In the matter of the application of:
CR2026-0005– Tapia

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of approximately 20.12 acres from the "A" (Agricultural) zone to the "CR-R-R" (Rural Residential) zone.
2) The request includes a development agreement limiting the project to three (3) residential parcels.

[Case No. CR2026-0005: Address: 17733 Mink Road, Caldwell, ID 83605 also referenced as Parcel R34578, a portion of the SW quarter of Section 6, T4N, R3W, BM, Canyon County, Idaho.]

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2026-0005.

      1. 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), and §67-6519 (Application Granting Process).

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

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

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

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

3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

5.	Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2026-0005, 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:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Does Not Meet Criteria	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is <u>not</u> generally consistent with the Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the parcel as "industrial" **(Staff Report Exhibits B1 and B2.10)**. The Comprehensive Plan states: "The industrial designation is for various industrial needs of the County. Land uses in this category may require a mix of commercial or industrial uses that consist of assembly, fabrication, manufacturing, or processing goods and materials." (Page 26, 2030 Comprehensive Plan). The 2030 Canyon County Comprehensive Plan does not promote rural residential growth in the area. "The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses" (Page 26, 2030 Comprehensive Plan). The property is not in an Area of City Impact or near an urban area that indicates the properties in the vicinity are in a residential transition area. The property better meets the 2030 Canyon County Comprehensive Plan by remaining in its current configuration, as creating parcels that are 6.7 acres in size would likely encourage more residential growth in the area that is currently predominately agricultural in nature and calls for a future land use designation of industrial which may not be compatible with residential uses **(Staff Report Exhibits B1, B2.1, B2.3, and B2.10)**. The conditional rezone request is not in general conformance with the following policies and goals contained within the 2030 Canyon County Comprehensive Plan: • **<u>Population G2.02.00</u>**: Promote, housing, business, and service types needed to meet the demand of the future existing population. • **<u>Land Use and Community Design P4.02.01</u>**: Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. • **<u>Land Use and Community Design G4.03.00</u>**: Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land-use planning. • **<u>Land Use and Community Design P4.03.02</u>**: Encourage the development of individual developments and subdivisions that do not fragment existing land use patterns.	

	• **Land Use and Community Design G4.04.00:** Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character. • **Land Use and Community Design P4.04.01**: Support development in locations where services, utilities, and amenities are or can be provided. • **Land Use and Community Design P4.05.01**: Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators. • **Agriculture G12.01.00**: Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses. • **Agriculture P12.01.02**: Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas. • **Agriculture G12.04.00:** Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses	
Criteria Met? **Does Not Meet Criteria**	**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 change to Rural Residential is not more appropriate than the current zoning designation of Agriculture. The primary land use in the vicinity of the subject property is agriculture with some gravel pits further south. Within 1-mile of the subject property, there are parcels to the north, west, east, and south in active crop production. Additionally, to the south (mainly south of State Highway 20/26), there is a large number of gravel pits. There are a few residential homesites created through administrative land divisions in the surrounding area with smaller lot sizes (these lot sizes vary between 1-5 acres), but as evidenced by the average parcel size of approximately 36 acres and the lot classification map, these homesites are not common in the vicinity (**Staff Report Exhibits B2.1, B2.2, B2.3, B2.4, and B2.11**). Per USGS soil maps, the subject property is comprised of best suited Class II (60.70%), moderately suited Class III (33.56%), and least suited Class VI (5.74%) soils. The farmland report categorizes the soil as primarily farmland of statewide importance if irrigated (94.26%), with only a small portion near a canal on the subject property as not prime farmland (5.74%) (**Staff Report Exhibit B2.5**). Due to the majority of the property containing productive soil, Canyon County Soil Conservation District does not recommend a land use change (**Staff Report Staff Report Exhibit D1**). Pursuant to Canyon County ordinance 07-10-25 (1), the purpose of the "A" zoning district is to: A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations; B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan; C. Protect fish, wildlife, and recreation resources, consistent with purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65; D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan. Pursuant to CCCO §07-10-25 (2), the purpose of the "Rural Residential" zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable. The trends for the area do not support residential growth in this area at this time. Currently, the subject property is zoned agricultural and is surrounded by agriculturally zoned properties that are in agricultural production (mainly crop production and some animal-related uses) with some gravel pits further south of the State Highway 20/26. The subject property is contained within the Traffic Analysis Zone (TAZ) "2.45." As shown in **Staff Report Exhibit B2.8** of the staff report, the data for the TAZ zone that contains the	

subject property does not forecast an increase in households in this zone by 2050. Both the existing land uses and the lack of forecasted growth in this area demonstrate that the proposed conditional rezone to rural residential is not appropriate at this time.

Adjacent Existing Conditions (Staff Report Exhibit B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural Uses with Scattered Homesites	Agriculture	N/A
S	Agricultural Uses and Gravel Pits	Agriculture	N/A
E	Agricultural Uses with Scattered Homesites	Agriculture	N/A
W	Agricultural Uses	Agriculture	N/A

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

Surrounding Land Use Cases (Staff Report Exhibit B2.12):
There are no Canyon County land uses cases within 1-mile of the subject property in the past five years.

Criteria Met? / Does Not Meet Criteria		
	3	**Is the proposed conditional rezone compatible with surrounding land uses?**

Analysis

The proposed conditional rezone to rural residential (CR-R-R) is not 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 proposed conditional rezone is not compatible with the surrounding land uses. The primary land use in the vicinity of the subject property is agriculture (mainly crop production and some animal-related uses) with some gravel pits further south of State Highway 20/26. Within the notification radius of 600-feet, the average parcel size and median parcel sizes are 36 acres and 40 acres, respectively, demonstrating that this area contains agricultural uses and some gravel mining on large acreage properties. Due to these large agricultural operations and the gravel pits in the surrounding area, the proposed three (3) 6.7-acre parcels do not appear to be compatible with the surrounding land uses **(Staff Report Exhibits A2, A3, B2.1, B2.3, B2.4, B2.6, and B2.11)**. Additionally, having a residential zoning designation outside of an area of city impact, adjacent to active agriculture, and that in an area identified with a future land use designation of industrial has the potential to create land use conflicts.

See also §07-06-07(6)A2 for additional review.

Criteria Met? / Does Not Meet Criteria		
	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 may negatively affect the character of the area. Any measures to mitigate impacts proposed by the applicant are detailed below.

Character of the Area:
The character of the area is primarily agricultural in nature with gravel pits south of the subject property along State Highway 20/26. Within 1-mile of the subject property, there are parcels to the north, west, east, and south in active crop production. Additionally, to the south (mainly south of State Highway 20/26),

	there is a large number of gravel pits. There are a few residential homesites created through administrative land divisions in the surrounding area with smaller lot sizes (these lot sizes vary between 1-5 acres), but as evidenced by the average parcel size of approximately 36 acres and the lot classification map, these homesites are not common in the vicinity (**Staff Report Exhibits B2.1, B2.2, B2.3, B2.4, and B2.11**). There is no residential zone located within 1-mile of the subject property. **The following measures will be implemented to mitigate the impact** The applicant has proposed restricting the division of the subject property into three (3) 6.7-acre parcels and is open to restricting secondary residences (**Staff Report Exhibits A2, A2.1, and A3**). Although these lot sizes may lend themselves to some agricultural uses, the proposed parcel sizes are not commensurate with the large agricultural parcels in this surrounding area and will likely not be compatible with the potential industrial zoning in this area.	
Criteria Met? **Meets Criteria**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, sewer will be provided with individual septic systems for the proposed single-family residences (**Staff Report Exhibit A4**). Per Southwest District Health (SWDH), the project does not require a nitrate priority study. Additionally, a site evaluation has not been completed, and test holes have not been conducted to determine the feasibility of the proposed septic systems, but SWDH does not have any concerns with the use or request for rezoning if the applicant meets all Southwest District Health requirements (**Staff Report Exhibits D2 and D2.1**). **Water:** Per the applicant's land use worksheet, three (3) individual domestic wells are proposed for the development (**Staff Report Exhibit A4**). Notice was given to the Idaho Department of Water Resources, but no comments were received. Individual domestic wells are anticipated to adequately provide services for potential residential dwellings. Future development shall comply with IDWR standards at the time of building permit, etc. **Drainage:** Per the applicant's land use worksheet, stormwater is retained on site (**Staff Report Exhibit A4**). **Irrigation:** Per the applicant's land use worksheet and additional correspondence from the applicant, irrigation water is provided to the property via surface water rights with a gravity irrigation system (**Staff Report Exhibits A2.1 and A4**). Black Canyon Irrigation District (BCID) gave the applicant an acknowledgement letter on May 1, 2026 which stated they have reviewed the project and "...have no concerns with the proposed split, nor do we have any irrigation structures on the parcel. BCID requests the landowner or project manager contact our office to split the irrigation water on the property after approval from the county" (**Staff Report Exhibits A6.1, D8, and D8.1**). T **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on June 25, 2026 and September 10, 2026 and no comments were received. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Meets Criteria**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**

Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. Notus-Parma Highway District No. 2 (NPHD#2) and Idaho Transportation Department are not requiring any public street improvements in order to provide adequate access to and from subject property to minimize undue interference with existing or future traffic patterns (**Staff Report Exhibits D4 and D7**).	
Criteria Met? **Meets Criteria**	7	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access off of Mink Road for the conditional rezone. Per Notus-Parma Highway District No. 2, an approach permit is required for all points of ingress/egress to the maintained public road right-of-way and new accesses must meet current ACCHD driveway spacing requirements and approach policies (ACCHD Section 3061). Mink Road is considered a Major Collector, so the minimum driveway spacing requirement is 330 ft (**Staff Report Exhibit D7**). Per additional correspondence from the applicant, each proposed 6.7-acre parcel is to have an individual access point off Mink Road subject to meeting highway district requirements (**Staff Report Exhibit A2.1**).	
Criteria Met? **Meets Criteria**	8	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** The subject property is under the jurisdiction of Notus School District #135. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on June 25, 2026 and September 10, 2026 and no comments were received by the school district. **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on June 25, 2025 and September 10, 2026, and no comments were received by the Sheriff's Office. **Fire Protection** Caldwell Rural Fire Protection District sent a comment letter on July 8, 2026 that outlined an overview of the building review process and relevant fire requirements (such as regarding water, access, and street identification). The letter also stated the distance from the nearest fire station is 3.6 miles and the estimated response time is 4 minutes. Although the fire district does not object to the development, it does acknowledge that their "...department is currently operating with high resource utilization, and continued growth is contributing to increased service demand. Aligning staffing and resources with that demand will help maintain our current level of service" (**Staff Report Exhibit D3**). **Emergency Medical Services:** Canyon County Ambulance District sent estimated response times on September 25, 2026, for three (3) nearby stations: Station M51 has an estimated response time of 11.04 minutes, Station M52 has an estimated response time of 9.07 minutes, and Station M53 has an estimated response time of 11.24 minutes (**Staff Report Exhibit D10**).	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case #CR2026-0005, a conditional rezone of an approximately 20.12-acre parcel (Parcel R34578) from the Agricultural (A) Zone to the Conditional Rezone – Rural Residential (CR-RR) Zone.

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

1. The applicant may consider waiting until the area development trends and Comprehensive Plan support rural residential development of the property.

DATED this 15th day of October, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Brian Sheets, Acting Chairman

State of Idaho)

SS

County of Canyon County)

On this 15th day of October, in the year 2026, before me Caitlin Ross, a notary public, personally appeared Brian Sheets, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

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

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

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

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CR2026-0005**
APPLICANT/REPRESENTATIVE:	**Silvestre Castaneda**
PROPERTY OWNER:	**Jose Tapia**
APPLICATION:	**Conditional Rezone (CR2026-0005) to "CR-R-R" (CR-Rural Residential)**
LOCATION:	**The subject property is located at 17733 Mink Road, Caldwell, ID 83605 also referenced as Parcel R34578, a portion of the SW quarter of Section 6, T4N, R3W, BM, Canyon County, Idaho.**
PLANNER:	**Emily Bunn, Principal Planner**
STAFF RECOMMENDATION:	**Denial**

REQUEST:
The property owner, Jose Tapia represented by Silvestre Castaneda, is requesting a Conditional Rezone of approximately 20.12 acres from the "A" (Agricultural) zone to the "CR-R-R" (Conditional Rezone -Rural Residential) zone. The request includes a development agreement limiting the division of Parcel R34578 into three (3) parcels. The subject property is located at 17733 Mink Road, Caldwell, ID 83605 also referenced as Parcel R34578, a portion of the SW quarter of Section 6, T4N, R3W, BM, Canyon County, Idaho.

PARCEL INFORMATION REPORT: *See **Exhibit B1** 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 Canyon County Plat Maps, it appears the original parcel was approximately 64.35 acres. On January 28, 1997, an administrative land division was approved which divided the property into one (1) 2.37-acre parcel (Parcel R34578) and one (1) 61.73-acre parcel (Parcel R34578010A) (LS2004-158). It appears shortly after the administrative land division was approved, the two (2) parcels were property boundary adjusted to their current configuration – 20.12-acres (Parcel R34578) and 44.23-acres (Parcel R34578010A).

It was identified during staff's site visit on October 5, 2026 that there is an occupied recreational vehicle on site without a temporary use permit (**Exhibit C, Image 4**). This is in violation of CCCO §07-15-05.

HEARING CRITERIA:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Does Not Meet Criteria	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is <u>not</u> generally consistent with the Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the parcel as "industrial" (**Exhibits B1 and B2.10**). The Comprehensive Plan states: "The industrial designation is for various industrial needs of the County. Land uses in this category may require a mix of commercial or industrial uses that consist of assembly, fabrication, manufacturing, or processing goods and materials." (Page 26, 2030 Comprehensive Plan). The 2030 Canyon County Comprehensive Plan does not promote rural residential growth in the area. "The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses" (Page 26, 2030 Comprehensive Plan). The property is not in an Area of City Impact or near an urban area that indicates the properties in the vicinity are in a residential transition area. The property better meets the 2030 Canyon County Comprehensive Plan by remaining in its current configuration, as creating parcels that are 6.7 acres in size would likely encourage more residential growth in the area that is currently predominately agricultural in nature and calls for a future land use designation of industrial which may not be compatible with residential uses (**Exhibits B1, B2.1, B2.3, and B2.10**). The conditional rezone request is not in general conformance with the following policies and goals contained within the 2030 Canyon County Comprehensive Plan: • **<u>Population G2.02.00</u>***:* Promote, housing, business, and service types needed to meet the demand of the future existing population. • **<u>Land Use and Community Design P4.02.01</u>***:* Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. • **<u>Land Use and Community Design G4.03.00</u>**: Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land-use planning. • **<u>Land Use and Community Design P4.03.02</u>**: Encourage the development of individual developments and subdivisions that do not fragment existing land use patterns. • **<u>Land Use and Community Design G4.04.00:</u>** Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character. • **<u>Land Use and Community Design P4.04.01</u>**: Support development in locations where services, utilities, and amenities are or can be provided. • **<u>Land Use and Community Design P4.05.01</u>**: Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators. • **<u>Agriculture G12.01.00</u>**: Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses.	

	• **Agriculture P12.01.02***:* Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas. • **Agriculture G12.04.00:** Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses	
Criteria Met? **Does Not Meet Criteria**	**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 change to Rural Residential is not more appropriate than the current zoning designation of Agriculture. The primary land use in the vicinity of the subject property is agriculture with some gravel pits further south. Within 1-mile of the subject property, there are parcels to the north, west, east, and south in active crop production. Additionally, to the south (mainly south of State Highway 20/26), there is a large number of gravel pits. There are a few residential homesites created through administrative land divisions in the surrounding area with smaller lot sizes (these lot sizes vary between 1-5 acres), but as evidenced by the average parcel size of approximately 36 acres and the lot classification map, these homesites are not common in the vicinity (**Exhibits B2.1, B2.2, B2.3, B2.4, and B2.11**). Per USGS soil maps, the subject property is comprised of best suited Class II (60.70%), moderately suited Class III (33.56%), and least suited Class VI (5.74%) soils. The farmland report categorizes the soil as primarily farmland of statewide importance if irrigated (94.26%), with only a small portion near a canal on the subject property as not prime farmland (5.74%) (**Exhibit B2.5**). Due to the majority of the property containing productive soil, Canyon County Soil Conservation District does not recommend a land use change (**Staff Report Exhibit D1**). Pursuant to Canyon County ordinance 07-10-25 (1), the purpose of the "A" zoning district is to: A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations; B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan; C. Protect fish, wildlife, and recreation resources, consistent with purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65; D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan. Pursuant to CCCO §07-10-25 (2), the purpose of the "Rural Residential" zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable. The trends for the area do not support residential growth in this area at this time. Currently, the subject property is zoned agricultural and is surrounded by agriculturally zoned properties that are in agricultural production (mainly crop production and some animal-related uses) with some gravel pits further south of the State Highway 20/26. The subject property is contained within the Traffic Analysis Zone (TAZ) "2045." As shown in **Exhibit B2.8** of the staff report, the data for the TAZ zone that contains the subject property does not forecast an increase in households in this zone by 2050. Both the existing land uses and the lack of forecasted growth in this area demonstrate that the proposed conditional rezone to rural residential is not appropriate at this time.	

