Planning and Zoning Commission
Hearing Date: October 15, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CR2026-0012**
APPLICANT:	**Orton Engineering, LLC**
PROPERTY OWNER:	**Allen & Victoria Surico**
APPLICATION:	**Conditional Rezone from an "A" zone to a "CR-R-1" zone**
LOCATION:	**11223 Emerald Road, Nampa** **Parcel R29634011B, 4.93 acres**
PLANNER:	**Dan Lister, Principal Planner**
DSD RECOMMENDATION:	**Denial**

REQUEST:
The applicant requests a conditional rezone of Parcel R29634011B from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone – Single Family Residential) zone. The request includes a development agreement restricting development to four lots served by a private road. *See **Exhibit B** for the applicant's application and submittal materials.*

PARCEL INFORMATION REPORT: *See **Exhibit C.1** for information*

APPLICABLE CODE:
The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezone Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and §67-6519 (Application Granting Process).

BACKGROUND:
Per AD2026-0084/PI2013-0235 (**Exhibit C.3**), the subject parcel was created via building permit relocation in 1998 (LS2002-560). The parcel size was 2.5 acres until 2026, when the parcel was adjusted to its current configuration/parcel size. There is a dwelling approved on the subject parcel (BP2026-0022, **Exhibit C.5**).

HEARING CRITERIA:

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
No	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone is <u>not</u> generally consistent with the Comprehensive Plan. While the applicant contends that the development encourages orderly growth in a transitional area that aligns with regional trends and matches surrounding land patterns (**Exhibit B.2**), the Comprehensive Plan formally designates the subject property and surrounding vicinity for "Agricultural" future land use and is not in a transitional area (boundary between agricultural and urban areas, Page 26 of the 2030 Comprehensive Plan).	

The 2030 Canyon County Comprehensive Plan designates the future land use of the property and area as "agriculture" (**Exhibit C.2d**). "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value" (Page 25 of the 2030 Comprehensive Plan). The "R-1" (Single Family Residential) zone is planned in areas designated as "residential". The nearest residential land use designation is located over 7,000 feet east of Lake Lowell and adjacent to the City of Nampa impact area.

The subject property is located near the intensive agriculture overlay district (**Exhibit C.2d.1**). "This overlay is applied to protect working lands and operations. These areas may have higher-quality soils, water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally based uses. This designation aims to protect agricultural operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety" (Page 28 of the 2030 Comprehensive Plan).

The applicant states that they would be interested in pursuing a comprehensive plan map amendment to change the designation from "agriculture" to "residential" (**Exhibit B.2**). "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity" (Page 25 of the 2030 Comprehensive Plan). "The R-1 district promotes and enhances predominantly single-family living areas at a low-density standard" (Page 27 of the 2030 Comprehensive Plan).

a. The "R-1" zoning designation is not supported in the agricultural designation (Page 25 of the 2030 Comprehensive Plan), and an amendment would create inconsistency with the Plan. The request promotes residential growth (one-acre lot sizes or smaller if in an impact area) outside a planned growth area currently adjacent to existing agricultural parcels and productive grounds (**Exhibits C.2d & e**).

b. Development trends have not changed in the area that would necessitate an amendment to the Comprehensive Plan (*See Criteria 2, 3 & 4 below for supporting evidence*). Also, the property is located in TAZ (Traffic Analysis Zone) No. 2886 (**Exhibit C.2k**), which forecasts 0-4 household growth in the area between now and 2050, which demonstrates no change in development trends in the area. The TAZ is used by COMPASS (Community Planning Association) and other agencies as a tool to plan growth and funding for future transportation needs.

The request does <u>not</u> align with the following goals and policies:

- <u>Population – P2.01.01</u>: "Plan for anticipated population and households that the community can support with adequate services and amenities."
- <u>Economic Development – G3.05.00</u>: "Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."
- <u>Land Use & Community Design – P4.03.01</u>: "Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources."
  - Per the 2030 and 2020 Comprehensive Plans, the property and area south of Emerald Road have never been planned for residential growth (**Exhibit C.2d**).
- <u>Land Use & Community Design – P4.03.02</u>: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."
  - Prior to 2026, the subject property comprised approximately 2.5 acres, consistent with the surrounding rural land patterns and administrative land division standards (**Exhibit C.5**). In 2026, a boundary adjustment was finalized to establish the current 4.93-acre configuration, specifically facilitating the proposed rezone and density increase (**Exhibit C.3**).
- <u>Land Use & Community Design – P4.05.02</u>: "Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area."

- Agriculture – 12.01.05: "Direct development to land with lower irrigable soil classifications as determined by Canyon Soil Conservation District or by the USDA Natural Resources Conservation Service."
  - The property consists of best to moderately suited soils (**Exhibit C.2h**). Canyon County Soil Conservation District (SCD) states the subject parcel consists of 52 percent Irrigated Capability Class 2 (most productive soil in Canyon County with few limitations) and recommends denial of the request (**Exhibit E.3**).
- Land Use & Community Design – P4.07.01: "Plan land uses that are compatible with the surrounding community."
  - *See finding and evidence in criteria 3.*
- Natural Resources and Hazards – P5.01.03: "Encourage the protection of groundwater and surface water quality and quantity in land use through drought-tolerant design and community systems."
  - The property and properties south of Lake Lowell are under a five-year water moratorium limiting new water rights to residential use only, prohibiting wells from being used for irrigation or fire suppression (**Exhibit C.6**).
- Housing – G11.02.00: "Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources."
  - Prior to 2026, the subject property comprised approximately 2.5 acres, consistent with the surrounding rural land patterns and administrative land division standards (**Exhibit C.5**). In 2026, a boundary adjustment was finalized to establish the current 4.93-acre configuration, specifically facilitating the proposed rezone and density increase (**Exhibit C.3**).
- Agriculture – Goal 12.01.00: "Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses."
- Agriculture – P12.01.01: "Preserve and maintain agriculturally designated lands for agricultural use."
  - Per the 2030 and 2020 Comprehensive Plans, the property and area south of Emerald Road has never been planned for residential growth (**Exhibit C.2d**).
- Agriculture – P12.01.02: "Encourage non-agricultural-related development to the cities, areas of city impact, and other clearly defined and planned development areas."
  - Per the 2030 and 2020 Comprehensive Plans, the property and area south of Emerald Road have never been planned for residential growth (**Exhibit C.2d**).

If conditioned to meet the "R-R" (Rural Residential) standards (see recommendation on Page 7 of this report), the request may align with the following goals and policies:

- Land Use & Community Design – P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."
- Land Use & Community Design – P4.03.03: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility."
- Land Use & Community Design – P4.05.03: "Encourage uses on agricultural parcels to be planned and placed to limit interference with farming operations, which may include clustering of residences and other structures, placement near existing utilities and infrastructure, and placement to minimize conflicts with allowed agricultural uses on the proposed site and adjacent lands".
- Agriculture – P12.04.01: "Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses".

See Findings and Evidence in Criteria 2 through 5 for additional support.

Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
No		
Analysis	In consideration of the surrounding land uses, the proposed conditional zone to "R-1" is <u>not</u> more appropriate than the current zoning designation of "A". ▪ The 2030 Canyon County Comprehensive Plan designates the future land use of the property and area as "agriculture" (**Exhibit C.2d)**. The "R-1" zoning designation is not allowed in the "agriculture" designation; only R-R (two acres, transitional areas only), AC-5 (five acres), AC-20 (20 acres), and AC-40 (Page 25 of the 2030 Comprehensive Plan). Upon review of the 2030 and 2020 comprehensive plans, residential land uses have never been planned south of Emerald Road. ▪ The property and majority of the area are zoned "A" (Agricultural). Adjacent to the parcel is a "CR-M-1" (Conditional Rezone – Light Industrial) zone, to support a vehicle service use which includes servicing agricultural vehicles and equipment. It was approved because it was adjacent to productive agricultural ground and service vehicles as well as agricultural equipment (CR2003-9, **Exhibit C.4**). This request places residential adjacent to the approved use and conditional rezone. ▪ The property is also adjacent to a "R-1" zone created in 2018 when the area north of Emerald Road was designated for residential future land uses in the 2020 Comprehensive Plan. Other residential zones found in the area promote rural residential zoning or lot size (**Exhibit C.2e**). ▪ The request is not consistent with the lot sizes or development trend found in the area. There are 15 subdivisions in a one-mile radius of the subject parcel with an average lot size of 5.96 acres. The most recent subdivision approvals are from 2020, all consisting of lot sizes greater than 2 acres (Valleyview Ranch Sub. No. 2 & 3 and Three Forks Estates). There has been no rezone or plat approved since 2020, well before the adoption of the 2030 Comprehensive Plan (**Exhibits C.2f & g**). ▪ The applicant finds there are many one-acre parcels in the immediate vicinity. Other than the two mentioned above approved via a rezone in 2018, the other one-acre parcels are with original parcels, created before the adoption of the county zoning ordinance (R29632 and R29631), or they were created via an administrative land division (R39635011). However, the majority of the divisions in the area consist of larger than two-acre lot sizes (**Exhibit C.2c**). The subject parcel was approximately 2.5 acres prior to its recent adjustment in 2026 to the current configuration (**Exhibit C.5**). ▪ One opposition letter was received expressing concerns regarding the lack of agricultural buffering/spacing, inconsistencies with the 2030 Comprehensive Plan, inconsistencies with surrounding uses, suitable soils impact, and water service issues (IDWR Moratorium). See **Exhibit F.1** for opposition letter. *See Findings and Evidence in Criteria 3 & 4 for additional support.*	
Criteria Met?	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
No		
Analysis	The proposed conditional rezone to "R-1" is <u>not</u> compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. ▪ The property was 2.5 acres before 2026, which is commensurate with the lot sizes found in the area (**Exhibit C.5)**. In 2026, the property was adjusted to the current configuration to request the rezone and subsequent development (**Exhibit C.3**).	

	▪ Adjacent to the parcel is a "CR-M-1 zone, approved because it was adjacent to productive agricultural ground and would provide a service to agricultural equipment (CR2003-9, **Exhibit C.4**). The request places residential development near an approved "M-1" use (**Exhibit F.1**). ▪ The property is also adjacent to a "R-1" zone created in 2018 when the area north of Emerald Road was designated for residential future land uses in the 2020 Comprehensive Plan (**Exhibit C.2d**). Other residential zones found in the area promote a rural residential zone and lot size (**Exhibits C.2c & e**). Those approved rezones and uses were also completed when the 2020 Comprehensive Plan was in effect and do not reflect the plans and guidance provided in the 2030 Comprehensive Plan (**Exhibit F.1**). ▪ The applicant finds there are many one-acre parcels in the immediate vicinity. Other than the two mentioned above approved via a rezone in 2018, the other one-acre parcels are with original parcels, created before the adoption of the county zoning ordinance (R29632 and R29631), or they were created via an administrative land division (R39635011). However, the majority of the divisions in the area are two acres or greater in lot sizes (**Exhibits C.2c & f and F.1**). ▪ There are 15 subdivisions in a one-mile radius of the subject parcel with an average lot size of 5.96 acres. The most recent subdivision approvals are from 2020, all consisting of lot sizes greater than 2 acres (Valleyview Ranch Sub. No. 2 & 3 and Three Forks Estates). There has been no rezone or plat approved since 2020 (**Exhibits C.2f & g**). *See Findings and Evidence in Criteria 2 & 4 for additional support.*	
Criteria Met? **No**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone will negatively affect the character of the area. **Character:** The property and majority of the area are zoned "A" (Agricultural). Although there are existing residential dwellings and divisions in the area, there has been no residential growth planned or proposed in the area since 2020. Prior divisions in the area and existing parcels in the immediate vicinity consist of a 16.7-acre lot size, with a median of 3.88 acres (**Exhibit C.2f**). **Impacts:** The proposed residential density and subsequent subdivision would fragment viable farmland, which is neither planned for the area nor encouraged by the 2030 Comprehensive Plan (**Exhibits C.2d & F.1**). Introducing a small-lot subdivision into an area predominantly characterized by large-scale agricultural operations establishes a precedent of encroachment. Furthermore, the applicants' proposed conditions of approval fail to create lot sizes commensurate with the area and do not offer sufficient buffers to mitigate residential conflicts with the adjacent agricultural parcels and the light industrial 'CR-M-1' use (**Exhibits B.2 & F.1**). *See Findings and Evidence in Criteria 2 & 3 for additional support.*	
Criteria Met? **No**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, drainage, irrigation, and utilities at the time of preliminary and final platting. However, water rights may not be available until after the Idaho Department of Water Resources' (IDWR) moratorium has expired. The applicant proposes individual wells (**Exhibits B.2 & 4**). The property currently has a dwelling served by an individual well (**Exhibit C.5**). If approved and subsequently platted, each lot will require a well. The subject parcel and area south of the lake are under a five-year water use/rights moratorium that became effective on February 17, 2026, which temporarily limits new water rights in the area to "in-home use" only. Wells used for irrigation or fire suppression are not considered an "in-home use" and require a new water right, which may not be approved at this time (**Exhibit C.6**). The applicant does not demonstrate that	

	IDWR will approve the proposed development, which includes fire suppression requirements and may not meet the definition in the moratorium that allows for "in-home use only" (**Exhibits B.2 & F.1**). Therefore, it is unknown if the development will have adequate services. The following services can be provided at the time of platting: • Sewer: Individual Septic systems (**Exhibits B.2 & 4**). The property currently has a dwelling with an individual septic system. If approved and subsequently platted, each lot will require a septic system. Southwest District Health (SWDH) has no concerns regarding the rezone request. SWDH will review compliance with requirements at the time of platting and prior to building permit issuance (**Exhibit E.2**). • Irrigation: Surface water rights via gravity irrigation served by Nampa & Meridian Irrigation District (**Exhibits B.2 & 4**). Boise Project Board of Control states the property has irrigation water rights (**Exhibit E.4**). Per Idaho Code Section 67-6537, surface water rights must be utilized. • Drainage: Stormwater runoff will be retained on-site using swales and borrow ditches (**Exhibits B.2 & 4**). A drainage plan was not provided. A drainage plan will be provided at the time of platting, if approved. • Utilities: The property has existing utilities serving the dwelling on-site (BP2026-0022, **Exhibit B.2 & C.5**). If approved, the utilities will need to be provided to each lot and demonstrated through the subdivision platting process.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The requested rezone and subsequent division proposes a total of four parcels that would allow primary and secondary dwellings on each lot (**Exhibits B.2 & 3**). The request would generate 76.16 average daily trips (ADT). The highway district does not require a traffic impact study unless trips generated exceed 500 ADT. Nampa Highway District #1 (NHD1) already approved access to the parcel as part of BP2026-0022 (**Exhibit C.5**). NHD1 has no concerns, but requests subdivision review at the time of platting (**Exhibit E.1**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property has existing legal access. Legal access was granted for the dwelling on the property (BP2026-0022, **Exhibits B.2 & C.5**). If the request is approved, the access will need to meet road lot requirements (CCCO §07-17-31) and private road naming and construction requirements (CCCO §07-10-03(4)) via the subdivision platting process (CCCO §07-17-09 and 13). The site visit photos show that the applicant has already begun construction for the private road (**Exhibit D**). Shared access will be reviewed by Nampa Highway District #1 at the time of platting (**Exhibit E.1**).	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities. • School: The property is served by Nampa School District (**Exhibit C.1**). The property is served by Lake Ridge Elementary School, South Middle School, and Skyview High School (https://www.nsd131.org/110591_3). The school district was notified on August 7, 2026, and September 10, 2026. No comments were received.	

	• Police: The property is served by the Canyon County Sheriff's Department. The department was notified on August 7, 2026, and September 10, 2026. No comments were received. • Fire District: The property is served by Upper Deer Flat Fire District (**Exhibit C.1**). The Nampa Fire District responded, stating it does not oppose the request, subject to meeting water supply and fire access comments and conditions (**Exhibit E.7**). The Upper Deer Flat Fire District station is located approximately 3.2 miles from the subject property. • Emergency Services: Canyon County EMT/Ambulance serves the area. The service was notified on August 7, 2026, and September 10, 2026. No comments were received. • Irrigation Facility: The property is served by Boise Project Board of Control/Nampa & Meridian Irrigation District (**Exhibit C.1**). Boise Project Board of Control and Nampa & Meridian Irrigation District find there are no irrigation facilities on the subject parcel (**Exhibits E.4 & 5**).

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on September 10, 2026. Property owners within 600 feet of the subject property boundaries were notified on September 10, 2026. Full political notice was completed on September 10, 2026. A newspaper notice was published on September 15, 2026. The subject property was posted with a notice on or before September 15, 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
One (1) opposition letter was received expressing concerns regarding the lack of agricultural buffering/spacing, inconsistencies with the 2030 Comprehensive Plan, inconsistencies with surrounding uses, suitable soils impact, and water service issues (IDWR Moratorium). See **Exhibit F.1** for opposition letter.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone is not compliant with CCCO §07-06-07(6). A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall be conditionally rezoned to "R-R", restricting the division to two lots served by a shared access easement via a subdivision plat per Chapter 7, Article 17 of the County Code. Secondary dwellings per CCCO §07-10-27 shall be prohibited.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CR2026-0012, Surico, finding the application **does** meet the criteria for approval under Article 07-06-07(6) of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny CR2026-0012, Surico, finding the application **does not** meet the criteria for approval under 07-06-07(6) of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CR2026-0012, Surico, to a [*date certain or uncertain*]

EXHIBITS:

A. Draft Findings of Fact, Conclusions of Law & Order (FCOs)

B. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent w/ Proposed Development Agreement Conditions
3. Draft Preliminary Plat
4. Land Use Worksheet
5. Neighborhood Meeting
6. Agency Acknowledgment
   a. Southwest District Health
   b. Nampa Highway District #1
   c. Nampa Fire
7. Deed
8. Items Submitted by the Applicant on October 5, 2026:
   a. PowerPoint Presentation
   b. Updated Legal Description and Corrected Quit Claim Deed
   c. Four letters of Support from the Surico and Asqueta Families.

C. Supplemental Documents

1. Parcel Information Report
2. Case Maps/Reports
   a. Aerial
   b. Vicinity
   c. Lot Classification
   d. Future Land Use
   e. Zoning
   f. Subdivisions
   g. Cases
   h. Soils/Prime Farmland
   i. Contour
   j. Nitrate Priority/Wells
   k. TAZ
3. AD2026-0084/PI2013-0271
4. CR2003-9
5. BP2026-0022
6. IDWR Well Moratorium

D. Site Visit Photos

E. Agency Comments Received by October 5, 2026

1. Nampa Highway District #1
2. Southwest District Health
3. Canyon County Soil Conservation
4. Boise Project Board of Control
5. Nampa & Meridian Irrigation District
6. Idaho Dept. of Environmental Quality
7. Nampa Fire District
8. City of Nampa
9. IDWR - Floodplain

F. Public Comments Received by October 5, 2026

1. Growing Together, letter dated October 1, 2026.

EXHIBIT A

Draft Findings of Fact, Conclusions of Law & Order (FCOs)

Planning & Zoning Commission

Case# CR2026-0012

Hearing date: October 15, 2026

PLANNING AND ZONING COMMISSION

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
CR2026-0012 – Surico

The Canyon County Planning and Zoning Commission considers the following:

The applicant requests a conditional rezone of Parcel R29634011B from an "A" zone to a "CR-R-1" zone. If approved, the request includes a development agreement restricting development to four lots served by a private road.

The property, approximately 4.93 acres, is located at 11223 Emerald Road, Nampa, also referenced as a portion of the SE¼ of Section 18, T2N, R2W, B-M, 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 CR2026-0012.

      1. Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on September 10, 2026. Property owners within 600 feet of the subject property boundaries were notified on September 10, 2026. Full political notice was completed on September 10, 2026. A newspaper notice was published on September 15, 2026. The subject property was posted with a notice on or before September 15, 2026.
      2. All exhibits can be found in the case staff report dated October 15, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §67-6519 (Application Granting Process).

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

   b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCCO §07-06-07(1).

   c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCCO §07-05-01

2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.

3.	The commission shall have those powers and perform those duties assigned by the board that are provided for in the Local Land Use Planning Act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.
4.	The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5.	Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2026-0012, was presented at a public hearing before the Canyon County Planning and Zoning Commission on October 15, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
No	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone is <u>not</u> generally consistent with the Comprehensive Plan. While the applicant contends that the development encourages orderly growth in a transitional area that aligns with regional trends and matches surrounding land patterns (**Exhibit B.2**), the Comprehensive Plan formally designates the subject property and surrounding vicinity for "Agricultural" future land use and is not in a transitional area (boundary between agricultural and urban areas, Page 26 of the 2030 Comprehensive Plan). The 2030 Canyon County Comprehensive Plan designates the future land use of the property and area as "agriculture" (**Exhibit C.2d**). "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value" (Page 25 of the 2030 Comprehensive Plan). The "R-1" (Single Family Residential) zone is planned in areas designated as "residential". The nearest residential land use designation is located over 7,000 feet east of Lake Lowell and adjacent to the City of Nampa impact area. The subject property is located near the intensive agriculture overlay district (**Exhibit C.2d.1**). "This overlay is applied to protect working lands and operations. These areas may have higher-quality soils, water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally based uses. This designation aims to protect agricultural operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety" (Page 28 of the 2030 Comprehensive Plan). The applicant states that they would be interested in pursuing a comprehensive plan map amendment to change the designation from "agriculture" to "residential" (**Exhibit B.2**). "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity" (Page 25 of the 2030 Comprehensive Plan). "The R-1 district promotes and enhances predominantly single-family living areas at a low-density standard" (Page 27 of the 2030 Comprehensive Plan). a. The "R-1" zoning designation is not supported in the agricultural designation (Page 25 of the 2030 Comprehensive Plan), and an amendment would create inconsistency with the Plan. The request	

promotes residential growth (one-acre lot sizes or smaller if in an impact area) outside a planned growth area currently adjacent to existing agricultural parcels and productive grounds (**Exhibits C.2d & e**).

b. Development trends have not changed in the area that would necessitate an amendment to the Comprehensive Plan (*See Criteria 2, 3 & 4 below for supporting evidence*). Also, the property is located in TAZ (Traffic Analysis Zone) No. 2886 (**Exhibit C.2k**), which forecasts 0-4 household growth in the area between now and 2050, which demonstrates no change in development trends in the area. The TAZ is used by COMPASS (Community Planning Association) and other agencies as a tool to plan growth and funding for future transportation needs.

The request does not align with the following goals and policies:

- Population – P2.01.01: "Plan for anticipated population and households that the community can support with adequate services and amenities."
- Economic Development – G3.05.00: "Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."
- Land Use & Community Design – P4.03.01: "Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources."
  - Per the 2030 and 2020 Comprehensive Plans, the property and area south of Emerald Road have never been planned for residential growth (**Exhibit C.2d**).
- Land Use & Community Design – P4.03.02: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."
  - Prior to 2026, the subject property comprised approximately 2.5 acres, consistent with the surrounding rural land patterns and administrative land division standards (**Exhibit C.5**). In 2026, a boundary adjustment was finalized to establish the current 4.93-acre configuration, specifically facilitating the proposed rezone and density increase (**Exhibit C.3**).
- Land Use & Community Design – P4.05.02: "Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area."
- Agriculture – 12.01.05: "Direct development to land with lower irrigable soil classifications as determined by Canyon Soil Conservation District or by the USDA Natural Resources Conservation Service."
  - The property consists of best to moderately suited soils (**Exhibit C.2h**). Canyon County Soil Conservation District (SCD) states the subject parcel consists of 52 percent Irrigated Capability Class 2 (most productive soil in Canyon County with few limitations) and recommends denial of the request (**Exhibit E.3**).
- Land Use & Community Design – P4.07.01: "Plan land uses that are compatible with the surrounding community."
  - *See finding and evidence in criteria 3.*
- Natural Resources and Hazards – P5.01.03: "Encourage the protection of groundwater and surface water quality and quantity in land use through drought-tolerant design and community systems."
  - The property and properties south of Lake Lowell are under a five-year water moratorium limiting new water rights to residential use only, prohibiting wells from being used for irrigation or fire suppression (**Exhibit C.6**).
- Housing – G11.02.00: "Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources."
  - Prior to 2026, the subject property comprised approximately 2.5 acres, consistent with the surrounding rural land patterns and administrative land division standards (**Exhibit C.5**). In 2026, a boundary adjustment was finalized to establish the current 4.93-acre configuration, specifically facilitating the proposed rezone and density increase (**Exhibit C.3**).
- Agriculture – Goal 12.01.00: "Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses."

	▪ Agriculture – P12.01.01: "Preserve and maintain agriculturally designated lands for agricultural use." o Per the 2030 and 2020 Comprehensive Plans, the property and area south of Emerald Road has never been planned for residential growth (**Exhibit C.2d**). ▪ Agriculture – P12.01.02: "Encourage non-agricultural-related development to the cities, areas of city impact, and other clearly defined and planned development areas." o Per the 2030 and 2020 Comprehensive Plans, the property and area south of Emerald Road have never been planned for residential growth (**Exhibit C.2d**). If conditioned to meet the "R-R" (Rural Residential) standards (see recommendation on Page 7 of this report), the request may align with the following goals and policies: ▪ Land Use & Community Design – P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights." ▪ Land Use & Community Design – P4.03.03: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility." ▪ Land Use & Community Design – P4.05.03: "Encourage uses on agricultural parcels to be planned and placed to limit interference with farming operations, which may include clustering of residences and other structures, placement near existing utilities and infrastructure, and placement to minimize conflicts with allowed agricultural uses on the proposed site and adjacent lands". ▪ Agriculture – P12.04.01: "Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses". *See Findings and Evidence in Criteria 2 through 5 for additional support.*
Criteria Met? **No**	**2** **When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone to "R-1" is not more appropriate than the current zoning designation of "A". ▪ The 2030 Canyon County Comprehensive Plan designates the future land use of the property and area as "agriculture" (**Exhibit C.2d)**. The "R-1" zoning designation is not allowed in the "agriculture" designation; only R-R (two acres, transitional areas only), AC-5 (five acres), AC-20 (20 acres), and AC-40 (Page 25 of the 2030 Comprehensive Plan). Upon review of the 2030 and 2020 comprehensive plans, residential land uses have never been planned south of Emerald Road. ▪ The property and majority of the area are zoned "A" (Agricultural). Adjacent to the parcel is a "CR-M-1" (Conditional Rezone – Light Industrial) zone, to support a vehicle service use which includes servicing agricultural vehicles and equipment. It was approved because it was adjacent to productive agricultural ground and service vehicles as well as agricultural equipment (CR2003-9, **Exhibit C.4**). This request places residential adjacent to the approved use and conditional rezone. ▪ The property is also adjacent to a "R-1" zone created in 2018 when the area north of Emerald Road was designated for residential future land uses in the 2020 Comprehensive Plan. Other residential zones found in the area promote rural residential zoning or lot size (**Exhibit C.2e**). ▪ The request is not consistent with the lot sizes or development trend found in the area. There are 15 subdivisions in a one-mile radius of the subject parcel with an average lot size of 5.96 acres. The most recent subdivision approvals are from 2020, all consisting of lot sizes greater than 2 acres (Valleyview Ranch Sub. No. 2 & 3 and Three Forks Estates). There has been no rezone or plat approved since 2020, well before the adoption of the 2030 Comprehensive Plan (**Exhibits C.2f & g**). ▪ The applicant finds there are many one-acre parcels in the immediate vicinity. Other than the two mentioned above approved via a rezone in 2018, the other one-acre parcels are with original parcels, created before the adoption of the county zoning ordinance (R29632 and R29631), or they were created via an administrative land division (R39635011). However, the majority of the divisions in the area

	consist of larger than two-acre lot sizes (**Exhibit C.2c**). The subject parcel was approximately 2.5 acres prior to its recent adjustment in 2026 to the current configuration (**Exhibit C.5**). ▪ One opposition letter was received expressing concerns regarding the lack of agricultural buffering/spacing, inconsistencies with the 2030 Comprehensive Plan, inconsistencies with surrounding uses, suitable soils impact, and water service issues (IDWR Moratorium). See **Exhibit F.1** for opposition letter. *See Findings and Evidence in Criteria 3 & 4 for additional support.*	
Criteria Met? **No**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Analysis	The proposed conditional rezone to "R-1" is <u>not</u> compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. ▪ The property was 2.5 acres before 2026, which is commensurate with the lot sizes found in the area (**Exhibit C.5)**. In 2026, the property was adjusted to the current configuration to request the rezone and subsequent development (**Exhibit C.3**). ▪ Adjacent to the parcel is a "CR-M-1 zone, approved because it was adjacent to productive agricultural ground and would provide a service to agricultural equipment (CR2003-9, **Exhibit C.4**). The request places residential development near an approved "M-1" use (**Exhibit F.1**). ▪ The property is also adjacent to a "R-1" zone created in 2018 when the area north of Emerald Road was designated for residential future land uses in the 2020 Comprehensive Plan (**Exhibit C.2d**). Other residential zones found in the area promote a rural residential zone and lot size (**Exhibits C.2c & e**). Those approved rezones and uses were also completed when the 2020 Comprehensive Plan was in effect and do not reflect the plans and guidance provided in the 2030 Comprehensive Plan (**Exhibit F.1**). ▪ The applicant finds there are many one-acre parcels in the immediate vicinity. Other than the two mentioned above approved via a rezone in 2018, the other one-acre parcels are with original parcels, created before the adoption of the county zoning ordinance (R29632 and R29631), or they were created via an administrative land division (R39635011). However, the majority of the divisions in the area are two acres or greater in lot sizes (**Exhibits C.2c & f and F.1**). ▪ There are 15 subdivisions in a one-mile radius of the subject parcel with an average lot size of 5.96 acres. The most recent subdivision approvals are from 2020, all consisting of lot sizes greater than 2 acres (Valleyview Ranch Sub. No. 2 & 3 and Three Forks Estates). There has been no rezone or plat approved since 2020 (**Exhibits C.2f & g**). *See Findings and Evidence in Criteria 2 & 4 for additional support.*	
Criteria Met? **No**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone will negatively affect the character of the area. **Character:** The property and majority of the area are zoned "A" (Agricultural). Although there are existing residential dwellings and divisions in the area, there has been no residential growth planned or proposed in the area since 2020. Prior divisions in the area and existing parcels in the immediate vicinity consist of a 16.7-acre lot size, with a median of 3.88 acres (**Exhibit C.2f**). **Impacts:** The proposed residential density and subsequent subdivision would fragment viable farmland, which is neither planned for the area nor encouraged by the 2030 Comprehensive Plan (**Exhibits C.2d &**	

	F.1). Introducing a small-lot subdivision into an area predominantly characterized by large-scale agricultural operations establishes a precedent of encroachment. Furthermore, the applicants' proposed conditions of approval fail to create lot sizes commensurate with the area and do not offer sufficient buffers to mitigate residential conflicts with the adjacent agricultural parcels and the light industrial 'CR-M-1' use (**Exhibits B.2 & F.1**). *See Findings and Evidence in Criteria 2 & 3 for additional support.*	
Criteria Met? **No**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, drainage, irrigation, and utilities at the time of preliminary and final platting. However, water rights may not be available until after the Idaho Department of Water Resources' (IDWR) moratorium has expired. The applicant proposes individual wells (**Exhibits B.2 & 4**). The property currently has a dwelling served by an individual well (**Exhibit C.5**). If approved and subsequently platted, each lot will require a well. The subject parcel and area south of the lake are under a five-year water use/rights moratorium that became effective on February 17, 2026, which temporarily limits new water rights in the area to "in-home use" only. Wells used for irrigation or fire suppression are not considered an "in-home use" and require a new water right, which may not be approved at this time (**Exhibit C.6**). The applicant does not demonstrate that IDWR will approve the proposed development, which includes fire suppression requirements and may not meet the definition in the moratorium that allows for "in-home use only" (**Exhibits B.2 & F.1**). Therefore, it is unknown if the development will have adequate services. The following services can be provided at the time of platting: • Sewer: Individual Septic systems (**Exhibits B.2 & 4**). The property currently has a dwelling with an individual septic system. If approved and subsequently platted, each lot will require a septic system. Southwest District Health (SWDH) has no concerns regarding the rezone request. SWDH will review compliance with requirements at the time of platting and prior to building permit issuance (**Exhibit E.2**). • Irrigation: Surface water rights via gravity irrigation served by Nampa & Meridian Irrigation District (**Exhibits B.2 & 4**). Boise Project Board of Control states the property has irrigation water rights (**Exhibit E.4**). Per Idaho Code Section 67-6537, surface water rights must be utilized. • Drainage: Stormwater runoff will be retained on-site using swales and borrow ditches (**Exhibits B.2 & 4**). A drainage plan was not provided. A drainage plan will be provided at the time of platting, if approved. • Utilities: The property has existing utilities serving the dwelling on-site (BP2026-0022, **Exhibit B.2 & C.5**). If approved, the utilities will need to be provided to each lot and demonstrated through the subdivision platting process.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The requested rezone and subsequent division proposes a total of four parcels that would allow primary and secondary dwellings on each lot (**Exhibits B.2 & 3**). The request would generate 76.16 average daily trips (ADT). The highway district does not require a traffic impact study unless trips generated exceed 500 ADT. Nampa Highway District #1 (NHD1) already approved access to the parcel as part of BP2026-0022 (**Exhibit C.5**). NHD1 has no concerns, but requests subdivision review at the time of platting (**Exhibit E.1**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property has existing legal access. Legal access was granted for the dwelling on the property (BP2026-0022, **Exhibits B.2 & C.5**).	

	If the request is approved, the access will need to meet road lot requirements (CCCO §07-17-31) and private road naming and construction requirements (CCCO §07-10-03(4)) via the subdivision platting process (CCCO §07-17-09 and 13). The site visit photos show that the applicant has already begun construction for the private road (**Exhibit D**). Shared access will be reviewed by Nampa Highway District #1 at the time of platting (**Exhibit E.1**).	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities. • School: The property is served by Nampa School District (**Exhibit C.1**). The property is served by Lake Ridge Elementary School, South Middle School, and Skyview High School (https://www.nsd131.org/110591_3). The school district was notified on August 7, 2026, and September 10, 2026. No comments were received. • Police: The property is served by the Canyon County Sheriff's Department. The department was notified on August 7, 2026, and September 10, 2026. No comments were received. • Fire District: The property is served by Upper Deer Flat Fire District (**Exhibit C.1**). The Nampa Fire District responded, stating it does not oppose the request, subject to meeting water supply and fire access comments and conditions (**Exhibit E.7**). The Upper Deer Flat Fire District station is located approximately 3.2 miles from the subject property. • Emergency Services: Canyon County EMT/Ambulance serves the area. The service was notified on August 7, 2026, and September 10, 2026. No comments were received. • Irrigation Facility: The property is served by Boise Project Board of Control/Nampa & Meridian Irrigation District (**Exhibit C.1**). Boise Project Board of Control and Nampa & Meridian Irrigation District find there are no irrigation facilities on the subject parcel (**Exhibits E.4 & 5**).	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning recommends **denial** of Case # CR2026-0012_, a zoning map amendment of a conditional rezone of Parcel R29634011B from an "A" zone to a "CR-R-1" zone.

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. Conditionally rezoned the property to "R-R" (Rural Residential), restricting the division to two lots served by a shared access easement via a subdivision plat per Chapter 7, Article 17 of the County Code. Secondary dwellings per CCCO §07-10-27 shall be prohibited.

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 A

EXHIBIT B

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CR2026-0012

Hearing date: October 15, 2026

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Allen and Victoria Surico	
	MAILING ADDRESS: 11223 Emerald Road, Nampa, ID 83686	
	PHONE: [redacted]	EMAIL: [redacted]

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

Signature: Victoria Surico Date: Feb. 5, 2026

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Brent L. Orton, PE	
	COMPANY NAME: ORTON ENGINEERING, LLC	
	MAILING ADDRESS: 17338 Sunnydale Place, Caldwell, ID 83607	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 11223 Emerald Road, Nampa ID 83686	
	PARCEL NUMBER: R29634011BD	
	PARCEL SIZE: 5.03AL	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: AG	PROPOSED ZONING: CR-R-1
	FLOOD ZONE (YES/NO) NO - ZONE	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CR2026-0012	DATE RECEIVED: 8-5-2026
RECEIVED BY: dr	APPLICATION FEE: $2400 (CK) MO CC CASH

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

PA2025-0087
PI2013-235
AD2026-0004 PBA
2.501 to 4.99
BR2026-0004 STR

Comprehensive Plan Amendment/Rezone Application

ORTON ENGINEERING
Designing the Future
Brent L. Orton, PE
17338 Sunnydale Place Caldwell, ID. 83607
[redacted]

Allen and Vickie Surico
11101 Emerald Rd, Nampa, Idaho 83686

May 19, 2026

Canyon County Development Services
111 North 11th Avenue
Caldwell, Idaho 83605

RE: Letter of Intent for Conditional Rezone
Property Located at: 11223 Emerald Rd, Nampa, Idaho, 83686
Parcel Number(s): R29634011B0

Dear Canyon County Planning and Zoning Commission and Staff,

We represent Allen and Vickie Surico who are seeking to subdivide their property into four 1 Acre lots with a private road lot. As part of this process they are seeking a conditional rezone from Agricultural to CR-R1. If needed they also are willing to apply for a comprehensive map amendment to amend their property to R-1 Residential, but if a comprehensive map amendment does not look feasible, they would like to seek just the conditional rezone.

Property Description

The subject property consists of approximately 4.930 acres located off of Emerald Road, Nampa in Canyon County, Idaho.

Current Comprehensive Plan Designation: Agricultural
Requested Comprehensive Plan Designation: Residential

Current Zoning District: Agricultural
Requested Zoning District: R-1

Current Use of Property: Single Family Residential - The Surico's just built a home on their parcel in 2026.

Purpose of the Request

Vic and Kimbra Asqueta own the land to the east of the Suricos and are the original owners of the Surico Parcel. Vic Asquest is the father of Vickie Surico. Vic and Kimbra were excited about the opportunity to have their daughter and grandchildren live near them and near to the farm where they grew up. The Surico's plan is to divide their parcel into four 1-acre lots so that they and their children may live close to her parents. As part of this process they need to rezone the parcel and subdivide it. The Surico's just went through the process of a boundary adjustment this year to increase the size

of their parcel to accommodate the future 4 lots and private road lot. The Surico's also have just finished building their home on their parcel in such a way that accounts for the future lots to be built.

They have completed initial test hole evaluations with Southwest District Health, obtained an approved access point from the Highway District for their existing approach, and are working with the irrigation district to plan for irrigation for all of the lots.

The 1 acre parcels are designed to preserve as much of the adjacent farm ground while still providing enough building sites for their family. The Surico's anticipates pursuing a future short plat subdivision of the property following approval of the requested land use entitlements and satisfaction of applicable development standards.

Surrounding Area and Compatibility

The surrounding area generally consists of the following uses:

North: Residential and Lake Lowell
South: Farmland
East: Farmland
West: Residential

There are several 1 acre parcels along Emerald Road to the north of this project and this subdivision will be compatible with providing lots adjacent to the road while preserving agricultural land to the south and west of their parcel.

Access and Infrastructure

The property currently has access from Emerald Rd.

The Surico's anticipates utilizing the following services and infrastructure:

Road Access: Build a Private Road known as Surico Lane off of Emerald Rd.
Water Service: Individual Well
Sewer/Septic: Individual Septic
Irrigation: Nampa & Meridian Irrigation District
Fire Protection: Upper Deer Flat Fire
School District: Nampa School District

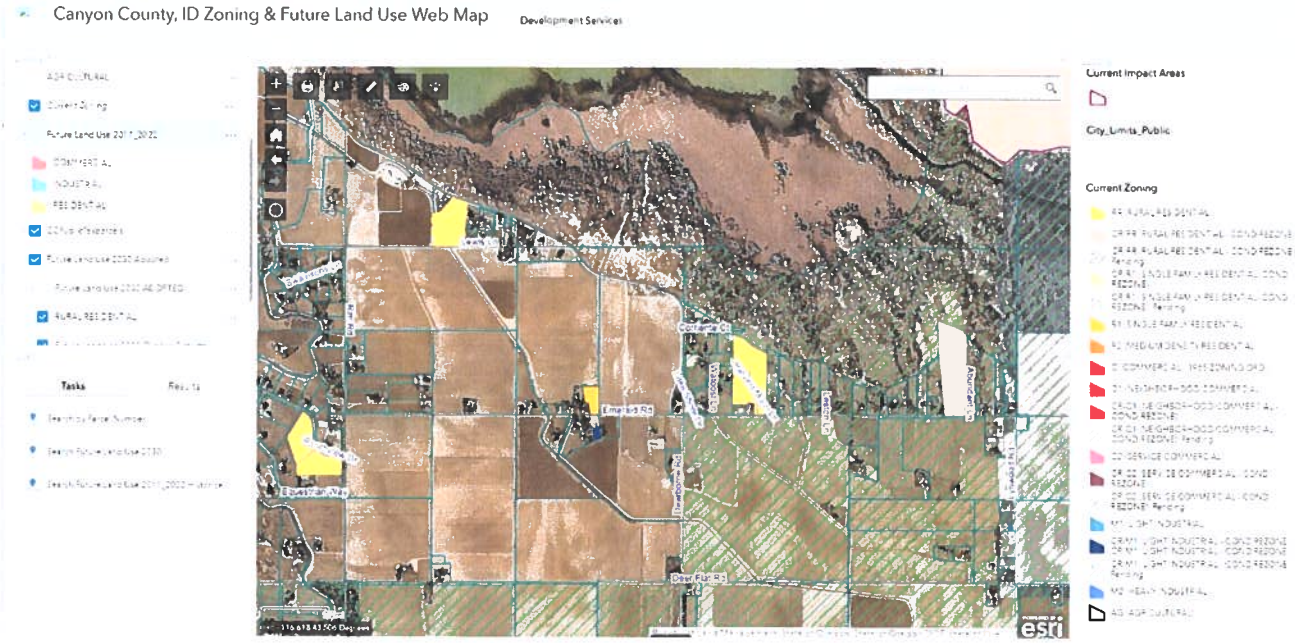
The applicant understands that all future development will be required to comply with Canyon County development standards and the requirements of applicable service providers and reviewing agencies.

Comprehensive Plan Considerations

The requested Comprehensive Plan Amendment and Rezone support the goals and objectives of the Canyon County Comprehensive Plan by:

Orton Engineering, LLC~ 17338 Sunnydale Place ,Caldwell, ID, 83607 ~ Phone [redacted]

- Encouraging orderly growth patterns;
- Promoting appropriate land use transitions;
- Supporting future infrastructure planning;
- Providing development opportunities consistent with regional growth trends; and
- Allowing the property to develop in a manner consistent with surrounding and nearby uses.



Existing Conditions - The Property zoned Ag, to the North: AG and R-1, to the west Ag and RR and CR-RR, to the east Ag and RR. Goal is to create 4 One acre lots for daughter and grandchildren of Asqueta's to live in on the farm while preserving as much of the farm as possible for agriculture.

Conclusion

The applicant respectfully requests approval of the Comprehensive Plan Map Amendment and Rezone as submitted. The requested changes will allow the property to develop in a manner that is orderly, compatible, and beneficial to the surrounding area and Canyon County as a whole.

Thank you for your consideration of this application.

Sincerely,

Brent L. Orton, PE
Orton Engineering, LLC

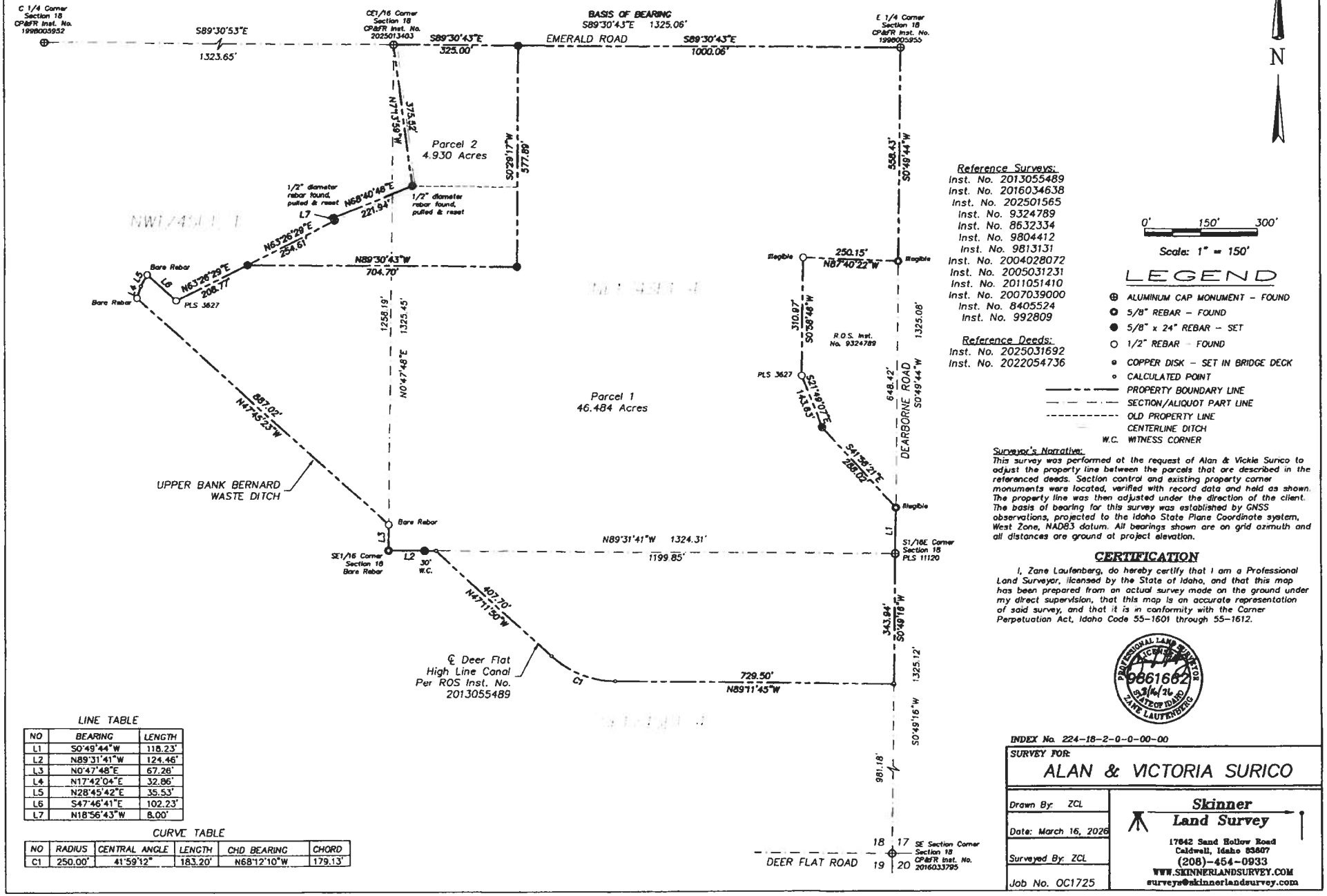
Orton Engineering, LLC~ 17338 Sunnydale Place ,Caldwell, ID, 83607 ~ Phone [redacted]

Exhibit B.2

Exhibit B.2

RECORD OF SURVEY

A PORTION OF THE SE 1/4 OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



0' 150' 300'

Scale: 1" = 150'

LEGEND

- ⊕ ALUMINUM CAP MONUMENT – FOUND
- ◎ 5/8" REBAR – FOUND
- ● 5/8" x 24" REBAR – SET
- ○ 1/2" REBAR – FOUND
- • COPPER DISK – SET IN BRIDGE DECK
- ◦ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- OLD PROPERTY LINE
- CENTERLINE DITCH
- W.C. WITNESS CORNER

Reference Surveys:

Inst. No. 2013055489
Inst. No. 2016034638
Inst. No. 202501565
Inst. No. 9324789
Inst. No. 8632334
Inst. No. 9804412
Inst. No. 9813131
Inst. No. 2004028072
Inst. No. 2005031231
Inst. No. 2011051410
Inst. No. 2007039000
Inst. No. 8405524
Inst. No. 992809

Reference Deeds:

Inst. No. 2025031692
Inst. No. 2022054736

Surveyor's Narrative:

This survey was performed at the request of Alan & Vickie Surico to adjust the property line between the parcels that are described in the referenced deeds. Section control and existing property corner monuments were located, verified with record data and held as shown. The property line was then adjusted under the direction of the client. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

CERTIFICATION

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

PROFESSIONAL LAND SURVEYOR 9861662 3/16/26 STATE OF IDAHO ZANE LAUFENBERG

LINE TABLE

NO	BEARING	LENGTH
L1	S0°49'44"W	118.23'
L2	N89°31'41"W	124.46'
L3	N0°47'48"E	67.26'
L4	N17°42'04"E	32.86'
L5	N28°45'42"E	35.53'
L6	S47°46'41"E	102.23'
L7	N18°56'43"W	8.00'

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	250.00'	41°59'12"	183.20'	N68°12'10"W	179.13'

INDEX No. 224-18-2-0-0-00-00

SURVEY FOR:
ALAN & VICTORIA SURICO

Drawn By: ZCL	
Date: March 16, 2026	
Surveyed By: ZCL	
Job No. OC1725	

Skinner Land Survey
17642 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Proposed Conditions for Development Agreement

1. The development of the property shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property as provided in this agreement.
2. The project shall be developed in substantial compliance with the site plan attached to this Agreement as Exhibit ____.
3. The development shall be platted pursuant to Canyon County Zoning Ordinance (CCZO) 07-17-09 & 07-17-13. The project may be developed in phases.
4. Lot Size and Zoning Standards: The project shall have a minimum average lot size of 1 acre.
5. All storm water drainage shall be retained on-site or will utilize applicable historic drainage rights at predevelopment rates. An engineered drainage plan shall be submitted with the application for the preliminary plat.
6. Individual on-site domestic wells and individual on-site septic wastewater systems shall be permitted for each lot, subject to explicit approval, permitting, and sizing by Southwest District Health (SWDH) and the Idaho Department of Water Resources (IDWR).
7. One (1) Secondary Residence (Accessory Dwelling Unit) per platted lot shall be allowed, subject to strict compliance with CCZO Section 07-14-25 and the following subdivision-specific restrictions:
    - **Setback Compliance**: Any secondary residence erected on a lot must fully comply with all minimum front, side, and rear yard setbacks, as well as any applicable road or section-line setbacks, mandated by the county zoning ordinance in effect at the time of building permit application.
    - **Septic Capacity**: Prior to the issuance of a building permit for any Secondary Residence, the applicant must provide written authorization from Southwest District Health for accessory use approval for a secondary dwelling.
    - **Owner Occupancy**: The owner of the parcel must reside on-site in either the primary or secondary dwelling; concurrent rental of both units to separate, unassociated parties is prohibited.
    - **Addressing**: Each approved Secondary Residence must secure and display its own unique physical address assigned by the county for emergency response logistics.

- **Access and Driveway Safety**: The addition of a secondary residence on any lot shall require full compliance with county private road and shared driveway access standards.

