

Canyon County, ID Web Map



9/29/2026, 2:25:16 PM

 Multiple Parcel Search _Query result

Quarter Line

CanyonCountyRoads

Roads

County Boundary

Current Impact Area

City Limits

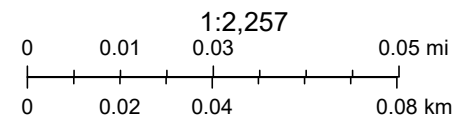
Sections

Imagery_2025_2026

Red: Band_1

Green: Band_2

Blue: Band_3



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

Canyon County, ID

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



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Christian G. Klein + Karen J. Klein</u>	
	MAILING ADDRESS: <u>1402 W Lago Bello Dr Eagle ID 83616</u>	
	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: <u>[Signature]</u> Date: <u>7/22/2026</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Christian A. Klein</u>	
	COMPANY NAME: <u>SAWTOOTH LANDWORKS LLC</u>	
	MAILING ADDRESS: <u>5706 Airport Rd, Nampa ID 83687</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>5706 Airport Rd Nampa, ID 83687</u>	
	PARCEL NUMBER: <u>R22939010</u>	
	PARCEL SIZE: <u>± 2.8 Acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>R-R</u>	PROPOSED ZONING: <u>C-2</u>
	FLOOD ZONE (YES/NO) <u>No</u>	ZONING DISTRICT: <u>?</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CR2026-0018</u>	DATE RECEIVED:	<u>9-9-2026</u> <u>9-16-2026 revised</u>
RECEIVED BY:	<u>as</u>	APPLICATION FEE:	<u>\$2400</u>
		CK MO	☒ CC CASH

pd 9-29-26



5-22-26 Neighborhood Mtg

ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

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

Check the applicable application type:

☐ Rezone

☒ Conditional Rezone with Development Agreement

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

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

****Fees are non-refundable****

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

REZONE OPTION:

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

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

Applicant/Owner: _____

Date: _____

DSD Planner: _____

Date: _____

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/29/23

Need Nampa Ackn.
\$2400 fees



Development Services Department



Canyon County, 111 North 11th Avenue Ste. 310, Caldwell, ID 83605

(208) 454 7458 • www.canyoncounty.id.gov

Planning Application Consent for Property Inspection

Name: Christian Guy Klein

Planning Application(s): Conditional Rezone with Development Agreement

Address: 5706 Airport Rd Nampa, ID 83687

Parcel Number(s): R22930010

Relationship to Property: Owner

Circle any that apply:

☒ Owner

☐ Lessee

☐ Authorized Agent

☐ Other: _____

I voluntarily consent to DSD staff entering the property/premises for the limited purpose of site inspections related to this application.

This consent authorizes entry **Monday-Friday between 8 am and 5 pm**

For the following purpose: To conduct site inspection/visit related to land use application (s). Site inspection includes visual observation of the site and buildings, measurements, & site photos.

Consent to enter the property for a site inspection does not authorize searches, inspections, or surveillance beyond the scope of the application. I understand I may revoke this consent at any time, and DSD staff will promptly leave upon my or the occupant's request unless otherwise authorized by law to remain.

Signed: [Signature]

Date: 7/22/26

If signing as agent: [Authority/POA/Title] _____

Planning • Zoning • Building • Code Enforcement • Engineering • GIS

While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources and maintain a prosperous future for all.

Applicant's Letter of Intent

Limited Conditional Rezone within a 5.68-Acre Family Live-Work Setting

Submitted to: Canyon County Development Services, Planning and Zoning Commission, and Board of County Commissioners

Applicant: Sawtooth Landworks LLC

Family property: Two adjoining family-owned parcels totaling approximately 5.68 acres

Subject parcel: R22939010 — approximately 2.84 acres — conditional rezone requested

Adjacent residence parcel: R22939 — approximately 2.84 acres — remains residential and is not being rezoned

Action requested: Approve limited CR-C-2 zoning for R22939010 only, subject to the Section 5 development agreement

Application date: September 12, 2026

1. The property and request in one view

One family. Two adjoining parcels. Approximately 5.68 acres. One residence.

Parcel	Existing and proposed role
R22939010 — ±2.84 acres	Subject yard parcel. Limited CR-C-2 approval is requested for one closed staging yard serving the family's off-site excavation business.
R22939 — ±2.84 acres	Adjacent family residence. It remains residential, is not being rezoned, and will have no business use.
Combined setting — ±5.68 acres	One family home, one permitted and recorded access, no subdivision, no additional dwelling, and no public commercial destination.

The parcels are legally separate but function together as one family live-work setting. The request applies only to the yard parcel and would allow staging for off-site work, with no customer traffic or retail material sales.

The central planning outcome is not 2.84 acres removed from residential life. It is one family residence preserved across nearly six acres while a small business use is confined to the adjoining screened yard and placed under binding limits.

Positive planning contribution

- **Preserves the low-density pattern:** one residence across approximately 5.68 acres, without subdivision or another dwelling.
- **Sustains family stewardship:** the live-work arrangement helps one family retain and care for the full acreage.
- **Contains the business use:** activity stays on the screened yard parcel, with no public-facing commerce and no expansion without County approval.

Why this is personal

My parents own the yard parcel and the adjoining parcel where my family and I live. My children play here, so the same limits that protect our neighbors protect our home. We have invested deeply in the property through grading, thousands of cubic yards of fill, broad earthen berms, and one permitted and recorded access serving the full acreage.

Core commitments

The recorded agreement would require a 20-percent equipment reduction, weekday operating hours, no fixed bulk fuel tanks, no repair shop, maintained and landscaped berms, continued use of the single permitted access, and County approval for any material change or expansion.

2. Planning rationale: preserving low density through a controlled live-work use

Canyon County designates the subject parcel **Residential**. Nampa designates it **Low Density Residential**, and the parcel lies within Nampa’s Area of City Impact.^{3 4 5 6} These designations weigh against an ordinary commercial district and require careful review.

The County’s standard is **general consistency with the Comprehensive Plan**, considered with seven additional criteria.¹ That review includes not only the zoning label, but also the resulting intensity, development pattern, transitions, compatibility, property rights, fragmentation, and coordinated planning.³

Planning interest	Affirmative contribution of this proposal
Low-density character	One family residence remains across the two-parcel, approximately 5.68-acre setting.
Avoiding fragmentation	No subdivision, additional dwelling, household, storefront, or customer destination is proposed.
Compatible transition	The business use is confined to the subject yard parcel, screened by existing berms, and limited by a recorded agreement.
Property rights and local livelihood	The arrangement allows a family to remain on its land while operating a small local business under enforceable limits.
Efficient access and infrastructure	One existing permitted and recorded access serves the full acreage; no additional driveway or public commercial infrastructure is proposed.
Future accountability	The approval would authorize one operator and one use—not the full C-2 district—and any material change or expansion requires County approval.

The proposal does more than reduce impacts. It preserves a one-home, nearly six-acre pattern, avoids land division and added household intensity, sustains family stewardship, and places the limited yard activity under County control. The property is outside Nampa city limits, in the outer Area of City Impact, and fronts Airport Road near the Robinson Road roundabout.

Existing investment and site design

The applicant has already imported thousands of cubic yards of fill and constructed broad earthen berms approximately 7 to 12 feet high along Airport Road and 6 to 8 feet high along the western side and entry drive. They use roughly 35 to 50 feet of yard depth where installed, reducing usable operating area to create separation. The berms are in place; landscaping remains to be completed and maintained.

Access has also been consolidated. One designed, permitted, and recorded access serves the full family acreage, and the former separate driveway to the residence was removed. The proposal continues that single-access design rather than adding another driveway.