Adjacent Existing Conditions (Exhibit B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N	**Agricultural Uses with Scattered Homesites**	**Agriculture**	**N/A**
S	**Agricultural Uses and Gravel Pits**	**Agriculture**	**N/A**
E	**Agricultural Uses with Scattered Homesites**	**Agriculture**	**N/A**
W	**Agricultural Uses**	**Agriculture**	**N/A**

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

Surrounding Land Use Cases (Exhibit B2.12):
There are no Canyon County land uses cases within 1-mile of the subject property in the past five years.

Criteria Met? / **Does Not Meet Criteria**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**

Analysis

The proposed conditional rezone to rural residential (CR-R-R) is not 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 proposed conditional rezone is not compatible with the surrounding land uses. The primary land use in the vicinity of the subject property is agriculture (mainly crop production and some animal-related uses) with some gravel pits further south of State Highway 20/26. Within the notification radius of 600-feet, the average parcel size and median parcel sizes are 36 acres and 40 acres, respectively, demonstrating that this area contains agricultural uses and some gravel mining on large acreage properties. Due to these large agricultural operations and the gravel pits in the surrounding area, the proposed three (3) 6.7-acre parcels do not appear to be compatible with the surrounding land uses (**Exhibits A2, A3, B2.1, B2.3, B2.4, B2.6, and B2.11**). Additionally, having a residential zoning designation outside of an area of city impact, adjacent to active agriculture, and that is in an area identified with a future land use designation of industrial has the potential to create land use conflicts.

See also §07-06-07(6)A2 for additional review.

Criteria Met? / **Does Not Meet Criteria**	**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 may negatively affect the character of the area. Any measures to mitigate impacts proposed by the applicant are detailed below.

Character of the Area:
The character of the area is primarily agricultural in nature with gravel pits south of the subject property along State Highway 20/26. Within 1-mile of the subject property, there are parcels to the north, west, east, and south in active crop production. Additionally, to the south (mainly south of State Highway 20/26),

	there is a large number of gravel pits. There are a few residential homesites created through administrative land divisions in the surrounding area with smaller lot sizes (these lot sizes vary between 1-5 acres), but as evidenced by the average parcel size of approximately 36 acres and the lot classification map, these homesites are not common in the vicinity (**Exhibits B2.1, B2.2, B2.3, B2.4, and B2.11**). There is no residential zone located within 1-mile of the subject property. **The following measures will be implemented to mitigate the impact** The applicant has proposed restricting the division of the subject property into three (3) 6.7-acre parcels and is open to restricting secondary residences (**Exhibits A2, A2.1, and A3**). Although these lot sizes may lend themselves to some agricultural uses, the proposed parcel sizes are not commensurate with the large agricultural parcels in this surrounding area and will likely not be compatible with the potential industrial zoning in this area.	
Criteria Met? **Meets Criteria**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, sewer will be provided with individual septic systems for the proposed single-family residences (**Exhibit A4**). Per Southwest District Health (SWDH), the project does not require a nitrate priority study. Additionally, a site evaluation has not been completed, and test holes have not been conducted to determine the feasibility of the proposed septic systems, but SWDH does not have any concerns with the use or request for rezoning if the applicant meets all Southwest District Health requirements (**Exhibits D2 and D2.1**). **Water:** Per the applicant's land use worksheet, three (3) individual domestic wells are proposed for the development (**Exhibit A4**). Notice was given to the Idaho Department of Water Resources, but no comments were received. Individual domestic wells are anticipated to adequately provide services for potential residential dwellings. Future development shall comply with IDWR standards at the time of building permit, etc. **Drainage:** Per the applicant's land use worksheet, stormwater is retained on site (**Exhibit A4**). **Irrigation:** Per the applicant's land use worksheet and additional correspondence from the applicant, irrigation water is provided to the property via surface water rights with a gravity irrigation system (**Exhibits A2.1 and A4**). Black Canyon Irrigation District (BCID) gave the applicant an acknowledgement letter on May 1, 2026 which stated they have reviewed the project and "…have no concerns with the proposed split, nor do we have any irrigation structures on the parcel. BCID requests the landowner or project manager contact our office to split the irrigation water on the property after approval from the county" (**Exhibits A6.1, D8, and D8.1**). To verify the applicant coordinates their irrigation plan with BCID, staff has proposed condition of approval #3 if the Planning and Zoning Commission recommends approval. **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on June 25, 2026 and September 10, 2026 and no comments were received. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	

Criteria Met? **Meets Criteria**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. Notus-Parma Highway District No. 2 (NPHD#2) and Idaho Transportation Department are not requiring any public street improvements in order to provide adequate access to and from subject property to minimize undue interference with existing or future traffic patterns (**Exhibits D4 and D7**).	
Criteria Met? **Meets Criteria**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access off of Mink Road for the conditional rezone. Per Notus-Parma Highway District No. 2, an approach permit is required for all points of ingress/egress to the maintained public road right-of-way and new accesses must meet current ACCHD driveway spacing requirements and approach policies (ACCHD Section 3061). Mink Road is considered a Major Collector, so the minimum driveway spacing requirement is 330 ft (**Exhibit D7**). Per additional correspondence from the applicant, each proposed 6.7-acre parcel is to have an individual access point off Mink Road subject to meeting highway district requirements (**Exhibit A2.1**).	
Criteria Met? **Meets Criteria**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** The subject property is under the jurisdiction of Notus School District #135. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on June 25, 2026 and September 10, 2026 and no comments were received by the school district. **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on June 25, 2025 and September 10, 2026, and no comments were received by the Sheriff's Office. **Fire Protection** Caldwell Rural Fire Protection District sent a comment letter on July 8, 2026 that outlined an overview of the building review process and relevant fire requirements (such as regarding water, access, and street identification). The letter also stated the distance from the nearest fire station is 3.6 miles and the estimated response time is 4 minutes. Although the fire district does not object to the development, it does acknowledge that their "…department is currently operating with high resource utilization, and continued growth is contributing to increased service demand. Aligning staffing and resources with that demand will help maintain our current level of service" (**Exhibit D3**).	

	Emergency Medical Services: Canyon County Ambulance District sent estimated response times on September 25, 2026, for three (3) nearby stations: Station M51 has an estimated response time of 11.04 minutes, Station M52 has an estimated response time of 9.07 minutes, and Station M53 has an estimated response time of 11.24 minutes (**Exhibit D10**).

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on June 25, 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 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 D.

PUBLIC COMMENTS
Staff received no written public comments by the materials deadline of October 5, 2026.

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

Should the Commission wish to recommend approval of the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The subject parcel, approximately 20.12 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinance (CCCO) and shall not exceed three (3) residential parcels, and be in substantial compliance with the applicant's site plan as identified in **Exhibit A3**.
    a. Further divisions of the subject parcels are prohibited.
    b. Secondary residences shall be prohibited (**Exhibit A2.1**).
3. At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
4. At the time of the administrative land division decision, a note shall be added to the recorded survey associated with the decision, which states: Current and future property owners understand they are choosing to live in an area designated for future industrial growth, which may include noises, smells, dust, vibrations, traffic impacts, and lights that may be a nuisance to residential uses.
5. The developer shall comply with CCZO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
    a. Commencement (or "commence") shall be as defined in CCZO §07-02-03 (Definitions Enumerated).

DECISION OPTIONS

- **Approval of the Application**: "I move to recommend approval of Case No. CR2026-0005, Tapia to the Board of Canyon County Commissioners finding the application **does** meet the criteria for approval under Article 07-06-07(6) of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to recommend denial of Case No. CR2026-0005, Tapia to the Board of Canyon County Commissioners 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 CR2026-0005, Tapia to a [*date certain or uncertain*]

EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Master Application
      1.1. Limited Power Of Attorney
   2. Letter of Intent
      2.1. Additional Information Provided by the Applicant; Received September 21, 2026
   3. Proposed Site Plan
   4. Land Use Worksheet
   5. Neighborhood Meeting Materials (Letter Sent to Neighbors, Sign-in Sheet, and 600-Foot Notification List)
   6. Agency Acknowledgement
      6.1. Black Canyon Irrigation District Acknowledgement Letter; Dated: May 1, 2026
   7. Warranty Deed with Instrument No. 2026-001588
   8. Email Correspondence with Applicant as of September 22, 2026

B. Supplemental Documents
   1. Parcel Information Report
   2. Cases Maps/Reports
      2.1. Small Air Ortho (1-Mile) Map
      2.2. Small Vicinity Map
      2.3. Zoning and Classification Map
      2.4. Dairy, Feedlot and Gravel Pit Map
      2.5. Soil and Prime Farmlands Map with Report
      2.6. Subdivision Map with Report
      2.7. Nitrate Priority and Well Map
      2.8. Traffic Analysis Zone (TAZ) Households Map
      2.9. Traffic Analysis Zone (TAZ) Jobs Map
      2.10. Canyon County 2030 Future Land Use Map
      2.11. Lot Classification Map
      2.12. Case Map (1-Mile) and Summary Report
      2.13. Slope Percent Map

C. Site Visit Photos: October 5, 2026

D. Agency Comments Received by: October 5, 2026
   1. Canyon County Soil Conservation District; Received: June 25, 2026
      1.1. USDA Soil Resource Support Provided by Canyon County Soil Conservation District; Received June 25, 2026
   2. Southwest District Health; Received: June 29, 2026
      2.1. Southwest District Health Pre-Development Notes; Dated: April 28, 2026

3. Caldwell Rural Fire Protection District; Received: July 8, 2026
4. Idaho Transportation Department; Received September 11, 2026
5. City of Nampa; Received September 11, 2026
6. Idaho Department of Water Resources (Floodplain); Received September 14, 2026
7. Notus-Parma Highway District No. 2; Received September 17, 2026
8. Black Canyon Irrigation District; Received September 22, 2026
    8.1. Black Canyon Irrigation District Acknowledgement Letter; Dated May 1, 2026
9. Nampa-Meridian Irrigation District; Received September 23, 2026
10. Canyon County Ambulance District Response Times; Received September 25, 2026

E. **DRAFT Findings of Fact, Conclusions of Law, and Order of Decision (FCOs)**

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CR2026-0005

Hearing Date: October 15, 2026

Exhibit A1

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Jose Tapia MAILING ADDRESS: 17733 Mink Rd. Caldwell, ID 83607 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: Sylvia Castaneda POA. Date: _____
For Jose Tapia

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Silvestre Castaneda poa. for jose tapia COMPANY NAME: MAILING ADDRESS: 119. 7th Ave - Ste 2 Nampa, ID. 83687 PHONE: [redacted] EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 17733 Mink Rd Caldwell ID - 83607	
	PARCEL NUMBER: R3457800000	
	PARCEL SIZE: 20.11 Acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☑ REZONE	☑ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Agriculture	PROPOSED ZONING: Rural Residential
	FLOOD ZONE (YES/NO)	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2026-0005	DATE RECEIVED:	5/26/26
RECEIVED BY:	HH	APPLICATION FEE: 2800.00	CK MO CC CASH

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

Exhibit A1.1

Limited Power of Attorney

KNOWN TO ALL MEN BY THE PRESENTS: That _Jose Tapia hereby makes, constitutes and appoints Silvestre Castaneda Delfin as his true and lawful attorney(s), for Him and in his name, place and stead for use and benefit: To sign and execute all documents in his name(s) Related to Zoning change and procedures to divide the property at 17733 Mink Rd. Caldwell Id. 83605 According to Canyon County Planning and Zoning ordinance. The goal is to divide this property into 3 properties of approximately 7 Acres each.

GIVING AND GRANTING unto him attorney(s) full power and authority to do and perform all and every act and thing whatsoever requisite, necessary, or appropriate to be done in and about all legal procedures in his name and place, with all purposes and intents as he might or could be personally present, hereby ratifying all that his attorney(s) shall lawfully do or cause to be done by virtue of these presents.

Dated: 3-20-2026--

JOSE TAPIA

County of Canyon

State of Idaho

On this 20, March 2026

Appeared before me Jose Tapia (only) _, known or identified to me, to be the person(s) whose names are subscribed to the within instrument, and knowledge to me that they executed the attached document. (Power of Attorney)

IN WITHNESS HEREOF, I have hereunto set my hand and affixed my official seal the day and year written above.

Notary public _____ for the state of Idaho, residing in Caldwell, Id, my commission expires on 02-08-2028

CINDEE K HEMBD
Notary Public
State of Idaho
Commission No. 20220628

Exhibit A2

4/24/2026

Letter of Intent

17733 Mink Rd
Caldwell, ID 83605

The intent is to divide 21.11 ACRES AGricultural land into 3 parcels of aprox. 6.7 ACRES properties (3), FOR RESIDENTIAL USE, ACCORDING to AGriculure AREA AND USES.

NEW RESIDENTS SHALL BE OF NO LESS THAN 1500' FOR AGRICULTURE-FARM USE, ACCORDING TO CANYON County Ordinance.

The intentios is to Change of title or possible the EXPANSION OF LOCAL AREA Looks AND facilities

Sylvestre Castaneda, POA. FOR Jose Tapia

Exhibit A2.1

Re: CR2026-0005

Yes, we are open to restriction of a secondary home, the main idea is to have one resident per lot of no less than 1500" of resident space to make the are even and attractable to individual residential area.

The irrigation plan is to divide the irrigation water on flood or gravity flow to each parcel individually.

The proposed rezone is to allow residential living in county, without altering the surrounding area. To the west all these parcels are lookalike on parcel sizes and uses, which improves the living condition of residents, and comply with privacy. To the east there is a canal that cuts off this area and do not permit extension of other properties like the ones proposed.

On Item 3.- The conditional rezone is comparable to the surrounding area and will not affect negative the usage or highest and best use.

We are planning to have access to public roads for each parcel according to Canyon County Road ordinance.

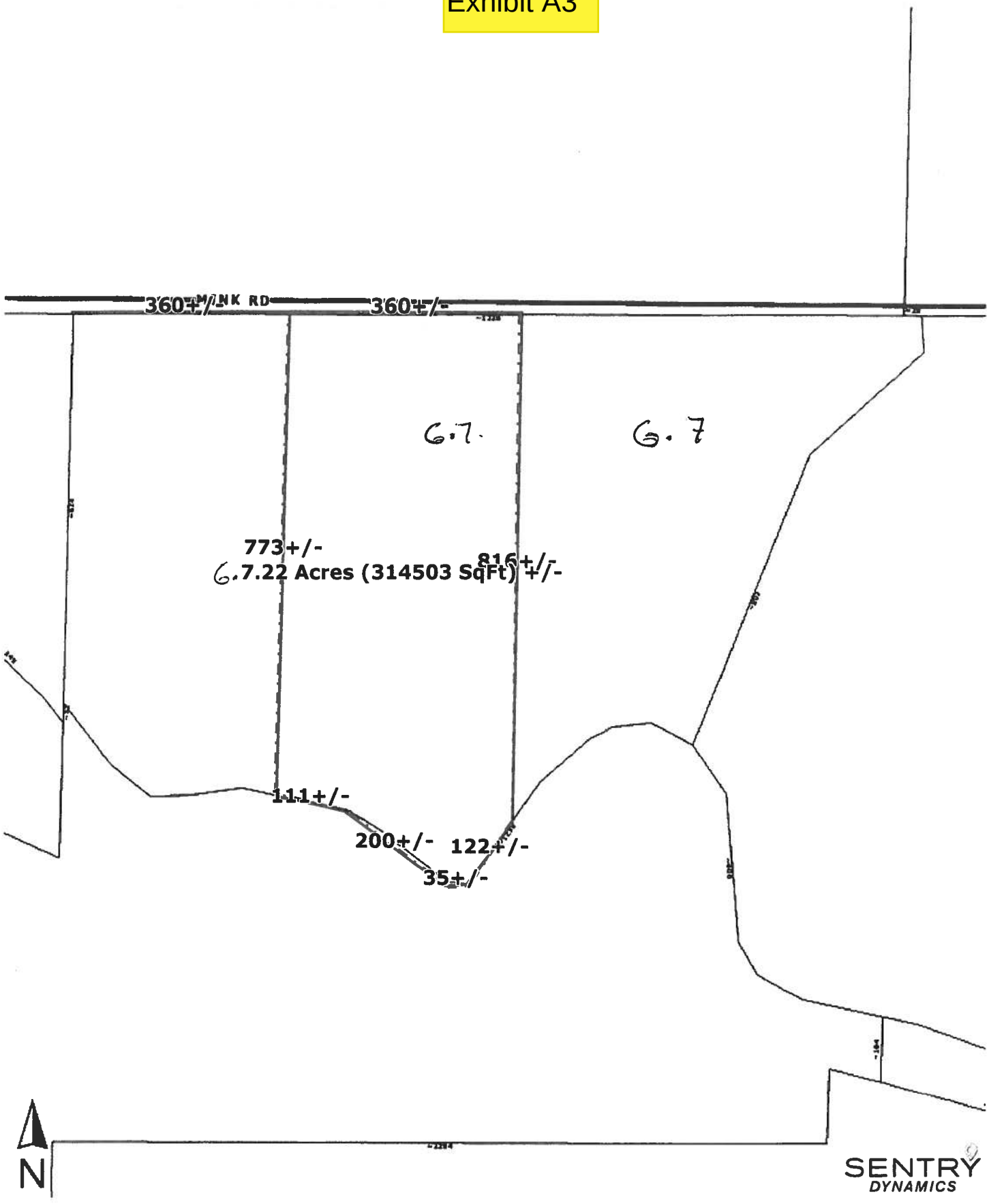
The acreage proposed in this Conditional Use. Allows for individuals to operate trucks and owner occupation agriculture transporting products, which are more inclined to serve the agriculture/semi-light industrial business. The Idea is residential use with the option of home occupation agricultural related job.