8. The development shall utilize a private road for internal access. The private road shall be built to meet or exceed the construction and pavement section standards outlined in CCZO Section 07-10-03 and shall be maintained based on a Road User's Maintenance Agreement within the CC&Rs
9. On the final subdivision plat, the private road shall be shown as a separate, non-buildable lot in accordance with CCZO Section 07-17-31.
10. A Homeowners Association (HOA) shall be legally incorporated, and a set of Covenants, Conditions, and Restrictions (CC&Rs) shall be recorded alongside the final plat. The HOA shall be exclusively responsible for the ongoing maintenance, repair, snow removal, weed mitigation, and irrigation system, private road, common areas, and shared infrastructure.
11. The project shall comply with all applicable approach, right-of-way, and traffic safety requirements of the local Highway District having jurisdiction over the property.

Exhibit B.3

A BAR K SUBDIVISION
PRELIMINARY PLAT

A PORTION OF THE SE CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, NAMPA, IDAHO

PRELIMINARY PLAT NOTES

1 A Bar K Subdivision consists of four (4) single-family residential lots and one (1) private road/common lot. Development shall comply with all applicable federal, state, and Canyon County laws, ordinances, rules, regulations, and conditions of approval.

2 The development shall be platted in accordance with Canyon County Code Sections 07-17-09 and 07-17-13. The subdivision may be developed in phases.

3 Existing zoning is AG. Proposed zoning is R-1. The average minimum lot size of each phase of development shall comply with Canyon County Code Section 07-10-21(2) for the R-1 Zone, with a minimum average lot size of one (1) acre.

4 Lots 1 through 4 are intended for single-family residential use in accordance with the ordinances of Canyon County. One (1) Secondary Residence (Accessory Dwelling Unit) may be permitted on each lot subject to compliance with Canyon County Code Section 07-14-25, Southwest District Health approval, and all applicable zoning requirements.

5 Each residential lot is proposed to be served by an individual private well and an individual on-site septic system, subject to approval by Southwest District Health and the Idaho Department of Water Resources. Well, septic, irrigation, and utility locations shown are preliminary and will be refined during final design.

6 Irrigation water shall be provided by the South Board of Control and administered by Nampa Meridian Irrigation District. Irrigation assessments shall be the responsibility of the Subdivision Water Users Association. Maintenance of irrigation and drainage facilities crossing individual lots shall be the responsibility of the lot owner unless otherwise assigned to the Homeowners Association or Water Users Association in accordance with Idaho Code Section 31-3805B.

7 All stormwater generated by the subdivision shall be retained on-site in roadside swale or barrow ditches or discharged utilizing historic drainage rights at pre-development rates, as approved by Canyon County. An engineered drainage plan shall accompany the preliminary plat.

8 Utility and drainage easements shall be provided as follows: ten (10) feet along front and exterior/rear lot boundaries and five (5) feet along interior side lot lines for public utilities, irrigation, drainage, and related facilities.

9 Additional cross-access, utility, and drainage easements may be established during final design as necessary to serve the subdivision and shall not preclude construction of approved driveways or utilities.

10 Sunco Lane is a private road serving Lots 1 through 4. The private road shall be constructed in accordance with the Canyon County Private Road Standards and maintained pursuant to a recorded Road Users Maintenance Agreement. The private road shall be shown as a separate non-buildable lot on the final plat.

11 A forty (40) foot right-of-way dedication from centerline shall be provided along Emerald Road. The subdivision approach to Emerald Road shall be constructed in accordance with the requirements of Nampa Highway District No. 1. Direct residential lot access to Emerald Road is prohibited. Access to Lots 1 through 4 shall be provided exclusively from Sunco Lane (Private).

12 A Homeowners Association and/or Water Users Association shall be established, and the applicable CC&Rs and maintenance agreements shall be recorded with the final plat. The association(s) shall be responsible for maintenance of the private road, common areas, irrigation facilities, drainage facilities, and other shared infrastructure as identified in the recorded documents.

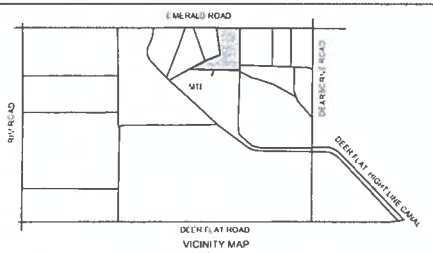
13 RIGHT TO FARM. This development recognizes Section 22-4503 of the Idaho Code Right to Farm Act, which states:
"No agricultural operation, agricultural facility, or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility, or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of any agricultural operation, agricultural facility, or expansion thereof."

OWNER/DEVELOPER
ALLEN & VICTORIA SURICO
11273 EMERALD RD
NAMPA, IDAHO 83686
PHONE: (971) 645-1612
EMAIL: VICKIESURICO@GMAIL.COM
ALLENSURICO@GMAIL.COM

ENGINEERING CONSULTANT
ORTON ENGINEERING, LLC
1738 N SUNNYDALE PLACE
CALDWELL, IDAHO 83607
PHONE: (208) 350-9422
CONTACT: BRENT L. ORTON, P.E.
EMAIL: BRENTORTON@ORTONENGINEERING.COM

LAND SURVEYOR
SKINNER LAND SURVEY
11842 SAND HOLLOW ROAD
CALDWELL, IDAHO 83607
(208) 454-0033
CONTACT: TJ WELLAND, PLS
EMAIL: TJ@SKINNERLANDSURVEY.COM

SURVEY CONTROL NOTES
BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM



VICINITY MAP



PARCEL: R2963401180
ACRES: 4.930 AC

CURRENT ZONING: AG
PROPOSED ZONING: R-1
MIN LOT SIZE: 1 AC
AVERAGE LOT SIZE: 1.0045 AC
MAX HEIGHT: 35'

TOTAL LOTS: 4 SINGLE FAMILY RESIDENTIAL
1 PRIVATE STREET LOT

SETBACKS:
FRONT: 20' REAR: 20' SIDE: 10'

WATER: INDIVIDUAL WELL (MUD ROTARY WITH FULL-DEPTH SEAL)
SEPTIC: INDIVIDUAL SEPTIC
HIGHWAY: NAMPA HIGHWAY DISTRICT #1
IRRIGATION: NAMPA MERIDIAN IRRIGATION DISTRICT
SCHOOL: NAMPA SCHOOL #131
FIRE: UPPER DEER FLAT FIRE
IMPACT AREA: NONE
FLOOD ZONE: NOT IN FLOOD ZONE

ORTON ENGINEERING
Brent L. Orton, PE

PRELIMINARY DESIGN

DATE 2026-05-05
PROJECT NO
REVISION DATE

COVER SHEET
A BAR K SUBDIVISION
0 EMERALD ROAD, NAMPA, ID 83686
ALLEN & VICKIE SURICO

SCALE
01
DRAWN BY EN
01 / 04

Exhibit B.3



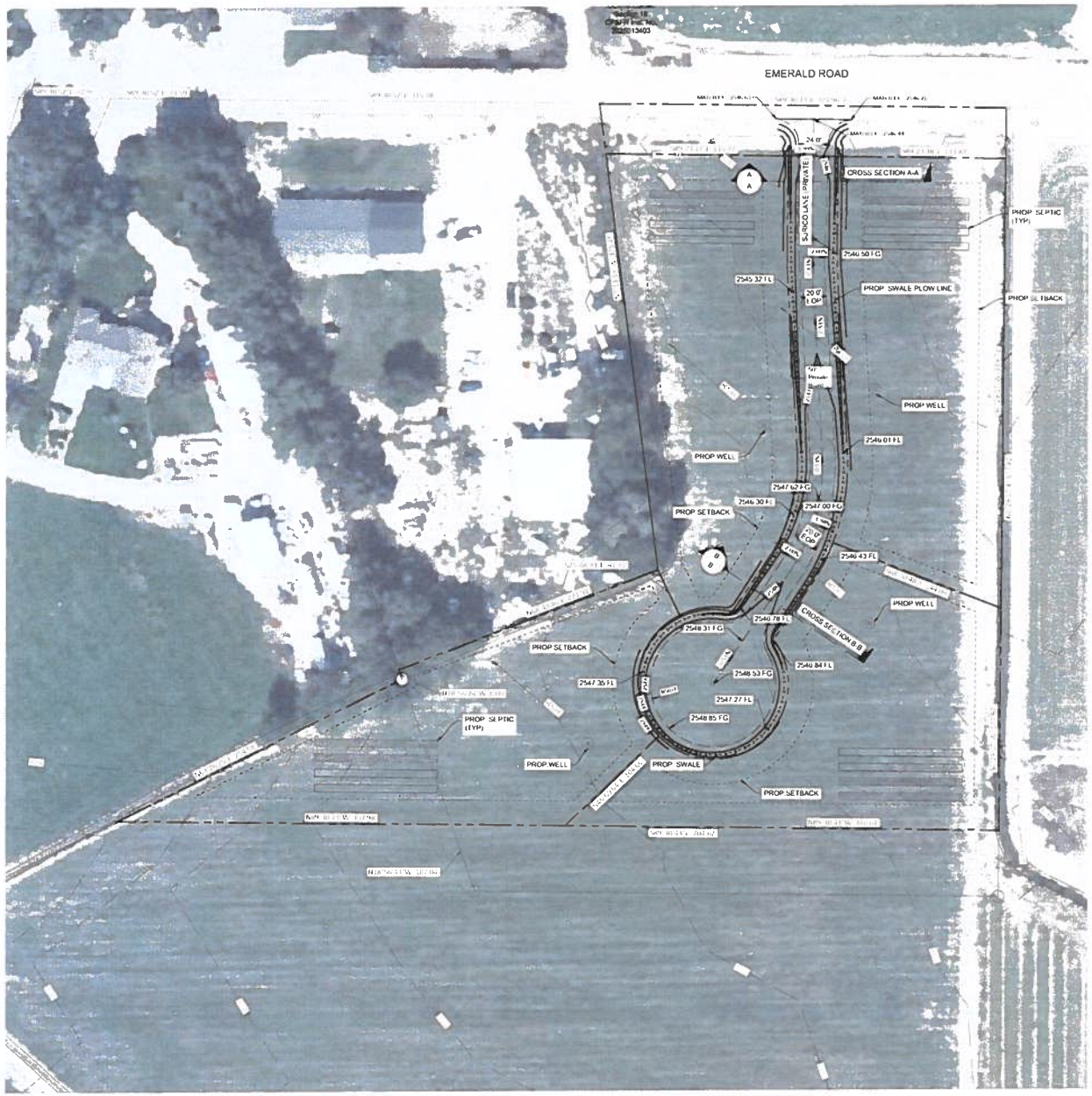
EXISTING CONDITIONS & IRRIGATION MAP
A BAR K SUBDIVISION
0 EMERALD ROAD, NAMPA, ID 83686
ALLEN & VICKIE SURICO

PRELIMINARY DESIGN

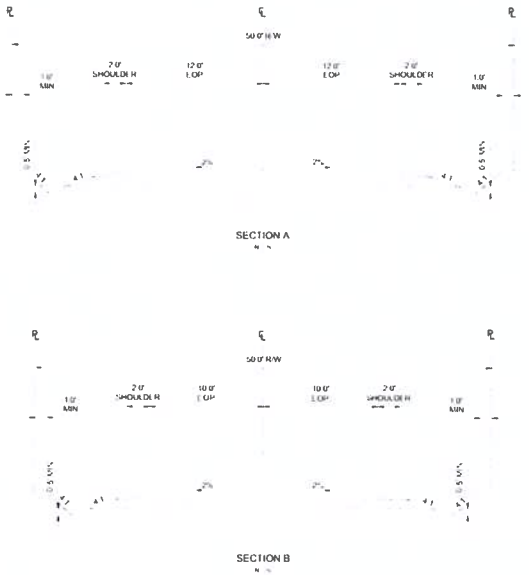
ORTON ENGINEERING
Designing the Future
Brent L. Orton, PE

03 / 04

Exhibit B.3







ORTON ENGINEERING

PRELIMINARY DESIGN

DATE 2026 05 05
PROJECT NO

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		

GRADING AND DRAINAGE PLAN
A BAR K SUBDIVISION
0 EMERALD ROAD, NAMPA, ID 83686
ALLEN & VICKIE SURICO

SCALE 1" 40'

04

DRAWN BY LN

04 / 04

Exhibit B.3

CENTERLINE TABLE

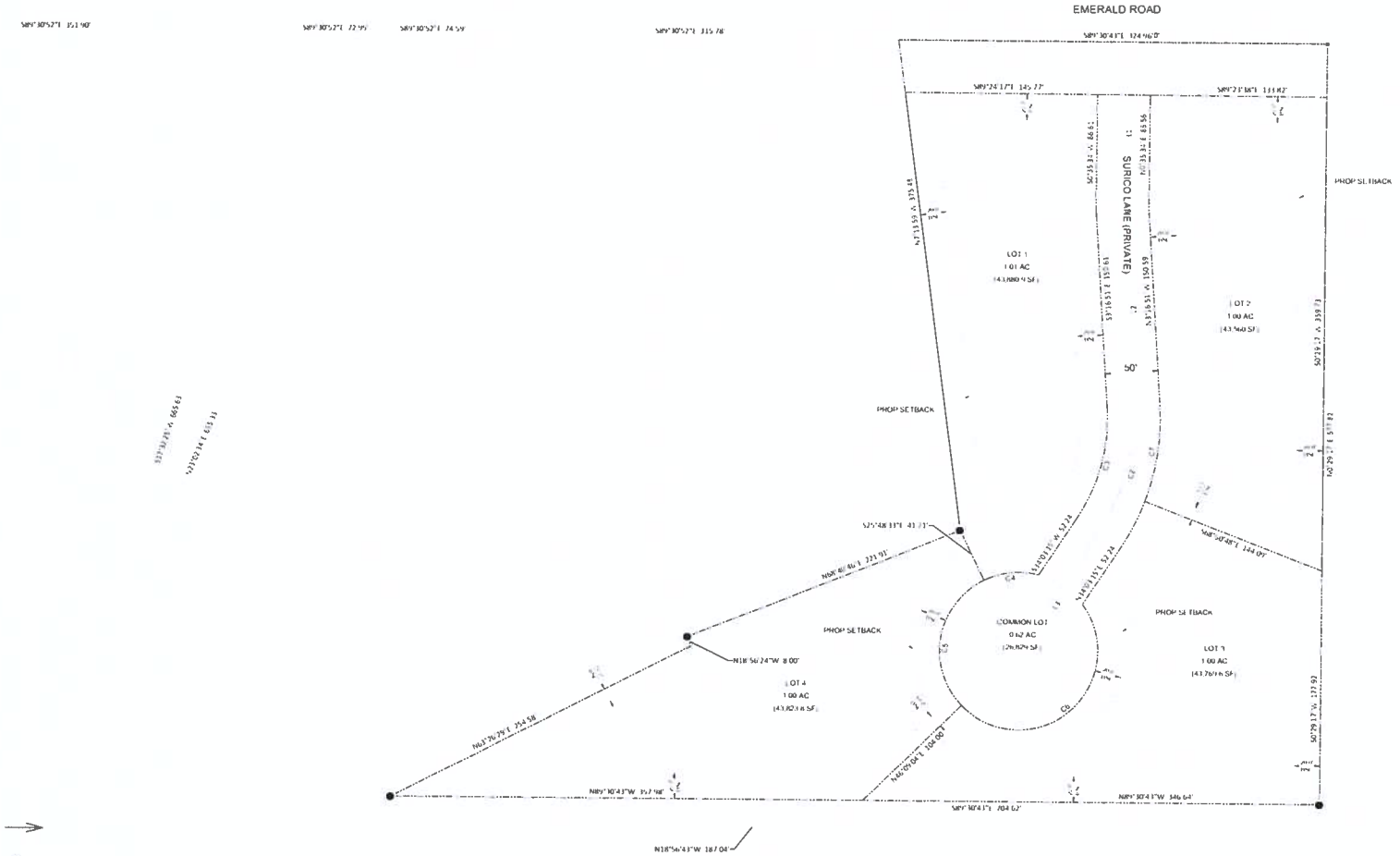
Line #/Curve #	Length	Bearing/Delta	Radius
C1	1 26	3 95	18 33
C2	99 55	37 33	152 77
C3	66 04	25 43	148 81
C4	57 97	55 36	60 00
C5	98 05	93 63	60 00
C6	180 18	172 06	60 00
C7	88 22	26 65	189 65
L1	115 89	S0° 35' 33 71"W	
L2	150 62	S3° 16' 50 91"E	
L3	108 81	S34° 03' 14 89"W	

LEGEND

PROPOSED SWALE LINE
PROPOSED CENTERLINE
PROPOSED BOUNDARY
PROPOSED SETBACK
PROPOSED WELL
REPLACEMENT SEPTIC SYSTEM
PRIMARY SEPTIC SYSTEM
EXISTING EDGE OF PAVEMENT

Scale 1" = 40'

Graphic Scale



ORTON ENGINEERING
Brent L Orton PE

PRELIMINARY DESIGN

DATE 2024 06 05
PROJECT NO

REVISION	DATE
1	
2	
3	
4	
5	
6	

PRELIMINARY PLAT
A BAR K SUBDIVISION
0 EMERALD ROAD, NAMPA, ID 83686
ALLEN & VICKIE SURICO

Exhibit B.3

SCALE 1" = 40'

02

DRAWN BY EN

02 / 04

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☑ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☑ How many Individual Domestic Wells are proposed? 1 existing 3 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

Meeting with Irrigation Department next week to finalize irrigation plans

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width_____ Inst. # _____

6. **INTERNAL ROADS:**

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

DRAFT - Ready to Record if approved for Plat

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

Type: Vinyl Height: 6 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)

Deer Flat High Line Canal

Revised 3/29/23

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential 4 ☐ Commercial _____ ☐ Industrial _____

☐ Common 1 Private Road ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☑ Water supply source: As directed by Fire Department. Existing home has Fire Sprinklers

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES N/A

1. SPECIFIC USE: Residential Only

2. DAYS AND HOURS OF OPERATION: N/A

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

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

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

What type of sign: _____Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208 454 7458 Fax: 208 454 6633

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:	11223 Emerald Road	Parcel Number:	R29634011B0		
City:	Nampa	State:	Idaho	ZIP Code:	83686
Notices Mailed Date:	22 Jan 2026	Number of Acres:		Current Zoning:	AG

Description of the Request:
4 Lot Subdivision with Private Road, Comp Plan Amendment, Rezone, Preliminary Plat

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:	Brent Orton, PE				
Company Name:	Orton Engineering, LLC				
Current address:	17338 Sunnydale Place				
City:	Caldwell	State:	Idaho	ZIP Code:	83607
Phone:	[redacted]	Cell:	(208) 350-9422	Fax:	
Email:	[redacted]				

MEETING INFORMATION

DATE OF MEETING:	2/5/2026	MEETING LOCATION:	11101 Emerald Rd, Nampa Idaho 83686
MEETING START TIME:	6:30 PM	MEETING END TIME:	

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. GARY BARTLOW		558 DEERSKY POINTE NAMPA ID
2. Jeremy Hersh		11265 Emerald Rd Nampa
3. Vickie Surico		11101 Emerald Rd Nampa
4. Allen Surico		11101 Emerald Rd Nampa
5. Jeff Wilcox		11320 Emerald Rd
6. Justin House		11321 Emerald Rd.
7. Joseph Surico		11101 Emerald Rd Nampa
8. Peg Auer (Declan)		11101 Emerald Rd, Nampa
9.		11325 Emerald RD

Revised 6/9/22

10.	[illegible]	JANA ORTON	17558 Sunnydale Ln Caldwell ID
11.	[illegible]	[illegible]	11107 Emerald Nampa ID 836
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):

BRENT ORTON

APPLICANT/REPRESENTATIVE (Signature): 3 FEB 2026

DATE: 2 / 5 / 2026

ORTON ENGINEERING
Designing the Future

Brent L. Orton, PE
17338 Sunnydale Place Caldwell, ID, 83607
[redacted] | [redacted]

Neighborhood Meeting for ABarK Subdivision

Property: 11223 Emerald Rd
Nampa, Idaho

1/21/2026

Regarding: *Surico Family Farm Subdivision – Neighborhood Meeting Invitation. Proposal includes: Comprehensive Plan Amendment, Rezone to R-1, and Preliminary Plat.*

Dear Friends:

We represent Allen and Victoria Surico who are seeking to develop the proposed ABarK Subdivision, located on the property at addressed at 11223 Emerald Rd, Nampa Idaho, which is located on the south side of Emerald Road, just west of Dearborne Road. This development includes parcel R29634011B0.



The proposed ABarK Subdivision will have 4 single family 1 acre lots to be used for members of the Surico family and close friends for the purpose of building homes adjacent to their father, Vic Asqueta's farm. In order to build this 4 lot subdivision, the Surico's are seeking a Rezone from Agricultural to R-1 zoning for their parcel, a Comprehensive Plan Map amendment from agricultural use to rural residential use, and a Preliminary Plat application through Canyon County Development Services.

We plan to submit the preliminary plat, rezone and and comprehensive map amendment applications early in 2026 and as part of the process we will be holding a neighborhood meeting. The neighborhood meeting is a great opportunity to speak with the owner and development team directly. These meetings are a prerequisite to making an application to Canyon County for these land-use actions. This is not an official hearing, but an opportunity for the developers to share with you the plan before submitting it for approval through Canyon County. We're eager to show off the project, share with our neighbors, and hear from you. You will also receive an official public notice to your property address notifying you of the public hearing dates before the Planning and Zoning Commission, and again before the Canyon County Commissioners - so watch for these in the near future.

If you can't make the meeting or would like information sooner, please feel free to reach out to Orton Engineering, LLC at (208)350-9422. The Neighborhood Meeting will be held on:

Date: Thursday, February 5th, 2026
Time: 6:30 pm to 7:30 pm
Location: 11101 Emerald Road, Nampa ID

Hope to see you there!

Sincerely,

Brent L. Orton, PE,

Draft Concept Plan of ABarK Subdivision - Four 1 Ac lots with Private Road

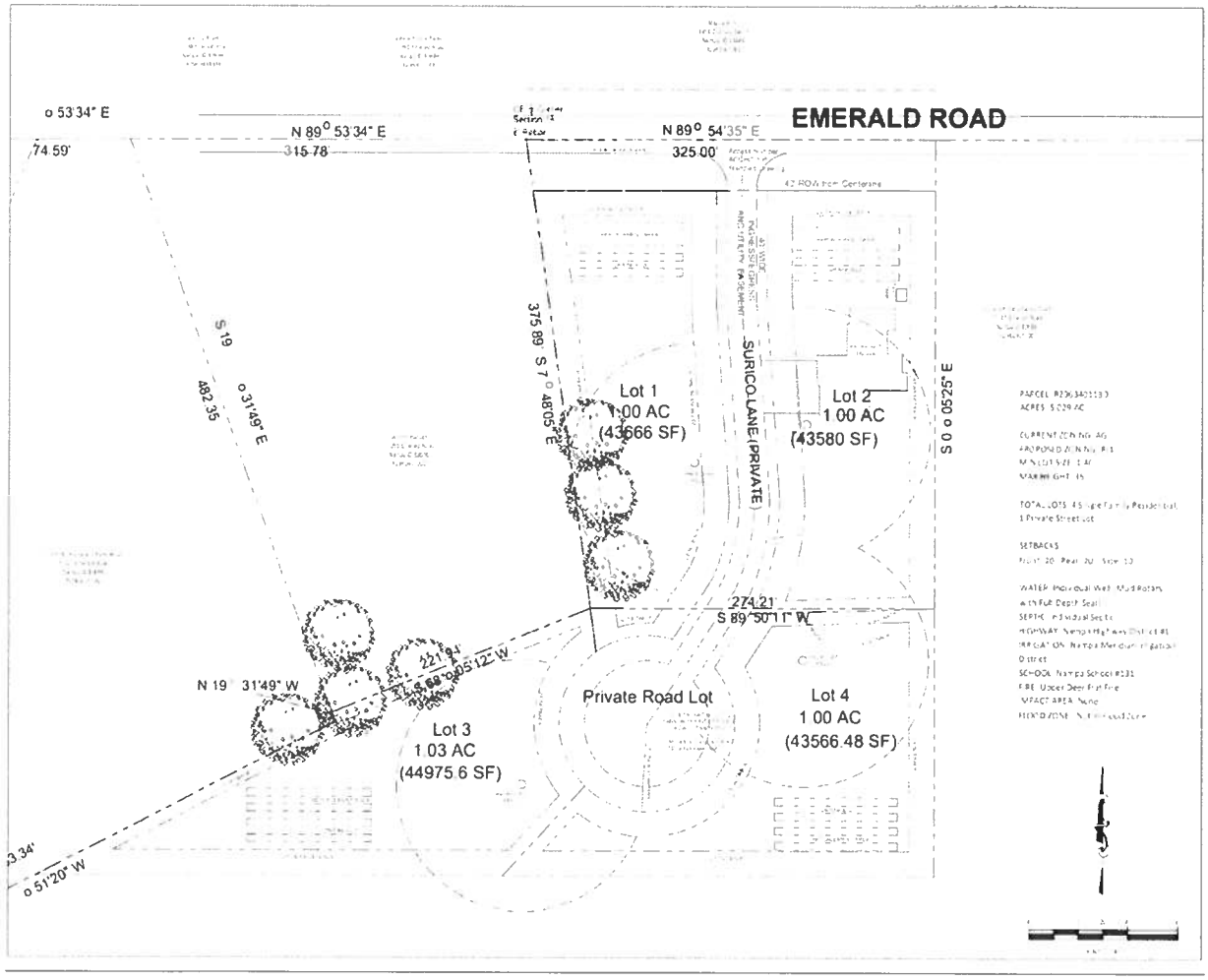


Exhibit B.5

AGENCY ACKNOWLEDGMENT

Date: July 7, 2026

Applicant: Allen and Victoria Surico

Parcel Number: R29634011B0

Site Address: 11223 Emerald Rd, Nampa ID

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: 07/21/2026 Signed: _____

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

Fire District: District: Nampa Fire

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: informal District: Nampa Highway District #1

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

Date: 7-23-26 Signed: _____

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

Irrigation District: District: Nampa & Meridian Irrigation District

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact: City: N/A - Not in Area of Impact

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date: July 7, 2026

Applicant: Allen and Victoria Surico

Parcel Number: R29634011B0

Site Address: 11223 Emerald Rd, Nampa ID

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: 07/21/2026 Signed: _____

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

Fire District: District: Nampa Fire

☐ Applicant submitted/met for official review.

Date: 7/23/26 Signed: Juliana Zu

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

Highway District: District: Nampa Highway District #1

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: Nampa & Meridian Irrigation District

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact: City: N/A - Not in Area of Impact

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

Exhibit B.6

AGENCY ACKNOWLEDGMENT

Date: July 7, 2026

Applicant: Allen and Victoria Surico

Parcel Number: R29634011B0

Site Address: 11223 Emerald Rd, Nampa ID

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: 07/21/2026 Signed: Anthony Lee Digitally signed by Anthony Lee Date: 2026.07.29 07:45:13 -06'00'

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

Fire District: District: Nampa Fire

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District: Nampa Highway District #1

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: Nampa & Meridian Irrigation District

☐ Applicant submitted/met for official review.

Date: 07/29/2026 Signed: Paul Huddlestun Digitally signed by Paul Huddlestun Date: 2026.07.29 17:42:39 -06'00'

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

Area of City Impact: City: N/A - Not in Area of Impact

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

Exhibit B.6

Public Health
Prevent. Promote. Protect.

Idaho Public Health Districts

Application for Subdivision/Land Development Review

Southwest District Health
13307 Miami Lane, P. O. Box 850
Caldwell, ID 83606
Phone: 208.455.5400, Fax: 208.455.5405

Document # _____

Nexus # _____

For Internal Use Only

Developer/Applicant Name: Orton Engineering, LLC Phone #: [redacted] Fax#: _____

Mailing Address: 17338 Sunnydale Place (Street/P.O. Box) Caldwell (City) ID (State) 83607 (Zip)

E-mail address: [redacted]

Name of Subdivision: ABarK Subsivision (Surico/Asqueta Family)

City: Nampa County: Canyon

Location of Subdivision: 11223 Emerald Road, Nampa, Canyon County, Idaho

Legal Description: Township 2N Range 2W Section 18 ¼ Section NE 1/4 of SE 1/4

Parent Parcel Number of Site R29634011B0

Property Owner (if different): Allen and Victoria Surico Phone #: [redacted] Fax#: _____

Mailing Address: 11101 Emerald Road, (Street/P.O. Box) Nampa (City) ID (State) 83686 (Zip)

E-mail address: [redacted]

Engineer: Brent Orton, PE (Name) [redacted] (Phone) 13359 (License #)

Mailing Address: 17338 Sunnydale Place (Street/P.O. Box) Caldwell (City) ID (State) 83607 (Zip)

E-mail address: [redacted] Fax#: _____

Surveyor: TJ Wellard (Name) [redacted] (Phone) 15352 (License #)

Land

Acres 5.029 AC Total # Lots 5 Buildable 4 Non-buildable 1

Minimum Lot Size in Acres 1.0 Average Lot Size in Acres 1 AC

Water

Type of Water: ☑ Private Water ☐ Shared Well (Non-Public) ☐ Public Water System

Water Supply: ☑ Surface Water ☑ Ground Water

If Public Water System, services provided by: _____

rev. 07/14/21

Sewer

Type of sewage disposal system: ☑ Individual Septic ☐ Municipal Sewer
☐ Central Septic &/or LSAS Septic (>2 dwellings or 2500gpd)

If municipal sewer, services provided by:_____

Type of Plat: ☑ Residential ☐ Commercial ☐ Industrial
Location: ☐ City ☑ County ☐ Impact Zone
Directions:_____
Head South on Marsing Road, stay right when Marsing changes to Dearborne Road. Turn Right on Emerald
Farm in on the left in the field

Stormwater

Type of Disposal: ☐ Shallow Injection Wells (drywells) ☐ Grassy Swale ☐ N/A
Service for: ☐ Street Only ☐ Street and Lots ☑ Other ☐ N/A

Chemical/Hazardous Materials

(Commercial or Industrial Subdivisions Only)

Are chemicals or petroleum products likely to be stored/handled/used at these sites? ☐ Yes ☑ No ☐ N/A
If yes, please explain: _____

Applicant Signature:_____ Date: 1/23/2026

This Section for Official Use only

If on-site sewage disposal systems used; date predevelopment meeting held with District (if required):
Date of Meeting: _____

Application Date _____	Fee $ _____ Date_____
Subdivision # _____	Fee $ _____ Date_____
File/Document # _____	Receipt #_____
Instrument # _____	Receipt # _____

Sanitary Restrictions: ☐ In-Force ☐ Satisfied ☐ See Attached Letter

EHS Signature:_____ EHS #:_____ Date:_____

rev. 07/21/21

Exhibit B.6a

SOUTHWEST DISTRICT HEALTH

Owner:

Vic and Kimbra Asqueta Family Trust

11101 Emerald Rd
Nampa ID 83686
United States

Applicant:

Vic and Kimbra Asqueta Family Trust

11101 Emerald Rd
Nampa ID 83686
United States

SPECULATIVE SITE EVALUTION

Speculative Site Evaluation #	Vic and Kimbrea Asqueta Family Trust	**Report Date:**	04/28/2025

Note: This Speculative Site Evaluation indicates potential suitability of soils for on-site sewage disposal. Approval to construct a sewage disposal system can only be granted by a valid Septic Permit.

Parcel #	29634011B0				
Township:	2N	Range:	2W	Section:	18
Acre(s):	2.56				

Site Summary - Pursuant to your application for a Speculative/Site Evaluation, Southwest District Health Department conducted a site evaluation on 04/22/2025 in Bear - 83612, Section 18 , 0 Emerald Rd . Test pits were conducted on 04/22/2025 for a proposal to subdivide the property into 4 separate parcels (Not considered a subdivision) with Southwest District Health (SWDH) Personnel. There were 4 test pits conducted on site. The test pits indicated a variation of soil characteristics with unsuitable clays, caliche/fractured rock to bedrock. Groundwater was NOT encountered in the test pits, but there were some indications of moist to saturated soils in test pits 1 & 4. Test pits 3 & 4 are considered unsuitable due to shallow depth to bedrock. The drain ditch to the east of the property is temporary and must maintain a 50 foot separation distance to the proposed primary and replacement drainfield as opposed to the ditch to the west of the property which is considered a permanent water source that will be filled/removed as well as a concrete ditch replacing the temporary ditch on the west side of the property, according to the property owner. A subsurface sewage disposal system (SSDS) is suitable within 50 feet of test hole 1 & 2 (Parcel's 1 & 2), but CANNOT be used for parcel's 3 & 4. SWDH recommends conducting at least 2 new test holes on the lot lines since better soil characteristic may be encountered in that area at a $72.00 per hour rate (at the time of this report). Updated plot plans for each lot will be required to show the proposed well(s), proposed primary and replacement drainfield(s), outline of the house, and features of concern (surrounding wells, irrigation ditches, streams/rivers, pressurized water lines, property lines, easements, etc..). Septic permits CANNOT be issued until all SWDH requirements are met and the parcel splits have been recorded with the County. The following report contains soils profiles and test pit locations.

Healthier Together

13307 Miami Lane - Caldwell, Idaho 83607 - (208) 455-5400 - Fax (208) 455-5405

Exhibit B.6a

Anthony Lee

Anthony Lee

Environmental Health Specialist, Senior

Southwest District Health Department - Caldwell Office

Healthier Together

13307 Miami Lane - Caldwell, Idaho 83607 - (208) 455-5400 - Fax (208) 455-5405

Exhibit B.6a

Soils Worksheet

Test Hole Illustration/Location Details:	See test hole data sheets included in this report. Facility #21253		
Features of Concern/Observations:			
Neighboring Well(s):	100'	**Slopes:**	N/A
Scarps:	N/A	**Permanent Surface Water:**	Drain ditch to be filled and removed
Temporary/Intermittent Surface Water:	50'+	**Normal Ground Water:**	N/O
Seasonal Ground Water:			
Limiting Layer(s):	N/O	**Rock Outcrops:**	N/A
	Bedrock/Clays/Fractured Rock		

Healthier Together

13307 Miami Lane - Caldwell, Idaho 83607 - (208) 455-5400 - Fax (208) 455-5405

Exhibit B.6a


TBD Emerald Rd
*Two new test holes TH 5a & 5b
*Similar soil characteristics in the test holes
Legend
50 & 100 radius, respectively
Test Hole Location
Emerald Rd
Emerald Rd
Emerald Rd
TH 2/Parcel 2
TH 1/Parcel 1
TH 5a/Parcel 2
TH 5b/Parcel 1
Jeremy's Garage
TH 3/Parcel 3
TH 4/Parcel 1
Google Earth
200 ft
N

Exhibit B.6a

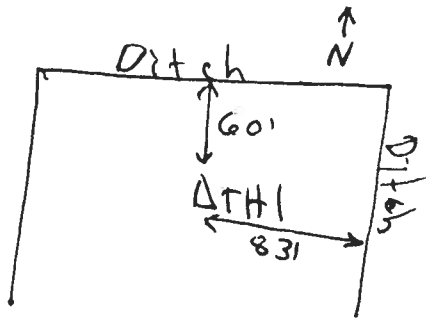
04/22/2025

Sub Name:
Test Hole Number: Parcel A1/TH1
Lot Number:
Block Number:

Observations caliche at 68"
Bedrock at 102"

BGS (ft)

0
1 (C-2) clay loam
22"
2
3 (B-2) loam w/ mod comp
4 DG → C-1
5
68"
6 caliche & clays
7
8 moist (B-1) sandy loam w/ >35% gravel & fractured rock
102" DG → B-2
9 ~~Settled~~ Fractured bedrock
Terminated at
10
11
12

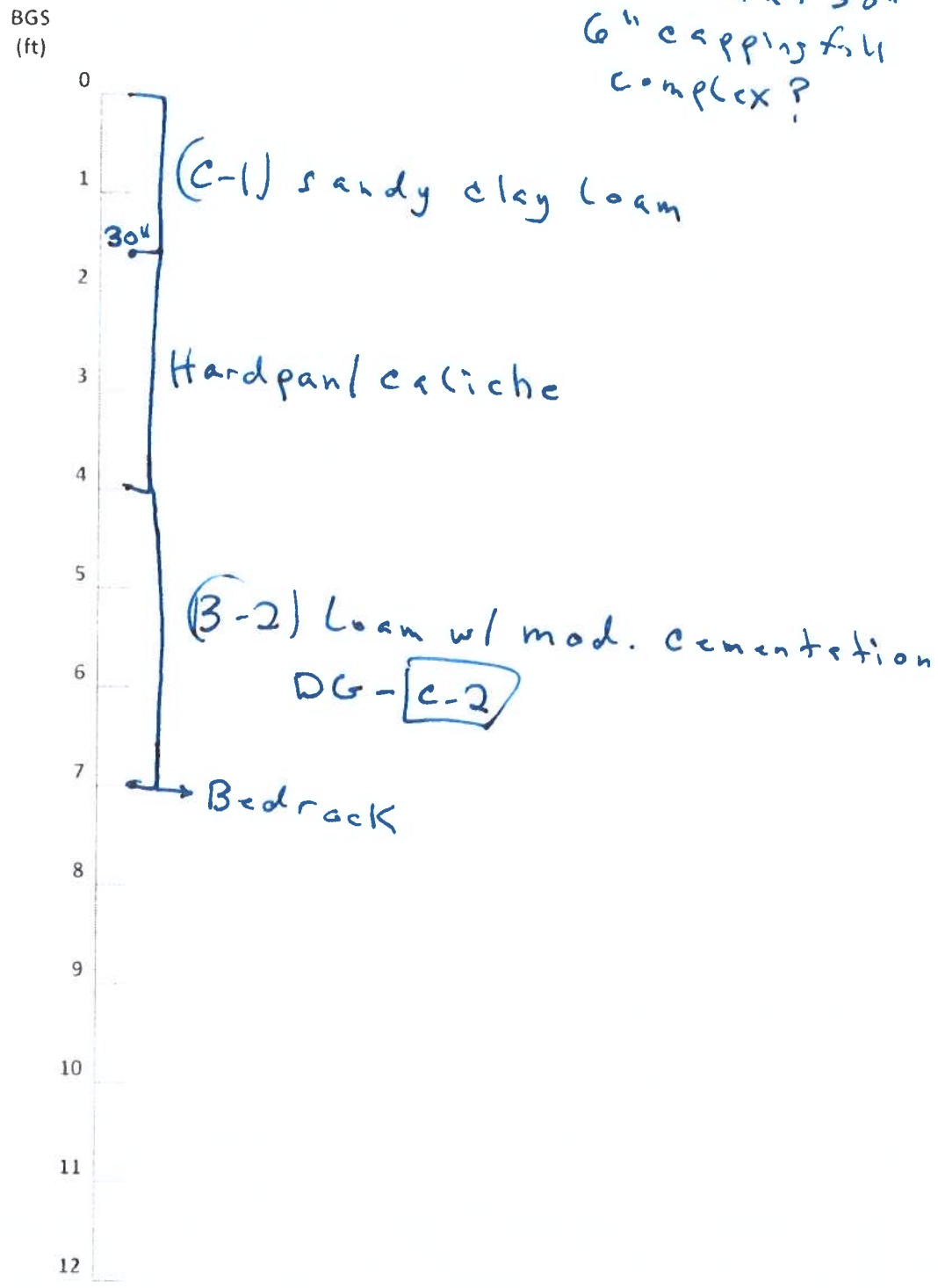


GPS Coordinates: 43.5099222, -116.6170041

05/13/2025

Sub Name:
Test Hole Number: 1A / Parcel 2
Lot Number:
Block Number:

Observations: Bedrock at 30"
6" capping fill complex?



GPS Coordinates: 43.50997151, -116.6174923

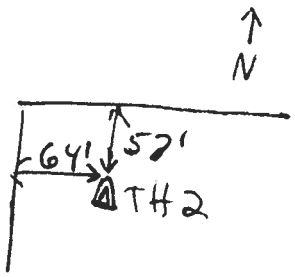
04/22/2025

Sub Name:
Test Hole Number: Parcel 2/TH2
Lot Number:
Block Number:

Observations: cemented sands at 75"
bedrock at 108"

BGS (ft)

0
1 — Unsuitable clays
15"
2
3 — (B-1) sandy Loam w/ some fracture rock
DG → B-2
4
5
62"
6 — (B-1) sandy Loam w/ mod comp
DG → B-2
75"
7 — cemented sands/caliche (unsuitable)
8
9 — Terminated by bedrock
10
11
12

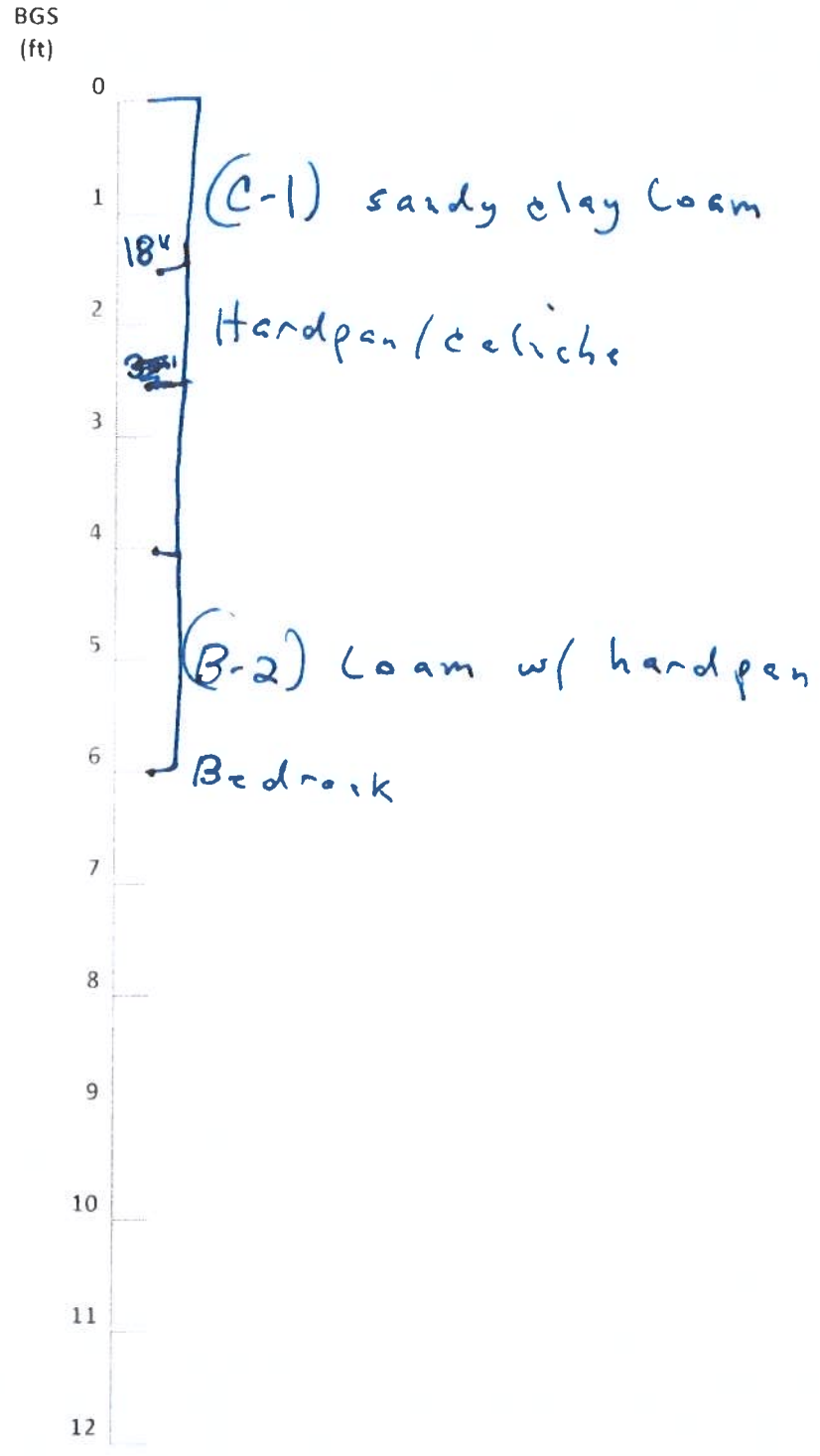


GPS Coordinates: 43.5099290, -116.6175620

05/13/2025

Sub Name:
Test Hole Number: 2A / Parcel 1
Lot Number:
Block Number:

Observations Bedrock at 72"



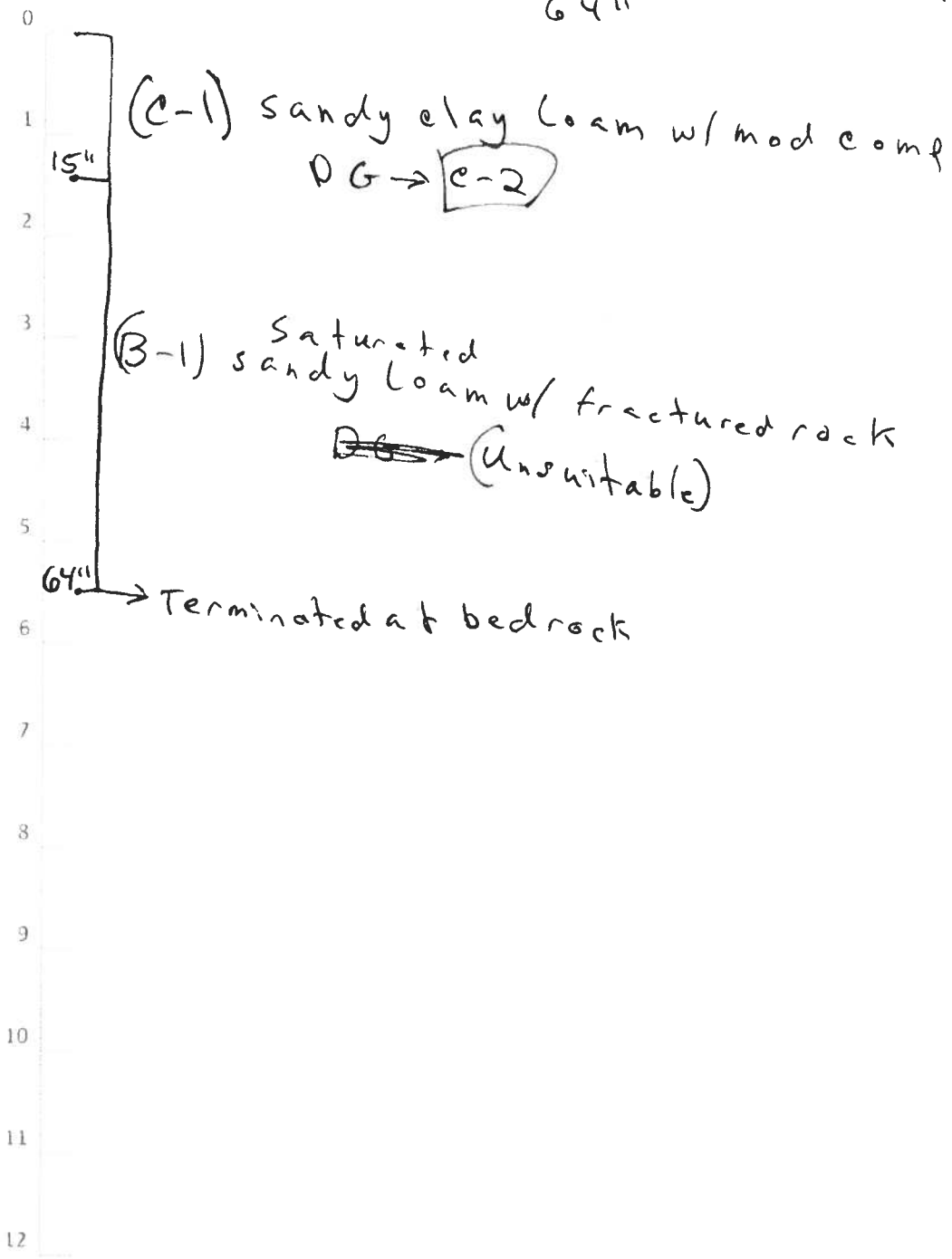
GPS Coordinates: 43.5096805, -116.6170383

Exhibit B.6a

04/22/2025

Sub Name:
Test Hole Number: Parcel 3/TH3
Lot Number:
Block Number:

Observations: Bedrock at 64"
Saturated soil from 15" to 64"



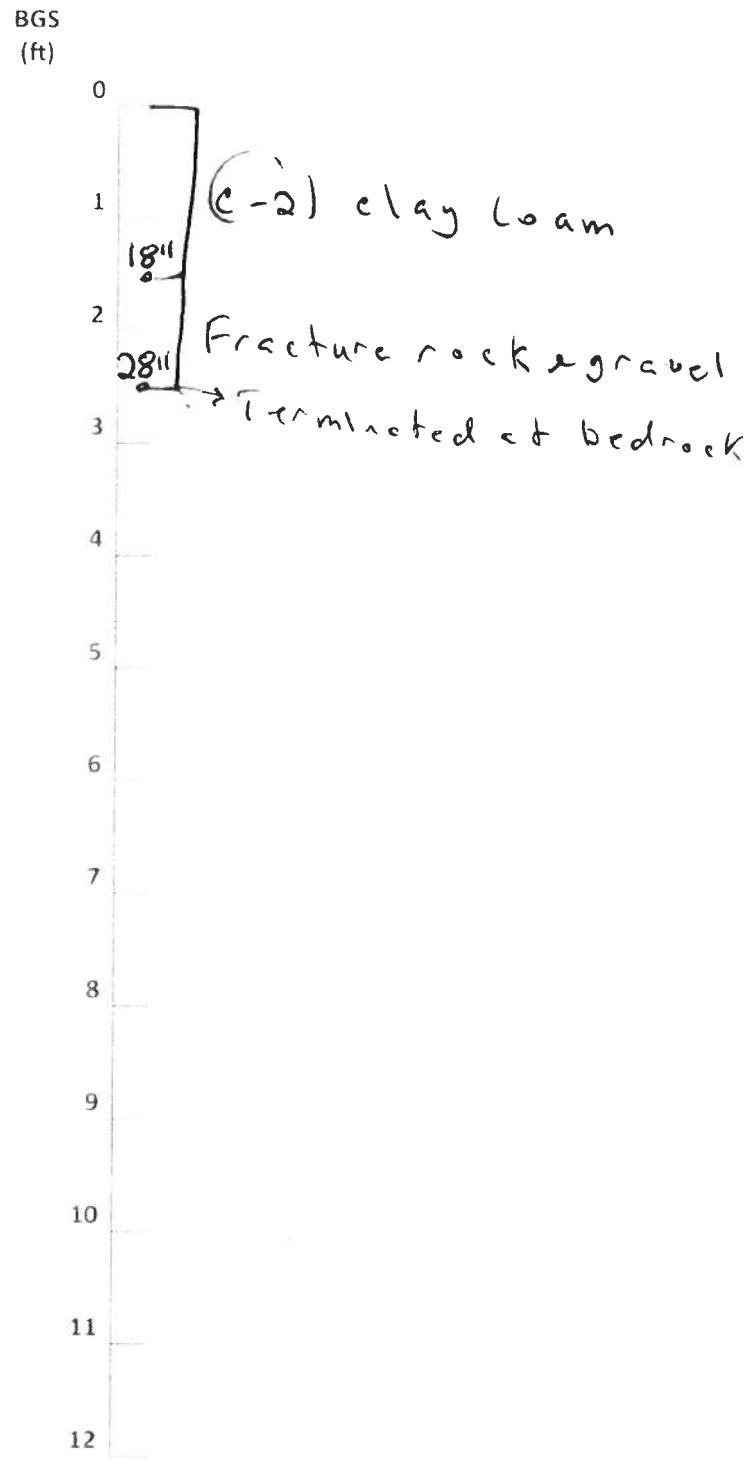
GPS Coordinates: 43.5093277, -116.6173286

Exhibit B.6a

04/22/2025

Sub Name:
Test Hole Number: Parcel 4/TH4
Lot Number:
Block Number:

Observations Bedrock at 28"



GPS Coordinates: 43.5092869, -116.6168827

APPROACH PERMIT

NHD–002
Rev Feb 2023
Page 1 of 2

SECTION I – APPLICANT/PERMITTEE INFORMATION *(TO BE COMPLETED BY APPLICANT/PERMITTEE)*

I certify that I am the owner (or authorized representative of owner) of the proposed property to be served, and agree to do the work requested herein in accordance with the General Provisions printed on Page 2, the Special Provisions, and the Plans made a part of this Permit.

