capital through providing family friendly community events and services to connect.
    - To meet spiritual, emotional, and mental needs through prayer and pastoral counseling
    - Safe places for children and families to play, to meet, to learn, and to grow.

Mission (Learning Center): To support families by offering dependable, high-quality childcare and early education rooted in Christian values.

- Community Benefit:
    - Supports working parents by providing local childcare
    - Enhances early childhood development in the community
    - Offers moral, social, and spiritual grounding for children
    - Strengthens community ties through outreach, educational programs, and partnership

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3. Operating Days & Hours

Program / Activity	Days	Hours
Good News Learning Center (Daycare / Early Education)	Mon–Fri	6:00 a.m. – 6:00 p.m.
Worship Services	Sunday	9:00 a.m. – 1:00 p.m.
Midweek Ministries / Bible Study	Wednesday	6:00 p.m. – 9:00 p.m.
Office / Admin Operations	Monday–Thursday	9:00 a.m. – 4:00 p.m.
Special Events (weddings, funerals, outreach)	As scheduled	Within permitted evening hours

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4. Staffing, Volunteers & Supervision

Church Staff & Volunteers

- Pastor: 1 full-time
- Administrative / support staff: 2 part-time
- Volunteer team: ~25–40, aiding in worship, children's ministry, events

- Background checks and safety training for all persons with contact with children

Daycare / Learning Center Staff

- Director: will have full qualifications to satisfy Idaho childcare licensing
- Teachers / caregivers: pending on enrollment.
- Staff-to-child ratios adhere to Idaho Department of Health & Welfare (IdahoSTARS) guidelines (point-based system)
- All staff must complete CPR, first aid, and ongoing training
- All staff / adults age 13+ regularly present must pass criminal history / background checks.
- Substitute staff will be available to maintain required ratio coverage

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5. Enrollment, Capacity & Space Allocation

- Age groups and maximums (example):

• Infants / toddlers (6 mo – 24 mo): up to 8 children

• Preschool (3–5 yrs): up to 15 children

• School-age / before-after care (5–10 yrs): up to 10 children

• Total capacity (example): 50 children + (pending final approval by Canyon County and Health & Welfare)

- Indoor Space Requirement: Canyon County requires a minimum of 35 square feet of net indoor floor area per child in rooms regularly used by children (excluding halls, bathrooms, kitchen)
- Outdoor Play Area: Minimum 100 square feet per child, unless abutting public park space or program scheduling reduces simultaneous use.
- Fencing / Barrier: Outdoor play area must be fully enclosed with a minimum 6 ft barrier, meeting Canyon County building code fencing standards (pool-barrier style)
- Pick-Up / Drop-Off Zone & Turnaround: The site must include safe vehicle pick-up and drop-off areas plus turnaround, in addition to required off-street parking

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6. Facility Layout & Use of Space

The Property includes:

- **Gymnasium** (Sundays and Wednesday as Church Sanctuary and Rest of the time for use for Daycare and Recreational use)

- **Fellowship Hall/ Multipurpose room**
- **Library/ Multipurpose Room**
- **Conference Room**
- **Counseling rooms for pastoral care and private meetings.**
- **Classrooms** (multipurpose for daycare, children's ministry, education and discipleship, and smaller group meetings)
- **Administrative offices**
- **Industrial Kitchen**
- **Staff Kitchen**
- **Restrooms**
- **Outdoor areas/ Play areas**

Use of Space:

- Existing building footprint will house the church, the daycare, and the education functions.
- Shared spaces (rooms, multipurpose rooms): scheduled to avoid conflict (e.g., children's ministry Sunday morning not in use during daycare).
- Dedicated daycare areas: classrooms, restrooms (child-sized), nap rooms, storage, staff work area
- Kitchen / serving area: light use (snacks/meals) in compliance with health codes
- Outdoor play yard: adjacent fenced area for recess and outdoor learning
- Ingress / egress: Clear, accessible pathways; emergency exits; exit signage

A detailed floor plan and site plan will accompany this document showing layout, access routes, parking, drop-off zone, play area, and spacing.

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7. Traffic, Parking & Circulation

- On-site parking: 93 striped spaces and more striped spaces for buses and larger vehicles.
- Canyon County's assembly parking requirement: generally 1 parking space per 4 seats — ensure compliance for the sanctuary use.
- Drop-off / pick-up lane: A dedicated zone near the daycare entrance to allow safe loading/unloading without blocking traffic flow
- Traffic flow:

• Morning drop-off (6:00–9:00 a.m.) and evening pick-up (4:00–6:00 p.m.) will use a one-way internal flow to minimize congestion

• Sunday peak: volunteers assist directing cars

- ADA-accessible parking and routes to both church and daycare entrances
- No off-site parking dependency; all parking and circulation will remain on-site

---

8. Noise, Hours & Neighborhood Compatibility

- Worship and teaching occur primarily indoors; music and sound systems will adhere to acceptable levels per county noise standards.
- Outdoor play is restricted to daylight hours (e.g., 8:00 a.m. – 5:00 p.m.), with supervision and limited duration to reduce impact.
- No amplified outdoor sound beyond occasional events (if permitted).
- Church is committed to being a good neighbor by maintaining property, landscaping buffers, and scheduling special events with notification.

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9. Health, Safety & Emergency Procedures

- Comply with Canyon County building, fire, and health codes
- Fire extinguishers, smoke detectors, alarms, emergency lighting, exit signage, and evacuation maps will be installed, maintained, and regularly inspected
- Check-in / check-out security system for children
- Controlled access to daycare areas during operational hours
- Staff trained in CPR, first aid, emergency evacuation
- Procedures for responding to illness, injury, or emergency (isolation area, notification protocols)
- Secure storage of cleaning supplies, restricted areas, childproofing, and safety inspections
- Regular safety audits and maintenance checks

---

10. Waste Management & Maintenance

- Trash, recycling, and diaper disposal handled via contracted services
- Sanitation protocols in childcare zones: daily cleaning, disinfecting, handwashing stations
- Maintenance of building, grounds, fencing, sidewalks, and landscaping
- Routine inspections and prompt repair of hazards

---

11. Compliance & Licensing

- The facility will secure and maintain a daycare license from the Idaho Department of Health & Welfare / IdahoSTARS if serving 7 or more children.
- All operations must follow Canyon County's Conditional Use Permit standards (Article 7) including:

• Application process and public hearing procedures (§ 07-07-03)

• Criteria for granting CUP (§ 07-07-05)

• Additional standards for daycares (§ 07-07-09, though Code names may differ)

- Adherence to Canyon County's Daycare Additional Standards (§ 07-15-09) for space, fencing, and traffic safety.
- Ongoing inspections and compliance with state and local health codes
- The church commits to abide by all CUP conditions, maintain the property, and respond to county staff or neighbor concerns

---

12. Contact & Administration

Primary Contact:

Pastor Daniel Mangeac

Good News Community Church

1203 7th Street North

Nampa, ID 83687

Phone: [redacted]

Email: [redacted]

The applicant will serve as point person for CUP conditions, building inspections, licensing coordination, and community liaison.

---

13. Justification & Findings in Support of CUP

In support of granting this CUP, we present these key findings:

1. **Consistency with County Code & Land Use Matrix:** Religious institutions and daycare uses are listed in the County's Land Use Matrix as conditional uses in many zones.

2. **Minimal Exterior Impact**: No new external buildings or major site changes. Operations utilize existing building and parking.
3. **Traffic & Parking Adequacy**: Internal traffic plan, designated drop-off, and sufficient on-site parking mitigate parking or congestion impacts on surrounding roads.
4. **Compatibility with Neighborhood**: Operational hours, noise controls, and landscaping will help blend use with surrounding residential character.
5. **Community Benefit**: The church + learning center will serve families, support early development, and enhance social and spiritual welfare in the area.
6. **Compliance & Oversight**: Commitments to licensure, safety protocols, county inspections, and responsive management will ensure ongoing operation in good standing

14. MAP



Daycare area segregated from the rest of the building for safety of the children (under 6 years old) and staff.

7 | Operation Plan- Good News Community Church & Learning Center

LEGAL DESCRIPTION FOR
TVM INC
PARCEL 1

A parcel of land located in the Northwest 1/4 Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northwest 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 00°50'46" East with the distance between monuments found to be 2643.45 feet.

BEGINNING at a point from which the Northwest Corner of Section 10, Township 2 North, Range 2 West, bears North 46°55'30" West a distance of 1795.49 feet;

Thence North 89°16'15" West, a distance of 274.57 feet;

Thence North 00°49'24" East, a distance of 360.69 feet;

Thence South 73°28'37" East, to a point on the Westerly Boundary of Country Terrace Subdivision Book 26, Page 35 also being a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 10, a distance of 277.59 feet;

Thence along said Westerly Boundary and said East line, South 00°51'37" West, a distance of 118.98 feet;

Thence leaving said Westerly Boundary and Said East line and along the Southerly Boundary of Said Country Terrace Subdivision South 86°39'15" East, a distance of 7.53 feet;

Thence leaving said Southerly Boundary of Country Terrace Subdivision, South 00°51'37" West, a distance of 165.81 feet to the **POINT OF BEGINNING.**

Said parcel containing 87,515 square feet or 2.01 acres, more or less and is subject to all existing easements and/or rights-of-way of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave, Suite 207
Caldwell, Idaho 83605
(208) 465-5687



LEGAL DESCRIPTION FOR
TVM INC
PARCEL 2

A parcel of land located in the Northeast 1/4, Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northwest 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 00°50'46" East with the distance between monuments found to be 2643.45 feet.

BEGINNING at a point from which the Northwest Section Corner of said Section 10, Township 2 North, Range 2 West, bears North 46°55'30" West a distance of 1795.49 feet;

Thence North 00°51'37" East, to a point on the South boundary of Country Terrace Subdivision Book 26, Page 35, a distance of 165.81 feet;

Thence along said South boundary the following Two (2) Courses:

South 86°39'15" East, a distance of 254.47 feet;

South 54°09'15" East, to a point on the Westerly boundary of Sunny Ridge Subdivision No. 2 Book 8, Page 29 a distance of 216.96 feet;

Thence along said Westerly Boundary, South 00°51'00" West, a distance of 264.66 feet;

Thence leaving said Westerly Boundary, South 60°19'32" West, a distance of 43.54 feet;

Thence North 29°40'15" West, a distance of 290.84 feet

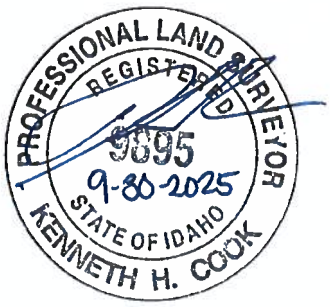
Thence North 89°10'00" West, a distance of 246.78 feet;

Thence North 00°51'37" East, a distance of 6.00 feet to the **POINT OF BEGINNING**.

Said Parcel containing 87,247 square feet or 2.00 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave, Suite 207
Caldwell, Idaho 83605
(208) 465-5687



LEGAL DESCRIPTION FOR
TVM LLC
PARCEL 3

A parcel of land located in the Northwest 1/4, of Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northwest 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 00°50'46" East with the distance between monuments found to be 2643.45 feet.

BEGINNING at a point on the Northerly Right-of-Way of Schober Drive from which the Northwest Section Corner of said Section 10, Township 2 North, Range 2 West, bears South 49°03'06" West a distance of 1415.24 feet;

Thence leaving said Northerly Right-of-Way North 00°49'24" East, a distance of 492.96 feet;

Thence leaving South 89°16'15" East, a distance of 274.57 feet;

Thence South 00°51'37" West, a distance of 6.00 feet;

Thence South 89°10'00" East, a distance of 246.78 feet;

Thence South 29°40'15" East, a distance of 290.84 feet;

Thence South 60°19'32" West, to the Northerly Right-of-Way of Schober Drive a distance of 466.64 feet;

Thence along said Northerly Right-of-Way North 89°09'42" West, a distance of 266.86 feet to the **POINT OF BEGINNING**.

Said parcel containing 261,553 square feet or 6.00 acres, more or less and is subject to all existing easements and/or rights-of-way of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave, Suite 207
Caldwell, Idaho 83605
(208) 465-5687



LEGAL DESCRIPTION FOR
TVM LLC
IRRIGATION AND PIPELINE EASEMENT

A parcel of land located in the Northwest 1/4, of the Northwest 1/4, of Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northwest 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 00°50'46" East with the distance between monuments found to be 2643.45 feet.

BEGINNING at a point on the Northerly Right-of-Way of Schober Drive from which the West 1/4 Corner of said Section 10, Township 2 North, Range 2 West, bears South 49°03'06" West a distance of 1415.24 feet;

Thence leaving said Right-of-Way North 00°50'18" East, a distance of 15.00 feet;

Thence South 88°47'14" East, a distance of 144.36 feet;

Thence North 05°58'57" East, a distance of 124.14 feet;

Thence North 56°16'43" East, a distance of 65.34 feet;

Thence North 33°43'17" West, a distance of 12.50 feet;

Thence North 56°16'43" East, a distance of 25.00 feet;

Thence South 33°43'17" East, a distance of 40.00 feet;

Thence South 56°16'43" West, a distance of 25.00 feet;

Thence North 33°43'17" West, a distance of 12.50 feet;

Thence South 56°16'43" West, a distance of 58.30 feet;

Thence South 05°58'57" West, to a point on the Northerly Right-of-Way of Schober Drive, a distance of 129.86 feet;

Thence along said Northerly Right-of-Way North 89°09'42" West, a distance of 158.15 feet to the **POINT OF BEGINNING.**

Said parcel containing 6,027 square feet or 0.14 acres, more or less and is subject to all existing easements and/or rights-of-way of record or implied.

END OF DESCRIPTION.



Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave, Suite 207
Caldwell, Idaho 83605
(208) 465-5687

LEGAL DESCRIPTION FOR
TVM INC
INGRESS/EGRESS AND UTILITY EASEMENT

A parcel of land located in the Northwest 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northwest 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 00°50'46" East with the distance between monuments found to be 2643.45 feet.

BEGINNING at a point from which Northwest Section Corner of said Section 10, Township 2 North, Range 2 West, bears North 51°34'54" East a distance of 1988.78 feet;

Thence North 89°10'00" West, a distance of 246.78 feet;

Thence North 00°51'37" East, a distance of 6.00 feet;

Thence North 89°16'15" West, a distance of 70.00 feet;

Thence North 00°51'37" East, a distance of 28.00 feet;

Thence South 89°16'15" East, a distance of 56.00 feet;

Thence North 00°51'37" East, a distance of 70.00 feet;

Thence South 89°16'15" East, a distance of 28.00 feet;

Thence South 00°51'37" West, a distance of 70.35 feet;

Thence South 87°51'31" East, a distance of 248.84 feet;

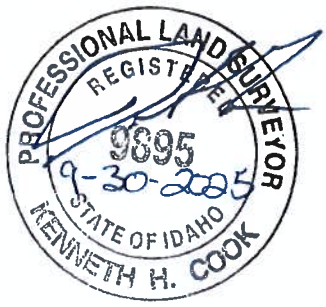
Thence South 29°40'15" East, a distance of 306.84 feet;

Thence South 60°19'32" West, a distance of 28.00 feet;

Thence leaving said Northerly boundary North 29°40'15" West, a distance of 290.84 feet to the **POINT OF BEGINNING.**

Said parcel containing 20,212 square feet or 0.46 acres, more or less and is subject to all existing easements and/or rights-of-way of record or implied.

END OF DESCRIPTION.



Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave, Suite 207
Caldwell, Idaho 83605
(208) 465-5687

Exhibit B3

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
   ☐ N/A – Explain why this is not applicable: _____
   ☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
   ☐ N/A – Explain why this is not applicable: _____

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

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
   ☒ Pressurized ☐ Gravity

5. **ACCESS:**
   ☒ Frontage ☐ Easement Easement width_____Inst. # _____

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

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)
   Type: Chain linked Fence Height: 6 ft., 5 ft., & 4 ft.

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

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

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:**

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: _____

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

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** A Church, a Daycare, and Education

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

☒	Monday	6 A.M.	to	9 P.M.
☒	Tuesday	6 A.M.	to	9 P.M.
☒	Wednesday	6 A.M	to	9 P.M.
☒	Thursday	6 A.M	to	9 P.M.
☒	Friday	6 A.M.	to	9 P.M.
☒	Saturday	6 A.M	to	9 P.M.
☒	Sunday	6 A.M.	to	9 P.M.

3. **WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 10 or under ☐ No

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

Height: 3 ft Width: 5 ft. Height above ground: 9 ft

What type of sign: X Wall X Freestanding _____ Other Will use existing signage

5. **PARKING AND LOADING:**

How many parking spaces? Over 90 Parking Spaces, (150 People) Meets 1 per 4 code

Is there is a loading or unloading area? Yes, in the front of the Building

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

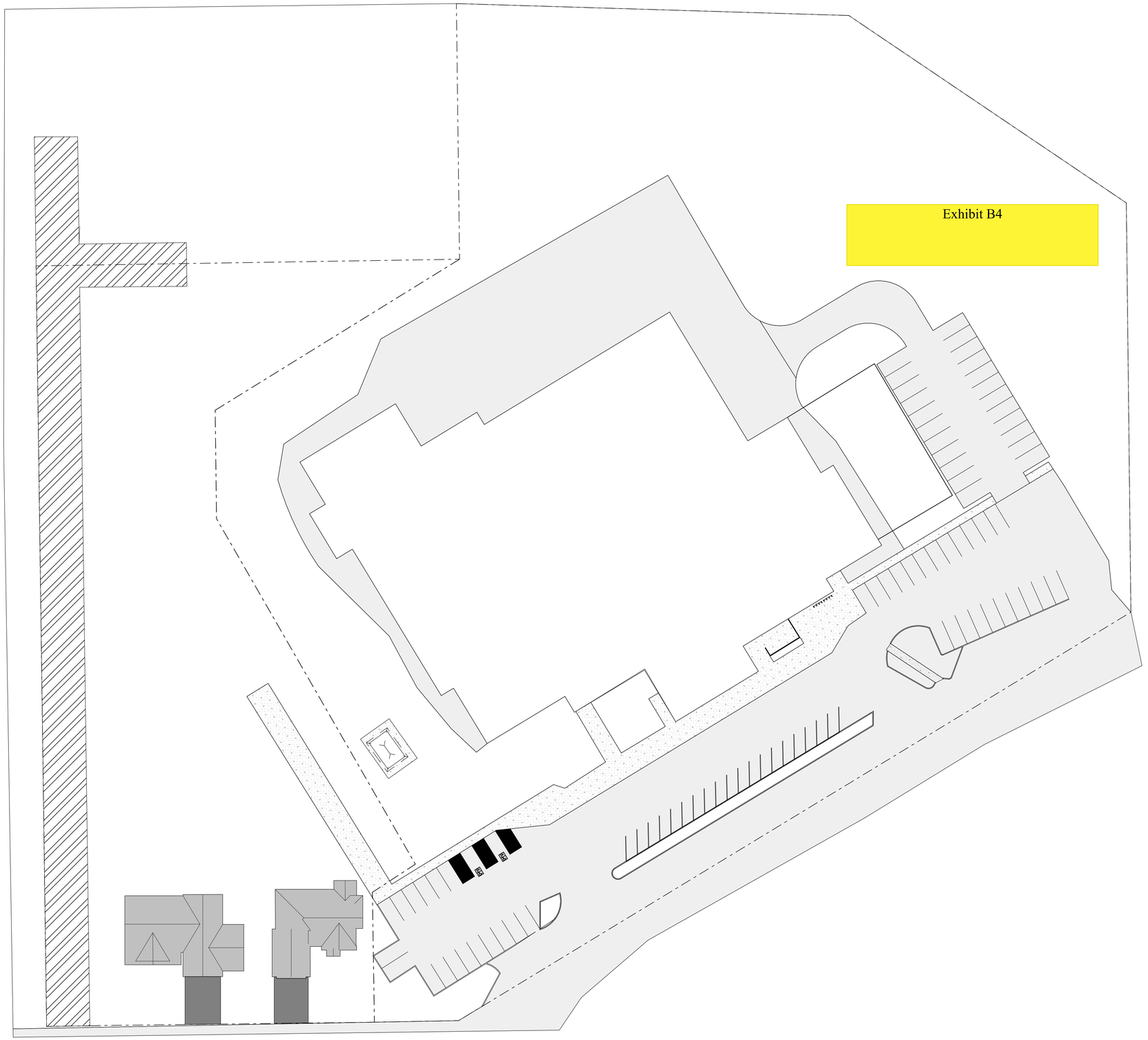
☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Exhibit B4



1 A012 Site Plan

SCALE: 1/32" = 1'-0"

0 16' 32' 64'

MUSSELL CONSTRUCTION INC.

315 11th Ave S #140 Nampa ID 83651

[redacted]

mussellconstruction.com

Mussell Construction Project

506 Fletcher Dr
Nampa , ID 83686

Drawings and Specifications as instruments of service are and shall remain the property of the Designer. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site.

© 2022 - Mussell Construction

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ISSUED:

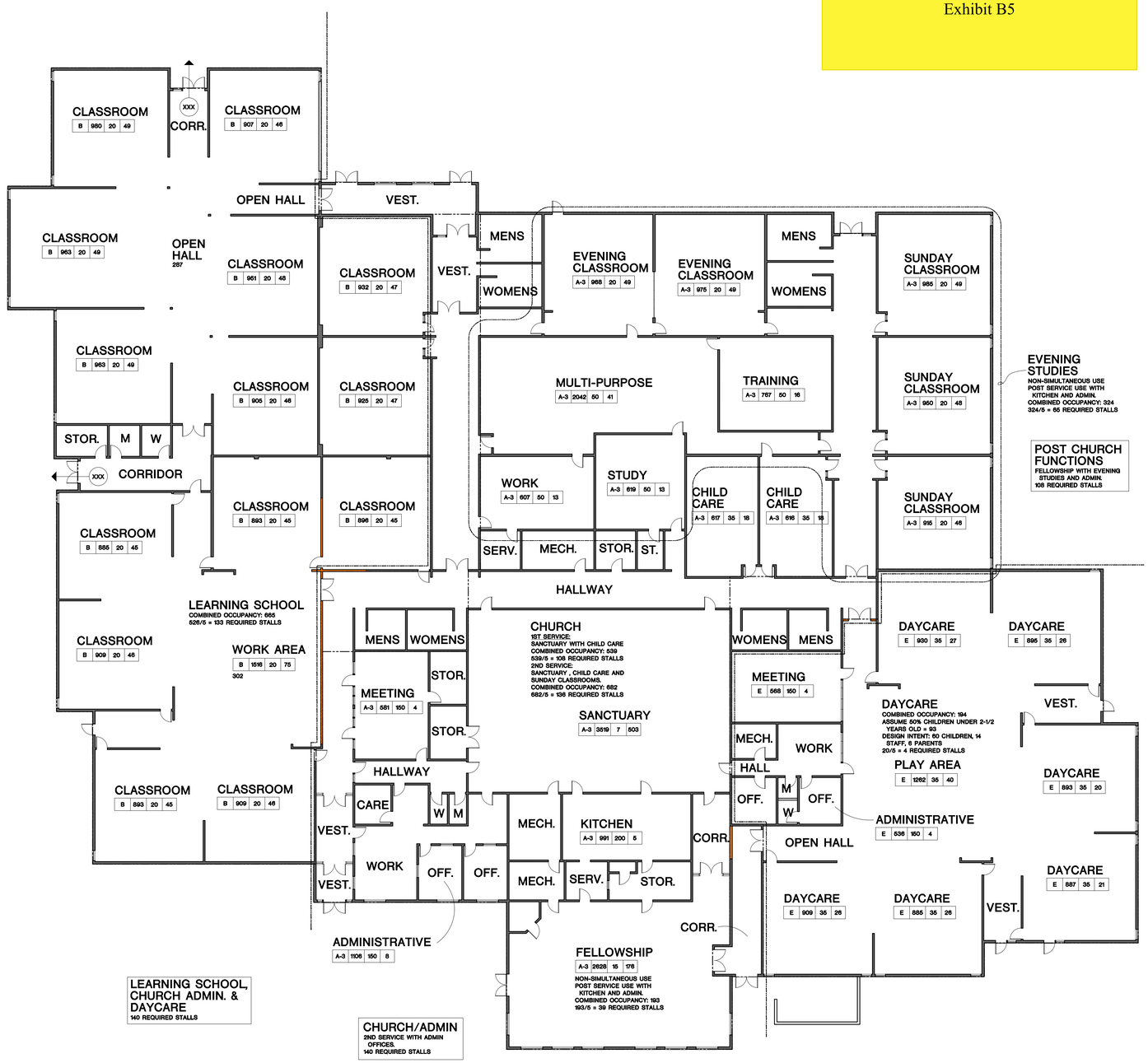
XX/XX/2023 - Issue Description

Site Plan

A012

Printed: 7/24/2026

Exhibit B5



MAIN FLOOR PLAN

SCALE: 1/16"=1'-0"

CODE ANALYSIS NOTES

CODES: IBC 2018, IECC 2018, IMC 2012, ISPC 2011, NEC 2017, 2018 IFC, ADA/ICC A117.1-2017

OCCUPANCY CLASSIFICATION & USE:
MIXED-USE:
A-3 ASSEMBLY RELIGIOUS (CHURCH)
E EDUCATION (DAYCARE)
B BUSINESS (LEARNING SCHOOL)

CONSTRUCTION TYPE: III-B

ALLOWABLE BUILDING HEIGHT:
A, B, E: 75' SPRINKLERED

ALLOWABLE AREAS (At) / STORIES:
A-3: 38,000 SF / 3 STORIES
B: 76,000 SF / 4 STORIES
E: 58,000 SF / 3 STORIES

ALLOWABLE AREAS (At) / STORIES:
USING FRONTAGE INCREASE: (SEE CALCULATION)
A-3: 45,125 SF / 4 STORIES
B: 90,250 SF / 4 STORIES
E: 68,875 SF / 3 STORIES

PROPOSED AREAS / STORIES
A-3: 27,002 SF / 1 STORIES
B: 13,612 SF / 1 STORIES
E: 10,887 SF / 1 STORIES

FRONTAGE INCREASE: ALLOWED, SEE BELOW

FRONTAGE CALCULATION:

BUILDING PERIMETER APPROX. 448'-8"
IBC 506.3.1: 25% OF 448'-8" = 112'-2"
CURRENTLY 308'-8" ON A PUBLIC WAY (FLETCHER DRIVE)
OPEN SPACE IS ACCESSIBLE FROM STREET AND APPROVED FIRE LANE
PASS, FRONTAGE INCREASE IS APPROVED

BUILDING PERCENTAGE, NOTE: 100% OF BUILDING HAS 30 FT OR GREATER OPEN SPACE.
506.2.3 (1F): OPEN SPACE IS 30' OR GREATER, 75% TO 100% BUILDING PERIMETER.
If = 0.75

CALCULATION:
IBC 506.2.1: Aa = At + (Ns x If)
A-3: At = 38,000 SF, Ns = 9,500 SF
Aa = 38,000 + (9,500 x 0.75) = 45,125 SF
B: At = 76,000 SF, Ns = 19,000 SF
Aa = 76,000 + (19,000 x 0.75) = 90,250 SF
E: AT = 58,000 SF, Ns = 14,500 SF
Aa = 58,000 + (14,500 x 0.75) = 68,875 SF

SEPARATED OCCUPANCIES ALLOWABLE 508.4.2:
ACTUAL 27,002 + 13,612 + 10,887 = SEE BELOW
ALLOWED 45,125 90,250 68,875
0.60 + 0.22 + 0.16 = 0.98
RESULT IS LESS THAN 1, PASS, SEPARATED OCCUPANCY ALLOWED.