Sincerely

Silvestre Castaneda POA for Jose tapia.

[redacted]

Exhibit A3



PioneerTitleCo.
GOING BEYOND

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Exhibit A4

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? Yes, 2 More

2. **SEWER (Wastewater)** ☑ Individual Septic ☐ Centralized Sewer system

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

3. **IRRIGATION WATER PROVIDED VIA:**

☑ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

☐ Pressurized ☑ Gravity

5. **ACCESS:**

☑ Frontage ☐ Easement Easement width_____ Inst. # _____

6. **INTERNAL ROADS:**

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

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

Type: Chain Link Height: 5'

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)

_____

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:**

☑ Residential 3 ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: Rural Fire Department

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

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** _____

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

☐ 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? _____

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** 5

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

☐ Building ☑ Kennel ☐ Individual Housing ☐ Other _____

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

☐ Building ☑ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☑ Other: Not Needed

Exhibit A5

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 17733 Mink Rd	Parcel Number: R34578000000	
City: Caldwell.	State: ID	ZIP Code: 83607
Notices Mailed Date: 04/6/2026	Number of Acres:	Current Zoning:

Description of the Request:

Split 21. Acress - in 3 pareel or aprox - 6-7. Acreas each

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Silvestre Castaneda		
Company Name: Mission Manor Realty		
Current address: 119 - 7th Ave-S. #2		
City: Nampa	State: ID	ZIP Code: 83651
Phone: [redacted]	Cell:	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 4/8/2026	MEETING LOCATION: 17733 Mink Rd - Caldwell
MEETING START TIME: 6 pm	MEETING END TIME: 7:20 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Silvestre Castaneda	Silvestre Castaneda	119 7th Ave-S. Nampa ID 8365
2. Jose Topic	Jose Topic	17733 Mink Rd. Caldwell. 83607
3.		
4.		
5.		
6.		
7.		
8.		
9.		

Revised 6/9/22

10.
11.

12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print): Silvestre Castaneda. POA for Jose Tapia.

APPLICANT/REPRESENTATIVE (Signature): [signature]

DATE: 04/20/2026

Notice of Neighborhood Meeting
Pre-application requirement for a Public Hearing

Date 04/06/2026

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Conditional Rezone [write in applicable application type i.e. variance, zoning ordinance map amendment, rezone]. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance § 07-01-15.* This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: 4/20/2026
Time: 6 PM
Location: 17733 Mink Rd. Caldwell. ID 83605
Property description: R34578 00000

The project is summarized below:

Site Location: 17733 - Mink Rd Caldwell ID 83605
Proposed access: 6-7 Acres each
Total acreage: 21. Acres
Proposed lots: 3 parcels or Approx. 6-7 acres each

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

Feel free to contact me at (insert phone, email, or written correspondence).

Sincerely,

Sylvestre Castaneda POA for Jose Lopez

11g. 7th Ave. S #2.

Nampa ID. 83651

[redacted]

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R34579	BOWER GARY D	19152 CREMER TRAIL WAY	CALDWELL	ID	83607-9029
R34578010A	BROWN FAMILY FARMS	PO BOX 364	NOTUS	ID	83656
R34582010	DIAMOND S FARMS LLC	23460 STAFFORD RD	CALDWELL	ID	83607
R34584010A	FAHY KAREN	17785 MINK RD	CALDWELL	ID	83607
R34584010	JENSEN RICHARD W	17885 MINK RD	CALDWELL	ID	83607
R34584011	PAYNE PAMELA D	24295 FARMWAY RD	CALDWELL	ID	83607-8813
R34582	SKOGSBERG MIKE AND	23460 STAFFORD RD	CALDWELL	ID	83607
R34573	ST JEOR STANLEY G	409 COLUMBIA	COULEE D/	WA	99116
R34578	TAPIA JOSE JESUS	23544 STAFFORD RD	CALDWELL	ID	83607

Exhibit A6

AGENCY ACKNOWLEDGMENT

Date:
Applicant:
Parcel Number:
Site Address:

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.

Date: 04/28/2026 Signed: Anthea Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District:
☒ Applicant submitted/met for official review.

Date: 5/5/26 Signed: Lisa Richard
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District:
☑ Applicant submitted/met for official review.

Date: 5-7-26 Signed: Gene Walker for Lynn Troxel
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Any new approaches must meet ACCHD Standards 330' Spacing

Irrigation District: District: Notus Parma Highway District #2
☐ Applicant submitted/met for official review.

Date: 5/13/2026 Signed: Randy Marker
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City:
☐ 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 A6.1

May 1 2026

Silverstre Castaneda
119 7th Ave. S. Apt. 2
Nampa, ID 83651
missionmanor@hotmail.com

RE: Jose Tapia Parcel Split – PROJECT 15-26

Black Canyon Irrigation District has reviewed the project application related to Parcel R3457800000 to split 21 acres into three parcels. We have no concerns with the proposed split, nor do we have any irrigation structures on the parcel. BCID requests the landowner or project manager contact our office to split the irrigation water on the property after approval from the county. Don't hesitate to contact me if you have any questions.

Thank-you.

Mike Meyers

Manager
Black Canyon Irrigation District
mikem@blackcanyonirrigationdistrict.com

Exhibit A7

PioneerTitleCo.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

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

2026-001588
RECORDED
01/15/2026 02:07 PM
JESS URRESTI
CANYON COUNTY RECORDER
Pgs=3 JGOLDMAN $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 891129 VH/SL

WARRANTY DEED

For Value Received James M. Jones and Deborah R. Jones, husband and wife hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jose Jesus Tapia, a married man as his sole and separate property

hereinafter referred to as Grantee, whose current address is 23544 Stafford Rd. Caldwell, ID 83607
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: January 8th, 2026

James M. Jones

Deborah R. Jones

State of ID, County of Canyon

This record was acknowledged before me on January 9th, 2026 by James M. Jones and Deborah R. Jones

Signature of notary public
Commission Expires: _____

VICKI HUNSPERGER
COMMISSION #3113
NOTARY PUBLIC
STATE OF IDAHO

Residing in: Caldwell, ID
Commission Expires: 12/02/2028

VICKI HUNSPERGER
COMMISSION #31135
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

Parcel I

A portion of the Northeast Quarter of the Southwest Quarter of Section 6, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence

North 89° 35' 44" East along the North boundary of said Northeast Quarter of the Southwest Quarter a distance of 143.59 feet; thence

South 0° 32' 53" West a distance of 779.08 feet to a point on the North right of way for the Sebree Canal; thence traversing said right of way as follows:

North 52° 14' 09" West a distance of 83.79 feet;

North 37° 09' 38" West a distance of 129.51 feet to a point on the West boundary of said Northeast Quarter of the Southwest Quarter; thence

North 0° 45' 57" East along said West boundary a distance of 623.56 feet to the POINT OF BEGINNING.

Parcel II

A portion of the Northwest Quarter of the Southeast Quarter and of the Northeast Quarter of the Southwest Quarter of Section 6, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence

North 89° 35' 44" East along the North boundary of said Northeast Quarter of the Southwest Quarter a distance of 143.59 feet to the TRUE POINT OF BEGINNING; thence continuing

North 89° 35' 44" East along said North boundary a distance of 1,180.41 feet to the Northwest corner of said Northwest Quarter of the Southeast Quarter; thence

North 89° 35' 44" East along the North boundary of said Northwest Quarter of the Southeast Quarter a distance of 29.05 feet; thence

South 5° 07' 15" East a distance of 58.34 feet; thence

South 47° 19' 56" West a distance of 242.81 feet; thence

South 21° 26' 24" West a distance of 501.34 feet to a point on the Northerly right of way for the Sebree Canal; thence traversing said right of way as follows:

North 62° 31' 19" West a distance of 71.47 feet;

South 82° 48' 05" West a distance of 61.98 feet;

South 60° 44' 05" West a distance of 43.29 feet;

South 48° 24' 08" West a distance of 102.85 feet;

South 33° 57' 07" West a distance of 198.50 feet;

North 84° 21' 01" West a distance of 35.25 feet;

North 53° 30' 49" West a distance of 136.43 feet;

North 59° 41' 43" West a distance of 59.02 feet;

North 79° 12' 47" West a distance of 172.83 feet;

South 81° 04' 28" West a distance of 79.86 feet;

South 86° 45' 51" West a distance of 65.57 feet; thence leaving said right of way and bearing

North 0° 32' 53" East a distance of 779.08 feet to the TRUE POINT OF BEGINNING.

Exhibit A8

Emily Bunn

From: Emily Bunn
Sent: Friday, October 2, 2026 5:01 PM
To: Sylvester Castaneda
Subject: RE: [External] Re: CR2026-0005
Attachments: Planning Application Consent for Property Inspection.pdf

Hello,

I wanted to let you know that I am going to do a site visit for the subject property on Monday afternoon as part of the review process for your application.

I should be mainly taking pictures from the public road, but if you could also fill out the attached document to give consent for our department to access the property as part of the review for this case, that would be great.

I also did want to let you know that at this point, I am going to be recommending denial of the conditional rezone. This is mainly due to the agricultural nature of the area, the future land use designation of industrial, and the lots sizes not being commensurate with those found in the area. My recommendation may not be same decision at the Planning and Zoning Commission or Board of Canyon County Commissioners, but I did want to let you know so you are aware of this going into the Planning and Zoning hearing on October 15th.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

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

From: Sylvester Castaneda <[redacted]>
Sent: Tuesday, September 22, 2026 7:35 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Re: CR2026-0005

Yes, we do I will send you the design.

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, September 21, 2026 4:38 PM

To: Sylvester Castaneda <[redacted]>
Subject: RE: [External] Re: CR2026-0005

Thank you for sending this over.

Regarding irrigation water – is there an irrigation system on site that potential new owners will need to access to get water? If so, do you have plans for an irrigation maintenance easement to make sure everyone can access the system if needed?

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

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

From: Sylvester Castaneda <[redacted]>
Sent: Monday, September 21, 2026 3:21 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] Re: CR2026-0005

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, September 10, 2026 9:31 AM
To: [redacted]
Subject: CR2026-0005

Hello,

Attached is the schedule letter for your conditional rezone case (CR2026-0005). Your case is scheduled in front of the Planning and Zoning Commission on October 15, 2026. If you have any additional materials or a visual aid to use during your presentation time, please send this by October 5, 2026 (10-days before the public hearing).

If you could please get back to me on your answers below, I would appreciate it and I do have two additional questions to add:

1. Are you planning a shared access point? Or are you planning that each parcel has their own access to the public road?
2. If your letter of intent, it says “Residents shall be of no less than 1500’ . For agricultural-farm use according to Canyon County Ordinance.” Could you further describe these two sentences ? I just want to make sure I am understanding what you are saying clearly.

Please let me know if you have any questions.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

From: Emily Bunn
Sent: Thursday, September 3, 2026 4:27 PM
To: [redacted]
Subject: CR2026-0005

Hello,

I tried to give you a call back yesterday, but your voicemail was full so I couldn't leave a message.

I actually have a few cases in front of the Tapia case on hold, so I can get your case scheduled for October 17th, 2026 in front of the Planning and Zoning Commission, please let me know if this does not work.

I also am hoping to get the following questions answered from you to help write the staff report:

- Are you open to restricting secondary residences on the three (3) proposed parcels? Are you also open to restricting further divisions on site?
- What is the irrigation plan for the property? I see there is surface rights available to the subject property, so are you planning to divide the water rights among the subject property?
- If you have any additional information or analysis to support your case, please let me know as at this point I am struggling to come up with affirmative findings for questions #1-#4 due to the comprehensive plan calling for industrial in this area and the large agricultural property and parcel sizes around the subject property. If you have any additional analysis or evidence to give me for questions #1-#4 in the conditional rezone criteria, please let me know:
    1. Is the proposed conditional rezone generally consistent with the comprehensive plan;
    2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
    3. Is the proposed conditional rezone compatible with surrounding land uses;
    4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Please let me know if you have any questions.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case # CR2026-0005

Hearing Date: October 15, 2026

Exhibit B1

CANYON COUNTY DEVELOPMENT S ARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R34578 PARCEL INFORMATION REPORT

9/10/2026 4:14:43 PM

PARCEL NUMBER:	R34578
OWNER NAME:	TAPIA JOSE JESUS
CO-OWNER:	
MAILING ADDRESS:	23544 STAFFORD RD CALDWELL ID 83607
SITE ADDRESS:	17733 MINK RD
TAX CODE:	0820000
TWP:	4N **RNG:** 3W **SEC:** 06 **QUARTER:** SW
ACRES:	20.12
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NOTUS-PARMA HWY #2
FIRE DISTRICT:	CALDWELL RURAL FIRE
SCHOOL DISTRICT:	NOTUS SCHOOL DIST #135
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:	INDUSTRIAL
IRRIGATION DISTRICT:	BLACK CANYON IRRIGATION DIST / FARMERS COOPERATIVE DITCH CO
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0230G
WETLAND:	Riverine / Riverine
NITRATE PRIORITY:	NE CANYON CO.
FUNCTIONAL Classification:	COLLECTOR
INSTRUMENT NO. :	2026001588
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	06-4N-3W SW TX 03246,03247 NESW & IN NWSE
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

Exhibit B2.1

IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026.

Tapia
Small Air Photo 1 Mile

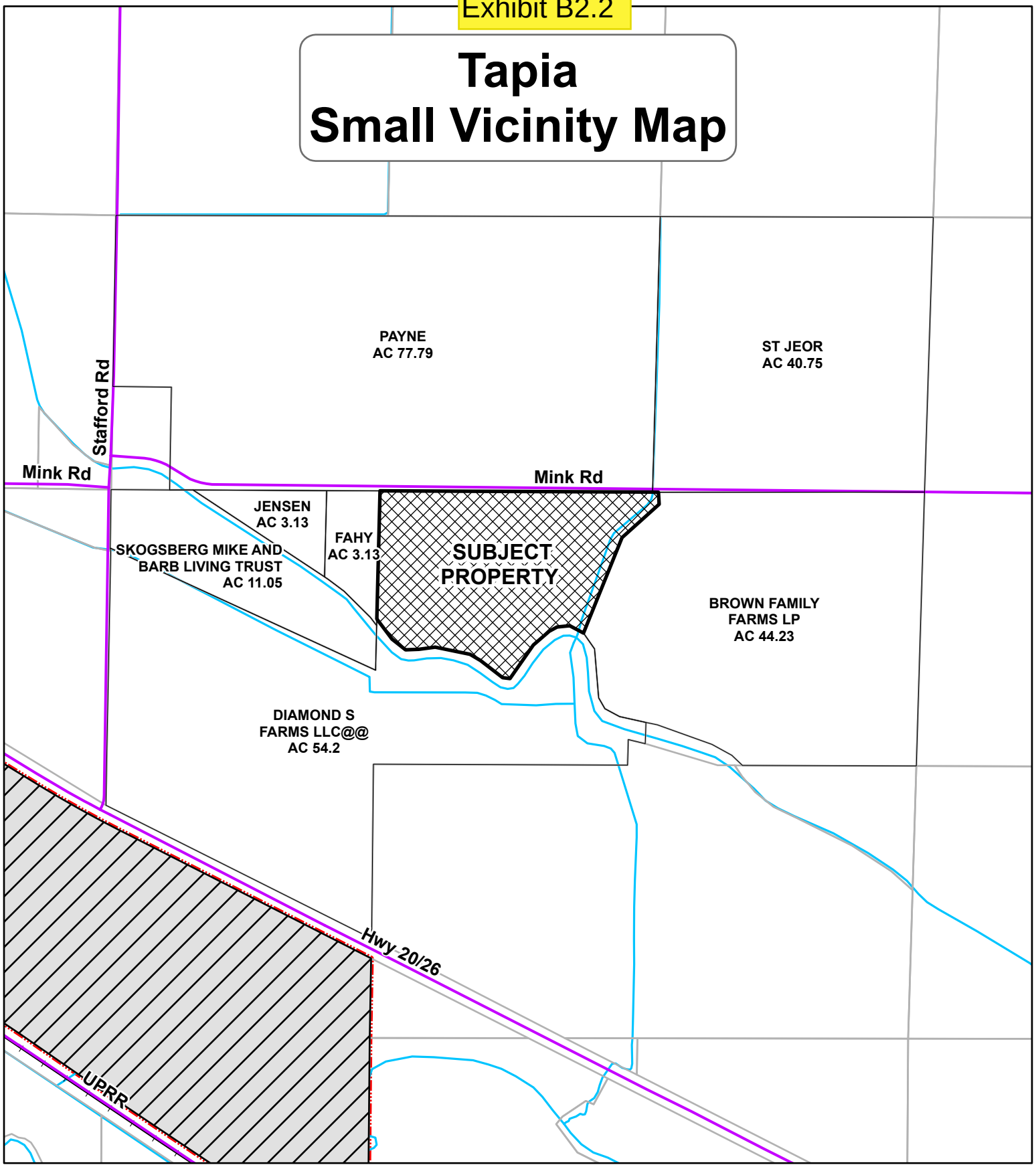


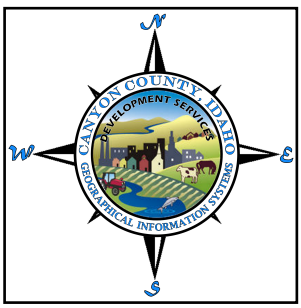
City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit B2.2