Victoria Garcia — *NAME OF APPLICANT/PERMITTEE*

Victoria Garcia — *SIGNATURE OF APPLICANT/PERMITTEE*

11101 Emerald Rd — *MAILING ADDRESS OF APPLICANT/PERMITTEE*

12/30/25 — *DATE*

Nampa ID 83687 — *CITY STATE ZIP*

[redacted] — *PHONE (CELL NUMBER PREFERRED)*

ROAD NAME: Emerald Rd — *PROPERTY ADRESS*
BETWEEN Linden N — *FIRST CROSS STREET*
& Linn — *SECOND CROSS STREET*

SIDE OF ROAD: o North, x South, o East, o West
TYPE: o New, o Use of existing, o Upgrade of existing
USE: x Residential, o Commerical, o Field/Agriculture
CIRCLE DRIVEWAY: o Yes, x No

SECTION II – WORK AUTHORIZATION *(TO BE COMPLETED BY HIGHWAY DISTRICT)*

ROAD NO. 323 SUB DIV. NO. _____

ROAD CLASSIFICATION:
- o Arterial
- o Collector
- x Other

CULVERT(S) REQUIRED:
- x Yes, 12" dia x 30' long Residential
- o Yes, 12' dia x 40' long Commercial
- o No culvert(s) required

NOTICE:
This Permit shall not be valid for construction until, or unless, the provisions of Idaho Code Title 55, Chapter 22 have been complied with.
CALL DIGLINE PRIOR TO EXCAVATION
1 (800) 342-1585

PAYMENTS MADE:
- o $ 100.00 Permit Fee
- o $ 400.00 Deposit

CHK Payment # 5780

SPECIAL PROVISIONS:

Approach shall be per Drawing # ACCHD-105

APPROACH REQUIRED TO BE PAVED?
- o Yes
- x No

Subject to all terms, conditions and provisions shown on this form, or attachments, permission is hereby granted to perform the work as described.

Edward Neil — *SIGNATURE – HIGHWAY DISTRICT OFFICIAL*

12-30-25 — *DATE*

A COPY OF THIS PERMIT MUST BE PRESENT AT WORK SITE DURING CONSTRUCTION

SECTION III – FINAL APPROVAL

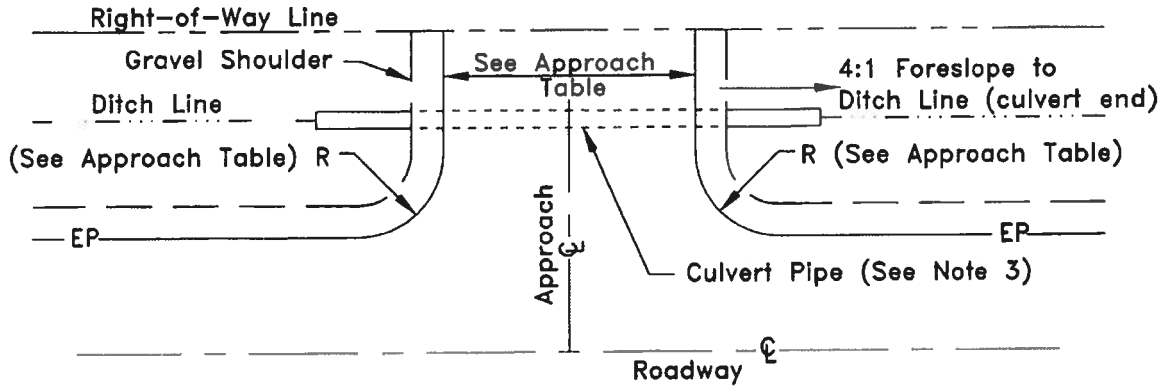
This Permit expires sixty (60) days from issue date. Permittee must complete work and call for final inspection at (208) 467-6576 prior to Permit expiration, or forfeit fee and deposit.

FINAL APPROVAL GRANTED BY: _____ *SIGNATURE – HIGHWAY DISTRICT OFFICIAL* _____ *DATE*

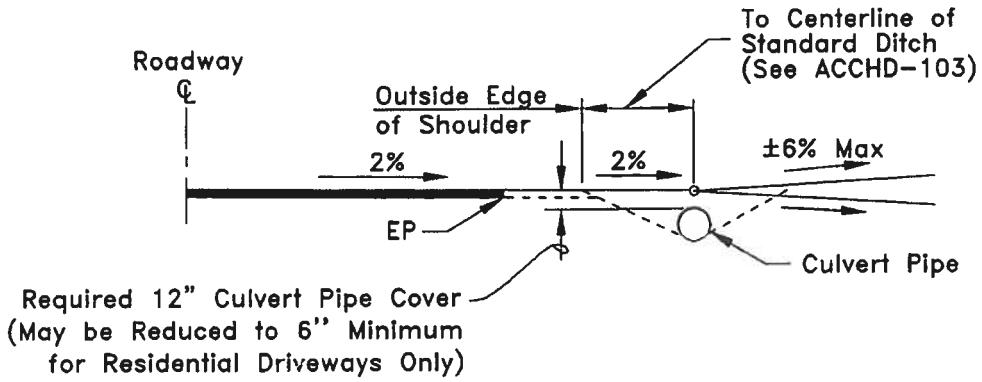
APPROACH PERMIT

GENERAL PROVISIONS

1. A security deposit may be required with this permit. If the work under this permit is properly completed and inspected within the permit period, then the deposit will be refunded. If the work is not properly completed within the permit period, the Highway District may at its discretion complete the work itself. The costs of any such work done by the Highway District will be charged against the deposit, and any charges beyond the deposit will be invoiced to the permittee.
2. Approaches shall be for the bona fide purpose of securing access and not for the purpose of parking, conducting business or servicing vehicles on the highway right-of-way.
3. No revisions or additions shall be made to an approach or its appurtenances on the right-of-way without the written permission of the Highway District.
4. The permittee shall furnish all material, labor and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage pipe of a size specified on the permit, curb and gutter, concrete sidewalk, etc. where required. Materials and workmanship shall be good quality and are sugject to inspection by the Highway District.
5. The Highway District reserves the right to make at any time, such changes, additions, repairs and relocations to any approach or its appurtenances within the highway right-of-way as may be necessary to permit the relocation, reconstruction, widening and maintenance of the highway and/or to provide proper protection to life and property on or adjacent to the highway.
6. Driveways and rural approaches shall conform to the plans made a part of this permit. Adequate drawings or sketches shall be included showing the design, construction requirements and proposed location of the approach. All approaches shall be in accordance with the standard provisions set forth in the *Highway Standards and Development Procedures for the Association of Canyon County Highway Districts*.
7. The Highway District may change, amend or terminate this permit or any of the conditions herein enumerated if permittee fails to comply with its provisions or requirements as set forth herin.
8. During the construction of the approach(es), such barricades, signs and other traffic control devices shall be erected and maintained by the permittee, as may be deemed necessary by the Highway District. Said devices shall conform to the current issue of the *Manual on Uniform Traffic Control Devices for Streets and Highways*. Parked equipment and stored materials shall be as far from the travel way as feasible. Items stored within 30 feet of the travel way shall be marked and protected.
9. In accepting this permit, the permittee, its successors and assigns, agrees to hold the Highway District harmless from any liability caused by the installation, construction, mainentnance or operation of the approach(es).
10. If the work done under this permit interferes in any way with the drainage of the highway, the permittee shall wholly and at his own expense make such provision as the Highway District may direct to correct said drainage.
11. On completion of work under this permit, all rubbish and debris shall be immediately removed and the roadway and roadside shall be left neat and presentable and to the satisfaction of the Highway District.
12. The permittee shall maintain at his or their sole expense the structure or object for which this permit is granted in a condition satisfactory to the Highway District.
13. Neither the acceptance of this permit nor anything herein contained shall be construed as a waiver by the permittee of any rights given it by the Constitution or Laws of the State of Idaho or of the United States.
14. No work shall be started until an authorized representative of the Highway District has given notice to the permittee to proceed.
15. This permit shall be void unless the work it covers is completed before the permit completion date.
16. The Highway District hereby reserves the right to order the change of location or the removal of any structure(s) or facilit(ies) authorized by this permit. Said change or removal is at the sole expense of the permittee, or its successors and assigns.



APPROACH PLAN



APPROACH SECTION

APPROACH TABLE

APPROACH TYPE	Appr Width* Min	Appr Width* Max	Min Radius
Farmyard Field	20'	40'	20'
Residential[5] (Rural Roadway)	20'	30'	10'
Residential[5] (Subdivision Roadway) Or	20' 15'	36'	0' 5'

APPROACH STRUCTURAL SECTION

2.5" Surfacing (Optional)
6" Base
9" Subbase

* Does not include required 2' gravel shoulder on each side of approach.

STANDARD RESIDENTIAL APPROACH SERVING ONE (1) OR TWO (2) PROPERTIES

N.T.S.

NOTES:

1. Approach spacing shall conform to Section 3000 of the ACCHD Manual.
2. Ingress/Egress by forward motion only.
3. Culvert pipe shall be 12" min. diameter. Culvert pipe shall extend to the intersection of the ditch line and the 4:1 approach foreslope. Pipe material shall be either 0.064" thick corrugated steel, 0.060"corrugated aluminum or Class V reinforced concrete.
4. Subdivision roads are defined as roads that primarily provide access to adjacent lots or parcels, do not serve as collector roads, are not located on section or quarter section lines and have a posted speed of 25 mph or less. All other roads shall be considered rural roads for application of approach standards.
5. Serving One (1) or Two (2) Residences Only.

REVISED 01/22

ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	STANDARD RESIDENTIAL APPROACH	STANDARD DRAWING ACCHD-105

Orton Engineering [redacted]

Surico Conditional Rezone

5 messages

Orton Engineering [redacted] Thu, Jul 23, 2026 at 3:09 PM
To: prevention@nampafire.org

Hello Nampa Fire!

Yesterday, we sent an Agency Acknowledgment Form via PDFfiller regarding the conditional rezone for the Surico family. Since some agencies experienced issues accessing the link, I wanted to follow up to ensure you received it and see if you have any questions.

The Suricos have already had your department out to approve the automated sprinkler system for their house. Additional future homes in the subdivision will seek individual permits. They have already built their road to meet Idaho fire code standards for emergency turnaround as well.

I have attached the form and relevant information to this email in case you were unable to open the original link.

We would appreciate your signature so we can move forward with the process.

Have a happy Thursday!

Sarah Orton
Orton Engineering LLC

3 attachments

Zoning-Amendment.pdf
103K

Agency Acknowledgment- Surico Farms Subdivision and agency detaill 2.pdf
7593K

Agency Acknowledgment- Surico Farms Subdivision and agency detail 1.pdf
7582K

Nampa Fire Prevention <prevention@nampafire.org> Fri, Jul 24, 2026 at 12:13 PM
To: Orton Engineering [redacted]

Good afternoon,

Do a plat that you can send me?

Thank you,

Julianna Linan
Prevention Bureau Admin Assistant
9 12th Ave South, Nampa, ID
O: 208.468.5751
E: linanj@nampafire.org
Nampa Fire Website - Facebook

From: Orton Engineering [redacted]
Sent: Thursday, July 23, 2026 3:09 PM
To: Nampa Fire Prevention <prevention@nampafire.org>
Subject: Surico Conditional Rezone

You don't often get email from [redacted] Learn why this is important

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.

[Quoted text hidden]

Orton Engineering [redacted] Mon, Jul 27, 2026 at 1:45 PM
To: Nampa Fire Prevention <prevention@nampafire.org>

Yes, if you scroll down on one of the attachments you can see all of the details.
Thanks!!
[Quoted text hidden]

Nampa Fire Prevention <prevention@nampafire.org> Tue, Jul 28, 2026 at 8:31 AM
To: Orton Engineering [redacted]

Good morning,

Please see the attached agency acknowledgment form.

Thank you,

Julianna Linan
Prevention Bureau Admin Assistant
9 12th Ave South, Nampa, ID
O: 208.468.5751
E: linanj@nampafire.org
Nampa Fire Website - Facebook

From: Orton Engineering [redacted]
Sent: Monday, July 27, 2026 1:45 PM
To: Nampa Fire Prevention <prevention@nampafire.org>
Subject: Re: Surico Conditional Rezone

Exhibit B.6c

Prepared By:
Name: Orton Engineering, LLC
Address: 17338 Sunnydale Place
Caldwell, ID 83607

After Recording Return To:

Name: Allen & Victoria Surico
Address: 11223 Emerald Road.
Nampa, ID 83686

Space above th

2026-025852
RECORDED
06/30/2026 12:43 PM

00937723202600258520030038

JESS URRESTI
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW $15.00
DEED
ORION ENGINEERING LLC

QUITCLAIM DEED

FOR PROPERTY BOUNDARY ADJUSTMENT

Purpose: This deed is made for the purpose of completing a property boundary adjustment.

FOR VALUE RECEIVED, **Vic and ~~Kimber~~ Kimbra Asqueta, Co-Trustees of the Vic and Kimbra Asqueta Family Trust** (GRANTORS) does hereby convey, release, remise and forever quit claim unto **Allen and Victoria Surico, husband and wife (GRANTEE)** whose current address is: 11223 Emerald Road, Nampa, Idaho, 83686, all right, title and interest in and to the following described premises:

SEE ATTACHED BOUNDARY LEGAL DESCRIPTION OF PARCEL (EXHIBIT A)

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 4/7/2026

Vic Asqueta, Date: 4/7/26

Vic Asqueta, Co Trustees of the Vic & Kimbra Asqueta Family Trust

Kimbra Asqueta, Date: 4/7/26

Kimbra Asqueta, Co Trustees of the Vic & Kimbra Asqueta Family Trust

State of Idaho)
) S.S.
County of Canyon)

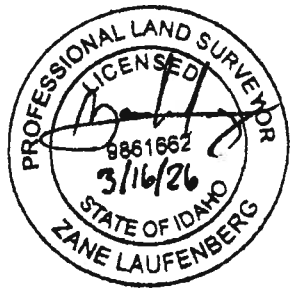
This record was acknowledged before me on 4/7/2026 by

Vic and Kimbra Asquesta, Co-Trustees of the Vic & Kimbra Asqueta Family Trust.

NOTARY PUBLIC
Commission Number
20252877
Tanya Kay Orton
My Commission Expires
7/14/2031
STATE OF IDAHO

Tanya K Orton
Notary Public
My Commission Expires on 7/14/2031

Skinner
Land Survey
17842 Sand Hollow Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com



Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

March 16, 2026

Land Description for
Alan & Victoria Surico
Job No. OC1725

Parcel 2

This parcel is a portion of the SE ¼ of Section 18 in Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the NE ¼ SE ¼, (E ¼ Corner of Section 18), a found aluminum cap monument;

thence North 89°30'43" West along the North boundary of the NE ¼ SE ¼ a distance of 1000.06 feet to the **TRUE POINT OF BEGINNING**, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 00°29'17" West, perpendicular to the North boundary of the NE ¼ SE ¼, a distance of 577.89 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 89°30'43" West, parallel with the North boundary of the NE ¼ SE ¼, a distance of 704.70 feet to a point on the centerline of a ditch, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 63°26'29" East along said centerline a distance of 254.61 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence leaving said centerline bearing North 18°56'43" West a distance of 8.00 feet to a found ½ inch diameter rebar pulled and reset with a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 68°40'46" East a distance of 221.94 feet to a found ½ inch diameter rebar pulled and reset with a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 7°13'59" West a distance of 375.52 feet to the Northwest corner of the NE ¼ SE ¼, a found aluminum cap monument;

thence South 89°30'43" East along the North boundary of the NE ¼ SE ¼ a distance of 325.00 feet to the **TRUE POINT OF BEGINNING**, said parcel being 4.930 acres more or less, and being subject to any and all easements and rights of way of record or implied.

Exhibit B.7

CONDITIONAL REZONE REQUEST FOR PARCEL R29634011B0
OWNED BY ALLEN & VICKIE SURICO
11223 EMERALD ROAD, NAMPA, ID

Exhibit B.8a



Exhibit B.8a

REZONE REQUEST - Conditional Rezone from AG to R-1 Rural Residential –

Purpose: Homesites for family members of the Asqueta/Surico's to live close on the family Farm

Vickie and Allen Surico are the daughter and son-in-law of Vic Asqueta. Vic and Kimbra Asqueta own the larger family farm adjacent to the Surico's property. The 3 of the 4 lots in the proposed A-Bar-K subdivision are for the Suricos, their son's family and their daughters family and one lot is to sell to recover development costs.

Recently a property boundary adjustment has been completed to allow a large enough parcel for the Four proposed 1 AC lots and private road lot.

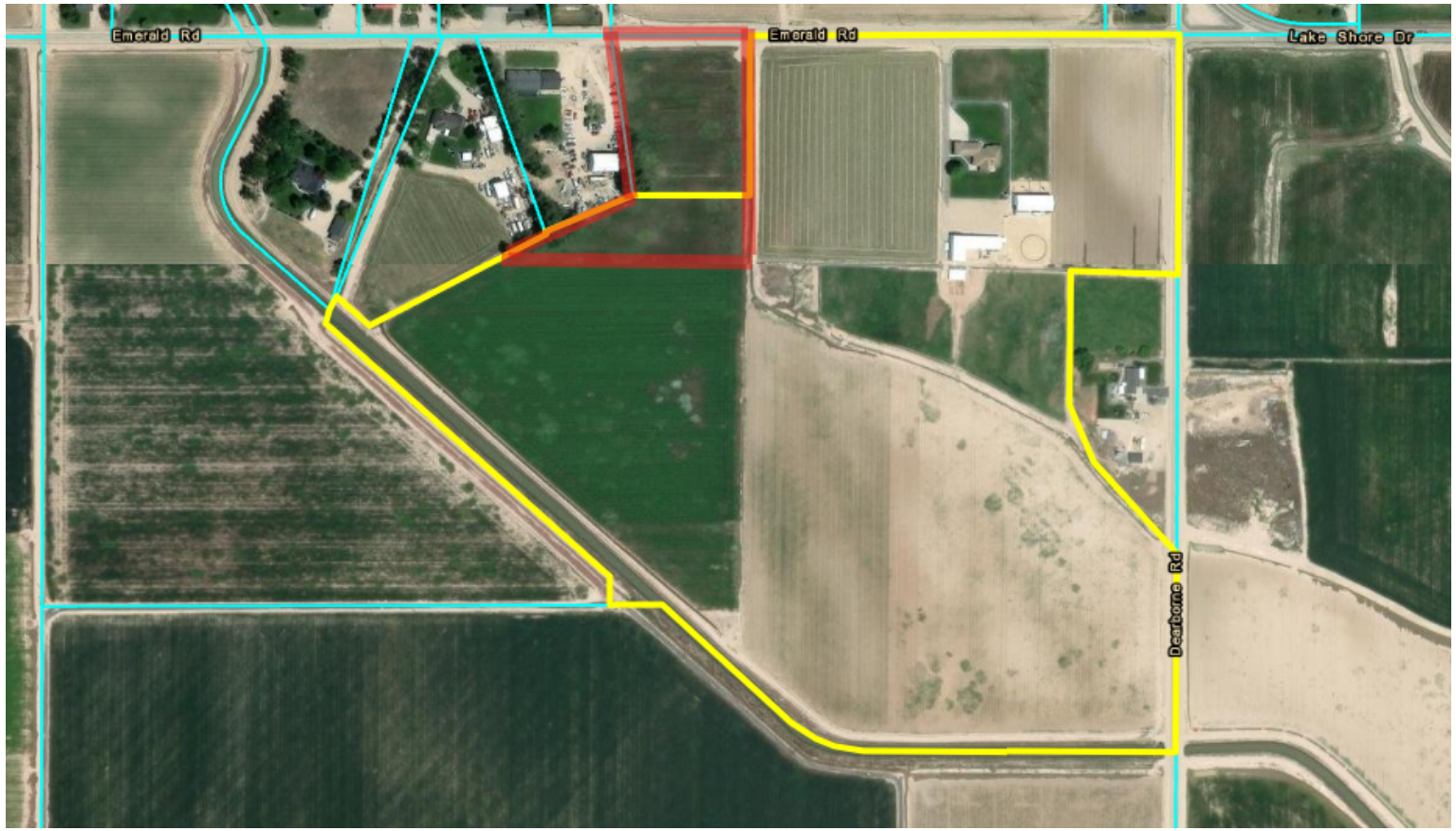


Exhibit B.8a

Why the family is seeking this rezone

HOMES FOR FAMILY MEMBERS -- MULTIGENERATIONAL PLAN TO HAVE FAMILY NEAR THE FARM

Adult children intend to build nearby so parents, grandparents, and younger generations can remain close and help with the family farm while maintaining separate homes and independence. Recent health challenges for their family have made this vital.

DIFFICULT GROUND TO FARM

This parcel was selected for homes sites since this area of the farm has reduced viability due to the rocky soil and large boulders that have damaged farm equipment, making this portion of the property difficult to farm.



Exhibit B.8a

Proposed Site Plan for Surico A- BAR- K Subdivision

- 4 Single Family Residential Lots
- 1 Acre Minimum Lot Size to Accommodate Individual Well and Septic
- 1 Private Road Lot with Cul de Sac (Seeking 50’ Width Reduction)
- Dedicated Right of Way for Highway District
- Lots are positioned on the portion Of the Farm where land is difficult to farm to preserve family farm for agricultural

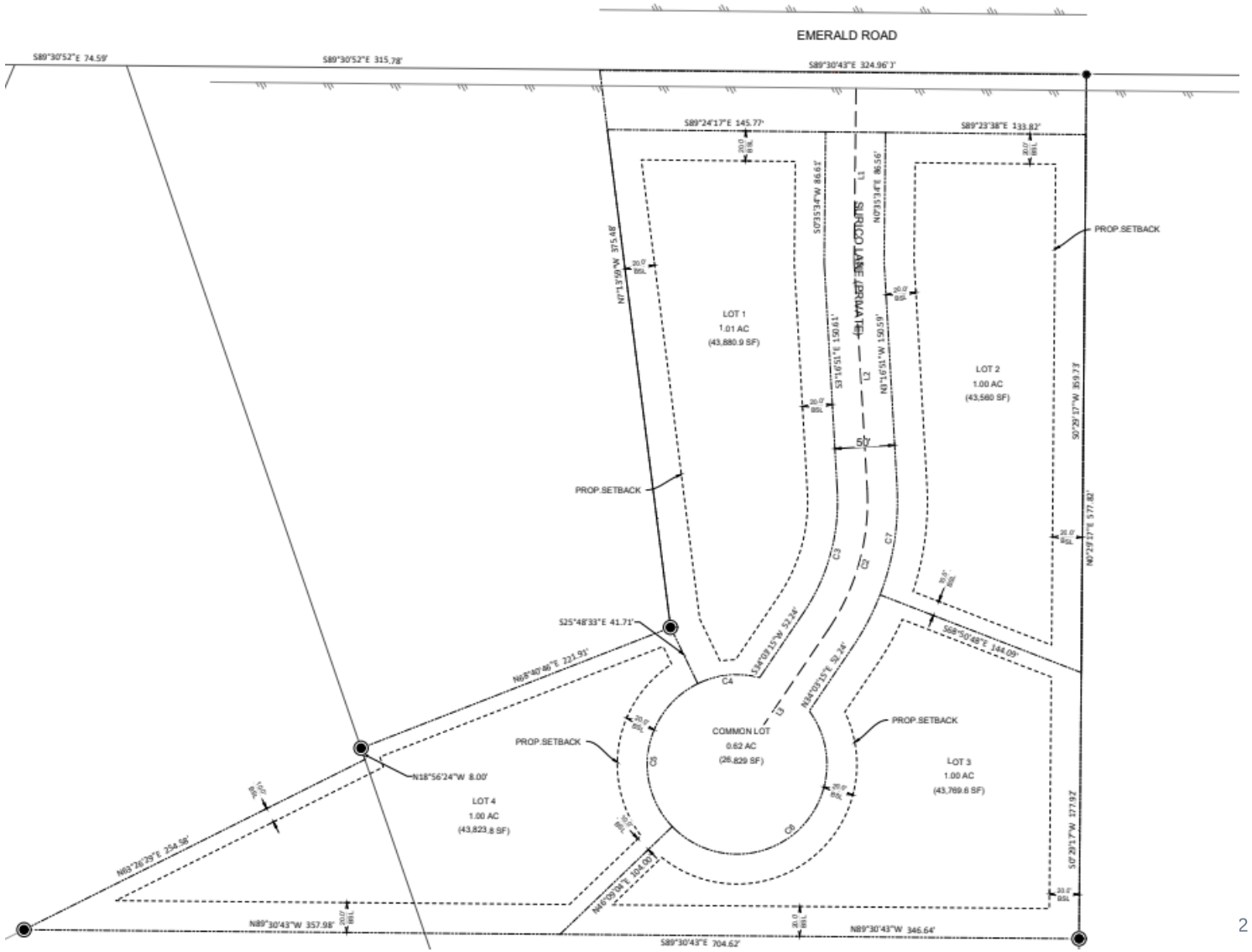


Exhibit B.8a

CANYON COUNTY CODE §07-06-07(6)(A)

Conditional Rezone criteria — what the County must evaluate

1 **Comprehensive Plan**

Generally consistent with the Comprehensive Plan?

2 **Appropriateness**

More appropriate than current zoning considering surrounding uses?

3 **Compatibility**

Compatible with surrounding land uses?

4 **Character / Mitigation**

Negative effect on area character? What mitigation is proposed?

5 **Facilities & Services**

Adequate sewer, water, drainage, irrigation and utilities?

6 **Traffic / Roads**

Public street improvements needed? How are traffic impacts mitigated?

7 **Legal Access**

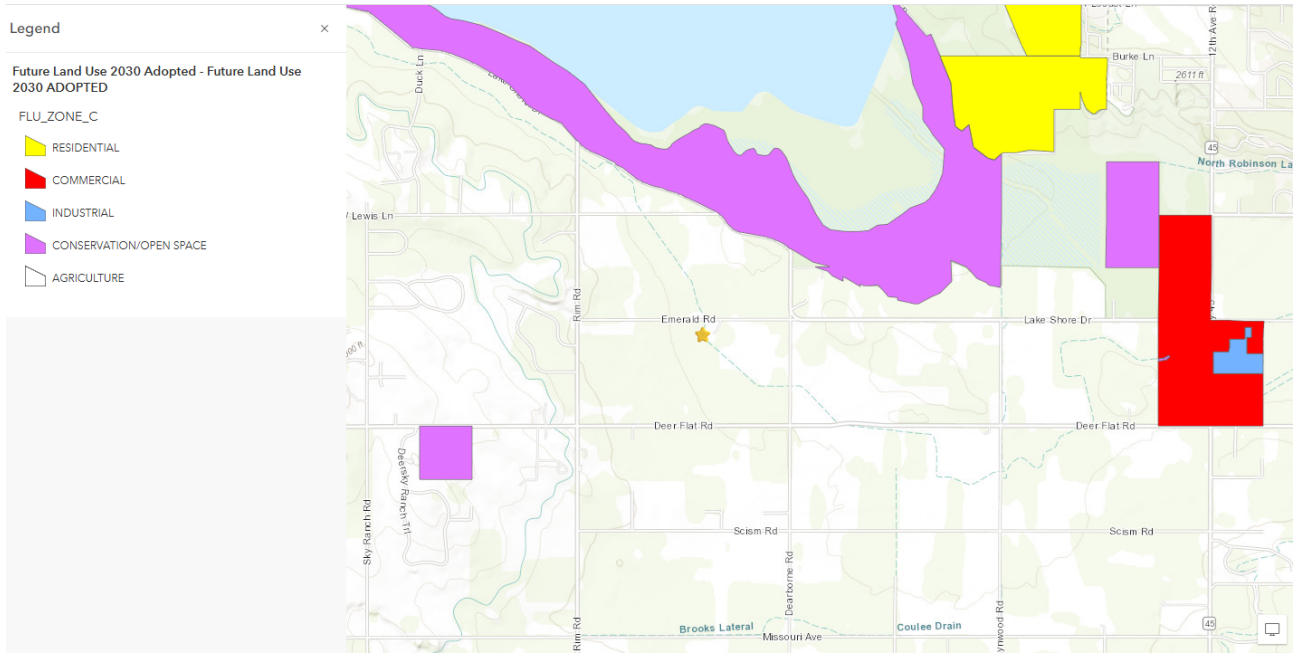
Legal access exists or will exist at development?

8 **Public Services**

Impacts to schools, police, fire and EMS? Mitigation?

Exhibit B.8a

Compatible with Agricultural Designated Ar



- **2030 Comprehensive Plan of this Area**

No change to the Comprehensive Plan Map is being Requested

- **Preserves Agriculture with Enforceable Conditions:** The Future Land Use Map designates the site Agriculture. The owners agree with this broad land use designation. The subdivision will have right to farm protections and development agreement limiting this project. Homes are situated adjacent to corridor and other homes to preserve the larger farm for agricultural uses and access to traditional irrigation.
- **Existing Patterns:** Several smaller acreage residential properties already exist nearby. This request is in keeping with allowing property to develop in a manner consistent with surrounding and nearby uses and provide appropriate land use transitions in the comprehensive plan. These homes were present when the comprehensive plan designated this area as residential validating that residential areas created with conditions and development agreements may be consistent with agriculturally designated areas on the comprehensive plan.
- **Difficult to Farm Ground**: The rocky soil and boulders damage traditional farm equipment. Residential is a viable use of this rocky farm land.

Exhibit B.8a

Conditions -- Secondary residence / ADU condition

What current County Code says

Secondary residence is listed as an allowed use in both the Agricultural (A) and R-1 zones.

CCZO §07-14-25 also requires the property owner to live on site and the secondary residence to have its own address.

Why preserve this option?

Rising costs and the need for multigenerational families to share property while maintaining separate living space has led to the State of Idaho recognizing a need for Accessory Dwelling Units in Cities (SB 1345). We would like to preserve this option for the Surico Family in a Rural Area as well.

- A secondary residence could be integrated into a shop-with-apartment configuration, subject to applicable building and zoning requirements. **The potential for an ADU will be limited by site constraints and the conditions of the Development Agreement**
- All required setbacks must be met.
- Maximum one secondary residence per platted lot and owners have to be living in the main home.
- Written SWDH authorization for septic capacity before building permit.

Exhibit B.8a

REVIEW CRITERION 2

Appropriateness of the Requested Zone

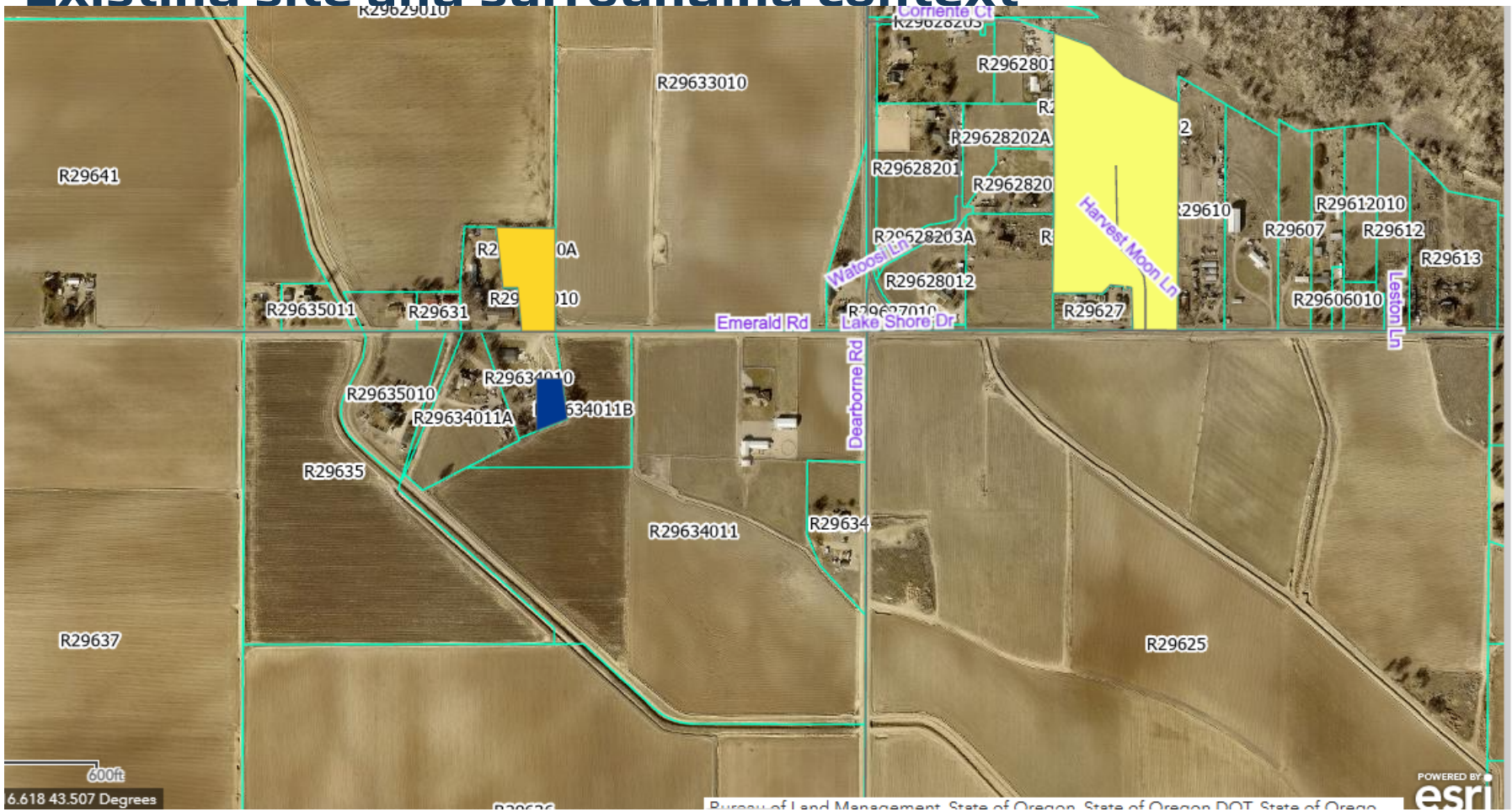
Considering surrounding land uses, is the conditional rezone more appropriate than the current zoning?

YES – R-1 is Appropriate if Conditionally Rezoned

- Emerald Road includes a mix of agricultural land and rural residential homesites.
- Proposed lots are approximately one acre and intended for family residences.
- **R-1 , R-R and Smaller Lots Created by Administrative Lot Splits are located in the Surrounding area.**

Exhibit B.8a

Existing site and surrounding context



City_Limits_Public

Current Zoning

- RR (RURAL RESIDENTIAL)
- CR-RR (RURAL RESIDENTIAL - COND REZONE)
- CR-RR (RURAL RESIDENTIAL - COND REZONE), Pending
- CR-R1 (SINGLE FAMILY RESIDENTIAL- COND REZONE)
- CR-R1 (SINGLE FAMILY RESIDENTIAL- COND REZONE), Pending
- R1 (SINGLE FAMILY RESIDENTIAL)
- R2 (MEDIUM DENSITY RESIDENTIAL)
- C (COMMERCIAL - 1965 ZONING ORD.)
- C1 (NEIGHBORHOOD COMMERCIAL)
- CR-C1 (NEIGHBORHOOD COMMERCIAL - COND REZONE)
- CR-C1 (NEIGHBORHOOD COMMERCIAL - COND REZONE), Pending
- C2 (SERVICE COMMERCIAL)
- CR-C2 (SERVICE COMMERCIAL - COND REZONE)
- CR-C2 (SERVICE COMMERCIAL - COND REZONE), Pending
- M1 (LIGHT INDUSTRIAL)
- CR-M1 (LIGHT INDUSTRIAL - COND REZONE); CR-M1 (LIGHT INDUSTRIAL - COND REZONE)

Exhibit B.8a

Adjacent Zoning

- North: R-1 Zone, and Agricultural Farms
- West: Rural Residential Homes, Light Industrial
- South: Family Farm
- East: Surico's Parent's home and Family Farm

The Request for CR-R-1 Zone is compatible with surrounding uses.

REVIEW CRITERION 4

Character of the Area & Mitigation

Will the rezone negatively affect area character, and what measures mitigate impacts?

NO – Residential fits this area.

- Proposal retains approximately one-acre lots and rural residential building form. This fits with adjacent parcel
- Family letters describe long-term family occupancy rather than speculative development.
- Right-to-farm context and adjacent agricultural operations remain part of the setting.
- Irrigation and Drainage will continue to be provided to all adjacent properties.

A Neighborhood Meeting was held on Feb 5 2026. At that meeting neighbor's expressed that as long as the Surico's and other lot owners allowed them to continue to use their properties, that neighbors would support the Surico's in building homes for their family.

One neighbor with the Auto Repair shop wanted to make sure future owners knew that his auto shop would continue to operate and not to complain.

Surico's promised to let their family members and future owner's know about the request prior to developing their lots. If needed this can be incorporated into the CC&Rs.

Exhibit B.8a

REVIEW CRITERION 5

Facilities, Utilities & Drainage

Will adequate water, sewer, drainage, irrigation and utilities be provided?

YES!

- Individual domestic wells are proposed for each residential lot.
- Individual septic systems are subject to SWDH approval, permitting and sizing.
- Engineered drainage is required; irrigation coordination is part of project development.

Wells/septic require SWDH and IDWR approvals. Stormwater retained on-site or discharged using applicable historic drainage rights.

South West District Health came and did Test Holes to test soil for each location and the Subdivision Engineering Report is in Progress.

The Surico's have been working with Idaho Power to stub power to each site.

Exhibit B.8a

REVIEW CRITERION 6 & 7

Roads & Traffic and Legal Access

Are public street improvements needed, and how are traffic impacts addressed? Does legal access exist, or will it exist at the time of development?

- **Right of Way:** **40’ of Right of Way from the Center line along** Emerald Road is being dedicated to the Highway District.
- Four residential lots, even with potential ADUs, are below the threshold for a traffic study and limit the scale of traffic generated by the subdivision.
- **Existing Approach** is built per Highway District Standard and will remain subject to the Highway District.
- **The Private Road** **has already been built as part of the existing driveway and meets Canyon County Construction Standards for Private Roads.**
- **Easement Reduction Request.** The proposed Private Road will be built within a 50’ wide dedicated Private Road Lot in the Proposed Subdivision. Part of the Application for the Subdivision will include a request for a reduction from 60’ to 50’ to accommodate setbacks and minimum 1 acre lot sizes while protecting the surrounding farm ground as part of that application.



REVIEW CRITERION 8

Essential Public Services

Will schools, police, fire, EMS or other essential services be impacted?

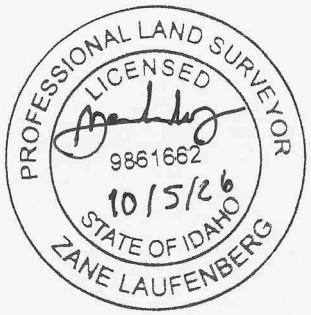
- Adequate Emergency access is planned for in the Fire Turn Around and Direct access off Emerald Road

- Upper Deer Flat Fire is the service provider. Homes over the required square feet will have fire sprinklers installed and access to individual wells.

- Nampa School District have the potential for a few new students from this subdivision. Existing bus routes already serve these areas and pick up students from nearby subdivision.

Exhibit B.8a

Skinner
Land Survey
17842 Sand Hollow Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com



Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

October 5, 2026

Land Description for
Alan & Victoria Surico
Job No. OC1725

Parcel 2

This parcel is a portion of the SE ¼ of Section 18 in Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the NE ¼ SE ¼, (E ¼ Corner of Section 18), a found aluminum cap monument;

thence North 89°30'43" West along the North boundary of the NE ¼ SE ¼ a distance of 1000.06 feet to the **TRUE POINT OF BEGINNING**, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 00°29'17" West, perpendicular to the North boundary of the NE ¼ SE ¼, a distance of 588.43 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 89°30'43" West, parallel with the North boundary of the NE ¼ SE ¼, a distance of 725.35 feet to a point on the centerline of a ditch, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 63°26'29" East along said centerline a distance of 277.79 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence leaving said centerline bearing North 18°56'43" West a distance of 8.00 feet to a found ½ inch diameter rebar pulled and reset with a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 68°40'46" East a distance of 221.94 feet to a found ½ inch diameter rebar pulled and reset with a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 7°13'59" West a distance of 375.52 feet to the Northwest corner of the NE ¼ SE ¼, a found aluminum cap monument;

thence South 89°30'43" East along the North boundary of the NE ¼ SE ¼ a distance of 325.00 feet to the **TRUE POINT OF BEGINNING**, said parcel being 5.103 acres more or less, and being subject to any and all easements and rights of way of record or implied.

Prepared By:
Name: Orton Engineering, LLC
Address: 17338 Sunnydale Pl.,
Caldwell, ID 83607
brentorton@ortonengineers.com
(208)350-9422

After Recording Return To:
Name: Allen & Victoria Surico
Address: 11223 Emerald Road,
Nampa ID 83686

Space above this line for recorder's use only

CORRECTIVE QUIT CLAIM DEED
PROPERTY BOUNDARY ADJUSTMENT

Purpose: This correction deed is made for the purpose of correcting the legal description of Instrument #2026--025852.

FOR VALUE RECEIVED, VIC AND KIMBRA ASQUETA, CO-TRUSTEES OF THE VIC AND KIMBRA ASQUETA FAMILY TRUST, whose address is 11101 Emerald Road, Nampa, Idaho 83686, hereinafter referred to as GRANTOR, does hereby convey, release, remise and forever quitclaim unto, ALLEN AND VICTORIA SURICO, HUSBAND AND WIFE, whose address is 11223 Emerald Road, Nampa, Idaho 83686, hereinafter referred to as GRANTEE, all right, title, and interest to the following described premises:

SEE ATTACHED LEGAL DESCRIPTION IN EXHIBIT A, Parcel 2.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever. All corrections are effective as of the date of the original recorded instrument.

GRANTORS:

Vic Asqueta, Co-rustees of the Vic & Kimbra Asqueta Family Trust Date: 10/5/26

Kimbra Asqueta, Co-rustees of the Vic & Kimbra Asqueta Family Trust Date: 10/5/26

State of Idaho, County of Canyon County,

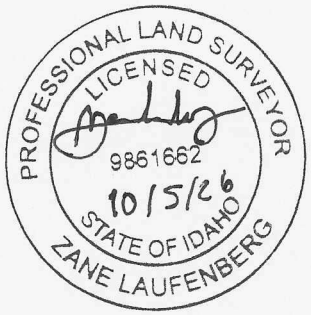
This record was acknowledged before me on 10/5/2026 by VIC AND KIMBRA ASQUETA, CO-TRUSTEES OF THE VIC AND KIMBRA ASQUETA FAMILY TRUST.

NOTARY PUBLIC
Commission Number
20252877
Tanya Kay Orton
My Commission Expires
7/14/2031
STATE OF IDAHO

Tanya K Orton
Notary Public
My Commission Expires on ~~7/14/2031~~ 7/14/2031

Exhibit B.8b

Skinner
Land Survey
17842 Sand Hollow Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com



Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

October 5, 2026

Land Description for
Alan & Victoria Surico
Job No. OC1725

Parcel 2

This parcel is a portion of the SE ¼ of Section 18 in Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the NE ¼ SE ¼, (E ¼ Corner of Section 18), a found aluminum cap monument;

thence North 89°30'43" West along the North boundary of the NE ¼ SE ¼ a distance of 1000.06 feet to the **TRUE POINT OF BEGINNING**, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 00°29'17" West, perpendicular to the North boundary of the NE ¼ SE ¼, a distance of 588.43 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 89°30'43" West, parallel with the North boundary of the NE ¼ SE ¼, a distance of 725.35 feet to a point on the centerline of a ditch, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 63°26'29" East along said centerline a distance of 277.79 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence leaving said centerline bearing North 18°56'43" West a distance of 8.00 feet to a found ½ inch diameter rebar pulled and reset with a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 68°40'46" East a distance of 221.94 feet to a found ½ inch diameter rebar pulled and reset with a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 7°13'59" West a distance of 375.52 feet to the Northwest corner of the NE ¼ SE ¼, a found aluminum cap monument;

thence South 89°30'43" East along the North boundary of the NE ¼ SE ¼ a distance of 325.00 feet to the **TRUE POINT OF BEGINNING**, said parcel being 5.103 acres more or less, and being subject to any and all easements and rights of way of record or implied.

Exhibit B.8b

October 2, 2026

Dear Planning and Zoning Commissioners:

I am writing to request approval of a land rezoning for the property located at 11223 Emerald Rd Nampa, Id 83686, identified as parcel number 29634011B0. The purpose of this request is to allow family members to live nearby and provide regular assistance with daily living needs, household chores, transportation, property upkeep, and other practical support.

In 2024, Kimbra suffered a health event that changed her mobility and independence. In 2025, Kimbra suffered an injury that also impacted her mobility. Having family close by would provide a reliable support system while allowing each household to maintain appropriate privacy and independence. The proposed rezone is intended for family support and residential use, not for speculative development. Proximity is important because it will make assistance available consistently and promptly when it is needed.

This particular parcel of land was gifted by us to Allen and Victoria Surico, because of the rocky soil made it very poor land for farming, but good property to build on. See attached photos.

I respectfully ask the Planning and Zoning Department and Commission to consider the family-care circumstances supporting this request and approve the proposed rezone, subject to all applicable requirements. I would welcome the opportunity to answer questions, meet with staff, or provide additional information that may assist in the review.

Thank you for your time and consideration.

Sincerely,

Vic and Kimbra Asqueta

[redacted]

Canyon County Planning and Zoning - Letter in support of Rezone, Joseph and Delilah Surico

To whom it may concern,

We are writing to express our support for the Rezone of 29634011B0 from agricultural to residential, for the purposes of a multi-generational living..

The intentions behind this rezone are not of a financial nature, but of a personal one. We are seeking the ability to build family homes in a close proximity to the existing house of our grandparents, to ensure our family can stay close together and provide each other support through our individual seasons of life.

With our grandparents growing older, and particularly our grandmother recovering from a significant health incident, we desire more than anything to be as close to them as possible, so we can offer as much support as we can in their older years. But even beyond that, we are wanting to plant roots and raise a family of our own in a home that ensures our children can grow up in close proximity to their grandparents and great-grandparents. Family is the foundation of a happy and healthy upbringing for children, and having two past generations of family by their side will let them learn, grow and develop into the best people they can be.

As we are the youngest generation of this family, we will likely need to be in a caretaking role to either our grandparents and our parents in the future. The proximity would allow us to come help in emergencies or even with day-to-day assistance on small tasks. This is a particularly important factor, as two years ago our grandmother suffered a significant and sudden health event that has severely impacted her mobility. With her husband approaching his late 80s, assistance with care and household upkeep will become increasingly necessary.

We have had first hand accounts from our grandparents, who originally owned the plot, that the land is not suitable for agriculture due to the rocky terrain that has even caused farming equipment to break in the past. Because of this, our grandparents have concluded that it is not viable farmland.

We believe that rezoning the land and allowing us to build homes that our family will stay in and cherish for many years would be a much better use of the land, rather than leaving it zoned for a use it is not even suitable for, and being left to serve no purpose at all.

With these factors in mind, we respectfully request that the Canyon County Planning and Zoning Committee vote in favor of the proposal.

Thank you for your consideration and care on this matter.

With regards,

Joseph and Delilah Surico

October 1, 2026

Canyon County Planning and Zoning Commission,

My name is Allison Surico, and I am writing in support of my family's request to rezone their property. My intention is to build my home, in the future, on this property, while my brother and his wife also plan to build there as well. Our goal is to create a small, family-centered living arrangement that allows us to support our aging parents and grandparents while maintaining their independence.

In recent years, our family has experienced firsthand how critical proximity can be. Our step-grandmother suffered significant health events in both 2024 and 2025. During those times, if I were closer, it would've allowed me to provide immediate care, transportation, and daily assistance. These experiences made it clear that living near one another is not simply a preference—it is essential for the long-term well-being of our older family members.

My family's goal to establish a stable, multi-generational living plan. It would ensure that our parents and grandparents can age in place with dignity, independence, and reliable support. As their needs increase over time, having our homes on the same property will allow us to respond quickly and remain actively involved in their care.

I respectfully ask for your consideration of this request and the long-term needs of our family. Approving this rezone would allow us to build responsibly, remain connected, and provide the support our loved ones require.

Sincerely,

Allison Surico

October 2, 2026

Dear Canyon County Rezoning:

We are requesting approval of this rezone, so our family can build homes together on the same land. Our goal is to create a multi-generational living arrangement that allows us to support our parents as they age, while still preserving their independence.

In 2024 and again in 2025, our step-mother experienced significant health events that required immediate family assistance. If we had lived closer, it would have possible for us to respond quickly, provide care, and ensure her safety. It created a hardship for us living away from our parents with having to travel back and forth to provide assistance and support. These experiences highlighted how essential proximity is for the long-term well-being of our family members, and their ongoing health issues.

This rezoning would allow our daughter to build a home on the property, as well our son and his. Keeping our family close is not simply a preference—it is a practical part of planning for the future as our parents continue to age.

We are not wanting to become land developers and profit from this rezoning. We plan to build, in keeping with current neighborhood standards and this is why we chose to do one acre lots. The land that was gifted by our parents is a parcel that has been challenging for farming over the years, damaging farm equipment due to the rock conditions on these lots. We have included photos for you to see what we are describing.

We respectfully ask for your consideration of this request and the needs of our family. Approval would allow us to establish a stable, supportive environment where our loved ones can age in place with dignity, independence, and reliable assistance.

Thank you for your time and attention.