A contemporary live-work pattern

Contemporary live-work patterns recognize that unlike uses can coexist when their scale and impacts are compatible. Here, that approach helps achieve the low-density objective: one family home across nearly six acres, no subdivision, and no public-facing commerce. Canyon County Code allows a development agreement to narrow the use and provide review, compliance, termination, or reversion procedures.¹

Modern equipment has changed the compatibility question

New-generation excavators and diesel trucks are significantly quieter and cleaner than equipment common 20 to 25 years ago. Advances in engine controls, fuel injection, hydraulic systems, sound suppression, and emissions technology reduce diesel clatter, unnecessary high-idle operation, and exhaust pollution.^{18 19}

Equipment comparison	Documented emissions improvement
CAT excavator generation	Applicable NOx limits declined from 6.0 to 0.40 g/kWh and particulate matter from 0.30 to 0.015—approximately 93% and 95% lower , respectively. ^{13 14 15}
Ram Cummins generation	Applicable combined NOx/hydrocarbon limits declined from 2.4 to 0.34 g/bhp-hr and particulate matter from 0.10 to 0.01—approximately 86% and 90% lower , respectively. ^{16 17}

The County should evaluate the actual impact of this small, conditioned yard—not assume the impacts of a large, older-generation industrial operation. Existing berms, limited hours, no customer traffic, and the 20-percent equipment reduction further limit effects on neighboring properties.

3. Findings under the eight conditional-rezone criteria

Criterion 1 — General consistency with the Comprehensive Plan

Proposed finding: Satisfied for the conditioned use. Although the requested zoning differs from the map designations, the proposal affirmatively preserves their central physical outcome: one family home across approximately 5.68 acres, with no subdivision, additional dwelling, storefront, or customer destination. It avoids fragmentation, sustains family stewardship, uses one existing access, and limits the yard to one small family-business staging operation with enforceable controls on intensity, hours, screening, and expansion.^{1 3 4 5}

Criterion 2 — More appropriate than R-R considering surrounding uses

Proposed finding: Satisfied for this parcel and use only. R-R cannot authorize the staging function. C-2 can classify it, while a recorded agreement can permanently limit it to one operator and one defined use. Airport Road has a major-road context, a mapped 2016 industrial node approximately 0.4 mile away, and other conditioned land-use matters nearby. These facts provide context, not precedent.^{2 8 9 10 12}

Criterion 3 — Compatibility with surrounding uses

Proposed finding: Satisfied. The equipment inventory will be reduced by 20 percent, operating hours are limited, and the existing earthen berms provide substantial physical separation. Their landscaping will be completed and maintained.

Criterion 4 — Effects on area character and mitigation

Proposed finding: Satisfied. The proposal preserves one family residence across nearly six acres rather than introducing subdivision or a public commercial destination. The applicant has also reduced usable yard area and made a substantial investment in grading, broad earthen berms, and consolidated access. The berms are in place and awaiting landscaping. Mapped activity, weekday hours, and County review of any expansion preserve that design.

Criterion 5 — Sewer, water, drainage, irrigation, and utilities

Proposed finding: Satisfied upon agency acceptance. Existing services are adequate for the proposed use. Drainage, irrigation, and sanitation remain subject to agency review.

Criterion 6 — Street improvements and traffic

Proposed finding: Satisfied. The operation has no customer traffic and uses the existing permitted and recorded single access serving the full acreage. The proposal adds no driveway.^{11 12}

Criterion 7 — Legal access

Proposed finding: Satisfied. One designed, permitted, and recorded access serves the combined yard and residence acreage. The former separate residence driveway was removed when the single access was established.

Criterion 8 — Essential public services

Proposed finding: Satisfied upon agency review. The operation adds no dwelling or public occupancy. Applicable fire and environmental requirements remain in effect.

4. Airport Road and Bowery context

Airport Road is not uniform. In 2016, Canyon County established a parcel-specific CR-M-1/Industrial node at 5016 Airport Road, approximately 0.4 mile away. The major-road setting near the Robinson Road roundabout supports reviewing this proposal by its actual scale and conditions rather than as part of a uniform local residential street.^{9 11 12} Bowery CR2023-0005 is the closest adverse comparator. It involved similar planning designations and contractor staging; the Board found criteria 1–3 unmet.⁷

The present maximum operating case differs in several cumulative respects:

Bowery	R22939010 proposed operation
Approximately 1.05 acres	Approximately 2.84 acres
Stamm Lane local-road setting	Airport Road major-road setting near an existing roundabout
Vinyl fence and existing shop	Existing 6-to-12-foot earthen berms; no repair shop will be built
Less precise intensity record	20-percent equipment reduction, limited workforce and hours, and a recorded agreement

Torrez CU2026-0012 shows that the County can administer conditions for staging activity, although its zoning and planning setting differ.⁸ Mad River CR2024-0001 reflects County consideration of a conditioned nonresidential transition on Airport Road.¹⁰ The subject property already uses one permitted and recorded access serving the full acreage; no second driveway is proposed.^{11 12}

5. Voluntary Conditions of Approval

These conditions define the approved use and keep it at a small family-business scale.

1. Parcel, operator, and permitted use

Approval applies only to R22939010 and Sawtooth Landworks LLC’s closed contractor staging yard. No business use may occur on residential parcel R22939. A different operator or use requires County approval.

2. Fuel and repair shop

No fixed bulk fuel tanks are permitted. Portable fuel tanks on company trucks or trailers are allowed. No repair shop will be built.

3. Equipment reduction and business scale

Before commencement, the applicant will document and reduce the onsite equipment inventory by at least 20 percent. The site will remain a small family-business staging yard and will not be developed or operated as a large-scale heavy-equipment yard. No more than five workers will be onsite.

4. Hours and traffic

Business activity is limited to 7:00 a.m.–6:00 p.m., Monday–Friday. No customer traffic or retail material sales are allowed.

5. Existing single access

All parking and loading will occur onsite. Access will remain through the existing permitted and recorded single access serving the full acreage.

6. Site plan and materials

All activity must follow the County-accepted site plan. Materials stored onsite will be limited to clean fill, aggregate, topsoil, and pipe for Sawtooth projects.

7. Existing screening and residential compatibility

The applicant will maintain the existing earthen berms and complete and maintain their landscaping. The berm areas will remain dedicated to screening and separation.

8. Changes and commencement

Any material change or expansion requires County approval. Before commencement, the development agreement must be recorded, the berm landscaping completed, and required agency approvals obtained. Continuation after annexation requires City authorization.¹

Received 9-9-26

SAWTOOTH LANDWORKS LLC

Excavation • Site Work • Hauling

5706 Airport Road, Nampa, ID 83687 • [REDACTED] • [REDACTED]

July 23, 2026

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

RE: Letter of Intent — Conditional Rezone with Development Agreement
5706 Airport Road, Nampa, ID 83687 | Parcel No. R22939010 | ±2.8 acres
Current Zoning: R-R (Rural Residential) → Proposed: C-2 (Service Commercial),
Conditional

Dear Planning Staff and Commissioners,

This letter accompanies our application to conditionally rezone the above-described ±2.8-acre parcel from R-R (Rural Residential) to C-2 (Service Commercial) under a Development Agreement. We are requesting the conditional option specifically so that the County and our neighbors can hold us to a defined, limited use rather than the full range of C-2 uses. The conditions we propose below are offered voluntarily and reflect how we already operate.

We want to be upfront about something central to this request: **this is family-owned land — my parents own both this parcel and the adjacent parcel where my family and I live.** My parents, as the owners of record, consent to and authorize this application. The quality of life around this property is our own family's quality of life — we are not an outside operator asking the neighborhood to absorb impacts we will not feel. I live on the immediately adjacent parcel, we draw our household water nearby, and my children play here. The commitments in this letter reflect the standard we want for our own family's home and land as much as for our neighbors, and that is why we are comfortable making them binding.

Our neighbors are supportive of our operating out of this property. The neighbors who are most directly affected — those closest to the yard, who have lived beside it for three or more years — support the operation and are willing to provide letters of support, which we will make available.