Tapia
Small Vicinity Map





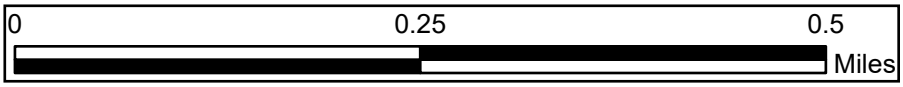
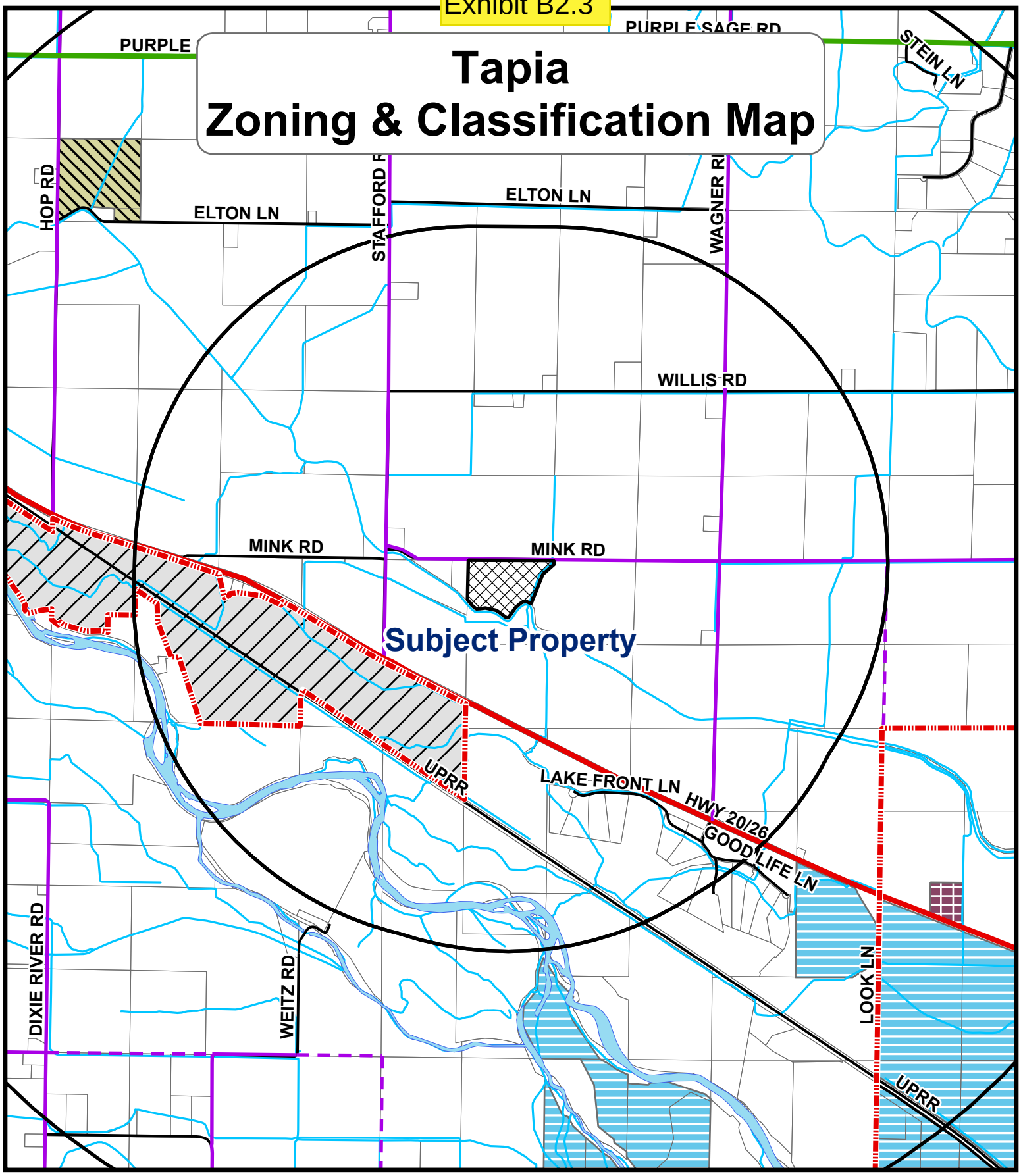


Exhibit B2.3

Tapia
Zoning & Classification Map



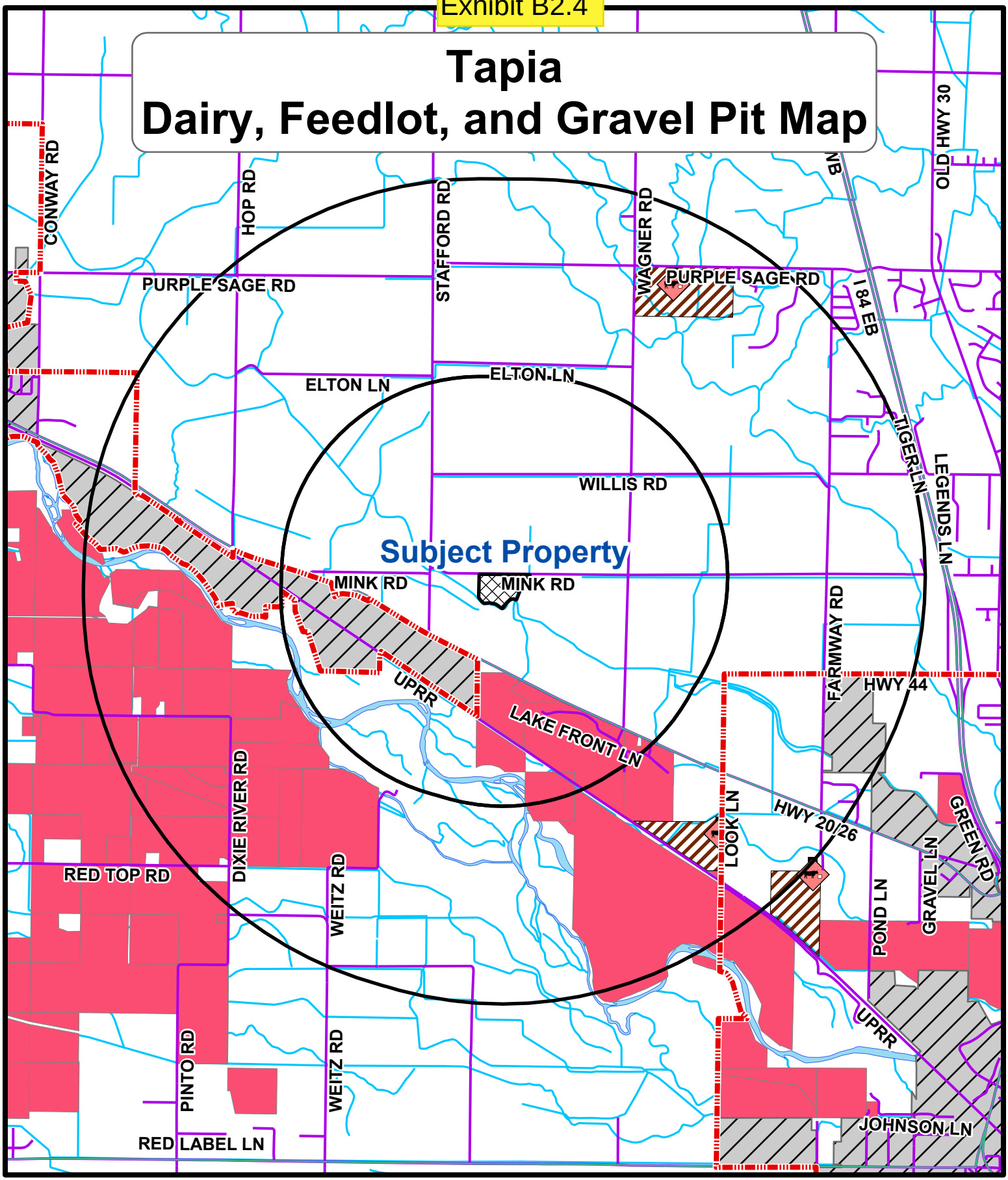
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS

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

0 0.25 0.5 Miles

Exhibit B2.4

Tapia
Dairy, Feedlot, and Gravel Pit Map



FEEDLOTS

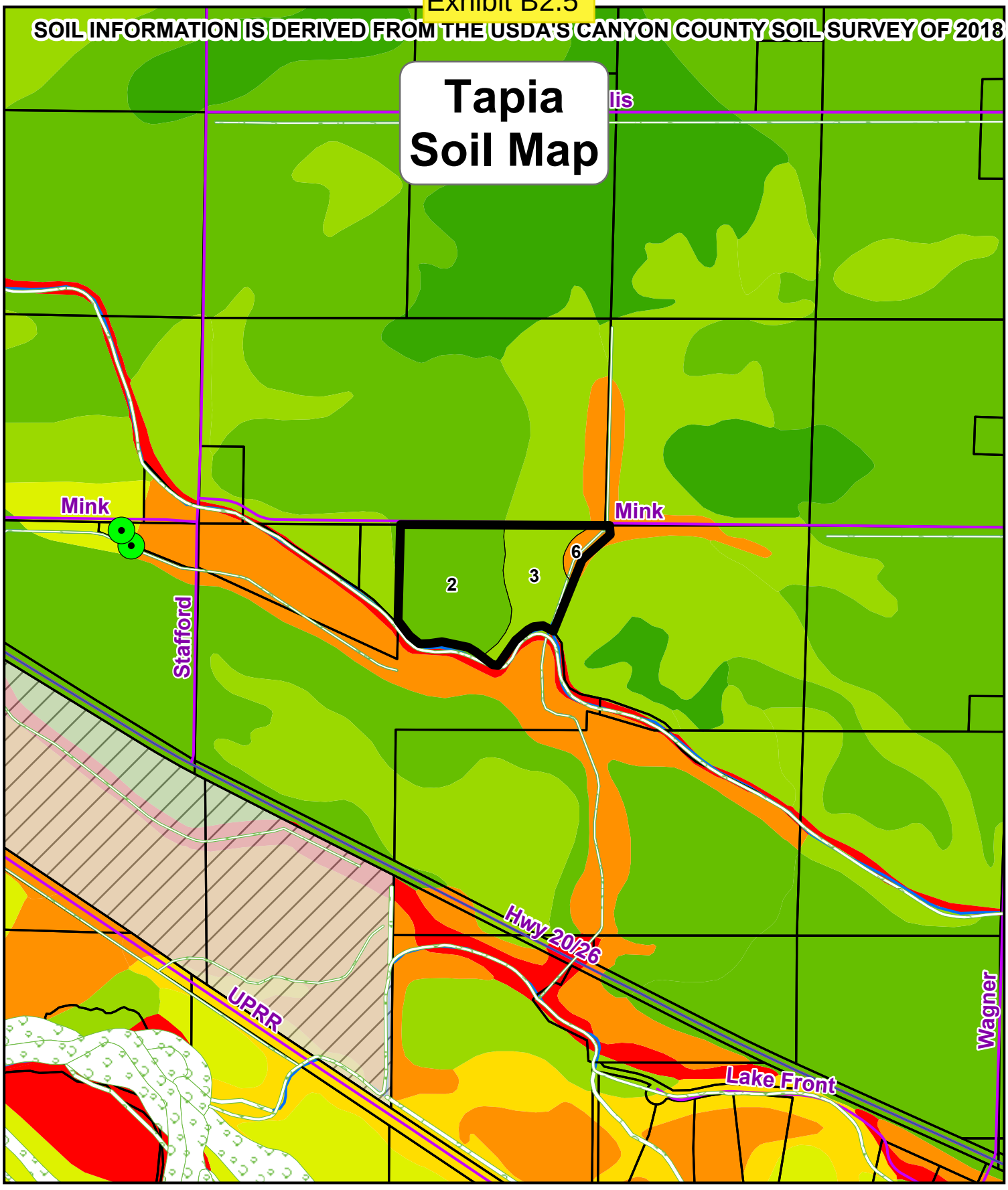
DAIRIES

GRAVELPITS

0 1 2 Miles

Exhibit B2.5

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



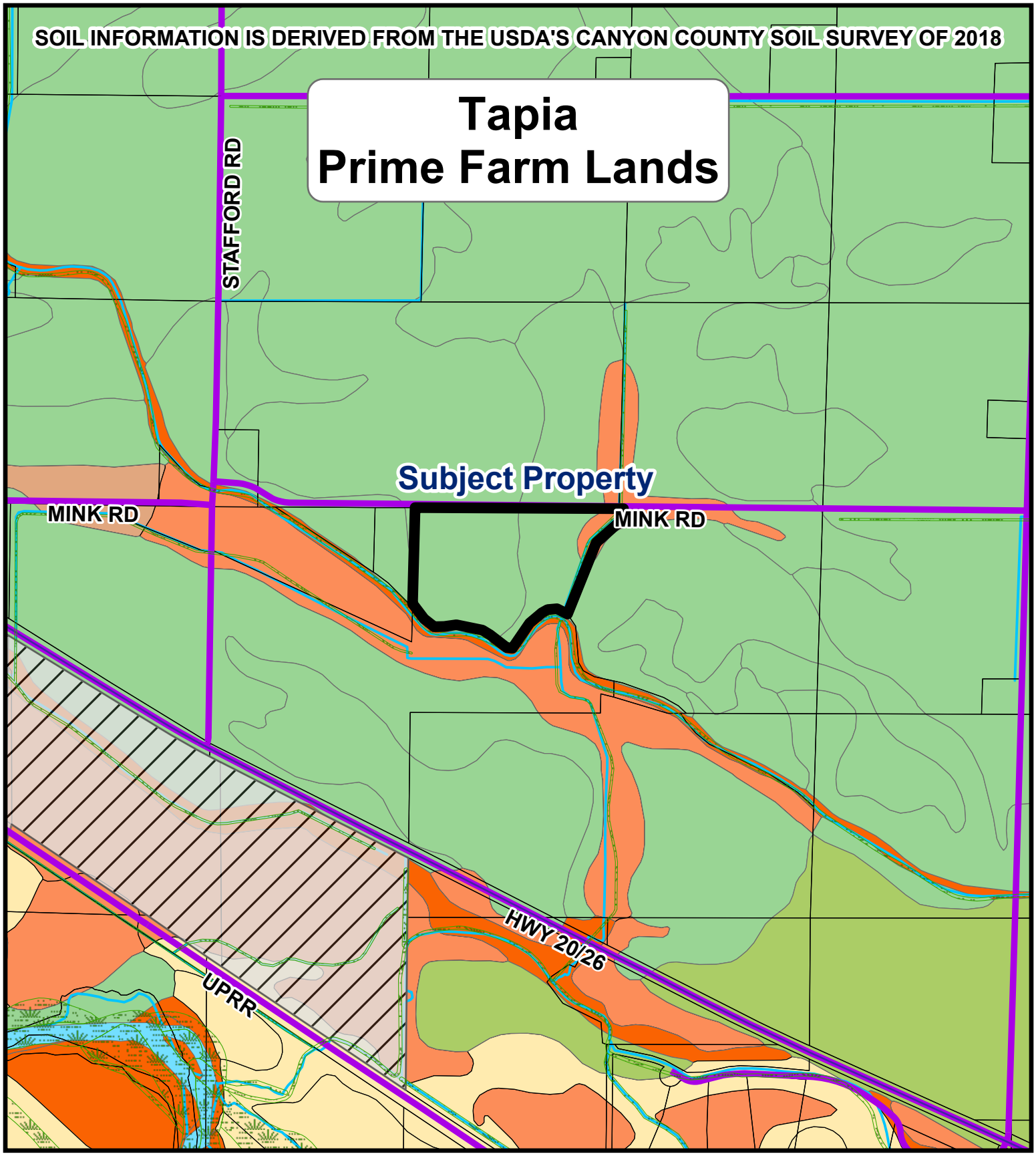
Nitrate Priority Wells

- 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
Tapia
Prime Farm Lands
STAFFORD RD
Subject Property
MINK RD
MINK RD
HWY 20/26
UPRR
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	292972.66	6.73	33.56%
2	BEST SUITED SOIL	529933.67	12.17	60.70%
6	LEAST SUITED SOIL	50130.58	1.15	5.74%
		873036.91	20.04	100%