REQUIRED SEPARATION 508.4:
A-3 TO B = 1 HOUR FIRE BARRIER
A-3 TO E = N, NO SEPARATION REQUIREMENT

PROPOSED FIRE BARRIERS 707:
FOR SEPARATED OCCUPANCIES

THESE PLANS AND SPECIFICATIONS, AS WELL AS TERSIEFF ARCHITECTS' NAME, LOGO AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF TERSIEFF ARCHITECTS AND PLAN CREATE BUILD SERVICES, LLC. ANY REPRODUCTION, MODIFICATION, DISCLOSURE AND/OR USE OF THESE MATERIALS (OR ANY PORTION OF THEM) WITHOUT TERSIEFF ARCHITECTS OR PLAN CREATE BUILD SERVICES PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.

DATE	BY	DESCRIPTION
8/12/26	MBT	SITE STUDY
9/21/26	LMT	CODE STUDY

CONSULTANTS

GOOD NEW COMMUNITY CHURCH
GOOD NEWS COMPLEX
MIXED USE REMODEL
506 FLETCHER DRIVE, NAMPA, ID 83686

SHEET TITLE: MAIN FLOOR PLAN
PROJECT NO.: 2026-00303
ISSUE DATE: 09/19/2026
CHECKED BY: MBT

SHEET NO.
A3

Exhibit B6

AGENCY ACKNOWLEDGMENT

Date: 6-24-25

Applicant: MIKE MUSSELL TUM INC

Parcel Number: 506 FLETCHER

Site Address: 506 FLETCHER NAMPA IDA

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 07/07/2025 Signed: Anthony Lee

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

Fire District:

☒ Applicant submitted/met for informal review.

District: NFPD

Date: 6/24/25 Signed:

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

Highway District:

☒ Applicant submitted/met for informal review.

District: Nampa Highway Dist. #1

Date: 6-24-25 Signed: Edward Thiel

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

Irrigation District:

☒ Applicant submitted/met for informal review.

District: Boise-Kuna Irrigation District

BK 521 J 5.00 acres of water right

Date: 6-24-2025 Signed: Alicia Flavel - Secretary Treasurer

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

Area of City Impact

☒ Applicant submitted/met for informal review.

City: Nampa

Date: 6/25/25 Signed: Kristi Watkins

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

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

Exhibit B7

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:	506 Fletcher Drive	**Parcel Number:**	~~29383000 0~~ PENDING		
City:	Nampa	**State:**	Idaho	**ZIP Code:**	83686
Notices Mailed Date:	~~8/28/2025~~ 9/10/2025	**Number of Acres:**	~~0.9~~ 1.0	**Current Zoning:**	Rural Res
Description of the Request:	Conditional Use Permit for Church, Daycare Center, & Education				

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:	Daniel Mangeac				
Company Name:	Good News Community Church				
Current address:	1203 7th Street North				
City:	Nampa	**State:**	Idaho	**ZIP Code:**	~~83687~~ 83686
Phone:	[redacted]	**Cell:**	[redacted]	**Fax:**	
Email:	[redacted]				

MEETING INFORMATION

DATE OF MEETING:	9/25/25	**MEETING LOCATION:**	506 Fletcher Dr. Nampa, ID 83686
MEETING START TIME:	5:00 P.M.	**MEETING END TIME:**	5:36 P.M.

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Dale Nordstrom	Dale Nordstrom	506 Fletcher
2. Russell & Sylvia Pool	Russell & Sylvia Pool	633 Fletcher
3. Ted Stimpson	Ted Stimpson	512 E Rocklan Ct.
4. Brad Russell	Brad Russell	431 E. Rocklan Ct.
5. Connor Remington		507 Fletcher Dr
6. Deby Dens	Deby Dens	501 Fletcher Dr.
7. Jim Mccracken		511 E Rocklan
8. Andelin Price	Andelin Price	626 Fletcher Dr
9. Steven Sowards	Steven Sowards	630 Fletcher Dr

10.	Andrew & Joyce Rose	525 E Rocklan Crt
11.	Dan & Victoria Urza	431 Fletcher drive
12.	Scott Gardner	411 E Rocklan Ct.
13.	Martin Lira	423 Fletcher Dr
14.	Monte Price	626 Fletcher Dr
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):

DANIEL MANGEAC

APPLICANT/REPRESENTATIVE (Signature):

DATE: 09/ 25 / 2025

(1)

September 26, 2025

Daniel Mangeac
Lead Pastor
Good News Community Church
1203 7th Street North
Nampa, ID 83687

Mike Mussell
TVM, Inc.
315 11th Ave South
Ste. 140
Nampa, ID 83651

Re: Neighborhood letter supporting the purchase of the six-acre property at 506 Fletcher Drive, Nampa, ID 83686 by Good News Community Church and support of their application with Canyon County for a Conditional Use Permit as a Church, Day Care Center and Christian Education.

The residents whose signatures appear below support the purchase of the six-acre property at 506 Fletcher Drive, Nampa, ID 83686 by Good News Community Church. (Please see the attached proposed plat map.) We also support their application with Canyon County for a Conditional Use Permit as a Church, Day Care Center and Christian Education within the current Rural Residential Zoning. As neighbors, we welcome and support the Church, the Pastors and their Staff in this transaction. We look forward to the Church becoming a part of our neighborhood.

Name	Address	Signature
Joey Deno	501 Fletcher Dr	Joseph Deno
Debby Deno	501 Fletcher Dr.	Debby Deno
[illegible]	703 Fletcher Dr.	[illegible]
Jeane Staley	707 Fletcher Dr	Jeane Staley
SCOTT FRISBEE	720 FLETCHER DR.	Scott Frisbee
Bonnie M Carrow	711 Fletcher Dr	Bonnie M Carrow

Name	Address	Signature
Lonnie Carrow	711 Fletcher Dr	Lonnie Carrow
Mystella Longley	717 Fletcher Dr	Mystella Longley
Russell C Pool	633 Fletcher Dr	Russell C Pool
Sylvia A Pool	633 Fletcher Dr	Sylvia A Pool
Susan Hamilton	721 Fletcher Dr.	Susan Hamilton
Sonya Young	619 Fletcher Dr.	Sonya Young
Rodney Young	619 Fletcher DR	Rodney Young

(2)

September 26, 2025

Daniel Mangeac
Lead Pastor
Good News Community Church
1203 7th Street North
Nampa, ID 83687

Mike Mussell
TVM, Inc.
315 11th Ave South
Ste. 140
Nampa, ID 83651

Re: Neighborhood letter supporting the purchase of the six-acre property at 506 Fletcher Drive, Nampa, ID 83686 by Good News Community Church and support of their application with Canyon County for a Conditional Use Permit as a Church, Day Care Center and Christian Education.

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Name	Address	Signature
Connor Remington	507 Fletcher Dr	
Ashley Remington	507 Fletcher Dr. Nampa ID 83686	
Dale Nordstrom	524 Fletcher	
Jim Haskell	523 Fletcher Dr.	
Bill Underwood	415 Fletcher Dr	
Mary Stafford	522 Fair Ln.	

Name	Address	Signature
Michael P Stafford	522 Fair Ln, Nampa	Michael P Stafford
JERRY THURMAN	526 FAIR LN	Jerry Thurman
Courtney Linker	514 Fair Ln.	Courtney Linker
Patrick A. Linker	514 Fair Ln	Patrick A. Linker

(3)

September 26, 2025

Daniel Mangeac
Lead Pastor
Good News Community Church
1203 7th Street North
Nampa, ID 83687

Mike Mussell
TVM, Inc.
315 11th Ave South
Ste. 140
Nampa, ID 83651

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Name	Address	Signature
Samuel Martinez	424 E. Rocklan Ct., Nampa	Samuel Martinez
Dianne Martinez	424 E. Rocklan Ct., Nampa	Dianne Martinez
Maggie Mangeac	127 Ruth Ln. Nampa	
Mathew Mangeac	127 Ruth Ln Nampa	
Matt Hopkins	700 E Rocklan Ct	
Scott Gardner	411 E Rocklan Ct.	

Name	Address	Signature
Andrea Gardner	411 E Rocklan Ct.	Andrea Gardner
Brad R. Russell	431 E. Rocklan Ct	Brad R. Russell
Pamela Russell	431 E. Rocklan Ct	P Russell
AARON BABCOCK	421 E. ROCKLAND CT.	A. Babcock
Kirk Rasmussen	532 E Rocklan Ct	
Andrew & Joyce Rane	525 " "	
Ted Stimpson	512 " "	Ted Stimpson
Timothy J. Myers	412 E Rocklan Ct	Timothy J. Myers
Emily R Myers	412 E Rocklan Ct	Emily R Myers
Jody Rasmussen	532 E. Rocklan Ct.	
Dot Williams	532 E. Rocklan Ct.	Dot Williams
Machel Stimpson	512 E Rocklan Ct	Machel Stimpson
Sabina McCracken	511 E. Rocklan Ct.	Sabina R. McCracken
JIM MCCRACKEN	" "	

(4)

September 26, 2025

Daniel Mangeac
Lead Pastor
Good News Community Church
1203 7th Street North
Nampa, ID 83687

Mike Mussell
TVM, Inc.
315 11th Ave South
Ste. 140
Nampa, ID 83651

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Name	Address	Signature
GerDonna Ellis	411 Fletcher Drive	GerDonna Ellis
Sharon Ellis	411 Fletcher Dr.	Sharon Ellis
RyannLanglois	415 Fletcher Dr.	Ryann Langlois
Amieta D. Tock	415 Fletcher Dr.	Amieta D. Tock
Lisa Sowards	630 Fletcher Dr.	Lisa Sowards
Korrina Holady	702 Fletcher Dr	Korrina Holady

Name	Address	Signature
Shari Greenwalt	708 Fletcher DR	Shari R. Greenwalt
Jeff Greenwalt	708 Fletcher Dr	Jeff Greenwalt
Mary Tidd	712 FLETCHER DR.	Mary Tidd
Lindy Provant	795 Fletcher Dr	Lindy Provant
Andelin Price	626 Fletcher Dr.	Andelin Price
Williams Ward	608 Fletcher Dr	Williams Ward
Caryl Ward	608 Fletcher Dr	Caryl Ward
Jamie Merrell	602 Fletcher Dr	Jamie Merrell
Steven Sowards	630 Fletcher Dr.	Steven Sowards

LEGAL DESCRIPTION FOR
TVM INC
5 FOOT IRRIGATION EASEMENT

A parcel of land located in the Northwest 1/4, Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northwest 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 00°50'46" East with the distance between monuments found to be 2643.45 feet.

BEGINNING at a point from which the Northwest Corner of Section 10, Township 2 North, Range 2 West, bears North 50°24'08" West a distance of 1352.52 feet;

Thence South 73°28'37" East, to a point on the Westerly Boundary of Country Terrace Subdivision Book 26, Page 35 also being a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 10, a distance of 277.59 feet;

Thence along said Westerly Boundary and said East line, South 00°51'37" West, a distance of 118.98 feet;

Thence leaving said Westerly Boundary and Said East line and along the Southerly Boundary of Said Country Terrace Subdivision the following Two (2) Courses:

South 86°39'15" East, a distance of 262.00 feet;

South 54°09'15" East, to a point on the Westerly boundary of Sunny Ridge Subdivision No. 2 Book 8, Page 29, a distance of 216.96 feet;

Thence along said Westerly Boundary, South 00°51'00" West, a distance of 264.66 feet;

Thence leaving said Westerly Boundary, along the Northerly Boundary of Sunny Ridge Subdivision No. 3 Book 14, Page 17, South 60°19'32" West, a distance of 5.80 feet;

Thence leaving said Northerly Boundary North 00°51'00" East, a distance of 265.01 feet;

Thence North 54°09'15" West, a distance of 212.90 feet;

Thence North 86°39'15" West, a distance of 265.33 feet;

Thence North 00°51'37" East, a distance of 119.98 feet;

Thence North 73°28'37" West, a distance of 272.39 feet;

Thence North 00°49'24" East, a distance of 5.19 feet to the **POINT OF BEGINNING**.

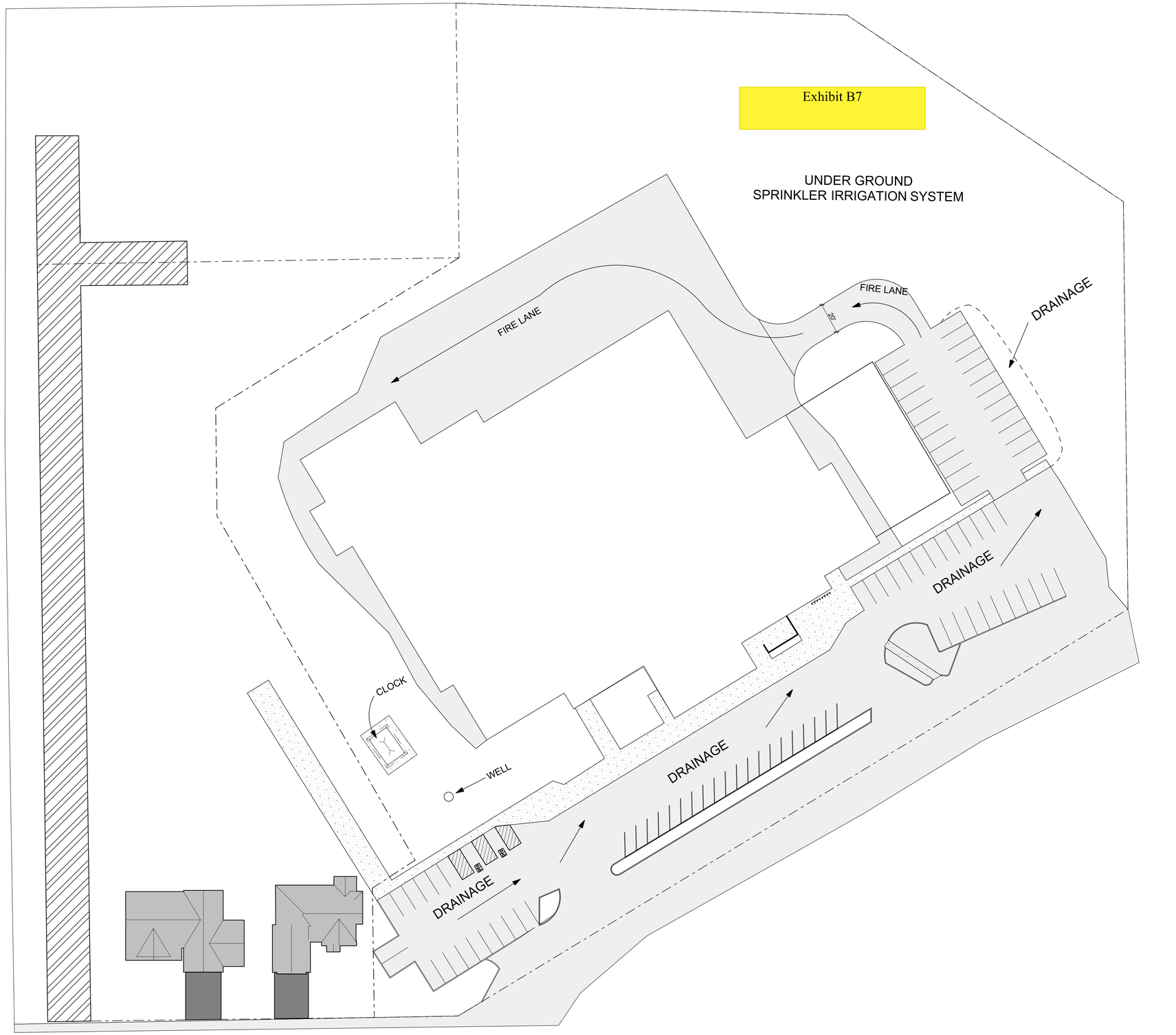
Said Parcel containing 5,690 square feet or 0.13 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave, Suite 207
Caldwell, Idaho 83605
(208) 465-5687



Exhibit B7



1 A011 Irrigation and Drainage Plan

SCALE: 1/32" = 1'-0"

0 16" 32" 64"

MUSSELL CONSTRUCTION INC.

315 11th Ave S #140 Nampa ID 83651
[redacted]
mussellconstruction.com

Mussell Construction Project

506 Fletcher Dr
Nampa , ID 83686

Drawings and Specifications as instruments of service are and shall remain the property of the Designer. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site.

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ISSUED:

XX/XX/2023 - Issue Description

Irrigation and Drainage Plan

A011

Printed: 7/24/2026



LEGEND:
▼ ENTRY DOOR

PARKING STUDY:
LOTS AS SHOWN:
1. 19 STALLS (INCLUDING 3 ACCESSIBLE SPACES, 1 VAN)
2. 15 STALLS
3. 8 STALLS (STREET)
4. 28 STALLS
5. 24 STALLS
6. 46 STALLS (INCLUDING 2 ACCESSIBLE SPACES)

TOTAL: 140 STALLS

SITE PLAN

Exhibit B9

NORTH

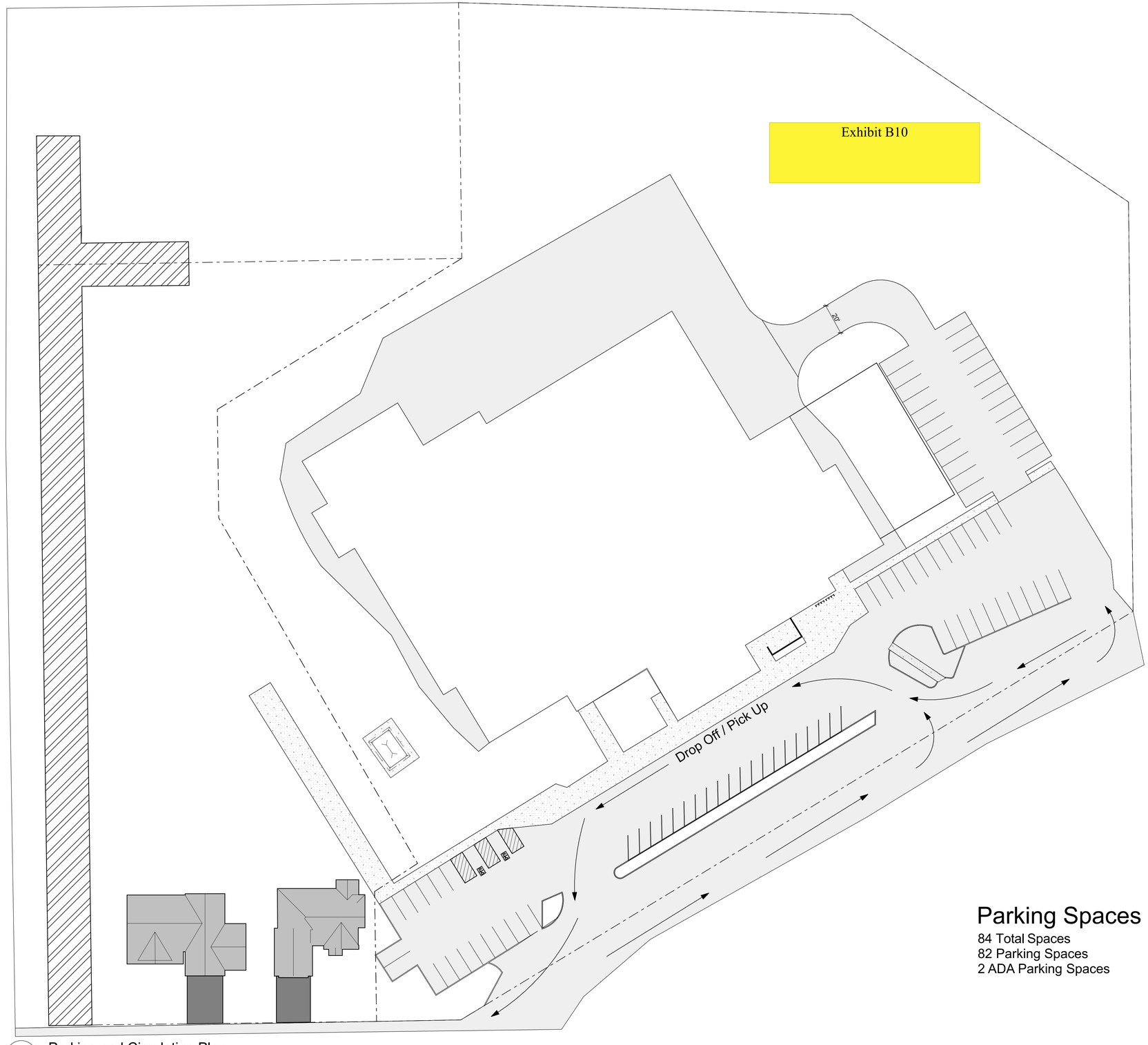
TERSIEFF ARCHITECTS

Project: GOOD NEWS COMMUNITY CHURCH
PRELIMINARY PARKING STUDY

Date: 09.17.2026

A2

Exhibit B10



Parking Spaces

84 Total Spaces
82 Parking Spaces
2 ADA Parking Spaces

1 A010 Parking and Circulation Plan

SCALE: 1/32" = 1'-0"

0 16' 32' 64'

MUSSELL CONSTRUCTION INC.

315 11th Ave S #140 Nampa ID 83651
[redacted]
mussellconstruction.com

Mussell Construction Project

506 Fletcher Dr
Nampa , ID 83686

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ISSUED:

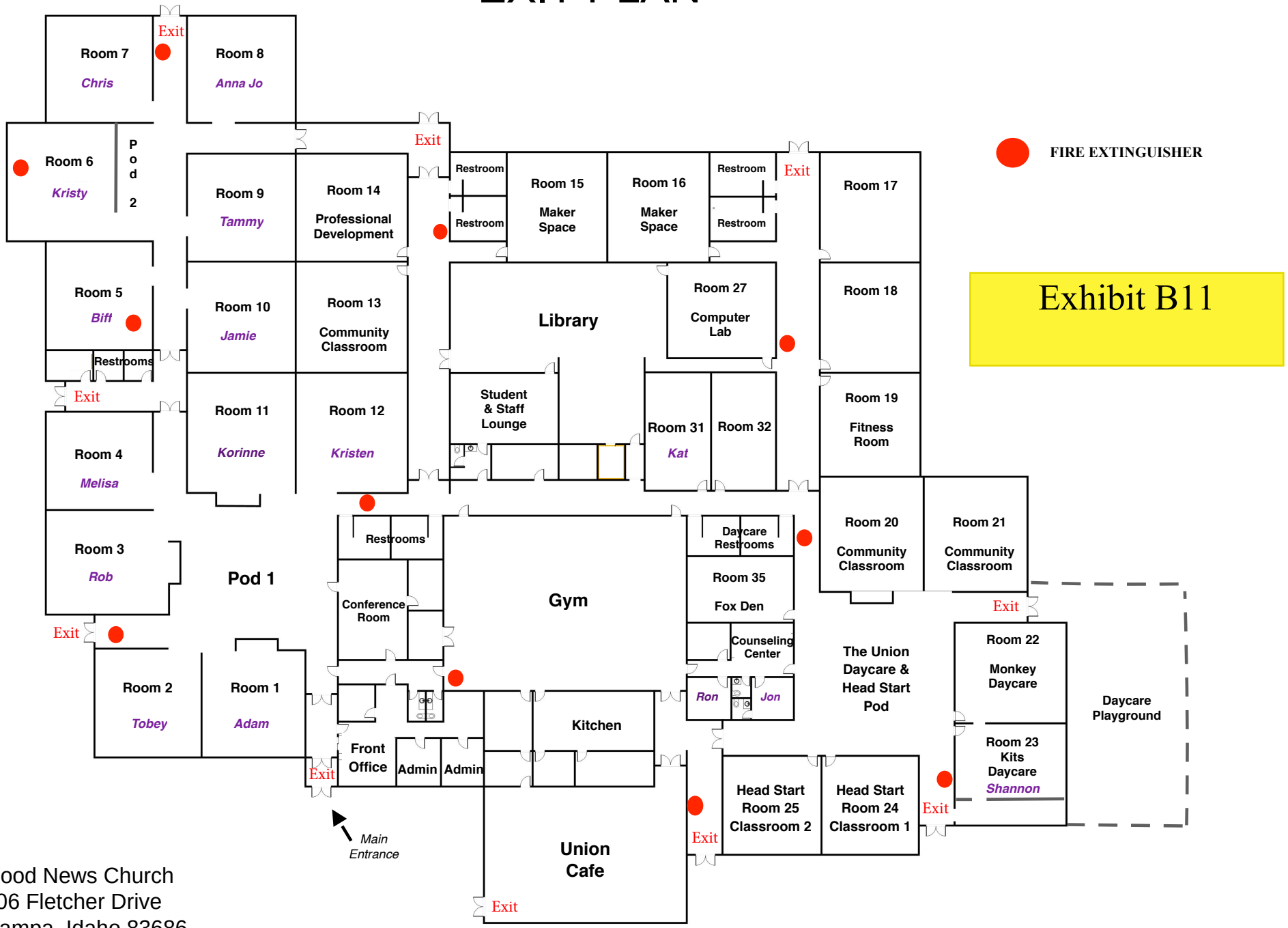
XX/XX/2023 - Issue Description

Parking and Circulation Plan

A010

Printed: 7/24/2026

EXIT PLAN



FIRE EXTINGUISHER

Exhibit B11

Good News Church
506 Fletcher Drive
Nampa, Idaho 83686

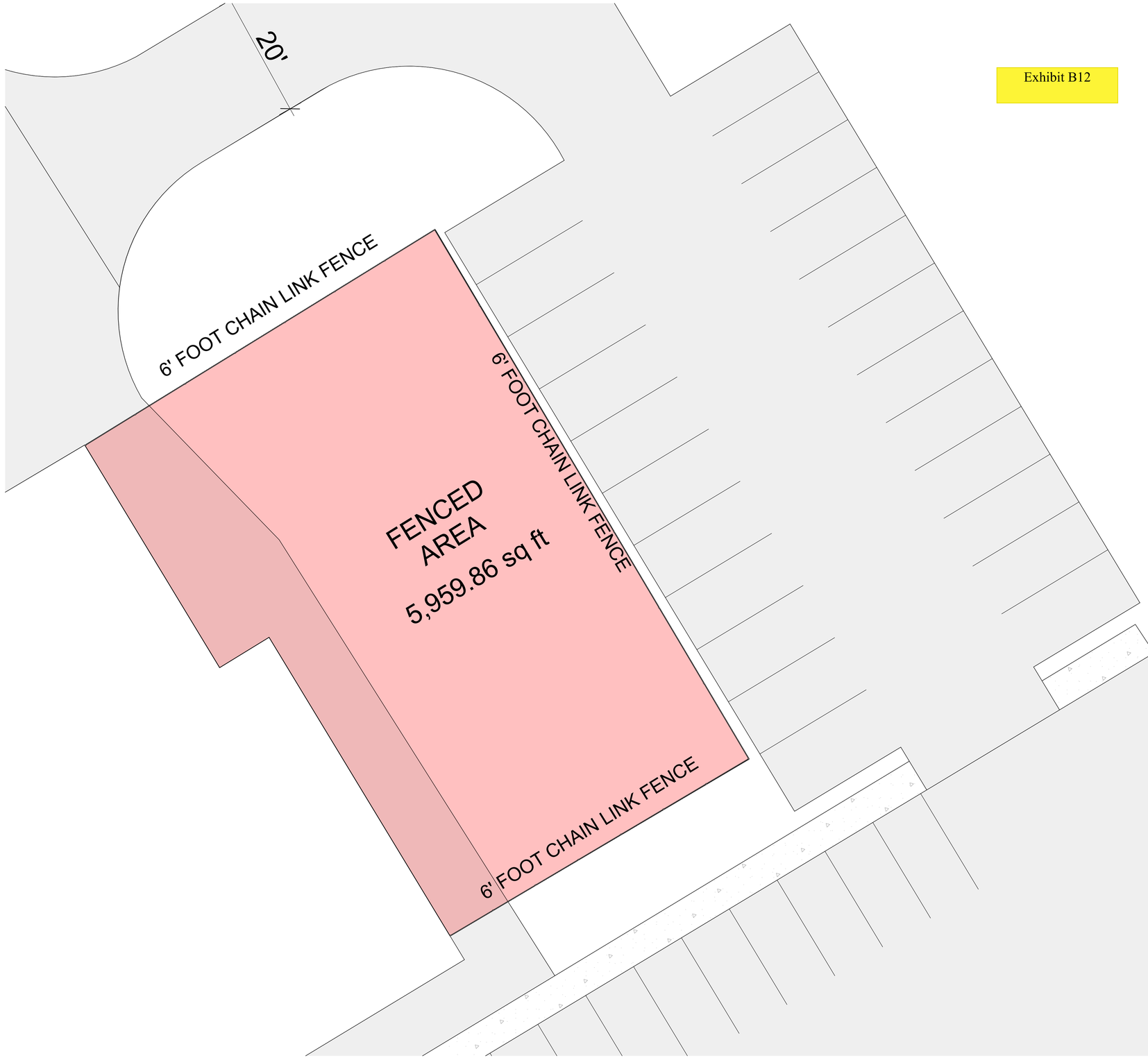


Exhibit B12

1 / A013 Fence Plan

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

MUSSELL CONSTRUCTION INC.