Description of the Proposed Use

The parcel will be used as a small contractor's yard — equipment storage and staging — for Sawtooth Landworks LLC, a family-owned excavation, site work, and hauling business. Typical on-site activity is the parking and overnight storage of company equipment and trucks (including tri-axle dump trucks, an excavator, compact track loaders, and trailers), loading and unloading of material and equipment at the start and end of the workday, and routine maintenance and staging. We anticipate one to five personnel present at the yard on a given day; crews dispatch from here to job sites rather than reporting for walk-in business. There is no retail component and no drive-in or walk-in customer traffic. In the future, we may construct an ancillary shop/office building on the parcel to support the operation. This application anticipates and requests the right to construct that building and to install the water and wastewater service it requires, subject to all applicable building, health, and water permits.

Description of the Existing Use

The parcel is currently used for the same purpose — staging and storage for our business — and adjoins the parcel where our family resides. We began establishing the yard, including substantial site improvements, before we understood that a rezone and land use approval were required. This application is our effort to bring the property into full compliance and to formalize, on the record, the limits under which we will operate going forward.

Site Improvements and Neighbor Screening

Before any code enforcement contact and before we knew a rezone was needed, we voluntarily imported **thousands of cubic yards of fill to build large earthen privacy berms** and we are actively landscaping them. Today those berms stand approximately 7 to 12 feet tall along the Airport Road frontage, 6 to 8 feet tall along the western (side) property line for the front 300 feet of the site, and 6 to 8 feet tall along the entry road for its first 120 feet. To create this screening we have given up roughly **fifty (50) feet of usable yard along the bermed property lines** — a significant reduction in the working area of a small site, made specifically to buffer our neighbors from views, dust, and activity. We consider this our most important commitment to the surrounding area, and we offer to make its maintenance an enforceable condition of approval.

We are not finished. The berms do not yet extend along the rear portion of the site, and we are committed to completing them — continuing the western berm the remaining distance to the rear property line and constructing a comparable berm across the rear of the yard. We propose making that completion a binding condition, on a twelve-month timeline following approval. No berm is proposed along the eastern property line, which adjoins our own family's residence parcel.

Expected Impacts and Traffic

Impacts are low and largely already in place. Traffic consists of company vehicles — currently two pickups and three dump trucks — entering and leaving primarily at the start and end of the workday via the existing shared entry drive from Airport Road; we generate no significant public or customer traffic. The gated yard entrance sits approximately 130 feet back from Airport Road, so entering vehicles pull well clear of the roadway before stopping. Stormwater is retained on site; the yard sits roughly 1.5 feet below the surrounding grade, so runoff naturally collects and remains on the parcel rather than flowing onto neighboring property. Domestic water and sewer are not currently present on the parcel — our residence and well are on the adjacent parcel, and an interim portable restroom serves the yard; should we build the shop/office, we would connect it to municipal water or a properly permitted water supply and to an individual septic system approved by Southwest District Health, under all applicable permits. The earthen berms, landscaping, dust-control measures, and limited operating hours described below are intended to keep noise, dust, and visual impact well within what is compatible with the surrounding area.

Protecting Quality of Life: Dust, Noise, and Groundwater

Because we live here too, three impacts matter most to us, and we address each directly.

Dust. Dust is already minimal here: the parcel is small enough that equipment and trucks necessarily move at low speed, and travel speed on unpaved surfaces is the main driver of dust on a yard like this. On top of that, drive and work areas are watered and/or maintained with gravel surfacing, and the berms and their landscaping trap windblown soil.

Noise. Operations are confined to limited weekday hours with no regular weekend activity. There will be no outdoor public-address systems or amplified speakers, and unnecessary equipment idling will be minimized. Every dump truck runs a complete, working muffler and

exhaust system. The earthen berms also attenuate sound, and block headlight glare, toward neighboring properties.

Water and the aquifer. This property sits over the Treasure Valley aquifer, and we draw our own household water nearby — so groundwater protection is personal for us. Most fueling is done off site, at job sites or at fuel stations, which limits what is handled here at all. Fuel, oil, and equipment fluids kept on site are stored in approved containers with secondary containment consistent with SPCC requirements where applicable. No fuels, oils, or other fluids will be discharged to the ground, to any drywell, or to any UIC Class V injection well. A spill-prevention and spill-response kit is maintained on site, and fueling and maintenance are conducted using drip and spill protection. On-site stormwater retention is designed so that runoff does not carry sediment or contaminants off the parcel.

Consistency with the Comprehensive Plan and Zoning Criteria

We recognize that the County's 2030 Comprehensive Plan envisions a predominantly residential and rural-residential character for this area, and we have designed this request to respect that vision rather than work against it. We are requesting the conditional option, with a Development Agreement, precisely because it allows a single, small, low-impact service use to coexist with surrounding residential and rural-residential property without opening the parcel to the broader range of C-2 uses.

The conditions we propose — earthen screening berms with landscaping and an approximately 50-foot buffered setback along the bermed property lines, with the remaining berms to be completed within twelve months; limited weekday operating hours with no regular weekend activity; on-site stormwater retention; shielded lighting; no public-address systems; no retail, drive-in, or walk-in traffic; and a single low monument sign — are intended to keep the visual, noise, dust, and traffic profile of the property compatible with a residential setting. In substance, the screening and operating limits are designed so that the day-to-day impact on neighbors is closer to that of a quiet, well-buffered property than a commercial one.

We understand the parcel's 2030 Future Land Use Map designation is residential. Rather than seek to change the area's character, this application supports the Plan's goals and policies through substantial mitigating conditions — restricted days and hours of operation, landscaped earthen-berm buffers to neighboring properties, groundwater protections, and strict limits on the uses allowed.

This application also brings an existing use into compliance and places binding, enforceable limits on it on the public record. Approving the request as conditioned allows the County to formalize and control a use that is already present, with protections for the surrounding area that would not exist without the Development Agreement.

Concept Plan

The attached concept plan depicts the ±2.8-acre parcel (approximately 190 feet wide by 640 feet deep), its frontage and shared entry drive on Airport Road, the gated yard entrance approximately 130 feet back from the road, the existing earthen berms along the frontage, the western line, and the entry road, the planned berms along the remainder of the western line and across the rear, the approximate 50-foot screened buffer, the active equipment and truck storage/staging area in the front 300 feet, the rear area used for occasional staging of materials and trailers, the informal gravel parking area, on-site stormwater retention, the location of the proposed monument sign, and a reserved building envelope for a future ancillary shop/office

with approximate locations for its future water service and septic drainfield. No striped parking, dedicated loading dock, or public-facing improvements are proposed.

Proposed Conditions of Approval

We voluntarily propose the following conditions, to be incorporated into the Development Agreement:

1. Use of the parcel is limited to a contractor's yard — equipment and vehicle storage, staging, loading/unloading, and routine maintenance — for Sawtooth Landworks LLC, together with an ancillary office/shop. No other use permitted in the C-2 zone is authorized. Without limiting the foregoing, the parcel shall not be used for fuel or gasoline sales, a bank or financial institution, any drive-through establishment, general retail sales, or a restaurant or bar. Any change of use requires amendment of this Development Agreement through the public hearing process.
2. Operating hours are limited to Monday through Friday, 6:30 AM to 5:30 PM. There are no regular weekend operations; weekend activity is limited to emergency work only. Early starts before 6:30 AM and late ends after 5:30 PM are each limited to no more than two occurrences per week.
3. Existing earthen screening berms — approximately 7 to 12 feet in height along the Airport Road frontage, 6 to 8 feet along the western property line for the front 300 feet of the site, and 6 to 8 feet along the entry road for its first 120 feet — shall be maintained, together with their landscaping, and the associated approximately 50-foot buffer shall be preserved. Within twelve (12) months of approval, the applicant shall extend the western berm the remaining distance to the rear property line and construct a comparable berm across the rear of the yard. No berm is required along the eastern property line, which adjoins the owners' own residence parcel.
4. Dust-control measures (such as watering and/or maintained gravel surfacing of drive and work areas) shall be employed to minimize fugitive dust.
5. No outdoor public-address systems or amplified speakers shall be used. Unnecessary equipment idling shall be minimized.
6. All fuel, oil, and equipment fluids shall be stored in approved containers with secondary containment consistent with applicable SPCC requirements. No fuels, oils, or other fluids shall be discharged to the ground, to any drywell, or to any UIC Class V injection well. A spill-prevention and spill-response kit shall be maintained on site, and fueling and maintenance shall be conducted using drip and spill protection.
7. Site lighting shall be kept minimal. Present lighting consists of a single motion-activated light at the fuel storage area. Any additional lighting shall be downward-directed, shielded, and dark-sky friendly, and designed to avoid light spill onto adjacent residential parcels.
8. Signage shall be limited to a single freestanding monument-style sign located at the property entrance at grade, not exceeding six (6) feet in height and thirty-two (32) square feet in sign area, identifying Sawtooth Landworks. Any illumination shall be external, downward-directed, shielded, and dark-sky friendly, with no light spill onto adjacent residential parcels, consistent with Condition 7. The sign shall meet applicable sign-placement setback and sight-distance requirements and be permitted as required.
9. Access shall be via the existing shared entry drive from Airport Road, with the gated yard entrance set approximately 130 feet back from Airport Road so that entering vehicles pull clear of the roadway. Stormwater shall be retained on site.

10. An interim portable restroom shall serve the yard. The construction of an ancillary shop/office building, and the installation of water service (municipal connection or a properly permitted water supply) and an individual septic system approved by Southwest District Health, are anticipated and permitted under this Agreement, subject to all applicable building, health, and water permits. These improvements are part of the approved use and do not, by themselves, constitute a change of use requiring amendment of this Agreement.
11. The use shall be maintained in compliance with the County's public nuisance ordinance and applicable code provisions.

Closing

We are committed to operating this yard as a good neighbor and to doing this right. The neighbors closest to our operation — those who have lived beside it for three or more years and are most directly affected — are supportive and are willing to write letters of support. We respectfully request approval of the conditional rezone with the Development Agreement reflecting the conditions above. Please contact me with any questions.

Sincerely,

Christian A. Klein

Owner, Sawtooth Landworks LLC — Applicant
5706 Airport Road, Nampa, ID 83687

•

REGULATORY COMPLIANCE & MITIGATION SUMMARY

Sawtooth Landworks LLC — Contractor Yard | 5706 Airport Road, Nampa, ID 83687 | Parcel No. R22939010

This summary supports the conditional rezone application for the above parcel. For each area of concern, it identifies the governing county, state, or federal requirement and describes how the proposed contractor yard already complies, or how it will be operated to comply. It is offered to give the County and surrounding neighbors confidence that the use is conducted within the law and with deliberate care for the surrounding area — which matters to us directly, because our family lives on the immediately adjacent parcel.

1. Authority for Conditional Rezone and Binding Conditions

Requirement — Idaho Code § 67-6511 & Local Land Use Planning Act § 67-6509; Canyon County Zoning Ordinance (CCZO) §§ 07-06-05 / 07-06-07: Counties may amend zoning consistent with the comprehensive plan and may attach conditions to a rezone through a development agreement. Without a conditional rezone, no conditions may be imposed.

How Sawtooth complies / mitigates: We are voluntarily requesting the conditional option with a development agreement so that the limits in our Letter of Intent (use, hours, screening, lighting, dust, and groundwater protections) become enforceable conditions rather than promises. This narrows the rezone to our actual use and keeps the full range of C-2 uses off the table; at the neighbors' request, the agreement expressly prohibits uses such as fuel or gasoline sales, banks, drive-throughs, general retail, and restaurants or bars.

2. Use Classification in the C-2 (Service Commercial) Zone

Requirement — CCZO § 07-10-27 (Land Use Regulations Matrix): The use matrix designates each use within each zone as allowed (A), allowed by conditional use permit (C), director administrative decision (D), or prohibited. The proposed use must be permitted (outright or conditionally) in C-2.

How Sawtooth complies / mitigates: The proposed use is a contractor's equipment/vehicle storage and staging yard with an ancillary office/shop and no retail or walk-in traffic. The DSD planner has confirmed that a contractor's shop/staging area is an allowed use in the C-2 zone under the Land Use Matrix (CCZO § 07-10-27); no separate conditional use permit is required beyond the conditional rezone, provided the site is limited to this use. Condition 1 restricts the parcel accordingly.

3. Setbacks, Screening, and Buffering

Requirement — CCZO § 07-10-21 (Setbacks): For a commercial parcel adjoining a parcel in an unlike (e.g., residential) zone, setbacks on the abutting lot lines are determined by averaging the setbacks of the two zones where they meet.

How Sawtooth complies / mitigates: Our perimeter earthen screening berms — roughly 11 feet tall — hold an approximately 50-foot buffer off each property line — a buffer that materially exceeds the averaged setback the code would require, and that we built voluntarily by importing thousands of yards of fill before any enforcement contact. We propose to make maintenance of these berms and the buffer a binding condition.

4. Signage

Requirement — CCZO § 07-10 (Sign Standards): In commercial and industrial zones, sign area may not exceed 64 square feet or 10 feet in height absent a director's administrative

approval; a sign building permit may be required for signs over 6 feet that are permanently affixed to the ground.

How Sawtooth complies / mitigates: We propose a single freestanding monument-style sign at the property entrance, at grade (not on top of the berm), no taller than six (6) feet and up to about thirty-two (32) square feet of sign area — within the county's height and area limits. Keeping height at or under six feet also avoids the sign building-permit threshold. Any illumination will be external, downcast, and shielded to protect the adjacent residence and the night sky. The sign will be placed to meet applicable sign setback and sight-distance requirements; we will confirm the height-measurement basis (from grade vs. from the berm surface) and any permit with the planner and the Nampa Highway District.

5. Fugitive Dust / Air Quality

Requirement — IDAPA 58.01.01.650–651 (Rules for Control of Fugitive Dust) and § 58.01.01.625 (visible-emissions/opacity); administered by Idaho DEQ: All reasonable precautions must be taken to prevent particulate matter from becoming airborne — e.g., applying water or dust suppressants, graveling or paving, covering loads, and removing track-out. DEQ enforcement is largely complaint-driven, and operators are expected to record control methods and respond to valid complaints.

How Sawtooth complies / mitigates: Dust here is inherently low: the lot is small enough that trucks and equipment necessarily move at low speed, and travel speed on unpaved surfaces is the primary dust driver. We also water and/or gravel-surface drive and work areas, and the perimeter berms and landscaping trap windblown soil. We will keep simple records of dust-control methods and address any valid complaint promptly, consistent with the rule.

6. Noise

Requirement — Canyon County Public Nuisance Ordinance (CCZO Title 02, Article 1; § 02-01-07) and Idaho Code § 18-6409 (disturbing the peace): Unincorporated Canyon County does not set a numeric decibel limit; excessive or disruptive noise is addressed through the public nuisance framework and state law.

How Sawtooth complies / mitigates: We confine operations to limited weekday hours (Mon–Fri, 6:30 AM–5:30 PM core; no regular weekend work; rare emergency-only weekend activity; no more than two early starts and two late ends per week), use no outdoor public-address systems or amplified speakers, and minimize equipment idling. Every dump truck runs a complete, working muffler and exhaust system, and the roughly 11-foot berms attenuate sound (and block headlight glare) toward neighbors. These commitments are offered as binding conditions.

7. Fuel and Oil Storage — Spill Prevention

Requirement — Spill Prevention, Control, and Countermeasure (SPCC) Rule, 40 CFR Part 112; administered by EPA: A non-transportation fixed facility with an aggregate aboveground oil storage capacity over 1,320 gallons (counting only containers of 55 gallons or more; the fuel tanks built into vehicles and equipment are excluded), and that could reasonably discharge oil to navigable waters, must prepare and implement a written SPCC Plan with secondary containment. Facilities at or under 10,000 gallons with a clean spill history may self-certify the plan (40 CFR 112.6).