FARMLAND REPORT

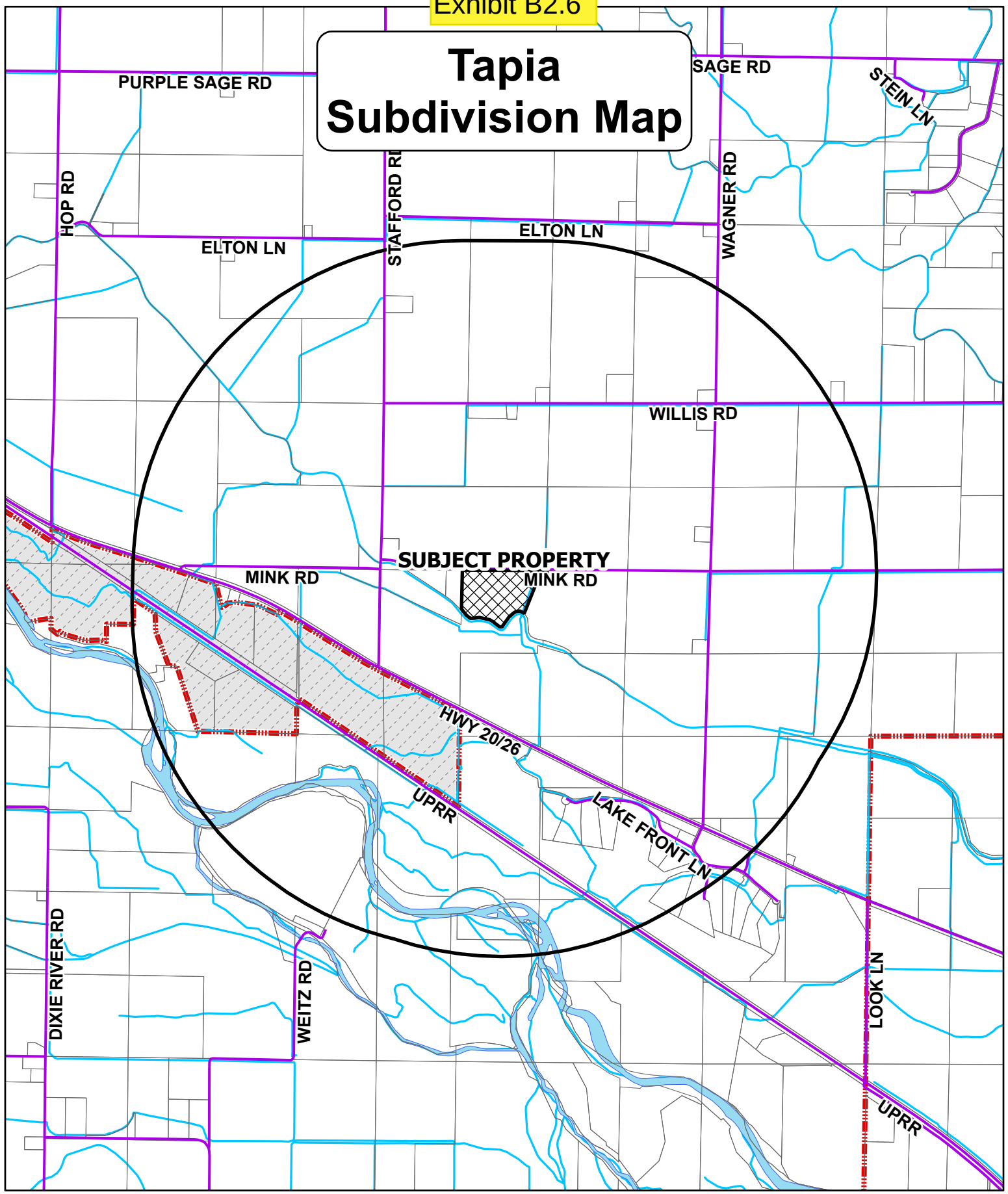
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
GwB	Prime farmland if irrigated	292972.66	6.73	33.56%
GwA	Prime farmland if irrigated	529933.67	12.17	60.70%
BsA	Not prime farmland	50130.58	1.15	5.74%
		873036.91	20.04	100%

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

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

Exhibit B2.6

Tapia Subdivision Map



SUBDIVISIONS

Plat Type,Plat Status

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

0 0.25 0.5 Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
0			

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
0			

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
9	35.86	40.75	3.13	77.79

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

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

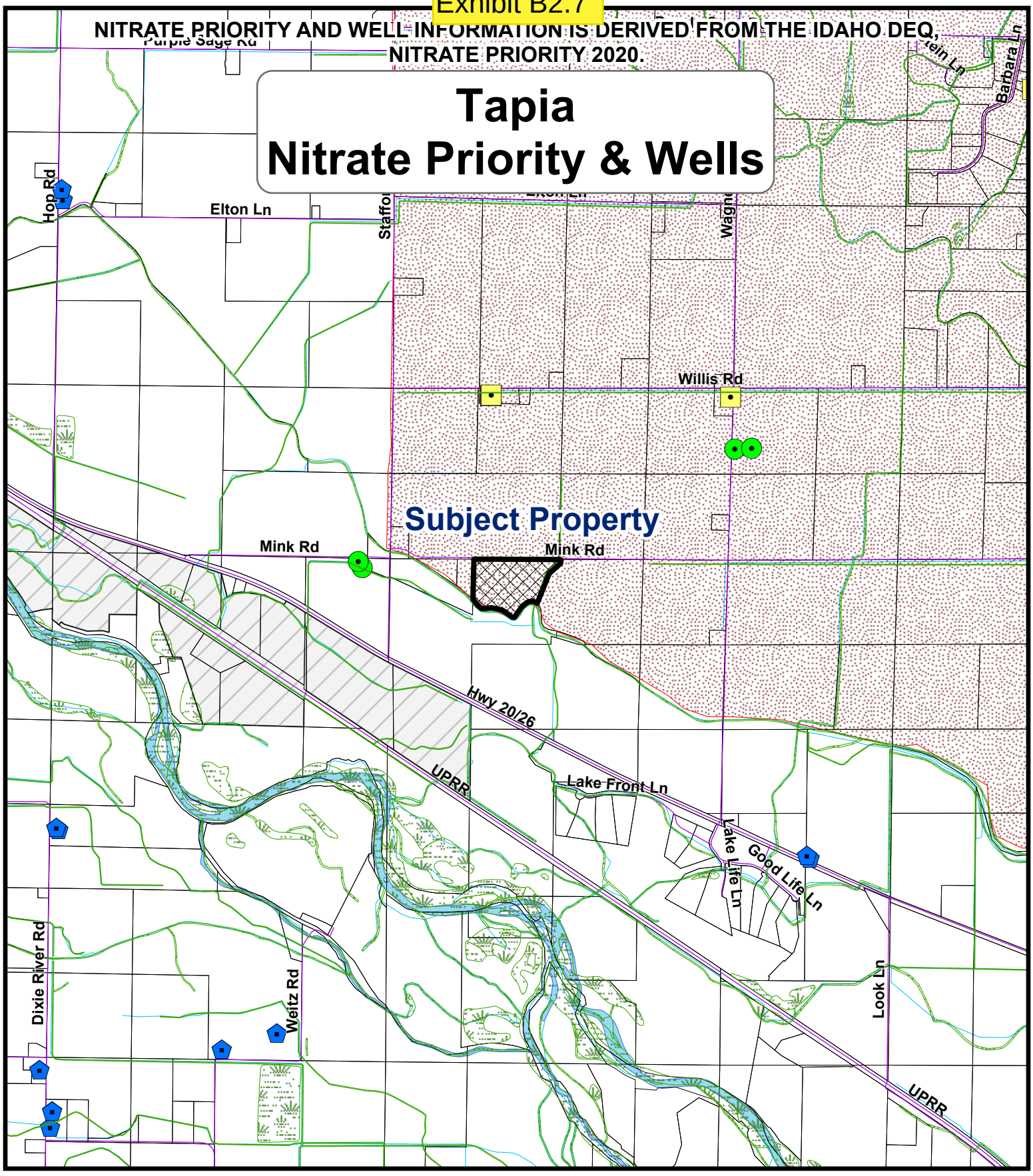
MOBILE HOME & RV PARKS

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

Exhibit B2.7

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

Tapia
Nitrate Priority & Wells



CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS

GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

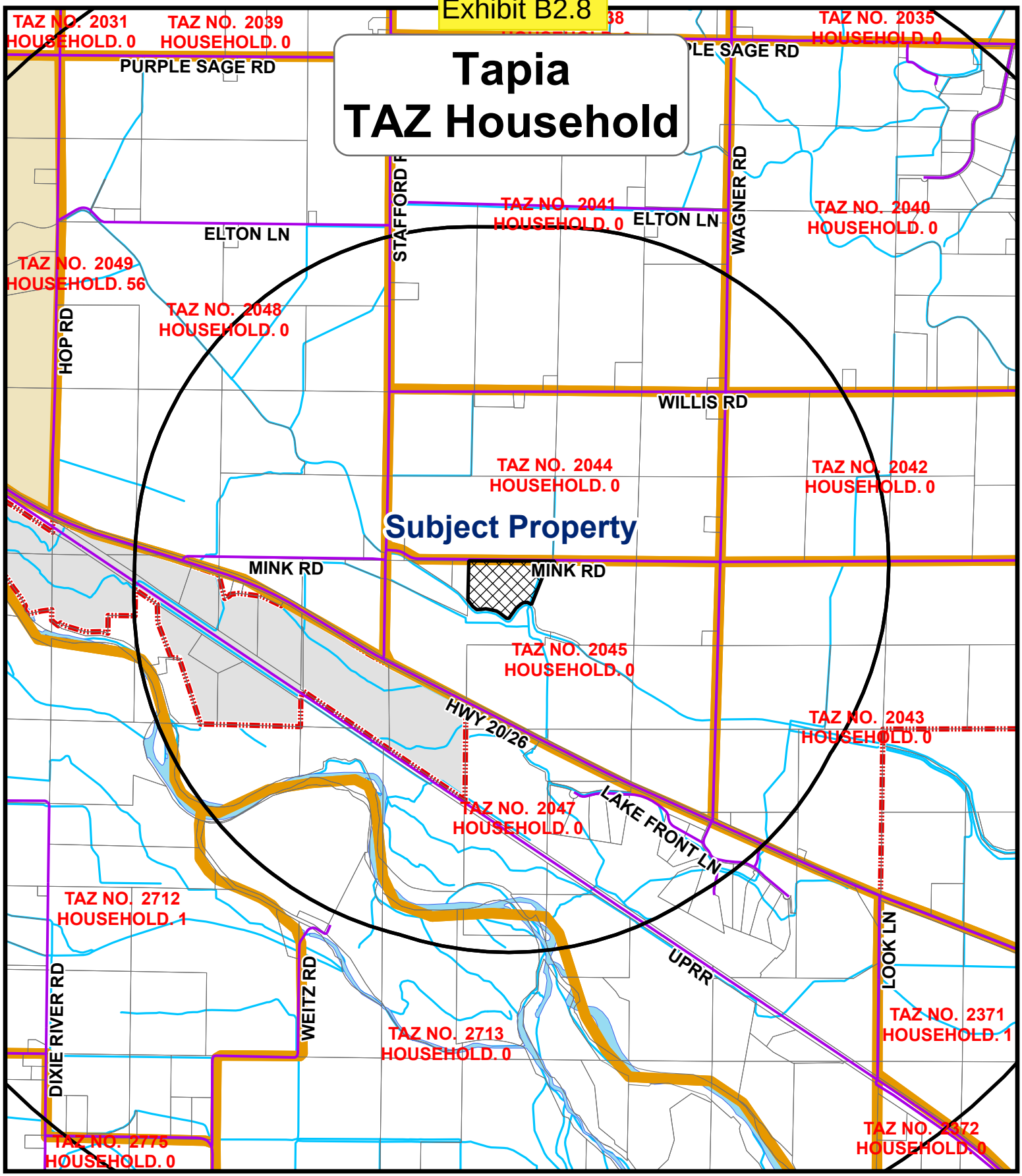
DEQ WELLS
N03_MGL

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

0 0.5 1 Miles

Exhibit B2.8

Tapia
TAZ Household



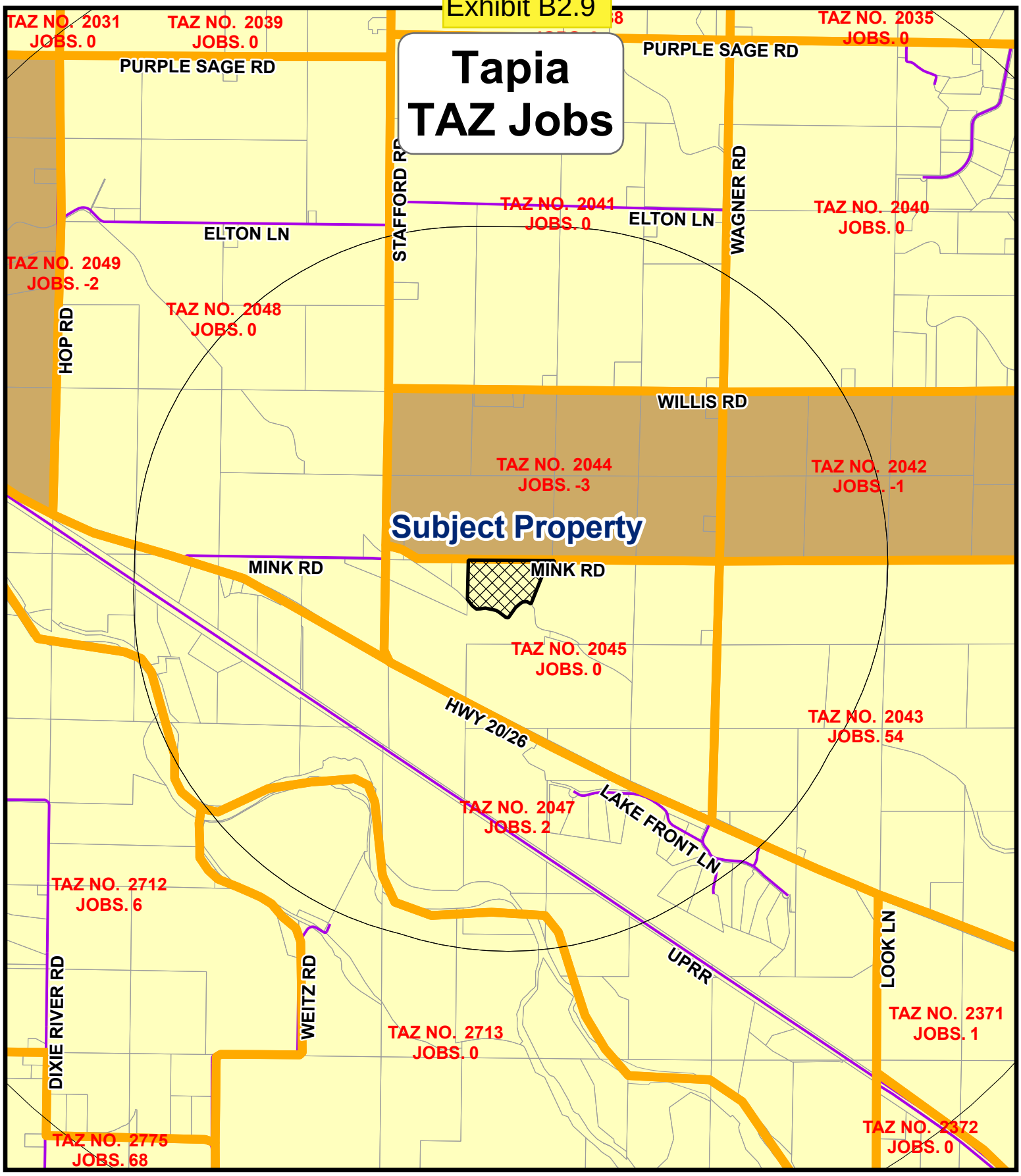
House Hold 2025-2050

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

0 0.5 1 Miles

Exhibit B2.9

Tapia TAZ Jobs



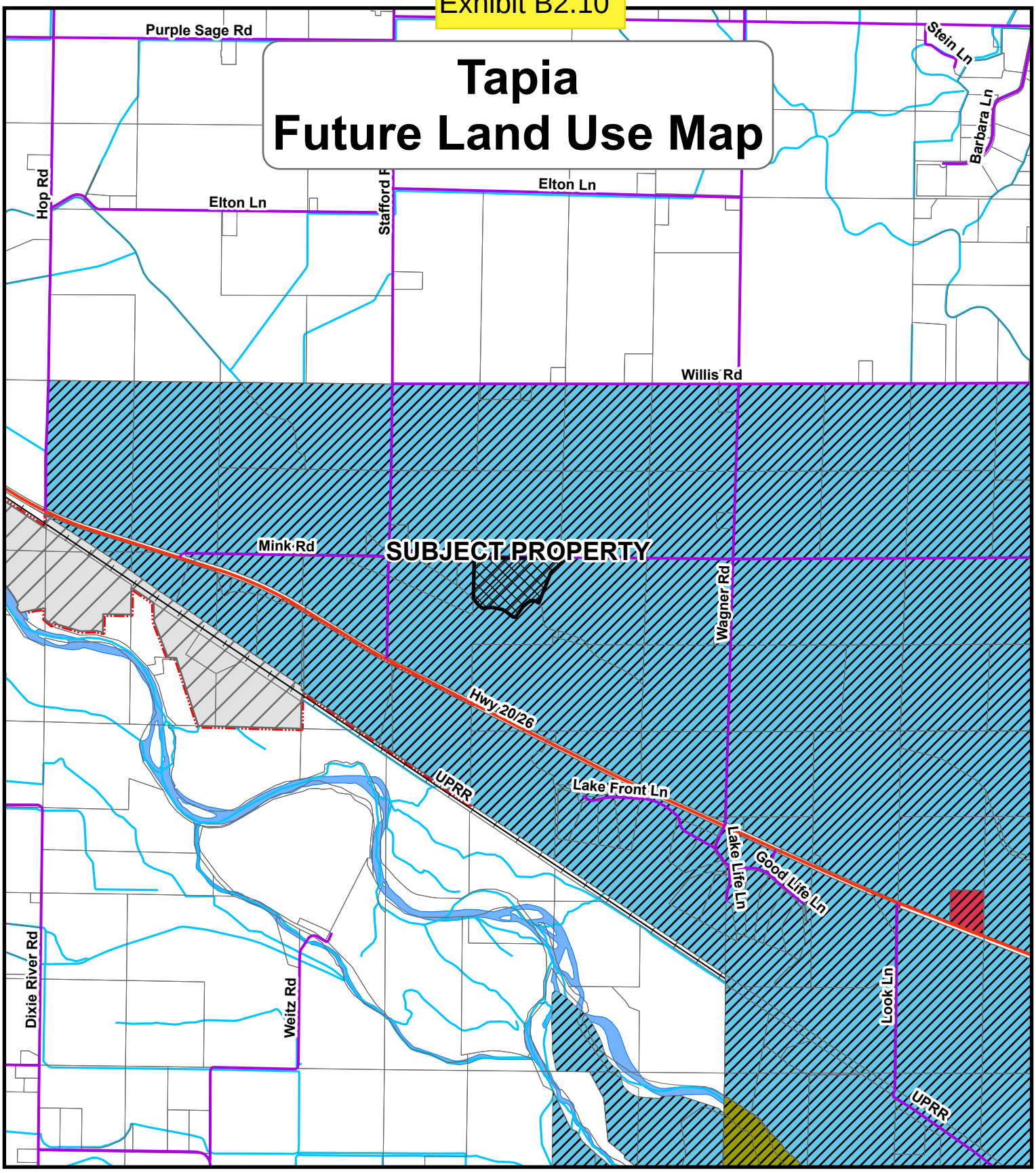
Jobs 2025-2050

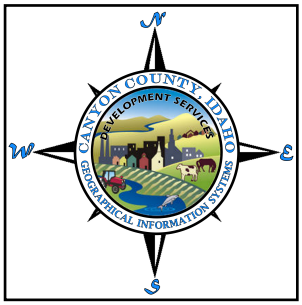
-1	251 - 500
0 - 100	501 - 1000
101 - 250	1001 - 2148