Allen and Victoria Surico









Exhibit B.8c

EXHIBIT C

Supplemental Documents

Planning & Zoning Commission

Case# CR2026-0012

Hearing date: October 15, 2026

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

R29634011B PARCEL INFORMATION REPORT

9/24/2026 10:18:48 AM

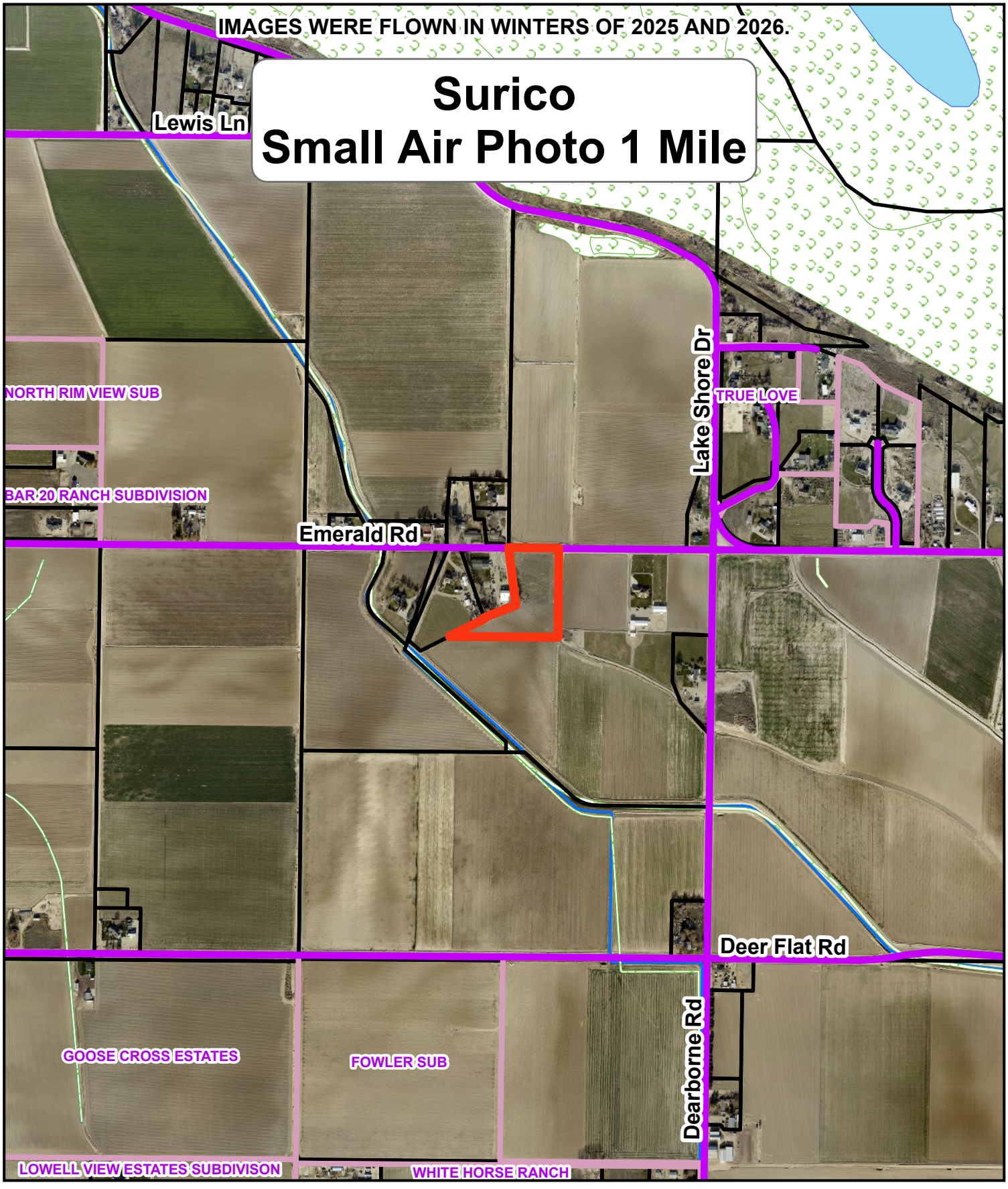
PARCEL NUMBER:	R29634011B
OWNER NAME:	SURICO ALLEN B
CO-OWNER:	SURICO VICTORIA S
MAILING ADDRESS:	11223 EMERALD RD NAMPA ID 83686
SITE ADDRESS:	11223 EMERALD RD
TAX CODE:	0160000
TWP:	2N **RNG:** 2W **SEC:** 18 **QUARTER:** SE
ACRES:	4.93
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	UPPER DEER FLAT FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN 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. :	2026025852
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	18-2N-2W SE TX 26306 IN NESE
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

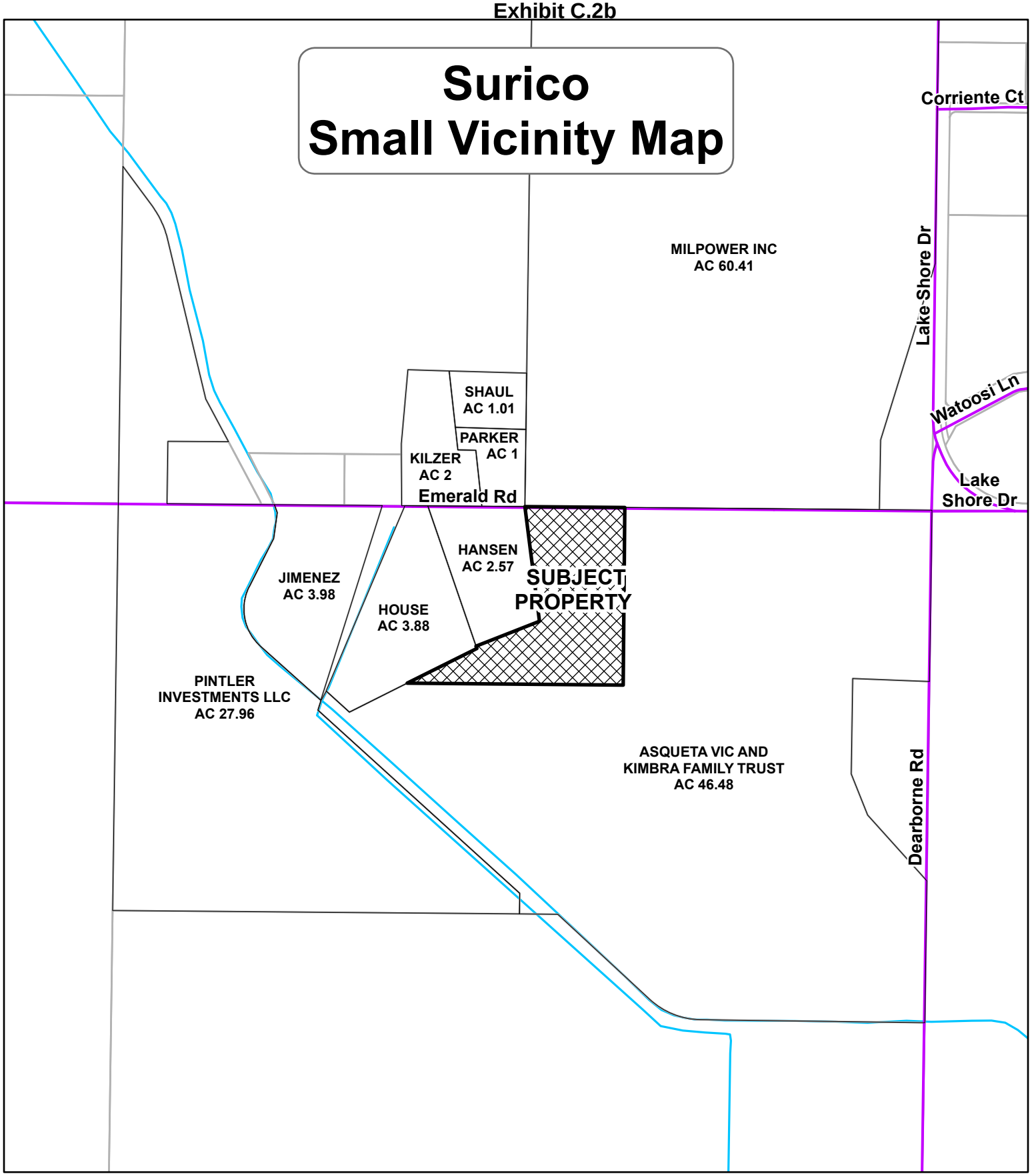
Exhibit C.2a

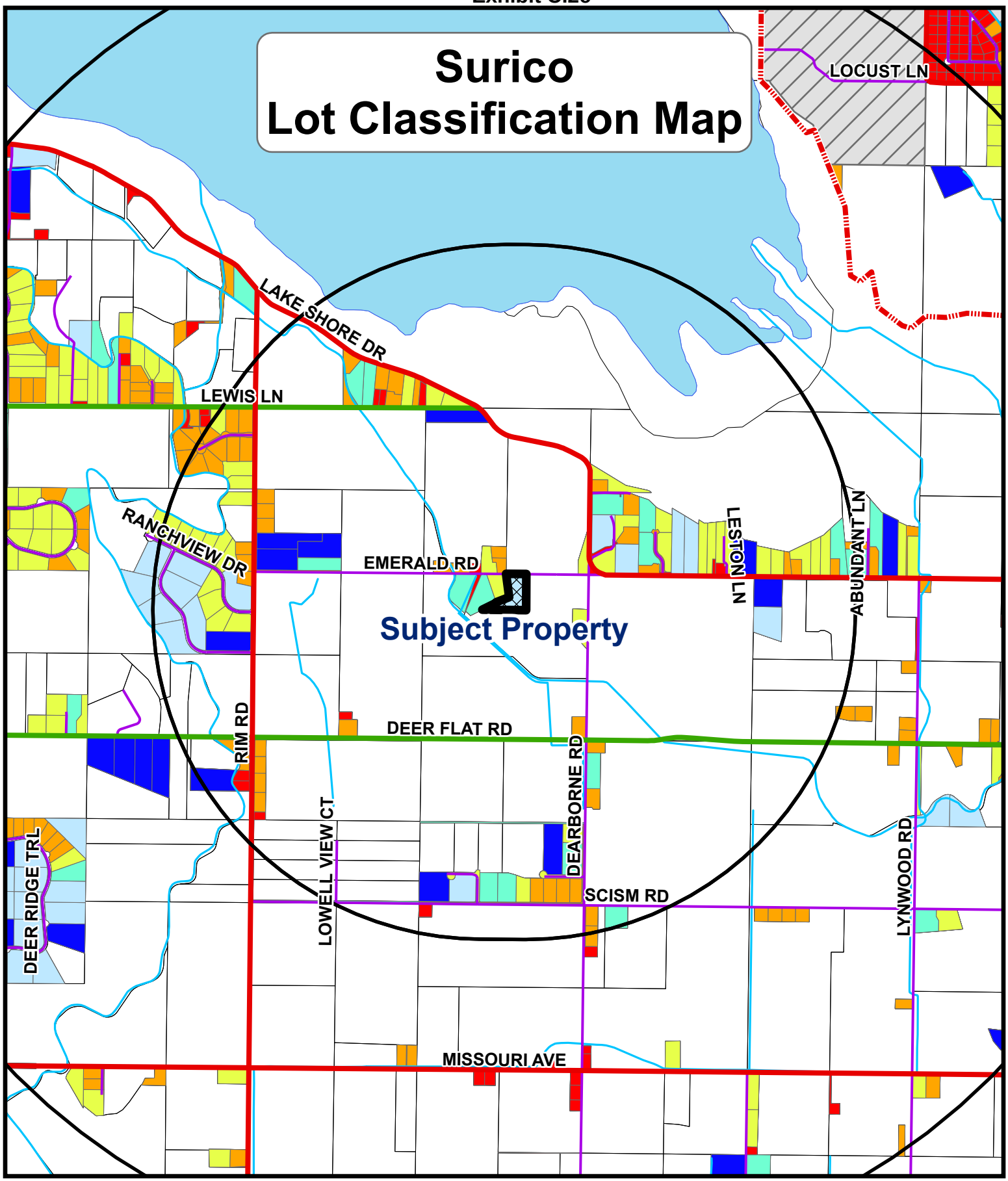


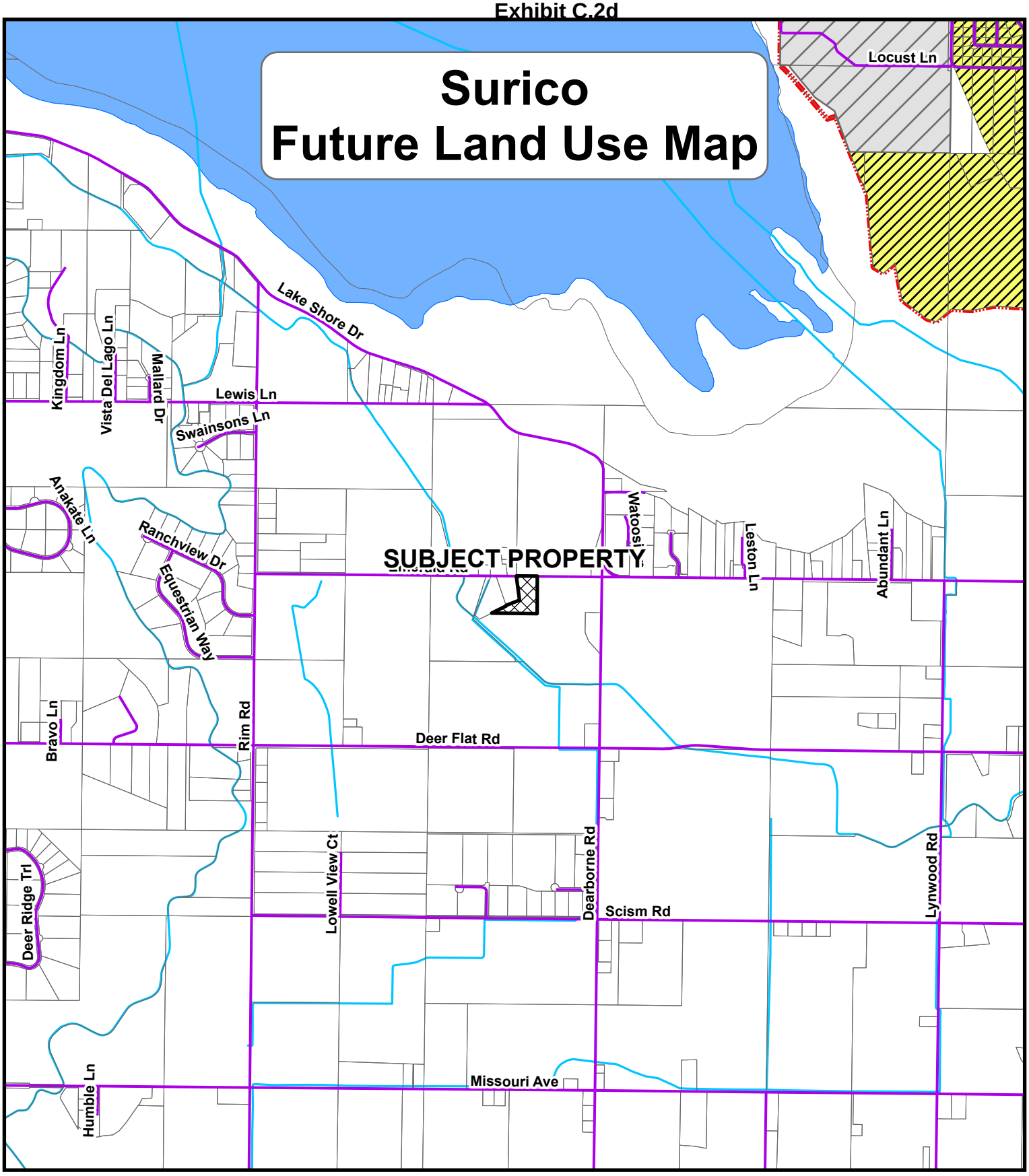
City_Limits
Wetlands

0 0.25 0.5 Miles

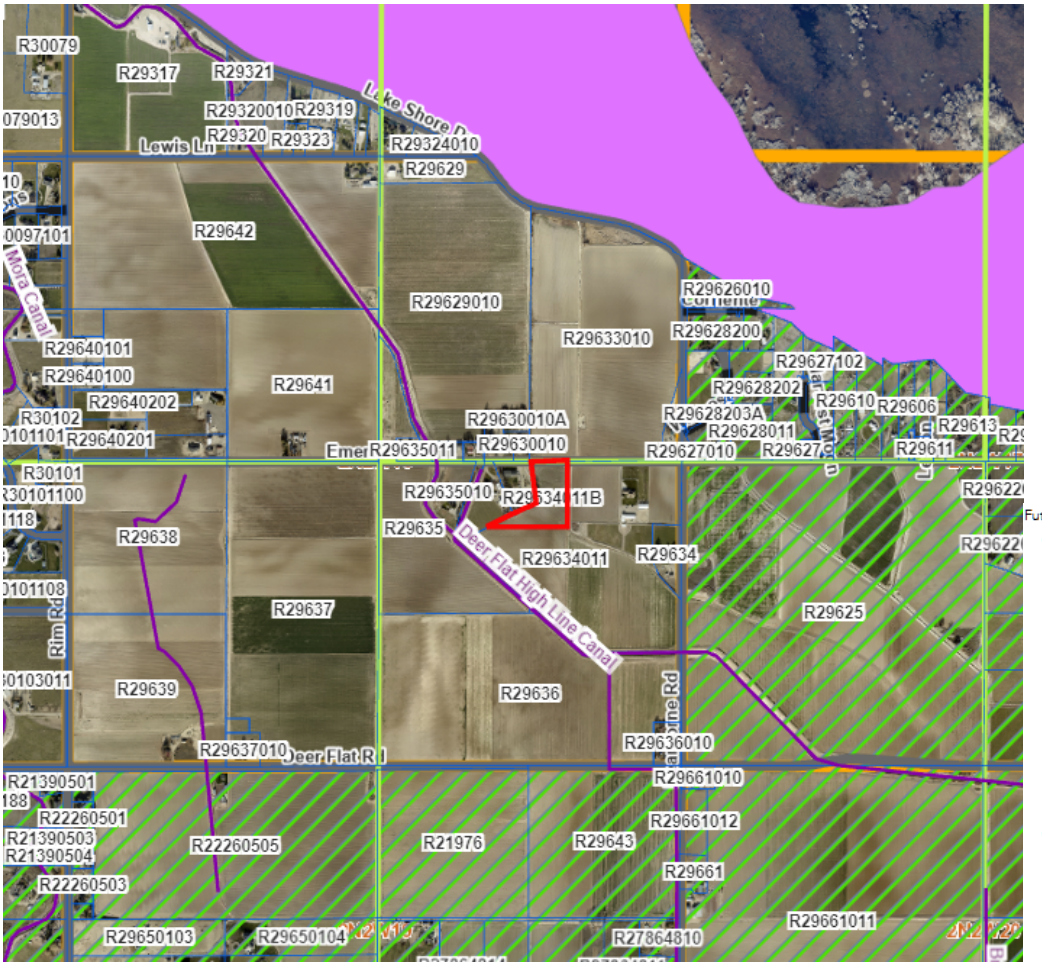
Exhibit C.2a

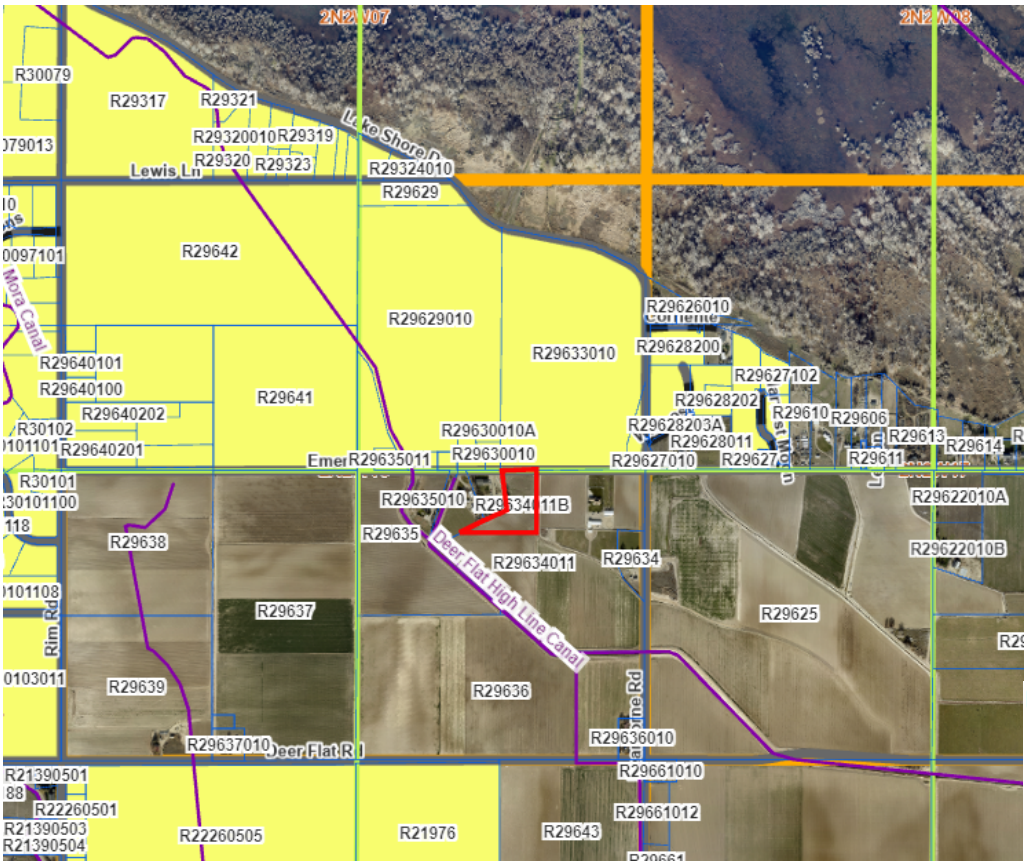

Surico
Small Vicinity Map
Corriente Ct
MILPOWER INC
AC 60.41
Lake Shore Dr
SHAUL
AC 1.01
PARKER
AC 1
KILZER
AC 2
Emerald Rd
Watoosi Ln
Lake
Shore Dr
HANSEN
AC 2.57
SUBJECT
PROPERTY
JIMENEZ
AC 3.98
HOUSE
AC 3.88
PINTLER
INVESTMENTS LLC
AC 27.96
ASQUETA VIC AND
KIMBRA FAMILY TRUST
AC 46.48
Dearborne Rd
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
0
0.13
0.25
Miles


Surico
Lot Classification Map
LOCUST LN
LAKE SHORE DR
LEWIS LN
RANCHVIEW DR
EMERALD RD
LESTON LN
ABUNDANT LN
Subject Property
RIM RD
DEER FLAT RD
DEARBORNE RD
LOWELL VIEW CT
DEER RIDGE TRL
SCISM RD
LYNWOOD RD
MISSOURI AVE
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


Surico
Future Land Use Map
Locust Ln
Lake Shore Dr
Kingdom Ln
Vista Del Lago Ln
Mallard Dr
Lewis Ln
Swainsons Ln
Anakate Ln
Ranchview Dr
Equestrian Way
SUBJECT PROPERTY
Watoosi
Leston Ln
Abundant Ln
Bravo Ln
Rim Rd
Deer Flat Rd
Deer Ridge Trl
Lowell View Ct
Dearborne Rd
Scism Rd
Lynwood Rd
Humble Ln
Missouri Ave
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
0
0.5
1
Miles

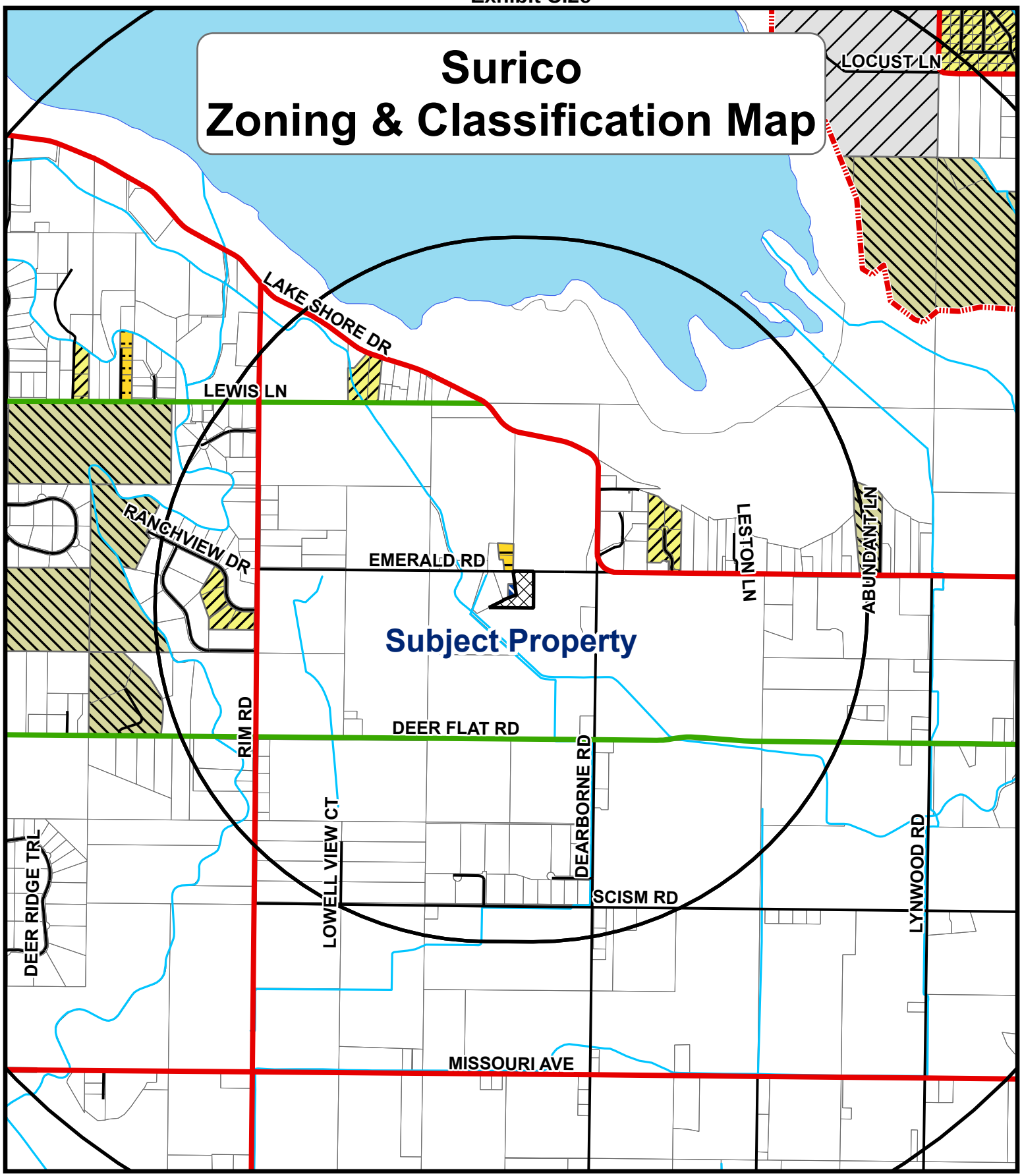
2030 CC Comp. Plan FLUM

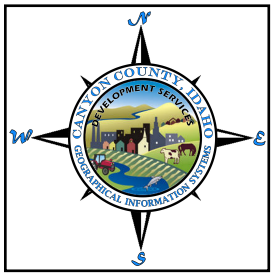




2020 CC Comp. Plan FLUM

Exhibit C.2d



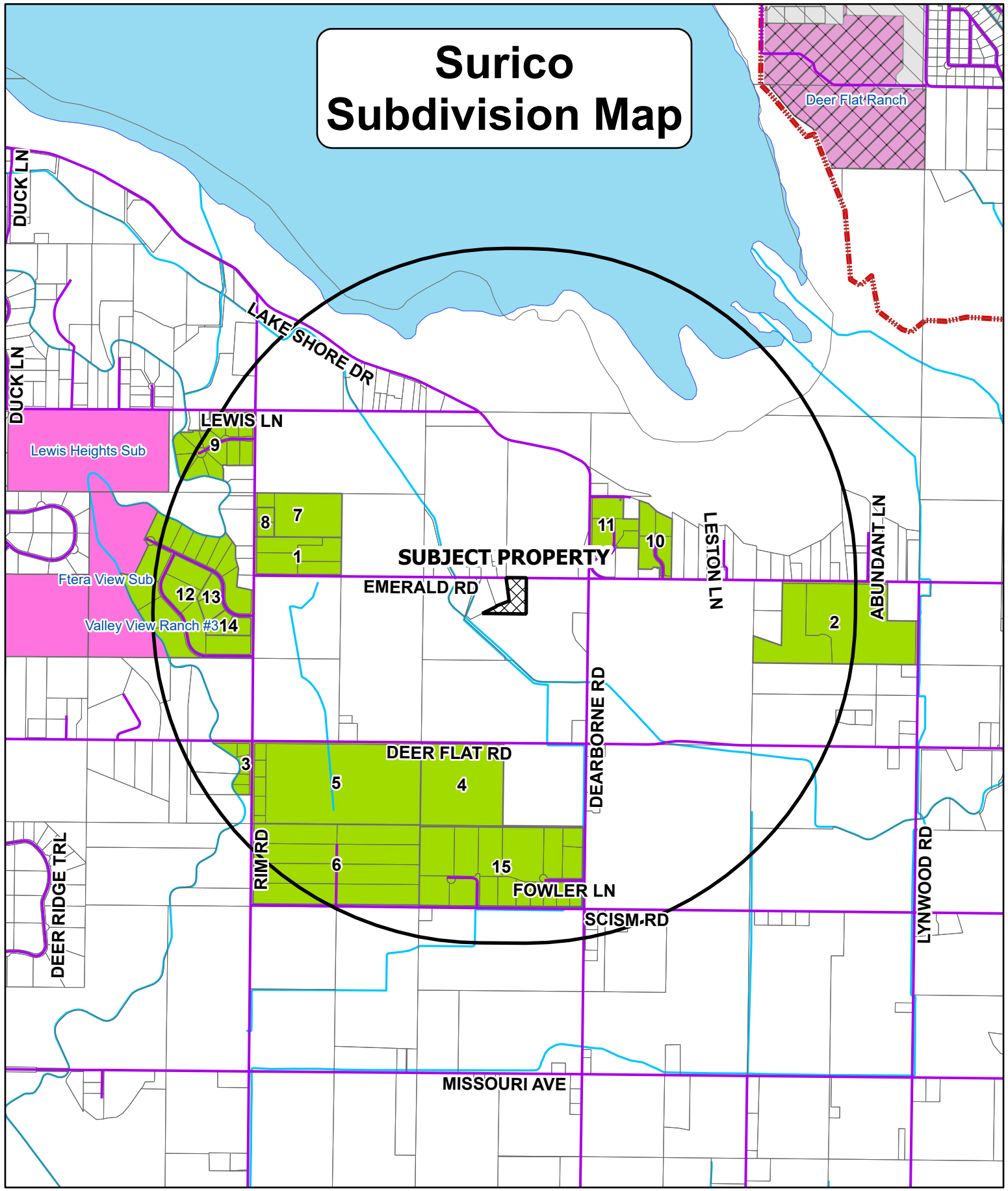


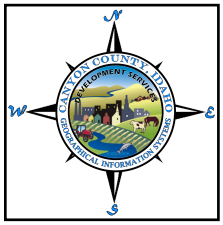
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit C.2e

Exhibit C.2f





SUBDIVISIONS

Plat Type,Plat Status

Preliminary,Approved

Preliminary,Pending

MOBILE HOME PARKS

Exhibit C.2f

0 0.25 0.5 Miles

Exhibit C.2f

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
15	536.23	90	5.96

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
2	57.42	35	1.64

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
13	16.70	3.88	0.71	61.10

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

PLATTED SUBDIVISIONS

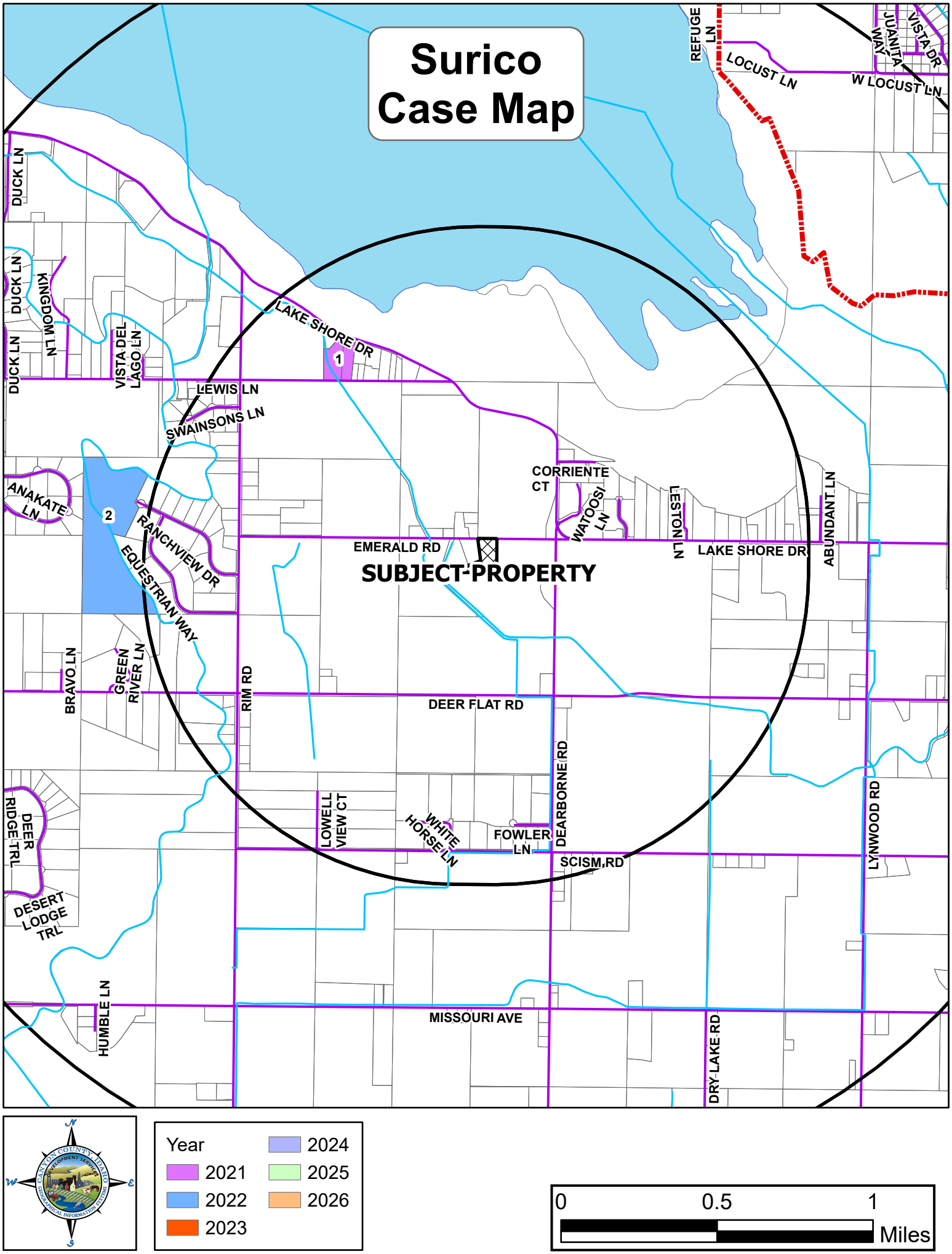
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
BAR 20 RANCH SUBDIVISION	1	2N2W18	19.94	4	4.99	CANYON COUNTY	2010
DAWSON SUBDIVISION	2	2N2W16	63.04	2	31.52	CANYON COUNTY	2007
DEER RIM PROPERTIES	3	2N3W24	6.31	5	1.26	CANYON COUNTY	1995
FOWLER SUB	4	2N2W19	44.01	1	44.01	CANYON COUNTY	1913
GOOSE CROSS ESTATES	5	2N2W19	82.29	6	13.72	CANYON COUNTY	1994
LOWELL VIEW ESTATES SUBDIVISON	6	2N2W19	78.53	8	9.82	CANYON COUNTY	2006
NORTH RIM VIEW SUB	7	2N2W18	22.57	4	5.64	CANYON COUNTY	2005
RE-PLAT OF NORTH RIM VIEW SUBDIVISION	8	2N2W18	3.00	2	1.50	0	2016
SWAINSON'S POINT SUB	9	2N2W18	25.01	12	2.08	CANYON COUNTY	2007
THREE FORKS ESTATES SUBDIVISION	10	2N2W17	12.20	5	2.44	CANYON COUNTY	2020
TRUE LOVE	11	2N2W17	14.47	3	4.82	CANYON COUNTY	1998
VALLEYVIEW RANCH #1	12	2N3W13	78.09	18	4.34	CANYON COUNTY	2006
VALLEYVIEW RANCH SUBDIVISION NO. 2	13	2N3W13	4.98	2	2.49	CANYON COUNTY	2020
VALLEYVIEW RANCH SUBDIVISION NO. 3	14	2N3W13	5.03	2	2.52	CANYON COUNTY	2020
WHITE HORSE RANCH	15	2N2W19	76.74	16	4.80	CANYON COUNTY	1999

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Valley View Ranch #3	5.03	2	2.52
Ftera View Sub	52.39	33	1.59

MOBILE HOME & RV PARKS

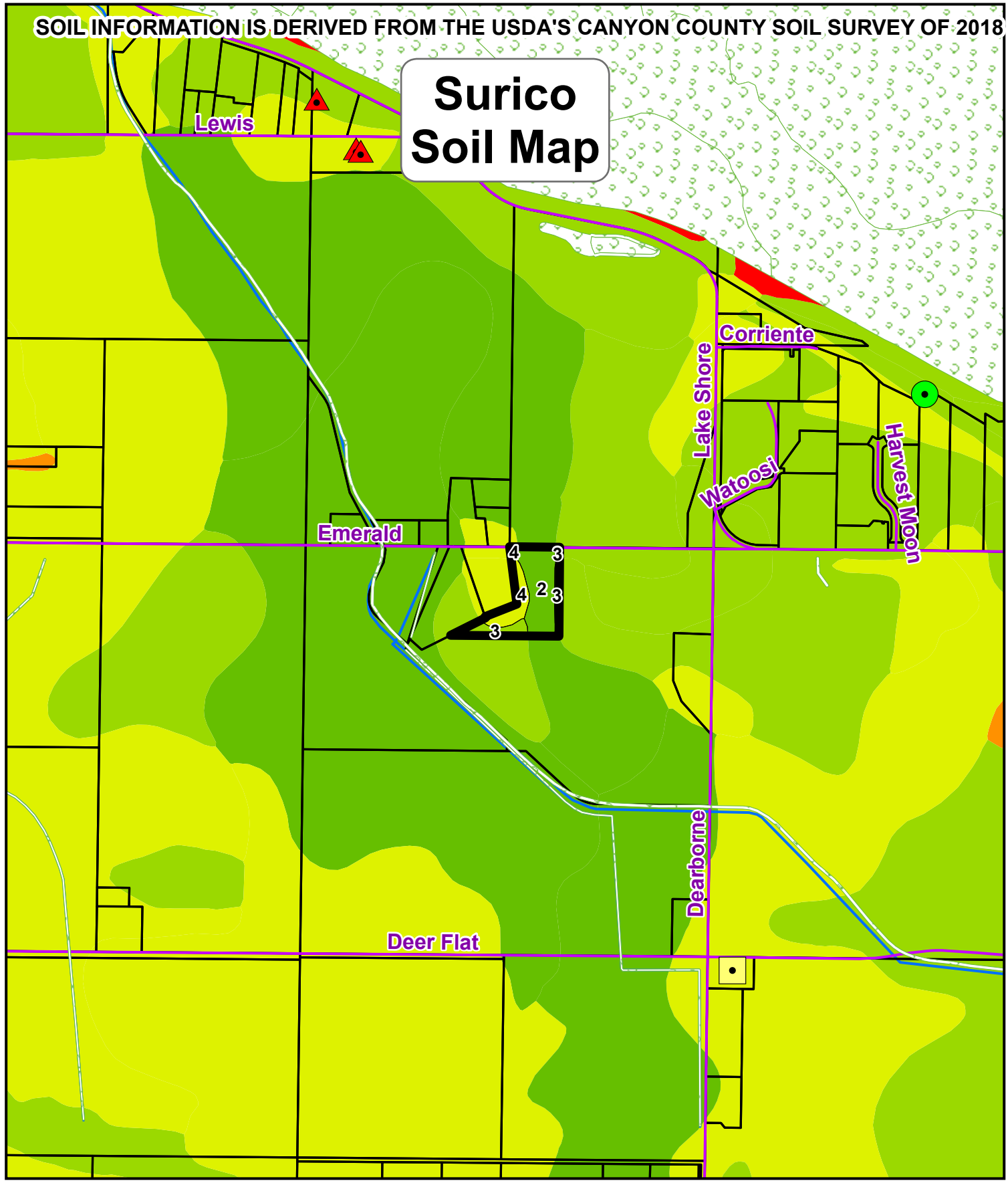
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…


Surico
Case Map
SUBJECT PROPERTY
EMERALD RD
LAKE SHORE DR
DEER FLAT RD
SCISM,RD
MISSOURI AVE
LOCUST LN
W LOCUST LN
REFUGE LN
JUANITA WAY
VISTA DR
DUCK LN
KINGDOM LN
VISTA DEL LAGO LN
LEWIS LN
SWAINSONS LN
ANAKATE LN
RANCHVIEW DR
EQUESTRIAN WAY
CORRIENTE CT
WATOOSI LN
LESTON LN
ABUNDANT LN
BRAVO LN
GREEN RIVER LN
RIM RD
DEER RIDGE TRL
DESERT LODGE TRL
LOWELL VIEW CT
WHITE HORSE LN
FOWLER LN
DEARBORNE RD
LYNWOOD RD
DRY LAKE RD
HUMBLE LN
1
2
Year
2021
2022
2023
2024
2025
2026
0
0.5
1
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2021-0037	Rezon AG to RR	Bean	APPROVED
2	RZ2020-0019	Rezone AG to CR-RR	Taylor Jene Homes, Inc.	APPROVED

Exhibit C.2g



Nitrate Priority Wells

- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000

IDWR_2C_Geothermal_

Wetlands

0 0.25 0.5 Miles

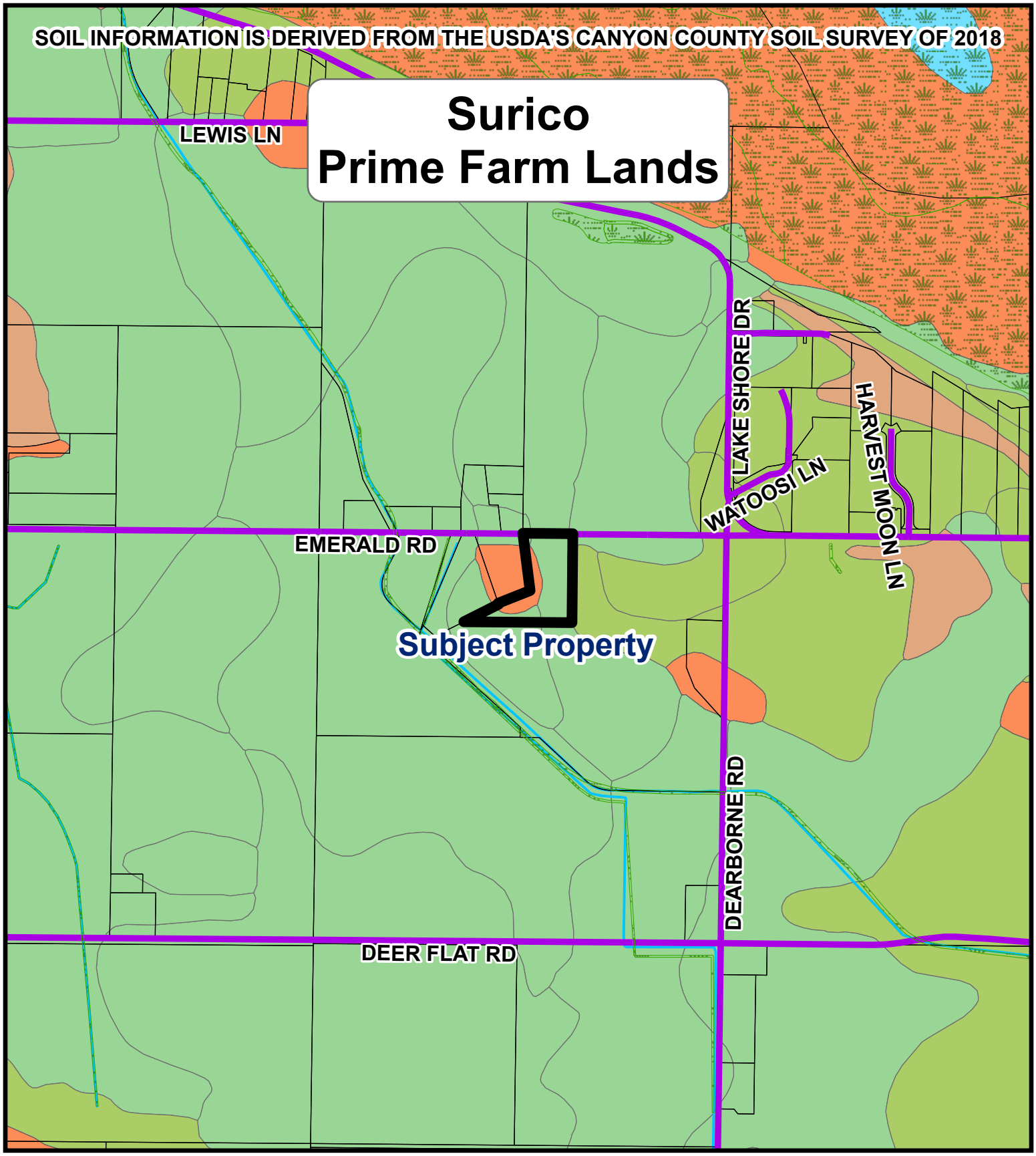

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Surico
Prime Farm Lands
LEWIS LN
LAKE SHORE DR
HARVEST MOON LN
WATOOSI LN
EMERALD RD
Subject Property
DEARBORNE RD
DEER FLAT RD
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide 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

Exhibit C.2h

Exhibit C.2h

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	13010.84	0.30	6.07%
4	MODERATELY SUITED SOIL	48912.50	1.12	22.81%
3	MODERATELY SUITED SOIL	34368.47	0.79	16.02%
4	MODERATELY SUITED SOIL	3652.11	0.08	1.70%
2	BEST SUITED SOIL	114524.26	2.63	53.40%
		214468.18	4.92	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
SdB	Prime farmland if irrigated and reclaimed of excess salts and sodium	13010.84	0.30	6.07%
TrB	Not prime farmland	48912.50	1.12	22.81%
PrA	Prime farmland if irrigated	34368.47	0.79	16.02%
MkB	Prime farmland if irrigated	3652.11	0.08	1.70%
PhA	Prime farmland if irrigated	114524.26	2.63	53.40%
		214468.18	4.92	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

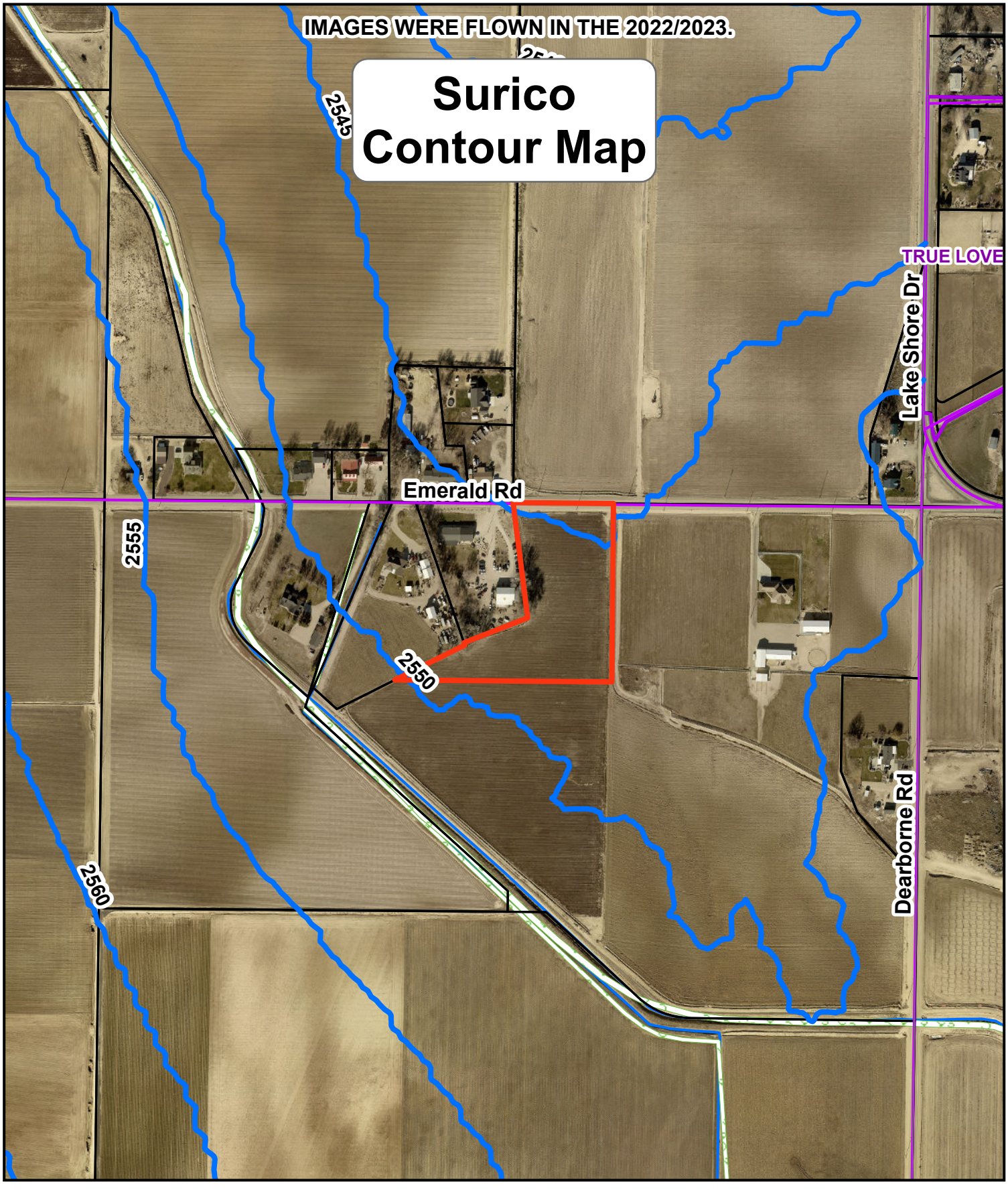
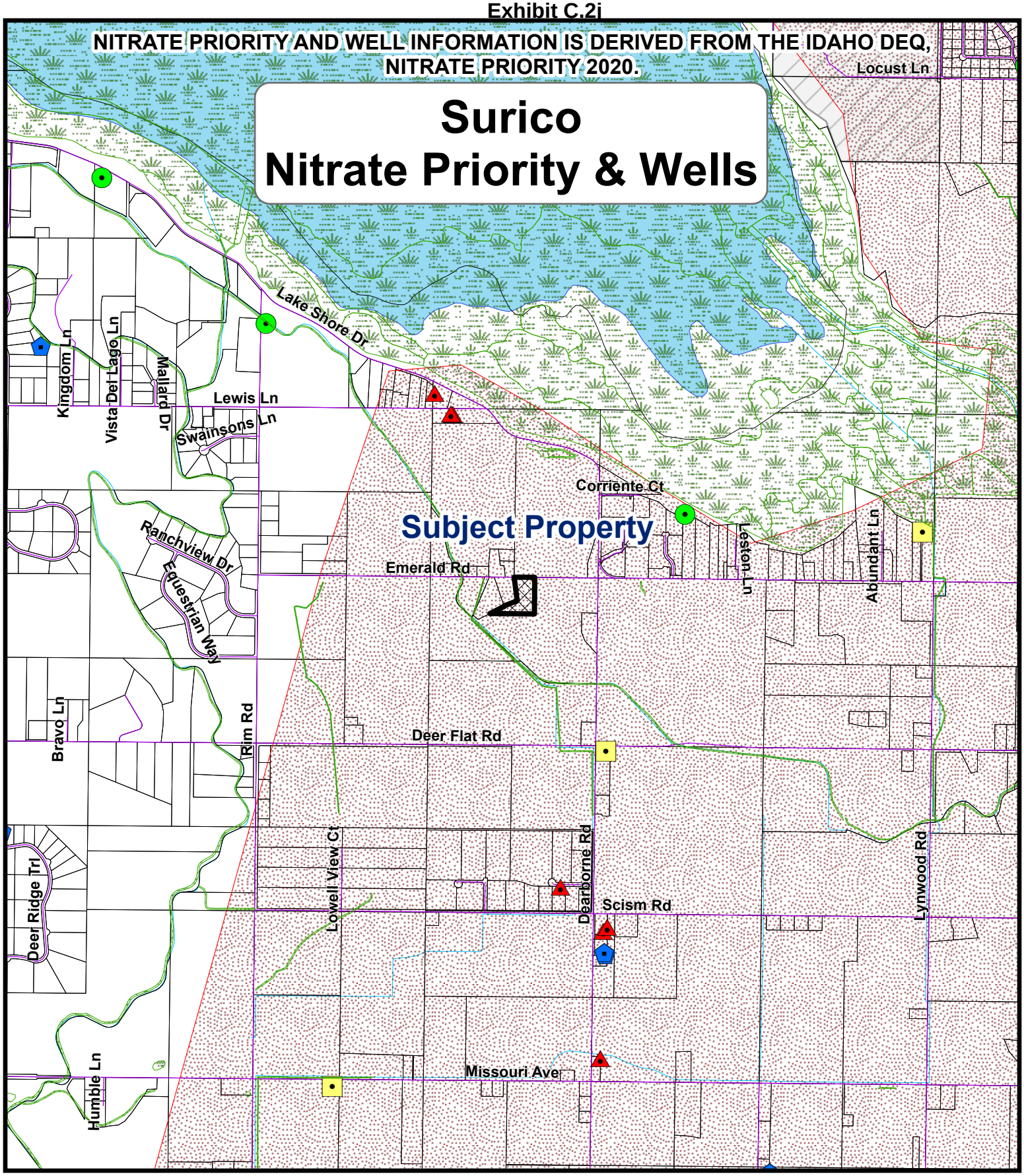

IMAGES WERE FLOWN IN THE 2022/2023.
Surico
Contour Map
2545
2555
2550
2560
Emerald Rd
TRUE LOVE
Lake Shore Dr
Dearborne Rd
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0 200 400 600
Feet

Exhibit C.2j

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.