How Sawtooth complies / mitigates: We store fuel, oil, and equipment fluids in approved containers with secondary containment (a formal containment system is being installed), with hazard placards and spill kits posted at the tank. We will either keep our aggregate aboveground oil storage capacity at or under the 1,320-gallon threshold (taking the operation

out of SPCC applicability) or, if we exceed it, maintain a self-certified SPCC Plan with secondary containment sized to rule. We keep a spill-response kit on site and use drip/spill protection during fueling and maintenance. Before submission we will inventory our actual containers to confirm which side of the threshold we are on.

8. Groundwater / Aquifer — Maintenance, Spills, and No Injection of Vehicle Fluids

Requirement — Underground Injection Control (UIC) Program, 40 CFR Part 144 (§ 144.12(a); §§ 144.84–144.89); Idaho shallow injection well rules, IDAPA 37.03.03 (IDWR):

No injection activity may allow contaminants to move into an underground source of drinking water. New “motor vehicle waste disposal wells” — drains or drywells that receive vehicle or equipment fluids — have been prohibited nationally since April 5, 2000. Idaho separately regulates shallow injection wells (18 feet deep or less), requires a Shallow Injection Well Inventory Form to IDWR at least 30 days before construction, and prohibits shallow injection of motor-vehicle and hazardous fluids.

How Sawtooth complies / mitigates: Our protection is layered. (1) No injection or ground discharge: no drywell, floor drain, or injection well on the property will receive any vehicle or equipment fluids, and any future shop floor drainage will be plumbed to a holding tank or an approved system — never to the ground. (2) Containment at the source: fuel, oil, and equipment fluids are stored in approved containers with secondary containment, so a leak is caught at the surface rather than migrating downward. (3) Maintenance practices: routine maintenance uses drip pans and absorbents, and used oil, filters, and coolant are collected and recycled or disposed off site through licensed handlers, with a spill-response kit kept on site. (4) Natural buffer: per local well logs, the first groundwater beneath the site is on the order of 150 feet below the surface, leaving a thick unsaturated soil column between any surface spill and groundwater — which we treat as an added margin, not a substitute for containment.

Response to neighborhood meeting comment. Neighbors asked about equipment maintenance and the possibility of leaks reaching the aquifer. The measures above are our direct answer: we keep fluids contained and out of the ground entirely, so no contaminant pathway to groundwater exists by design. A note on terminology — the regulatory term “shallow injection well” refers to a well eighteen feet deep or less (a construction depth), not to the depth of the aquifer; we are installing no such well. We are not resting our case on how the aquifer is classified, but on the absence of any pathway from our operation to it.

9. Stormwater

Requirement — On-site retention; Canyon County grading/drainage review; Idaho IPDES Construction General Permit (if applicable): Stormwater must be managed so it does not carry sediment or contaminants off site. County grading/drainage review applies to site improvements. Construction that disturbs one acre or more triggers an Idaho IPDES construction stormwater permit and a stormwater pollution prevention plan.

How Sawtooth complies / mitigates: Stormwater is retained on site, avoiding any off-site point-source discharge; the yard also sits roughly 1.5 feet below surrounding grade, so runoff naturally collects on the parcel rather than flowing onto neighboring property. The DSD planner has confirmed that the berms and earthwork require no County grading/drainage review or building permit (the site is not in a floodplain and has no slopes of 15% or greater). If future construction disturbs an acre or more, we will obtain the IPDES permit and prepare a SWPPP at that time.

10. Wastewater and Water Supply (Current and Future)

Requirement — Idaho Individual/Subsurface Sewage Disposal Rules, IDAPA 58.01.03 (Southwest District Health); IDWR Well Construction Standards, IDAPA 37.03.09: On-site sewage systems must be permitted and inspected by the district health department; private wells must be constructed to state standards by a licensed driller.

How Sawtooth complies / mitigates: The yard is currently served by an interim portable restroom maintained by a licensed provider. A future ancillary shop/office, its septic system, and its water service are anticipated and permitted under the Development Agreement, subject to applicable permits. Any future septic system will be permitted and inspected by Southwest District Health under IDAPA 58.01.03. Because the yard is a commercial use, water service to any future building will be by municipal connection or a properly permitted (non-exempt) water right rather than the residential domestic-well exemption (Idaho Code 42-111 / 42-227, as amended effective February 17, 2026); this will be confirmed with IDWR's Western Region office.

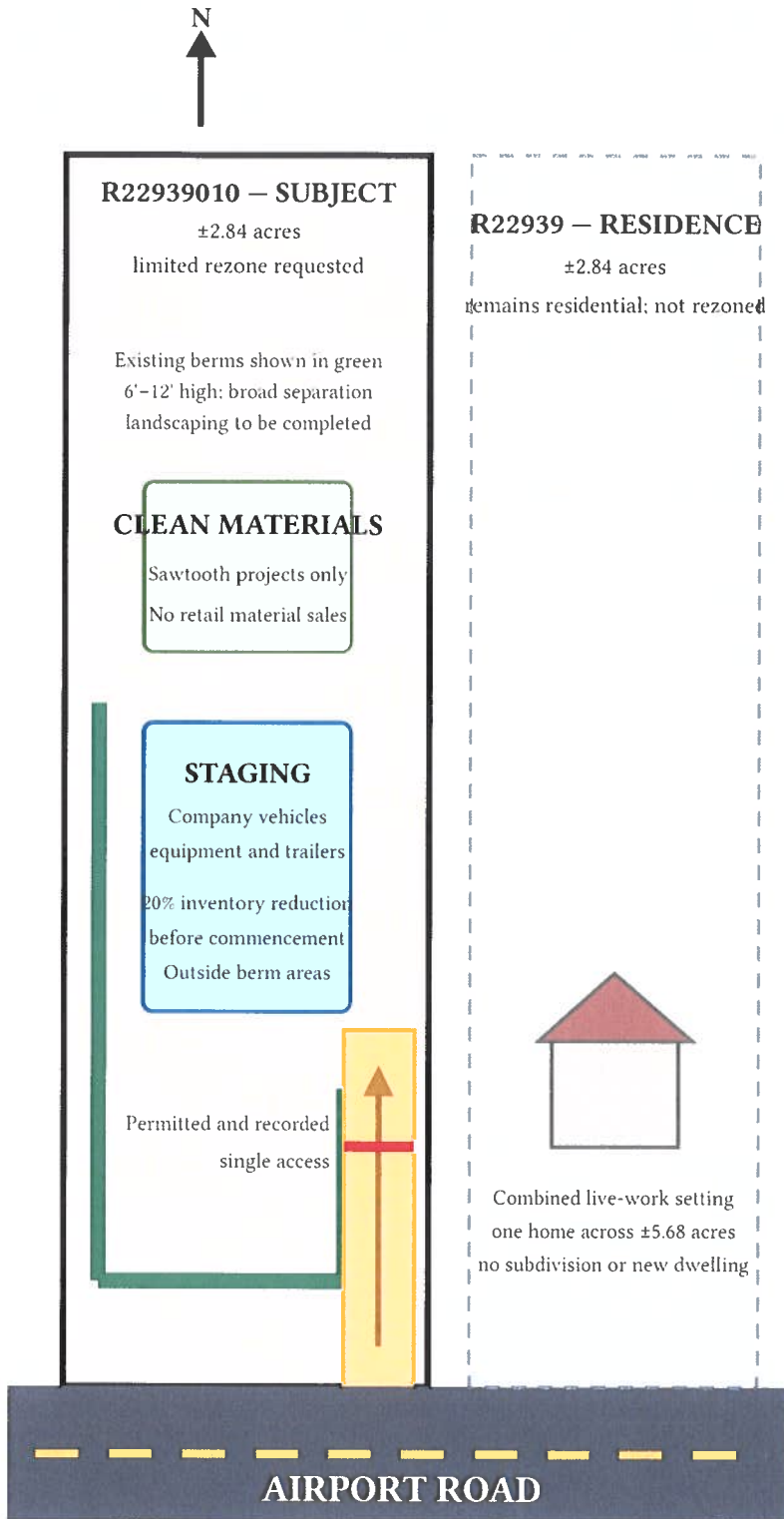
Verify with the County / agencies before submission