315 11th Ave S #140 Nampa ID 83651

[redacted]

mussellconstruction.com

Mussell Construction Project

506 Fletcher Dr
Nampa , ID 83686

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ISSUED:

XX/XX/2023 - Issue Description

Fence Plan

A013

Printed: 7/24/2026

Project: Good News Community Church

Preliminary Occupant Load Calculations

Exhibit B13

TERSIEFF ARCHITECTS

Daycare Use			
Space	Area (SF)	Factor	Occupant Load
Offices	846	150 gross	6
Restrooms	340	Accessory	Included
Classroom (601+1,972+1,975)	4548	20 net	228
Infant classrooms	1,693	35 net	49
Open circulation	3,678	Accessory	Included
Estimated occupant load	11,105		283

Church and Ministry Classrooms			
Space	Area (SF)	Factor	Occupant Load
Sanctuary (chairs only)	3,634	7 net	520
Fellowship hall (tables and chairs)	2,788	15 net	186
Kitchen	1,066	200 gross	6
Library	3,363	100 gross	34
Offices (1,270 + 2,107 + 864 + 1,399)	5,640	150 gross	38
Conference room	599	15 net	40
Classrooms	3,066	20 net	154
Storage	326	300 gross	2
Mechanical (465 + 574)	1,039	300 gross	4
Restrooms (497 + 505 + 362)	1364	Accessory	Included
Circulation	2,767	Accessory	Included
Total	25,652		984

Theology Training Classrooms			
Space	Area (SF)	Factor	Occupant Load
Classrooms (5,995+1,816+1,880)	9,691	20 net	485
Offices (963+1,010)	1,973	150 gross	14
Staff workroom	1,023	150 gross	7
Staff Breakroom	1,341	150 gross	9
Storage	326	300 gross	2
Restrooms (497 + 505 + 362)	1,364	Accessory	Included
Circulation	5,744	Accessory	Included
Total	21,462		517

Exhibit B14

Arbay Mberwa

From: daniel mangeac <[redacted]>
Sent: Thursday, September 3, 2026 3:01 PM
To: Arbay Mberwa; Mark Tersieff
Subject: Re: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

Hello Arbay,

After meeting with the Nampa fire marshall, we will partition off the daycare. We're hopeful to get those final plans to you and the building department and the fire marshal in the next few weeks.

We have a lease already with an existing daycare. In the church will not be operating the daycare on its own.

Thank you Dan

On Thu, Sep 3, 2026 at 2:36 PM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

> Hello,
>
> Who will be operating The Union Daycare and Headstart program? How is the daycare facility and education center accessory to the church? Could you please clarify the space that will be used for the daycare, in the response letter to questions I posed in late July it says the daycare center will be partitioned off from the rest of the building but in the operations plan it states that the gymnasium/sanctuary will also be used.
>
> Thank you,
>
> Arbay Mberwa
>
> Associate Planner
>
> Canyon County Development Services Department
>
> Direct Line: 208-455-6039
>
> Email: Arbay.Mberwa@canyoncounty.id.gov
>
> 111 N. 11th Ave., #310, Caldwell, ID 83605
>
> Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa
Sent: Tuesday, August 25, 2026 2:27 PM
To: daniel mangeac <[redacted]>; Mike Mussell <[redacted]>
Subject: RE: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

Please find attached the sign permit application ($525).

Sign permit code criteria to be met: https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-2947#JD_07-10-13

Please reach out and let me know if you have questions,

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: daniel mangeac <[redacted]>
Sent: Tuesday, August 25, 2026 1:34 PM
To: Mike Mussell <[redacted]>
Cc: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: Re: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

Yes, I agree.

On Tue, Aug 25, 2026 at 12:46 PM Mike Mussell <[redacted]> wrote:

Daniel, if you'd like to get a hold of the neighbors, I think that is a good idea.

Thanks,

Mike

On Tue, Aug 25, 2026 at 9:48 AM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

You may, the County will mail out notices to neighbors within 600 feet of the property this week and it will also be posted on the Land Hearing page on the County website. The public and agencies will have 30 days to provide me comments for the case before it goes to hearing. If you want to get the word out on your own you may.

I've attached DRAFT conditions I'm proposing to the Commission if they wish to approve the request. Please review it and let me know your thoughts I can modify the conditions now as needed, if its appropriate to do so. The conditions can be modified, added or removed by the Commissioners if they wish. The DRAFT conditions are subject to change.

Please reach out and let me know if you have questions,

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: daniel mangeac <[redacted]>
Sent: Tuesday, August 25, 2026 8:53 AM

To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: Re: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

Good Morning Arbay,

We need to do anything on post this to the he public?

Thank you,

Dan

On Tue, Aug 25, 2026 at 8:37 AM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

> Good Morning,
>
> The case has been scheduled for **October 1, 2026 at 6:30 p.m**. before the Planning and Zoning Commission. Please see the attached Applicant Schedule Letter for details.
>
> I contacted Nampa Highway District No. 1 (NHD1) for their input on on-street parking, and NHD1 states the bus parking area only would be fine however, the remainder of Fletcher can not be parked on due to blocking of the road. I'll go ahead and forward the email. The parking plan will need to be updated.
>
> Please reach out and let me know if you have questions,
>
> Arbay Mberwa
>
> Associate Planner
>
> Canyon County Development Services Department
>
> Direct Line: 208-455-6039
>
> Email: Arbay.Mberwa@canyoncounty.id.gov
>
> 111 N. 11th Ave., #310, Caldwell, ID 83605

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: daniel mangeac <[redacted]>
Sent: Friday, August 21, 2026 9:51 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>; Mike Mussell <[redacted]>; Mark Tersieff <[redacted]>
Subject: Re: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

Good morning, Arbay,

I hope you've been having a good week so far. Just wanted to confirm that we are on the official schedule for October 1st. I have a lot of people asking.

Thank you so much,

Dan

On Tue, Aug 11, 2026 at 1:58 PM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

> Hello Mr. Tersieff,
>
> For a church, school auditorium or gymnasium, auditorium, theater, or sports arena 1 parking space for each 5 persons based on building capacity shall be required per Canyon County Code of Ordinance. I understand that there will be a maximum of 250 persons in the building but the way the code is written is based on the building capacity. If you can please let me know what the building capacity is that will be utilized for the proposed use of a church and daycare canter I can then calculate the number of parking spaces required to meet the code criteria.
>
> Please reach out and let me know if you have questions,
>
> Arbay Mberwa
>
> Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: daniel mangeac <[redacted]>
Sent: Wednesday, August 5, 2026 10:26 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Cc: [redacted]; j[redacted]
Subject: Re: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

Hello Arbay,

Please add my architect Mark Tersieff of Tersieff Architects on file to be able to communicate with you. His number is (425) 941-0712.

For the assessment of the parking lot space for the 250 maximum occupancy.

Thank you,

Dan

On Tue, Aug 4, 2026 at 6:06 PM daniel mangeac <[redacted]> wrote:

> Hello Arbay,

I appreciate all your hard work on our permit.

Are we still on pace to be able to get our hearing by the end of September? I know it's almost been a year since we began this process and we don't want this deal to fall through for our church.

Thank you,

Dan

On Tue, Aug 4, 2026 at 5:55 PM daniel mangeac <d[redacted]> wrote:

> Hello Arbay,
>
> The current dedicated playground is 5941 square feet. Can we change our application for 59 kids for the daycare?
>
> Thanks Dan
>
> On Tue, Aug 4, 2026 at 5:12 PM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:
>
> > Hello,
> >
> > After reviewing the documents the outdoor area does not meet the minimum 100 sq ft of outdoor space per child with 5,959.86 sq ft if there will be 64 children associated with the daycare facility. Please update the site plan providing a minimum of 6,400 sq ft of outdoor play area dedicated to the day care center. There appears to be additional acreage to the northeast that may be potentially utilized to qualify for a waiver. *See details below.*
> >
> > **D. The applicant shall provide a minimum outdoor play area of one hundred (100) square feet per child. The minimum play area requirement may be waived if:**

1. **There is greater or equal area of parks that abut the facility that can be used by the children; or**

2. **The program design is such that the number of children using the play area at any one time conforms to the one hundred (100) square feet per child criteria.**

Please let me know how you would like to move forward.

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa
Sent: Wednesday, July 29, 2026 10:53 AM
To: Jay Lundergan <j[redacted]>
Subject: RE: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

Received and added to the case file.

Thanks,

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Jay Lundergan <[redacted]>
Sent: Friday, July 24, 2026 9:58 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: Re: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

Arbay

Mike wanted me to send you the plans you requested. See attached. I believe Daniel is going to send you a separate email with the answers to the other questions, if he hasn't already.

---------- Forwarded message ---------

From: **Arbay Mberwa** <Arbay.Mberwa@canyoncounty.id.gov>
Date: Wed, Jul 8, 2026 at 12:39 PM
Subject: RE: FW: [External] RE: Agency Notice CU2025-0027 / Mussell
To: Mike Mussell <m[redacted]>

Hello,

Please submit the following:

1. A parking and circulation plan (mark the drop off /pick up location(s) and loading/unloading area). How many parking spaces will be provided? Will any parking spaces be ADA compliant?
2. An updated site plan.
3. An irrigation and drainage plan.
4. A fence plan. The daycare requirements calls for a 6' unobstructed fence around the outdoor play area.
5. An emergency exit plan.

Please answer the following questions:

1. Additional information regarding the education center, is it accessory to the church? What are the age group of the students (K-12)? approximately how many teachers will there be? Will there be busses associated with the education center if so is there adequate space? Will the kitchen spaces be utilized/ meals made on site for the students or daycare children, if so please check in with Southwest District Health if any food permits will be required.
2. The floor plan sites a future daycare playground, if approved all improvements need to commence within three years and be completed with five years of approval.
3. Will there be daycare services firing Sunday services?
4. What is the total anticipated average daily trips to be generated by the proposed uses?

    a. Average daily trips generated by the church?
    b. Average daily trips generated by the daycare?
    c. Average daily trips generated by the education center?

5. What is the total indoor square footage allotted to the daycare's use? What is the total outdoor square footage allotted to the daycare's use?
6. What is the capacity of the building?

As I continue my review may questions may come up and I will reach out to you, if you have questions please do the same.

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

--

Jay Lundergan
Bookkeeper
Mussell Construction
[redacted]

Exhibit B14.1

Arbay Mberwa

From: Good News Community Church <[redacted]>
Sent: Friday, September 4, 2026 2:41 PM
To: Arbay Mberwa
Subject: [External] Daycare Use For 506 Fletcher Dr

Hello Arbay,

Per our conversation, The church will operate the daycare as accessory use to our Church.

Thank you,
Dan Mangeac

Exhibit B14.1

Please answer the following questions:

1. Additional information regarding the education center, is it accessory to the church? Yes, it is accessory use for the church for educational purposes and discipleship training. What are the age group of the students (K-12)? Not just children, but the broader members of the community depending on need, but will be segregated usually by age. We will be partitioning off the day care use from the rest of the building. The church envisions the education and learning center space and classes for community benefit internally for our congregation and externally available for the community. For example, we want to offer budgeting classes and parenting classes for our congregation and are available for the community. That would be the purpose of this accessory use. For example approximately how many teachers will there be? Due to the accessory church use and not a permanent school, this question would not pertain to our scope for the building. Because of the Will there be buses associated with the education center if so is there adequate space? Due to the accessory church uses for learning and discipleship training, we do not foresee using large school buses. The property would still have enough available parking and access to allow for large school bus usage if needed. Will the kitchen spaces be utilized/ meals made on site for the students or daycare children, will obtain all food permits required by Southwest District Health. Yes, we will use the kitchen to prepare meals for the daycare in the kitchen. We will work with Southwest District Health for the food permit and all necessary approvals for the daycare usage of the property. Church usage is still the primary usage of the property and will focus on that before any other use of the property.

2. The floor plan sites a future daycare playground, if approved all improvements need to commence within three years and be completed with five years of approval. Do you approve the playground or does Southwest District Health?

3. Will there be daycare services on Sunday services? No, the daycare will not operate on Sundays or Saturdays. The church will provide Sunday School for children under the age of 12 during church services.

    a. Average daily trips generated by the church? **About 180 total average trips on Sundays.** The church is expected to operate on Sundays (180-200 total people) expecting an average of two people per car. Also to mitigate traffic we will have two service times on Sundays. Wednesday between 6 P.M. to 8:30 P.M. with an estimate of (50-60 people total). For Sundays, 180 average minimum (assuming 2 people average per vehicle) and 400 vehicle trips maximum on Sundays. **For Wednesdays, 60 average trips**; upon the

assumption that there will be 60 people total to add 120 daily trips max and 60 daily trips minimum and 2 people per vehicle.

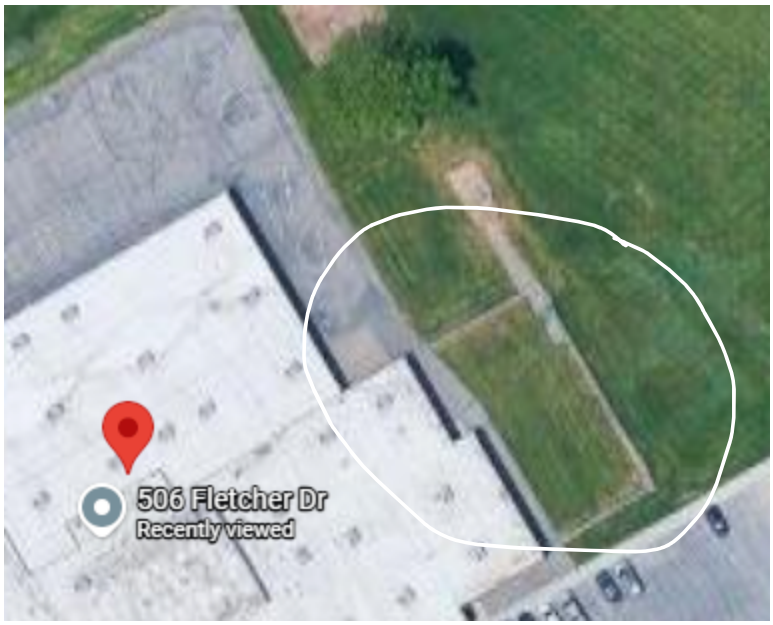
b. Average daily trips generated by the daycare? **Average daily trips generated by daycare (Monday through Friday) will be 76 trips including employees' average trips.** The daycare will not operate on Saturday or Sunday. 45 kids Max. 1 trip for drop off and 1 trip for pick up. 90 trips for the kids/parents max. But we expect 1.5 kids per trip, which reduces the total for 60 average trips plus 8 employees, 16 trips for going to work and leaving.

   Based on current Idaho ratio information reported for the 2025 rule changes, the minimum ratios are generally:

Age group	Ratio	Staff needed for 45 children if all in that age group
Under 2 years	1 staff per 6 children	**8 staff**
Age 2 to 3	1 staff per 9 children	**5 staff**
Age 3 to 5	1 staff per 13 children	**4 staff**

c. Average daily trips generated by the education center? This being an accessory church use for our building and being focused on smaller groups, we do not foresee this function adding many more trips daily but estimated average daily trips of 30 total.

4. What is the total indoor square footage allotted to the daycare's use? Approximately 10,000 square ft. for exclusive use for daycare. What is the total outdoor square footage allotted to the daycare's use? We will use the existing fenced area on the east side of the building for the daycare playground area. This area is surrounded by an enclosed chain linked 6-foot fence around the future playground for the daycare.



What is the capacity of the building? Due to the mixed and diverse uses of church/daycare/education building, the capacity of the building is **250 people** because we will not utilize all the square footage at the same time.

MUSSELL CONSTRUCTION INC.

PO Box 3304
Nampa, ID 83653
[redacted]

Exhibit B15

May 14, 2026

Arbay Mberwa
Associate Planner
Canyon County Development Dept
111 N 11th Ave, Suite 310
Caldwell, ID 83605

Re: Fire Department Comments & Conditions
Good News Response Letter dated 04-23-2026

Arbay:

Referring to the above letter received from the Nampa Fire Department, and all the points outlined in said letter, we agree to the follow:

- Upgrade to ensure the building has adequate fire access roads

- Upgrade the GPM on the fire suppression pump

The balance of the points has either been agreed upon or are not applicable.

The party's involved in responding to the Fire Department Comments & Conditions letter are:

- Mike Mussell of TVM, Inc.
- Trent Bice of Phoenix Fire Protection
- Elijah Effinger of Nampa Fire Department

Public Hearing Presentation

Exhibit B16



- 506 Fletcher Drive, Nampa, Idaho 83686
- Good News Community Church
- October 1, 2026

1. Our Request

Good News Community Church is requesting approval for the proposed Conditional Use Permit for a Church and accessory uses of daycare & learning center at 506 Fletcher Drive.

The proposal is intended to provide a stable, orderly place for Christian worship & gatherings, daycare-related activities, Christian education and community service.

We are committed to operating the property in substantial compliance with approved plans, conditions, and applicable

County requirements.

2. What We Are Proposing

Primary use: Church for Christian worship and gatherings

Accessory Uses: Daycare, Christian/discipleship education center, and community-oriented programs.

Planned maximum operational occupancy: 250 persons, subject to the County/building official's approved occupant load. 3 Diverse uses.

Operations will be structured to manage traffic, parking, noise, safety, and scheduling.

3. Site & Neighborhood Approach

Use the existing property and building as efficiently as possible rather than creating an intensive new development.

Keep activity organized on-site and minimize impacts on neighboring properties.

Maintain clear access for emergency vehicles and normal site circulation.

Use defined operating hours and scheduling to avoid unnecessary conflicts and use multiple services on Sunday to reduce traffic all at once.

4. Parking & Traffic

Canyon County's published 1 parking space for each 5 persons based on building capacity. With new configuration of parking lot, 140 parking stalls.

Our intended 250-person capacity, the formula would correspond to 50 parking spaces if 250 is the applicable approved building capacity.

The final parking count should be based on the County-approved building/occupant capacity and the applicable site plan. We will work with County staff to resolve any parking, access, circulation, or fire-access requirements before full operation.

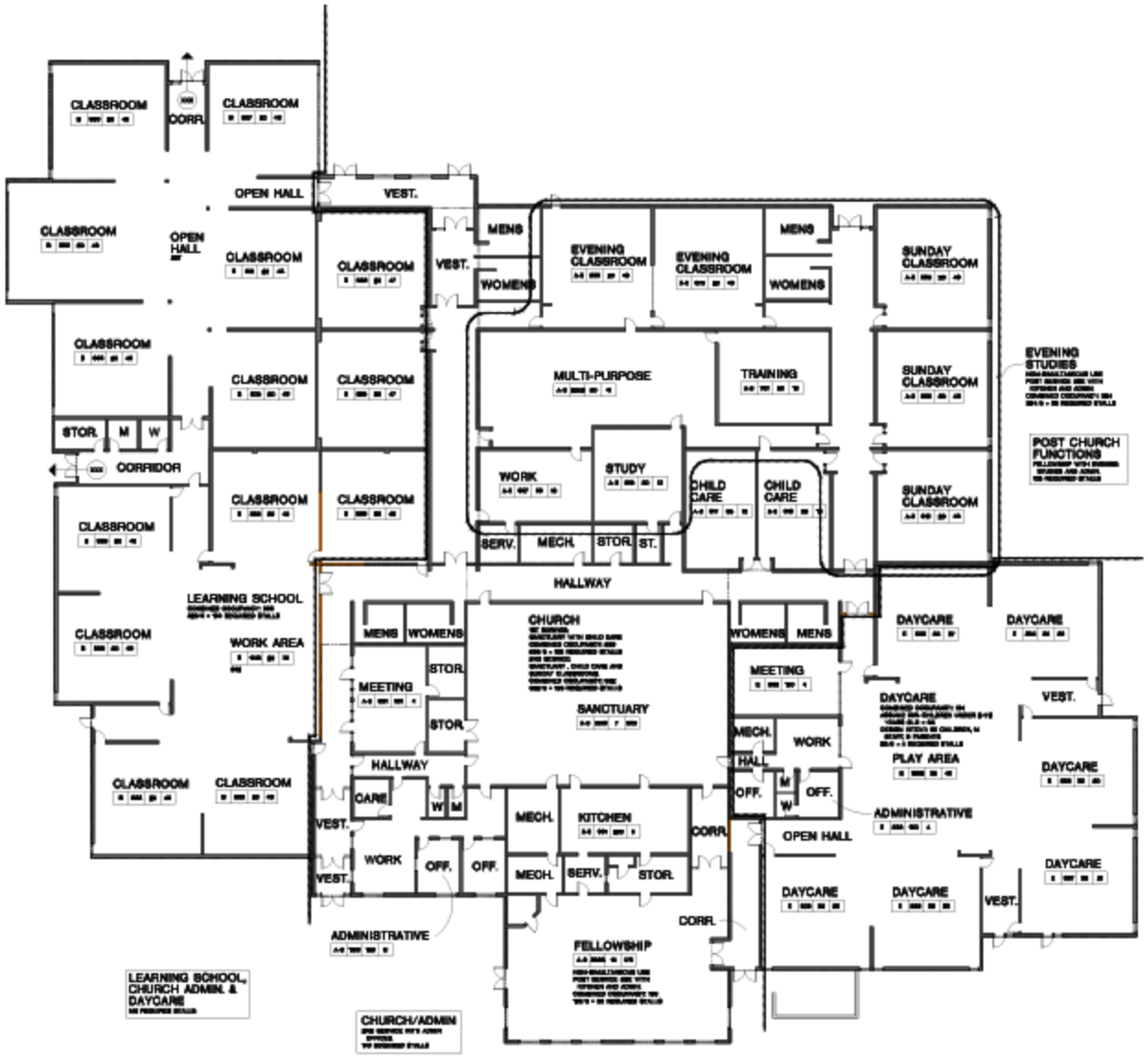
4. Parking & Traffic- Added Parking



5. Capacity — Important Distinction

- Our desired operational maximum is 250 people
- The final occupant load should be established through the applicable building/fire review and approved for the actual configuration and tiered occupancy use.

5. Church, Daycare, & Learning Center



MAIN FLOOR PLAN

6. Safety & Emergency Access

- Maintain required emergency access and required clearances.
- Keep exits, aisles, doors, and life-safety systems unobstructed.
- Coordinate with the applicable fire/building authorities on occupant load and life-safety requirements.
- Use responsible supervision for children's and educational activities.

7. Hours & Operations

- Church services and ministry programs will be scheduled in a predictable manner. Daycare will operate Monday through Friday 6 A.M. to 6 P.M. (Limited capacity 59 children.) Church will mainly operate Sunday mornings and Wednesday evenings from 6 P.M. to 8:30 P.M.
- Children's/education activities will operate under appropriate supervision and applicable licensing/code requirements, where applicable.
- The church will be responsive to reasonable County conditions designed to mitigate impacts.

8. Community Benefit

- Provides a permanent place for public Christian worship services and accessory ministry uses. Church with a proven track record of helping and betting our community.
- Creates opportunities for children's education, family support services, public services, and community activities.
- Provides a structured gathering place with defined operating practices.
- The church intends to be a responsible neighbor and positive contributor to the surrounding community.

9. Conditional Use- Our Commitment

- Canyon County's conditional-use process evaluates whether a proposed use creates a hazard, nuisance, damage, or other detriment to persons or property in the vicinity.
- We are prepared to accept reasonable, clearly defined conditions that address legitimate site impacts.
- We will operate consistently with the approved application, site plan, and conditions of approval.
- Any future expansion or material modification will be addressed through the required County process.

10. What We Are Asking the Hearing Body to Consider

- The actual proposed use and operating plan — not assumptions about future activities.
- The site can support the proposed use under appropriate conditions, with minimal neighborhood impact.
- Parking, traffic, emergency access, noise, and neighborhood-impact mitigation.
- Our commitment to comply with County requirements and approved conditions.

11. Requested Action

- Good News Community Church respectfully requests approval of the proposed Conditional Use Permit for 506 Fletcher Drive, subject to appropriate conditions supported by the County's code and the evidence in the record.
- We are committed to working with Canyon County staff and neighboring property owners to address reasonable operational concerns.
- Thank you for your consideration and time.

12. Questions

Daniel Mangeac
Good News Community Church
506 Fletcher Drive • Nampa, Idaho 83686

Public Hearing — October 1, 2026

EXHIBIT C

Supplemental Documents

Planning & Zoning Commission

Case# CU2025-0027

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

R29383 PARCEL INFORMATION REPORT

8/25/2026 11:27:48 AM

PARCEL NUMBER:	R29383
OWNER NAME:	TVM INC
CO-OWNER:	
MAILING ADDRESS:	PO BOX 3304 NAMPA ID 83653-3304
SITE ADDRESS:	506 FLETCHER DR
TAX CODE:	2080000
TWP:	2N **RNG:** 2W **SEC:** 10 **QUARTER:** NW
ACRES:	5.97
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	RR / RURAL RESIDENTIAL
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	Nampa
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / BOISE KUNA IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0390F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2026017629
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	10-2N-2W NW TX 26328 IN NW
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.