Surico
Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

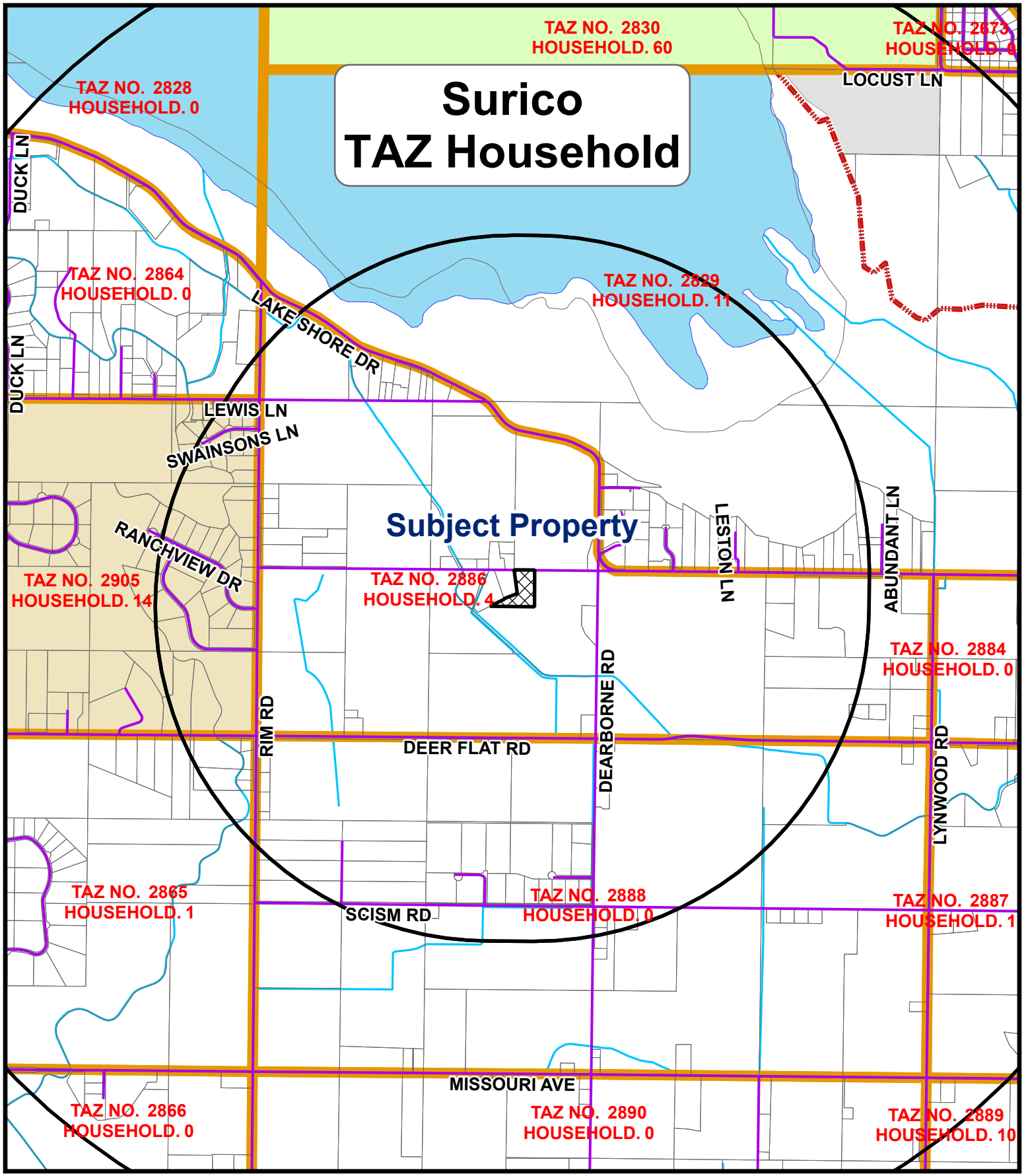
DEQ WELLS
N03_MGL

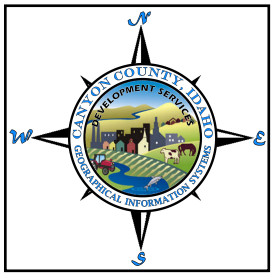
- 0.005 - 2.00
- 2.000001 - 5.00
- 5.0000001 - 10.00
- 10.000001 - 49.80

0 0.5 1 Miles

Exhibit C.2j

Exhibit C.2k





House Hold 2025-2050

-4 - 50	251 - 500
51 - 150	501 - 750
151 - 250	751 - 1263

Exhibit C.2k

0 0.5 1 Miles

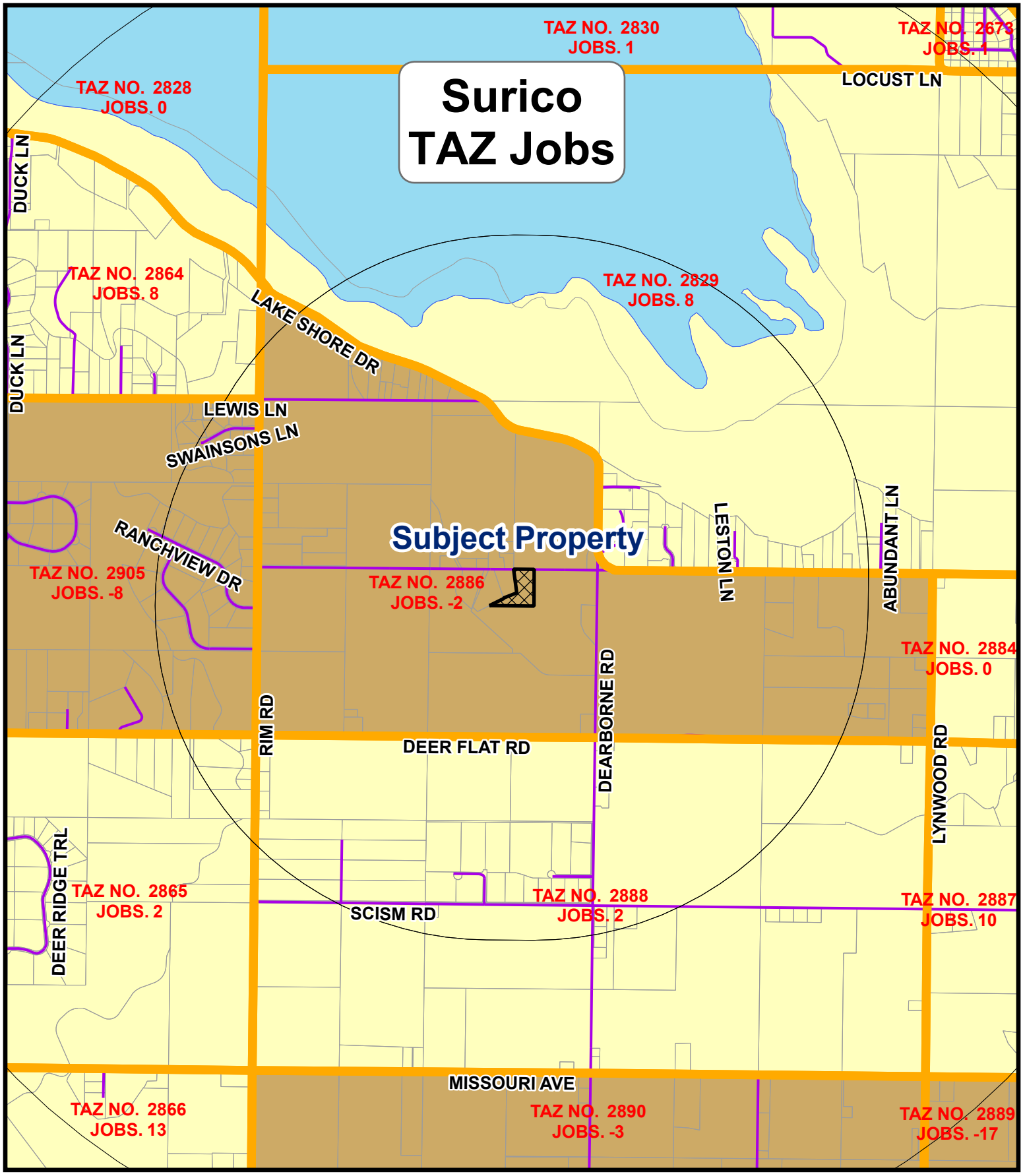

Surico
TAZ Jobs
TAZ NO. 2830
JOBS. 1
TAZ NO. 2678
JOBS. 1
LOCUST LN
TAZ NO. 2828
JOBS. 0
DUCK LN
TAZ NO. 2864
JOBS. 8
LAKE SHORE DR
TAZ NO. 2829
JOBS. 8
DUCK LN
LEWIS LN
SWAINSONS LN
RANCHVIEW DR
Subject Property
LESTON LN
ABUNDANT LN
TAZ NO. 2905
JOBS. -8
TAZ NO. 2886
JOBS. -2
TAZ NO. 2884
JOBS. 0
RIM RD
DEARBORNE RD
DEER FLAT RD
LYNWOOD RD
DEER RIDGE TRL
TAZ NO. 2865
JOBS. 2
SCISM RD
TAZ NO. 2888
JOBS. 2
TAZ NO. 2887
JOBS. 10
MISSOURI AVE
TAZ NO. 2866
JOBS. 13
TAZ NO. 2890
JOBS. -3
TAZ NO. 2889
JOBS. -17
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

Exhibit C.2k

Director's Decision - AD2026-0084
Property Boundary Adjustment – Canyon County Code of Ordinances §07-10-17

Canyon County Development Services Department

UNOFFICIAL COPY

2026-026895
RECORDED
07/07/2026 01:13 PM
00938961202600268950120125
JESS URRESTI
CANYON COUNTY RECORDER
Pgs=12 MBROWN $43.00
MISC
SURICO, VICTORIA

CASE NUMBER: AD2026-0084

PARCEL NUMBER(S): R29634011 & R29634011B

PROPERTY OWNER(S): Vic Asqueta & Victoria Surico
REPRESENTATIVE: Brent Orton

ANALYST: Arbay Mberwa, Associate Planner

EXHIBITS:
A. Letter of Intent
B. Record of Survey
C. Property History

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

REQUEST:
Property owners, Vic Asqueta and Victoria Surico, represented by Brent Orton, requests a 2.5-acre property boundary adjustment between Parcels R29634011 & R29634011B, each zoned "A" (Agricultural). The request will move the southern property line of Parcel R29634011B to increase the parcel acreage to 4.93-acres (**Exhibit B**). The parcels shall be adjusted in conformance with Instrument Number 2026-026058.

Parcel #:	Existing Acreage	New Acreage
Parcel 1 (R29634011)	48.86 ±	46.48 ± (with existing residential structure)
Parcel 2 (R29634011B)	2.56 ±	4.93 ± (with existing structure)
DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.		

PROPERTY HISTORY:
Parcel R29634 was approximately a 60-acre parcel dating back to September 6, 1979. Please note Parcel R29634 consists of two (2) original parcels due to the deeds describing the parcels separately; Parcel A with 6-acres and Parcel B with 54-acres however, documents on file refer to the parcel as one (1) parcel. In 1987, the first division took place resulting in Parcel R29634010 with approximately 2.57-acres and Parcel R29634 with approximately 57.43-acres. 0.75-acres of Parcel R29634010 was approved to be conditionally rezoned to Light Industrial in 2003 (**CR2003-9**). In 1993, Parcel R29634 was divided resulting in Parcel R29634 with 2.92-acres and Parcel R29634011 with 54.51-acres (**PI2013-0235**). One (1) building permit from the 6-acre original parcel was transferred to create Parcel R29634011A in 1998 (**LS2002-560**). The second building permit from the 6-acre parcel was later transferred to create Parcel R29634011B with approximately 2.56-acres (**PI2013-0271**). *See **Exhibit C** for a visual of the property history.*

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

UNOFFICIAL COPY

☒	☐	☐	**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. AD2026-0084.*
☒	☐	☐	**07-10-17(2)**	**The adjustment does not create any additional parcels.**
			Staff Analysis	The requested adjustment does not create additional parcels (**Exhibit B**). *See the application and supporting information in Case File No. AD2026-0084.*
☒	☐	☐	**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. AD2026-0084.*
☒	☐	☐	**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 2026-026058.
☒	☐	☐	**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 "A" (Agricultural) zone is forty (40) acres (CCCO Section 07-10-21(2)). Per CCCO Section 07-18-11(2) the minimum parcel or lot area shall be one (1) acre under the building permit relocation code section. All affected parcels are larger than the minimum lot size of one (1) acre (**Exhibit B**). *See the application and supporting information in Case File No. AD2026-0084.*
☒	☐	☐	**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 2.5-acres to increase the lot size of parcel R29634011B (**Exhibits A & B**). It is not anticipated that the adjustment will cause injury, damage, or a safety hazard as the adjustment will have minimal negative impact to the surrounding parcels. According to the applicant the property boundary adjustment will not make changes to traffic patterns or irrigation systems. *See the application and supporting information in Case File No. AD2026-0084.*
☒	☐	☐	**07-10-17(7)**	**The adjustment shall not alter the location of any platted lot line;**
			Staff Analysis	Parcels R29634011 & R29634011B are not within a platted subdivision. *See the application and supporting information in Case No. AD2026-0084.*
☒	☐	☐	**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 May 5, 2026. *See the application and supporting information in Case No. AD2026-0084.*

UNOFFICIAL COPY

Exhibit C.3

UNOFFICIAL COPY

☒	☐	☐	**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	All affected owners submitted written consent for the property boundary adjustment. *See the application and supporting information in Case File No. AD2026-0084.*

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.

Michelle Barron 7/2/26

Michelle Barron, Principal Planner **Date**

State of Idaho)
SS
County of Canyon County)

On this 2nd day of July, in the year of 2026, before me Jennifer D. Almeida notary public, personally appeared Michelle Barron, 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: Jennifer D. Almeida

My Commission Expires: 4/7/28

JENNIFER D. ALMEIDA
COMMISSION #20221763
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 04/07/2028

UNOFFICIAL COPY

Exhibit C.3

UNOFFICIAL COPY

Designing the Future

Brent L. Orton, PE
17338 Sunnydale Place Caldwell, ID, 83607
(208) 350 - 9422 | brentorton@ortonengineers.com

Allen & Victoria Surico
11223 Emerald Rd Nampa Idaho 83686

Exhibit A

April 18, 2026

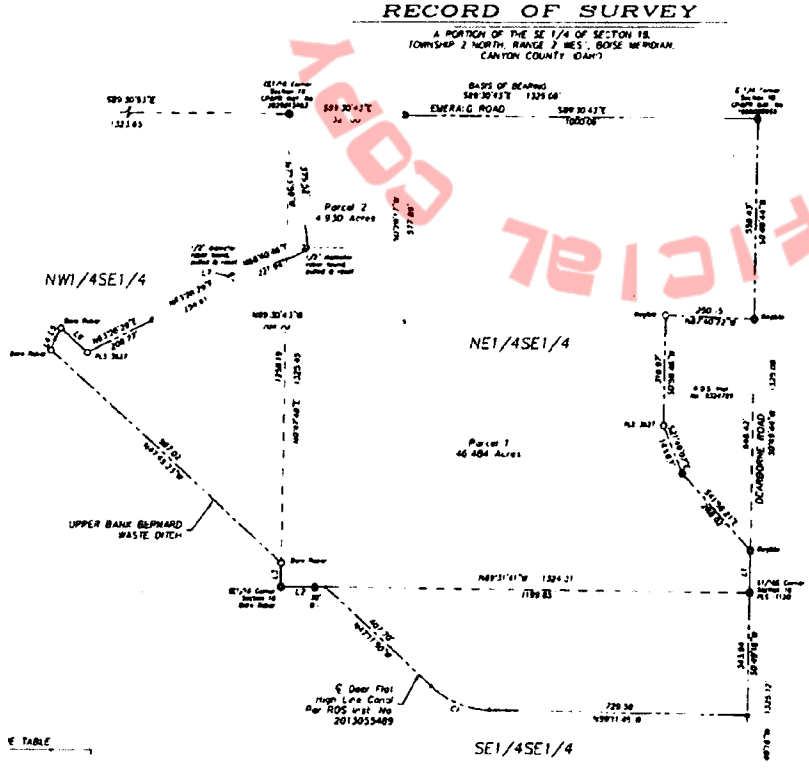
Canyon County Development Services Department
111 N 11th Ave
Caldwell, ID 83605

RE: Letter of Intent – Property Boundary Adjustment

Property Owner: Allen & Victoria Surico
Property Address: 11223 Emerald Rd Nampa Idaho 83686
Parcel Numbers: R29634011B0 **Zone:** Agricultural

To Director Jay Gibbons and Canyon County Development Services Staff:

Allen and Victoria Surico are currently building a residential home on a parcel of land off Emerald Road in unincorporated Canyon County, Idaho. Their father, Vic Asquesta, owns the adjacent farm to the South and East, and is gifting his daughter 2.5 more acres of land to add to her existing parcel. The Suricos and the Aquetas are requesting a Boundary Line adjustment to modify the existing property line between their parcels.



UNOFFICIAL COPY

UNOFFICIAL COPY

The Surico and Asqueta parcels are outside of the City of Nampa impact area. No facilities will be impacted by this boundary line adjustment. The Suricos have an approved building permit on their parcel and are in the process of building a home there. They recently installed an individual well and septic system on their property approved by Southwest District Health. The Surico's parcel has a permitted access off of Emerald Road from the highway department and they have recently installed a driveway with the fire turnaround. There would be no changes in traffic patterns on this parcel due to this boundary line adjustment. Irrigation to the property will continue to be provided as it has been historically.

Thank you for all of the time and help of the staff in guiding the Surico Family in their applications and for your consideration of these requests. We look forward to hearing from you!

Respectfully submitted,



Brent L. Orton, Orton Engineering, LLC

Existing Acreage =
Parcel 1: 2.561 AC (Surico)
Parcel 2: 48.851 AC (Asqueta)

Proposed Acreage
Parcel 1: 4.930 AC (Surico)
Parcel 2 46.484 AC (Asqueta)

Orton Engineering, LLC~ 17338 Sunnydale Place ,Caldwell, ID, 83607 ~ Phone 208 350 9422
brentorton@ortonengineers.com

UNOFFICIAL COPY

Exhibit C.3

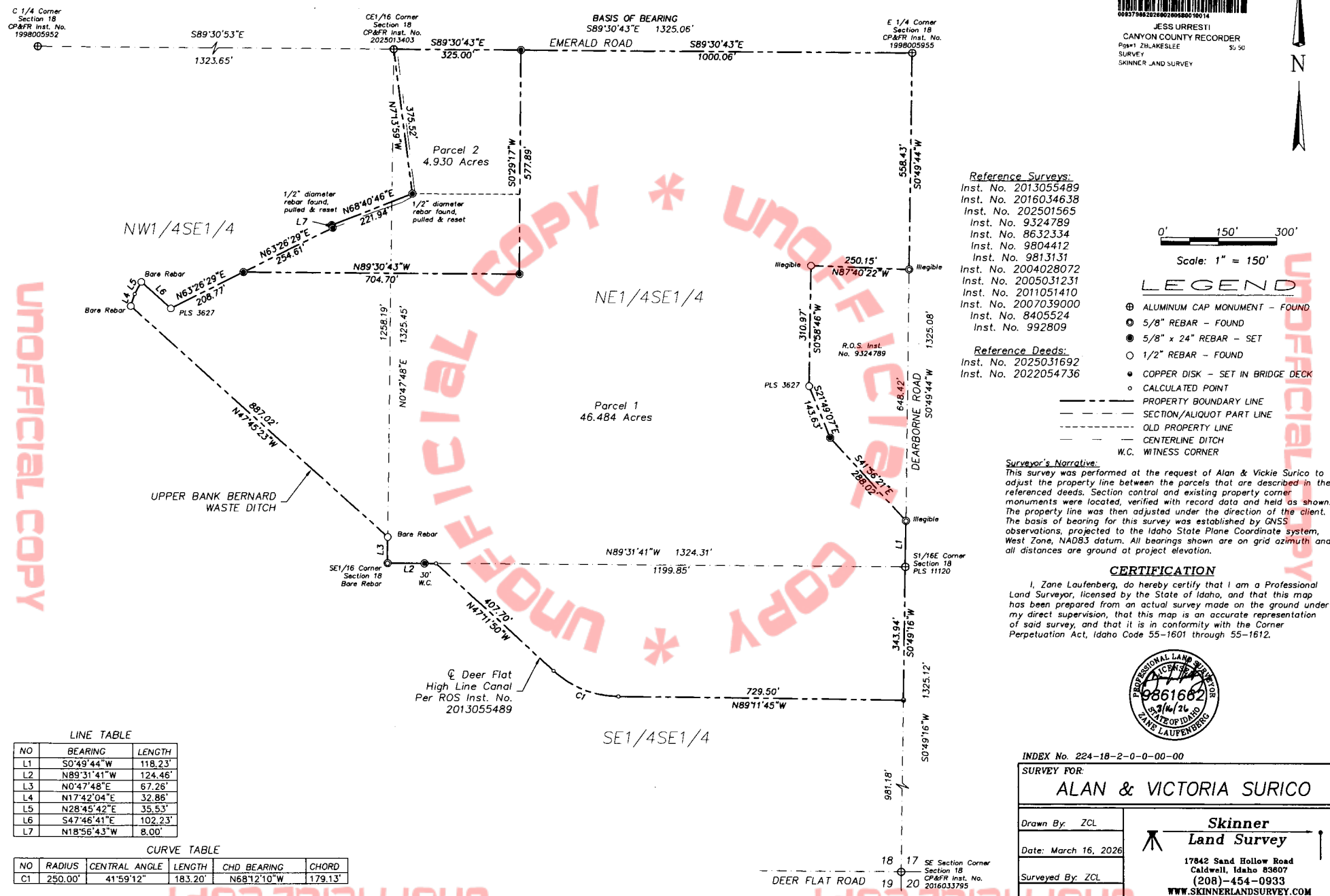
UNOFFICIAL COPY

RECORD OF SURVEY

A PORTION OF THE SE 1/4 OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

Exhibit B

2026-026058
RECORDED
07/01/2026 10:27 AM
JESS URRESTI
CANYON COUNTY RECORDER
Pgs=1 ZBLAKESLEE $15.50
SURVEY
SKINNER LAND SURVEY



N

0' 150' 300'

Scale: 1" = 150'

LEGEND

- ⊕ ALUMINUM CAP MONUMENT – FOUND
- ◎ 5/8" REBAR – FOUND
- ◉ 5/8" x 24" REBAR – SET
- ○ 1/2" REBAR – FOUND
- ⊙ COPPER DISK – SET IN BRIDGE DECK
- ∘ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- OLD PROPERTY LINE
- CENTERLINE DITCH
- W.C. WITNESS CORNER

Reference Surveys:
Inst. No. 2013055489
Inst. No. 2016034638
Inst. No. 202501565
Inst. No. 9324789
Inst. No. 8632334
Inst. No. 9804412
Inst. No. 9813131
Inst. No. 2004028072
Inst. No. 2005031231
Inst. No. 2011051410
Inst. No. 2007039000
Inst. No. 8405524
Inst. No. 992809

Reference Deeds:
Inst. No. 2025031692
Inst. No. 2022054736

Surveyor's Narrative:
This survey was performed at the request of Alan & Vickie Surico to adjust the property line between the parcels that are described in the referenced deeds. Section control and existing property corner monuments were located, verified with record data and held as shown. The property line was then adjusted under the direction of the client. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

CERTIFICATION

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

PROFESSIONAL LAND SURVEYOR LICENSE 9861662 STATE OF IDAHO ZANE LAUFENBERG
3/16/26

LINE TABLE

NO	BEARING	LENGTH
L1	S0°49'44"W	118.23'
L2	N89°31'41"W	124.46'
L3	N0°47'48"E	67.26'
L4	N17°42'04"E	32.86'
L5	N28°45'42"E	35.53'
L6	S47°46'41"E	102.23'
L7	N18°56'43"W	8.00'

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	250.00'	41°59'12"	183.20'	N68°12'10"W	179.13'

INDEX No. 224-18-2-0-0-00-00

SURVEY FOR:
ALAN & VICTORIA SURICO

Drawn By: ZCL
Date: March 16, 2026
Surveyed By: ZCL
Job No. OC1725

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Exhibit C.3

UNOFFICIAL COPY

Skinner
Land Survey
17842 Sand Hollow Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

March 16, 2026

Land Description for
Alan & Victoria Surico
Job No. OC1725

Parcel 1

This parcel is a portion of the SE ¼ of Section 18 in Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of the NE ¼ SE ¼, (E ¼ Corner of Section 18), a found aluminum cap monument;

thence South 00°49'44" West along the West boundary of the NE ¼ SE ¼ a distance of 558.43 feet to a found 5/8 inch diameter rebar;

thence North 87°40'22" West a distance of 250.15 feet to a found ½ inch diameter rebar;

thence South 00°58'46" West a distance of 310.97 feet to a found ½ inch diameter rebar;

thence South 21°49'07" East a distance of 143.63 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 41°56'21" East a distance of 288.02 feet to a point on the East boundary of the NE ¼ SE ¼, a found 5/8 inch diameter rebar;

thence South 00°49'44" West along said East boundary a distance of 118.23 feet to the Northeast corner of the SE ¼ SE ¼, a found aluminum cap monument;

thence South 00°49'16" West along the East boundary of the SE ¼ SE ¼ a distance of 343.94 feet to a point on the centerline of Deer Flat High Line Canal, a copper disk set and stamped P.L.S. 9861662;

thence traversing said centerline as follows:

North 89°11'45" West a distance of 729.50 feet;

Northwesterly 183.20 feet along the arc of a curve to the right, having a radius of 250.00 feet and a central angle of 41° 59' 12" and a long chord which bears North 68°12'10" West a distance of 179.13 feet;

North 47°11'50" West a distance of 407.70 feet to a point on the North boundary of the SE ¼ SE ¼, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing North 89°31'41" West a distance of 30.00 feet;

UNOFFICIAL COPY

Exhibit C.3

UNOFFICIAL COPY

Skinner
Land Survey
17842 Sand Hollow Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

Surico Land Description
Parcel 1, Page 2 of 2

thence leaving said centerline bearing North 89°31'41" West along said North boundary a distance of 124.46 feet to the Southwest corner of the NE ¼ SE ¼, a found 5/8 inch diameter rebar;

thence North 00°47'48" East along the West boundary of the NE ¼ SE ¼ a distance of 67.26 feet to a point on the upper bank of Bernard Waste Ditch, a found ½ inch diameter rebar;

thence North 47°45'23" West along said upper bank a distance of 887.02 feet to a found ½ inch diameter rebar;

thence North 17°42'04" East a distance of 32.86 feet;

thence North 28°45'42" East a distance of 35.53 feet to a found ½ inch diameter rebar;

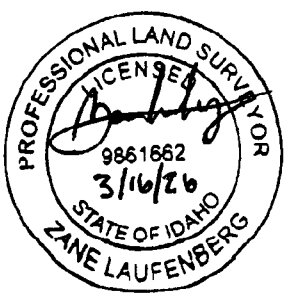
thence South 47°46'41" East a distance of 102.23 feet to a found ½ inch diameter rebar;

thence North 63°26'29" East along the centerline of a ditch a distance of 208.77 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 89°30'43" East, parallel with the North boundary of the NE ¼ SE ¼, a distance of 704.70 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 00°29'17" East, perpendicular to the North boundary of the NE ¼ SE ¼, a distance of 577.89 feet to a point on the North boundary of the NE ¼ SE ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 89°30'43" East along said North boundary a distance of 1000.06 feet to the **POINT OF BEGINNING**, said parcel being 46.484 acres more or less, and being subject to any and all easements and rights of way of record or implied.



UNOFFICIAL COPY

Exhibit C.3

UNOFFICIAL COPY

Skinner
Land Survey
17842 Sand Hollow Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

PROFESSIONAL LAND SURVEYOR LICENSED 9861662 3/16/26 STATE OF IDAHO ZANE LAUFENBERG

Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

March 16, 2026

Land Description for
Alan & Victoria Surico
Job No. OC1725

Parcel 2

This parcel is a portion of the SE ¼ of Section 18 in Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the NE ¼ SE ¼, (E ¼ Corner of Section 18), a found aluminum cap monument;

thence North 89°30'43" West along the North boundary of the NE ¼ SE ¼ a distance of 1000.06 feet to the **TRUE POINT OF BEGINNING**, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 00°29'17" West, perpendicular to the North boundary of the NE ¼ SE ¼, a distance of 577.89 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 89°30'43" West, parallel with the North boundary of the NE ¼ SE ¼, a distance of 704.70 feet to a point on the centerline of a ditch, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 63°26'29" East along said centerline a distance of 254.61 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence leaving said centerline bearing North 18°56'43" West a distance of 8.00 feet to a found ½ inch diameter rebar pulled and reset with a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 68°40'46" East a distance of 221.94 feet to a found ½ inch diameter rebar pulled and reset with a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 7°13'59" West a distance of 375.52 feet to the Northwest corner of the NE ¼ SE ¼, a found aluminum cap monument;

thence South 89°30'43" East along the North boundary of the NE ¼ SE ¼ a distance of 325.00 feet to the **TRUE POINT OF BEGINNING**, said parcel being 4.930 acres more or less, and being subject to any and all easements and rights of way of record or implied.

UNOFFICIAL COPY

UNOFFICIAL COPY

Prepared By:
Name: Orton Engineering, LLC
Address: 17338 Sunnydale Place
Caldwell, ID 83607

After Recording Return To:

Name:
Address:

Space above this line for recorder's use only

QUITCLAIM DEED

FOR PROPERTY BOUNDARY ADJUSTMENT

Purpose: This deed is made for the purpose of completing a property boundary adjustment.

FOR VALUE RECEIVED, **Vic and ~~Kimber~~ Kimbra Asqueta, Co-Trustees of the Vic and Kimbra Asqueta Family Trust** (GRANTORS) does hereby convey, release, remise and forever quit claim unto **Vic and ~~Kimber~~ Kimbra Asqueta, Co-Trustees of the Vic and Kimbra Asqueta Family Trust** (GRANTEE) whose current address is: 11101 Emerald Road, Nampa, Idaho, 83686, all right, title and interest in and to the following described premises:

SEE ATTACHED BOUNDARY LEGAL DESCRIPTION OF PARCEL (EXHIBIT A)

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 4/7/2026

Vic Asqueta, Date: 4/7/26

Vic Asqueta, Co Trustees of the Vic & Kimbra Asqueta Family Trust

Kimbra Asqueta, Date: 4/7/26

Kimbra Asqueta, Co Trustees of the Vic & Kimbra Asqueta Family Trust

State of Idaho)
) S S
County of Canyon)

This record was acknowledged before me on 4/7/2026 by

Vic and Kimbra Asquesta, Co-Trustees of the Vic & Kimbra Asqueta Family Trust

NOTARY PUBLIC
Commission Number 20252877
Tanya Kay Orton
My Commission Expires 7/14/2031
STATE OF IDAHO

Tanya K Orton
Notary Public
My Commission Expires on 7/14/2031

UNOFFICIAL COPY

UNOFFICIAL COPY

Prepared By:
Name: Orton Engineering, LLC
Address: 17338 Sunnydale Place
Caldwell, ID 83607

After Recording Return To:

Name:
Address:

Space above this line for recorder's use only

QUITCLAIM DEED

FOR PROPERTY BOUNDARY ADJUSTMENT

Purpose: This deed is made for the purpose of completing a property boundary adjustment.

FOR VALUE RECEIVED, **Vic and ~~Kimber~~ Kimbra Asqueta, Co-Trustees of the Vic and Kimbra Asqueta Family Trust** (GRANTORS) does hereby convey, release, remise and forever quit claim unto **Allen and Victoria Surico, husband and wife** **(GRANTEE)** whose current address is: 11223 Emerald Road, Nampa, Idaho, 83686, all right, title and interest in and to the following described premises:

SEE ATTACHED BOUNDARY LEGAL DESCRIPTION OF PARCEL (EXHIBIT A)

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 4/7/2026

Vic Asqueta, Date: 4/7/26

Vic Asqueta, Co Trustees of the Vic & Kimbra Asqueta Family Trust

Kimbra Asqueta, Date: 4/7/26

Kimbra Asqueta, Co Trustees of the Vic & Kimbra Asqueta Family Trust

State of Idaho)
) S S
County of Canyon)

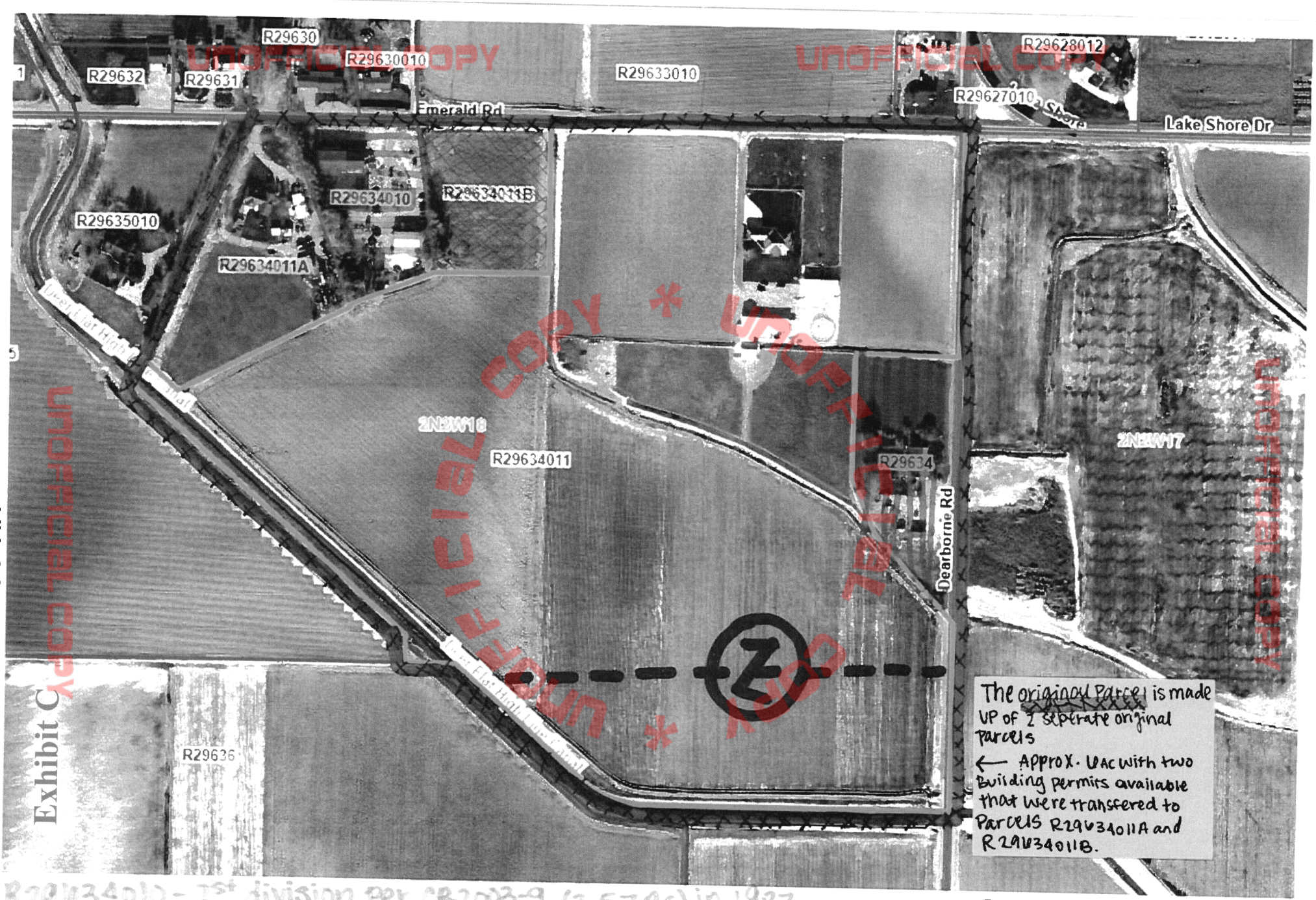
This record was acknowledged before me on 4/7/2026 by

Vic and Kimbra Asqueta, Co-Trustees of the Vic & Kimbra Asqueta Family Trust.

NOTARY PUBLIC
Commission Number 20262877
Tanya Kay Orton
My Commission Expires 7/14/2031
STATE OF IDAHO

Tanya K Orton
Notary Public
My Commission Expires on 7/14/2031

UNOFFICIAL COPY



R29634-1st division Per CR2003-9 (2.57Ac) in 1987

R29634-2nd division Per LS2002-561 (2.92 AC) in 1993

R29634011A - 3rd division Per LS2002-560 (3.88 AC) in 1998 via a Building Permit Relocation

R29634011B - 4th division Created via a Building Permit Relocation Per PI2013-0271

*See PI2013-0235 for Property History

} Parcel R29634011 was the remainder of the balance after each division.

Exhibit C.3


500 ft
Recognizing the development might and locating it in the northwest area of the 50 acres
Dearborne
ROAD
More

Exhibit C.3

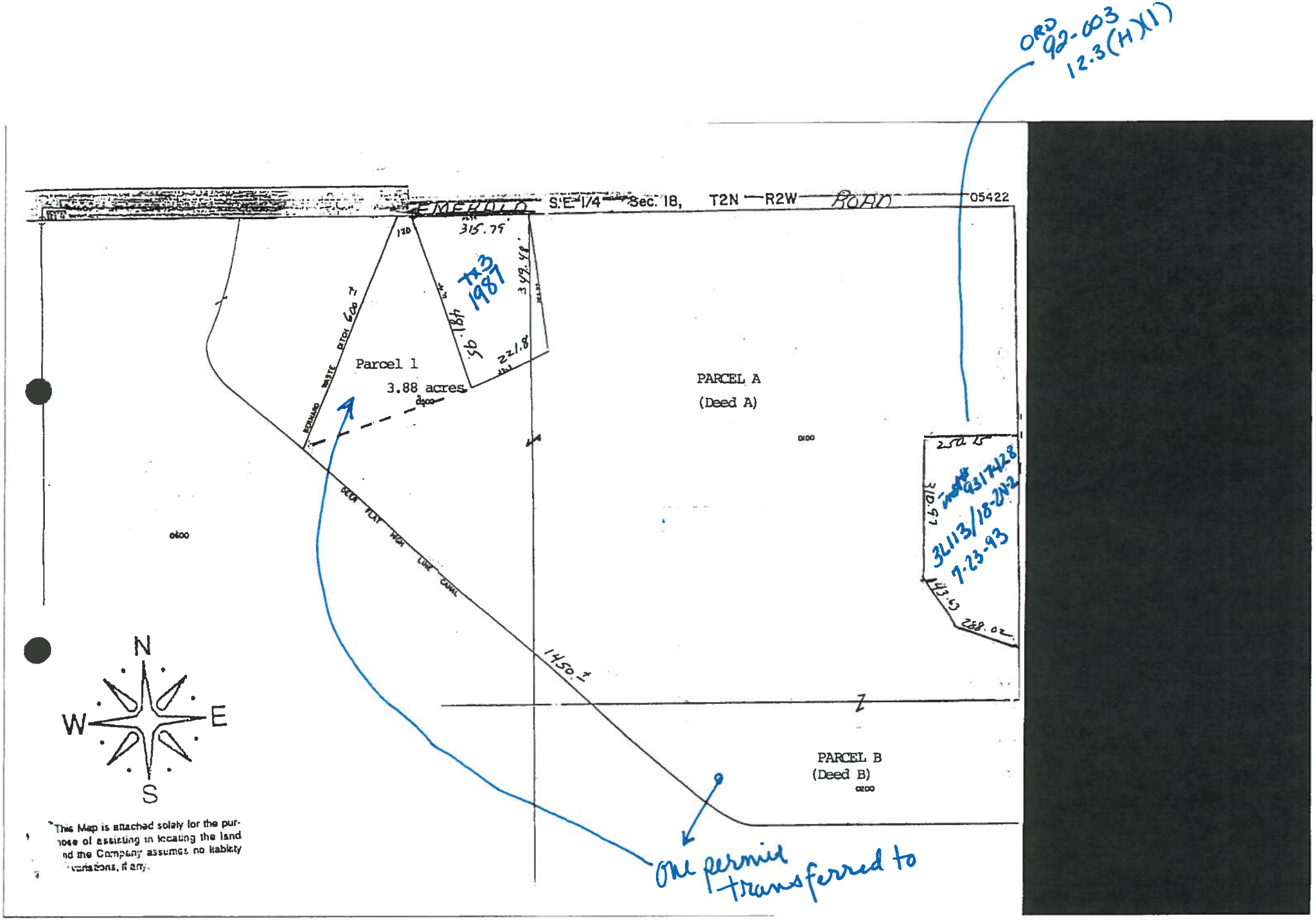

ORD 92-003 12.3(H)(1)
EMERALD
S.E. 1/4 Sec. 18, T2N — R2W
ROAD
05422
315.75'
349.48'
TX3 1987
96.18'
221.8'
Parcel 1
3.88 acres
PARCEL A
(Deed A)
0600
0100
0200
250.15'
310.97'
Instr# 9317428
32113/18-2N-2
7-23-93
183.63'
258.02'
1450.1'
PARCEL B
(Deed B)
N
W
E
S
This Map is attached solely for the purpose of assisting in locating the land and the Company assumes no liability for variations, if any.
One permit transferred to

Exhibit C.3

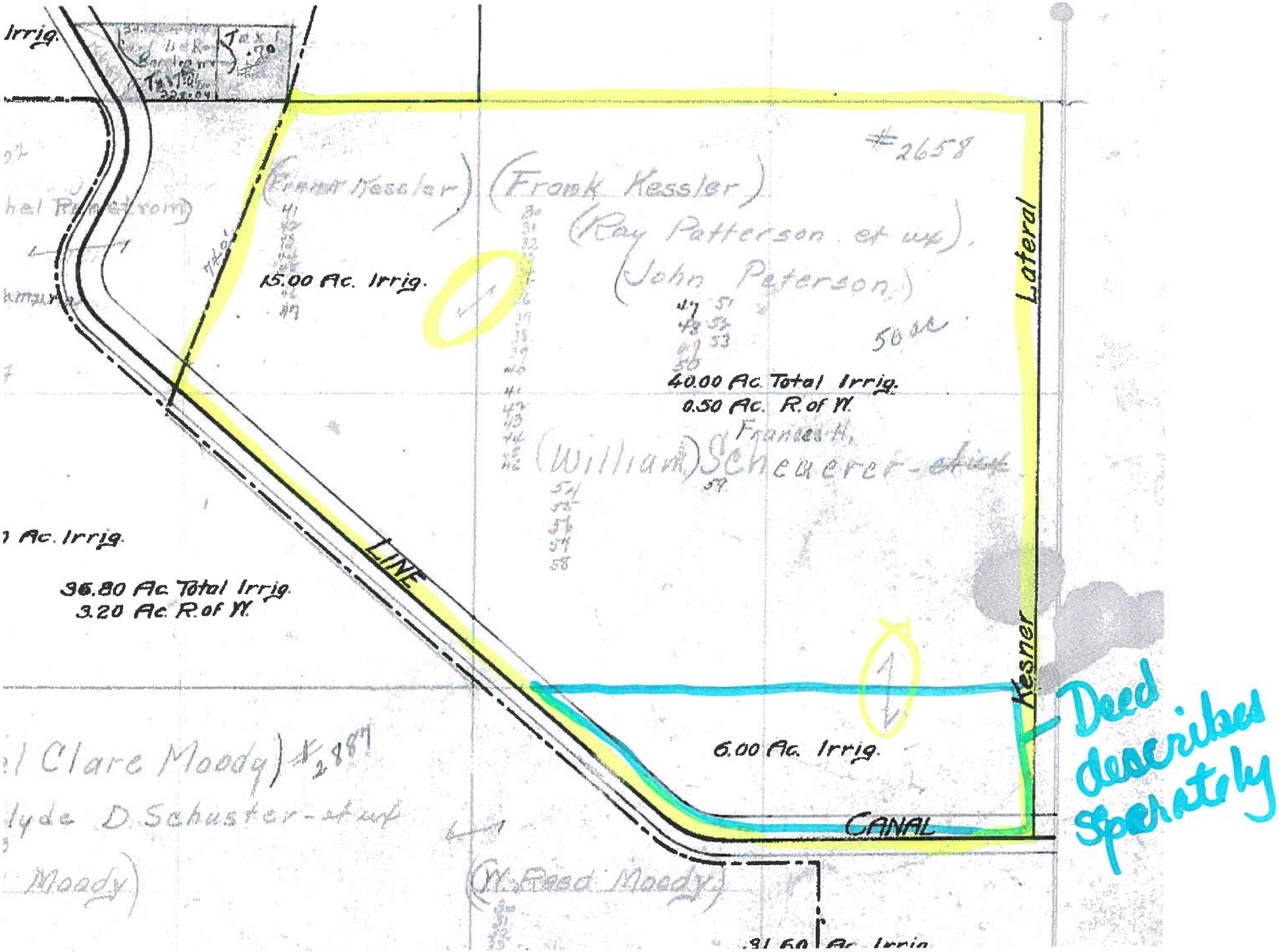

Irrig.
Tax Lot .78
#2658
(Frank Kessler)
(Ray Patterson et ux)
(John Peterson)
15.00 Ac. Irrig.
40.00 Ac. Total Irrig.
0.50 Ac. R. of W.
(William) Scheuerer
Lateral
LINE
36.80 Ac. Total Irrig.
3.20 Ac. R. of W.
Kesner
6.00 Ac. Irrig.
CANAL
Deed describes seperately
(W. Fred Moody)

Exhibit C.3

9317428

BEFORE THE PLANNING AND ZONING ADMINISTRATION

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

RAY BARRETT

ADMINISTRATIVE LOT SPLIT DECISION

3L113/18-2N-2
P & Z CASE NUMBER

4R29634
ASSESSOR'S ACCOUNT NUMBER

APPROVAL OF ADMINISTRATIVE LOT SPLITS
PURSUANT TO CANYON COUNTY ZONING ORDINANCE NO. 92-003
[X] SECTION 12.3 (H) (1)
[ ] SECTION 12.3 (H) (2)
[ ] SECTION 12.3 (H) (3)
[ ] SECTION 17.2

This application is to divide approximately 57 acres into 2 (TWO) parcel(s) as follows:

1 parcel at approx. 3 acres and 1 parcel at approx. 54 acres

[✓] This application has been reviewed and found to be in compliance with all requirements of the above applicable Section, Canyon County Zoning 92-003, therefore the application is APPROVED.

[ ] This application has been reviewed and found to not be in compliance with all requirements of the above applicable Section, Canyon County Zoning Ordinance No. 92-003, therefore the application is DENIED.

Jerry L. Jones
JERRY L. JONES, Administrator

DATE: 7-23-93

NOTARY:

Jerry L. Jones SIGNED BEFORE ME Paul Keeter
A NOTARY OF IDAHO ON THIS DATE 7-23-93.