1. CONFIRMED by DSD: a contractor's shop/staging area is an allowed use in C-2 under the Land Use Matrix (CCZO § 07-10-27); no separate CUP is required, provided the site is limited to that use.
2. Once the R-R setback is confirmed, calculate the exact averaged setback under § 07-10-21 so the application can state the precise figure the 50-foot berm exceeds.
3. CONFIRMED by DSD: the berms/earthwork require no County grading/drainage review or building permit (not in a floodplain; no slopes of 15% or greater).
4. Inventory your actual aboveground fuel/oil containers (≥55 gal each) to confirm whether aggregate capacity is over or under the 1,320-gallon SPCC threshold, and document it.
5. Pull the depth-to-groundwater figure from your well driller's report or the IDWR well log and cite that exact number, rather than the approximate 150-foot figure used here.
6. Confirm current rule text and exact applicability with the County, Idaho DEQ, EPA Region 10, IDWR, and Southwest District Health — codes change.

Disclaimer: This summary is provided to support a land-use application and is not legal advice. Citations reflect regulations as researched in June 2026 and are paraphrased; section numbers and applicability should be independently confirmed against the current official text. Sawtooth Landworks is not waiving any rights and does not concede applicability of any rule by describing its compliance approach above.

EXHIBIT C – TWO-PARCEL LIVE-WORK SETTING

±5.68 acres total • one family residence • conditional rezone limited to R22939010



PLAN NOTES

- 1. Low-density outcome.**
One family residence remains across the two adjoining parcels, totaling ±5.68 acres.
- 2. Existing single access.**
One designed, permitted, and recorded access serves the full acreage. The former separate residence driveway was removed.
- 3. Existing residential protection.**
Broad earthen berms are already in place. Complete and maintain landscaping. Berm areas remain screening and separation.
- 4. Fixed operating areas.**
Business activity remains in the mapped yard area and outside existing berm areas and access areas.
- 5. Fuel and repair shop.**
No fixed bulk fuel tanks.
Portable truck/trailer tanks are allowed.
No repair shop will be built.
- 6. Agency requirements.**
Applicable County, roadway, fire, environmental, drainage, and irrigation requirements remain in effect.
- 7. Development agreement.**
The recorded agreement controls the use and any material change or expansion. Applicable agency requirements also apply.

LEGEND

- Existing earthen berm
- Permitted single access
- Operating area

9-16-26
submission

FUTURE BERMS →



Future Shop (Not exact location)

Misc storage currently

Truck & Equipment Staging

300'

Attachments/
Parts storage

Fuel Storage

Existing 6'-11' berm

Existing 6'-11' berm

640

Shared Driveway
130' to the gate
from the road.

ENTRY
GATE
T80

706 Airport Rd

9-9-26 Submit

6. Land Use Worksheet — Current Application Responses

Worksheet topic	Current application response
Domestic water	None proposed.
Wastewater	Licensed portable sanitation.
Irrigation and surface water	Surface irrigation infrastructure is reported near the west side. The operation may not obstruct, contaminate, or unlawfully alter an irrigation facility. Final survey and irrigation-district review control.
Access	Existing permitted and recorded single access from Airport Road serving the full yard and residence acreage; the former separate residence driveway was removed.
Internal circulation	Private yard circulation connected to the existing single access.
Screening	Existing 6-to-12-foot earthen berms occupying roughly 35 to 50 feet of yard depth where installed; landscaping will be completed and maintained.
Stormwater	Retained on or lawfully conveyed from R22939010, subject to County Engineering and irrigation review; no sediment or pollutant discharge off site.
Lots requested	One conditioned commercial parcel; no subdivision or residential lot is requested.
Fire protection	No fixed bulk fuel tanks. Portable tanks on company trucks or trailers are allowed, subject to applicable requirements.
Sidewalks, curbs, gutters, streetlights	None proposed; any roadway improvement required by NHD controls.
Specific nonresidential use	Closed storage and staging yard for Sawtooth's vehicles, equipment, trailers, portable fuel tanks, and project materials.
Days and hours	Monday–Friday, 7:00 a.m.–6:00 p.m.; no routine weekend or County-recognized holiday activity.
Employees and vehicles	Maximum five onsite workers; equipment inventory reduced by at least 20 percent before commencement.
Sign	One identification sign, subject to County Code.
Parking and loading	Company parking and loading will occur onsite.
Animal uses	None proposed.

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☒ N/A – Explain why this is not applicable: No structures - A municipal or permitted system may be added in the future
☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system
☒ N/A – Explain why this is not applicable: Portable restroom possible - permitted system may be in the future

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

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
☒ Pressurized ☒ Gravity N/A needed currently

5. **ACCESS:**
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

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

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)
Type: Earth berm 6-11" tall Height: 6-11"

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)
Canal lateral once to two times/week

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☒ Commercial 1 ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: Nearest Hydrant on Airport

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Contractors Yard -

2. DAYS AND HOURS OF OPERATION:

☒ Monday 6:30 AM to 5:30 PM
☒ Tuesday _____ to _____
☒ Wednesday _____ to _____
☒ Thursday _____ to _____
☒ Friday _____ to _____
☐ Saturday Emergency / Occasional only
☐ Sunday Emergency / Occasional only

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 1-7 ☐ No

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

Height: 6 ft Width: 5 ft Height above ground: 0 ft

What type of sign: _____ Wall Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? N/A - Informal gravel
Is there is a loading or unloading area? N/A - 5-8 vehicles (growing)
- No striped spaces
- Load/unload within the yard

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other

N/A

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

N/A

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System
☐ Other: _____

N/A

NEIGHBORHOOD MEETING NOTICE

Proposed Rezone — Adjacent to 5706 Airport Road, Nampa, Idaho

May 11, 2026

Dear Neighbor,

In accordance with Canyon County Zoning Ordinance § 07-01-15, you are invited to attend a Neighborhood Meeting regarding a proposed Zoning Ordinance Map Amendment (Rezone) of property located near you. This is an informational meeting only — it is not a public hearing. Its purpose is to give you the opportunity to learn about the proposed application, ask questions, and share comments with the applicant prior to formal submittal to Canyon County Development Services.

Date:	Monday, June 1, 2026
Time:	6:00 PM
Location:	5706 Airport Road, Nampa, ID 83687
Purpose:	To inform surrounding property owners of a proposed rezone of an approximately 2.8-acre parcel located adjacent to and west of 5706 Airport Road from Rural Residential (R-R) to Service Commercial (C-2).

Summary of the Proposal

Sawtooth Landworks LLC is a small, family-owned excavation and site work contractor based at 5706 Airport Road. We are seeking to rezone the adjacent ~2.8-acre parcel (immediately west of our home) from Rural Residential (R-R) to Service Commercial (C-2) to formalize use of the property as our company yard and staging area. The rezone **does not** apply to 5706 Airport Road itself, which will remain our family residence.

As part of the project, we plan to install perimeter privacy landscaping along the property boundaries to screen the yard from neighboring properties and maintain the rural character of the area. We're happy to walk through the site plan, answer questions about traffic, hours of operation, screening, and anything else on your mind.

If You Cannot Attend

If you are unable to attend in person but would like more information or wish to submit written comments, please contact us using the information below. We will include all written comments in our application packet to Canyon County.