Director's Decision - AD2025-0135 & 0136 Administrative Land Division – Canyon County Code of Ordinances §07-18-05, §07-18-13 & 07-10-03(1)D

Canyon County Development Services Department

Exhibit C2

CASE NUMBER: AD2025-0135 & 0136

PARCEL NUMBER: R29383

PROPERTY OWNER: TVM INC
APPLICANT/REPRESENTATIVE: Mike Mussell

ANALYST: Arbay Mberwa

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CANYON COUNTY

EXHIBITS:

A. Letter of Intent
   1. Easement Reduction Letter of Intent
B. Record of Survey
C. PI2025-0171
D. Slope Map
E. Nampa Highway District
F. Southwest District Health
G. ZC2005-1693

DECISION: **APPROVED with conditions– see page 4.**

REQUEST:

The applicant, Mike Mussell, requests an easement reduction to 28 feet and an administrative land division of parcel R29383 (zoned "RR" (Rural Residential), approximately 10.01 acres) to create a total of three (3) parcels in conformance with Instrument No. 2026-002358 as follows:

Parcel 1: Approx. 2.01 acres (with residential building permit available)
Parcel 2: Approx. 2.03 acres (with residential building permit available)
Parcel 3: Approx. 6.00 acres (with existing structure)
DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

PROPERTY HISTORY:

According to parcel inquiry PI2025-0171, parcel R29383 is an original parcel approximately 10.01 acres (see CCCO §07-02-03 for definition of original parcel) (**Exhibit C**). Parcel R29383 (the subject property) is zoned Rural Residential and located within the city of Nampa's area of impact.

FINDINGS:

Table 1. Administrative Land Divisions – Application and Process

Application and Process - Decision (CCCO §07-18-05(6)):
A. If the application meets the requirements of this section, the director may approve the division. The director may attach conditions to the approval if applicable.
B. If the request is approved, the director shall issue a letter of approval setting forth the details and requirements of the division.

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	07-18-05(1)	**The following shall be provided with all applications for land divisions pursuant to this Article:** **A. Application;** **B. Fees;** **C. Site plan showing all lots and access locations;** **D. An irrigation plan (if applicable);** **E. Proof that any required conditions of county approvals are met (if applicable)**
			Staff Analysis	A complete application was accepted on November 5, 2025. The applicant adjusted the location of parcel two (2) on December 2, 2025. An updated draft record of survey was submitted on December 16, 2025 and an updated letter of intent was submitted on December 18, 2025 (**Exhibit A & B**).
☒	☐	☐	07-18-05(2)	**Parcels divided pursuant to this Chapter with slopes greater than fifteen percent (15%) shall not be disturbed without an engineered grading and drainage plan consistent with section 07-17-33(1)C.**
			Staff Analysis	The subject property does not contain slopes over 15% according to the letter of intent and the USGS slope map (**Exhibit D**).
☒	☐	☐	07-18-05(3)	**The subject property shall be in compliance with the public nuisance ordinance (chapter 2, article 1 of this code), the building code (chapter 6 of this code), and this chapter before the director can approve the application.**
			Staff Analysis	The subject property complies with the public nuisance ordinance (Chapter 2, Article 1 of the Canyon County Code), the building code (Chapter 6), and the zoning code (Chapter 7). There are no known code violations or previous conditions on the property.
☒	☐	☐	07-18-05(4)	**Notification of the application shall be provided to the applicable fire and highway districts and shall provide such districts a period of fifteen (15) calendar days from the date of notice to submit comments concerning the application.**
			Staff Analysis	Nampa Highway District No. 1 (NHD1) and Nampa Fire District were noticed on November 7, 2025. • NHD1 submitted a comment on November 11, 2025, stating the applicant will need to submit a Land Split Application with NHD1. The applicant submitted the Land Split Application with NHD1 (**Exhibit E**). NHD1 provided comments on December 8, 2025, stating parcel one (1) shall use the 28' wide access easement on the west boundary. Parcel two (2) shall use the existing accesses off South Schober Drive. Lastly parcel three (3) shall use the existing accesses off of Fletcher Drive (**Exhibit E**). *See condition of approval No. 3.* • Nampa Fire District did not submit comments within the 15 day time period. • According to building plans a septic system and drain field appear to be located in the southeast corner of proposed parcel one (1). *See **Exhibit G** with the septic system and drain field marked with an asterisk symbol.* Staff reached out to Southwest District Health (SWDH) on January 7, 2026 for information regarding the existing septic system and drain field location(s). Upon investigation by SWDH on January 7, 2026 SWDH found the existing drain field and septic system is contained within parcel

				3 and does not encroach upon proposed parcels one (1) and two (2) **(Exhibit F)**. *See **Exhibit F** for the full letter and supporting material.*
☒	☐	☐	**07-18-05(5)**	**Pre-approval Decision: the following shall be provided after receiving pre-approval of the site plan from director.** **A. Record of Survey with metes and bounds descriptions of all lots that shows access from each parcel complies with the requirements of section 07-10-03: of this chapter, and that includes all existing and necessary easements;**
			Staff Analysis	A draft survey along with metes and bounds descriptions of all lots showing access in compliance with §07-10-03 was included in the application and updated on December 16, 2025. The survey was later recorded (Instrument Number 2026-002358).
☒	☐	☐	**07-18-05(6)**	**Decision:** **A. If the application meets the requirements of this section, the director may approve the division. The director may attach conditions to the approval if applicable.** **B. If the request is approved, the director shall issue a letter of approval setting forth the details and requirements of the division.**
			Staff Analysis	The application meets the requirements of section §07-18-05 per the above analysis. This document is the letter of approval and includes the details and requirements (conditions) of the division.

Table 2. Administrative Division in all other zones

Administrative Division in All Other Zones (CCCO §07-18-13)				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-18-13(1)**	**Purpose: The regulations of this section allow for a division of a parcel in an agricultural zone without being subject to the subdivision regulations as set forth in article 17 of this chapter.**
			Staff Analysis	The subject parcel is zoned "RR" (Rural Residential). It falls under 07-17-03(3)E as "land that is divided into no more than four (4) from the original parcel in accordance with Article 18 of this chapter" per the Property History section of this document and is therefore not subject to the subdivision regulations (Chapter 7, Article 17).
☒	☐	☐	**07-18-13(2)**	**An administrative land division of an original parcel in a commercial, industrial, and residential zone is allowed in accordance with the following:** **A. Land may be divided into no more than four (4) parcels through the administrative land division process unless further restricted by provisions in Chapter 9 - Areas Of City Impact.** **B. The minimum parcel or lot area shall be subject to the minimum lot size provisions of subsection 07-10-21(2) of this chapter.**
			Staff Analysis	Parcel R29383 is an original parcel in the "RR" (Rural Residential) zone per **Exhibit C**. A. The applicant is requesting the subject parcel be divided into three (3) parcels via the administrative land division process (**Exhibit A & B**). The applicant applied for an administrative land division on November 5, 2025. The parcel is located within Nampa's area of impact.

				B. The request creates three (3) parcels at or greater than the minimum lot size requirement for each parcel in the "RR" (Rural Residential) zone.

Table 3. Private Road and Driveway Requirements

Title of code (07-10-03(1)D) Width Reduction: The width of a parcel's road frontage, easement or private road may be reduced by the Director if the reduction demonstrates all of the following:				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-10-03(1)D.1**	**Will the proposed reduction provide adequate access;**
			Staff Analysis	The requested 28' wide easement provides adequate access to serve parcel one (1) of the record of survey **(Exhibit A.1 & B)**. The easement is not anticipated to become a throughfare or serve more than two (2) residences. *See condition of approval No. 5 and 6.*
☒	☐	☐	**07-10-03(1)D.2**	**Do physical characteristics of the site require a width reduction; and**
			Staff Analysis	Due to the existing structures and septic system location the parcels were configured to have minimal obstruction to the existing structures and systems while allowing adequate building space **(Exhibit A1)**. *See condition of approval No. 5.*
☒	☐	☐	**07-10-03(1)D.3**	**Would approval of the request cause injury, damage, or a safety hazard?**
			Staff Analysis	Approval of the request will not create injury, damage or safety hazards as the easement is to be used only for parcel one of the record of survey **(Exhibit A.1)**. *See condition of approval No. 7.*

DECISION:

The application for the described administrative land division and easement reduction in accordance with CCCO §07-18-05, §07-18-13, and §07-10-03(1)D is **APPROVED** subject to the following conditions of approval:

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.

2. Prior to issuing a building permit, Southwest District Health will need to complete an on-site evaluation and septic permit as evidenced by submission of SWDH septic permit at time of building permit application **(Exhibit F)**.

3. Prior to issuing a building permit, the development shall comply with the requirements and regulations of Nampa Highway District No. 1 as evidenced by an approval letter from Nampa Highway District No. 1 **(Exhibit E)**.

4. Prior to issuance of a certificate of occupancy, compliance with the International Fire Code is required, as evidenced by review and an approval letter from Nampa Fire District (CCCO §06-01-09(6) and CCCO §07-10-03(2)).

5. The driveway shall be built to meet the minimum construction standards (CCCO §07-10-03(3)). Evidence shall be a certification from a licensed engineer submitted to DSD demonstrating that the construction meets CCCO §07-10-03(3).

6. The construction of driveways longer than one hundred fifty feet (150') from a public street right of way to the most distant portion of an inhabited building and private roads must be approved in writing by the applicable fire district.

7. Prior to building permit issuance, a recorded Road User's Maintenance Agreement (RUMA) and recorded perpetual easements for ingress/egress shall be submitted to DSD in accordance with CCCO §07-10-03(1)B3.

Per CCCO §07-18-05(7): Appeal by Affected Person: Any affected person who is aggrieved by the decision may file a written notice of appeal in accordance with section 07-05-07 of this chapter.

Deb Root, Principal Planner — **Date** Feb 19, 2026

State of Idaho)
SS
County of Canyon County)

On this 19th day of February, in the year of 2026, before me Pamela Dilbeck, a notary public, personally appeared Deb Root, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

Notary: Pamela Dilbeck

My Commission Expires: 10/14/2028

PAMELA DILBECK
COMMISSION #20224944
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/14/2028

Director's Decision - AD2026-0071
Property Boundary Adjustment – Canyon County Code of Ordinances §07-10-17

Canyon County Development Services Department

Exhibit C3

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MUSSELL CONSTRUCTION INC

CASE NUMBER: AD2026-0071

PARCEL NUMBER(S): R29383 & R29383010

PROPERTY OWNER(S): Mussell Construction Inc.

APPLICANT/REPRESENTATIVE: Mike Mussell/Jay Lundergan

ANALYST: Arbay Mberwa, Associate Planner

EXHIBITS:

A. Letter of Intent
B. Record of Survey
C. Email Correspondence
D. Acreage

DECISION: **APPROVED with conditions – see page 3.**

REQUEST:

The applicant, Mike Mussell, requests a 4 foot property boundary adjustment between parcels R29383 and R29383010, each zoned "R-R" (Rural Residential). The request will move the eastern property line of Parcel R29383010 to allow the residential structure to meet setback requirements (**Exhibit B**). The parcels shall be adjusted in conformance with Instrument Number 2026-017242.

Parcel #:	Existing Acreage	New Acreage
Parcel 2 (R29383010)	2.03 ±	2.03 ± (with existing residential structure)
Parcel 3 (R29383)	6.00 ±	5.972 ± (with existing structure)
DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.		

PROPERTY HISTORY:

Parcel R29383 was approximately a 10-acre parcel which was divided in February of 2026 with the approval of **AD2025-0136**, creating Parcel R29383 with 6 acres, Parcel R29383010 with 2.03 acres and Parcel R29383011 as a 2.01 acre parcel. Please note Parcel R29383 was approved with 6 acres per **AD2025-0136**, due to a minor error Parcel R29383 should have been listed as 5.978 acres (**Exhibit D**).

FINDINGS:

Table 1. Property Boundary Adjustment

Property Boundary Adjustment (CCCO §07-10-17)				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	07-10-17(1)	**The adjustment does not create eligibility for a building permit or administrative lot split on a parcel that was otherwise ineligible.**
			Staff Analysis	The property boundary adjustment will not create eligibility for a building permit or allow for ineligible administrative lot splits that would otherwise be ineligible. *See the application and supporting information in Case File No. AD2026-0071.*

UNOFFICIAL COPY

☒	☐	☐	**07-10-17(2)**	**The adjustment does not create any additional parcels.**
			Staff Analysis	The requested adjustment does not create additional parcels. *See the application and supporting information in Case File No. AD2026-0071.*
☒	☐	☐	**07-10-17(3)**	**The adjustment does not result in the relocation of a building permit or provide for an administrative lot split onto a contiguous parcel that is not eligible for an administrative lot split;**
			Staff Analysis	The result of the request does not relocate a building permit or make a parcel eligible for a land division that it was not eligible for otherwise. *See the application and supporting information in Case File No. AD2026-0071.*
☒	☐	☐	**07-10-17(4)**	**A recorded survey showing all changes to affected property lines shall be submitted to DSD;**
			Staff Analysis	A Record of Survey was recorded under Instrument Number 2026-017242.
☒	☐	☐	**07-10-17(5)**	**The adjustment does not create parcels smaller than the minimum lot size for the zone in which the property is located, unless the adjustment increases the size of an existing parcel that was smaller than the minimum lot size for the corresponding zone prior to the adjustment;**
			Staff Analysis	The minimum lot size for a land division in the "R-R" (Rural Residential) zone is two (2) acres (CCCO Section 07-10-21). All affected parcels are larger than the minimum lot size of 2 acres (**Exhibit B**). *See the application and supporting information in Case File No. AD2026-0071.*
☒	☐	☐	**07-10-17(6)**	**Original property lot lines may not be adjusted by more than eighty feet (80') except that the director may allow the adjustment of over eighty feet (80') if the adjustment does not cause injury, damage or a safety hazard;**
			Staff Analysis	The result of the request adjusts the property boundary lines by four (4) feet to meet Canyon County setback requirements (**Exhibits A&C**). It is not anticipated that the adjustment will cause injury, damage, or a safety hazard as the adjustment will have minimal negative impact. *See the application and supporting information in Case File No. AD2026-0071.*
☒	☐	☐	**07-10-17(7)**	**The adjustment shall not alter the location of any platted lot line;**
			Staff Analysis	Parcels R29383 and R29383010 are not within a platted subdivision. *See the application and supporting information in Case No. AD2026-0071.*
☒	☐	☐	**07-10-17(8)**	**The property owner has submitted the application form, required supporting information and the applicable fee as established by the adopted fee schedule;**
			Staff Analysis	A complete application was submitted on April 16, 2026. *See the application and supporting information in Case No. AD2026-0071.*
☒	☐	☐	**07-10-17(9)**	**If the adjustment involves contiguous parcels with different owners, both property owners shall submit their written consent to the adjustment with the application. However, only one application form and fee are required;**
			Staff Analysis	TVM Inc. and Mussell Construction Inc. are both under the ownership of the applicant, Mike Mussell. All affected owners submitted written consent for the property boundary adjustment (**Exhibit C**). *See the application and supporting information in Case File No. AD2026-0071.*

UNOFFICIAL COPY

UNOFFICIAL COPY

DECISION:

The application for the described property boundary adjustment is in accordance with CCCO §07-10-17 is **APPROVED** subject to the following conditions of approval:

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.
2. Historic irrigation lateral, drain, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.

Per CCCO 07-18-05(7): Appeal by Affected Person: Any affected person who is aggrieved by the decision may file a written notice of appeal in accordance with section 07-05-07 of this chapter.

Emily Bunn — 5-6-26

Emily Bunn, Principal Planner — **Date**

State of Idaho)
SS
County of Canyon County)

On this 6th day of May, in the year of 2026, before me Pamela Dilbeck, a notary public, personally appeared Emily Bunn, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

Notary: Pamela Dilbeck

My Commission Expires: 10/14/2028

PAMELA DILBECK
COMMISSION #20224944
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/14/2028

Findings of Fact, Conclusions of Law, Conditions of Approval and Order
DC-AD2016-9 – Nampa School District #131 – Union High School

Exhibit C4

Findings

1. The property owner is Nampa School District #131.
2. The applicant is Xantie Roeder, representing Union High School.
3. The property is located at 506 Fletcher Dr., Nampa, ID 83686 and assigned tax parcel number R29383.
4. The property is zoned R-R (Rural Residential).
5. The property is located within the City of Nampa Area of City Impact.
6. Approximately four-thousand-nine-hundred (4,900) square feet will be used for the indoor daycare area (See Exhibit #2).
7. Approximately five-thousand (5,000) square feet of fenced play area will be provided, along with several acres of playground formerly part of the old Sunny Ridge Elementary School (See Exhibit #2).
8. Property owners of record and agencies were notified of the request on February 1, 2016.

Conclusions of Law

For case file DC-AD2016-9 the Director concludes the following regarding the Standards of Review for a Daycare Facility:

1. **There shall be a minimum of thirty-five (35) square feet of net floor area indoors per child. This space shall be measured wall to wall in rooms that are regularly used by the children, exclusive of halls, bathrooms and kitchen.**

   The applicant's floor plan (See Exhibit #2) demonstrates there is adequate floor area for one-hundred-forty (140) children. An area of four-thousand-nine-hundred 4,900 sq. ft. is indicated and this exceeds the two-thousand-two-hundred-forty (2,240) square feet required for sixty-four (64) children.

2. **On site vehicle pickup and turnaround areas shall be provided to ensure safe discharge and pickup of children, in addition to the required off street parking for the dwelling.**

   The applicant has indicated there is a one-directional drop-off style parking area, although most students will take bus transportation to and from school (See Exhibit #2).

3. **The applicant or owner shall secure and maintain a basic daycare license from the State of Idaho Department of Health and Welfare Family and Children's Services Division.**

   The applicant is currently in-process of obtaining a license from the Department of Health and Welfare. A condition has been placed that would require the applicant to complete the process to obtain a daycare license for up to sixty-four (64) children and that a copy of the license be provided to Development Services Department within one-hundred-twenty 120 days of the approval of this application.

4. **The applicant shall provide a minimum outdoor play area of one hundred (100) square feet per child. The minimum play area shall be waived if:**

   a. **There is greater or equal area of parks that abut the facility that can be used by children; or**
   b. **The program design is such that the number of children using the play area at any one time conforms to the one hundred (100) square feet/child criteria.**

   An outdoor play area roughly 5,000 sq. ft. with a 6 ft. enclosed fence is proposed for the facility (Exhibit #2, Daycare Application & Site Plan). In addition, the school maintains several acres formerly a part of the playground for the old Sunny Ridge Elementary School. This provides ample outside space for the children of the facility.

5. **All outdoor play areas shall be completely enclosed by a minimum six (6) foot barrier to secure against exit/entry by small children and to screen abutting properties. The fencing material shall meet the swimming pool barrier requirements of Canyon County Building Code as set forth in chapter 6 of this code.**

   A five-thousand (5,000) sq. ft. play area is located just outside the portion of the old Sunny Ridge Elementary School devoted to the daycare facility. The applicant indicated a six foot fence currently exists for the play area.

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.

2. The applicant shall secure and maintain a daycare license from the state of Idaho Department of Health and Welfare Family and Children's Services Division for a daycare for up to sixty-four (64) children within one-hundred-twenty (120) days of the approval date of this application.

3. The daycare center shall be limited in scope to provide services only to those children of students and/or faculty of Nampa School District #131.

4. The maximum number of children on site shall be sixty-four (64).

5. Staff recommends approval requiring the applicant to insure the wastewater system meets all requirements from Idaho Department of Environmental Quality per comment received by Southwest District Health Department (See Exhibit #3).

Order

Based upon the Findings of Fact, Conclusions of Law and Conditions of Approval contained herein the Canyon County Development Services Director **approves** Case # DC-AD2016-9 for a daycare center for a maximum of sixty-four (64) children subject to the conditions of approval enumerated above.

APPROVED this 19th day of February, 2016.

DEVELOPMENT SERVICES DIRECTOR
CANYON COUNTY, IDAHO

Patricia Nilsson

Director, Patricia Nilsson

State of Idaho)

SS

County of Canyon County)

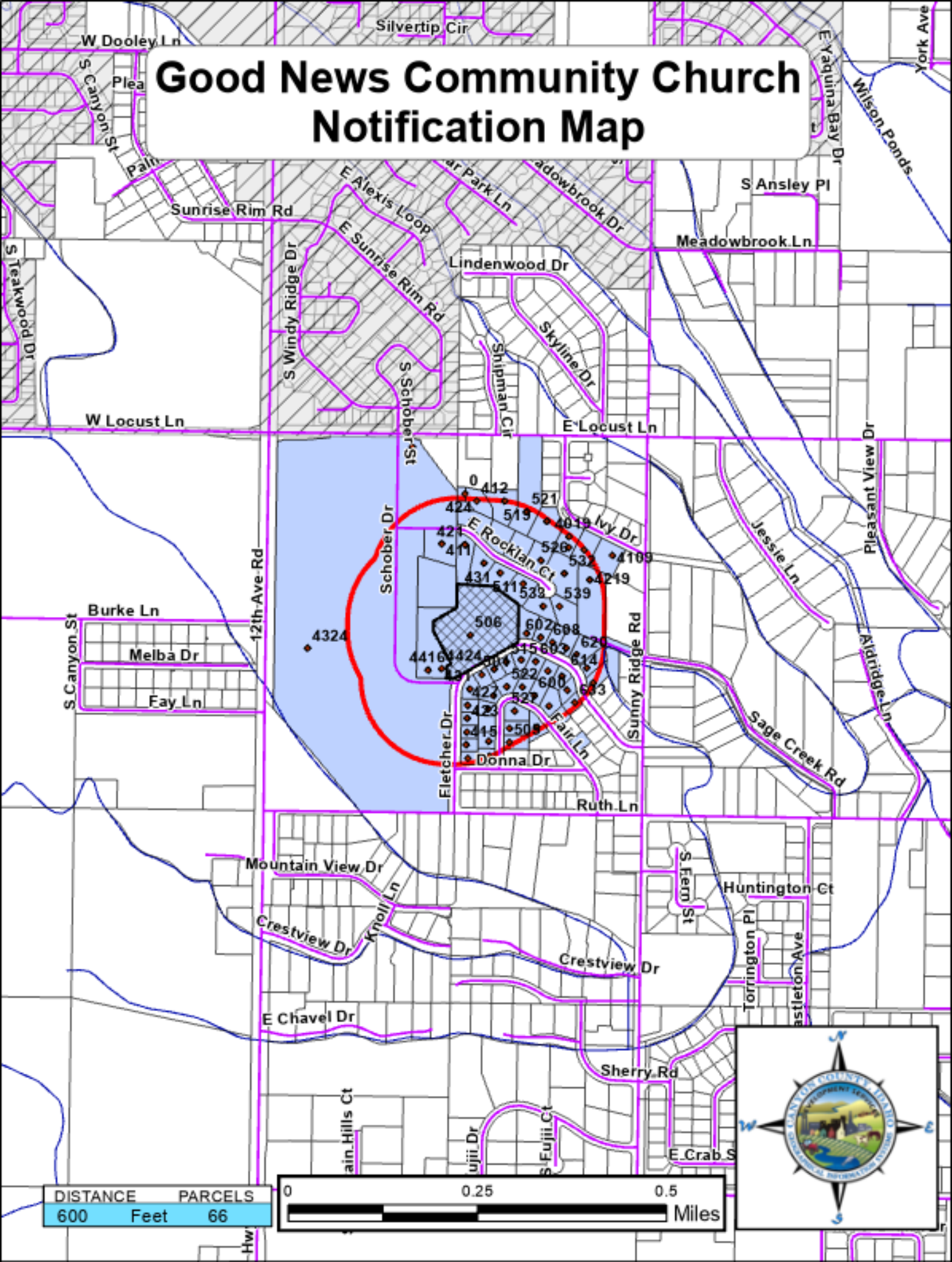
On this 19th day of February, in the year of 2016, before me Stephanie Hailey, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

STEPHANIE HAILEY NOTARY PUBLIC STATE OF IDAHO

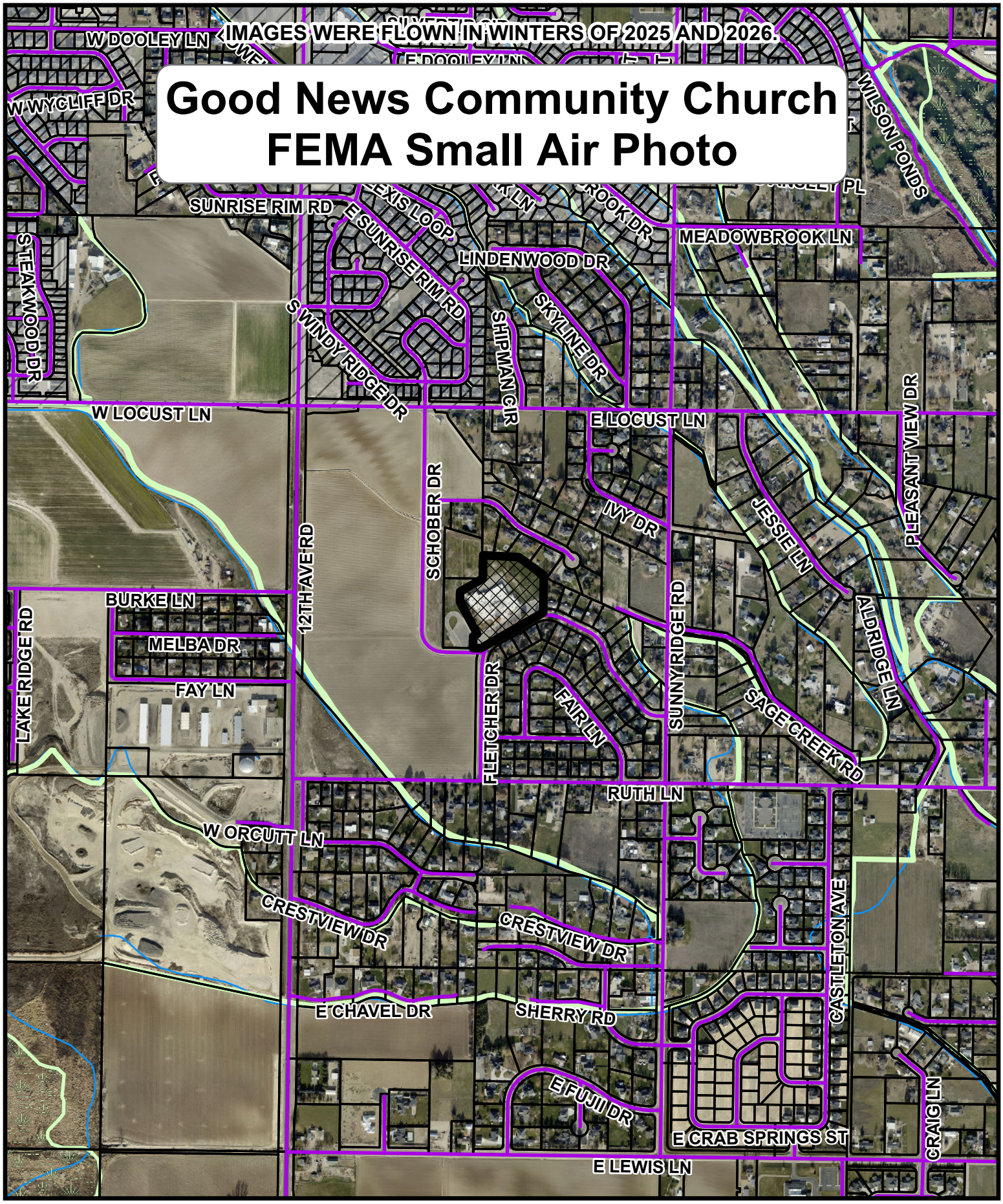
Notary: Stephanie Hailey

My Commission Expires: June 19, 2019

Good News Community Church Notification Map




IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026.
Good News Community Church
Small Air Photo 1 Mile
COVERT SUB
AURORA ADD
BOWMAN'S SUB
HIDDEN MEADOW SUB
Skyline Dr
Sunny Ridge Rd
GREENBRIAR ESTATES SUBDIVISION
W Locust Ln
VISTA RIDGE PH 4
E Locust Ln
SUNNY RIDGE SUB #1
Ivy Dr
Schober Dr
Jessie Ln
COUNTRY TERRACE
SUNNY RIDGE HEIGHTS
Burke Ln
SUNNY RIDGE SUB #2
Melba Dr
RIDGEVIEW SUB
Aldridge Ln
Sage Creek Rd
Fair Ln
Fletcher Dr
COUNTRY SQUIRE ACRES
Ruth Ln
SUNNY RIDGE SUB #3
COVENTRY PLACE #1
MANGUM HEIGHTS SUB
VICTORIAN HEIGHTS
CASTLETON PLACE SUB
Crestview Dr
GROSS SUB
CRESTVIEW HEIGHTS SUB
12th Ave Rd
CHAVEL SUB
Sherry Rd
Craig Ln
FUJII FARMS
E Fujii Dr
City_Limits
Wetlands
Exhibit C5.1
0
0.25
0.5
Miles


IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026.
Good News Community Church
FEMA Small Air Photo
W DOOLEY LN
E DOOLEY LN
W WYCLIFF DR
WILSON PONDS
SUNRISE RIM RD
E SUNRISE RIM RD
EXIS LOOP
ROOK DR
MEADOWBROOK LN
LINDENWOOD DR
SKYLINE DR
SHIPMAN CIR
S WINDY RIDGE DR
STEAMWOOD DR
W LOCUST LN
E LOCUST LN
PLEASANT VIEW DR
SCHOBER DR
IVY DR
JESSIE LN
ALDRIDGE LN
SUNNYRIDGE RD
SAGE CREEK RD
12TH AVE RD
BURKE LN
MELBA DR
FAY LN
LAKE RIDGE RD
FLETCHER DR
FAIR LN
RUTH LN
W ORCUTT LN
CRESTVIEW DR
CRESTVIEW DR
CASTLETON AVE
E CHAVEL DR
SHERRY RD
E FUJII DR
E CRAB SPRINGS ST
CRAIG LN
E LEWIS LN
Legend
SUBJECT_PROPERTY
TAXLOTS
WETLANDS
A
AE
X
Exhibit C5.2
400 0 400
Feet

Good News Community Church
Small Vicinity Map

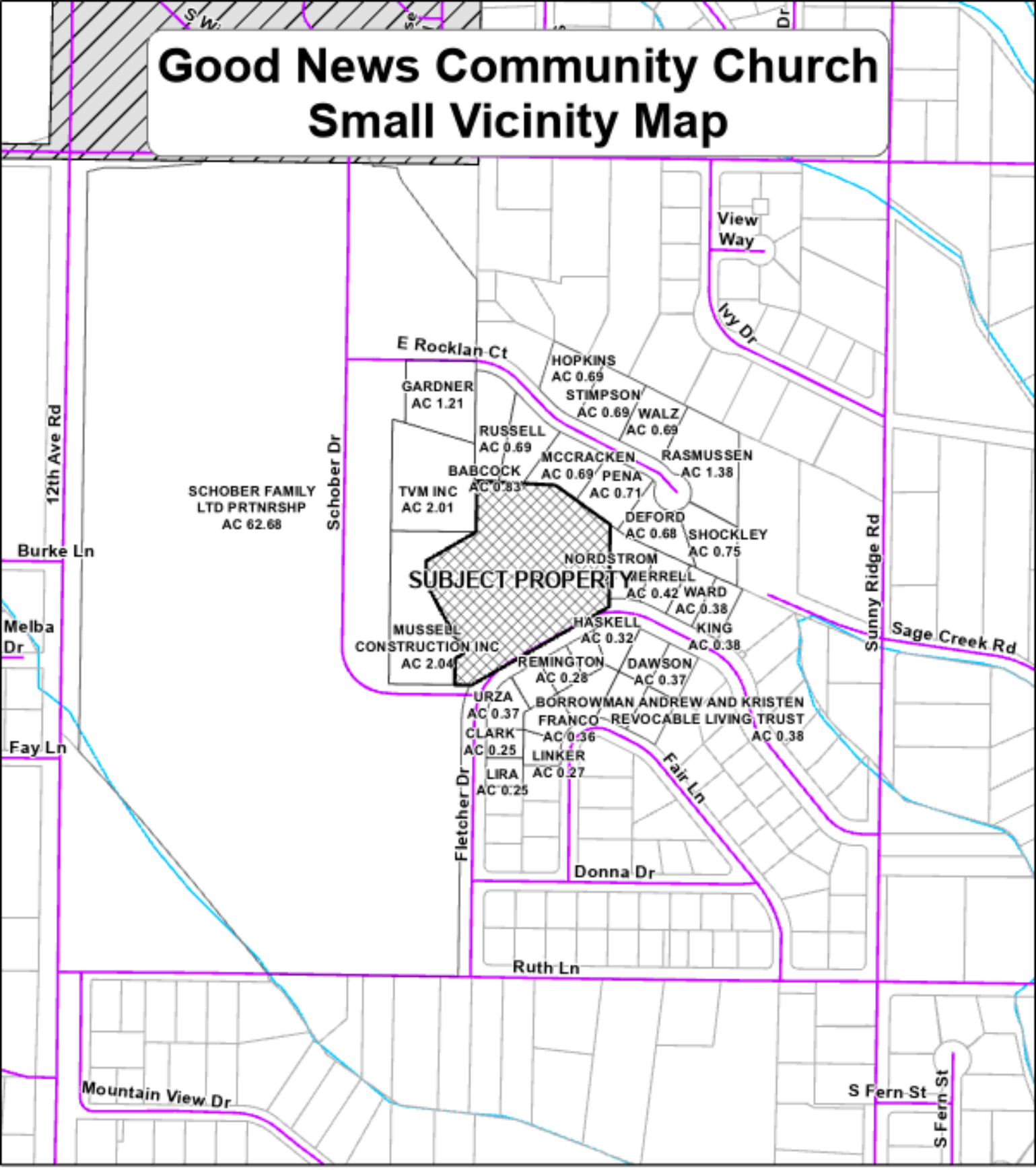
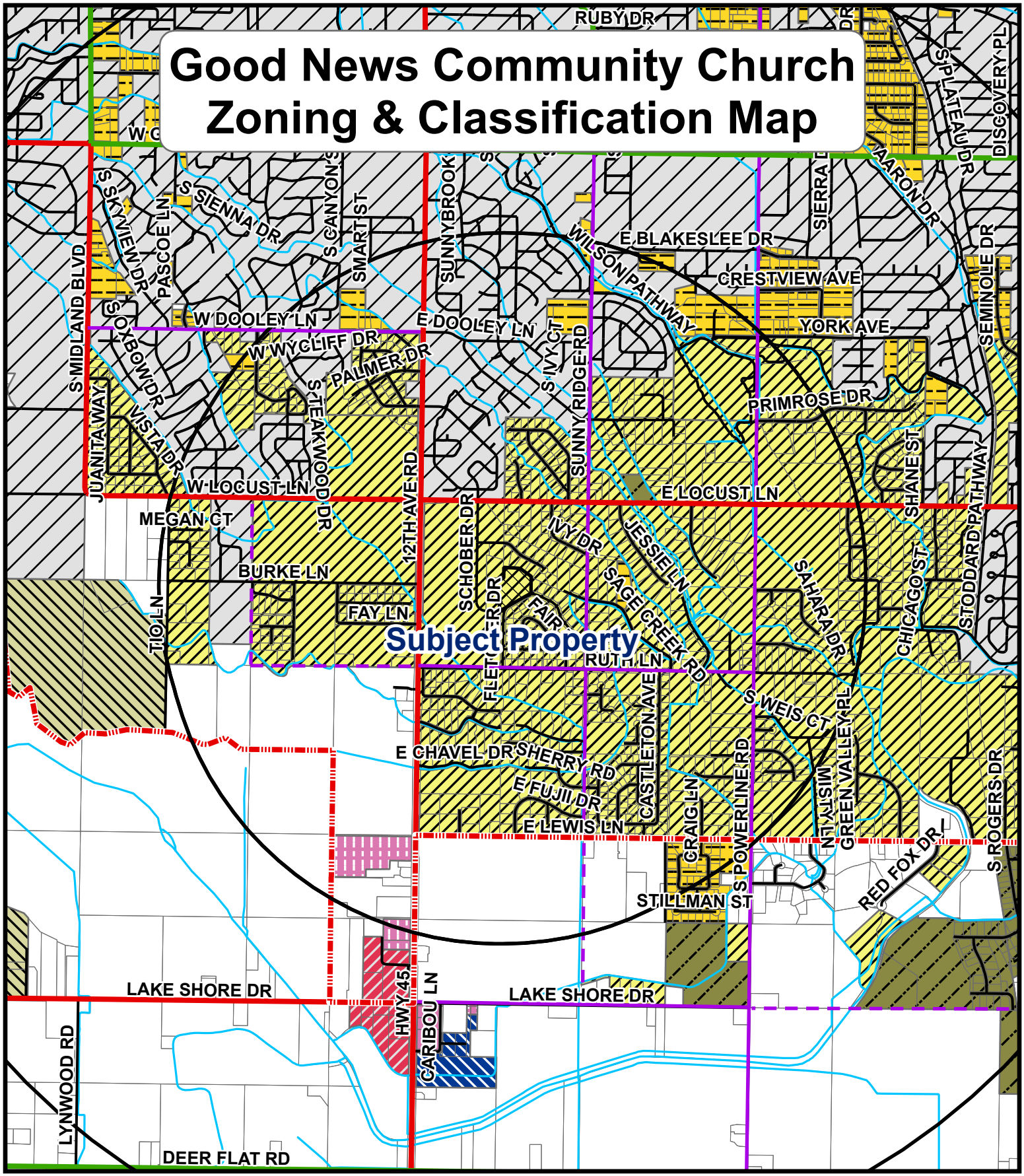
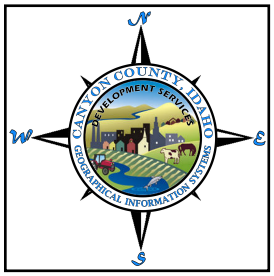


Exhibit C5.3

0 0.13 0.25 Miles

Good News Community Church
Zoning & Classification Map



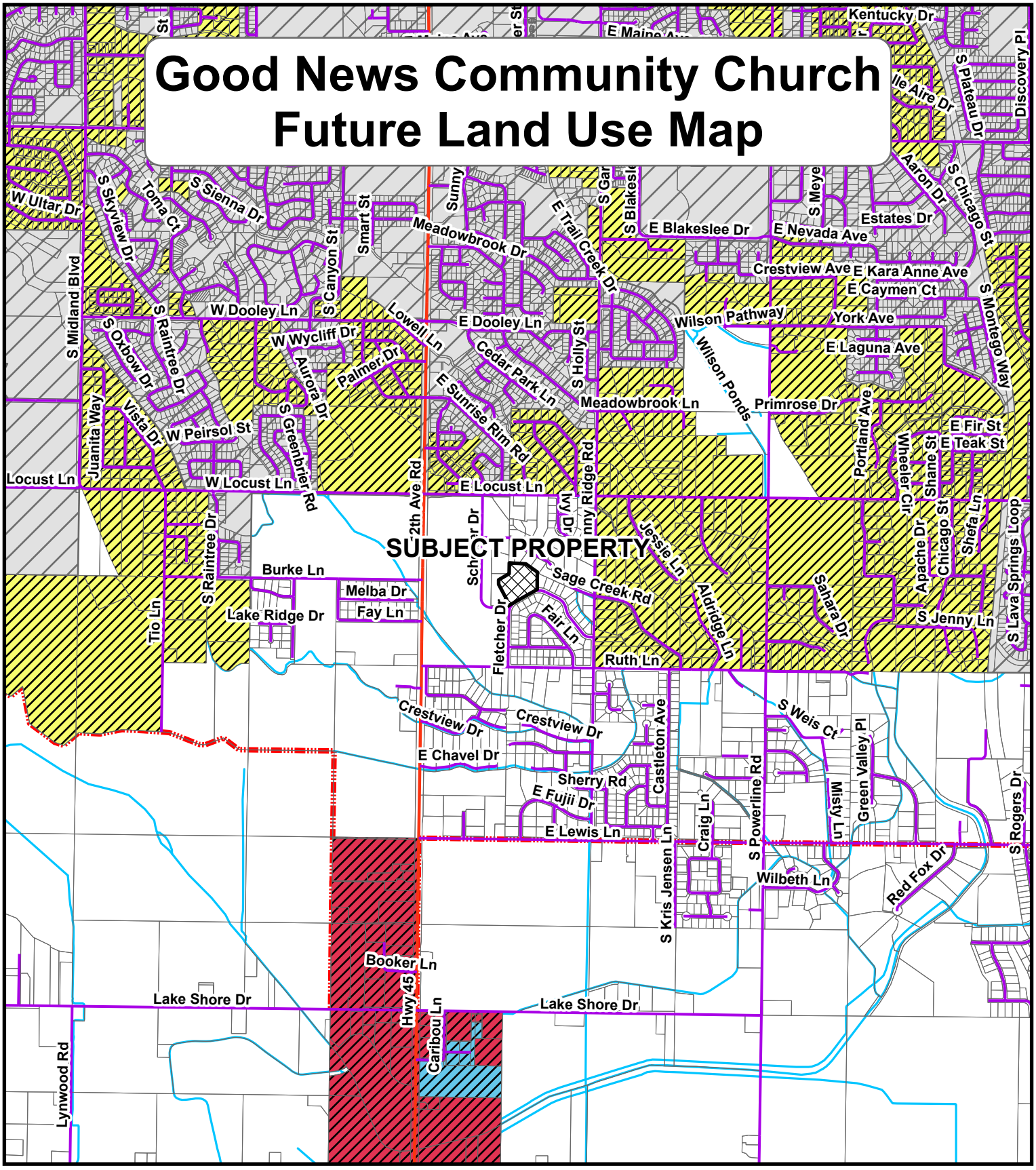


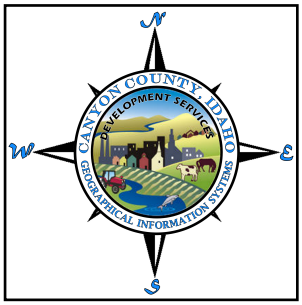
- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

Exhibit C5.4

0 0.25 0.5 Miles

Good News Community Church
Future Land Use Map





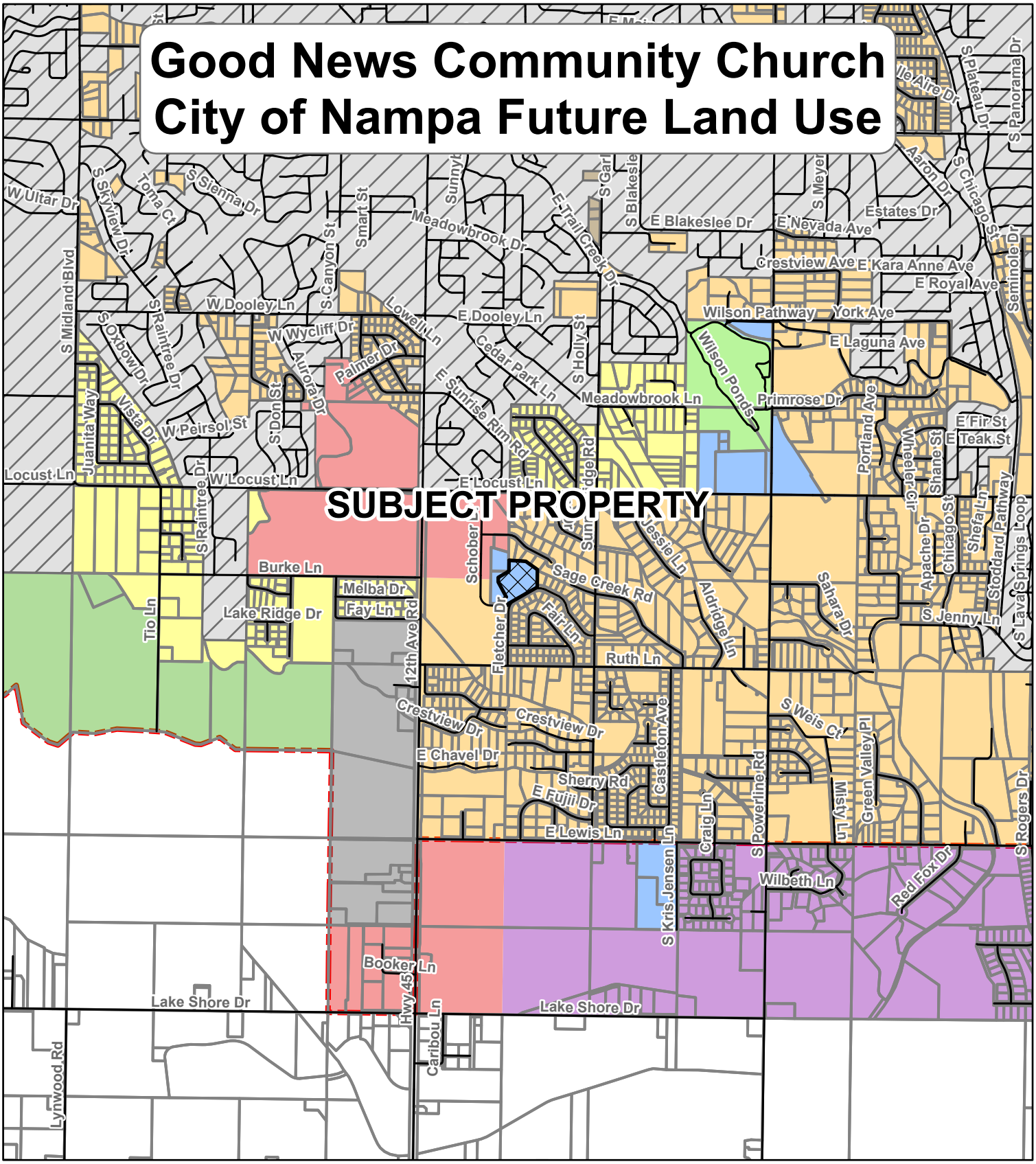
Future Land Use 2030

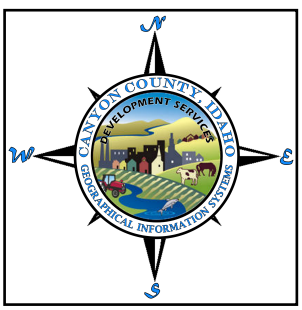
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

Exhibit C5.5

0 0.5 1 Miles

Good News Community Church
City of Nampa Future Land Use





NampaCompPlan

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

Exhibit C5.6

0 0.25 0.5 Miles

Good News Community Church
Case Map

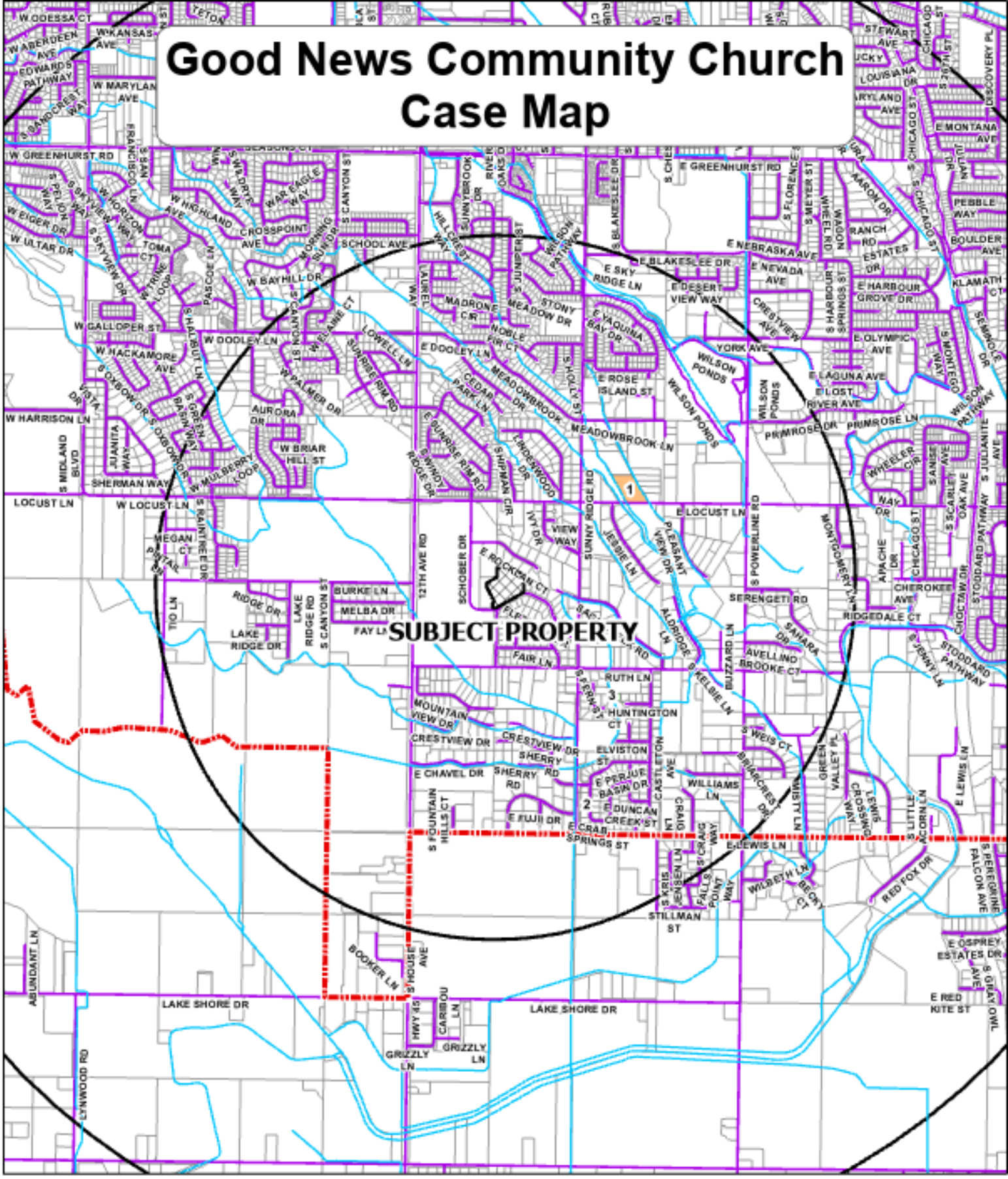


Exhibit C5.7

Exhibit C5.7a

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2024-0004	Rezone RR to CR-R1	Fullmer	APPROVED
2	SD2020-0006	Preliminar Plat - Jacks Place Sub	Jacks Place Sub	APPROVED
3	VAC2024-0001	Vacation of easement	Thueson	APPROVED

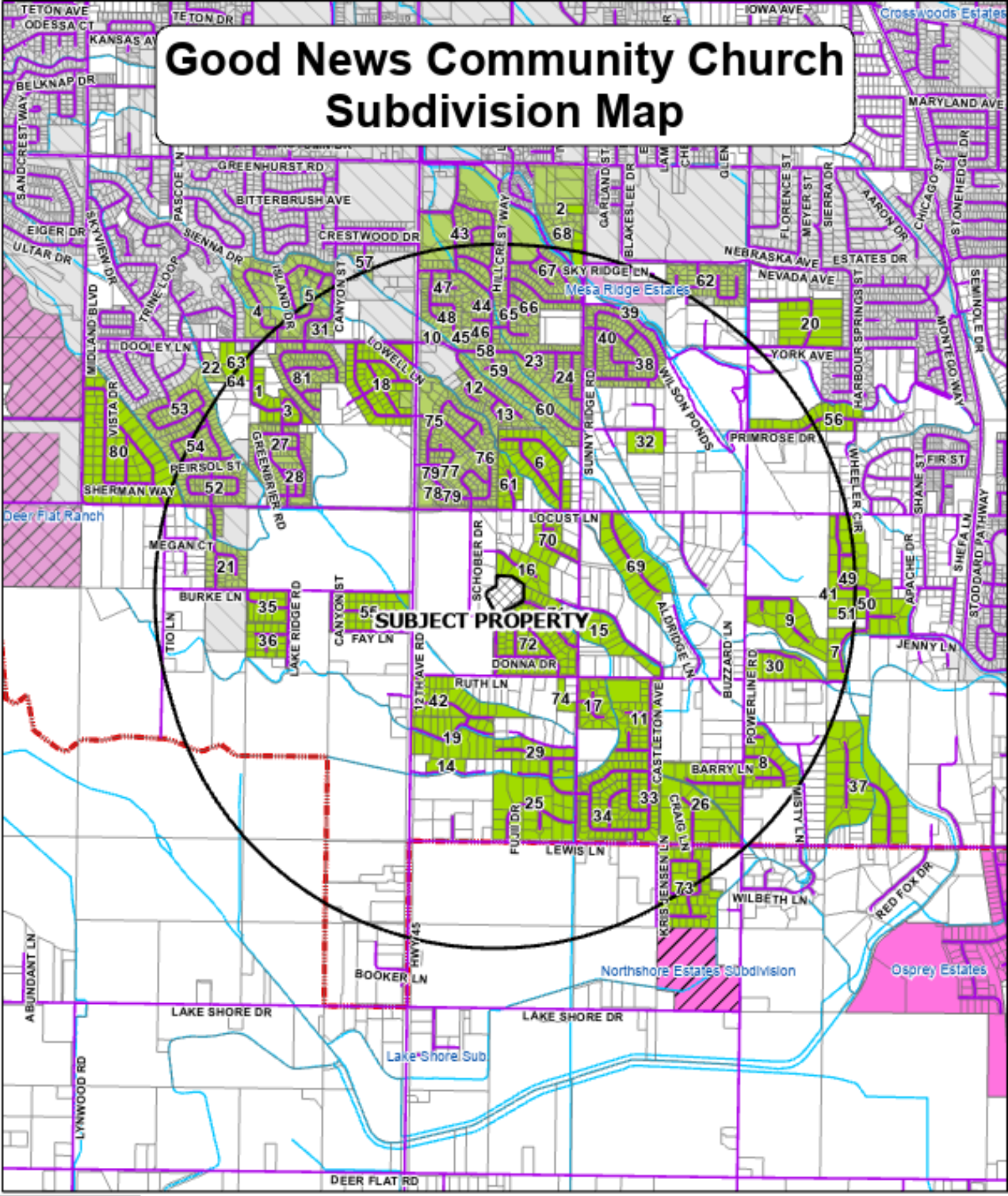

Good News Community Church
Subdivision Map
SUBJECT PROPERTY
Mesa Ridge Estates
Deer Flat Ranch
Northshore Estates Subdivision
Osprey Estates
Lake Shore Sub
TETON AVE
TETON DR
ODESSA CT
KANSAS AV
IOWA AVE
Crosswoods Estates
BELKNAP DR
SANDCREST WAY
MARYLAND AVE
GREENHURST RD
BITTERBRUSH AVE
PASCOE LN
SIENNA DR
EIGER DR
ULTAR DR
SKYVIEW DR
TRINE LOOP
CRESTWOOD DR
ISLAND RD
CANYON ST
HILLCREST WAY
GARLAND ST
BLAKESLEE DR
GLEN
FLORENCE ST
MEYER ST
SIERRA DR
AARON DR
CHICAGO ST
STONEHEDGE DR
SKY RIDGE LN
NEBRASKA AVE
NEVADA AVE
ESTATES DR
SEMINOLE DR
MONTECO AVE
HARBOUR SPRINGS ST
MIDLAND BLVD
DOOLEY LN
VISTA DR
LOWELL LN
SUNNY RIDGE RD
WILSON PONDS
YORK AVE
PRIMROSE DR
WHEELER CIR
SHANE ST
FIR ST
PEIRSOL ST
SHERMAN WAY
GREENBRIER RD
LOCUST LN
SCHOBER DR
MEGAN CT
BURKE LN
TIO LN
LAKE RIDGE RD
CANYON ST
FAY LN
12TH AVE RD
DONNA DR
RUTH LN
ALDRIDGE LN
BUZZARD LN
POWERLINE RD
APACHE DR
SHEFA LN
STODDARD PATHWAY
JENNY LN
CASTLETON AVE
BARRY LN
CRAIG LN
MISTY LN
FUJI DR
LEWIS LN
KRISTJENSEN LN
WILBETH LN
RED FOX DR
HWY 45
BOOKER LN
ABUNDANT LN
LAKE SHORE DR
LYNWOOD RD
DEER FLAT RD
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
Exhibit C5.8
0
0.3
0.6
Miles