Paul Keeter
Caldwell, Idaho
12/14/98

APPROVED.SPL\P&Z FORM#11
UPDATED: June 22, 1993

RECORDED
'93 JUL 28 AM 11 34
NEL FR
CANYON CNTY RECORDER
BY Uchaus

REQUEST Idaho Farm
TYPE Misc FEE 15.00

9317428

Exhibit C.3

BEFORE THE BOARD OF COUNTY COMMISSIONERS

IN THE MATTER OF: CLIFF BARRETT A request by Cliff Barrett for a Comprehensive Plan Map Change and a Conditional Rezone from an "A" (Agricultural) Zone to a "M-1"(Light Industrial) Zone and a Development Agreement (written commitment) to implement the proposed conditions (commitments) of the conditional rezone, if granted.	CASE NO. CR2003-9 **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDERS**

A hearing was held on March 12, 2004,, before the Board of County Commissioners (hereinafter "Board") for the purpose of considering request by Cliff Barrett (hereinafter "Applicants") for a Comprehensive Plan Map Change and a Conditional Rezone from an "A" (Agricultural) Zone to a "M-1" (light Industrial) Zone and a Development Agreement (written commitment) to implement the proposed conditions (commitments) of the conditional rezone.

The following persons were in attendance at the March 12, 2004, hearing: Canyon County Commissioner Todd Lakey; Canyon County Commissioner Matt Beebe; Canyon County Commissioner Robert Vasquez; Deputy Prosecuting Attorney Tom Vaughn, counsel to the Board of County Commissioners; Deputy Clerk, Monica Reeves; Leon Jensen and Wendy Howell, Canyon County Development Services Department (hereinafter "DSD"); Cliff Barrett; John Campbell; Gary Blades and Jim Hyslop.

SUMMARY OF THE RECORD

The record in this appeal is comprised of:

1. County Exhibits No. 1-7.

2. Applicant Exhibit No. 1.

PROCEDURAL ITEMS

1. A public hearing was held by the Commission on the Comprehensive Plan Map Change and Conditional Rezone requests and Development Agreement on December 4, 2003.

2. Section "A" of County Exhibit No. 2 shows that proper notices were given for the December 4, hearing.

3. On Decemebr18, 2003, the Commission issued its Findings of Facts, Conclusions of Law and Orders of Decision recommending approval of the requests for a Comprehensive Plan Map Change and Conditional Rezone of approximately .75 acres of a 2.57 acre parcel from an "A" (Agricultural) Zone to an "M-1" (Light Industrial) Zone with five (5) conditions. The Commission's Findings of Facts, Conclusions of Law and Orders of Decision also recommended that a Development Agreement be executed to reflect the conditions that were contained in the Conditional Rezone recommendation.

4. Legal notice of the Board's March 12, 2004, hearing was published in the Idaho-Press Tribune on or about February 12, 2004 and February 13, 2004. On or about February 12, 2004, persons owning property within 3/4 mile of the site and selected agencies were notified of the hearing by mail. On or about February 25, 2004, a hearing notice was posted on the site.

SUMMARY OF THE TESTIMONY

1. **Leon Jensen,** DSD, gave a brief staff report. He said the notification distance was set at 3/4 mile. There were 94 different parcels in the notification area. The zoning map shows that the subject property and surrounding properties are zoned agricultural. Mr. Jensen said the property that is being rezoned is about three quarters of an acre, which encompasses the area around the shop building. He stated that the land use map shows that within two miles of the subject property there are no dairies, gravel pits or feedlots.

2. **Wendy Howell,** DSD, advised that if Mr. Barrett wants to install a sign on the property he will need a permit.

Testimony in Support of Application

1. **Cliff Barrett** testified in support of his application.

a. He is an ASE-certified mechanic who wants to try to make a living out of a repair shop on his property. It will be a one-man operation with the hours of operation from 8:00 a.m. to 5:00 p.m., except during the harvest season where the hours will be slightly longer. Mr. Barrett will repair mostly agricultural trucks and farm tractors, but he will work on autos as well.

b. He intends to comply with all regulations and the property will be well maintained. Mr. Barrett plans to install a cement vault around the waste oil tank in case there's any leakage.

c. Mr. Barrett wants to make a living out of his own shop until he retires. He used to be a mechanic for the Producer's Supply Co-Op until the business closed Customers urged him to start his own business. He was able to purchase most of the equipment for his shop when the Producer's Supply Co-Op went out of business and sold some of their equipment. He believes there will be quite a demand for his services. Mr. Barrett testified that he will work on vehicles

or equipment by appointment only.

d. He had originally considered selling vehicles, but he no longer wants to do that. He said that should have been deleted from his proposal. Mr. Barrett said that when he retires, the zoning of the property should revert back to agricultural zoning. Mr. Barrett said he has no plans to install a sign. He said as long as he's fair and honest that will be sufficient advertising.

2. **John Campbell** lives on Emerald Road directly across the road from the Barrett property. He has lived there for 14 years. He has no opposition to Mr. Barrett operating a repair shop. He believes Mr. Barrett will operate the shop as he said he will. Mr. Campbell said a good repair shop will be a benefit to the neighborhood.

3. **Gary Blades** lives a half mile from the Barrett property and he has known Mr. Barrett from many years. He said Mr. Barrett has been involved in mechanics for a number of years and he has a good knowledge of it. He believes the repair shop will be a great asset to the area.

4. **Jim Hyslop** lives west of the Barrett property. He believes the repair shop will be convenient and it will keep other repair shop rates competitive. Mr. Hyslop said Mr. Barrett does good work. He used to work on Mr. Hyslop's mother's car and he kept it in good shape for a number of years. Mr. Hyslop also stated that Mrs. Barrett is very ambitious in her gardening and outside care of the property. He believes they will have a great team in what they will do in the shop. Mr. Hyslop appreciates the caution and concern the County has exercised in making sure the proposal is appropriate for the community.

The Board voted unanimously to close testimony and evidence.

BOARD ACTION

A. Comprehensive Plan Change

On March 12, 2004, upon the conclusion of public testimony, after deliberating on the evidence presented, the Board voted to accept the Commission's recommendation and thereby approve the request by Cliff Barrett for a Comprehensive Plan Map Change from an Agricultural to a Light Industrial designation for .75 acres of the subject property.

B. Conditional Rezone

On March 12, 2004, upon the conclusion of public testimony, after deliberating on the evidence presented, the Board voted to accept the Commission's recommendation and thereby approve the request by Cliff Barrett for a Conditional Rezone of .75 acres of the subject property from an "A" (Agricultural) Zone to "M-1" (Light Industrial) Zone with 5 conditions.

C. Development Agreement

On March 12, 2004, upon the conclusion of public testimony, after deliberating on the evidence presented, the Board voted to accept the Commission's recommendation and thereby approve the Development Agreement reflecting the conditions imposed by the Board.

On April 13, 2004, the Board will adopt Findings of Fact and Conclusions of Law and Orders.

COMPREHENSIVE PLAN CHANGE:

APPLICABLE LAW

1. Whether there is an error in the Comprehensive Plan. [CCCO, Section 07-04-01(4)B].

2. Whether there have been substantial changes in the actual conditions in the area.

[CCCO, Section 07-04-01(4)B].

3. Comprehensive Plan.

PROPERTY RIGHTS

In the 1994 Legislative Session, Idaho Code "67-8001, 8002, and 8003 were adopted to establish a process to better provide that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of private property. It is the policy of the County to comply with the requirements of the Idaho Code provisions. [p.4].

POPULATION POLICIES

Policy No. 3. To encourage future population to locate within incorporated cities and/or "Areas of City Impact". This policy recognizes that population growth and the resulting development activity should occur where public infrastructure, services and facilities are available or where they are planned and will be provided in the near future. [p. 5].

ECONOMIC DEVELOPMENT POLICIES

Policy No. 1. To encourage development of additional employment opportunities and economic diversity in Canyon County. This policy establishes an estimated employment forecast of approximately 52,000 jobs by the year 2,000, and a forecast to about 63,000 jobs by the year 2010. This increase corresponds to an increase of 2.4 percent per year in the 1990 to 2000 decade to approximately 2.1 percent per year in the 2000 to 2010 decade. [p. 6]

Policy No. 3. To plan for economic growth that is consistent with and supports the agricultural industry of Canyon County. This policy is established in recognition of the county's economic position where agriculture comprises a significant share of the local economy. This policy also supports other recommendations and policies that seek to lessen the loss of best and moderately suited agricultural land to other land uses. [p. 6]

OVERALL LAND USE POLICIES

Policy No. 1. To encourage orderly growth throughout Canyon County while avoiding scattered development of land that may result in either or both of the following:

(A) An adverse impact upon water quality, water supply, irrigation ditches, canals and systems, sewage disposal, public safety and emergency services, educational facilities and surroundings, transportation and transportation facilities, and other desired and essential services; and

(B) The unnecessary imposition of an excessive expenditure of public funds for delivery of desired and essential services. [p. 7].

Policy No. 2. To protect agricultural, residential, commercial, industrial and public areas from the unreasonable intrusion of incompatible land uses. [p.7]

Policy No. 4. To promote the safe efficient movement of people and goods and the provision of adequate off-street parking and loading facilities to support land uses. [p. 8]

Policy No. 7. To encourage development in those areas of the county which provide the most favorable conditions for future community services. [p. 8].

Policy No. 9. To use buffer areas and/or screening devices between certain land uses in order to properly address the need to protect all land uses insofar as possible. This policy is intended to forestall land use conflicts that may occur when a variety of land uses are located in relatively close proximity, especially residential uses adjacent to non-residential uses such as agriculture and industry. [p. 8].

Policy No. 10. To enhance property values and pursue community improvement so that individual citizens will take greater pride in maintaining their own properties. This policy is intended to foster an environment to reduce the number of public nuisances within the county. [p. 8]

AGRICULTURAL LANDS

Policy No. 1. To support the fact that the present agricultural activities in "best suited" and "moderately suited" agricultural soil designated areas of Canyon County represent "development" by definition. Careful consideration must be given to any proposal which would permit changes of land use from agriculture to another type of development. Minimizing the potential for conflicting land uses is very important to the ongoing and long term agricultural activities of the county. "Best suited" and "moderately suited" soil areas generally demonstrate that the corresponding farms have a consistent annual production history complete with water delivery system(s). [p. 8-9].

Policy No. 2. To permit development on lands where soils are determined to be either "least suited" or "moderately suited" for agriculture only after careful study and

review of surrounding land uses that consider the long range impacts of mixed land uses in the area. This policy recognizes that land may be developed for other purposes only, when such developments do not harm or conflict with the agricultural activities in the immediate area and when adequate public services and facilities are either available or are made available as part of the development. This policy also recognizes that non-agricultural costs of development should not create increased tax burdens to current property owners. [p. 9]

Service Commercial

Policy No. 1. To identify locations for service commercial land uses which fulfill the need for commercial activities of a service nature which are more intensive in character than other commercial land uses. This policy recognizes that there may be some commercial activities that are more intensive in nature than neighborhood or community commercial zoning may allow, but which should not be regulated to industrial zones. This policy recognizes that a zoning classification may be tailored to permit such uses instead of broadening neighborhood or community commercial uses or requiring industrial zoning in incompatible locations. This type of classification is usually desirable to serve destination service requirements where clientele need a specific and often single product. The most typical places for these uses would be at locations along the Nampa-Caldwell Boulevard. [p. 12]

TRANSPORTATION POLICIES

Policy No. 1. To develop and maintain a transportation system for the efficient and expeditious movement of people, goods and services within Canyon County that is responsive to the needs of individuals, business, industry and agriculture which is safe and convenient to use. This policy recognizes that the transportation network is to serve the needs of the people of the county and that an adequate, well maintained transportation system includes a variety of modes of transportation necessary for the functions of a balanced community. [p. 15]

Policy No. 3. To avoid and otherwise regulate signs and other potential distractions on the transportation system when these conditions cause difficulties in allowing the transportation system to function as intended. This policy recognizes the problems that may exist insofar as outdoor advertising is concerned, and that other policies and attendant controls will assist in carrying out the policy. [p. 16]

PRELIMINARY LAND USE CATEGORY DESCRIPTIONS, DEVELOPMENT POLICIES, AND DEVELOPMENT GUIDELINES

CATEGORY BEST SUITED; MODERATELY SUITED; & LEAST SUITED AGRICULTURAL LAND USE AREAS

DESCRIPTION Areas of Canyon County where agriculture is the preferred land use development pattern and which will be protected, conserved or considered for limited development by the plan's goals, policies, objectives and development ordinances.

DEVELOPMENT POLICY It is the policy of Canyon County to designate agricultural lands for agricultural purposes and to minimize encroachment of inappropriate or conflicting land uses into these areas. The County will affirm and protect the right of agriculture operators in designated agricultural areas to continue their agricultural practices, even though established urban (residential) uses in the general area may foster complaints against those agricultural practices. Furthermore, outside of the Cities and existing urban areas, the lack of available public water supply, sewage disposal facilities and other public services and facilities as well as the uncertainty of the quality and quantity of underground water supplies necessitates the County limiting non-agricultural residential development to avoid the potential serious problems.

It is the intent of Canyon County however, to give consideration to subdividing least suited and certain moderately suited agricultural parcels that, in accordance with strict development guidelines, procedures, and engineering gives assurance that residential development at these locations may occur if the developer can adequately demonstrate to the county's representative decision-making body that the development plan is comprehensive and compatible with the area. [P. 35-36].

All additional portions of the comprehensive plan which may be deemed applicable are incorporated by reference herein.

4. Whether the type of growth requested should be permitted in the particular area. [*Price v. Payette County Board of County Commissioners*, 131 Idaho 426, 958 P.2d 583 (1998)].

FINDINGS OF FACT

If any of these Findings of Fact are deemed to be Conclusions of Law, they are incorporated in to the Conclusions of Law section accordingly.

1. Location: The subject property is located at 11265 Emerald Road in Nampa, in the Southeast Quarter of Section 18, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. The subject property is described in Exhibit "A" which is attached hereto and

incorporated by reference herein.

2. Size and Ownership:

a. The subject property consists of a total of approximately 2.57 acres however, the Applicants desire that the Comprehensive Plan Map Change request and Conditional Rezone request apply to approximately .75 acres of the subject property.

b. Cliff Barrett is the current owner of the subject property.

3. The Board finds that there is no evidence that the Comprehensive Plan is in error. [CCCO, Section 07-04-01(4)B].

4. a. The majority of land in the area of the subject property is zoned Agricultural and remains agricultural. However, there has been some change and the request would support the agricultural operations that exist out there now. The property is approximately one mile from the Nampa impact area and the Nampa city limits. There is a fair amount of residential subdivisions in the area. The area is growing as our population increases and there are changes that have taken place in the area.

b. Based upon the preceding, the Board finds that there have been substantial changes in the actual conditions in the area. [CCCO, Section 07-04-01(4)B].

5.a. There is a current demand with the growth of the residential area and also with the agricultural operations that exist for a repair shop. There was no opposition from the surrounding property owners asserting their property rights.

b. The business would be a one-man shop but it would be an employment opportunity for the applicant. The business is consistent with and supports the agricultural industry of the county. A significant portion of the work that he would do would be on agricultural equipment,

including trucks and tractors.

c. This proposal encourages efforts for citizens to increase income and remain ahead of the national inflation rate. This will be a self-owned, self-employed business, with the intent is to provide for income following the closure of another local business.

d. A shop already exists on the property for personal use. There are no issues regarding new wells or septics. The Idaho Department of Environmental Quality made only general comments.

e. The support for Mr. Barrett's project shows from the property owners in the area supports fact that it would be compatible. Barrett will be doing is what a lot of farmers do to a certain degree on their own. Having this type of operation close at hand for some of the farmers is a benefit and it is compatible with the agricultural operations in the area.

f. This property is located quite a distance from the impact area and it will be awhile before city services come to the area.

g. The shop will be located at the far south end of the property, which is well away from the road. This provides some buffering of the use.

h. The proposed change will enhance the property value.

i. The property is surrounding by many ongoing agricultural operations. However, the property itself is only .75 acres and has not been used for agricultural purposes. The subject property is not an agricultural parcel. The south end of this property was not classified as good farm ground. Prior to the shop being built, the property was used for some type of bean processing plant. The soils map shows the property as a category 4, which is not considered to be prime farm ground.

j. This would be an agri-industrial type of land use that supports the agricultural operations in the area and should not be considered spot zoning.

k. Based upon the preceding, the Board finds that the type of growth requested should be permitted in the particular area at this time. [*Price v. Payette County Board of County Commissioners*, 131 Idaho 426, 958 P.2d 583 (1998)].

CONCLUSIONS OF LAW

1. The Board concludes that the Commission's recommendation should be approved and Cliff Barrett's application for a Comprehensive Plan Map Change of approximately .75 acres from an Agricultural to a Light Industrial designation should be approved.

2. The Board concludes that there is no evidence that the Comprehensive Plan is in error. [CCCO, Section 07-04-01(4)B].

3. a. The majority of land in the area of the subject property is zoned Agricultural and remains agricultural. However, there has been some change and the request would support the agricultural operations that exist out there now. The property is approximately one mile from the Nampa impact area and the Nampa city limits. There is a fair amount of residential subdivisions in the area. The area is growing as our population increases and there are changes that have taken place in the area.

b. Based upon the preceding, the Board finds that there have been substantial changes in the actual conditions in the area. [CCCO, Section 07-04-01(4)B].

4.a. There is a current demand with the growth of the residential area and also with the agricultural operations that exist for a repair shop. There was no opposition from the surrounding property owners asserting their property rights.

b. The business would be a one-man shop but it would be an employment opportunity for the applicant. The business is consistent with and supports the agricultural industry of the county. A significant portion of the work that he would do would be on agricultural equipment, including trucks and tractors.

c. This proposal encourages efforts for citizens to increase income and remain ahead of the national inflation rate. This will be a self-owned, self-employed business, with the intent is to provide for income following the closure of another local business.

d. A shop already exists on the property for personal use. There are no issues regarding new wells or septics. The Idaho Department of Environmental Quality made only general comments.

e. The support for Mr. Barrett's project shows from the property owners in the area supports fact that it would be compatible. Barrett will be doing is what a lot of farmers do to a certain degree on their own. Having this type of operation close at hand for some of the farmers is a benefit and it is compatible with the agricultural operations in the area.

f. This property is located quite a distance from the impact area and it will be awhile before city services come to the area.

g. The shop will be located at the far south end of the property, which is well away from the road. This provides some buffering of the use.

h. The proposed change will enhance the property value.

i. The property is surrounding by many ongoing agricultural operations. However, the property itself is only .75 acres and has not been used for agricultural purposes. The subject property is not an agricultural parcel. The south end of this property was not classified as good

farm ground. Prior to the shop being built, the property was used for some type of bean processing plant. The soils map shows the property as a category 4, which is not considered to be prime farm ground.

j. This would be an agri-industrial type of land use that supports the agricultural operations in the area and should not be considered spot zoning.

k. Based upon the preceding, the Board concludes that the type of growth requested should be permitted in the particular area at this time. [*Price v. Payette County Board of County Commissioners*, 131 Idaho 426, 958 P.2d 583 (1998)].

DECISION

Based upon the Findings of Fact and Conclusions of Law, reviewed above, the Board upholds the recommendation of the Commission. The Board hereby approves the request by Cliff Barrett for a Comprehensive Plan Map Change of approximately .75 acres of a parcel which is described with greater particularity in Exhibit "A" which is attached hereto and incorporated by reference herein from an Agricultural to a Light Industrial designation.

ORDER

Based upon the Findings of Fact and Conclusions of Law, reviewed above, and Decisions, the Board upholds the recommendation of the Commission. The Board hereby approves the request by Cliff Barrett for a Comprehensive Plan Map Change of approximately .75 acres of a parcel which is described with greater particularity in Exhibit "A" which is attached hereto and incorporated by reference herein from an Agricultural to a Light Industrial designation.

APPROVED this 13th day of April, 2004

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

Commissioner Todd M. Lakey, Chairman

Commissioner Matt Beebe

Commissioner Robert Vasquez

ATTEST: G. Noel Hales, CLERK

By: Claudia Arnaud 4-13-04
Deputy

CONDITIONAL REZONE:

APPLICABLE LAW

1. Reason for the petition. [CCCO, Section 07-04-05(2)A].

2. Whether the zoning amendment is harmonious with and in accordance with the Comprehensive Plan. [CCCO, Section 07-04-05(2)B].

PROPERTY RIGHTS

In the 1994 Legislative Session, Idaho Code "67-8001, 8002, and 8003 were adopted to establish a process to better provide that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of private property. It is the policy of the County to comply with the requirements of the Idaho Code provisions. [p.4].

POPULATION POLICIES

Policy No. 3. To encourage future population to locate within incorporated cities and/or "Areas of City Impact". This policy recognizes that population growth and the

resulting development activity should occur where public infrastructure, services and facilities are available or where they are planned and will be provided in the near future. [p. 5].

ECONOMIC DEVELOPMENT POLICIES

Policy No. 1. To encourage development of additional employment opportunities and economic diversity in Canyon County. This policy establishes an estimated employment forecast of approximately 52,000 jobs by the year 2,000, and a forecast to about 63,000 jobs by the year 2010. This increase corresponds to an increase of 2.4 percent per year in the 1990 to 2000 decade to approximately 2.1 percent per year in the 2000 to 2010 decade. [p. 6]

Policy No. 3. To plan for economic growth that is consistent with and supports the agricultural industry of Canyon County. This policy is established in recognition of the county's economic position where agriculture comprises a significant share of the local economy. This policy also supports other recommendations and policies that seek to lessen the loss of best and moderately suited agricultural land to other land uses. [p. 6]

OVERALL LAND USE POLICIES

Policy No. 1. To encourage orderly growth throughout Canyon County while avoiding scattered development of land that may result in either or both of the following:

(A) An adverse impact upon water quality, water supply, irrigation ditches, canals and systems, sewage disposal, public safety and emergency services, educational facilities and surroundings, transportation and transportation facilities, and other desired and essential services; and

(B) The unnecessary imposition of an excessive expenditure of public funds for delivery of desired and essential services. [p. 7].

Policy No. 2. To protect agricultural, residential, commercial, industrial and public areas from the unreasonable intrusion of incompatible land uses. [p.7]

Policy No. 4. To promote the safe efficient movement of people and goods and the provision of adequate off-street parking and loading facilities to support land uses. [p. 8]

Policy No. 7. To encourage development in those areas of the county which provide the most favorable conditions for future community services. [p. 8].

Policy No. 9. To use buffer areas and/or screening devices between certain land uses in order to properly address the need to protect all land uses insofar as possible. This policy is intended to forestall land use conflicts that may occur when a variety of land uses are located in relatively close proximity, especially residential uses adjacent to non-residential uses such as agriculture and industry. [p. 8].

Policy No. 10. To enhance property values and pursue community improvement so that individual citizens will take greater pride in maintaining their own properties. This policy is intended to foster an environment to reduce the number of public nuisances within the county. [p. 8]

AGRICULTURAL LANDS

Policy No. 1. To support the fact that the present agricultural activities in "best suited" and "moderately suited" agricultural soil designated areas of Canyon County represent "development" by definition. Careful consideration must be given to any proposal which would permit changes of land use from agriculture to another type of development. Minimizing the potential for conflicting land uses is very important to the ongoing and long term agricultural activities of the county. "Best suited" and "moderately suited" soil areas generally demonstrate that the corresponding farms have a consistent annual production history complete with water delivery system(s). [p. 8-9].

Policy No. 2. To permit development on lands where soils are determined to be either "least suited" or "moderately suited" for agriculture only after careful study and review of surrounding land uses that consider the long range impacts of mixed land uses in the area. This policy recognizes that land may be developed for other purposes only, when such developments do not harm or conflict with the agricultural activities in the immediate area and when adequate public services and facilities are either available or are made available as part of the development. This policy also recognizes that non-agricultural costs of development should not create increased tax burdens to current property owners. [p. 9]

Service Commercial

Policy No. 1. To identify locations for service commercial land uses which fulfill the need for commercial activities of a service nature which are more intensive in character than other commercial land uses. This policy recognizes that there may be some commercial activities that are more intensive in nature than neighborhood or community commercial zoning may allow, but which should not be regulated to industrial zones. This policy recognizes that a zoning classification may be tailored to permit such uses instead of broadening neighborhood or community commercial uses or requiring industrial zoning in incompatible locations. This type of

classification is usually desirable to serve destination service requirements where clientele need a specific and often single product. The most typical places for these uses would be at locations along the Nampa-Caldwell Boulevard. [p. 12]

TRANSPORTATION POLICIES

Policy No. 1. To develop and maintain a transportation system for the efficient and expeditious movement of people, goods and services within Canyon County that is responsive to the needs of individuals, business, industry and agriculture which is safe and convenient to use. This policy recognizes that the transportation network is to serve the needs of the people of the county and that an adequate, well maintained transportation system includes a variety of modes of transportation necessary for the functions of a balanced community. [p. 15]

Policy No. 3. To avoid and otherwise regulate signs and other potential distractions on the transportation system when these conditions cause difficulties in allowing the transportation system to function as intended. This policy recognizes the problems that may exist insofar as outdoor advertising is concerned, and that other policies and attendant controls will assist in carrying out the policy. [p. 16]

PRELIMINARY LAND USE CATEGORY DESCRIPTIONS, DEVELOPMENT POLICIES, AND DEVELOPMENT GUIDELINES

CATEGORY BEST SUITED; MODERATELY SUITED; & LEAST SUITED AGRICULTURAL LAND USE AREAS

DESCRIPTION Areas of Canyon County where agriculture is the preferred land use development pattern and which will be protected, conserved or considered for limited development by the plan's goals, policies, objectives and development ordinances.

DEVELOPMENT POLICY It is the policy of Canyon County to designate agricultural lands for agricultural purposes and to minimize encroachment of inappropriate or conflicting land uses into these areas. The County will affirm and protect the right of agriculture operators in designated agricultural areas to continue their agricultural practices, even though established urban (residential) uses in the general area may foster complaints against those agricultural practices. Furthermore, outside of the Cities and existing urban areas, the lack of available public water supply, sewage disposal facilities and other public services and facilities as well as the uncertainty of the quality and quantity of underground water supplies necessitates the County limiting non-agricultural residential development to avoid the potential serious problems.

It is the intent of Canyon County however, to give consideration to subdividing least

suited and certain moderately suited agricultural parcels that, in accordance with strict development guidelines, procedures, and engineering gives assurance that residential development at these locations may occur if the developer can adequately demonstrate to the county's representative decision-making body that the development plan is comprehensive and compatible with the area. [P. 35-36].

All additional portions of the comprehensive plan which may be deemed applicable are incorporated by reference herein.

3. Whether the proposed use will be injurious to other property in the immediate vicinity and/or will change the essential character of the area. [CCCO, Section 07-04-05(2)C].

4. Whether adequate sewer, water and drainage facilities, and utility systems are to be provided to accommodate said use. [CCCO, Section 07-04-05(2)D].

5. Whether measures will be taken to provide adequate access to and from subject property so that there will be no undue interference with existing or future traffic patters. [CCCO, Section 07-04-05(2)E].

6. Whether essential public services such as, but not limited to, school facilities, police and fire protection, emergency medical services and irrigation facilities, will be negatively impacted by such use or will require additional public funding in order to meet the needs created by the requested change. [CCCO, Section 07-04-05(2)F].

7. Whether the applicant has made a written Development Agreement to implement, and be bound by, the conditions on the Conditional Rezone. [CCCO, Section 07-05-05; Idaho Code §67-6511A].

a. Conditional Rezones are governed by Idaho Code §67-6511A in regard to Development Agreements.

b. The Commission may recommend and the Board may establish conditions,

stipulations, restrictions or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested rezone, and which impose specific property development requirements on the requested land use. [CCCO, 07-05-01(1)].

c. When the Commission and the Board find that such conditions, stipulations, restrictions or limitations are necessary, land may be rezoned upon the condition that it the land is not used as approved, or if any approved use ends, the land use will revert to the zone applicable to the land immediately prior to the rezone action. [CCCO, Section 07-05-01(2)].

d. Any condition, stipulation restriction or limitation imposed pursuant to CCCO, Section 07-05-05 shall be incorporated as part of any site plan, plat, document or title of conveyance, and building permit relating to the restricted land. This commitment must be in the form of a written Development Agreement and no final conditional rezone action shall be taken until such commitment is recorded in the office of the County Recorder. [CCCO, Section 07-05-05].

e. Such restricted land shall be designated by a "CR" (Conditional Rezoning) mark on the official zoning map. Designation of the parcel as "CR" shall not constitute "spot" zoning and shall not be presumptive proof that the zoning of other property adjacent to or in the vicinity of the conditionally rezoned property shall be rezoned the same. [CCCO, Section 07-05-07].

f. Preliminary approval of rezone shall be in the form of a Board action to be known as an "Order of Intent to Rezone." [CCCO, Section 07-05-09].

g. Conditions, stipulations, restrictions or limitations imposed by the Board must be met before final approval of the rezoning action is issued. The commitment referred to in CCCO, Section 07-05-05 of the conditional rezone chapter must be signed and recorded before final approval is given. [CCCO, Section 07-05-09(2)].

FINDINGS OF FACT

If any of these Findings of Fact are deemed to be Conclusions of Law, they are incorporated in to the Conclusions of Law section accordingly.

1. Location: The subject property is located at 11265 Emerald Road in Nampa, in the Southeast Quarter of Section 18, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. The subject property is described in Exhibit "A" which is attached hereto and incorporated by reference herein.

2. Size and Ownership:

a. The subject property consists of a total of approximately 2.57 acres however, the Applicants desire that the Comprehensive Plan Map Change request and Conditional Rezone request apply to approximately .75 acres of the subject property.

b. Cliff Barrett is the current owner of the subject property.

3. With regard to the Findings of Fact required for CCCO, Section 07-04-05(2), the following facts apply:

a. Cliff Barrett requests a Conditional Rezone for approximately .75 acres of the subject property from "A" (Agricultural) to "M-1" (Light Industrial). [CCCO; Section 07-04-05(2)A.]

b. (1) The majority of land in the area of the subject property is zoned Agricultural and remains agricultural. However, there has been some change and the request would support the agricultural operations that exist out there now. The property is approximately one mile from the Nampa impact area and the Nampa city limits. There is a fair amount of residential subdivisions in the area. The area is growing as our population increases and there are changes that have taken place in the area.

(2) There is a current demand with the growth of the residential area and also with the agricultural operations that exist for a repair shop. There was no opposition from the surrounding property owners asserting their property rights.

(3) The business would be a one-man shop but it would be an employment opportunity for the applicant. The business is consistent with and supports the agricultural industry of the county. A significant portion of the work that he would do would be on agricultural equipment, including trucks and tractors.

(4) This proposal encourages efforts for citizens to increase income and remain ahead of the national inflation rate. This will be a self-owned, self-employed business, with the intent is to provide for income following the closure of another local business.

(5) A shop already exists on the property for personal use. There are no issues regarding new wells or septics. The Idaho Department of Environmental Quality made only general comments.

(6) The support for Mr. Barrett's project shows from the property owners in the area supports fact that it would be compatible. Barrett will be doing is what a lot of farmers do to a certain degree on their own. Having this type of operation close at hand for some of the farmers is a benefit and it is compatible with the agricultural operations in the area.

(7) This property is located quite a distance from the impact area and it will be awhile before city services come to the area.

(8) The shop will be located at the far south end of the property, which is well away from the road. This provides some buffering of the use.

(9) The proposed change will enhance the property value.

(10) The property is surrounding by many ongoing agricultural operations. However, the property itself is only .75 acres and has not been used for agricultural purposes. The subject property is not an agricultural parcel. The south end of this property was not classified as good farm ground. Prior to the shop being built, the property was used for some type of bean processing plant. The soils map shows the property as a category 4, which is not considered to be prime farm ground.

(11) This would be an agri-industrial type of land use that supports the agricultural operations in the area and should not be considered spot zoning.

(12) Based upon the preceding, the Board finds that the proposal in harmonious and in accordance with the Comprehensive Plan. [CCCO; Section 07-04-05(2)B.]

c.(1) There was no testimony in opposition to the proposal. Surrounding neighbors testified in support of the application.

(2) The shop is located off the access road so its presence will be buffered from passing cars. Some aspects of the character of the area have changed. There are existing light industrial and commercial operations in the area. Much of the area still sustains agricultural uses. This repair shop will provide a needed farm equipment and tractor repair. Barrett will also work on automobiles. Based on it's size and historical uses, the parcel itself is not agricultural ground.

(3) The Board finds that with the imposed conditions, the proposed use will not be injurious to other property in the area and will not change the essential character of the area. [CCCO; Section 07-04-05(2)C.]

d. The subject property has existing water delivery and drainage facilities. Telephone and electricity providers have been notified of the request and such services are already available to

the subject property. The property already has an existing septic sewer system. All of the existing systems will be adequate for the proposed use. [CCCO; Section 07-04-05(2)D.]

e. The Nampa Highway District has no objection to the access for the subject property onto Emerald Road. They will require a paved apron and stop sign. Cars will not be parked along the road. There will be adequate access to and from the subject property and it will not interfere with traffic patterns. [CCCO; Section 07-04-05(2)E.]

f. All regulations of the agencies having jurisdiction over the subject property must be complied with. None of the agencies have objected to approval of the requested Conditional Rezone. [CCCO; Section 07-04-05(2)F.]

4. The Applicants have made and signed a written Development Agreement to implement and be bound by, the conditions on the Conditional Rezone. [CCCO; Section 07-05-05].

CONCLUSIONS OF LAW

If any of these Conclusions of Law are deemed to be Findings of Fact, they are incorporated into the Findings of Fact section.

1. The Board concludes that the Commission's recommendations should be accepted and that the Applicants' application for a Conditional Rezone from "A" (Agricultural) Zone to "M-1" (Light Industrial) Zone for .75 acres of the subject parcel should be approved with 5 conditions. The Board further concludes Applicants have made and signed a written Development Agreement to implement, and be bound by, the conditions on the Conditional Rezone.

2. The following conclusions of law are consistent with, and meet the tests of CCCO, Section 07-04-05(2) pertaining to Rezones in that:

a. Cliff Barrett requests a Conditional Rezone for approximately .75 acres of the subject

property from "A" (Agricultural) to "M-1" (Light Industrial). [CCCO; Section 07-04-05(2)A.]

b. (1) The majority of land in the area of the subject property is zoned Agricultural and remains agricultural. However, there has been some change and the request would support the agricultural operations that exist out there now. The property is approximately one mile from the Nampa impact area and the Nampa city limits. There is a fair amount of residential subdivisions in the area. The area is growing as our population increases and there are changes that have taken place in the area.

(2) There is a current demand with the growth of the residential area and also with the agricultural operations that exist for a repair shop. There was no opposition from the surrounding property owners asserting their property rights.

(3) The business would be a one-man shop but it would be an employment opportunity for the applicant. The business is consistent with and supports the agricultural industry of the county. A significant portion of the work that he would do would be on agricultural equipment, including trucks and tractors.

(4) This proposal encourages efforts for citizens to increase income and remain ahead of the national inflation rate. This will be a self-owned, self-employed business, with the intent is to provide for income following the closure of another local business.

(5) A shop already exists on the property for personal use. There are no issues regarding new wells or septics. The Idaho Department of Environmental Quality made only general comments.

(6) The support for Mr. Barrett's project shows from the property owners in the area supports fact that it would be compatible. Barrett will be doing is what a lot of farmers do to a

certain degree on their own. Having this type of operation close at hand for some of the farmers is a benefit and it is compatible with the agricultural operations in the area.

(7) This property is located quite a distance from the impact area and it will be awhile before city services come to the area.

(8) The shop will be located at the far south end of the property, which is well away from the road. This provides some buffering of the use.

(9) The proposed change will enhance the property value.

(10) The property is surrounding by many ongoing agricultural operations. However, the property itself is only .75 acres and has not been used for agricultural purposes. The subject property is not an agricultural parcel. The south end of this property was not classified as good farm ground. Prior to the shop being built, the property was used for some type of bean processing plant. The soils map shows the property as a category 4, which is not considered to be prime farm ground.

(11) This would be an agri-industrial type of land use that supports the agricultural operations in the area and should not be considered spot zoning.

(12) Based upon the preceding, the Board finds that the proposal in harmonious and in accordance with the Comprehensive Plan. [CCCO; Section 07-04-05(2)B.]

c.(1) There was no testimony in opposition to the proposal. Surrounding neighbors testified in support of the application.

(2) The shop is located off the access road so its presence will be buffered from passing cars. Some aspects of the character of the area have changed. There are existing light industrial and commercial operations in the area. Much of the area still sustains agricultural uses. This

repair shop will provide a needed farm equipment and tractor repair. Barrett will also work on automobiles. Based on it's size and historical uses, the parcel itself is not agricultural ground.

(3) The Board finds that with the imposed conditions, the proposed use will not be injurious to other property in the area and will not change the essential character of the area. [CCCO; Section 07-04-05(2)C.]

d. The subject property has existing water delivery and drainage facilities. Telephone and electricity providers have been notified of the request and such services are already available to the subject property. The property already has an existing septic sewer system. All of the existing systems will be adequate for the proposed use. [CCCO; Section 07-04-05(2)D.]

e. The Nampa Highway District has no objection to the access for the subject property onto Emerald Road. They will require a paved apron and stop sign. Cars will not be parked along the road. There will be adequate access to and from the subject property and it will not interfere with traffic patterns. [CCCO; Section 07-04-05(2)E.]

f. All regulations of the agencies having jurisdiction over the subject property must be complied with. None of the agencies have objected to approval of the requested Conditional Rezone. [CCCO; Section 07-04-05(2)F.]

4. The Applicants have made and signed a written Development Agreement to implement and be bound by, the conditions on the Conditional Rezone. [CCCO; Section 07-05-05].

ORDER OF INTENT TO REZONE

Based upon the Findings of Fact and Conclusions of Law, reviewed above, the Board accepts the recommendation of the Commission and hereby gives preliminary approval of the

Applicants' request for a Conditional Rezone of approximately .75 acres of the subject property from the "A" (Agricultural) zone to the "CR- M-1" (Conditional Rezone/Light Industrial) zone with 5 conditions; such restricted land shall be designated by a "CR-M-1" (Conditional Rezone/Light Industrial) mark on the official zoning map until and unless the Board determines in a public hearing that a condition has not been met or any approved use has ended, in which case the zone shall revert back to "A" (Agricultural). The parcel of land that forms the subject property has been legally described in attached Exhibit "A", incorporated by reference herein, and shall have the conditions attached to it as shown by the attached Exhibit "B", incorporated by reference herein. The Board hereby further approves the written Development Agreement made and signed by the Applicants to implement and be bound by, the conditions on the Conditional Rezone; said Development Agreement is attached hereto as Exhibit "C".

APPROVED this 13th day of April, 2004

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

Commissioner Todd M. Lakey, Chairman

Commissioner Matt Beebe

Commissioner Robert Vasquez

ATTEST: G. Noel Hales, CLERK

By: Claudia Arnaud
Deputy

Exhibit "A"

Cliff Barrett

Case No. CR2003-9

This parcel is a portion of the NW 1/4 SE 1/4 and of the NE 1/4 of Section 18, Township 2 North, Range 2 West, of the Boise Meridian, and is more particularly described as follows:

Beginning at the northeast corner of said NW 1/4 SE 1/4, Thence South 7°48'05" East a distance of 375.49 feet; Thence South 68°03'40" West a distance of 221.80 feet; Thence North 19°31'04" West a distance of 481.95 feet to a point on the Northerly boundary of said NW 1/4 SE 1/4; Thence North 89°53'12" East along said Northerly boundary a distance of 315.79 feet to the POINT OF BEGINNING. This parcel contains 2.57 acres and is subject to a country road right-of-way along the Northerly boundary.

APPLICANT'S RIGHT TO REQUEST A REGULATORY TAKING ANALYSIS

According to Idaho Code § 67-6535(c), the Applicant/Landowner has a right to request from the Canyon County Board of Commissioners a regulatory taking analysis pursuant to Idaho Code § 67-8003. The written request of the Applicant/Landowner for a regulatory taking analysis shall be filed with the Clerk of the Board of County Commissioners not more than twenty-eight (28) days after the date of this decision. Upon the timely written request of the Applicant/Landowner for a regulatory taking analysis, Canyon County shall prepare a written taking analysis concerning this case and shall provide to the Applicant/Landowner a regulatory taking analysis no longer than forty-two (42) days after the date of filing of the Applicant/Landowner's request for regulatory taking analysis. Pursuant to Idaho Code § 67-8003(4), the twenty-eight (28) day time limitation described below in the "NOTICE OF APPELLATE PROCEDURE", shall be temporarily suspended during the preparation of the regulatory takings analysis. For more information, please consult an attorney.

NOTICE OF APPELLATE PROCEDURE

An affected person aggrieved by the decisions set forth herein may within twenty-eight (28) days after the date of the decisions set forth herein, seek judicial review under the procedures provided by Chapter 52, Title 67, Idaho Code.

CONDITIONAL REZONE CONDITIONS

CASE NO. CR2003-9

EXHIBIT B

1. The development complies with all applicable federal, state and county, laws, ordinances, rules, and regulations pertaining to the property.
2. All requirements described by the Idaho department of Environmental Quality will be addressed. (Exhibit C.1.)
3. A paved approach and installation of a stop sign where the private road intersects with the public road. (Exhibit C.2.)
4. Hours of operation shall 7 a.m. to 6 p.m. Monday through Friday.
5. The following uses will be allowed:
   07-12-25 (2) (A) Agriculture regulated as for residential zones;
   07-12-25 (2) (R) Vehicle and truck repair shop.

Permanent Certificate of Occupancy

Development Services Department
111 North 11th Ave., Suite 310
Caldwell, ID 83605
Office Phone: (208) 454-7458

Occupancy Issued:
6/29/2026

Tracking Number: BP2026-0022

Owner: SURICO ALLEN B
11101 EMERALD RD
NAMPA ID 83686,

Parcel : 29634011B0
11223 EMERALD RD
Nampa ID

Sec: 18 Twn: 2N Range: 2W Qtr: SE
Sub:
Lot(s): Block:

Project Info: 11223 EMERALD RD
Nampa ID

Proj. Value: $267,657.00
Item No: 101 Single Family Residence
Proj. Type: New
OCC Type: Covered Patio /Garage Attached /Residential
OCC Group: R-3 /S-1
OCC Load:

CNST Type: VB
Zoning: A
Code Edition: 2018 IRC
Auto Sprinkler: No

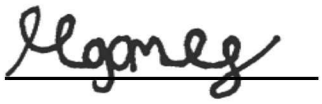
Description: NEW SFR W/ ATTACHED GARAGE - Final Fire District met in office 6/25/26 MG Final SWDH met in office 6/26/26 MG Driveway Cert. met in office (Approved by B.O) 6/26/26 MG

Standard Zoning / Building Condition(s)

❑	If at any time your driveway location differs from the approved site plan, your address may be subject to change.
❑	Approved residential address numbers a minimum of 6" in height and in a contrasting color shall be placed on all new buildings in such a position as to be clearly visible and legible from the street or road fronting the property. A building that is set back from the public way on a private lane and/or the address is not visible from the street or road fronting the property, must also post numbers adjacent to the private lane, numbers shall be a minimum of 4" in height and shall be reflective.
❑	Approved set of plans must be on-site for inspector or inspection will fail and a possible fee will be charged for a re-inspection.
❑	By signing this certificate, the applicant understands that a Certificate of Occupancy will not be granted until all applicable agencies, standard zoning, and building conditions have been approved.
❑	During any construction properties will be posted in such a position as to be clearly visible and legible from the street or road fronting the property.
❑	Final fire district approval of the required turn around, and certification that the road has been constructed to County private road/driveway standards, must be received by DSD prior to a final building inspection.
❑	Final SWDH Permit required in office or verified by inspector before final.
❑	Driveway to be constructed prior to final inspection. Private driveways 150 feet or greater: Sub-base or ballast; 9 inches of uncrushed aggregate (pit run) Base course; 4 inch thick 3/4 minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted Surface width; 12 foot wide all weather driving surface
❑	Hold C of O, Unauthorized Access. Per Eddy
❑	Private driveway construction to be verified by engineer prior to final inspection.

❑	Property owner is responsible for identification of all property boundaries to measure setbacks from. Property owners shall not build any structure on/in an easement and it shall be the owner's responsibility to locate those easements. Structures must be at least seventy (70) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction. Front Setbacks shall be measured from either the front property line, road right of way line, or road easement line, whichever is greatest.

This structure, or portion thereof, has been inspected for compliance with the Canyon County Building Code Ordinance for building construction and use. This structure, or portion thereof, has been inspected for compliance with the Canyon County Zoning Ordinance for land use. The issuance of a Certificate of Completion shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of this jurisdiction.

Building Official/Inspector:  Date: June 29, 2026

Nampa Fire Protection District
9 12th Ave S
Nampa, ID 83651
208-468-5770
www.nampafire.org
www.nfdprevention.org

Scan to verify

2600448

Inspection Report

Inspection Date: **April 10, 2026** *Inspection Status:* **Passed**

Inspection Type: **Fire Sprinkler Rough to Cover**

Inspection Scope: **OH RTC for BP2026-0022**

Location: **Surico Residence, 11223 EMERALD RD, Nampa, ID 83686**

Inspected By: **Todd Cannon**

No violations found.

Notes

Heads, bracing

By Inspector Todd Cannon on April 10, 2026

Exhibit C.5

Nampa Fire Protection District
9 12th Ave S
Nampa, ID 83651
208-468-5770
www.nampafire.org
www.nfdprevention.org

Scan to verify

2600821

Inspection Report

Inspection Date: **June 25, 2026** *Inspection Status:* **Passed**

Inspection Type: **Residential Access and Water Supply Final**

Inspection Scope: **FOI/ACC for BP2026-0022**

Location: **Surico Residence, 11223 EMERALD RD, Nampa, ID 83686**

Inspected By: **Joel Baker**

No violations found.

Exhibit C.5

FINAL/AS-BUILT - Subsurface Sewage Disposal

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

SOUTHWEST DISTRICT HEALTH
13307 Miami Lane
Caldwell, Idaho 83607
(208) 455-5300

Permit #: 023763
Date Rcvd: 03/27/2026
Parcel#:R29634011B0

Applicant's Name: Allen & Victoria Surico
Owners Name: Allen & Victoria Surico
Property Address: 11223 Emerald Ln , Nampa, ID 83686

EHS: Anthony Lee

Legal Description: Township: 2N Range: 2W Section: 18

Size (Acres): 2.56

Notes/ Conditions of Approval:

-Keep replacement area available at all times
-Any additional flows (i.e water softeners, water treatment systems, etc.) would not meet the intent of IDAPA 58.01.03.004.03 or IDAPA 58.01.03.004.04: "System Limitations" and "Increased Flows"

Is this system non-conforming? ☐ Yes ☒ No

Comments:

Technical Allowance Granted: ☐ Yes ☑ No

Comments:

System Type: Gravel Drainfield	Gravel (Yards): 30
System Mfg: N/A	Sand (Yards): 93.53
Septic/ Trash Tank (Gal): 1250	Installation Depth (Inches): Avg 46.5
Septic/ Trash Tank Mfr: CXT	Date Installed: 3/18/2026
Depth to Tank Lid (inches): 22	Rock Under Pipe (Inches): 6
Standpipe/ Riser (inches): 25	Drainfield Longitude: -116.616762
Pump Tank (gallons): N/A	Drainfield Latitude: 43.509731
Pump Tank (Mfg): N/A	Well Installed ☑ Yes ☐ No Distance to tank from Well: >50 Distance to DF from Well: >100
Drainfield Width (Ft): 6	
Drainfield Length (Ft): 66 & 66'10"	Valve: ☐ Yes ☑ No
Drainfield Area Installed (Sq. Ft.): 797	Dist-Box: ☐ Yes ☑ No
Effective Area (Sq. Ft.): 797	Drop-Box/Serial Distribution ☐ Yes ☑ No

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

Installer Name: Banducci Excavation
Installer Number: 2-40614

Signature: _____
Date: 03/27/2026

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

OFFICIAL USE ONLY

☑ As-Built provided by EHS

☐ As-Built provided by Installer

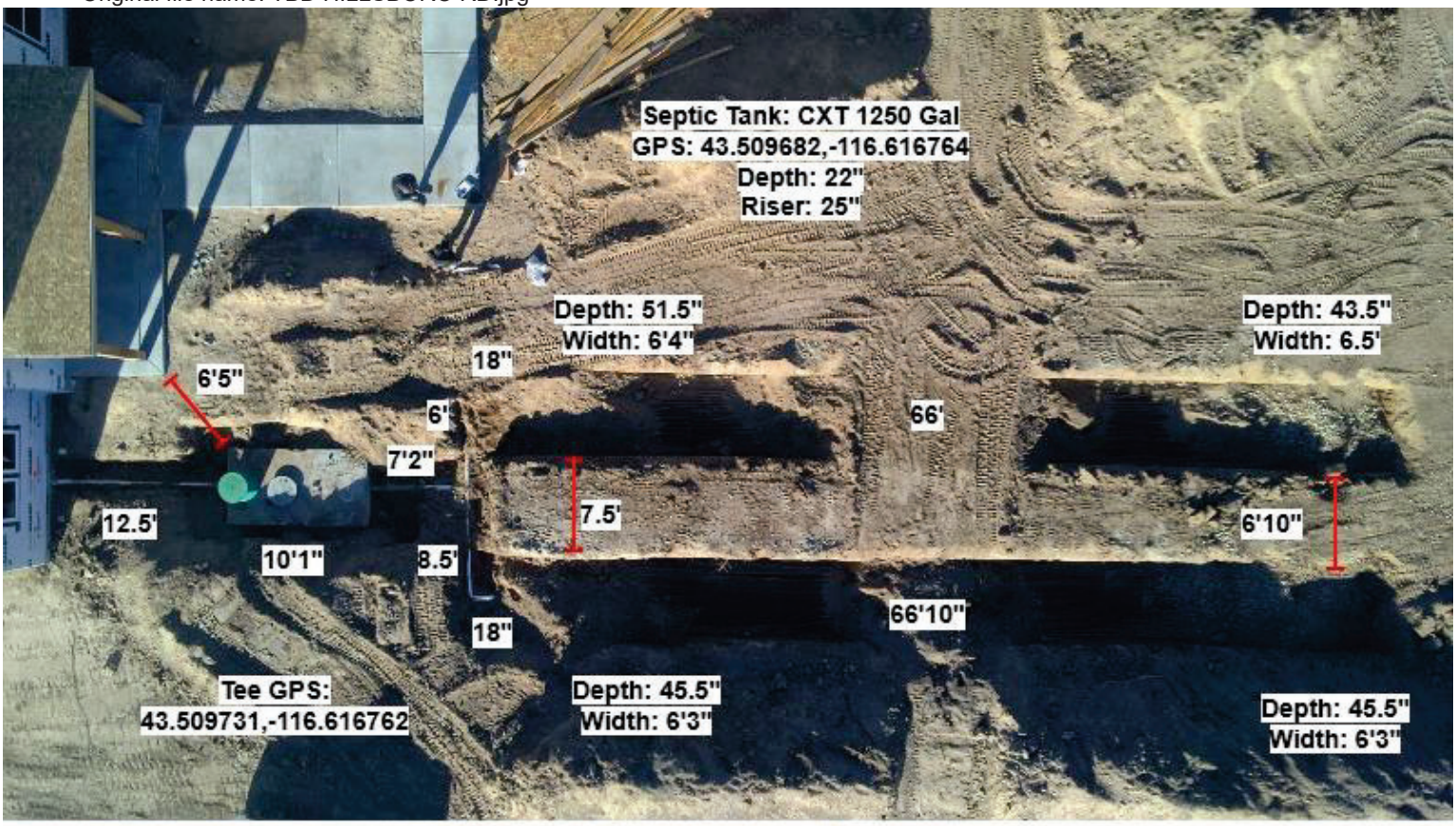
Anthony Lee
EHS Final Inspection Signature

011 (EHS Code) 03/27/2026 (Date)

Exhibit C.5

TBD HILLSBORO RD 27-Mar-2026 4:09 PM

Original file name: TBD HILLSBORO RD.jpg





Building Permit

Development Services Department
111 North 11th Ave., Suite 310, Caldwell, ID 83605
For Inspections Call: (208) 454-7460
Fax: (208) 454-6633

Issued Date: 1/22/2026

Permit Number: BP2026-0022

Secondary Address:

Owner: SURICO ALLEN B
11101 EMERALD RD
NAMPA ID 83686

Applicant: PATHWAY BUILDERS
1430 W USTICK RD
MERIDIAN ID 83646

Contractor: PATHWAY BUILDERS
1430 W USTICK RD
MERIDIAN ID 83646
Registration No.: RCE-63381

Parcel Number: 29634011B0

Parcel Address: 11223 EMERALD RD
Nampa ID

Sec:	Twn:	Range:	Qtr:	Zoning:
18	2N	2W	SE	A

Sub:

Lot(s): **Blck:**

Item Num: Single Family Residence

Proj. Type: New

OCC Group: R-3 /S-1

OCCType: Covered Patio /Garage Attached /Residential

CNST Type: VB

Proj. Value: $267,657.00

Code Edition: 2018 IRC

Description: NEW SFR W/ ATTACHED GARAGE

Auto Sprinkler: No

Project Notes:

1st Floor:	2677	**Porches\Patios:**	446
2nd Floor:		**Det Acc 2nd Flr:**	
Bonus Room:		**Det Acc:**	
Basement:		**Mfg Home:**	
Garage:	1104	**2nd Floor Add:**	
Carport:		**1st Floor Add:**	
Decks:		**All Other Res:**	

Fees

Date	Fee Item	Amount
01/12/2026	Addressing	$75.00
01/09/2026	Certificate of Zoning Compliance (Over the Counter) - ZCB	$100.00
01/09/2026	Deposit for Plan Check	$180.00
01/15/2026	Residential Plan Check - Varies	$361.60
01/15/2026	Residential Permit Fee - Varies	$3,385.00
		$4,101.60

Standard Zoning / Building Condition(s)

✓ If at any time your driveway location differs from the approved site plan, your address may be subject to change.