0 0.5 1 Miles

Exhibit B2.10

Tapia
Future Land Use Map





Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

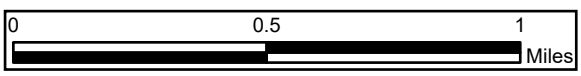
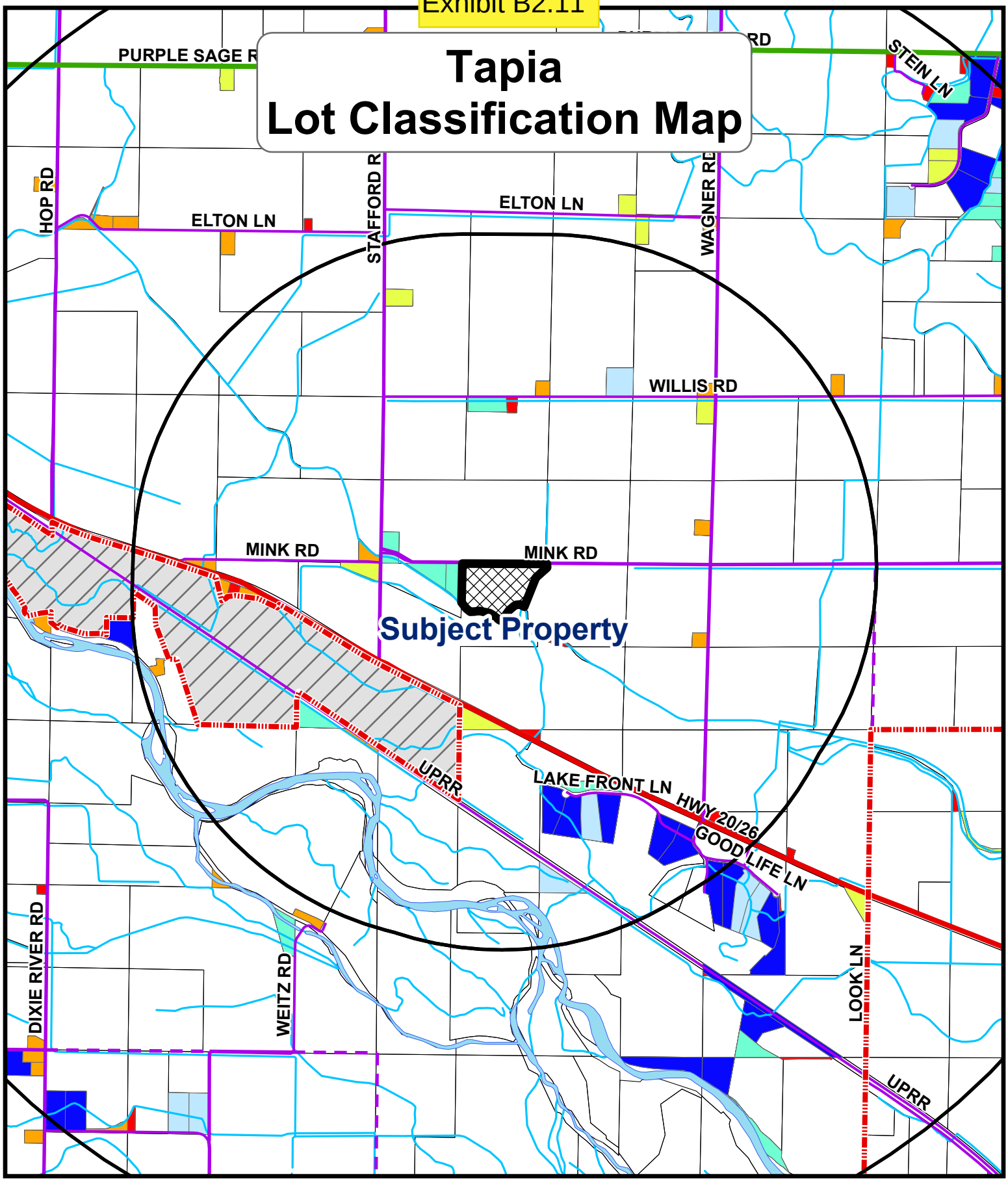


Exhibit B2.11

Tapia
Lot Classification Map



Lot Size

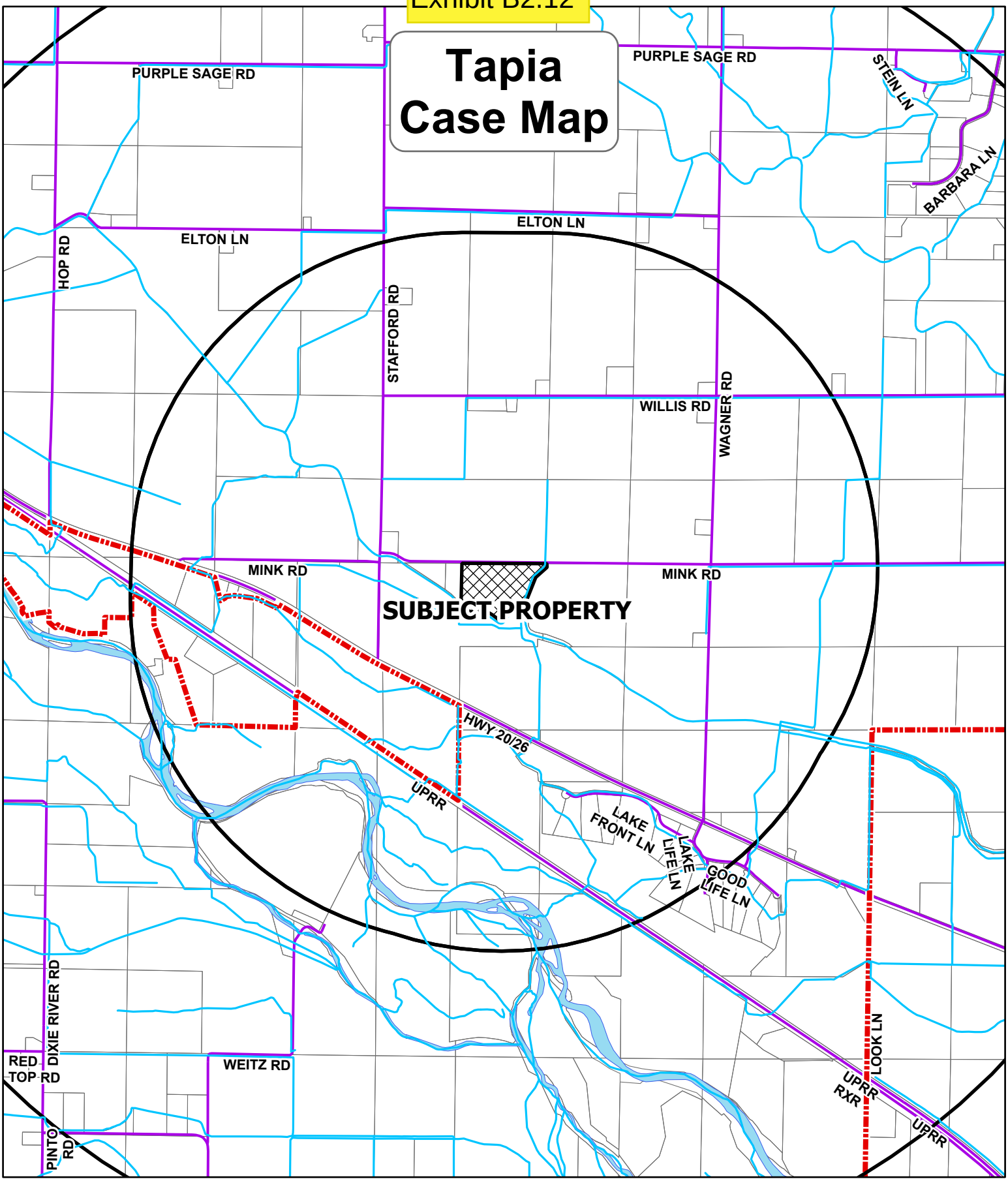
- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

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

0 0.25 0.5 Miles

Exhibit B2.12

Tapia Case Map



Year
2021
2022
2023
2024
2025
2026

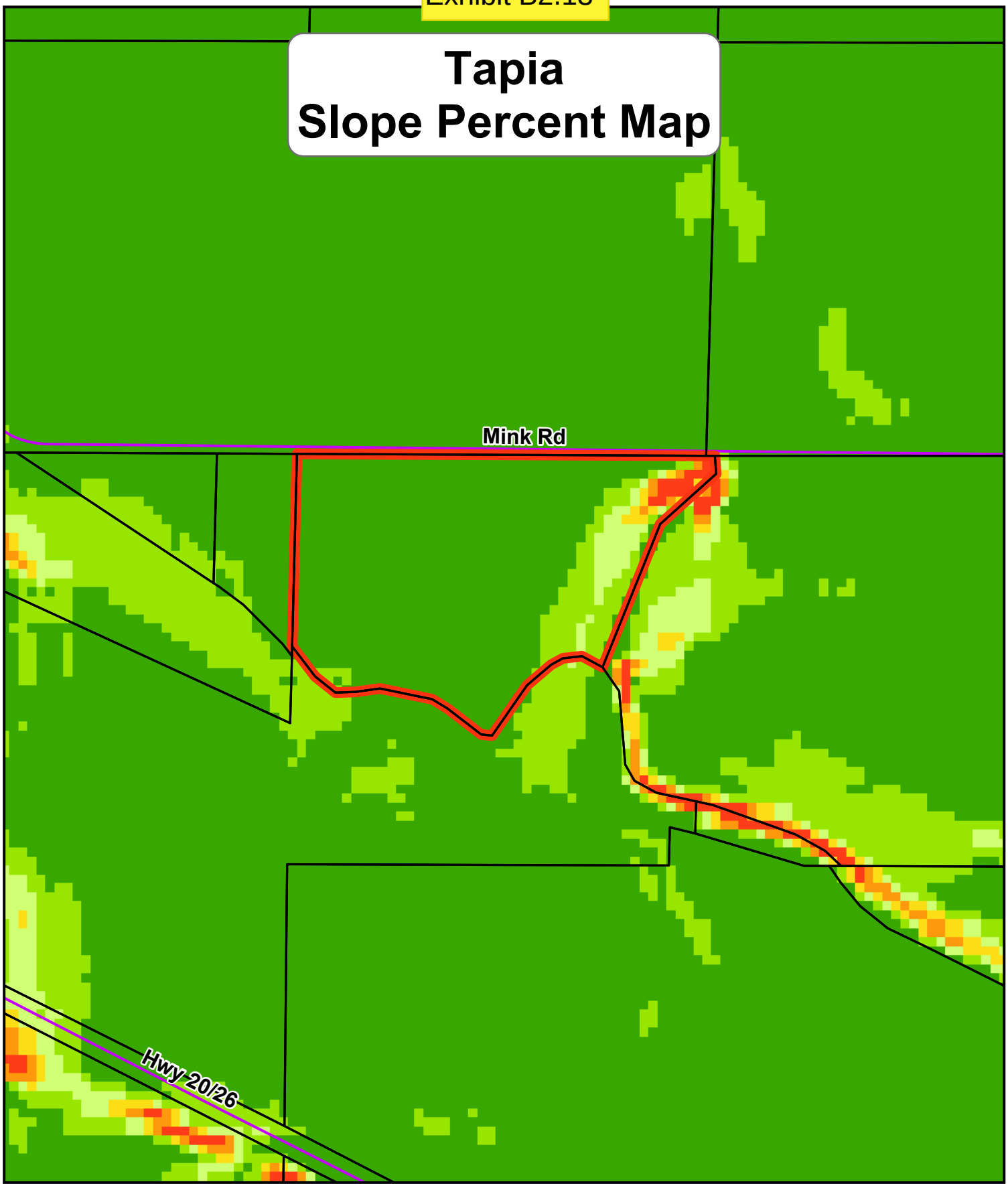
0 0.5 1 Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS

Exhibit B2.13

Tapia
Slope Percent Map



Slope Percent

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

0 200 400 600 Feet

EXHIBIT C

Site Visit Photos: October 5, 2026

Planning & Zoning Commission

Case # CR2026-0005

Hearing Date: October 15, 2026

Exhibit C: Site Photos Taken on October 5, 2026

Images 1 and 2 (top left and right): Taken on Mink Road facing east and west, respectively.

Image 3 (bottom left): Taken on Mink Road facing north showing adjacent property north of the subject property.

Image 4 (bottom right): Taken on Mink Road facing south showing western residential access and occupied RV.















Image 5 (top left): Taken on Mink Road facing south showing single-family residence on site.

Image 6 (top right): Taken on Mink Road facing southeast showing western access, side of single-family residence, and an accessory structure.

Image 7 (bottom left): Taken on Mink Road facing south showing irrigation facility along northern boundary.

Image 8 (bottom right): Taken on Mink Road facing south showing eastern residential access and irrigation piping for farm field.







Image 9 (top): Taken on Mink Road near eastern residential access facing southeast showing farm field on site.

Image 10 (middle): Taken on Mink Road facing southeast near middle of the subject property showing farm field on site.

Image 11 (bottom): Taken on Mink Road facing southwest showing accessory structures behind residence.













Image 12 (top left): Taken on Mink Road facing southwest showing farm field on site.

Image 13 (top right): Taken on Mink Road facing southwest showing farm field on site adjacent to eastern boundary.

Image 14 (bottom): Taken on Mink Road facing southeast showing agricultural access and the property to the east.





EXHIBIT D

Agency Comments Received by: October 5, 2026

Planning & Zoning Commission

Case # CR2026-0005

Hearing Date: October 15, 2026

Exhibit D1

Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
2208 E. Chicago Ste A, Caldwell Idaho 83605
Middletown.rich@gmail.com
1 208-897-9297
June 25, 2026

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

RE: Case No. CR2026-0005

Attention: Emily Bunn
Emily.Bunn@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.

CR2026-0005 is 64 percent Irrigated Capability Class 2. This is the most productive soil in Canyon County with few limitations. It is 33 percent irrigated Class 3 with moderate limitations and appropriate management practices can make any irrigated Class 3 productive. We do NOT recommend a land use change.