Exhibit C5.8a

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
81	1133.85	2474	0.46

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
1	10.68	3	3.56

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
64	1.66	0.43	0.01	62.68

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

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
ALADDIN TERRACE ESTATES	1	2N2W04	3.58	6	0.60	CANYON COUNTY	1993
ASSELIN'S SUB	2	2N2W03	38.01	1	38.01	NAMPA	1910
AURORA ADD	3	2N2W04	7.05	10	0.71	NAMPA	1963
BAYHILL PH 1	4	2N2W04	16.33	32	0.51	NAMPA	1997
BAYHILL PH 2 & 3	5	2N2W04	25.78	36	0.72	NAMPA	1998
BOWMAN'S SUB	6	2N2W10	20.89	41	0.51	CANYON COUNTY	1969
BRAY SUB	7	2N2W11	6.45	6	1.07	CANYON COUNTY	1999
BRIARCREST SUB	8	2N2W11	14.98	25	0.60	CANYON COUNTY	1995
BURCH HIGHLANDS SUB	9	2N2W11	16.60	14	1.19	CANYON COUNTY	2003
CANYON CROSSING SUBDIVISION	10	2N2W03	1.19	2	0.60	NAMPA	2009
CASTLETON PLACE SUB	11	2N2W10	22.97	45	0.51	CANYON COUNTY	2007
CEDAR PARK ESTATES #1	12	2N2W03	8.36	33	0.25	NAMPA	1998
CEDAR PARK ESTATES #2	13	2N2W03	8.25	30	0.28	NAMPA	1998
CHAVEL SUB	14	2N2W10	3.66	3	1.22	CANYON COUNTY	2004
COUNTRY SQUIRE ACRES	15	2N2W10	10.85	11	0.99	CANYON COUNTY	1980
COUNTRY TERRACE	16	2N2W10	9.05	11	0.82	CANYON COUNTY	1999
COVENTRY PLACE #1	17	2N2W10	10.31	16	0.64	CANYON COUNTY	1997
COVERT SUB #2	18	2N2W04	28.99	68	0.43	CANYON COUNTY	1962
CRESTVIEW HEIGHTS SUB	19	2N2W10	19.42	22	0.88	CANYON COUNTY	1966
CRESTVIEW SUB AMEND	20	2N2W02	19.75	13	1.52	CANYON COUNTY	1962
CRYSTAL COVE SUBDIVISION	21	2N2W09	14.05	144	0.10	NAMPA	2008
DOOLEY DEVELOPMENT	22	2N2W04	3.40	5	0.68	NAMPA	2023
EDGEBROOK EST #1	23	2N2W03	6.35	22	0.29	NAMPA	2000
EDGEBROOK EST #2	24	2N2W03	13.24	52	0.25	NAMPA	2000
FUJII FARMS	25	2N2W10	37.93	29	1.31	CANYON COUNTY	1998
GRAY'S FARM SUB	26	2N2W10	40.21	30	1.34	CANYON COUNTY	1971
GREENBRIAR ESTATES SUBDIVISION	27	2N2W04	23.79	104	0.23	NAMPA	2005
GREENBRIAR ESTATES SUBDIVISION	28	2N2W04	3.02	17	0.18	NAMPA	2008
GROSS SUB	29	2N2W10	8.94	13	0.69	CANYON COUNTY	1962
HAYVINO ESTATES	30	2N2W11	11.98	11	1.09	CANYON COUNTY	2007
HENRY'S PLACE SUBDIVISION	31	2N2W04	2.41	10	0.24	NAMPA	2023
HIDDEN MEADOW SUB	32	2N2W03	5.32	4	1.33	CANYON COUNTY	1995
JACK'S PLACE SUBDIVISION NO. 1	33	2N2W10	19.86	53	0.37	CANYON COUNTY	2024
JACK'S PLACE SUBDIVISION NO. 2	34	2N2W10	18.50	47	0.39	CANYON COUNTY	2025
LAKERIDGE SUB	35	2N2W09	8.00	10	0.80	CANYON COUNTY	1957
LAKERIDGE SUB #2	36	2N2W09	9.43	16	0.59	CANYON COUNTY	1966
LEWIS CROSSING SUB	37	2N2W11	42.96	25	1.72	CANYON COUNTY	2006
LIGHTHOUSE ESTATES NO. 3	38	2N2W03	15.13	60	0.25	NAMPA	2016
LIGHTHOUSE ESTATES SUBDIVISION	39	2N2W03	0.43	1	0.43	NAMPA	2011
LIGHTHOUSE ESTATES SUBDIVISION	40	2N2W03	19.82	75	0.26	NAMPA	2013
LOGAN'S LANDING	41	2N2W11	2.14	2	1.07	CANYON COUNTY	2001
MANGUM HEIGHTS SUB	42	2N2W10	18.06	27	0.67	CANYON COUNTY	1953
MEADOWBROOK PK #1	43	2N2W03	48.71	97	0.50	NAMPA	1985
MEADOWBROOK PK #2	44	2N2W03	4.27	15	0.28	NAMPA	1990
MEADOWBROOK PK #3	45	2N2W03	2.97	13	0.23	NAMPA	1990
MEADOWBROOK PK #4	46	2N2W03	3.38	15	0.23	NAMPA	1990
MEADOWBROOK PK #5	47	2N2W03	4.72	19	0.25	NAMPA	1991
MEADOWBROOK PK #6	48	2N2W03	8.70	34	0.26	NAMPA	1991
MONTGOMERY LANE SUB	49	2N2W11	28.56	26	1.10	CANYON COUNTY	2001
MONTGOMERY SUBDIVISION	50	2N2W11	2.14	2	1.07	CANYON COUNTY	2008
PITCHER SUB	51	2N2W11	2.17	2	1.08	CANYON COUNTY	2005
RAINTREE MEADOWS #2A	52	2N2W04	15.10	54	0.28	NAMPA	2002
RAINTREE MEADOWS #2B	53	2N2W04	17.17	54	0.32	NAMPA	2002
RAINTREE MEADOWS #2C	54	2N2W04	18.10	59	0.31	NAMPA	2003

RIDGEVIEW SUB	55	2N2W09	19.16	40	0.48	CANYON COUNTY	1973
ROSE HILL TERRACE #1	56	2N2W02	13.03	18	0.72	CANYON COUNTY	1964
SAGEBROOKE ESTATES	57	2N2W04	2.48	10	0.25	NAMPA	1999
SERENITY ESTATES #1	58	2N2W03	4.99	16	0.31	NAMPA	1994
SERENITY ESTATES #2	59	2N2W03	4.96	14	0.35	NAMPA	1994
SERENITY ESTATES #3	60	2N2W03	14.66	41	0.36	NAMPA	1995
SHIPMAN PLACE	61	2N2W03	6.90	16	0.43	CANYON COUNTY	1985
SKYVIEW PARK SUB	62	2N2W03	16.54	56	0.30	NAMPA	2000
STANCIU SUBDIVISION	63	2N2W04	5.90	4	1.48	CANYON COUNTY	2018
STANCIU SUBDIVISION NO. 2	64	2N2W04	2.50	2	1.25	CANYON COUNTY	2019
STONY MEADOW #1	65	2N2W03	9.28	41	0.23	NAMPA	1996
STONY MEADOW #2	66	2N2W03	10.63	47	0.23	NAMPA	1997
STONY MEADOW #3	67	2N2W03	12.94	53	0.24	NAMPA	1999
SUNNY RIDGE AT WHITE HAWK SUB	68	2N2W03	8.36	22	0.38	NAMPA	2020
SUNNY RIDGE HEIGHTS	69	2N2W10	23.63	19	1.24	CANYON COUNTY	1959
SUNNY RIDGE SUB #1	70	2N2W10	10.26	19	0.54	CANYON COUNTY	1972
SUNNY RIDGE SUB #2	71	2N2W10	5.06	12	0.42	CANYON COUNTY	1969
SUNNY RIDGE SUB #3	72	2N2W10	30.42	68	0.45	CANYON COUNTY	1975
TABLE MEADOWS SUBDIVISION NO.	73	2N2W15	27.30	50	0.55	NAMPA	2017
VICTORIAN HEIGHTS	74	2N2W10	2.27	3	0.76	CANYON COUNTY	1993
VISTA RIDGE PH 1	75	2N2W03	18.41	58	0.32	NAMPA	2004
VISTA RIDGE PH 2	76	2N2W10	16.97	68	0.25	NAMPA	2005
VISTA RIDGE PH 3	77	2N2W03	7.20	23	0.31	NAMPA	2008
VISTA RIDGE PH 4	78	2N2W10	8.57	6	1.43	NAMPA	2008
VISTA RIDGE PH. 5	79	2N2W03	5.08	38	0.13	NAMPA	2015
WOOD-VIEW ACRES SUB	80	2N2W04	51.38	77	0.67	CANYON COUNTY	1956
WYCLIFF ESTATES	81	2N2W04	21.53	81	0.27	NAMPA	1999

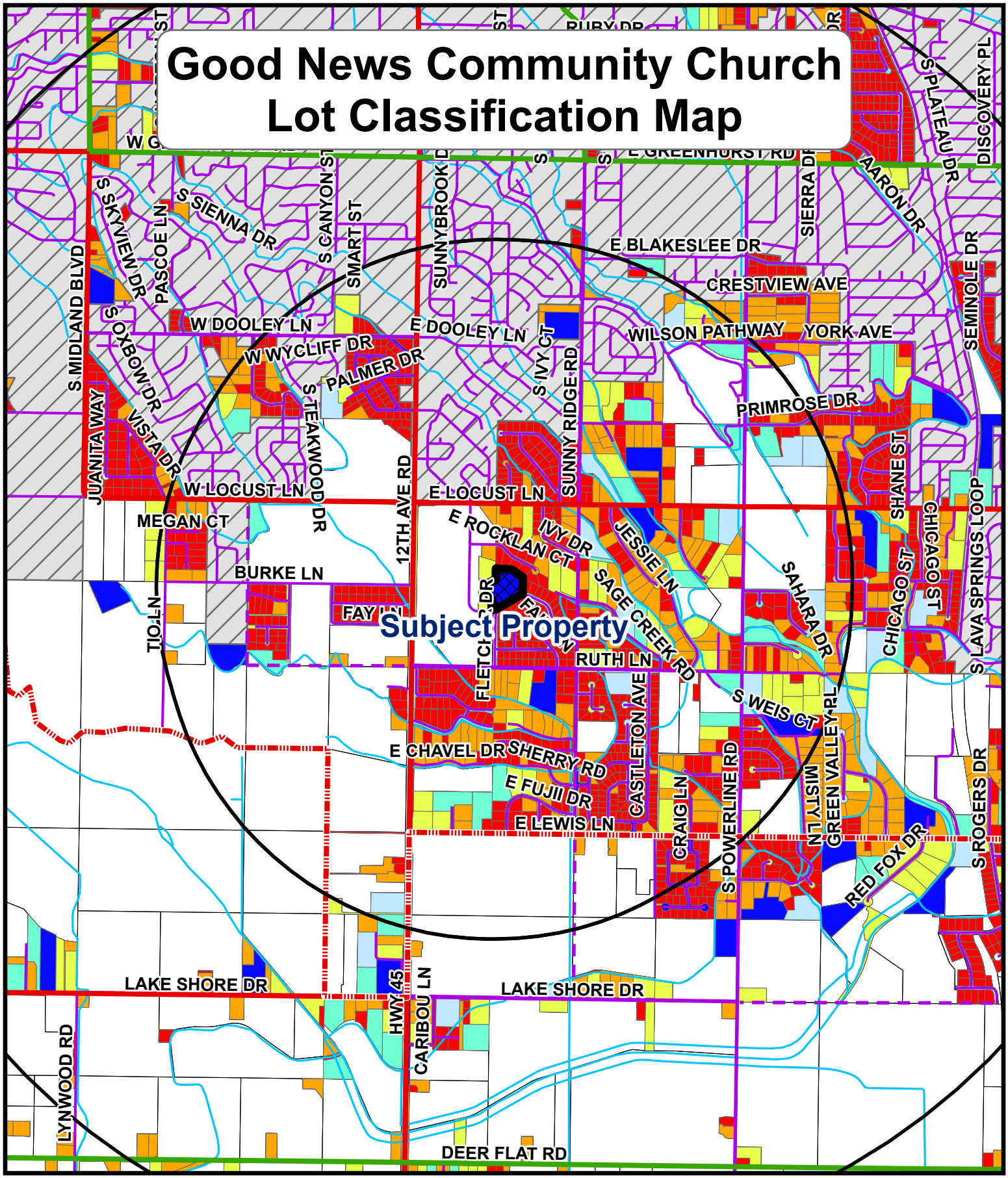
SUBDIVISIONS IN PLATTING

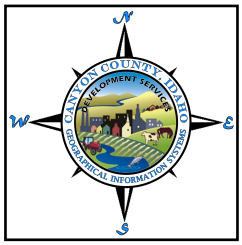
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Mesa Ridge Estates	10.68	3	3.56

MOBILE HOME & RV PARKS

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

Good News Community Church
Lot Classification Map



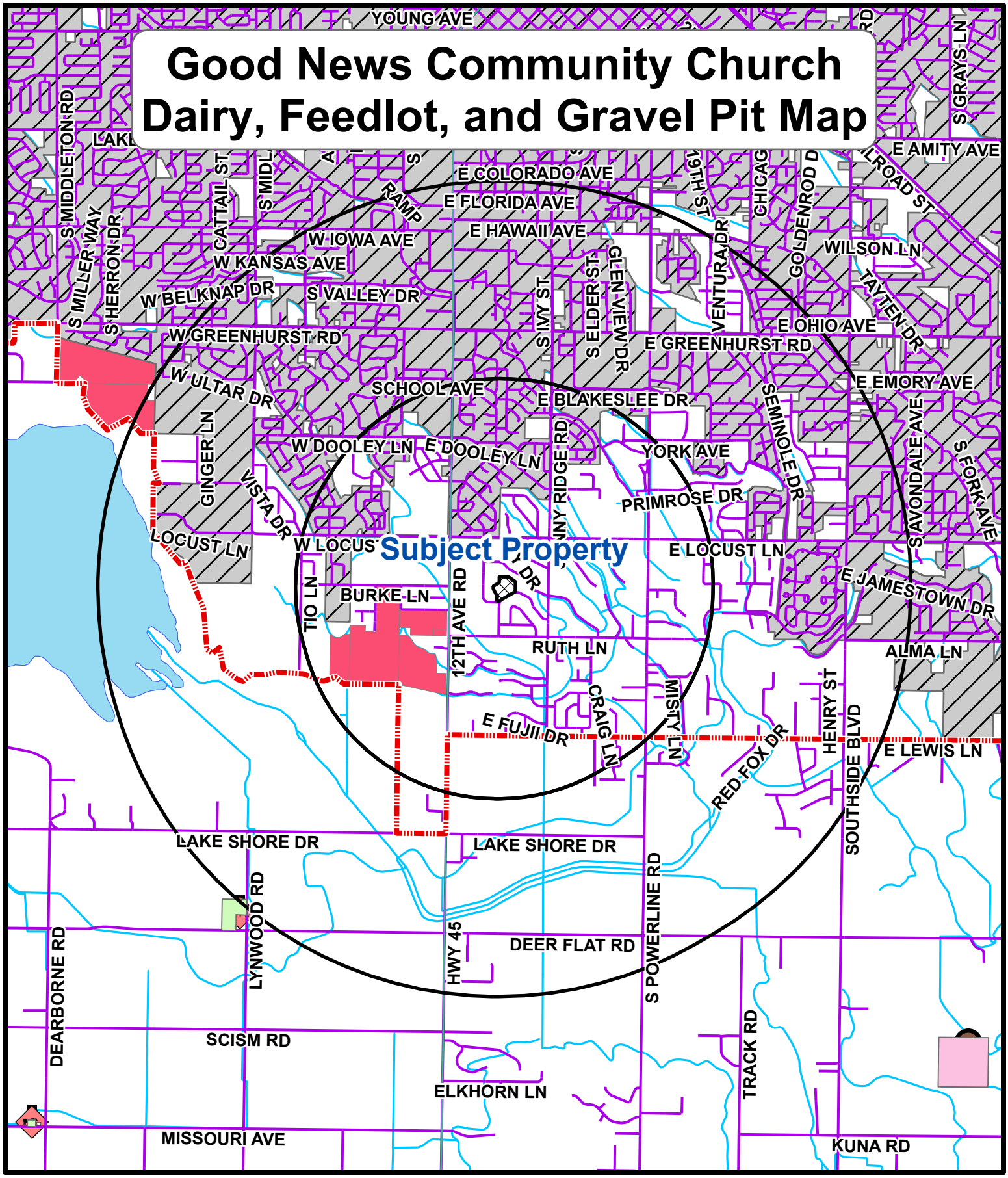


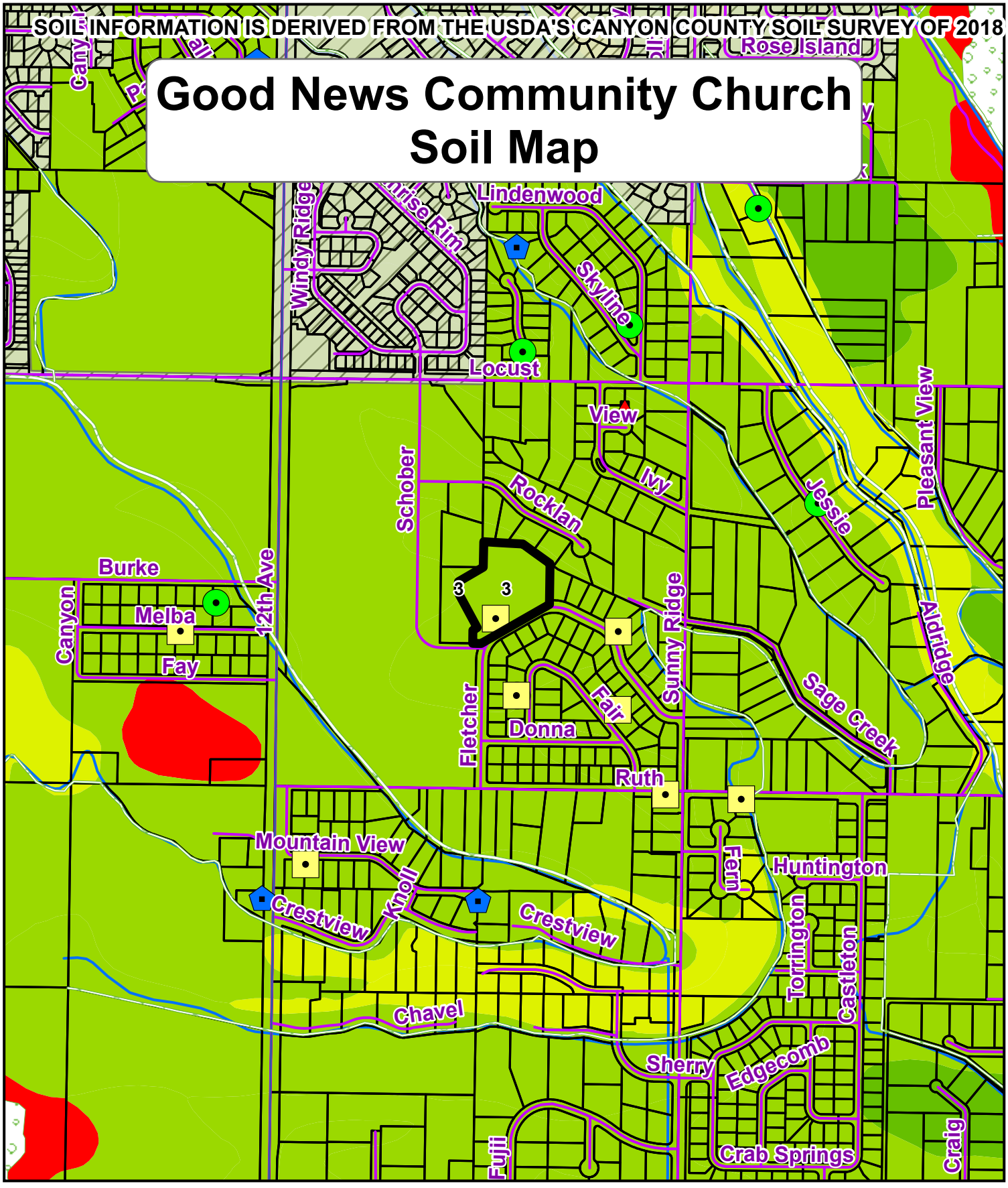
Lot Size

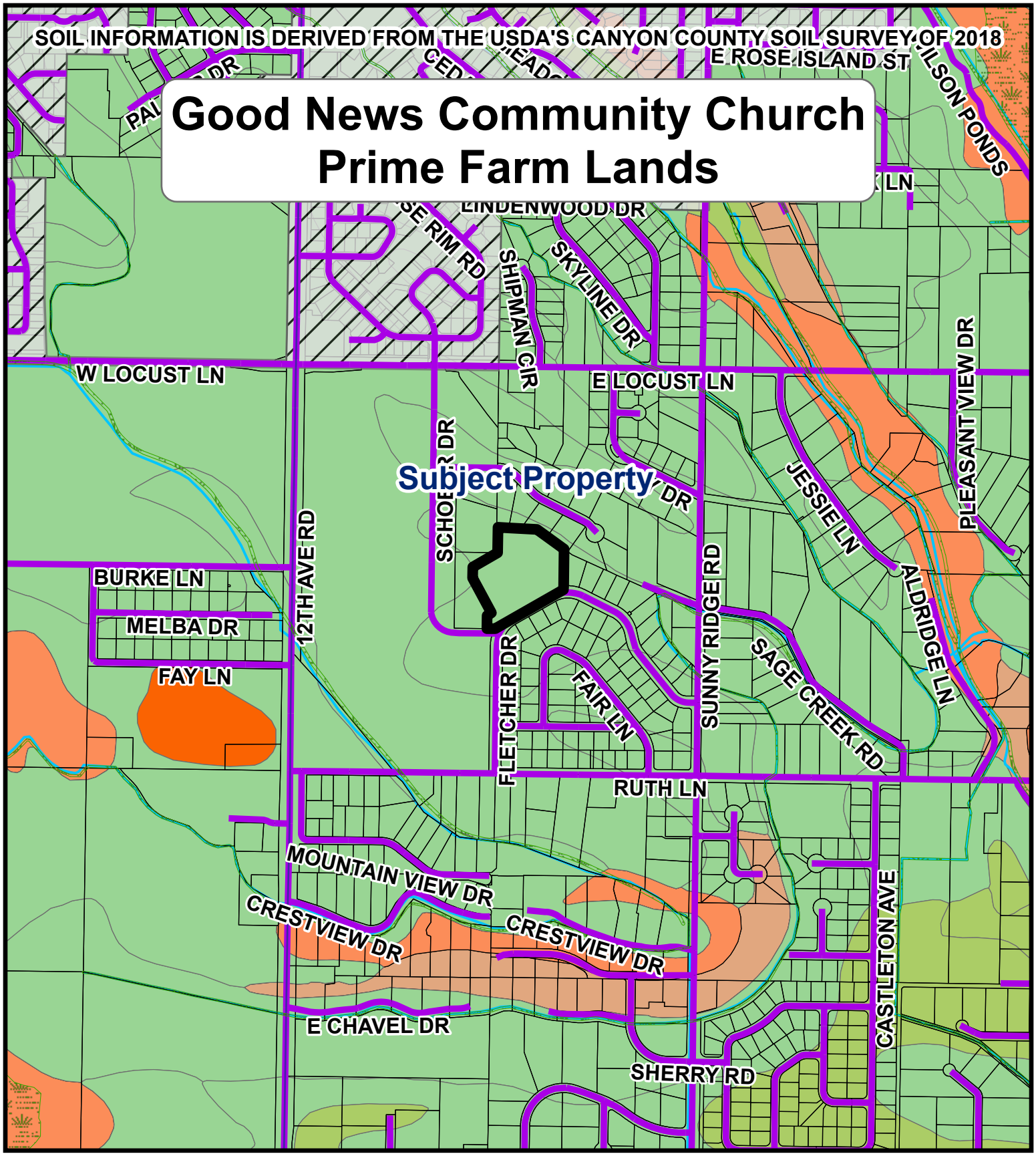
- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