Applicant Contact

Applicant: Christian Klein, Sawtooth Landworks LLC

Mailing Address: 5706 Airport Road, Nampa, ID 83687

Phone: [REDACTED]

Email: [REDACTED]

Website: sawtoothlandworks.com

Thank you for taking the time to review this notice. We appreciate being part of this community and look forward to meeting you on June 1st.

Sincerely,

Christian Klein
Owner, Sawtooth Landworks LLC
5706 Airport Road, Nampa, ID 83687

7. Neighborhood Meeting Record and Current Responses

A neighborhood meeting was held on **June 1, 2026, at 6:00 p.m.** at 5706 Airport Road. The signed attendance and certification pages are included as an exhibit. The concerns raised are addressed as follows:

Concern raised	Application response
Future C-2 uses or a different commercial operator	Approval is limited to Sawtooth’s staging yard. Any material change requires County approval.
Groundwater, fuel, leaks, and equipment service	No fixed bulk fuel tanks. Portable tanks on company trucks or trailers are allowed. No repair shop will be built.
Truck and equipment noise	The 20-percent equipment reduction, limited hours, and existing earthen screening limit the operation.
Truck traffic and Airport Road safety	No customer traffic. The existing permitted and recorded single access serves the full acreage; no additional driveway is proposed.
Dust and road track-out	Dust and track-out will be controlled.
Screening and residential character	Existing earthen berms provide substantial screening and separation; landscaping will be completed and maintained.
Long-term control	The recorded development agreement controls the use and any future expansion.

NEIGHBORHOOD MEETING — COMMENTS & RESPONSES

Sawtooth Landworks LLC — Conditional Rezone (R-R → C-2) | 5706 Airport Road, Nampa, ID 83687

Meeting date: June 1, 2026, 6:00 PM

Location: On site — 5706 Airport Road, Nampa, ID 83687 (the subject parcel)

Held under: Canyon County Zoning Ordinance § 07-01-15

Attendees: See attached Neighborhood Meeting Sign-Up Sheet

The following records the concerns expressed by neighbors at the meeting and our responses.

The commitments referenced below are proposed as binding conditions of the Development Agreement accompanying this application.

Part of the comments were not known to us

1. Future Uses — What Could Be Built Under C-2

Concern raised: Several neighbors were concerned that rezoning to C-2 could allow a large commercial use — such as a bank, a gas station, or similar — to be built on the parcel, either now or under a future owner.

Our response: We share the goal of protecting the area's residential and rural-residential character, and this concern is the main reason we chose a conditional rezone with a Development Agreement rather than a straight rezone. A straight rezone would open the full range of C-2 uses to any owner; our conditional rezone does not. The Development Agreement limits the parcel to a contractor's yard with an ancillary office/shop, and no other C-2 use is authorized. At the neighbors' request, Condition 1 now expressly prohibits fuel or gasoline sales, banks or financial institutions, drive-through establishments, general retail sales, and restaurants or bars. These conditions are recorded against the property and run with the land, binding any future owner — changing the use would require a new public hearing, with neighbor notification, to amend the agreement.

Ref: Condition 1, Idaho Code §§ 67-6511 / 67-6511A, CCZO §§ 07-06-05, 07-06-07

2. Groundwater — Maintenance and Possible Leaks

Concern raised: Neighbors asked about equipment maintenance and the possibility of leaks or spills reaching the aquifer.

Our response: Groundwater protection is personal for us — we live on the adjacent parcel and draw our household water from a nearby well. Our protection is layered: no vehicle or equipment fluids are ever discharged to the ground or to any drywell or injection well; fuel and fluids are stored in approved containers with secondary containment, so a leak is caught at the surface; maintenance uses drip pans and absorbents, and used oil, filters, and coolant are recycled or disposed off site; and a spill kit is kept on site. Per local well logs, first groundwater is on the order of 150 feet down, which adds a buffer — but our real protection is that no pathway to groundwater exists by design. One clarification on terminology: the regulatory term "shallow injection well" refers to a well 18 feet deep or less (a construction depth), not to the depth of the aquifer; we are installing no such well.

Ref: fuel/fluids condition, 40 CFR Part 112, 40 CFR Part 144, IDAPA 37.03.03, Compliance Summary §§ 7-8

3. Noise from Trucks

Concern raised: Neighbors noted noise from the dump trucks and yard operations.

Our response: We acknowledge that trucks and loading create some noise, and we mitigate it several ways. Every dump truck runs a complete, working muffler and exhaust system — no straight pipes or defective exhaust. The roughly 11-foot earthen berms around the yard block both sound and headlight glare toward neighboring homes. Operations are confined to limited

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weekday hours (Monday–Friday, 6:30 AM–5:30 PM core, no regular weekend work), with no outdoor public-address systems and minimized idling.

Ref. hours, berm-maintenance, and no-PA conditions. Compliance Summary § 6

4. Fuel Tank — Leak or Spill

Concern raised: A neighbor raised the possibility of a leak or spill from the on-site fuel tank.

Our response: A fair concern, and one we are actively addressing. We are placing spill kits at the fuel area for immediate response, posting hazard placards at the tank, and installing a secondary-containment system so any leak or overfill is captured before it can reach soil or groundwater. This tracks the federal SPCC framework: we either keep our aggregate aboveground oil storage under the 1,320-gallon threshold or maintain a self-certified SPCC plan with containment. Fueling is done with drip protection, and no fluids are discharged to the ground.

Ref. fuel/fluids condition, 40 CFR Part 112. Compliance Summary §§ 7–8

We appreciated the neighbors who attended and the concerns they shared. This log is submitted with our application as a record of the neighborhood meeting discussion and our responses.

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



SITE INFORMATION

Site Address: 5706 Airport Rd Parcel Number: R22939010
 City: Nampa State: ID ZIP Code: 83687
 Notices Mailed Date: 5.22.2026 Number of Acres: 2.84 Current Zoning: RR
 Description of the Request: Rezone from Residential to Service Commercial

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Christian A. Klein
 Company Name: Sawtooth Landworks LLC
 Current address: 5706 Airport Rd
 City: Nampa State: ID ZIP Code: 83687
 Phone: [REDACTED] Cell: [REDACTED] Fax: [REDACTED]
 Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 06-01-2026 MEETING LOCATION: P22939010
 MEETING START TIME: 6:00 PM MEETING END TIME: 7:00 PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. KAREN KLEIN	[Signature]	1402 W. LAGO BELLO DR EAGLE
2. CHRIS KLEIN	[Signature]	" " "
3. Kelly Harrel	[Signature]	5619 Airport Rd Nampa, ID 83687
4. Greg Harrel	[Signature]	5619 Airport Rd Nampa, ID 83687
5. Angie Ambrosek	[Signature]	5545 Airport RD 83687
6. Pamela Day	[Signature]	5557 Airport Rd 83687
7. Ron W. Day	[Signature]	5557 Airport Rd 83687
8. Janice G Jadin	[Signature]	527 N Pit Ln Nampa 83687
9. CURTIS D. JADIN	[Signature]	" " " " "

10. GARRETT SCHILD 	5415 E DRUMMOND AVE	925-354-8591
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

APPLICANT/REPRESENTATIVE (Signature): _____

DATE: ____ / ____ / ____



SWDH

AGENCY ACKNOWLEDGMENT

Date: 7/22/2026
 Applicant: Christian A. Hem
 Parcel Number: 822939010
 Site Address: 5706 Airport Rd Nampa, ID 83687

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 08/12/2026 Signed: _____

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

Fire District:

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

District: Nampa Fire District

Highway District:

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

District: Nampa Hwy D1

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

District: Nampa + Meridian Irrigation

Area of City Impact

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

City: Nampa



Christian Klein [REDACTED]

Agency Acknowledgment request — conditional rezone, 5706 Airport Road, Nampa (Parcel R22939010)

Christian Klein [REDACTED]

Wed, Jul 22, 2026 at 6:34 PM

To: Christian Klein [REDACTED]

Bcc: *Environmental Support <environmentalsupport@swdh.id.gov>, info@nampahighway1.com, info@pioneerirrigation.com, eolvera@nmid.org, pzall@cityofnampa.us, prevention@nampafire.org

Hello,

I'm the applicant for a conditional rezone at 5706 Airport Road, Nampa, ID 83687 (Parcel No. R22939010, ±2.8 acres). We're submitting an application to Canyon County Development Services to rezone the property from R-R to C-2 with a Development Agreement, to formalize an existing family contractor's yard (Sawtooth Landworks LLC). The property is owned by Christian G. Klein and Karen J. Klein.