Richard Sims

Signing for Clay Erskine
Chairman Soil Conservation District

Exhibit D1.1

United States Department of Agriculture

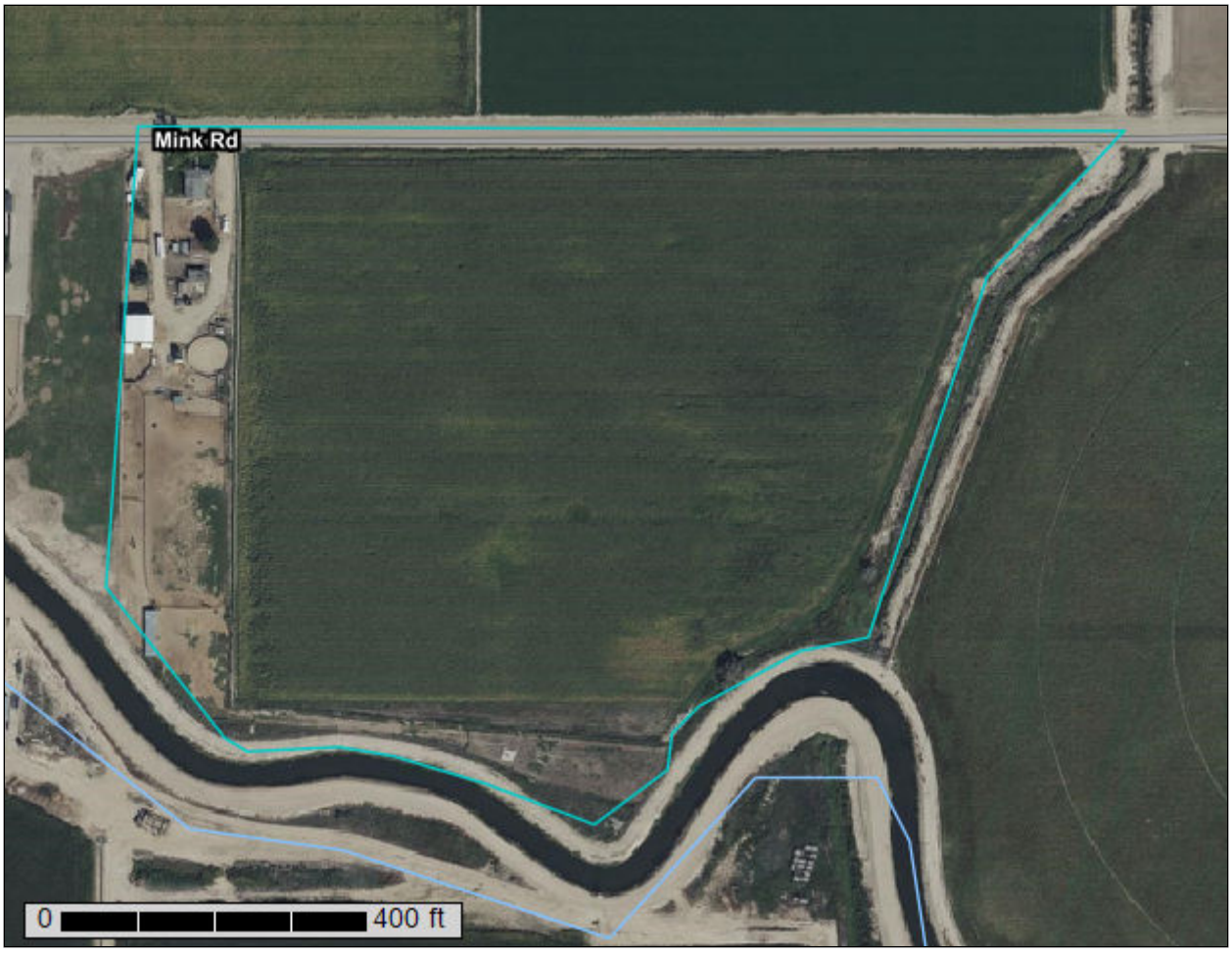
NRCS

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

CR2026-0005 Tapia



June 25, 2026

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.

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Land Classifications.....5
Irrigated Capability Class (CR2026-0005 Tapia).....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 (CR2026-0005 Tapia)

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.

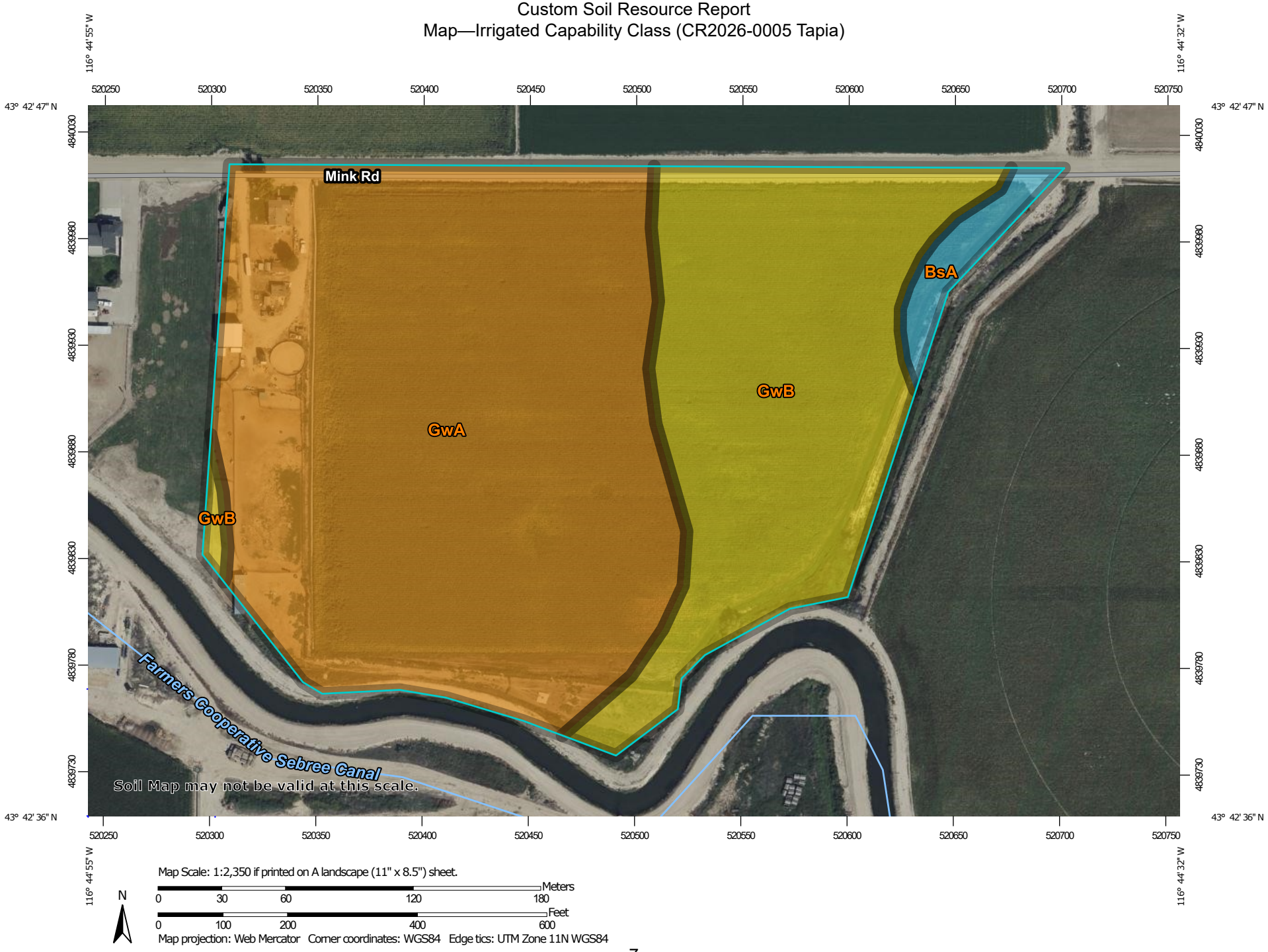
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

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 (CR2026-0005 Tapia)



Map Scale: 1:2,350 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

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

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Table—Irrigated Capability Class (CR2026-0005 Tapia)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BsA	Bram silt loam, saline-alkali, 0 to 1 percent slopes	6	0.5	2.6%
GwA	Greenleaf-Owyhee silt loams, 0 to 1 percent slopes	2	12.6	64.1%
GwB	Greenleaf-Owyhee silt loams, 1 to 3 percent slopes	3	6.6	33.3%
Totals for Area of Interest			**19.7**	**100.0%**

Rating Options—Irrigated Capability Class (CR2026-0005 Tapia)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Exhibit D2

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, June 29, 2026 8:07 AM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2026-0005 / Tapia
Attachments: Pre.Development.Notes.Signed.04.28.2026.pdf

Hi Emily,

1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study will not be required since it does not meet the conditions of the NP policy.**
2.) Will adequate sanitary systems be provided to accommodate the use? **It has not yet been determined whether adequate sanitary systems can be provided to accommodate the proposed use. Test holes are required to evaluate soil suitability for a subsurface sewage disposal system on each lot.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see attached pre-development notes.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 25, 2026 12:40 PM
To: notuscityclerk@gmail.com; colesr@notusschools.org; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; aperry@cityofcaldwell.org; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'gwatkins@nphd.net'

<gwatkins@nphd.net>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Agency Notice CR2026-0005 / Tapia

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1076. You are invited to provide written testimony or comments by **July 24, 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 **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

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

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday

1pm – 5pm
**We will not be closed during lunch hour **

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

Exhibit D2.1

SOUTHWEST DISTRICT HEALTH

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

Pre-Development Meeting

Name of Development: Land Division

Applicant: Sylvester Castaneda

P.E./P.G.: _____

Others In Attendance: _____

_____

of Lots: 3 (1 existing) Wastewater Flow: Pending Acreage Proposed: 20.12 (6.71 each)

Location of Development: 17733 Mink Rd, Caldwell, ID 83607

Parcel # : R34578000 0

Project in Area of Concern: Located in a NP Area Groundwater/Rock <10': Unknown

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

LSAS/CSS Proposed: N/A

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

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

Description of Projects:

The applicant met with Southwest District Health (SWDH) to discuss the proposal to subdivide a 20.12-acre parcel into three (3) parcels, approximately 6.71 acres each.
The subject property is located within a designated Nitrate Priority Area (NPA).
The following conditions apply:

- A Nutrient Pathogen (NP) Study is not required, as the proposal does not meet the criteria for a platted subdivision of five (5) or more lots, nor does it involve a commercial facility producing wastewater flows of 600 gallons per day (GPD) or greater.
- The applicant shall apply for a site evaluation and schedule test hole excavation to determine site suitability in accordance with IDAPA 58.01.03.
- All proposed development shall maintain required vertical and horizontal separation distances from features of concern, including wells, surface water, property lines, and other applicable setbacks, for the placement of septic tanks and designated primary and replacement drainfield areas.
- Each parcel shall demonstrate adequate area for both a primary and replacement drainfield in accordance with IDAPA 58.01.03 and the Idaho Department of Environmental Quality (DEQ) Technical Guidance Manual (TGM).
- Soil conditions, groundwater conditions, and depth to limiting layers shall be evaluated through test holes to ensure compliance with all applicable subsurface sewage disposal requirements.
- All applicable SWDH requirements shall be satisfied prior to final approval.

Anthony Lee

Date: 04/28/2026

Exhibit D3

Date: 07/08/2026

Canyon County Development Services
Rezone / Zoning Map Amendment
Parcel: R3457800000
Re: Case Number: CR2026-0005

The Caldwell Rural Fire District has reviewed the application and can approve the applicants request regarding Rezoning subject to compliance with all the following code requirements and conditions set forth by the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Details:

Station 18 707 Notus Rd. Caldwell

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 18
Closest fire station (in miles) to site:	3.6 Miles
Approximate response time to site:	6 minutes
Will this development have other significant impacts on the ability to provide services?	No
Will this development necessitate additional fire resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".* • Our department is currently operating with high resource utilization, and continued growth is contributing to increased service demand. Aligning staffing and resources with that demand will help maintain our current level of service.	No

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Conditions for Canyon County Rural Construction:

Commercial & Residential building plans shall be submitted to the Canyon County Development Services Department first. Once the Canyon County Development Services Department provides the applicant with receipt of fees, the applicant can then submit the project to the Caldwell Fire Department through the Caldwell City's CitizanServe (CS) & Project Dox (PD) portal. The CS portal will issue the project an "FCP" number for tracking purposes and be assigned to a plan reviewer. Citizenserve Online Portal

The application can be found at Permits/Inspections | Caldwell, ID

General Requirement:

Fire Department required fire Water, 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.

Structures over 3600 square feet may need water supply or a fire sprinkler system if the land is under 5 acres.

Access for driveways over 150' long need fire department approval.

Specific building construction requirements of the International Building Code, International Fire Code. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,



Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
jbongiorno@cityofcaldwell.org

Exhibit D4

Emily Bunn

From: Nathan Blank <Nathan.Blank@itd.idaho.gov>
Sent: Friday, September 11, 2026 12:45 PM
To: Emily Bunn
Subject: [External] CR2026-0008

Emily,

ITD has no comment on this case number

Thanks

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

Exhibit D5

Emily Bunn

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Friday, September 11, 2026 3:50 PM
To: Emily Bunn
Subject: [External] RE: Legal Notice CR2026-0005 / Tapia

Hi Emily – This is out of the Nampa Planning Area. We have no comments. Thanks - Doug

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, September 10, 2026 10:04 AM
To: rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; dgeyer@cityofcaldwell.org; PZ@cityofcaldwell.org; mbessaw@cityofcaldwell.org; amy@civildynamics.net; alicep@cityofhomedale.org; jgreen@marsingcity.com; mayor@cityofmelba.org; cityclerk@cityofmelba.org; jhutchison@middletoncity.org; mhobbs@middletoncity.org; rstewart@middletoncity.org; Robyn Sellers <sellersr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; notuscityclerk@gmail.com; clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; snickel@staridaho.org; jmckillican@cityofwilder.org; kbagley@cityofwilder.org; zwagoner@caldwellschools.org; nicmiller@cwi.edu; ddenney@homedaleschools.org; bgraves@kunaschools.org; tejensen@kunaschools.org; nstewart@marsingschools.org; sadams@melbaschools.org; Horner.Marci@westada.org; lpennington@msd134.org; mgee@msd134.org; cstauffer@nsd131.org; dleon@nsd131.org; colesr@notusschools.org; tkelly@parmaschools.org; jenny.titus@vallivue.org; lisa.boyd <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; lshoemaker@wilderschools.org; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; homedalefd@gmail.com; tlawrence@kunafire.com; Office@KunaFire.com; jwilson@kunafire.com; marsingfiredistrict@yahoo.com; marsingruralfire@gmail.com; brian.mccormack@melbafire.id.gov; kenny.hoagland@melbafire.id.gov; vislas@starfirerescue.org; permits@starfirerescue.org; eddy@heritagewifi.com; Elijah Effinger (Fire District) <effingere@nampafire.org>; prevention@nampafire.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; permits@starfirerescue.org; eddy@heritagewifi.com; wfdchief@wilderfire.org; jmaloney@wilderfire.org; knute.sandahl@doi.idaho.gov; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; kwartman@hwydistrict4.org; bobw@gghd3.org; office@gghd3.org; eddy@nampahighway1.com; gwatkins@nphd.net; admin1@kunalibrary.org; admin2@kunalibrary.org; lizardbuttelibrary@yahoo.com; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; developmentreview@blackcanyonirrigation.com; aflavel.bkirrdist@gmail.com; kreeves@boiseproject.org; gashley@boiseproject.org; irr.water.3@gmail.com; kchamberlain.fcdc@gmail.com; office@idcpas.com; fcdc1875@gmail.com; farmers.union.ditch@gmail.com; irr.water.3@gmail.com; wilders04@msn.com; irrigation.mm.mi@gmail.com; tammy.middletonirrigation@gmail.com; nmid@nmid.org; eolvera@nmid.org; nyirrigation@nyid.org; kirk@pioneerirrigation.com; sheepmama25@gmail.com; fcdc1875@gmail.com; fcdc1875@gmail.com; Mack@settlersirrigation.org; kchamberlain.fcdc@gmail.com; mitch.kiester@phd3.idaho.gov;

anthony.lee@phd3.idaho.gov; wilderirrigation10@gmail.com; drain.dist.2@gmail.com; bryce@sawtoothlaw.com; scott_sbi@outlook.com; farmerhouston@gmail.com; projectmgr@boiseriver.org; testrada@starswd.com; jlucas@achdidaho.org; clittle@achdidaho.org; brentc@brownbuscompany.com; gis@compassidaho.org; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; ITDD3PERMITS@ITD.IDAHO.GOV; Airport.Planning@itd.idaho.gov; webmaster@valleyregionaltransit.org; smm5156@gmail.com; deb0815@yahoo.com; kunacemetery@gmail.com; 3tjj@frontiernet.net; melbacemetery@gmail.com; middletoncemdist13@gmail.com; ann_jacops@hotmail.com; prchuston@gmail.com; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; tryska7307@gmail.com; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; roger@amgidaho.com; Historic Preservation (Canyon County Parks) <pr.historicpreservation@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; middletown.rich@gmail.com; Jim Lunders <jlunders@2cmad.org>; jshoemaker@blm.gov; MGRodriguez@usbr.gov; edward_owens@fws.gov; BRO.Admin@deq.idaho.gov; kenny.huston@oer.idaho.gov; Brenna.Garro@oer.idaho.gov; peter.jackson@idwr.idaho.gov; maureen.oshea@idwr.idaho.gov; file@idwr.idaho.gov; smith.carolyn.d@epa.gov; John.Graves@fema.dhs.gov; idahoaaa@gmail.com; Zlathim@IDL.idaho.gov; brandon.flack@idfg.idaho.gov; Aubrie.Hunt@dhw.idaho.gov; tricia.canaday@ishs.idaho.gov; info@shpo.idaho.gov; patricia.hoffman@ishs.idaho.gov; stevie.harris@isda.idaho.gov; laura.johnson@isda.idaho.gov; tate.walters@id.usda.gov; shawn.cafferty@usda.gov; noe.ramirez@usda.gov; cenww-rd-boi-tv@usace.army.mil; laura.j.freedman@usps.gov; Rakesh.N.Dewan@usps.gov; Chad.M.Franklin@usps.gov; Melvin.B.Norton@usps.gov; Tammi.L.Barth@usps.gov; henry.medel@usps.gov; Khrista.M.Holman@usps.gov; Rochelle.Fuquay@usps.gov; leroy.eyler@usps.gov; marc.c.boyer@usps.gov; cballard@co.owyhee.id.us; gmprdjennifer@gmail.com; lisaitano@me.com; scott@fccnw.com; srcsbinfo@gmail.com; tottens@amsidaho.com; melvin.b.norton@usps.gov; scott.hauser@usrtf.org; info@destinationcaldwell.com; makline2@marathonpetroleum.com; tammie@fareidaho.org; Media - KBOI TV News <news@kboi2.com>; Media - KIVI News <news@kivitv.com>; Media - KTVB News <ktvbnews@ktvb.com>; 670@kboi.com; Media - IPT Newsroom <newsroom@idahopress.com>; middletonexpress1@gmail.com; rmorgan@kellerassociates.com
Subject: Legal Notice CR2026-0005 / Tapia

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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, **Emily Bunn** at emily.bunn@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,

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

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

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
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Exhibit D6

Emily Bunn

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Monday, September 14, 2026 11:09 AM
To: Emily Bunn
Subject: [External] re : Legal Notice CR2026-0005 / Tapia 17733 Mink Road Caldwell
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Emily,

The site is not in the floodplain, therefore I have no comments.