- 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


Good News Community Church
Dairy, Feedlot, and Gravel Pit Map
Subject Property
YOUNG AVE
S MIDDLETON RD
S MILLER WAY
S HERRON DR
CATTAIL ST
W IOWA AVE
W KANSAS AVE
W BELKNAP DR
S VALLEY DR
W GREENHURST RD
W ULTAR DR
SCHOOL AVE
GINGER LN
VISTA DR
LOCUST LN
W LOCUST
W DOOLEY LN
E DOOLEY LN
E COLORADO AVE
E FLORIDA AVE
E HAWAII AVE
RAMP
S IVY ST
S ELDER ST
GLEN VIEW DR
VENTURA DR
19TH ST
CHICAG
GOLDENROD D
E AMITY AVE
WILSON LN
TAYTEN DR
E OHIO AVE
E GREENHURST RD
E BLAKESLEE DR
E EMORY AVE
SEMINOLE DR
AVONDALE AVE
S FORK AVE
YORK AVE
PRIMROSE DR
E LOCUST LN
E JAMESTOWN DR
ALMA LN
HENRY ST
SOUTHSIDE BLVD
E LEWIS LN
RED FOX DR
MISTY LN
CRAIG LN
E FUJII DR
RUTH LN
12TH AVE RD
TIO LN
BURKE LN
LAKE SHORE DR
LAKE SHORE DR
LYNWOOD RD
DEARBORNE RD
HWY 45
DEER FLAT RD
S POWERLINE RD
TRACK RD
SCISM RD
ELKHORN LN
MISSOURI AVE
KUNA RD
S GRAYS LN
FEEDLOTS
DAIRIES
GRAVELPITS
Exhibit C5.9
0
1
2
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Good News Community Church
Soil Map
Rose Island
Lindenwood
Windy Ridge
Rise Rim
Skyline
Locust
View
Schober
Ivy
Rocklan
Jessie
Pleasant View
Burke
Canyon
Melba
Fay
12th Ave
Sunny Ridge
Aldridge
Sage Creek
Fletcher
Donna
Fair
Ruth
Mountain View
Knoll
Crestview
Crestview
Huntington
Fern
Torrington
Castleton
Chavel
Sherry
Edgecomb
Fujii
Crab Springs
Craig
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
Exhibit C5.10
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Good News Community Church
Prime Farm Lands
E ROSE ISLAND ST
LINDENWOOD DR
SE RIM RD
SHIPMAN CIR
SKYLINE DR
WILSON PONDS
W LOCUST LN
E LOCUST LN
PLEASANT VIEW DR
Subject Property
SCHOER DR
JESSIE LN
ALDRIDGE LN
12TH AVE RD
BURKE LN
MELBA DR
FAY LN
FLETCHER DR
FAIR LN
SUNNY RIDGE RD
SAGE CREEK RD
RUTH LN
MOUNTAIN VIEW DR
CRESTVIEW DR
CRESTVIEW DR
E CHAVEL DR
CASTLETON AVE
SHERRY RD
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

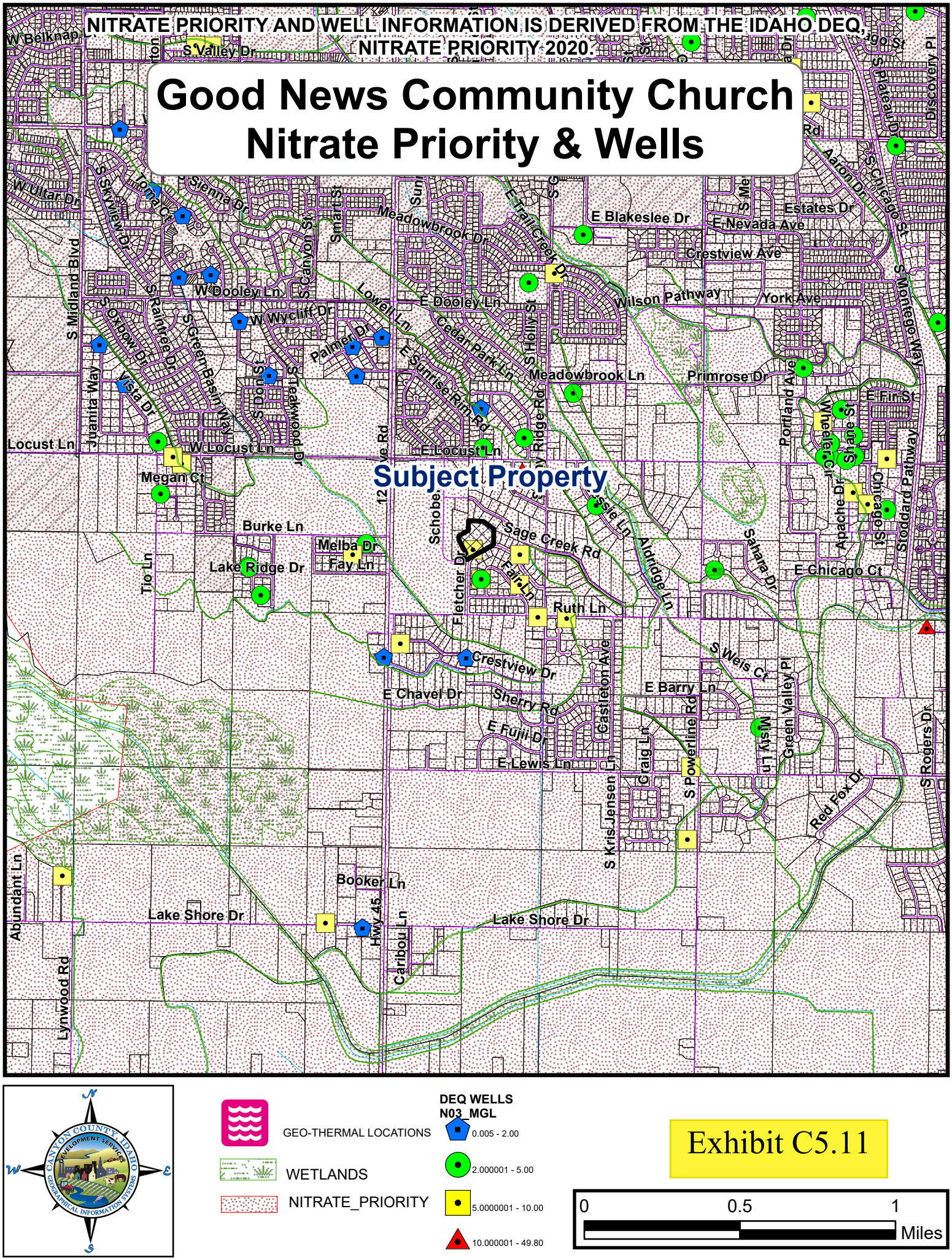
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	259505.13	5.96	99.82%
3	MODERATELY SUITED SOIL	475.22	0.01	0.18%
		259980.36	5.97	100%

FARMLAND REPORT

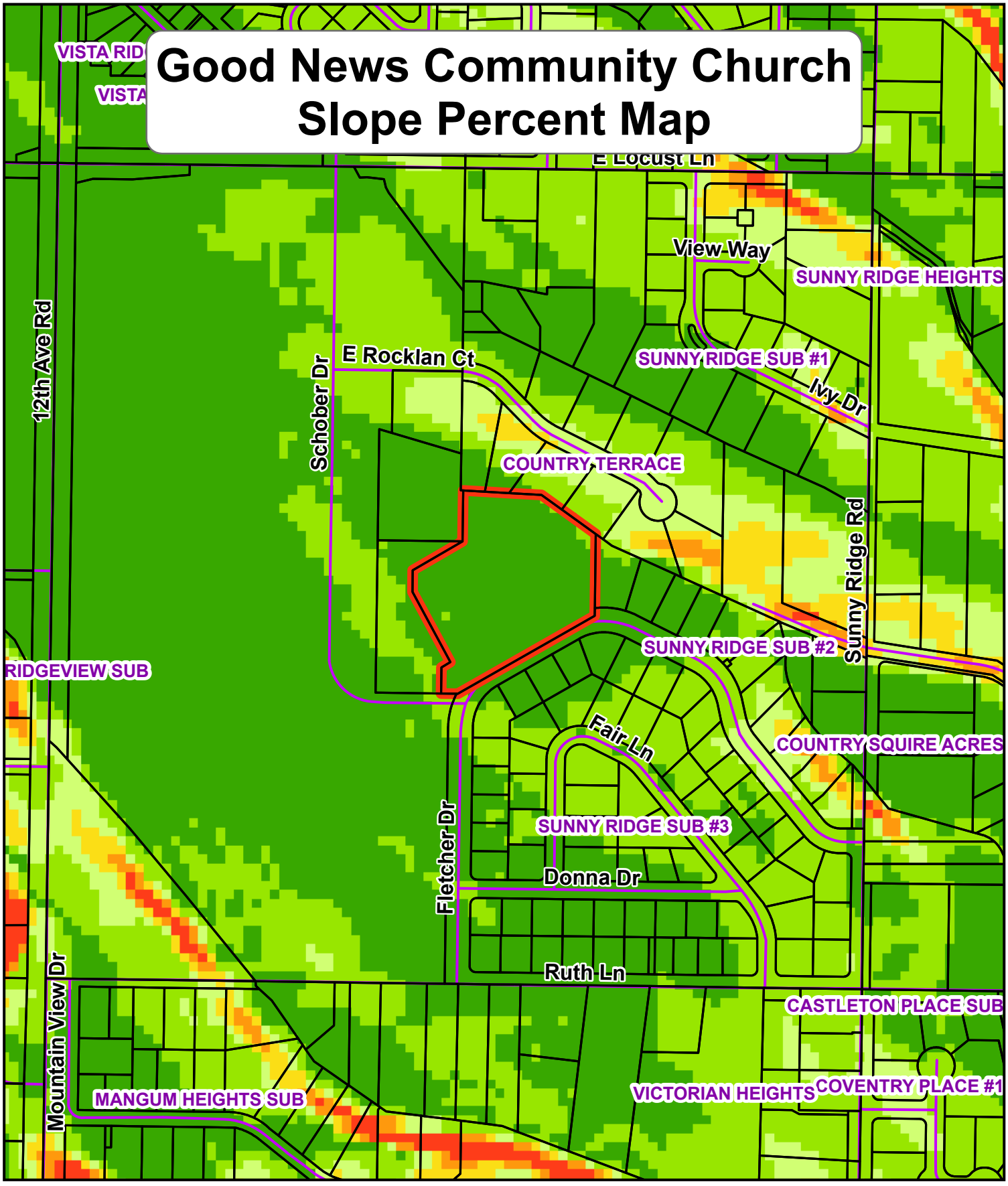
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PpB	Prime farmland if irrigated	259505.13	5.96	99.82%
VmB	Prime farmland if irrigated	475.22	0.01	0.18%
		259980.36	5.97	100%

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


NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020
Good News Community Church
Nitrate Priority & Wells
Subject Property
W Belknap
S Valley Dr
W Ullar Dr
S Midland Blvd
S Skyview Dr
Tonne Ct
Sienna Dr
Smart St
Meadowbrook Dr
E Trail Creek Dr
E Blakeslee Dr
E Nevada Ave
Estates Dr
Crestview Ave
Aaron Dr
S Chicago St
S Plateau Dr
Discovery Pl
S Canyon St
W Dooley Ln
E Dooley Ln
Lowell Ln
Cedar Park Ln
S Hilly St
Wilson Pathway
York Ave
S Montego Way
W Wyclift Dr
S Oxbow Dr
S Rainiree Dr
S Green Basin Way
Palmer Dr
S Donna Ln
S Teakwood Dr
E Sunrise Rim Rd
Meadowbrook Ln
Primrose Dr
Portland Ave
E Elm St
Wheeler Cir
Shane St
Chicago St
Stoddard Pathway
Juanita Way
Vista Dr
Locust Ln
W Locust Ln
E Locust Ln
Megan Ct
Burke Ln
Melba Dr
Fay Ln
Lake Ridge Dr
Tio Ln
Schobe Ln
Fletcher Dr
Sage Creek Rd
Fair Ln
Ruth Ln
Aldridge Ln
Sahara Dr
Apache Dr
E Chicago Ct
Crestview Dr
E Chavel Dr
Sherry Rd
E Barry Ln
S Weis Ct
Castleton Ave
E Fujii Dr
E Lewis Ln
Craig Ln
S Powerline Rd
Misty Ln
Green Valley Pl
S Rogers Dr
Red Fox Dr
S Kris Jensen Ln
Abundant Ln
Booker Ln
Hwy 45
Caribou Ln
Lake Shore Dr
Lake Shore Dr
Lynwood Rd
GEO-THERMAL LOCATIONS
WETLANDS
NITRATE_PRIORITY
DEQ WELLS
N03_MGL
0.005 - 2.00
2.000001 - 5.00
5.0000001 - 10.00
10.000001 - 49.80
Exhibit C5.11
0
0.5
1
Miles

Good News Community Church
Slope Percent Map

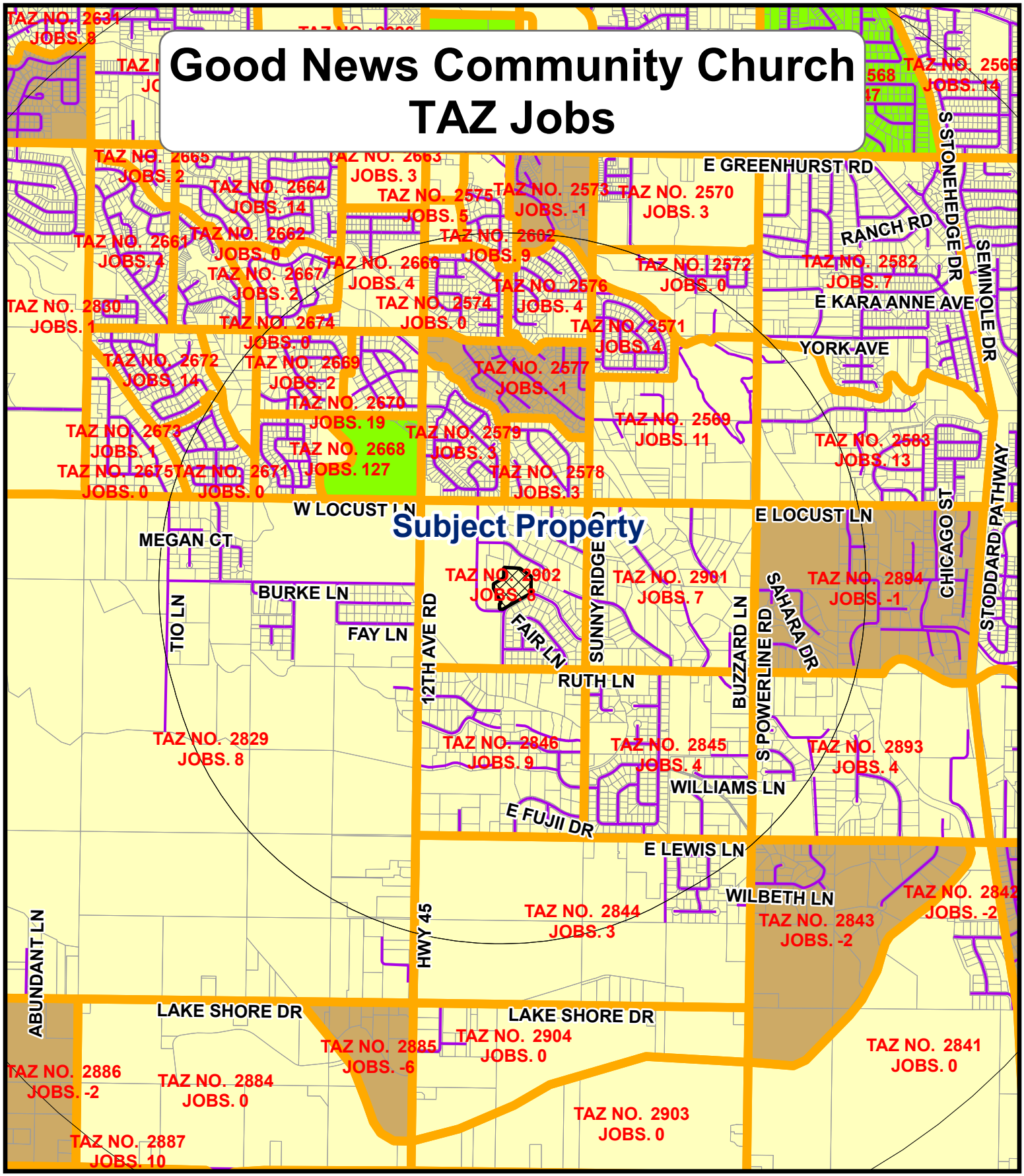


Slope Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

Exhibit C5.12

0 200 400 600 Feet


Good News Community Church
TAZ Jobs
Subject Property
TAZ NO. 2631 JOBS. 8
TAZ NO. 2566 JOBS. 14
TAZ NO. 2665 JOBS. 2
TAZ NO. 2663 JOBS. 3
TAZ NO. 2664 JOBS. 14
TAZ NO. 2575 JOBS. 5
TAZ NO. 2573 JOBS. -1
TAZ NO. 2570 JOBS. 3
TAZ NO. 2661 JOBS. 4
TAZ NO. 2662 JOBS. 0
TAZ NO. 2602 JOBS. 9
TAZ NO. 2666 JOBS. 4
TAZ NO. 2667 JOBS. 2
TAZ NO. 2572 JOBS. 0
TAZ NO. 2582 JOBS. 7
TAZ NO. 2660 JOBS. 1
TAZ NO. 2574 JOBS. 0
TAZ NO. 2576 JOBS. 4
TAZ NO. 2674 JOBS. 0
TAZ NO. 2571 JOBS. 4
TAZ NO. 2672 JOBS. 14
TAZ NO. 2669 JOBS. 2
TAZ NO. 2577 JOBS. -1
TAZ NO. 2670 JOBS. 19
TAZ NO. 2569 JOBS. 11
TAZ NO. 2673 JOBS. 1
TAZ NO. 2668 JOBS. 127
TAZ NO. 2579 JOBS. 3
TAZ NO. 2583 JOBS. 13
TAZ NO. 2675 JOBS. 0
TAZ NO. 2671 JOBS. 0
TAZ NO. 2578 JOBS. 13
TAZ NO. 2902 JOBS. 6
TAZ NO. 2901 JOBS. 7
TAZ NO. 2894 JOBS. -1
TAZ NO. 2829 JOBS. 8
TAZ NO. 2846 JOBS. 9
TAZ NO. 2845 JOBS. 4
TAZ NO. 2893 JOBS. 4
TAZ NO. 2844 JOBS. 3
TAZ NO. 2843 JOBS. -2
TAZ NO. 2842 JOBS. -2
TAZ NO. 2885 JOBS. -6
TAZ NO. 2904 JOBS. 0
TAZ NO. 2841 JOBS. 0
TAZ NO. 2886 JOBS. -2
TAZ NO. 2884 JOBS. 0
TAZ NO. 2903 JOBS. 0
TAZ NO. 2887 JOBS. 10
E GREENHURST RD
S STONEHEDGE DR
RANCH RD
SEMINOLE DR
E KARA ANNE AVE
YORK AVE
W LOCUST LN
E LOCUST LN
CHICAGO ST
STODDARD PATHWAY
MEGAN CT
BURKE LN
TIO LN
FAY LN
12TH AVE RD
FAIR LN
SUNNY RIDGE DR
RUTH LN
BUZZARD LN
S POWERLINE RD
SAHARA DR
WILLIAMS LN
E FUJII DR
E LEWIS LN
WILBETH LN
HWY 45
ABUNDANT LN
LAKE SHORE DR
LAKE SHORE DR
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
Exhibit C5.13
0
0.5
1
Miles

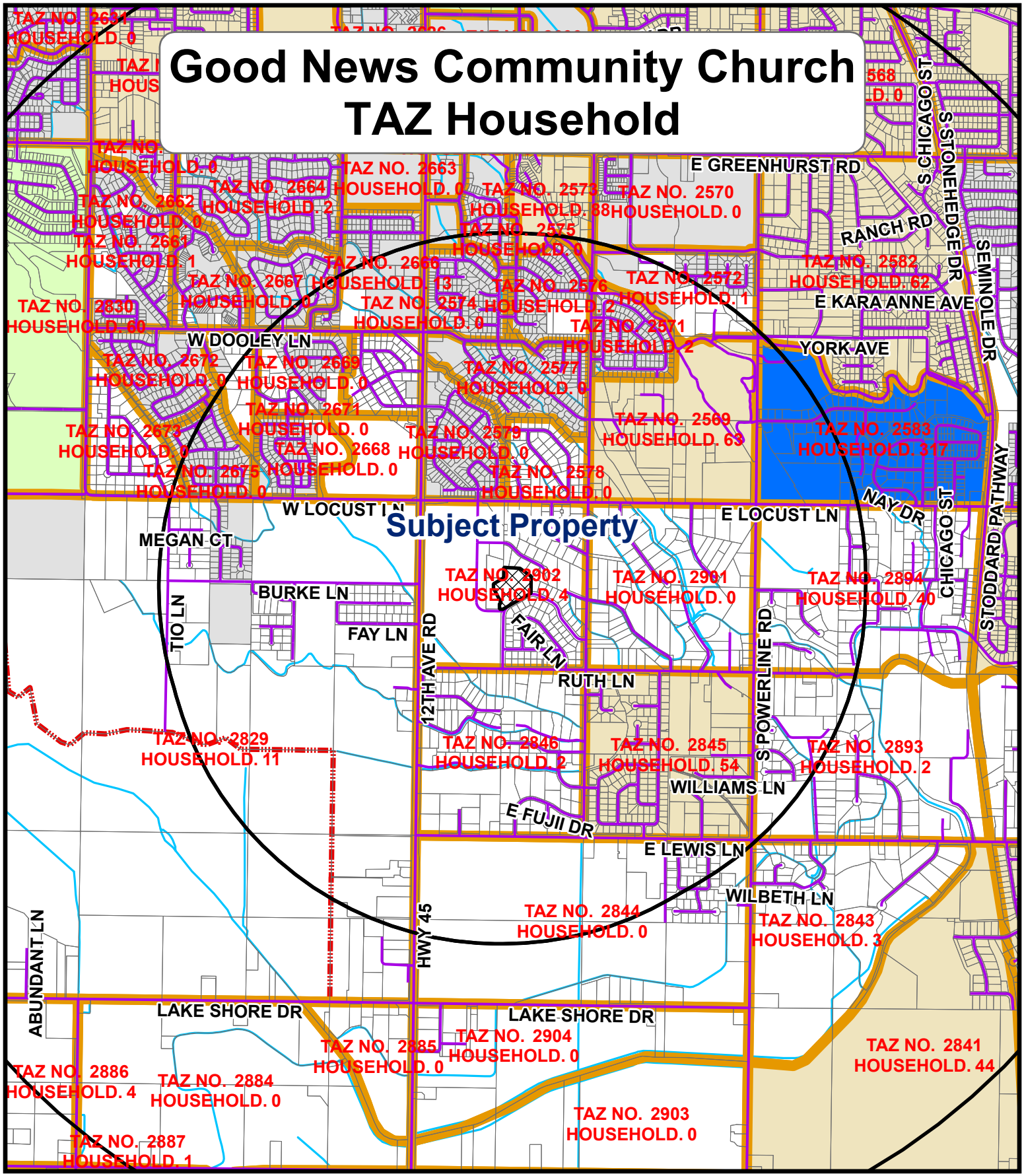
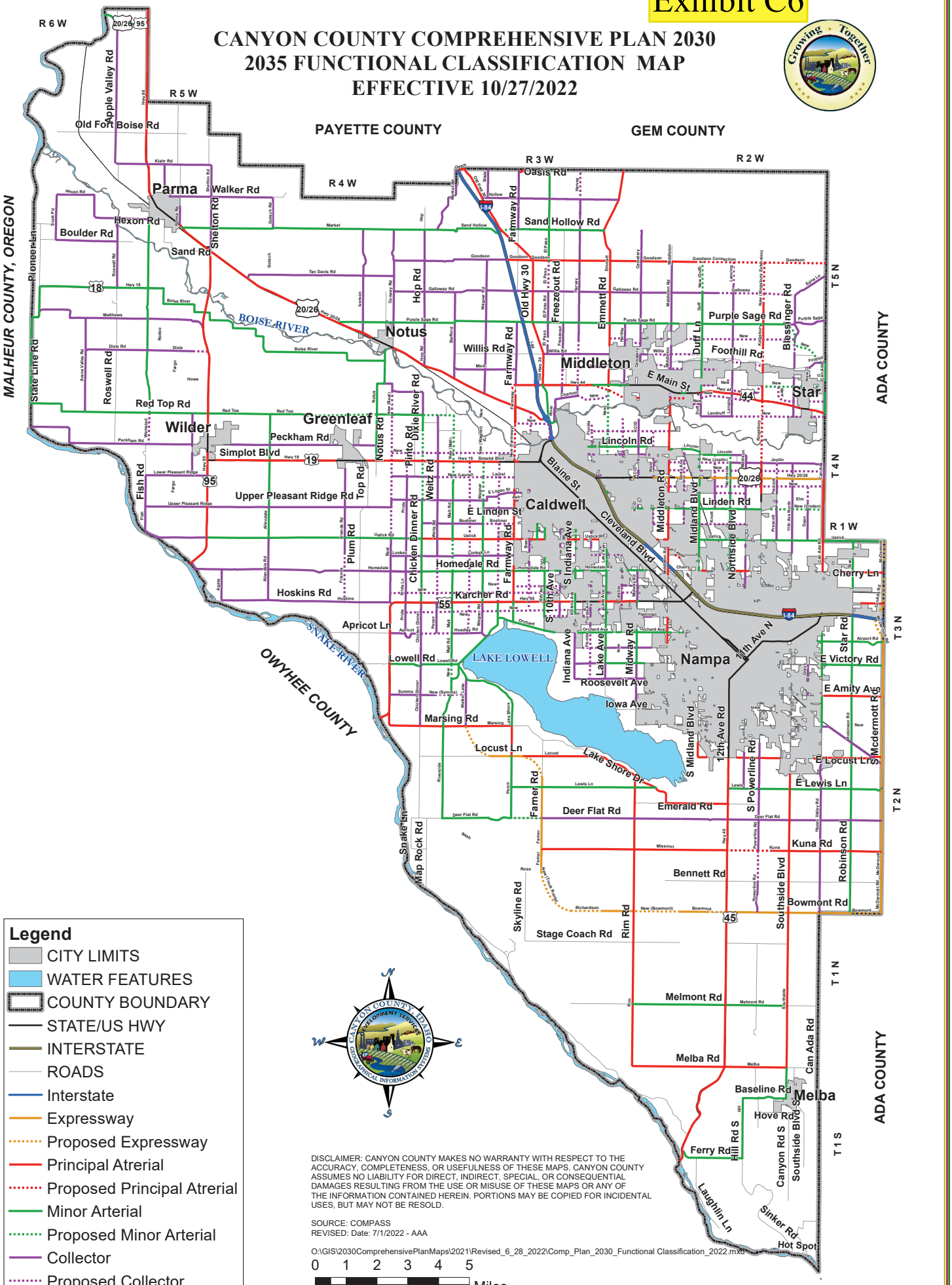

Good News Community Church
TAZ Household
Subject Property
E GREENHURST RD
S CHICAGO ST
S STONEHEDGE DR
RANCH RD
SEMINOLE DR
E KARA ANNE AVE
YORK AVE
W DOOLEY LN
W LOCUST LN
E LOCUST LN
NAY DR
CHICAGO ST
STODDARD PATHWAY
MEGAN CT
BURKE LN
FAY LN
TIO LN
12TH AVE RD
FAIR LN
RUTH LN
S POWERLINE RD
WILLIAMS LN
E FUJII DR
E LEWIS LN
WILBETH LN
HWY 45
ABUNDANT LN
LAKE SHORE DR
LAKE SHORE DR
TAZ NO. 2681 HOUSEHOLD. 0
TAZ NO. 2663 HOUSEHOLD. 0
TAZ NO. 2664 HOUSEHOLD. 2
TAZ NO. 2662 HOUSEHOLD. 0
TAZ NO. 2661 HOUSEHOLD. 1
TAZ NO. 2575 HOUSEHOLD. 38
TAZ NO. 2570 HOUSEHOLD. 0
TAZ NO. 2575 HOUSEHOLD. 0
TAZ NO. 2666
TAZ NO. 2667 HOUSEHOLD. 0
TAZ NO. 2574 HOUSEHOLD. 0
TAZ NO. 2576 HOUSEHOLD. 2
TAZ NO. 2572 HOUSEHOLD. 1
TAZ NO. 2582 HOUSEHOLD. 62
TAZ NO. 2571 HOUSEHOLD. 2
TAZ NO. 2672 HOUSEHOLD. 0
TAZ NO. 2669 HOUSEHOLD. 0
TAZ NO. 2577 HOUSEHOLD. 0
TAZ NO. 2671 HOUSEHOLD. 0
TAZ NO. 2673 HOUSEHOLD. 0
TAZ NO. 2668 HOUSEHOLD. 0
TAZ NO. 2579 HOUSEHOLD. 0
TAZ NO. 2569 HOUSEHOLD. 63
TAZ NO. 2583 HOUSEHOLD. 317
TAZ NO. 2675 HOUSEHOLD. 0
TAZ NO. 2578 HOUSEHOLD. 0
TAZ NO. 2902 HOUSEHOLD. 4
TAZ NO. 2901 HOUSEHOLD. 0
TAZ NO. 2894 HOUSEHOLD. 40
TAZ NO. 2829 HOUSEHOLD. 11
TAZ NO. 2846 HOUSEHOLD. 2
TAZ NO. 2845 HOUSEHOLD. 54
TAZ NO. 2893 HOUSEHOLD. 2
TAZ NO. 2844 HOUSEHOLD. 0
TAZ NO. 2843 HOUSEHOLD. 3
TAZ NO. 2885 HOUSEHOLD. 0
TAZ NO. 2904 HOUSEHOLD. 0
TAZ NO. 2841 HOUSEHOLD. 44
TAZ NO. 2886 HOUSEHOLD. 4
TAZ NO. 2884 HOUSEHOLD. 0
TAZ NO. 2903 HOUSEHOLD. 0
TAZ NO. 2887 HOUSEHOLD. 1
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
Exhibit C5.13a
0
0.5
1
Miles

Exhibit C6

CANYON COUNTY COMPREHENSIVE PLAN 2030
2035 FUNCTIONAL CLASSIFICATION MAP
EFFECTIVE 10/27/2022



Legend

- CITY LIMITS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS
- Interstate
- Expressway
- Proposed Expressway
- Principal Atrerial
- Proposed Principal Atrerial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector

DISCLAIMER: CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD.