✓ Approved residential address numbers a minimum of 6" in height and in a contrasting color shall be placed on all new buildings in such a position as to be clearly visible and legible from the street or road fronting the property. A building that is set back from the public way on a private lane and/or the address is not visible from the street or road fronting the property, must also post numbers adjacent to the private lane, numbers shall be a minimum of 4" in height and shall be reflective.

Exhibit C.5

✓	Approved set of plans must be on-site for inspector or inspection will fail and a possible fee will be charged for a re-inspection.
✓	By signing this certificate, the applicant understands that a Certificate of Occupancy will not be granted until all applicable agencies, standard zoning, and building conditions have been approved.
✓	During any construction properties will be posted in such a position as to be clearly visible and legible from the street or road fronting the property.
✓	Final fire district approval of the required turn around, and certification that the road has been constructed to County private road/driveway standards, must be received by DSD prior to a final building inspection.
✓	Final SWDH Permit required in office or verified by inspector before final.
✓	Driveway to be constructed prior to final inspection. Private driveways 150 feet or greater: Sub-base or ballast; 9 inches of uncrushed aggregate (pit run) Base course; 4 inch thick 3/4 minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted Surface width; 12 foot wide all weather driving surface
✓	Private driveway construction to be verified by engineer prior to final inspection.
✓	Property owner is responsible for identification of all property boundaries to measure setbacks from. Property owners shall not build any structure on/in an easement and it shall be the owner's responsibility to locate those easements. Structures must be at least seventy (70) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction. Front Setbacks shall be measured from either the front property line, road right of way line, or road easement line, whichever is greatest.

Important Information: Inspection Request: It is the duty of the contractor or owner to notify this office when a work project is ready for required inspections. Persons making the request must provide the following information. **1) Permit Number; 2) Project Address; 3) Date and Time when the inspection is needed; 4) Type of inspection.** Separate Permits are required for electrical, mechanical and plumbing from DOPLP.

Permit Suspension/Expiration: The Building Official reserves the right to revoke any permit issued in error or on the basis of incorrect information. Per 105.5 IBC and R105.5 IRC every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

This permit is issued subject to the regulation contained in the building code and zoning regulations of Canyon County, ID and it is hereby agreed that work to be done as shown in the plans and specifications will be completed in accordance with the regulations pertaining and applicable there to.

Victoria J Junco — Signature of Contractor or Authorized Agent — Date

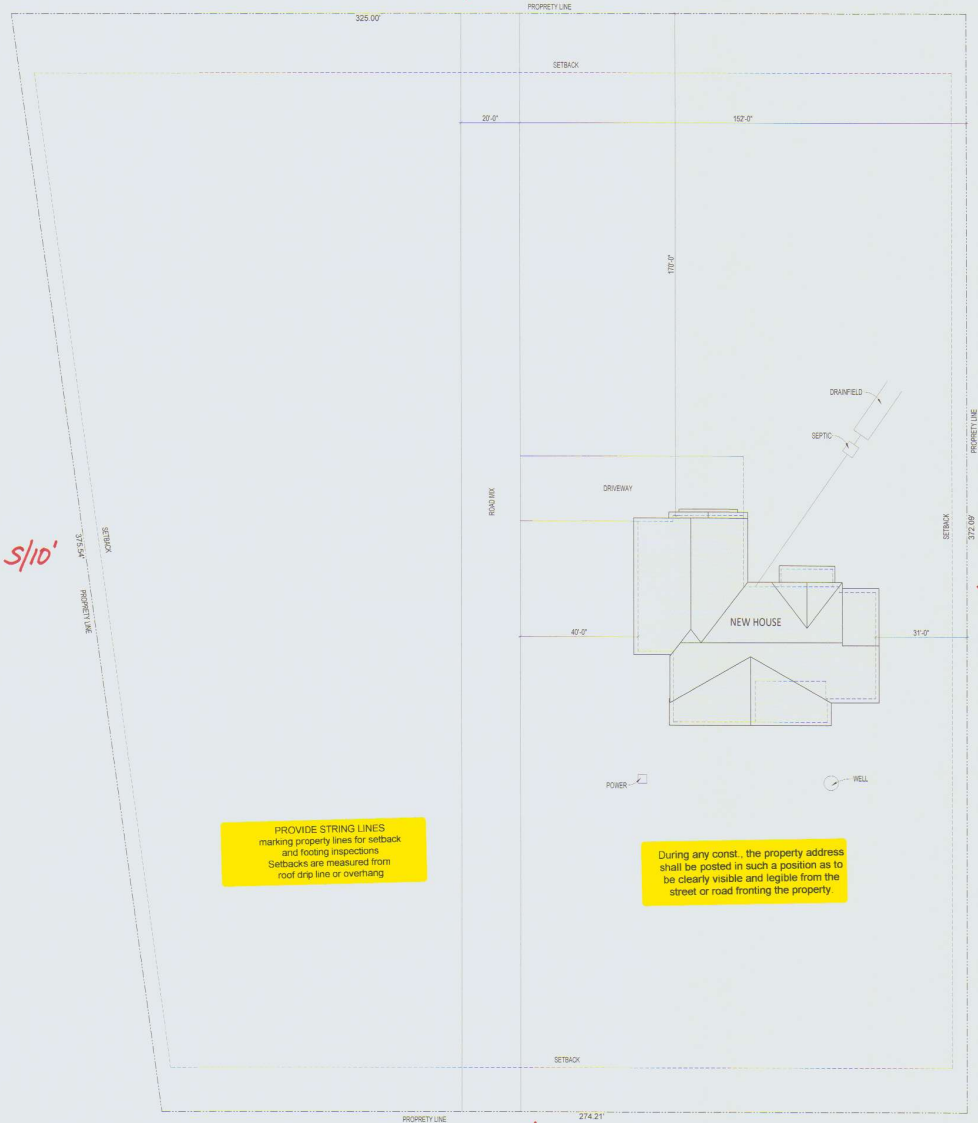
Building Official/Staff — January 22, 2026 — Date

BP2026-0022

Exhibit C.5

EMERALD RD.

F/30' from edge of ROW



1 SITE PLAN
1" = 20'-0"

N

PROVIDE STRING LINES
marking property lines for setback and footing inspections
Setbacks are measured from roof drip line or overhang

During any const., the property address shall be posted in such a position as to be clearly visible and legible from the street or road fronting the property.



2 3D VIEW

Final SWDH and Fire District shall be submitted to CCDSD prior to Final inspection

SETBACKS ARE MEASURED FROM OVERHANG

Read Building Permit Conditions of Approval for Private Driveway or Private Road Conditions that shall be met Prior to Final Inspection

Structures shall comply with Fire District Conditions of Approval prior to Certificate of Occupancy. Fire sprinklers in lieu of width, specific, shall be installed and inspected prior to Framing Inspection.

REVIEWED FOR CODE COMPLIANCE
Canyon County Building Department
Permit # BP2026-0022
Plan Check By DM H
Date 1/14/26

JOBSITE COPY MUST BE IN COLOR WITH ALL APPROVED PLANS, ENGINEERING, REVISIONS AND ALL OTHER SUPPORTING DOCUMENTS ONSITE FOR INSPECTIONS.

STREET ADDRESS
House numbers shall be a minimum of 6" tall and 1/2" width, posted on the house, and visible to public way. House numbers not visible to public way shall be posted adjacent to the private lane with reflective numbers a minimum of 4" tall.

GENERAL CONDITIONS

NOTE: RISEN HOME DESIGN PLANS DO NOT CARRY AN ENGINEER'S AND/OR ARCHITECT'S STAMP(S) SOME CONDITIONS MAY ARISE DURING DESIGN AND/OR CONSTRUCTION THAT MAY REQUIRE AN ARCHITECT'S AND/OR ENGINEER'S STAMP TO COMPLY WITH LOCAL BUILDING CODES. THE CONTRACTOR IS TO VERIFY THESE CONDITIONS AND SECURE REQUIRED STAMPS PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS
IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO BE GUIDELINES FOR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ANY QUESTIONS AND MEANINGS IN THE WORKING DRAWINGS AND SPECIFICATIONS AND THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING OF ANY ERRORS, OMISSIONS, OR UNSUITABLE DETAILING WHICH MAY CAUSE CONSTRUCTION PROBLEMS. THE DESIGNER'S LIABILITY REGARDING ERRORS AND/OR OMISSIONS WILL BE LIMITED TO THE CORRECTION OF THE ORIGINAL DRAWINGS. CONSULTANT'S LIABILITY IS THE SAME.

RISEN Home Design
390 E CORPORATE DRIVE STE 112
MERIDIAN, ID 83642
#208-283-3775

PATHWAY BUILDERS
435 E SHORE DR. STE 220 EAGLE ID. 83616
208-344-4567
#RCE-43381

SURICO RESIDENCE
11101 EMERALD RD.
NAMPA, ID 83686
SITE PLAN

These Drawings contain confidential proprietary information and are property of Risen Home Design. These drawings are NOT to be reproduced, copied whole or in part, disclosed, used for construction or any other purpose without prior written permission from Risen Home Design.

REVISIONS

NO	DESCRIPTION	DATE
0	ISSUE FOR CONSTRUCTION	12/11/2025
1	ISSUE FOR CONSTRUCTION	12/16/2025

SQ/FT.

1st FLOOR	2677 SF
GARAGE	576 SF
TANDEM GARAGE	528 SF
COVERED PATIO	340 SF
COVERED PORCH	156 SF

SHEET TITLE

SITE PLAN

RHD PROJECT NUMBER:	RHD-1446		
DRAWN BY:	RMC	DATE:	12/11/2025
CHECKED BY:	MM	DATE:	12/11/2025
DRAWING NUMBER:	A1.0	REV:	1

This is not a Building Permit.
For Building Permit applications, this "Certificate of Zoning Compliance" shall expire if not complete within sixty (60) calendar days from the date of filing. One extension may be requested in writing and approved by the Zoning Administrator. Please pick-up your Building Permit when it is ready during office hours of 8:00 a.m. to 4:00 p.m. Monday - Friday.

Your signature acknowledges that any nuisance complaints regarding agricultural activity may be limited by the Idaho "Right to Farm" laws.

Your signature also acknowledges that you have read, understand and agree to comply with all the conditions listed above.

I affirm that all information provided by me for the completion of this certificate is correct to the best of my knowledge.

Applicant's Signature: _____ Date: _____

DSD Staff Accepting Application: Regan Eg Date: January 16, 2026

DSD Flood Plain Administrator: _____ Date: _____

Exhibit C.5

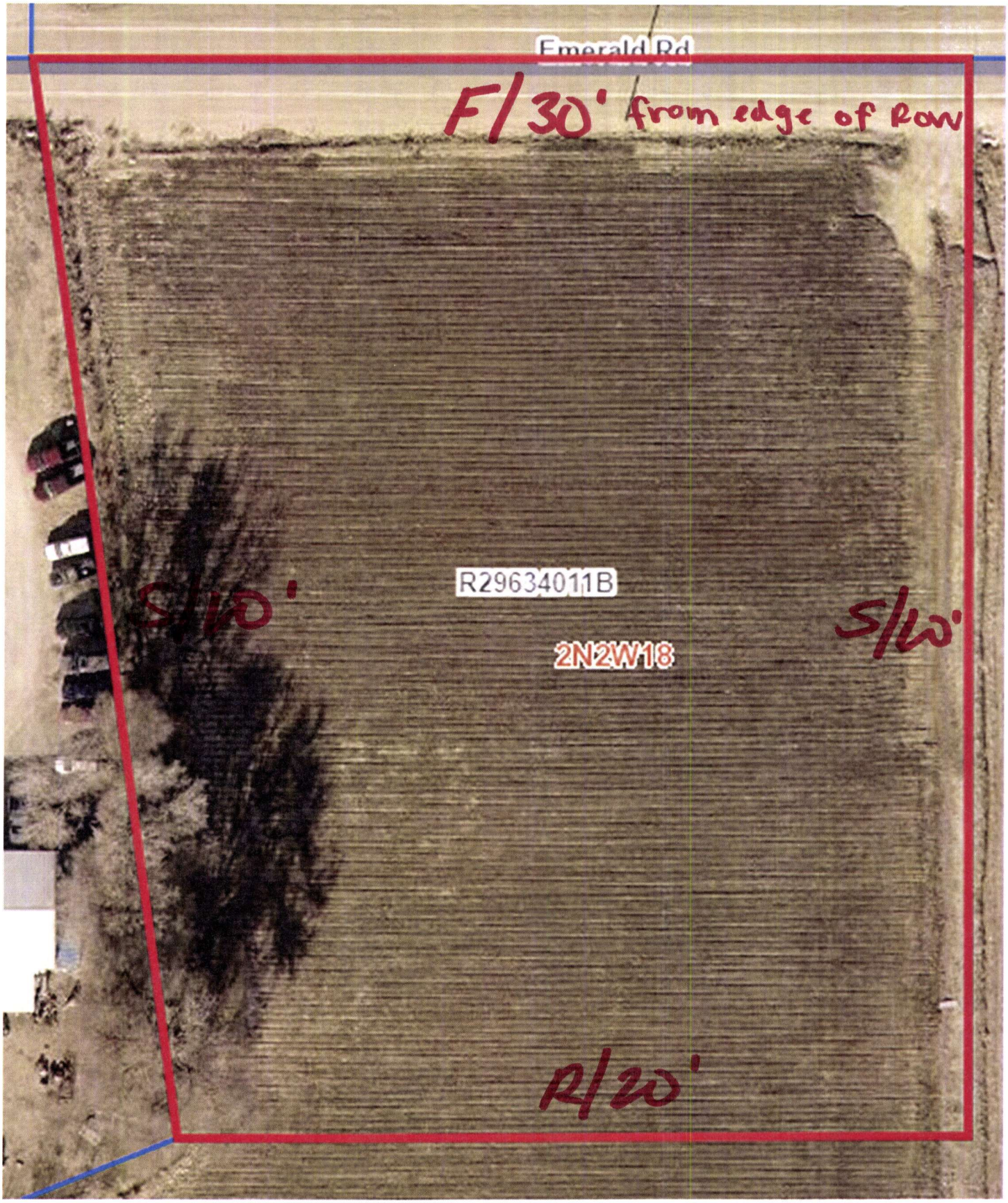

Emerald Rd
F/30' from edge of ROW
S/20'
R29634011B
2N2W18
S/20'
R/20'

Exhibit C.5

New Individual Sewage Permit — Subsurface Sewage Disposal

SOUTHWEST DISTRICT HEALTH

Southwest District Health

Permit #: 023763

Date: 12/12/2025

Parcel #:

Applicants Name: ALLEN & VICTORIA SURICO

Land Owner Name: ALLEN & VICTORIA SURICO

Property Address: TBD HILLSBORO ROAD
NAMPA ID 83686

Legal Description

Township: 2N **Range:** 2W **Section:** 18

Subdivision:

Lot: **Block:** **Size (acres):** 2.56

Type of Installation:

New Individual Sewage Permit

Basic

Type of System: Intrench Sand Filter

All complex/engineered systems must be installed by a licensed complex installer

Water Supply: Private

Water Source: Well

Conditions of Approval

- Install within 50 feet of but not in Test Hole Location: 43.5099222,-116.6170041
- Primary and Replacement Drainfields shall maintain a 50' setback to all drainage and irrigation ditches
- Install no deeper than 48 inches from native grade
- Over excavate to 84 inches from native grade/past hardpan/clay soils
- Backfill ASTM33 sand to 48 inches from grade
- If soil conditions differ from test hole when installing tank/drainfield, contact SWDH before installation
- Call SWDH for trench inspection before gravel or sand is placed into the trench(es)
- Confirm all surrounding well locations are at least 100 feet away from all drainfields
- If Lift Station/Pump is needed, call SWDH before proceeding
- Effluent flows must be equalized with use of distribution box or "Hard-T"

Unless otherwise stated within this permit, all requirements of IDAPA 58.01.03 shall be met upon system installation.

Number of Bedrooms:	5	Bedroom(s)
Design Flow:	350	Gallons Per Day
Soil Type (USDA)/ Loading Rate (Gal/ Sq. Ft./ Day): B-1 / 0.6 Adjusted Loading Rate: B-2 / 0.45		
The minimum septic tank capacity is:	1250	Gallons
Drainfield Absorption Area:	778	Square Feet
The drainfield can be no closer to permanent/ intermittent surface water than:	125	Feet

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

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into, and are enforceable as part of the permit. The permit will expire (2) years from date of issuance. The permit may be renewed if the renewal is applied for on or before the expiration date.

Permit Approved By: Joshua Munnell Digitally signed by Joshua Munnell Date: 2025.12.12 08:13:26 -07'00'

Joshua Munnell

12/12/2025

Permit Issue Date:

Exhibit C.5

APPROACH PERMIT

NHD–002
Rev Feb 2023
Page 1 of 2

SECTION I – APPLICANT/PERMITTEE INFORMATION *(TO BE COMPLETED BY APPLICANT/PERMITTEE)*

I certify that I am the owner (or authorized representative of owner) of the proposed property to be served, and agree to do the work requested herein in accordance with the General Provisions printed on Page 2, the Special Provisions, and the Plans made a part of this Permit.

Victoria Zurico — *NAME OF APPLICANT/PERMITTEE*

Victoria Zurico — *SIGNATURE OF APPLICANT/PERMITTEE*

11161 Emerald Rd — *MAILING ADDRESS OF APPLICANT/PERMITTEE*

12/30/25 — *DATE*

Nampa ID 83687 — *CITY STATE ZIP*

971-645-1612 — *PHONE (CELL NUMBER PREFERRED)*

ROAD NAME: Emerald Rd — *PROPERTY ADRESS*

BETWEEN Dearborn — *FIRST CROSS STREET* & Flim — *SECOND CROSS STREET*

SIDE OF ROAD: o North, ~~o~~ South, o East, o West

TYPE: o New, o Use of existing, o Upgrade of existing

USE: ~~o~~ Residential, o Commerical, o Field/Agriculture

CIRCLE DRIVEWAY: o Yes, o ~~No~~

SECTION II – WORK AUTHORIZATION *(TO BE COMPLETED BY HIGHWAY DISTRICT)*

ROAD NO. 323 SUB DIV. NO. _____

ROAD CLASSIFICATION:
o Arterial
o Collector
~~o~~ Other

CULVERT(S) REQUIRED:
~~o~~ Yes, 12" dia x 30' long Residential
o Yes, 12' dia x 40' long Commercial
o No culvert(s) required

NOTICE:
This Permit shall not be valid for construction until, or unless, the provisions of Idaho Code Title 55, Chapter 22 have been complied with.
CALL DIGLINE PRIOR TO EXCAVATION
1 (800) 342-1585

PAYMENTS MADE:
o $ 100.00 Permit Fee
o $ 400.00 Deposit
CHK Payment # 5780

SPECIAL PROVISIONS:
Approach shall be per Drawing # ACCHD-105

APPROACH REQUIRED TO BE PAVED?
o Yes ~~o~~ No

Subject to all terms, conditions and provisions shown on this form, or attachments, permission is hereby granted to perform the work as described.

Edward Thiel — *SIGNATURE – HIGHWAY DISTRICT OFFICIAL*

12-30-25 — *DATE*

A COPY OF THIS PERMIT MUST BE PRESENT AT WORK SITE DURING CONSTRUCTION

SECTION III – FINAL APPROVAL

This Permit expires sixty (60) days from issue date. Permittee must complete work and call for final inspection at (208) 467-6576 prior to Permit expiration, or forfeit fee and deposit.

FINAL APPROVAL GRANTED BY: _____ *SIGNATURE – HIGHWAY DISTRICT OFFICIAL* _____ *DATE*

Exhibit C.5

Nampa Fire Protection District | Upper Deer Flat Fire Protection District | Middleton-Star Fire Department | Caldwell Fire Department | Wilder Rural Fire Protection District

Residential Access & Water Supply Permit Application for lots created by an Administrative Land Division (Limit 4 lot Subdivision)

Homes in new subdivisions of 5 lots or more shall meet access and water supply requirements of the 2018 IFC regardless of house size.

Applicant Information

Owner: Allen & Victoria Sullivan	Phone: 971-645-1621	Email: Vickie.sullivan@gmail.com
Applicant (if not owner):	Phone: 208-332-6923	Email: Allensullivan@gmail.com
Parcel Number: R3763400110	Helpful Direction Notes: Between Diagonal & Kim	
Site Address: TBD Emerald	City: Nampa	Zip: 83686
Mailing Address: 1101 Emerald Ln	City: Nampa	Zip: 83686

☐ Home is located on 5+ acres outside of impact area (Idaho Administrative Procedure Act. Title 41, Chapter 2, 41-253

☐ Home is located 10 + miles from a fire station (Idaho Administrative Procedure Act. 18, 18.08.01)

Roads

A Site plan is required for each permit application. Show on your site plan how you will comply with the access requirements. Signature required (see pg #2).

Access Road Guidelines - Privately maintained Roadway Width, Surface and Turnaround Requirements:

☒ All access roads serving dwellings shall have a minimum improved driving surface width of 20 feet.

☒ All roads and bridges shall be designed to meet a 75,000 lb fire apparatus load. Roads and bridges shall be inspected and certified by the applicant's engineer prior to obtaining a certificate of occupancy.

☒ If the access road exceeds 150 feet in length, then a turnaround is required to be placed within 150 feet of the dwellings. *See turnaround examples below.*

☒ A vertical clearance of 13 feet 6 inches is required over the width of the access road.

☐ Existing driveways that add a second residence shall meet the minimum requirements of 4" thick ¾ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted with a 20 foot wise all weather driving surface.

☒ New driveways shall provide a subbase if longer than 150 feet. The subbase shall be 9" of uncrushed aggregate (pit-run). The base shall be 4" thick ¾ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted with a 20 foot wide all weather driving surface.

☐ Driveways serving two (2) properties and all private roads shall have a recorded road users maintenance agreement that describes the responsible parties for construction and maintenance, including repairs, and necessary improvements to accommodate additional accesses in the future. The agreement shall also list any construction warranties applicable to the specific driveway or private road.

☐ Home is in a platted subdivision:
Provide Plat Plan with application

Subdivision: _____

Lot _____ Block _____

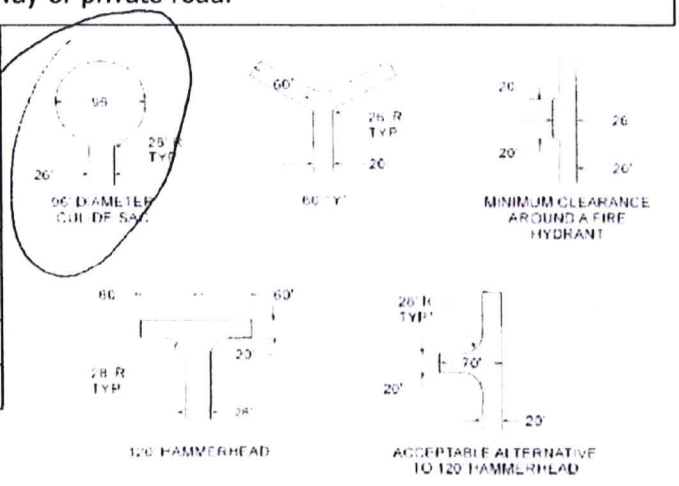
Width: _____ Turning Radius: _____

Vertical Clearance: _____ Grade: _____

Turn around Yes ☐ No ☐

Bridges: Yes ☐ No ☐

Surface _____



WATER SUPPLY

Building plans are required for review to calculate the actual square footage.

Water Supply for Fire Suppression Guidelines

Fire flow square footage is determined by total occupiable space under the roof deck, including garages, bonus rooms, basements, and exterior porches/patios. Dwellings over 3,600 SF are required to have approved fire suppression water supply. ***Note separation through construction will not be accepted.**

Supply Needs:

- ☐ Less than 3,600 sq/ft (No additional water supply required)
- ☒ Over 3,600 sq/ft under roof, including garage (must select ONE of the following water supply options below).

If checked over 3,600 sq/ft select one of the following approved water supply options:

- ☐ **Annexation to Municipal Water System-** A fire hydrant, supplied by a municipal water system capable of the required fire flow per 2018 International Fire Code, Appendix B.
- ☐ **Elevated and Pressure Tanks-** A fire hydrant, supplied by a tank with a water capacity of 180,000 gallons, located within 1,200 feet driving distance of the residence.
- ☐ **Private and/or Community Well-** A fire hydrant, supplied by a private and/or community water system, located within 1,200 feet driving distance of the residence. The hydrant shall be capable of supplying the required fire flow for the structure. To be considered as a water supply the owner/applicant will be required to provide fire flow information from the water purveyor that verifies the well is capable of the required fire flow.

OR:

- ☒ **NFPA 13D Fire Sprinkler System-** In lieu of the water systems above an NFPA 13D fire sprinkler system may be installed in the residence. Plans for the design of the fire sprinkler system are required to be submitted to the fire jurisdiction for review and approval. Installation inspections of the system will be carried out by the fire jurisdiction.
- ☐ **AHJ alternative method accepted –** Please attach addendum explaining alternative method proposal.

SIGNATURE – By signing this application, I agree to complete my project in accordance with the requirements specified on this document and the approved drawings provided to the Fire Code Official. I acknowledge that any significant deviations from these approved drawings or permit documents, as judged by the Fire Code Official, will result in the nullification of the permit, and necessitate a new plan review and permit issuance.

OWNER/APPLICANT SIGNATURE: _____ Date: 1/5/26

APPLICATION INSTRUCTIONS

1) Turn in application to proper oversight authority in your district.
2) Packet must include:
   a. Complete Application
   b. Roads - Site plans (showing how you will comply with access requirements) & Plat Plans – Measurement Access
   c. Water Supply - Building Plans (Specifically diagram/sheet with sq/ft.) (If an NFPA 13D Fire Sprinkler System is selected, a signed "letter of intent" shall be submitted with this application)
   d. Cover page of building plans showing total fire area.
   e. Signature of Owner/Applicant
   f. Pay all fees if applicable.
   g. Before final inspection/occupancy a "compaction report" shall be provided regarding all weather access meeting 75,000 lb compacity.
3) You will hear back from the plan reviewer within 10 business days.

OFFICE USE ONLY

- ☐ Application Approved as Submitted
- ☒ Application Approved with the following conditions:

Approved sprinkler system in lieu of water supply. Access road and turnaround with approved surface and measurements required. Re-inspections required at completing to verify for occupancy

The AHJ Fire Inspector has completed the single-family residential structure inspection and documented all the observations below. It shall be the responsibility of the Building Official to review the inspection report and use discretion on issuing the Certificate of Occupancy. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

Name/Signature: _____ Date: 1/7/26

Certificate of Occupancy APPROVED: _____ Date: _____

Exhibit C.5

Issuance of a Certificate of Address

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605
www.canyoncounty.id.gov/dsd-gis Phone: 208-402-4166

Parcel Number: **R29634011B**

Site Address: **11223 Emerald Rd**

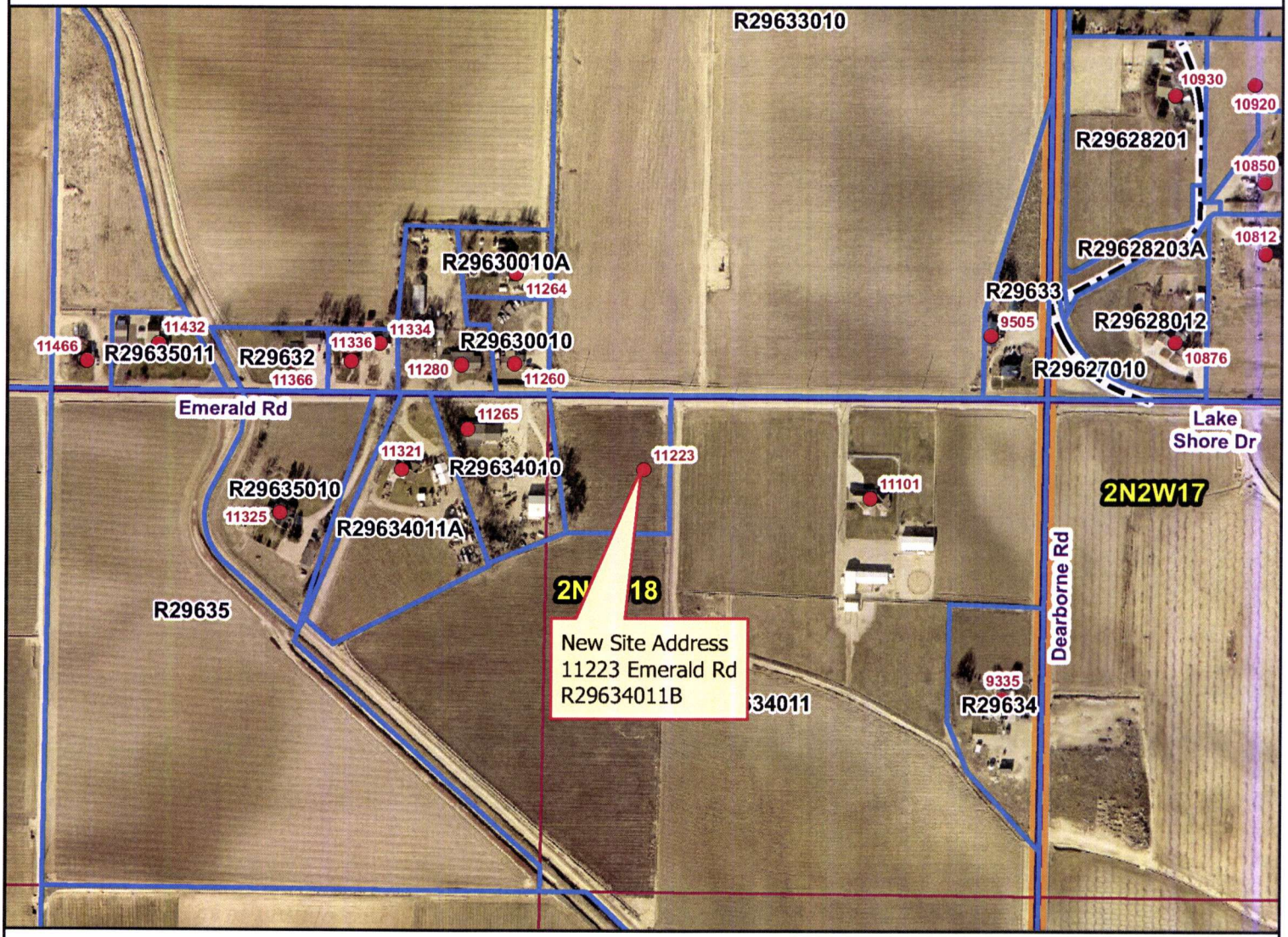
City, State, Zip: **Nampa, ID 83686**

Building Permit Number: **BP2026-0022**

Type of intended use of structure: **SFR/Primary**

Addressing Ordinance § 06-05-05 (1) Authority: This article is authorized by Idaho Code sections 31-714 and 31-828 and article 12, section 2 of the Idaho constitution. (2) Purpose:The purpose of this article is to promote the public health, safety, general welfare, peace, good order, comfort and convenience of the county and the inhabitants thereof and to provide for: A. The coordination of street names and a numbering grid system; B. Coordination of addresses for the quick efficient delivery of emergency services; C. The administration and enforcement of this article by defining the powers and duties of the director.

Effective Date: 1/14/2026
Address Issued By: MVanderVeen



The Canyon County Assessor, Canyon County Sheriff's Office, Canyon County Elections, applicable USPS post office, applicable Fire District, applicable Highway District and interested agencies are notified of the new address. It is the owner's responsibility to place new address numbers or replace old address numbers on the property, mail box and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance 06-05-19. The address or address change should reflect within six (6) weeks of date on Canyon County Issuance of Certificate Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

Addresses are subject to change upon discrepancies with addresses out of sequence and are also subject to change upon driveway location.

Legend

- Active
- Proposed
- Retired
- Hold
- Caldwell
- City Limits
- Nampa
- Local Road
- Interstate
- Highway

Scale: 1 in = 417 Feet **Map Scale: 1:1:5,000**

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties.

Exhibit C.5

IDAHO DEPARTMENT OF
WATER RESOURCES

NEWS RELEASE - FOR IMMEDIATE RELEASE
Contact: Brian Patton, Deputy Director, Idaho Department of Water Resources, 208-287-4800

IDWR Director places five-year moratorium on processing any new, or pending applications for groundwater rights in Southern Canyon County area

BOISE - (March 20, 2026) – Mathew Weaver, Director of the Idaho Department of Water Resources (IDWR), issued two orders on Friday, one denying a request to designate the southern Canyon County region as a Critical Groundwater Area, and another placing a temporary moratorium on the processing of any new water right applications for groundwater in the southern portion of Canyon County.

The temporary moratorium will be in place for five years, the order said.

Noting ongoing concerns about the groundwater supply in southern Canyon County, Weaver said more information is needed before acting on 21 pending applications for groundwater permits, which request a total of 121 cubic feet per second flow to irrigate about 7,000 acres of farmland.

“To protect vested groundwater rights and the people of the region from the depletion of groundwater resources, it is necessary to quantify the impact of current injection well activities and the pending applications prior to approving additional groundwater appropriations in South Canyon County,” Weaver wrote in the order.

The petition filed with IDWR to designate a Critical Groundwater Area (CGWA) in southern Canyon County was denied for two reasons – existing data does not justify the creation of a CGWA, and more information is needed about the groundwater resource to the south of IDWR’s existing monitoring wells in the area, south of Lake Lowell, the Director said.

IDWR data from 11 groundwater monitoring wells actually shows a slight increase in aquifer levels within the monitored region of southern Canyon County, while also showing temporary declines during the irrigation season. But the monitoring network does not extend far enough south to provide information that would allow the Department to analyze and administer the region south of Lake Lowell as a whole. The Treasure Valley Groundwater Flow Model, developed by the U.S. Geological Survey, does not provide sufficient data south of Lake Lowell either, the order said.

“Groundwater availability in the monitored region and the area south of the monitored region in South Canyon County may be impacted by existing injection wells and the development of approved permits. Issuing additional permits without better knowledge of the impacts of development pursuant to the approved permits could jeopardize the water supply necessary for existing groundwater rights,” Weaver said.

IDWR needs to determine injection well volumes and continue to expand its well-monitoring network, while collecting more data and recalibrating models, to better ascertain groundwater conditions in the region and determine impacts from future development, the Director said. By refining the Treasure Valley Groundwater Flow Model, the Department will be better equipped to quantitatively evaluate groundwater availability for future appropriation in the southern Canyon County area, specifically the area south of the existing monitoring wells.

In November 2025, IDWR staff completed a memorandum titled *Evaluation of Groundwater Resources South of Lake Lowell.* The staff memo contains an analysis of the region, groundwater data, and conclusions and recommendations for further action. The groundwater memo provided key information about data gaps that exist in the area.

In his order, Weaver said the 5-year moratorium does not apply to applications for drilling permits to replace or deepen existing domestic wells, wells that have valid, existing water rights, or applications for transfer, including applications to add points of diversion to valid, existing water rights.

See map below of the Southern Canyon County boundary of the moratorium area.

APPENDIX A

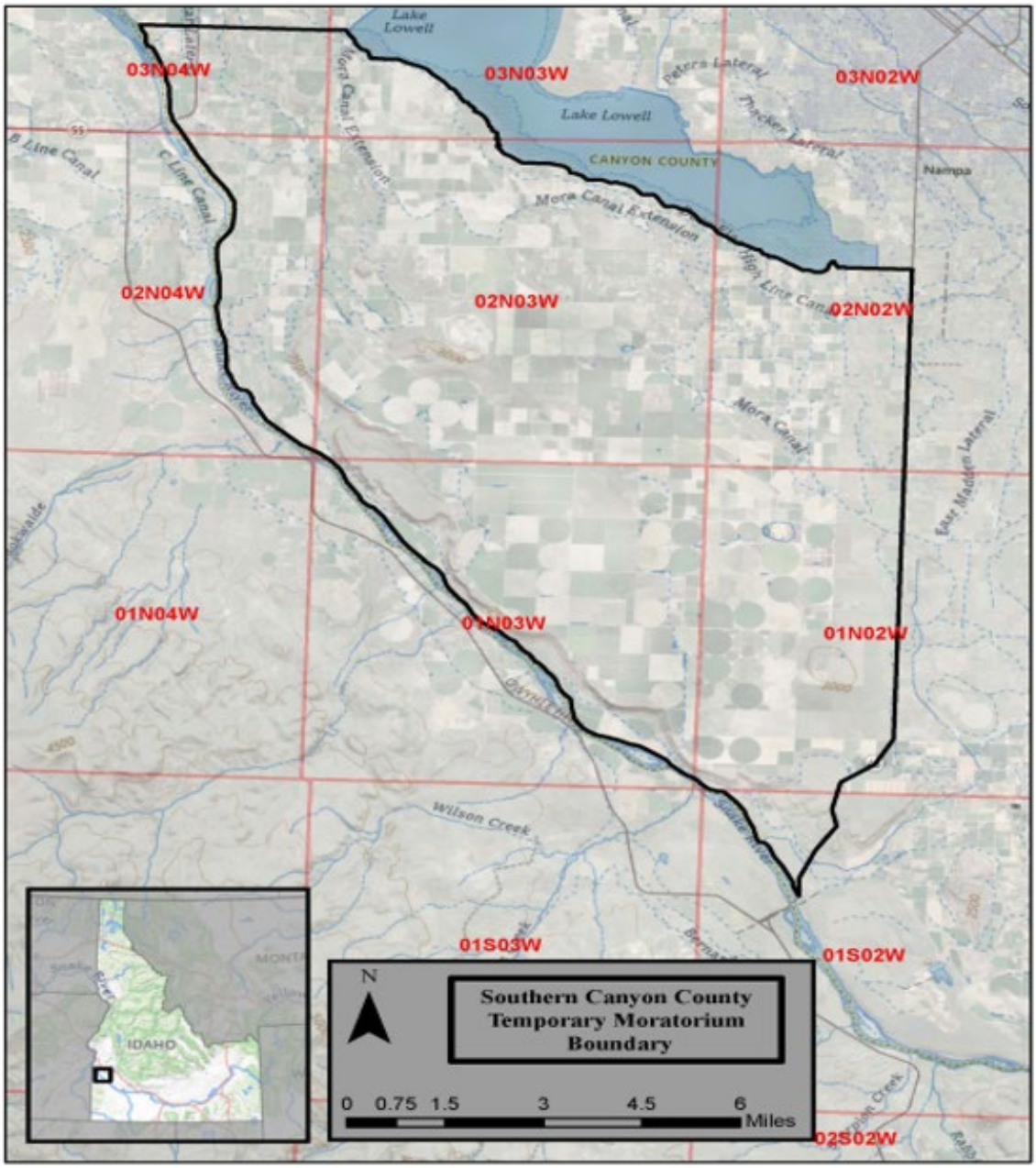


Exhibit C.6

IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

RECEIVED
JUN 16 2026
CANYON COUNTY
COMMISSIONERS

June 10, 2026

CANYON COUNTY BOARD OF COMMISSIONERS
c/o PLANNING & ZONING ADMINISTRATOR
1115 ALBANY ST
CALDWELL ID 83605

Subject: Legislative Changes Affecting Domestic Wells and Domestic Uses

Dear Commissioners:

During the 2025 and 2026 legislative sessions, the Idaho Legislature adopted significant revisions to Idaho's statutes governing domestic wells and domestic water uses. Senate Bill 1083a, signed by Governor Little on March 20, 2025, became effective on July 1, 2025. Senate Bill 1222, signed on February 17, 2026, became effective immediately upon adoption. This legislation affects Canyon County, as well as other counties throughout Idaho.

Because these statutory changes may affect how counties review land use applications, particularly applications for new subdivisions, I thought it would be helpful to provide copies of the revised statutes and summarize several of the more significant changes administered by the Idaho Department of Water Resources ("IDWR").

In general, the principal effect of Senate Bill 1222 is that, in areas subject to ground water management restrictions or moratorium orders, domestic wells within new subdivisions are generally limited to *in-home* use unless water rights authorizing irrigation are obtained.

Attached to this letter are copies of the applicable portions of Senate Bill 1083a and Senate Bill 1222. The guidance memorandum prepared by IDWR staff to assist in understanding and implementing these legislative changes is available electronically on the IDWR website at https://idwr.idaho.gov/legal-matters/statute-rules-guidance/ under "Application Processing No. 80."

In the realm of domestic uses, the critical question for a property owner or developer is whether a proposed water use requires a water right. Under Idaho Code § 42-227, water uses from ground water that fall within the definition of "domestic purposes" set forth in

Idaho Code § 42-111 are exempt from the state's mandatory water right permitting process. These are commonly referred to as "exempt" domestic uses.

Senate Bill 1222 establishes an important distinction between parcels located outside of subdivisions and parcels located within subdivisions. Because the question of whether a parcel is located within a subdivision is now central to determining whether a proposed use qualifies as an exempt domestic use, Idaho Code § 42-111(1)(c) now defines the term "subdivision" as follows:

"Subdivision" means a tract of land divided into five (5) or more lots, parcels, or sites for the purpose of sale or building development, whether immediate or future; provided that this definition shall not include a bona fide division or partition of agricultural land for agricultural purposes. For purposes of this paragraph, "bona fide division or partition of agricultural land for agricultural purposes" means the division of land into lots, all of which are five (5) acres or larger and maintained as agricultural lands.

Domestic Uses Outside of Subdivisions

Neither Senate Bill 1083a nor Senate Bill 1222 changed the domestic exemption for residential and/or stockwater use on parcels located outside of subdivisions. The exemption threshold for such uses remains 13,000 gallons per day, together with irrigation of not more than one-half acre of lawn, garden, or landscaping.

In addition, the longstanding restriction against stacking multiple domestic exemptions on a single parcel remains unchanged. In other words, the owner of a parcel outside a subdivision remains limited to one domestic exemption per parcel.

For other types of uses (industrial, commercial, fish propagation, etc.) on parcels outside of subdivisions, Idaho Code § 42-111(1)(a)(ii) now states that the domestic exemption for such uses is now limited to 2.8 acre-feet (912,000 gallons) per year, with no restrictions on instantaneous diversion rate.

Domestic Uses Within Subdivisions

Idaho Code § 42-227 imposes additional restrictions on subdivisions located in areas where the Director of IDWR has issued a moratorium order on the development of new water rights or designated a critical ground water area or ground water management area (collectively known as "restricted areas").

Portions of Canyon County are located within an area subject to ground water management restrictions, specifically the Temporary South Canyon Moratorium. Therefore, proposed subdivisions located within affected areas of Canyon County may be subject to the Moratorium and the restrictions imposed by Senate Bill 1222.

Idaho Code § 42-227 also distinguishes between subdivisions for which a completed subdivision application was filed with Canyon County prior to July 1, 2025, and subdivisions for which applications were filed after July 1, 2025 ("new subdivisions").

The new statutory restrictions do not affect use of an individual domestic well on a parcel located within subdivisions where a completed application to create the subdivision was filed prior to July 1, 2025, regardless of when the subdivision plat is ultimately approved.

For new subdivisions filed after July 1, 2025, and located within restricted areas, exempt domestic use is now limited to in-home use only. An individual domestic well within a new subdivision may be used for in-home purposes without a water right, but irrigation use requires a water right authorizing irrigation. Likewise, a community well serving a subdivision may provide in-home domestic use without a water right, but irrigation use requires a water right authorizing irrigation.

Pursuant to Idaho Code § 42-111(1)(b), "in-home use" means:

"the utilization of water within a residence or household, including all activities that require water, such as drinking, cooking, bathing, and cleaning within and around the household. It does not include irrigation of lawns, gardens, landscaping, pastures, or other open spaces."

Accordingly, if a property owner within a new subdivision located in a restricted area proposes to irrigate lawns, landscaping, or other outdoor areas using a domestic well, the property owner must first obtain a water right authorizing that irrigation use.

Under the terms of the applicable moratorium orders, applications for new consumptive uses generally require mitigation sufficient to offset the proposed consumptive use. In practice, mitigation often requires the acquisition and retirement of existing consumptive water rights, which may be costly and difficult for individual property owners to obtain.

For this reason, counties may wish to consider whether irrigation water supplies and associated mitigation obligations should be addressed during the subdivision review process, rather than after lots are sold to individual property owners.

For example, assume a property owner proposes to subdivide a twenty-acre parcel into twenty one-acre residential lots to be served by individual domestic wells. Under the revised statutes, those domestic wells could generally provide water for in-home use without a water right. However, unless irrigation rights are separately obtained, a lot owner could not lawfully irrigate lawns or landscaping using water diverted from the well.

The outcome would be the same if the subdivision were served by a community well rather than individual domestic wells. A community well may provide in-home domestic use

without a water right, but any irrigation use would still require a water right and, where applicable, mitigation for consumptive use.

Enforcement Provisions

In conjunction with these statutory revisions, the Legislature also adopted Idaho Code § 42-1701C, establishing increased penalties for violations involving domestic use statutes.

If a property owner diverts water for irrigation from a domestic well located within a new subdivision in a restricted area without a water right authorizing irrigation, the Department may initiate an enforcement action that includes civil penalties. Penalties are calculated based upon the number of acres irrigated and may not exceed $5,000 per year.

The statute also authorizes IDWR to request county assistance in collecting domestic use penalties. If a county agrees to assist with collection efforts, the county may retain one-half of the penalties collected.

I hope this summary helps familiarize you with the recent statutory changes affecting domestic wells and domestic water uses. Please feel free to contact me if you have questions or would like additional information. IDWR staff would also be happy to attend a commission or planning and zoning meeting to discuss these changes in greater detail.

Respectfully,

Cherie Palmer
Enforcement Coordinator
IDWR Water Resource Protection

Enclosures

LEGISLATURE OF THE STATE OF IDAHO

Sixty-eighth Legislature Second Regular Session - 2026

IN THE SENATE

SENATE BILL NO. 1222

BY RESOURCES AND ENVIRONMENT COMMITTEE

AN ACT

RELATING TO DOMESTIC WELLS; AMENDING SECTION 42-111, IDAHO CODE, TO REVISE DEFINITIONS AND TO DEFINE TERMS; AMENDING SECTION 42-227, IDAHO CODE, TO REVISE PROVISIONS REGARDING THE DRILLING AND USE OF WELLS FOR DOMESTIC PURPOSES; AMENDING SECTION 31-3805, IDAHO CODE, TO REVISE A PROVISION REGARDING THE APPLICABILITY OF LAW RELATED TO WATER DELIVERY WITHIN SUBDIVISIONS; AMENDING SECTION 50-1334, IDAHO CODE, TO REVISE PROVISIONS REGARDING THE REVIEW OF WATER SYSTEMS; AND DECLARING AN EMERGENCY.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Section 42-111, Idaho Code, be, and the same is hereby amended to read as follows:

42-111. DOMESTIC PURPOSES DEFINED. (1) For purposes of sections 42-221, 42-227, 42-230, 42-235, 42-237a, 42-242, 42-243, and 42-1401A, Idaho Code:

~~(a) The phrase "domestic purposes" or "domestic uses" means:~~

(a) (i) "Domestic purposes" or "domestic uses" means:

~~(i)~~ 1. The use of water for homes, organization camps, public campgrounds, livestock, and for any other purpose in connection therewith, including irrigation of up to one-half (1/2) acre of land, if the total use does not exceed thirteen thousand (13,000) gallons per day; or

~~(ii)~~ 2. The use of water for any other purpose, if the total use does not exceed a diversion volume of two and eight-tenths (2.8) acre feet per year.

~~(b)~~ (ii) "Domestic purposes" or "domestic uses" shall not include water for the following purposes, unless the use meets the diversion ~~rate and~~ volume limitations set forth in paragraph (a) (i) 2. of this subsection:

~~(i)~~ 1. Mobile home parks or recreational vehicle parks;

~~(ii)~~ 2. Apartments, condominiums, and similar developments with multiple dwelling units;

~~(iii)~~ 3. ~~Except~~ Subdivisions, except as provided in subsection (3) of this section~~, subdivisions, as defined in chapter 13, title 50, Idaho Code~~; or

~~(iv)~~ 4. Commercial or business establishments or mixed-use establishments where the water is used primarily for commercial or business purposes.

(b) "In-home use" means the utilization of water within a residence or household, including all activities that require water, such as drinking, cooking, bathing, and cleaning within and around the household. It

does not include irrigation of lawns, gardens, landscaping, pastures, or other open spaces.