Canyon County requires an Agency Acknowledgment form as part of a complete application. I'm requesting either (a) a signature on the form, or (b) a brief email reply acknowledging this contact — the county accepts a record of communication in place of a signature. This is not a request for approval, only acknowledgment that we've made contact.

Brief project summary:

- Use: contractor's yard (equipment and truck storage/staging), with a possible future shop/office
- Site: ±2.8 acres, frontage on Airport Road; not in a flood zone
- Fleet: 2 pickups and 3 dump trucks; 1–5 employees; Mon–Fri, 6:30 AM–5:30 PM
- Screening: ~11-foot earthen berms with ~50-foot buffers on the outer property lines
- Utilities: interim portable restroom; stormwater retained on site

I'm working toward a submittal deadline of July 24, so I'd be grateful for a reply at your earliest convenience. I'm glad to come to your office, provide more detail, or meet on site — whatever is easiest.

Thank you for your time.

Christian Klein

[Sawtooth Landworks Website](#)[Google Review Link](#)



Nampa Fire
Nampa Hwy Dist
AGENCY ACKNOWLEDGMENT

Date: _____
Applicant: _____
Parcel Number: _____
Site Address: 5706 Airport Rd

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

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

Fire District:

District: Nampa Fire District

☒ Applicant submitted/met for informal review.

Date: 7/20/20 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Nampa Hwy Dist. 161

☒ Applicant submitted/met for informal review.

Date: 9-9-2026 Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)



Nampa Meridian Fire

AGENCY ACKNOWLEDGMENT

Date: _____
 Applicant: _____
 Parcel Number: _____
 Site Address: 5706 Airport Rd

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

Fire District:

District: Nampa Fire District

☒ Applicant submitted/met for informal review.

Date: 7/20/20 Signed: _____
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)

Irrigation District:

District: Nampa and Meridian Irrigation District

☒ Applicant submitted/met for informal review.

Date: 09/09/2026 Signed: Paul Huddleston
 Authorized Irrigation Representative
 (This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
 Authorized AOCI Representative
 (This signature does not guarantee project or permit approval)



AGENCY ACKNOWLEDGMENT

Date: _____
Applicant: _____
Parcel Number: R2293900000
Site Address: 5706 Airport Rd

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

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

Fire District:

District: Nampa Fire District

☒ Applicant submitted/met for informal review.

Date: 7/28/2026 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: Nampa

☐ Applicant submitted/met for informal review.

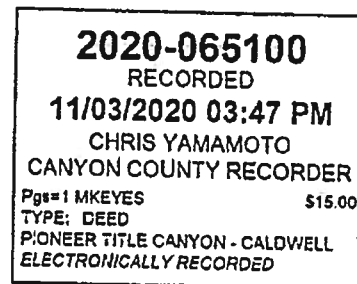
Date: 09/09/2026 Signed: _____
Authorized AOC Representative
(This signature does not guarantee project or permit approval)

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



100 10th Avenue South
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT



File No. 744074 BA/DM

WARRANTY DEED

For Value Received Braden Thueson and Brittney Thueson, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Christian G. Klein and Karen J. Klein, husband and wife
hereinafter referred to as Grantee, whose current address is ~~5706 Airport Road Nampa, ID 83687~~

The following described premises, to-wit:

5089 Canary Lake, Nampa ID 83687

Lot D and the East Half of Lot C, Home Acres Subdivision Number Four, Canyon County, Idaho,
according to the plat filed in Book 2 of Plats at Page 6, records of said county.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 3, 2020

Braden Thueson

Brittney Thueson
State of Idaho, County of Canyon

This record was acknowledged before me on November 3, 2020 by Braden Thueson and Brittney
Thueson

Signature of notary public
Commission Expires:

Residing in Nampa, Idaho
My Commission Expires: 9-18-2023





100 10th Avenue South
Nampa, ID 83651

November 19, 2020

Christian G. Klein and Karen J. Klein
5089 Canary Lane
Nampa, ID 83687

File No. 744074

Property Address: 5706 Airport Road, Nampa, ID 83687

The closing of your purchase of the above-referenced property has now been completed. Enclosed for your records is the original recorded deed. Your final title policy is being mailed under separate cover.

We appreciate having had the opportunity to be of service to you. If you have any questions, please contact the Escrow Officer named below.

Sincerely,

Blanca Acosta, Escrow Officer
Ph: (208)467-0137
Email: bacosta@pioncertitleco.com

Enclosures

8. Applicant and Owner Acceptance

By signing, the applicant and owners offer these conditions for the development agreement, acknowledge that approval applies only to R22939010, and accept that commencement and continued operation depend on compliance and applicable County procedures.

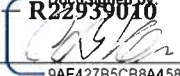
Applicant – Sawtooth Landworks LLC

Signature:  Printed name/title: Christian Klein owner Date: _____

Owner of Record

R22939010

Christian G. Klein

Signature:  Printed name: _____ Date: _____

9AE427B5CB8A458

Additional Owner of Record, if applicable

Signature: _____ Printed name: _____ Date: _____

Exhibit Index

Exhibit	Material
A	County checklist and submittal standards
B	Signed Master Application and inspection consent
C	Concept Plan – R22939010
D	Neighborhood notice, sign-up, and certification
E	Agency acknowledgments
F	Warranty deed

References

Ref.	Source
1	Canyon County Code § 07-06-07 – Conditional Rezones and Development Agreements
2	Canyon County Code Article 10 – Zoning and Land Use Matrix
3	Canyon County Comprehensive Plan 2030
4	Canyon County – Future Land Use 2030 Adopted Layer
5	City of Nampa – Comprehensive Plan Future Land Use Layer
6	Canyon County Code – Nampa Area of City Impact Procedures
7	Canyon County Board – Bowery CR2023-0005 Final Findings and Order
8	Canyon County – Torrez CU2026-0012 Final Findings and Order
9	Canyon County – May 12, 2016 PH2016-6/PH2016-7 Agenda
10	Canyon County Board – Mad River CR2024-0001 Hearing Packet
11	City of Nampa and NHD – Robinson Road Corridor Study
12	Nampa Highway District No. 1 – Long-Range Transportation Plan
13	Caterpillar – CAT 315 Technical Specifications
14	Caterpillar – CAT 315C L Hydraulic Excavator Specifications
15	DieselNet – EU Nonroad Engine Emission Standards
16	40 CFR § 86.004-11 – 2004 Heavy-Duty Diesel Emission Standards
17	40 CFR § 86.007-11 – 2007 and Later Heavy-Duty Diesel Emission Standards
18	Caterpillar – New CAT 315 Next Generation Small Excavator
19	Cummins – Next Generation 6.7-Liter Ram Heavy Duty Engine

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 89464

Date: 9/29/2026

Date Created: 9/29/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Christian klein

Comments: Conditional Rezone: CR2026-0018

Site Address: 0 AIRPORT RD, Nampa ID 83687 / Parcel Number: 22939010 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2026-0018	\$600.00	\$0.00	\$0.00
Planning - Conditional Rezone	CR2026-0018	\$1,250.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2026-0018	\$500.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2026-0018	\$50.00	\$0.00	\$0.00

Sub Total: \$2,400.00

Sales Tax: \$0.00

Total Charges: \$2,400.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	205339820	\$2,400.00

Total Payments: \$2,400.00

ADJUSTMENTS

Receipt Balance: \$0.00