SOURCE: COMPASS
REVISED: Date: 7/1/2022 - AAA

O:\GIS\2030ComprehensivePlanMaps\2021\Revised_6_28_2022\Comp_Plan_2030_Functional Classification_2022.mxd

0 1 2 3 4 5
Miles

EXHIBIT D

Site Visit Photos: May 14, 2026

Planning & Zoning Commission

Case# CU2025-0027

Hearing date: October 1, 2026









From the western approach facing north, east, west and south









From the center approach facing north, east, west and south









From the eastern approach facing north, east, west and south







On-Street parking



Additional parking located behind the structure and to be used as fire access.








Photos taken throughout the subject property












CANYON COUNTY IDAHO
·1892·

EXHIBIT E

Agency Comments Received by: September 21, 2026

Planning & Zoning Commission

Case# CU2025-0027

Hearing date: October 1, 2026

Exhibit E1

Arbay Mberwa

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, July 7, 2026 4:05 PM
To: Arbay Mberwa
Subject: RE: [External] FW: Agency Notice CU2025-0027 / Mussell

I believe there are 3 points of access

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

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Tuesday, July 7, 2026 2:47 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] FW: Agency Notice CU2025-0027 / Mussell

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

Hello,

What is the number of access parcel R29383 has?

Thanks,

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, March 30, 2026 7:24 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: [External] FW: Agency Notice CU2025-0027 / Mussell

Good Morning Arbay,

Nampa Highway District #1 has no objection to the proposed use of a church and daycare for the subject property at 506 Fletcher Dr. in Nampa as the property currently has paved aprons from the previous use as a school. No new access will be permitted.

Thank you,

Eddy

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, March 27, 2026 12:03 PM
To: cstauffer@nsd131.org; dleon@nsd131.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>; Eddy Thiel <eddy@nampahighway1.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>; tritthaler@boiseproject.org; gashley@boiseproject.org; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; gis@compassidaho.org; 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>; Curt Shankel <shankelc@cityofnampa.us>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Aubrie.Hunt@dhw.idaho.gov
Subject: Agency Notice CU2025-0027 / Mussell

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

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/294. You are invited to provide written testimony or comments by **April 27, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Exhibit E1.1

Arbay Mberwa

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, August 24, 2026 4:36 PM
To: Arbay Mberwa
Subject: [External] RE: On Street Parking

Hi Arbay,

Per our phone conversation, we have no objection to them parking at the east end of the property where the old bus parking was. We don't want them parking along the landscaping berm frontage because it would block part of the travel lane.

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

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Monday, August 24, 2026 4:16 PM
To: badgerd@cityofnampa.us; Eddy Thiel <eddy@nampahighway1.com>
Cc: critchfieldd@cityofnampa.us
Subject: On Street Parking

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

Hello,

I'm working through a conditional use permit for a church, daycare and education center where the applicant proposes on street parking (CU2025-0027). Has the area where the proposed on street parking been designated as a bike lane or pedestrian way? Would on street parking negatively impact traffic? Is on street parking fine?
Attached is the applicant's preliminary parking plan.

Thank you,

Arbay Mberwa

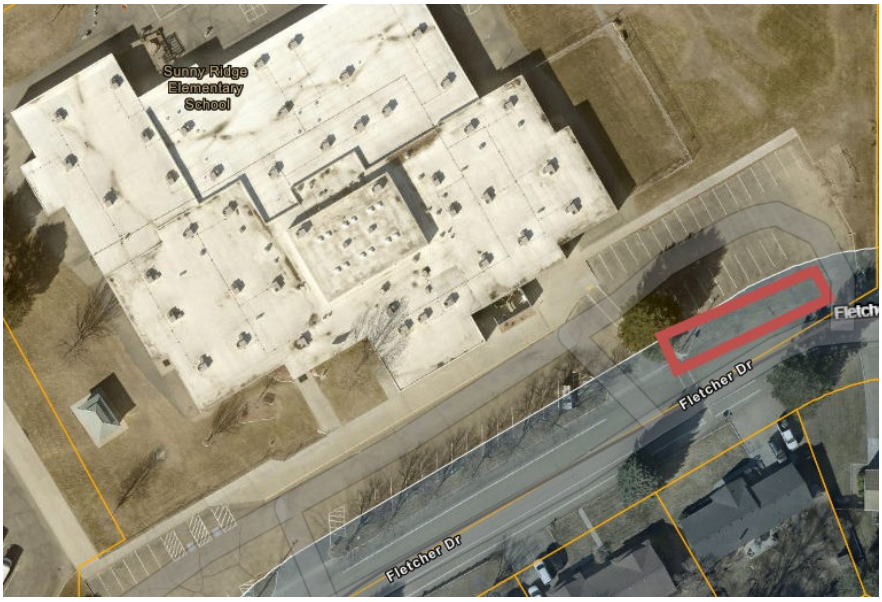
Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Arbay Mberwa

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, August 24, 2026 4:22 PM
To: Arbay Mberwa
Subject: [External] RE: On Street Parking



The red box area is the only location that was proposed to the Highway District.

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

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Monday, August 24, 2026 4:16 PM
To: badgerd@cityofnampa.us; Eddy Thiel <eddy@nampahighway1.com>
Cc: critchfieldd@cityofnampa.us
Subject: On Street Parking

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

Hello,

I'm working through a conditional use permit for a church, daycare and education center where the applicant proposes on street parking (CU2025-0027). Has the area where the proposed on street parking been designated as a bike lane or pedestrian way? Would on street parking negatively impact traffic? Is on street parking fine?
Attached is the applicant's preliminary parking plan.

Thank you,

Exhibit E1.3

Arbay Mberwa

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, September 21, 2026 6:40 AM
To: Arbay Mberwa
Subject: [External] RE: Traffic Impact Study

Good Morning Arbay,

The building previously functioned as an elementary school. With that in mind, we won't require a TIS as the traffic generated is similar to it's previous use.

Let me know if you have any questions.

Thank you,

Eddy

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

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Friday, September 18, 2026 2:28 PM
To: kendra.conder@itd.idaho.gov
Cc: Eddy Thiel <eddy@nampahighway1.com>
Subject: Traffic Impact Study

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

Hello,

I'm working through a conditional use permit for a church, accessory uses include a daycare center (with 59 children), early education and activities related to the primary use of a church on Parcel R29383. The applicant anticipates 286 average daily trips total.

- The church is anticipated to generate 180 trips on Sundays and Wednesday; on Sundays the applicant anticipates between 180 and 400 vehicles trips. On Wednesday the applicant anticipates between 60 and 120 vehicles trips generated.
- The daycare is anticipated to generate 76 average daily trips which includes employees coming to and from the site.
- The educational center is anticipated to generate 30 average daily trips when classes are offered.

Will a traffic impact study be required?

Exhibit E2

Arbay Mberwa

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, March 31, 2026 10:16 AM
To: Arbay Mberwa
Subject: [External] RE: Agency Notice CU2025-0027 / Mussell

Hello,

After careful review of the transmittal submitted to ITD on March 27, 2026, regarding, 506 Fletcher Drive, Nampa - Mussell, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, March 27, 2026 12:03 PM
To: cstauffer@nsd131.org; dleon@nsd131.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>; 'eddy@nampahighway1.com' <eddy@nampahighway1.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>; tritthaler@boiseproject.org; gashley@boiseproject.org; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; gis@compassidaho.org; 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>; Curt Shankel <shankelc@cityofnampa.us>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Aubrie.Hunt@dhw.idaho.gov
Subject: Agency Notice CU2025-0027 / Mussell

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Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/294. You are invited to provide written testimony or comments by **April 27, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment

RICHARD DURRANT
CHAIRMAN OF THE BOARD

WILLIAM PATTERSON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

31 March 2026

Exhibit E3

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

RE: TVM Inc
506 Fletcher Dr, Nampa
Boise-Kuna Irrigation District
Curtis Lateral 35+59
Sec. 10, T2N, R2W, BM.

CU2025-0027

BK-521 J

RECEIVED
APR 02 2026
RECEIVED

Arbay Mberwa, Associate Planner:

There are no Boise Project or Boise-Kuna Irrigation District facilities located on the above-mentioned property; however, it does in fact possess a valid water right.

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

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

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr
cc: Ren Floyd — Watermaster, Div; 3 BPBC
Alicia Flavel — Secretary – Treasurer, BKID

Case # CU2025-0027 Conditional Use Permit -Good News Community Church (Old Union High School Bldg)
506 Fletcher Drive, Nampa

BK-521 J TVM INC. CURTIS LATERAL, TAP 3.59 5.00 WATER RIGHT ACRES

Agency: Canyon County Development Services
Contact: Arbay Mberwa arbay.mberwa@canyoncounty.id.gov (208) 454-7463
Hearing Date: NONE LISTED Response Deadline: 4/27/2026.

- Development Project (see above)
- BPBC Delivery Accounts
- Excluded Accounts
- Municipal Accounts

X:\Scans\000_Miscellaneous\TVMInc_CU2025_0027

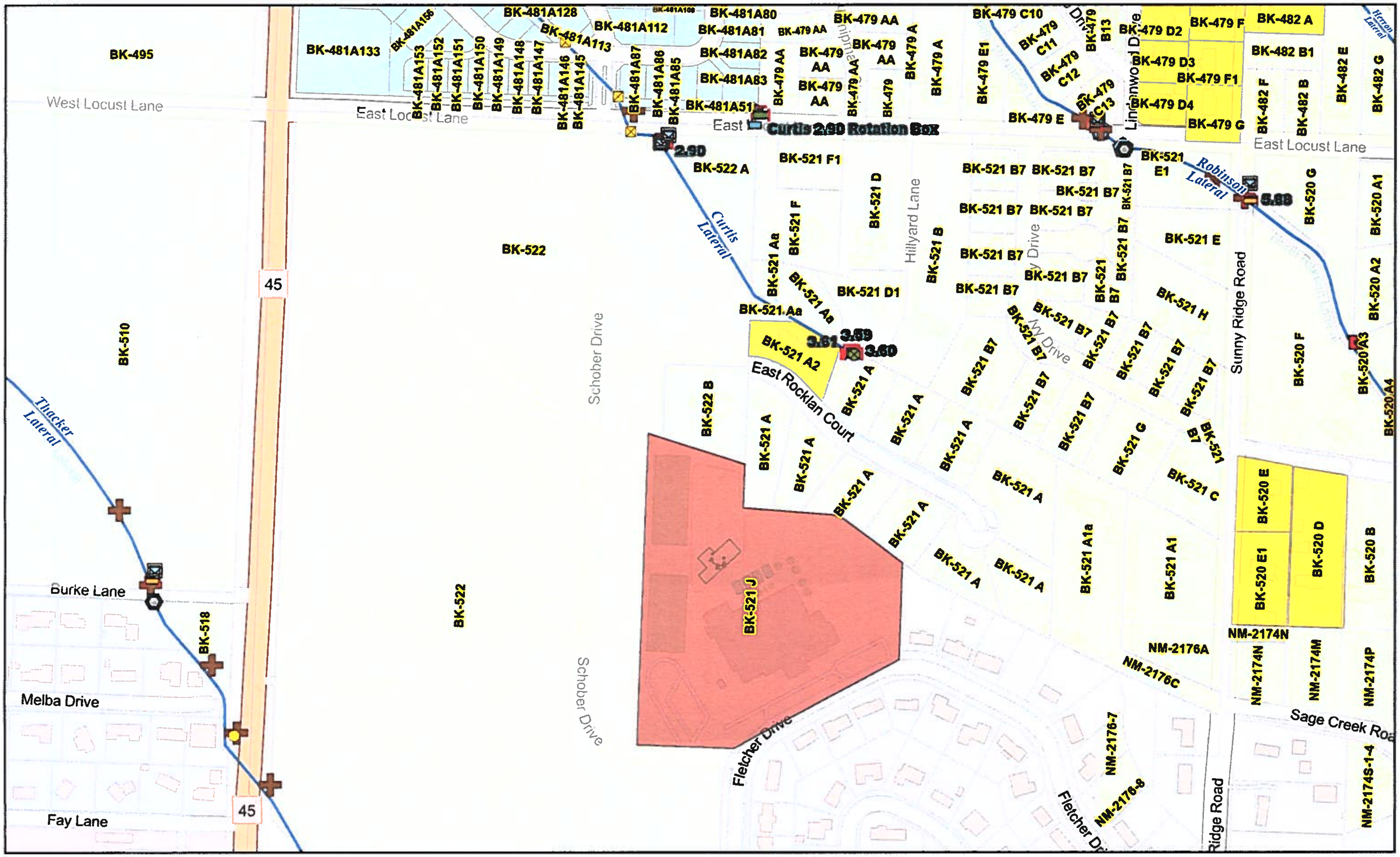


Exhibit E3.1

Arbay Mberwa

From: Tom Ritthaler <tritthaler@boiseproject.org>
Sent: Tuesday, August 11, 2026 12:36 PM
To: Arbay Mberwa
Cc: Kevin Reeves
Subject: [External] Re: CU2025-0027 Irrigation and Drainage Plan
Attachments: EX E3 Boise Project Board of Control 4.2.26.pdf; Good News Church Plans.pdf

This will satisfy Boise Project's needs.

Thanks,
Tom

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

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Tuesday, August 11, 2026 12:33 PM
To: Tom Ritthaler <tritthaler@boiseproject.org>
Subject: CU2025-0027 Irrigation and Drainage Plan

Hello,

Boise Project Board of Control provided comments on March 31, 2025 (received April 2, 2026) that the applicant provide an irrigation and drainage plan. If the applicant hasn't already sent that over it is attached (see page 2). Please let me know if it will suffice.
Thank you,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
Public office hours:

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

208.468.5770

4-23-2026

Exhibit E4

RE: Good news church, daycare, and education facility.

After reviewing the information provided, the following comments and concerns have been noted.

1. The usage of the building will not be the same. An occupancy classification change will be needed based on the information provided.
    a. A school is an E class occupancy. A daycare providing for the care of children 2.5 years of age or younger is classified as an I-4.
    b. A-3 is the occupancy classification for places of worship.
2. The building does not have a water supply available
    a. IFC 507.5.1 Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on site fire hydrants and mains shall be provided where required by the fire code official.
3. The building does not have adequate fire access roads
    a. IFC 503.1.1 Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
4. The application does not clearly identify existing sprinkler coverage.
    a. IFC 903.2.6 An automatic sprinkler system shall be provided throughout buildings with a group I fire area.
    b. IFC 903.2.3 An automatic sprinkler system shall be provided for group E occupancies with fire areas greater than 12,000 SQFT and in group E fire areas with an occupant load of 300 or more.
    c. IFC 903.2.1.3 An automatic sprinkler system shall be provided for fire areas greater than 12,000 square feet, fire areas with an occupant load of 300 or more.
5. The CUP narrative references alarms and detection but lacks specific confirmation of system type and coverage.
    a. IFC 907.2.6 A manual fire alarm system that activates the occupant notification system in accordance with section 907.5 shall be installed in group I occupancies. An automatic smoke detection system that activates the occupant notification system in accordance with section 907.5 shall be provided in accordance with sections 907.2.6.1, 907.2.6.2 and 907.2.6.3.3.
    b. IFC 907.2.1 A manual fire alarm system that activates with occupant notification system in accordance with section 907.5 shall be installed in group A occupancies where the

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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

occupant load due to the assembly occupancy is 300 or more, or where the group A occupant load is more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with section 707.3.10 of the international building code shall be considered as a single occupancy for the purposes of applying this section. Portions of group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for Group E occupancy.

c. IFC 907.2.3 A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of section 907.5.2.2 and installed in accordance with section 907.6 shall be installed in group E occupancies. Where automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

6. Egress and separation concerns
    a. Egress capacity must account for the largest occupant load possible, not scheduled use.
        i. IFC 1004.2 The maximum occupant load shall be determined by the occupant load factor in table 1004.5
    b. Daycare areas serving children under 2.5 years of age must be separated from assembly areas and have direct and unobstructed egress.
        i. IBC 508.1 Each portion of a building shall be individually classified in accordance with section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of section 508.
        ii. IBC 508.3 Nonseparated occupancies shall be permitted. The building shall comply with the most restrictive provisions of chapter 3 and chapter 9 applicable to the occupancies involved.
    c. Pursuant to IBC 508.1, 508.3, and 508.4, the proposed church, educational, and daycare uses constitute a mixed-occupancy building. Because the daycare includes children under 2.5 years of age, group I-4 is present and is the most restrictive occupancy. Where occupancies are not separated in accordance with table 508.4, the building must comply with the most restrictive occupancy requirements. In addition, IBC 1016.2, 1004.1, 1004.6, and 1006.2.2.1 require that exit access, occupant load, and exit capacity be evaluated independent of scheduling.

The fire district finds that the proposed conditional use permit may be approved provided that all applicable building and fire code requirements associate with group I-4, group E, and group A-3 occupancies are met including but not limited to fire sprinkler coverage, fire alarm systems, occupancy separation, egress, fire access roads, and water supply. Compliance with CUP conditions does not supersede required permits or inspections.

Exhibit E4.1

Arbay Mberwa

From: Elijah Effinger <effingere@nampafire.org>
Sent: Monday, September 21, 2026 12:26 PM
To: Arbay Mberwa
Subject: Re: [External] Good News Community Church, Inc (CU2025-0027)

Response time is from Nampa Fire Station 2 and is approximately 1.9 miles with a 4 minute response time,

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

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Monday, September 21, 2026 8:35 AM
To: Elijah Effinger <effingere@nampafire.org>
Subject: RE: [External] Good News Community Church, Inc (CU2025-0027)

Use the "Report" button if you suspect this email is phishing or contains malicious content. DO NOT CLICK on links or open attachments unless you have verified this email and that the content is safe.

Good Morning,

What is the estimated response time to Parcel R29383 addressed at 506 Fletcher Dr. Nampa, ID?

Thank you,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa
Sent: Tuesday, September 15, 2026 1:10 PM
To: Elijah Effinger <effingere@nampafire.org>
Subject: RE: [External] Good News Community Church, Inc (CU2025-0027)

Exhibit E5

Arbay Mberwa

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Monday, March 30, 2026 9:22 AM
To: Arbay Mberwa
Subject: [External] RE: Legal Notice CU2025-0027 / Mussell

Arbay – The proposed church and daycare facility are in the Nampa Area of Impact and are designated as "Education, Public Administration, Healthcare, and Other Institutions". The definition of this land use designation is as follows:

"5.7 - The "Education, Public Administration, Health Care and Other Institutions" designation includes areas with unique uses and functions. These land uses include community services, educational campuses, civic venues, government buildings and uses, public and private schools, cemeteries, airports, transportation facilities, utilities, administrative facilities, hospitals, recreational facilities and other compatible public and quasi-public uses."

The proposed church and daycare facility are appropriate land uses for this designation.

Thank you – Doug

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, March 27, 2026 11:58 AM
To: Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>
Subject: Legal Notice CU2025-0027 / Mussell

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You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of **Nampa** and Canyon County, that the Development Services Department has accepted the following application: **CASE #CU2025-0027.** Attached for your review is the agency response request. The application and letter of intent can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/294.

You are invited to provide written testimony by **April 27, 2026**, although at this point, no hearing date has been set. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

If you would like additional information please contact the Planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,

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

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

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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Exhibit E5.1

Arbay Mberwa

From: Daniel Badger <BadgerD@cityofnampa.us>
Sent: Monday, August 24, 2026 4:29 PM
To: Arbay Mberwa; eddy@nampahighway1.com
Cc: Doug Critchfield
Subject: [External] Re: On Street Parking

Arbay,
This is outside of Nampa's jurisdiction so I will defer to Eddy, if it were to come into the City we would not allow for required parking to be supplied within the public right of way.

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

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Monday, August 24, 2026 4:15 PM
To: Daniel Badger <BadgerD@cityofnampa.us>; eddy@nampahighway1.com <eddy@nampahighway1.com>
Cc: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: On Street Parking

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Hello,

I'm working through a conditional use permit for a church, daycare and education center where the applicant proposes on street parking (CU2025-0027). Has the area where the proposed on street parking been designated as a bike lane or pedestrian way? Would on street parking negatively impact traffic? Is on street parking fine?
Attached is the applicant's preliminary parking plan.
Thank you,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

Exhibit E6

Arbay Mberwa

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, March 30, 2026 8:41 AM
To: Arbay Mberwa
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CU2025-0027 / Mussell
Attachments: Pre.Development.Notes.Signed.07.07.2025.pdf

Hi Arbay,

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? **The property contains an existing septic system that may not have sufficient capacity to support the proposed use. Please have the applicant contact me regarding this use.**
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.**

I have previous pre-development notes on a different proposal.

Let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, March 27, 2026 12:03 PM
To: cstauffer@nsd131.org; dleon@nsd131.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>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; brandy.walker@ForgedFiber37.com; 'eingram@idahopower.com'

SOUTHWEST DISTRICT HEALTH

Exhibit E6.1

Pre-Development Meeting

Name of Development: Climate Controlled Storage Unit (aka Union Nampa School)
Applicant: Mike Mussell
P.E./P.G.:
All others in Attendance:

Anthony Lee

EHS#035 Date 07/07/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 9.95
Location of Development: 506 Fetcher Dr.
Nampa, ID 83686
R29383000 0

Project in Area of Concern: NP Priority Area Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: No, unless wastewater flows equal or exceed 600 gallons per day.

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

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

Additional Comments: The applicant met with Southwest District Health (SWDH) to discuss a proposal for approximately 50 climate-controlled storage units on a 9.95 acre parcel. According to the Conditional Use Permit, the building will be connected to the existing septic system, and no increase in wastewater flows are anticipated. No subsurface sewage disposal system has been has been proposed for this project. The applicant is required to submit a letter of intended use, after approval of the CUP, in accordance with the Techinal Guidance Manual, Section 3.31, and IDAPA 58.01.03. If wastewater flows remain within the capacity of the existing septic system, the applicant may be required to obtain an accessory use permit. At this time, SWDH has no concers with the proposed use, provided that all all applicable requirements are satisfied. Anthony Lee

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

Exhibit E6.3

Arbay Mberwa

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, July 7, 2026 3:22 PM
To: Arbay Mberwa
Cc: Mike Mussell
Subject: FW: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

Hi Arbay,

According to the Letter of Intended Use, the existing septic system has sufficient design capacity to accommodate the proposed church, daycare, and educational center uses.

Let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Mike Mussell <mike@mussellconstruction.com>
Sent: Tuesday, July 7, 2026 2:26 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: Fwd: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

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---------- Forwarded message ---------
From: **Arbay Mberwa** <Arbay.Mberwa@canyoncounty.id.gov>
Date: Tue, Jul 7, 2026 at 1:36 PM
Subject: FW: [External] RE: Agency Notice CU2025-0027 / Mussell

EXHIBIT F

Public Comments Received by: September 21, 2026

Planning & Zoning Commission

Case# CU2025-0027

Hearing date: October 1, 2026

Arbay Mberwa

Exhibit F1

From: Dianne Martinez <[redacted]>
Sent: Thursday, September 17, 2026 7:59 PM
To: Arbay Mberwa
Subject: [External] Case No. CU2025-0027

Hello Arbay,
Is this the correct email for submitting my comments regarding case number CU 2025–0027 or is there another email and/or form that I should use? If this is the correct email, below is my comment for the hearing scheduled on October 1, 2026, in the public meeting room on the first floor of the Canyon County administration building.

I am a resident near the subject property at 506 Fletcher Dr., Nampa, ID 83686 also referenced as parcel R29383. I am in favor of granting a conditional use permit for the Good News Community Church. Because our area is zoned as rural residential, a church would be appropriate for our neighborhood.

Dianne Martinez
424 E Rocklan Ct.
Nampa, ID 83686

Sent from my iPhone