(c) "Subdivision" means a tract of land divided into five (5) or more lots, parcels, or sites for the purpose of sale or building development, whether immediate or future; provided that this definition shall not include a bona fide division or partition of agricultural land for agricultural purposes. For purposes of this paragraph, "bona fide division or partition of agricultural land for agricultural purposes" means the division of land into lots, all of which are five (5) acres or larger and maintained as agricultural lands.

(2) Except as provided in subsection (3) of this section, multiple water rights for domestic uses or domestic purposes shall not be established or exercised in a manner to satisfy a single combined water use or purpose that would not itself come within the definition of a domestic use or purpose under this section. The purpose of this limitation is to prohibit the diversion and use of water, under a combination of domestic purposes or domestic uses as defined in this section, to provide a supply of water for a use that does not meet the exemption of section 42-227, Idaho Code, and is required to comply with the mandatory application and permit process for developing a right to the use of water pursuant to chapter 2, title 42, Idaho Code.

(3) Multiple water rights for domestic purposes or uses may be established and exercised from the same point or points of diversion if the use is limited to residential, in-home use. This subsection does not affect any other permitting requirement or other requirement that may apply to the use of water within a subdivision. ~~For the purposes of this section, the term "in-home use" means the utilization of water within a residence or household, including all activities that require water, such as drinking, cooking, bathing, and cleaning within and around the household. It does not include irrigation of lawns, gardens, landscaping, pastures, or other open spaces.~~

SECTION 2. That Section 42-227, Idaho Code, be, and the same is hereby amended to read as follows:

42-227. DRILLING AND USE OF WELLS FOR DOMESTIC PURPOSES EXCEPTED. (1) Except as provided in subsection (4) of this section, excavation and opening of wells and the withdrawal of water therefrom for domestic purposes or uses as defined in section 42-111, Idaho Code, shall not be subject to permit requirements under section 42-229, Idaho Code. Rights to ground water for such domestic purposes may be acquired by withdrawal and use.

(2) Wells and withdrawal devices for domestic purposes or uses shall be subject to inspection by the department of water resources and the department of environmental quality.

(3) Well drillers shall be licensed pursuant to the licensing provisions of section 42-238, Idaho Code.

(4) For purposes of new diversions for use within subdivisions, as defined in ~~chapter 13, title 50, Idaho Code,~~ section 42-111, Idaho Code, where the completed application to develop the subdivision is filed pursuant to chapter 65, title 67, Idaho Code, on or after July 1, 2025, in any area where the director of the department of water resources has issued a moratorium order on the development of new water rights or has designated a critical

ground water area or ground water management area, ~~an application for~~ a permit~~,~~ pursuant to section 42-229, Idaho Code, shall be required for the diversion of water for any new domestic purposes or uses, as defined in section 42-111, Idaho Code, other than for in-home uses, as defined in section 42-111, Idaho Code, or watering livestock.

SECTION 3. That Section 31-3805, Idaho Code, be, and the same is hereby amended to read as follows:

31-3805. DELIVERY OF WATER WITHIN SUBDIVISIONS. (1) The provisions of this section shall apply to any ~~proposed~~ subdivision, as defined in chapter 13, title 50, Idaho Code, within the state of Idaho or to a subdivision subject to a more restrictive county or city zoning ordinance. A completed application to develop a subdivision filed pursuant to chapter 65, title 67, Idaho Code, that was filed on or before June 30, 2025, is governed by the law as it existed at the time of filing.

(2) For any subdivision that lies within the service area or area of city impact of a municipal provider, the following requirements apply:

(a) If a shared well or public water system is installed, it shall be designed to meet requirements of that municipal provider and be planned to integrate with and connect to the municipal provider's system when appropriate. The requirements of this paragraph shall not apply if an agreement is reached with the municipal provider;

(b) The municipal provider shall be consulted in the design of the shared well or public water system to ensure proper integration; and

(c) Upon connection to the municipal provider's system, the water rights associated with the subdivision's shared well or public water system shall be conveyed to the municipal provider.

(3) If surface water for irrigation is reasonably available to all or any part of a subdivision, as provided in section 67-6537, Idaho Code, then no subdivision plat, amendment to a subdivision plat, or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless the owner or entity has provided for the irrigation of lots within the subdivision using the available surface water.

(4) For subdivisions using water provided by an irrigation entity, as required by section 67-6537, Idaho Code, the subdivision plat or with the plat mat as an exhibit shall include a description of the system used to deliver irrigation water from the irrigation entity's point of delivery to the individual lots. In such cases:

(a) For proposed subdivisions within the incorporated limits of a city, the irrigation system must be approved by the city zoning authority or the city council, as provided by city ordinance, with the advice of the irrigation entity charged with the delivery of water to such lands; and

(b) For proposed subdivisions located outside an incorporated city, the irrigation system must be approved by the board of county commissioners, with the advice of the irrigation entity charged with the delivery of water to such lands.

(5) For subdivisions receiving water from an irrigation entity, the subdivision plat or amendment to a subdivision plat shall contain notes stating the following:

(a) That the subdivision or a portion of it is located within the service area of the irrigation entity and the name and contact information for the irrigation entity;
(b) That a system for the delivery of irrigation water to lots within the subdivision has been provided;
(c) That the system has been approved as required by subsection (4) of this section;
(d) That the purchaser of each lot shall remain subject to all assessments levied by the irrigation entity; and
(e) That unpaid irrigation entity assessments are a lien on the land within the irrigation entity.

SECTION 4. That Section 50-1334, Idaho Code, be, and the same is hereby amended to read as follows:

50-1334. REVIEW OF WATER SYSTEMS ENCOMPASSED BY PLATS. Whenever any plat is subject to the terms and requirements of sections 50-1326 through 50-1329, Idaho Code, no person shall offer for recording, or cause to be recorded, a plat unless he or she shall have certified that he or she is in compliance with section 31-3805(2), Idaho Code, ~~where applicable,~~ and that at least one (1) of the following is the case:

(1) The individual lots described in the plat will not be served by any water system common to one (1) or more of the lots, but will be served by individual wells.

(2) All of the lots in the plat will be eligible to receive water service from an existing water system, be the water system municipal, a water district, a public utility subject to the regulation of the Idaho public utilities commission, or a mutual or nonprofit water company, and the existing water distribution system has agreed in writing to serve all of the lots in the subdivision.

(3) If a new water system will ~~come into being~~ be developed to serve the subdivision, ~~that it~~ the entity in charge of that system has or will have sufficient contributed capital to allow the water system's wells, springboxes, reservoirs, and mains to be constructed to provide service without further connection charges or fees ~~to the landowners of the lots~~ required to lot owners, except for connection of laterals, meters or other plant exclusively for the lot owner's own use.

Failure to comply with this section is a misdemeanor subject to the provisions of section 50-1329, Idaho Code. The certification must be filed or recorded as part of the plat document preserved for public inspection. ~~Property~~ Lot owners in the ~~area encompassed by the plat will~~ subdivision shall be entitled to the benefits of ~~the third provision~~ subsection (3) of this section when that option is chosen.

SECTION 5. An emergency existing therefor, which emergency is hereby declared to exist, this act shall be in full force and effect on and after its passage and approval.

LEGISLATURE OF THE STATE OF IDAHO
Sixty-eighth Legislature First Regular Session - 2025
IN THE SENATE
SENATE BILL NO. 1083, As Amended
BY RESOURCES AND ENVIRONMENT COMMITTEE

42-1701C. ENFORCEMENT OF DOMESTIC PURPOSE AND DOMESTIC USE LIMITATIONS. (1) If the director of the department of water resources becomes aware of water use that exceeds the authorized limits of an appurtenant water right for domestic purposes or uses as defined in section 42-111, Idaho Code, regardless of when the use was established, the director may:

(a) Notify the property owner, in writing, of the alleged excess use; and

(b) Provide the property owner ninety (90) days to remedy the excess use or provide information that the water use does not exceed authorized limits of the appurtenant water right for domestic purposes or uses.

(2) If, after notification by the director pursuant to subsection (1) of this section, the property owner fails to remedy the excess use or to provide information that the use does not exceed authorized limits within the time prescribed and to the director's satisfaction, then the director shall issue a notice of violation to the property owner, identifying the information supporting the determination of excess use.

(3)(a) Any person to whom a notice of violation has been issued pursuant to subsection (2) of this section shall be liable for a civil penalty pursuant to this section.

(i) For excess irrigation, a penalty of five hundred dollars ($500) for every one-tenth (0.1) of an acre in excess irrigation above the authorized limits shall be assessed.

(ii) For excess use other than irrigation, the lesser of the following shall be assessed:

1. One hundred dollars ($100) for every day water is diverted at a rate that exceeds the maximum authorized diversion rate; or

2. One hundred dollars ($100) for every acre-foot diverted in excess of the maximum authorized annual diversion volume.

(b) Penalties shall be renewed each year until the excess use has been remedied to the director's satisfaction but shall not exceed five thousand dollars ($5,000) in any given year.

(4) The director may request that the county in which the property is located collect the penalty for excess use. If the county agrees to collect the penalty:

(a) The director shall provide the county with a copy of the notice of violation issued pursuant to this section; and

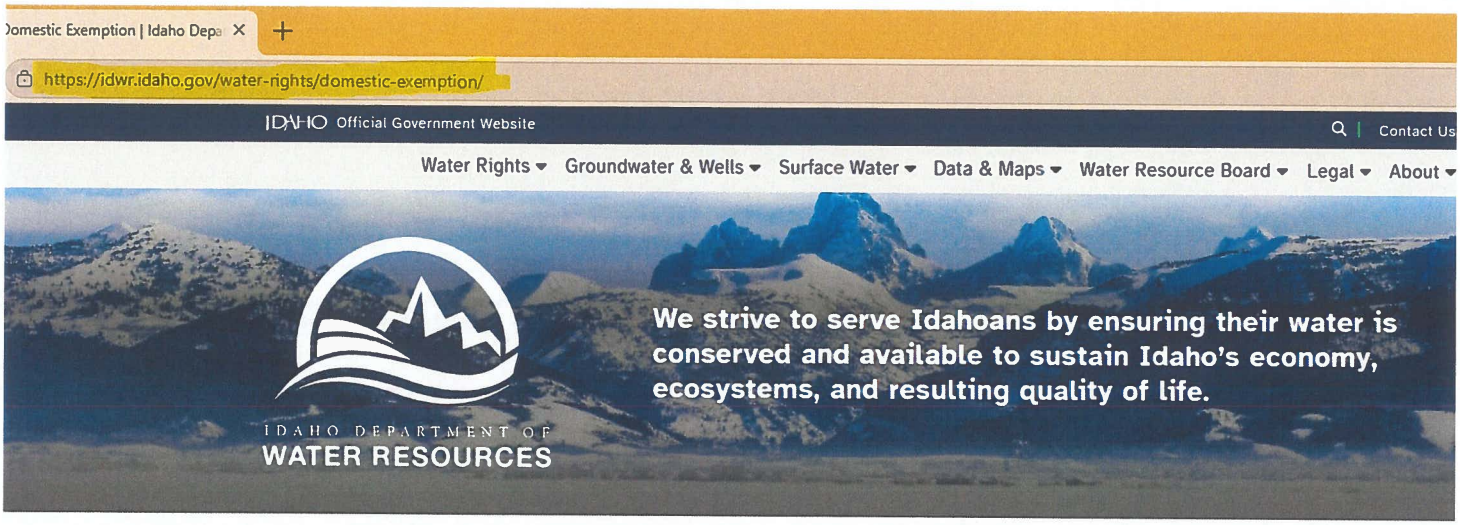
(b) The county shall retain half of the penalty proceeds and deliver the other half to the director.

(5) Unpaid penalties shall be filed as a lien against the property until paid in full.

(6) Once a penalty has been assessed for a particular irrigation season, as provided in this section, it shall be due and payable even if the excess use is subsequently resolved.

Additional Resource on IDWR's Public Website Found at:

https://idwr.idaho.gov/water-rights/domestic-exemption/



Domestic Exemption

Home » About Water Rights » Domestic Exemption

Domestic Exemption Overview

The 2025 Idaho Legislature passed Senate Bill 1083a revising several statutes dealing with domestic uses of water, shared wells, and subdivisions. These statutory changes are effective on July 1, 2025. The changes to Idaho Code §§ 42-111 and 42-227 modified the requirements for establishing a water right for domestic purposes without applying to the Department of Water Resources ("IDWR") for a permit. This opportunity is sometimes called the "domestic exemption."

From this page, you can review the guidance IDWR issued to its staff members to help them apply the statutory changes affecting the domestic exemption. IDWR staff members will rely on this guidance to answer questions about the domestic exemption.

As experience with the revised statutes expands over time, IDWR may update its guidance to staff as needed to address frequently asked questions.

What is a Domestic Exemption?

Guidance Documents

Mapping Tool

To understand whether your proposed water use qualifies for the domestic exemption, you must know whether it will be located in a moratorium area, a critical ground water area, or a ground water management area. To help you determine whether your well will be in one of those regulated areas, visit the easy-to-use Moratoriums and Areas of Regulated Ground Water Development mapping tool.

Exhibit C.6

EXHIBIT D

Site Visit Photos

Planning & Zoning Commission

Case# CR2026-0012

Hearing date: October 15, 2026

Exhibit D

CR2026-0012
Surico

Site Visit

8/7/2026



Exhibit D

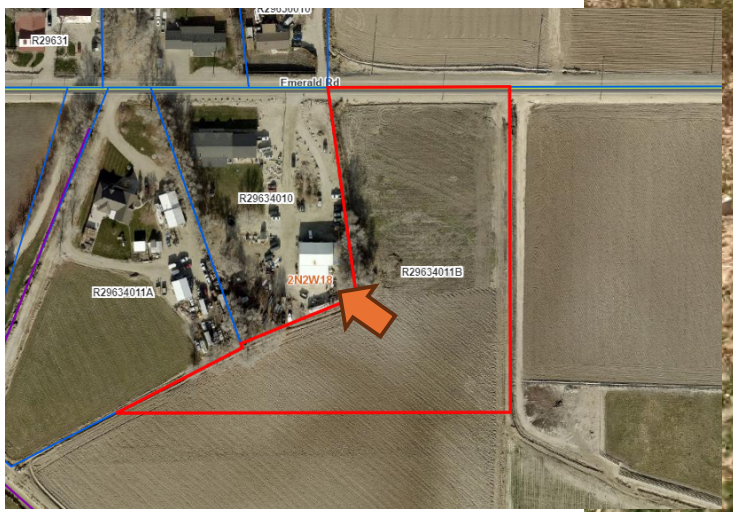

R29631
Emerald Rd
R29634010
R29634011B
R29634011A
2N2W18

Exhibit D

Exhibit D

Exhibit D



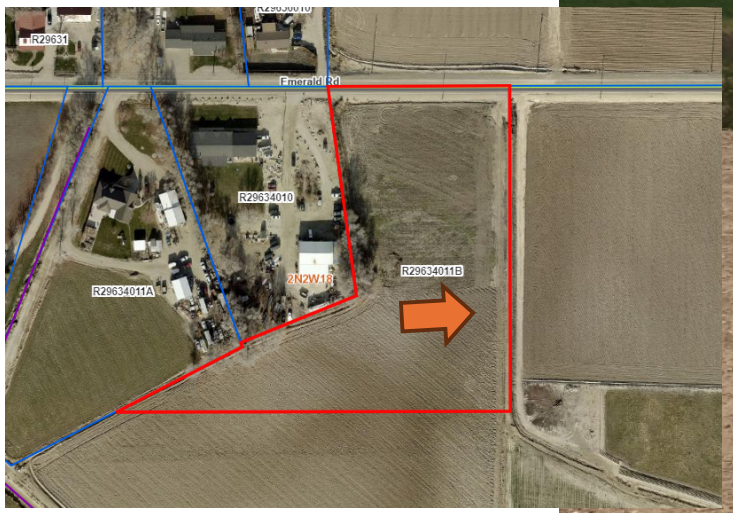

R29631
Emerald Rd
R29634010
2N2W18
R29634011B
R29634011A

Exhibit D

Exhibit D

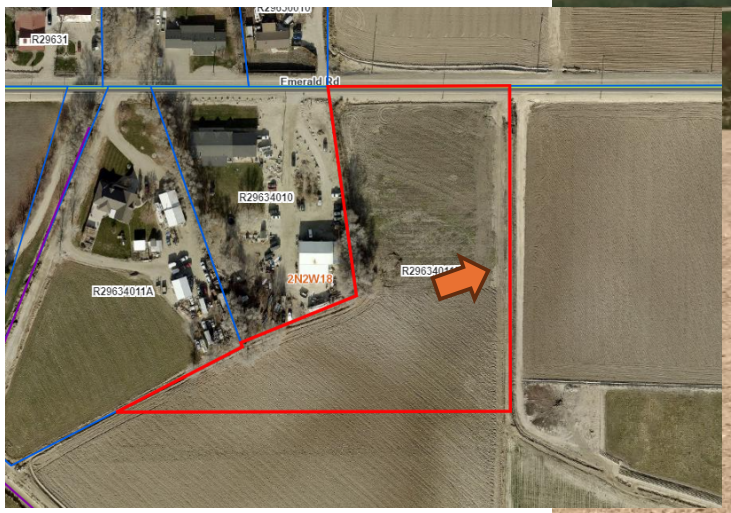


Exhibit D

Exhibit D

Exhibit D

Exhibit D

Exhibit D

Exhibit D

Exhibit D


R29631
Emerald Rd
R29634010
2N2W18
R29634011B
R29634011A

Exhibit D

Exhibit D

R29634011A
R29634010
2NW18
R29634011B

JEREMY'S
GARAGE
204-937-9332

Exhibit D

EXHIBIT E

Agency Comments Received by October 5, 2026

Planning & Zoning Commission

Case# CR2026-0012

Hearing date: October 15, 2026

NAMPA HIGHWAY DISTRICT NO. 1

September 14, 2026

To: Dan Lister
Principal Planner, Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re; CR2026-0012

I have reviewed the request for the Conditional Rezone for Parcel R29634011B for Allen and Victoria Surico with a date of Notification of September 10, 2026, received on September 14, 2026.

Comments are based upon information provided to the Highway District by Canyon County Development Services. Nampa Highway District #1 recommends the request be denied subject to the following information:

1. The subject Properties take residential access from Missouri Emerald Rd.
2. NHD#1 Functional Classification of Emerald Rd is Rural Local Roadway. Spacing requirements will need to be met
3. Patron must submit an NHD#1 Land Split Application, the associated $250.00 fee, and a drawing showing the splits and how they propose to access the subject parcels. If this is going to be a platted subdivision, the patron must submit a plat and the associated review fees for a formal review.

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

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

4507 12th Avenue Road, Nampa, ID 83686

[redacted]

Dan Lister

From: Eddy Thiel <[redacted]>
Sent: Monday, August 10, 2026 6:33 AM
To: Dan Lister
Subject: [External] FW: Agency Notification -Surico- CR2026-0012
Attachments: AGENCY PACKET_CR2026-0012.pdf

Good Morning Dan,

Nampa Highway District #1 has no objection to the conditional rezone of Parcel #R29634011B subject to a formal review of the Preliminary/Final Plat by the Nampa Highway District #1.

We require a plat submittal, digital and hard copy, and review fee for the formal review.

Let me know if you have any questions or comments.

Thank you,

Eddy

Eddy Thiel
ROW
eddy[redacted]
4507 12th Ave. Rd. • Nampa, id 83686
[redacted]

From: Jennifer Almeida <[redacted]>
Sent: Friday, August 7, 2026 2:42 PM
To: [redacted]
Subject: Agency Notification -Surico- CR2026-0012

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.

Dan Lister

From: Anthony Lee <[redacted]>
Sent: Friday, August 7, 2026 4:15 PM
To: Dan Lister
Cc: Mitch Kiester
Subject: [External] RE: Agency Notification -Surico- CR2026-0012

Hi Dan,

1. Will a Nutrient Pathogen Study be required? **NP study is not required since it is less than 5 lots for a platted subdivision.**
2. Will adequate sanitary systems be provided to accommodate the use? **Test holes have been conducted on the subject property; however, the appropriate subsurface sewage disposal system types have not been determined at this time.**
3. Any concerns about the rezoning and future land use it promotes? If so, are there any conditions or mitigation measures recommended to ensure the rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the request for rezoning and future land use if the applicant meets all SWDH requirements.**

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

[redacted]

anthony.lee[redacted] | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Jennifer Almeida <J[redacted]>
Sent: Friday, August 7, 2026 2:42 PM
To: [redacted]

Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
2208 E. Chicago Ste A, Caldwell Idaho 83605
[redacted]
[redacted]
August 9, 2026

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

RE: Case No. CR2026-0012 Allen & Victoria Surico

Attention: Dan Lister
Dan,Lister@canyoncounty.id.gov

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

C R2026-0012 is 52 percent Irrigated Capability Class 2. This is the most productive soil in Canyon County with few limitations. It is 24 percent Irrigated Capability Class 3 with moderate limitations and appropriate management practices can make any irritated Capability Class 3 productive. We do NOT recommend a land use change.

Richard Sims

Signing for Clay Erskine
Chairman Soil Conservation District

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Canyon Area, Idaho

CR2026-0012 Allen & Victoria Surico



August 9, 2026

Exhibit E.3

Preface

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

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

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

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

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

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

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

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

Contents

Preface..... 2
Soil Information for All Uses..... 5
Suitabilities and Limitations for Use..... 5
Land Classifications..... 5
Irrigated Capability Class (CR2026-0012 Allen & Victoria Surico)..... 5

Soil Information for All Uses

Suitabilities and Limitations for Use

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

Land Classifications

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

Irrigated Capability Class (CR2026-0012 Allen & Victoria Surico)

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

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

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

Class 1 soils have few limitations that restrict their use.

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

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

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

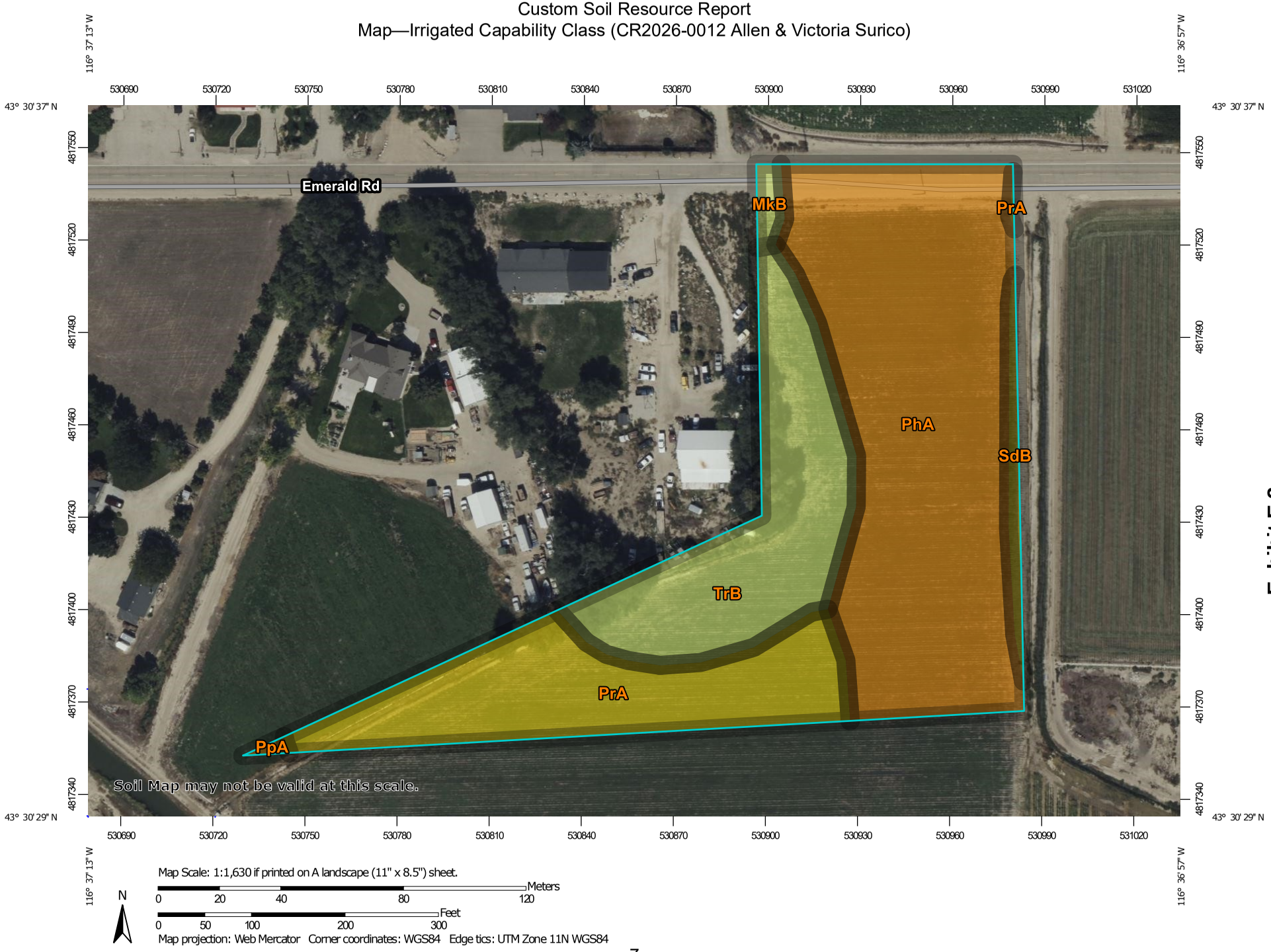
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

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

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

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

Custom Soil Resource Report
Map—Irrigated Capability Class (CR2026-0012 Allen & Victoria Surico)



Map Scale: 1:1,630 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

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

Exhibit E.3

MAP LEGEND

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

Soils

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Exhibit E.3

Table—Irrigated Capability Class (CR2026-0012 Allen & Victoria Surico)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MkB	Minidoka silt loam, 1 to 3 percent slopes	4	0.1	1.0%
PhA	Power silt loam, 0 to 1 percent slopes	2	2.7	51.5%
PpA	Power-Purdam silt loams, 0 to 1 percent slopes	2	0.0	0.2%
PrA	Purdam silt loam, 0 to 1 percent slopes	3	1.2	22.3%
SdB	Scism silt loam, deep over basalt, 1 to 3 percent slopes	3	0.1	1.7%
TrB	Trevino silt loam, 1 to 3 percent slopes	4	1.2	23.2%
Totals for Area of Interest			**5.2**	**100.0%**

Rating Options—Irrigated Capability Class (CR2026-0012 Allen & Victoria Surico)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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

[redacted]

11 August 2026

RECEIVED
AUG 13 2026
RECEIVED

Canyon County Development Services
111 N. 11th Ave., Ste. 310
Caldwell, ID 83605

RE: Vic-Kimbra Family Trust, Asqueta
11223 Emerald Rd, Nampa
Nampa-Meridian Irrigation District
Stiles Lateral 28+00
Sec. 18, T2N, R2W, BM.

CR2026-0012
NM-2257A, NM-2257B

Dan Lister, Planning Supervisor:

There are no Boise Project or Nampa-Meridian 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, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) [redacted]

Sincerely,

Kevin Reeves
Assistant Project Manager, BPBC

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

Case # CR2026-0012 Conditional Rezone & Development Agreement (4-Lot Subdivision)

A Bar K Subdivision
11223 Emerald Rd, Nampa
Parcel # R29634011B

NM-2257A	ASQUETA, VIC-KIMBRA FAMILY TRUST	STILES LATERAL, TAP 2.80	8.23 WATER RIGHT ACRES
		DEER FLAT HIGHLINE CANAL, TAP 14.93	17.9 WATER RIGHT ACRES
		DEER FLAT HIGHLINE CANAL, TAP 17.00	14.67 WATER RIGHT ACRES
			TOTAL WR ACRES FOR ACCOUNT: 40.80
NM-2257B	ASQUETA, VIC-KIMBRA FAMILY TRUST	STILES LATERAL, TAP 2.80	2.14 WATER RIGHT ACRES

NOTE: Owner name changed to Surico, Allen & Victoria, per Canyon County.

Agency: Canyon County Development Services
Contact: Dan Lister, Planning Supervisor daniel.lister@[redacted]
Hearing Date: NONE LISTED Response Deadline: 9/9/2026.

Development Project (see above)
BPBC Delivery Accounts
Excluded Accounts

X:\Scans\000_Miscellaneous\Surico_CR2026_0012

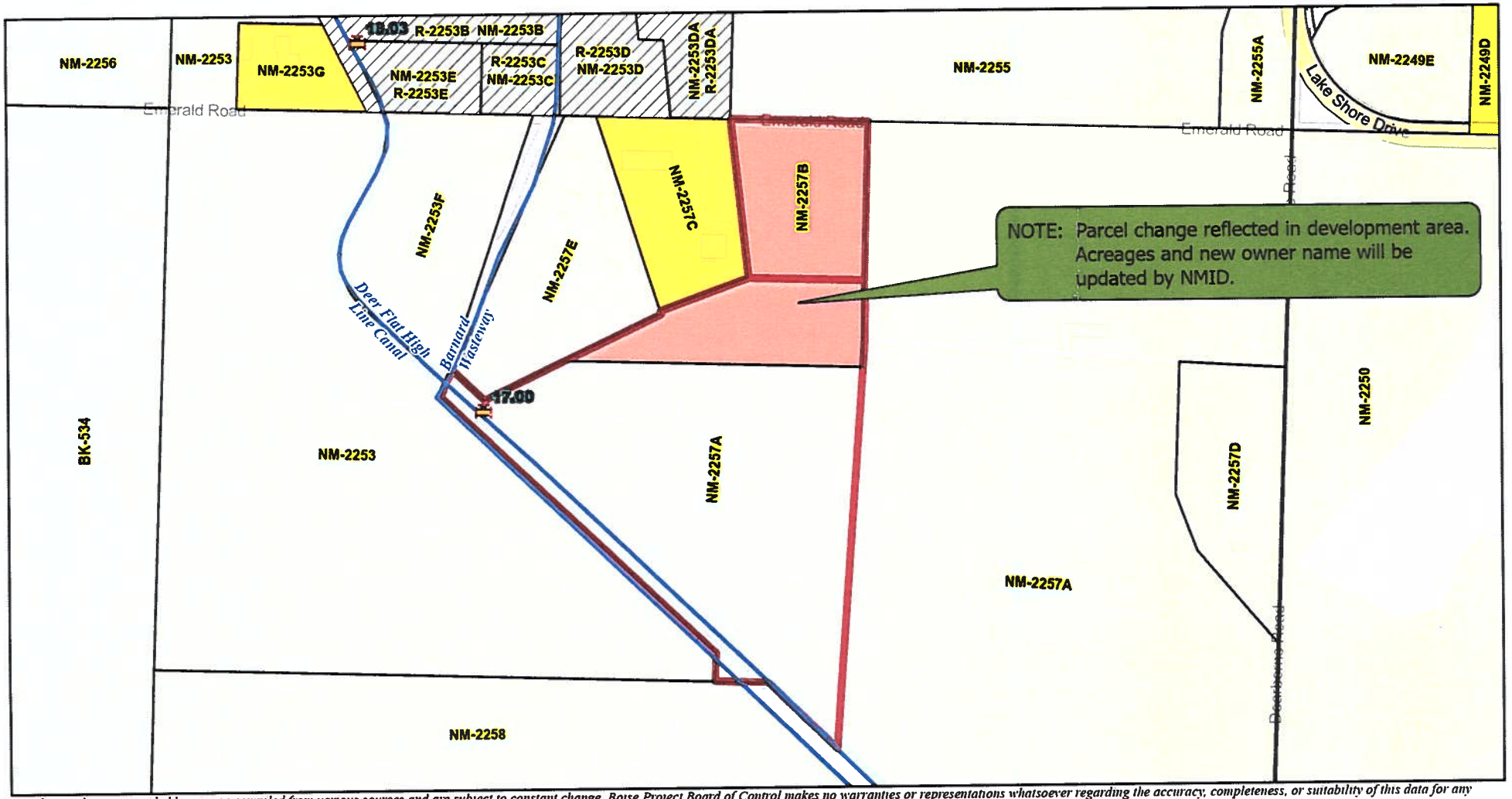


Exhibit E.4

GIS data and maps provided herein are compiled from various sources and are subject to constant change. Boise Project Board of Control makes no warranties or representations whatsoever regarding the accuracy, completeness, or suitability of this data for any particular purpose. This data is not a legally recorded map or survey and should not be used for legal, engineering, or surveying purposes. The user assumes all risk and liability associated with the use of this information.

Dan Lister

From: Erika Olvera <[redacted]>
Sent: Wednesday, August 19, 2026 5:27 PM
To: Dan Lister
Subject: [External] RE: Agency Notification -Surico- CR2026-0012

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

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

Please feel free to contact me with any further questions.

Erika!

From: Jennifer Almeida <[redacted]>
Sent: Friday, August 7, 2026 2:42 PM
To: [redacted]
Subject: Agency Notification -Surico- CR2026-0012

The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1244 You are invited to provide written testimony or comments by **SEPTEMBER 9, 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 Dan Lister at [redacted] .

1445 N. Orchard St.
Boise ID 83706 • ([redacted]

Brad Little, Governor
Jess Byrne, Director

August 17, 2026

Daniel Lister, Planner
Canyon County Development Services
112 N. 11th Ave., #310
Caldwell, ID 83605
Daniel.lister@canyoncounty.id.gov

Subject: Agency Notification -Surico- CR2026-0012

Dear Daniel:

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

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

1. **AIR QUALITY**
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
   - For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
   - DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
   - Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
   - Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
   - For questions, contact David Luft, Air Quality Manager, at [redacted].

2. **WASTEWATER AND RECYCLED WATER**
   - DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
   - IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. IDAPA 58.01.25 addresses discharge permits. Please review these rules to determine whether this or future projects will require DEQ approval.
   - IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
   - All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects, subsurface disposal projects, and discharge projects require separate permits as well.
   - DEQ recommends that projects be served by existing wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
   - DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
   - For questions, contact Valerie Greear, Water Quality Engineering Manager at [redacted].
3. **DRINKING WATER**
   - DEQ recommends using an existing drinking water system whenever possible. Please contact DEQ to discuss this project and to explore options to both best serve this project and provide for protection of groundwater resources.
   - When connecting to an existing system, DEQ recommends verifying there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
   - DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/).
   - IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
   - All projects for construction or modification of public drinking water systems require preconstruction approval.
   - For non-regulated systems and/or private wells, DEQ recommends testing for total coliform bacteria, nitrate, and nitrite prior to use and retested at least annually thereafter.
   - DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
   - For questions, contact Brandon Lowder, Drinking Water Compliance Supervisor, at [redacted].

4. **SURFACE WATER**
   - A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at [redacted].
   - If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
   - The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call [redacted] for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
   - The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call [redacted] for more information regarding permits.
   - For questions, contact Lance Holloway, Surface Water Manager, at [redacted].
5. **SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**
   - **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
   - **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
   - **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
   - **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
   - For questions, contact Matthew Pabich, Waste & Remediation Manager, at [redacted].

Exhibit E.6

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

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

Sincerely,



Troy Smith
Regional Administrator

Exhibit E.6

NAMPA FIRE 1891 DIST

EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

[redacted]

DATE: September 7, 2026

TO: Canyon County Development Services Department – Planning and Zoning

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

APPLICANT: Orton Engineering

OWNER: Allen & Victoria Surico

PROJECT ADDRESS: 11223 Emerald Road

RE: Surico CR2026-0012

This application is for requests a conditional rezone of Parcel R29634011B from an "A" zone to a "CR-R-1" zone. The request includes a development agreement restricting development to four lots served by a private road. The property, approximately 4.93 acres, is located at 11223 Emerald Road, Nampa, also referenced as a portion of the SE¼ of Section 18, T2N, R2W, B-M, Canyon County, Idaho

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire District required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

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

[redacted]

Fire Access Comments:

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

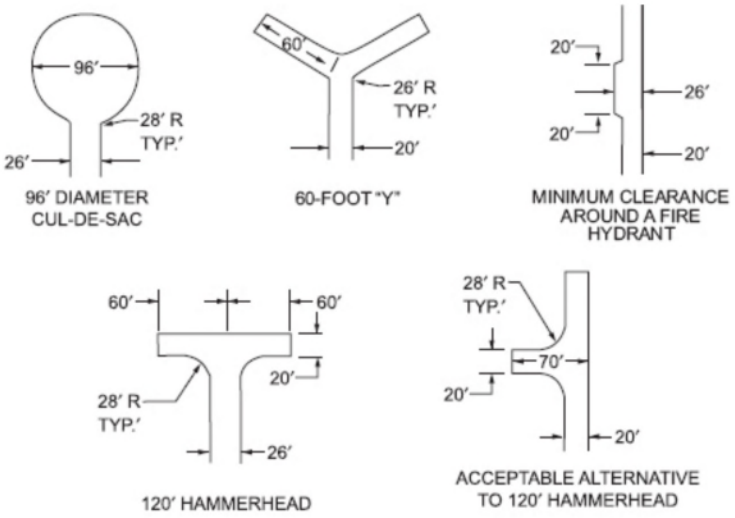
General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

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

Exhibits

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Dan Lister

From: Doug Critchfield <[redacted]>
Sent: Friday, September 11, 2026 3:48 PM
To: Dan Lister
Subject: [External] RE: Legal Notice CR2026-0012 / Surico

Hi Dan. Nampa has no comments. The property is outside of the Nampa planning area. Thanks - Doug

Doug Critchfield, PLA
Principal Planner | Planning & Zoning Department
[redacted]
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 <[redacted]>
Sent: Thursday, September 10, 2026 10:00 AM
To: [redacted]



Dan Lister

From: O'Shea, Maureen <[redacted]>
Sent: Monday, September 14, 2026 11:06 AM
To: Dan Lister
Subject: [External] re: Legal Notice CR2026-0012 / Surico 11223 Emerald Rd Nampa
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Dan,

The site is not in the floodplain, therefore I have no comments.

I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.

Thank you,
Maureen O'Shea, CFM
Floodplain Specialist
Idaho Dept. of Water Resources
322 E. Front Street, PO Box 83720,
[redacted]
https://www.idwr.idaho.gov/floods/

From: Caitlin Ross <[redacted]>
Sent: Thursday, September 10, 2026 10:00 AM
To: Jackson, Peter <[redacted]>; O'Shea, Maureen <[redacted]>;
Subject: Legal Notice CR2026-0012 / Surico

Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media. A copy of the application can be found on our Land Hearings website at Land Hearings | Canyon County.

No response is required from your agency unless you have input on the proposed project.

Contact the planner of record, **Dan Lister** at [redacted] with any questions or additional agency comments or concerns if applicable.

Thank you,
Caitlin Ross
Hearing Specialist
Canyon County Development Services Department

EXHIBIT F

Public Comments Received by October 5, 2026

Planning & Zoning Commission

Case# CR2026-0012

Hearing date: October 15, 2026

Growing Together LLC
301 Warehouse St.
Caldwell, ID 83605

October 1, 2026

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 N. 11th Ave., Suite 203
Caldwell, ID 83605

Opposition to Surico Conditional Rezone CR2026 0012
Allen and Victoria Surico | Parcel R29634011B | 11223 Emerald Road, Nampa

Dear Chair and Members of the Planning and Zoning Commission:

On behalf of Growing Together LLC and its Advisory Board, we ask the Commission to recommend denial of CR2026-0012. Rezoning this nearly five-acre parcel from Agricultural to CR-R1 for four residential parcels would remove an important buffer between a small cluster of homes and the large farms surrounding it.

The attached current zoning map, Future Land Use Map and application tracker show why this location matters. The subject property is outlined in red on each map. It is zoned Agricultural and designated Agriculture on the Future Land Use Map. The aerial photographs show large fields extending well beyond the few smaller residential parcels nearby. Large-scale agriculture remains the predominant use of this area. The Intensive Agriculture Overlay to the south and east further reflects the agricultural setting. (Exhibits 1–3.)

The letter of intent points to other approximately one-acre parcels in the area. Two parcels to the northwest are approximately one acre and were rezoned in 2018. The other two small parcels appear to have resulted from administrative land divisions. These few lots do not establish that the surrounding farmland should become a residential neighborhood. The application tracker should be considered alongside the zoning map and aerial photographs, which show how limited that residential cluster is compared with the surrounding farms.

The zoning map also shows an M-1 zoning area immediately along a portion of the western boundary of R29634010. That use appears to involve vehicle repair or storage. Its presence does not make additional single-family residential development compatible with the neighboring farms or change the agricultural character shown on the maps.

The Surico family purchased the subject property in 2025, and a home was recently constructed. Keeping the nearly five-acre parcel intact provides a sensible transition from the smaller lots to the approximately 46-acre parcel actively farmed to the east and the approximately 60-acre farm parcel to the north. The value of this parcel as a buffer should be part of the decision, even though a home has already been built on it.

Dividing that buffer into residential lots would bring more households directly beside working farms. Those farms need room to operate, including equipment movement, irrigation, spraying and work that produces dust and noise. Increasing residential density at their boundaries invites conflicts with ordinary farming activities. We do not believe four residential parcels are compatible with this location.

Exhibit F.1

The 2018 rezone is already being used to support another request for smaller residential parcels. Approving this application would give the next applicant another example to rely on. That is how a small cluster of housing expands into urban sprawl, one rezone at a time. This area needs the nearly five-acre buffer, and further residential development into the surrounding agricultural land should be discouraged.

The Canyon County Soil Conservation District also recommended against a land-use change in its August 9, 2026 response. Its assessment identified approximately 52 percent of the evaluated area as Irrigated Capability Class 2 and 24 percent as Class 3. That recommendation supports retaining Agricultural zoning. (Preliminary hearing materials, p. 10.)

Water availability is another reason to be cautious. IDWR imposed a five-year Southern Canyon County groundwater moratorium on March 20, 2026 while it gathers information and improves its understanding of groundwater supplies and development impacts. The order identifies data and modeling gaps; it does not establish that every well in the area is declining. Those unanswered questions should weigh against adding residential demand.[1]

Why are we entertaining new subdivisions in an agricultural area while IDWR is still studying the capacity of its groundwater system? New applications for agricultural groundwater irrigation generally cannot move forward under the moratorium unless an exception applies. Certain domestic uses are exempt, but an exemption is not a finding that additional subdivision demand is appropriate or that the cumulative effects are understood.[1]

Before any approval, the County should obtain confirmation from IDWR of how the moratorium and domestic-use rules apply to this proposal, including outdoor irrigation, and require evidence of a lawful, adequate water supply. As a land-use priority, we believe the County should protect agriculture and the water supplies on which existing farms depend before encouraging additional residential development here.

We ask the Commission to retain Agricultural zoning and recommend denial of CR2026-0012. Preserving this parcel as a transition to the adjoining farms is consistent with the agricultural future shown on the County's maps.

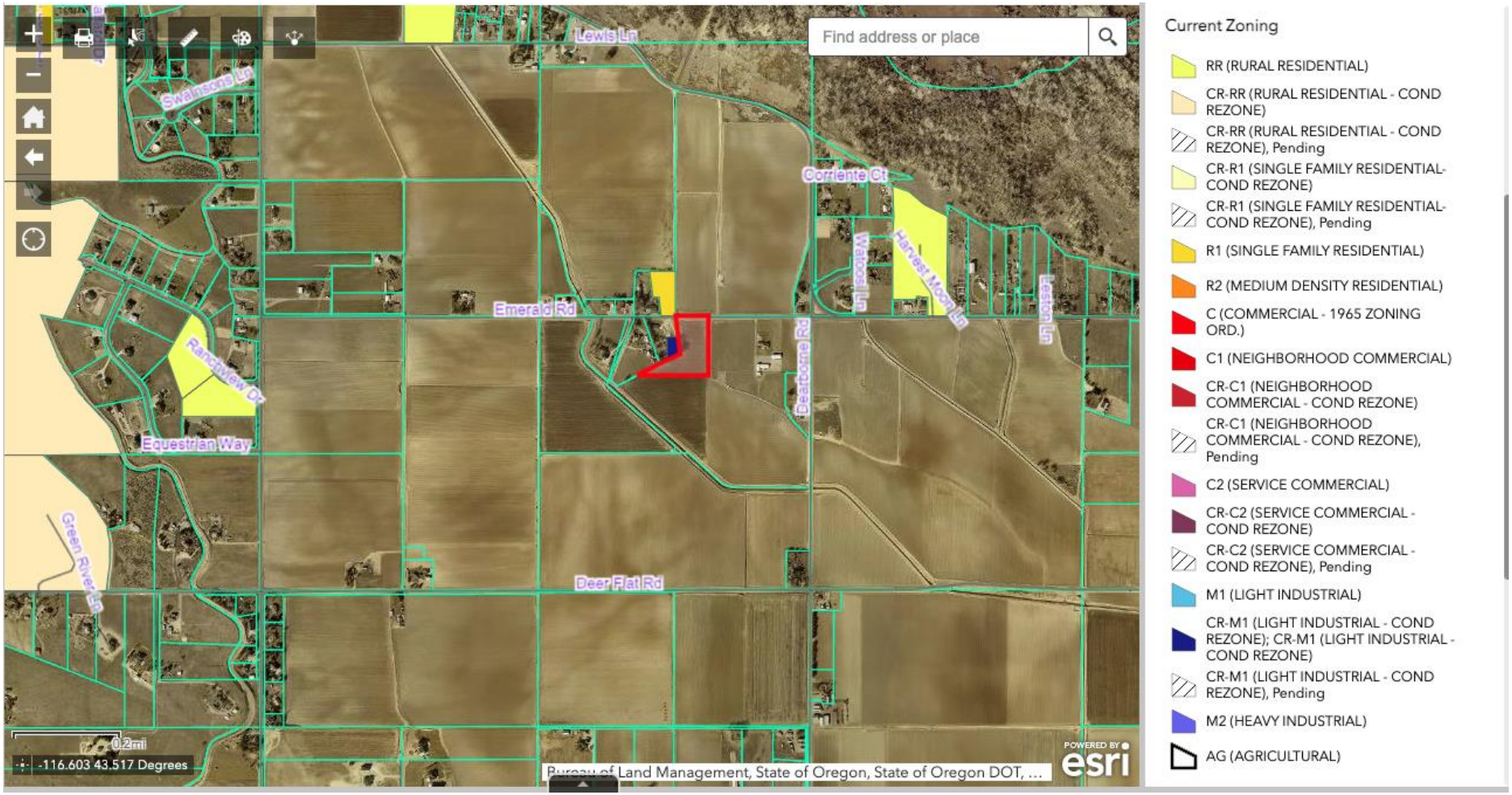
Respectfully submitted on behalf of the Growing Together Advisory Board,

George W Crookham

George Crookham
President
Growing Together LLC

[1] IDWR, Final Order Establishing Southern Canyon County Temporary Moratorium, March 20, 2026, pp. 1, 3–6. https://idwr.idaho.gov/wp-content/uploads/2026/05/20260320-Final-Order-Establishing-Southern-Canyon-County-Temporary-Moratorium.pdf or click here to view order.

Exhibit 1 Current zoning map



Agricultural zoning surrounds the small residential cluster. The subject property is outlined in red. Source: Canyon County map screenshot.

Exhibit F.1

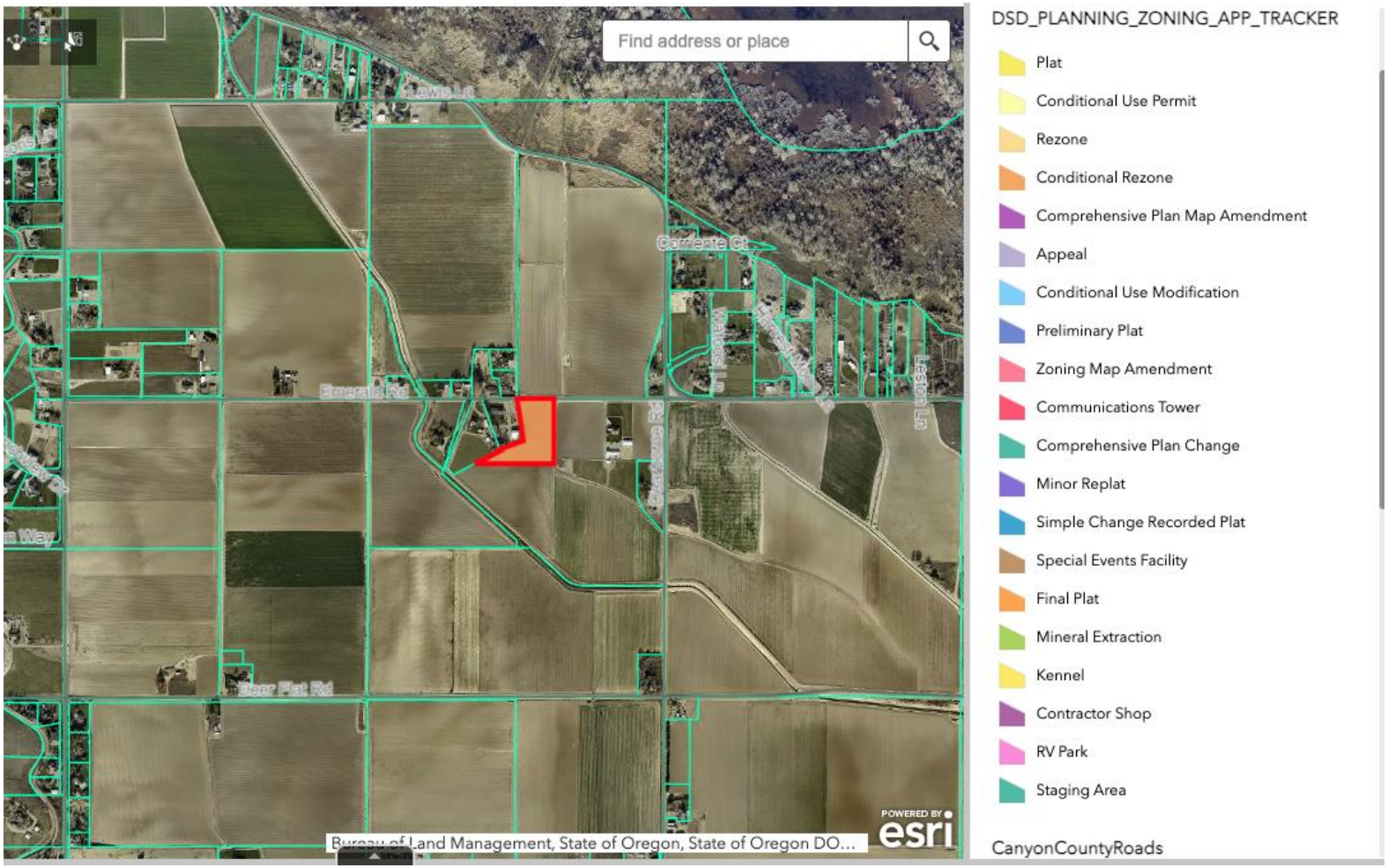
Exhibit 2 Future Land Use Map



The subject property is designated Agriculture. Intensive Agriculture Overlay areas appear to the south and east. Source: Canyon County map screenshot.

Exhibit F.1

Exhibit 3 Application tracker and aerial photograph



Large agricultural fields dominate the surrounding area. The subject property is outlined in red. Note there is no other development pressure in this immediate vicinity. Source: Canyon County map screenshot.

Exhibit F.1