I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.

Thank you,
Maureen O'Shea, CFM
Floodplain Specialist
Idaho Dept. of Water Resources
322 E. Front Street, PO Box 83720,
Boise, ID 83720-0098
Office # 208-287-4928
Cell # 208-830-4174
Maureen.OShea@idwr.idaho.gov
https://www.idwr.idaho.gov/floods/

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, September 10, 2026 10:04 AM
To: Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>;
Subject: Legal Notice CR2026-0005 / Tapia

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, **Emily Bunn** at emily.bunn@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,
Caitlin Ross
Hearing Specialist
Canyon County Development Services Department

Exhibit D7

Emily Bunn

From: Cooper Felton <cfelton@jub.com>
Sent: Thursday, September 17, 2026 3:26 PM
To: Emily Bunn
Cc: Tim Blair; Genia Watkins; lynntroxel
Subject: RE: [External] RE: Agency Notice CR2026-0005 / Tapia

Hi Emily,

On behalf of Notus Parma Highway District No. 2 (NPHD), J-U-B Engineers has reviewed the proposed lot splits of Parcel R3457800000 for transportation and access impacts in accordance with the *2022 ACCHD Highway Standards and Development Procedures*. Below are our Conditions of Approval on the proposed lot splits:

- Lots formed by administrative land division shall be configured to provide access to each parcel in accordance with these standards. (*ACCHD Section 2010.090*).
    - An approach permit is required for all points of ingress/egress to the maintained public road right-of-way. There shall be no revision to, addition to, or change of use to an existing approach to the maintained public right-of-way except by a new permit *(ACCHD Section 3061.090)*.
    - New accesses must meet current ACCHD driveway spacing requirements and approach policies *(ACCHD Section 3061)*. Mink Road is considered a Major Collector, so the minimum driveway spacing requirement is 330 ft.

Please let me know if you have any questions on the observations above.

Thanks!

COOPER FELTON, P.E (ID)
Project Engineer
J-U-B ENGINEERS, Inc.
2760 W Excursion Ln, Suite 400
Meridian, ID 83642
e cfelton@jub.com
p 208-376-7330
w jub.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, September 9, 2026 11:45 AM
To: Genia Watkins <gwatkins@nphd.net>
Subject: FW: [External] RE: Agency Notice CR2026-0005 / Tapia

Hello,

I was reviewing my email and I do not believe that I got a response from Notus-Parma Highway District for this application. Does the highway district have any comments? The application is proposing to conditionally rezone the property in order to divide the property into 3 parcels (see attached for application).

Thank you for your time.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

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From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 25, 2026 12:40 PM
To: notuscityclerk@gmail.com; colesr@notusschools.org; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; aperry@cityofcaldwell.org; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Agency Notice CR2026-0005 / Tapia

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1076. You are invited to provide written testimony or comments by **July 24, 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 **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

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

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This email has been scanned for viruses and malware, and may have been automatically archived.



Exhibit D8

Emily Bunn

From: Development Review <developmentreview@blackcanyonirrigation.com>
Sent: Tuesday, September 22, 2026 4:09 PM
To: Emily Bunn
Subject: RE: [External] RE: Agency Notice CR2026-0005 / Tapia
Attachments: Project15-26 Tapia Building Review Letter FINAL.pdf

Hi Emily,

Our previous manager provided the attached comments for the proposed lot splits.

Thank you,
Jennifer Strange

Black Canyon Irrigation Office
208.459.4141 x 107
P.O. Box 226
Notus, ID 83656

TITLE COMPANIES: Please remember we require the most recent recorded deed be included with each water verification request. Thank you.
Alternate email for requests: water@blackcanyonirrigation.com.

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, September 9, 2026 11:36 AM
To: Development Review <developmentreview@blackcanyonirrigation.com>
Cc: Office @ BCID <office@blackcanyonirrigation.com>
Subject: FW: [External] RE: Agency Notice CR2026-0005 / Tapia

Hello,

I am reaching out to see if Black Canyon Irrigation District has any comments on this conditional rezone? The applicants are proposing to divide the subject property into three parcels (see attached for application packet). I believe the property is within your jurisdiction, but please let me know if that is inaccurate.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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1pm – 5pm

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From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 25, 2026 12:40 PM
To: notuscityclerk@gmail.com; colesr@notusschools.org; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; aperry@cityofcaldwell.org; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Agency Notice CR2026-0005 / Tapia

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1076. You are invited to provide written testimony or comments by **July 24, 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 **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
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Exhibit D8.1

May 1 2026

Silverstre Castaneda
119 7th Ave. S. Apt. 2
Nampa, ID 83651
missionmanor@hotmail.com

RE: Jose Tapia Parcel Split – PROJECT 15-26

Black Canyon Irrigation District has reviewed the project application related to Parcel R3457800000 to split 21 acres into three parcels. We have no concerns with the proposed split, nor do we have any irrigation structures on the parcel. BCID requests the landowner or project manager contact our office to split the irrigation water on the property after approval from the county. Don't hesitate to contact me if you have any questions.

Thank-you.

Mike Meyers

Manager
Black Canyon Irrigation District
mikem@blackcanyonirrigationdistrict.com

Exhibit D8.1

Emily Bunn

From: Erika Olvera <EOlvera@nmid.org>
Sent: Wednesday, September 23, 2026 4:54 PM
To: Caitlin Ross; Emily Bunn
Subject: [External] RE: Legal Notice CR2026-0005 / Tapia

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as it lies outside of our district boundaries.

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 us with any further questions.

Thank you,

Erika Olvera

Shop Secretary

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, September 10, 2026 10:04 AM
To: rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; dgeyer@cityofcaldwell.org; PZ@cityofcaldwell.org; mbessaw@cityofcaldwell.org; amy@civildynamics.net; alicep@cityofhomedale.org; jgreen@marsingcity.com; mayor@cityofmelba.org; cityclerk@cityofmelba.org; jhutchison@middletoncity.org; mhobbs@middletoncity.org; rstewart@middletoncity.org; sellersr@cityofnampa.us; watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; notuscityclerk@gmail.com; clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; snickel@staridaho.org; jmckillican@cityofwilder.org; kbagley@cityofwilder.org; zwagoner@caldwellschools.org; nicmiller@cwi.edu; ddenney@homedaleschools.org; bgraves@kunaschools.org; tejensen@kunaschools.org; nstewart@marsingschools.org; sadams@melbaschools.org; Horner.Marci@westada.org; lpennington@msd134.org; mgee@msd134.org; cstauffer@nsd131.org; dleon@nsd131.org; colesr@notusschools.org; tkelly@parmaschools.org; jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; lshoemaker@wilderschools.org; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; homedalefd@gmail.com; tlawrence@kunafire.com; Office@KunaFire.com; jwilson@kunafire.com; marsingfiredistrict@yahoo.com; marsingruralfire@gmail.com; brian.mccormack@melbafire.id.gov; kenny.hoagland@melbafire.id.gov; vislas@starfirerescue.org; permits@starfirerescue.org; eddy@heritagewifi.com; effingere@nampafire.org; prevention@nampafire.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; permits@starfirerescue.org; eddy@heritagewifi.com; wfdchief@wilderfire.org; jmaloney@wilderfire.org; knute.sandahl@doi.idaho.gov; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; kwartman@hwydistrict4.org; bobw@gghd3.org; office@gghd3.org; eddy@nampahighway1.com; gwatkins@nphd.net; admin1@kunalibrary.org; admin2@kunalibrary.org; lizardbuttelibrary@yahoo.com; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; developmentreview@blackcanyonirrigation.com; aflavel.bkirrdist@gmail.com; kreeves@boiseproject.org; gashley@boiseproject.org; irr.water.3@gmail.com; kchamberlain.fcdc@gmail.com; office@idcpas.com; fcdc1875@gmail.com; farmers.union.ditch@gmail.com;

irr.water.3@gmail.com; wilders04@msn.com; irrigation.mm.mi@gmail.com; tammy.middletonirrigation@gmail.com; NMID <NMID@nmid.org>; Erika Olvera <EOlvera@nmid.org>; nyirrigation@nyid.org; kirk@pioneerirrigation.com; sheepmama25@gmail.com; fcdc1875@gmail.com; fcdc1875@gmail.com; Mack@settlersirrigation.org; kchamberlain.fcdc@gmail.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; wilderirrigation10@gmail.com; drain.dist.2@gmail.com; bryce@sawtoothlaw.com; scott_sbi@outlook.com; farmerhouston@gmail.com; projectmgr@boiseriver.org; testrada@starswd.com; jlucas@achdidaho.org; clittle@achdidaho.org; brentc@brownbuscompany.com; gis@compassidaho.org; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; ITDD3PERMITS@ITD.IDAHO.GOV; Airport.Planning@itd.idaho.gov; webmaster@valleyregionaltransit.org; smm5156@gmail.com; deb0815@yahoo.com; kunacemetery@gmail.com; 3tjj@frontiernet.net; melbacemetery@gmail.com; middletoncemdist13@gmail.com; ann_jacops@hotmail.com; prchuston@gmail.com; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; tryska7307@gmail.com; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; roger@amgidaho.com; Historic Preservation (Canyon County Parks) <pr.historicpreservation@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; middletown.rich@gmail.com; Jim Lunders <jlunders@2cmad.org>; jshoemaker@blm.gov; MGRodriguez@usbr.gov; edward_owens@fws.gov; BRO.Admin@deq.idaho.gov; kenny.huston@oer.idaho.gov; Brenna.Garro@oer.idaho.gov; peter.jackson@idwr.idaho.gov; maureen.oshea@idwr.idaho.gov; file@idwr.idaho.gov; smith.carolyn.d@epa.gov; John.Graves@fema.dhs.gov; idahoaaa@gmail.com; Zlathim@IDL.idaho.gov; brandon.flack@idfg.idaho.gov; Aubrie.Hunt@dhw.idaho.gov; tricia.canaday@ishs.idaho.gov; info@shpo.idaho.gov; patricia.hoffman@ishs.idaho.gov; stevie.harris@isda.idaho.gov; laura.johnson@isda.idaho.gov; tate.walters@id.usda.gov; shawn.cafferty@usda.gov; noe.ramirez@usda.gov; cenww-rd-boi-tv@usace.army.mil; laura.j.freedman@usps.gov; Rakesh.N.Dewan@usps.gov; Chad.M.Franklin@usps.gov; Melvin.B.Norton@usps.gov; Tammi.L.Barth@usps.gov; henry.medel@usps.gov; Khrista.M.Holman@usps.gov; Rochelle.Fuquay@usps.gov; leroy.eyler@usps.gov; marc.c.boyer@usps.gov; cballard@co.owyhee.id.us; gmprdjennifer@gmail.com; lisaitano@me.com; scott@fccnw.com; srcsbinfo@gmail.com; tottens@amsidaho.com; melvin.b.norton@usps.gov; scott.hauser@usrtf.org; info@destinationcaldwell.com; makline2@marathonpetroleum.com; tammie@fareidaho.org; news@kboi2.com; news@kivitv.com; ktvbnews@ktvb.com; 670@kboi.com; Newsroom <newsroom@idahopress.com>; middletonexpress1@gmail.com; rmorgan@kellerassociates.com
Subject: Legal Notice CR2026-0005 / Tapia

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, **Emily Bunn** at emily.bunn@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,

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

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

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Exhibit D9

Emily Bunn

From: Erika Olvera <EOlvera@nmid.org>
Sent: Wednesday, September 23, 2026 4:54 PM
To: Caitlin Ross; Emily Bunn
Subject: [External] RE: Legal Notice CR2026-0005 / Tapia

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as it lies outside of our district boundaries.

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 us with any further questions.

Thank you,

Erika Olvera

Shop Secretary

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, September 10, 2026 10:04 AM
To: rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; dgeyer@cityofcaldwell.org; PZ@cityofcaldwell.org; mbessaw@cityofcaldwell.org; amy@civildynamics.net; alicep@cityofhomedale.org; jgreen@marsingcity.com; mayor@cityofmelba.org; cityclerk@cityofmelba.org; jhutchison@middletoncity.org; mhobbs@middletoncity.org; rstewart@middletoncity.org; sellersr@cityofnampa.us; watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; notuscityclerk@gmail.com; clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; snickel@staridaho.org; jmckillican@cityofwilder.org; kbagley@cityofwilder.org; zwagoner@caldwellschools.org; nicmiller@cwi.edu; ddenney@homedaleschools.org; bgraves@kunaschools.org; tejensen@kunaschools.org; nstewart@marsingschools.org; sadams@melbaschools.org; Horner.Marci@westada.org; lpennington@msd134.org; mgee@msd134.org; cstauffer@nsd131.org; dleon@nsd131.org; colesr@notusschools.org; tkelly@parmaschools.org; jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; lshoemaker@wilderschools.org; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; homedalefd@gmail.com; tlawrence@kunafire.com; Office@KunaFire.com; jwilson@kunafire.com; marsingfiredistrict@yahoo.com; marsingruralfire@gmail.com; brian.mccormack@melbafire.id.gov; kenny.hoagland@melbafire.id.gov; vislas@starfirerescue.org; permits@starfirerescue.org; eddy@heritagewifi.com; effingere@nampafire.org; prevention@nampafire.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; permits@starfirerescue.org; eddy@heritagewifi.com; wfdchief@wilderfire.org; jmaloney@wilderfire.org; knute.sandahl@doi.idaho.gov; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; kwartman@hwydistrict4.org; bobw@gghd3.org; office@gghd3.org; eddy@nampahighway1.com; gwatkins@nphd.net; admin1@kunalibrary.org; admin2@kunalibrary.org; lizardbuttelibrary@yahoo.com; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; developmentreview@blackcanyonirrigation.com; aflavel.bkirrdist@gmail.com; kreeves@boiseproject.org; gashley@boiseproject.org; irr.water.3@gmail.com; kchamberlain.fcdc@gmail.com; office@idcpas.com; fcdc1875@gmail.com; farmers.union.ditch@gmail.com;

irr.water.3@gmail.com; wilders04@msn.com; irrigation.mm.mi@gmail.com; tammy.middletonirrigation@gmail.com; NMID <NMID@nmid.org>; Erika Olvera <EOlvera@nmid.org>; nyirrigation@nyid.org; kirk@pioneerirrigation.com; sheepmama25@gmail.com; fcdc1875@gmail.com; fcdc1875@gmail.com; Mack@settlersirrigation.org; kchamberlain.fcdc@gmail.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; wilderirrigation10@gmail.com; drain.dist.2@gmail.com; bryce@sawtoothlaw.com; scott_sbi@outlook.com; farmerhouston@gmail.com; projectmgr@boiseriver.org; testrada@starswd.com; jlucas@achdidaho.org; clittle@achdidaho.org; brentc@brownbuscompany.com; gis@compassidaho.org; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; ITDD3PERMITS@ITD.IDAHO.GOV; Airport.Planning@itd.idaho.gov; webmaster@valleyregionaltransit.org; smm5156@gmail.com; deb0815@yahoo.com; kunacemetery@gmail.com; 3tjj@frontiernet.net; melbacemetery@gmail.com; middletoncemdist13@gmail.com; ann_jacops@hotmail.com; prchuston@gmail.com; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; tryska7307@gmail.com; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; roger@amgidaho.com; Historic Preservation (Canyon County Parks) <pr.historicpreservation@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; middletown.rich@gmail.com; Jim Lunders <jlunders@2cmad.org>; jshoemaker@blm.gov; MGRodriguez@usbr.gov; edward_owens@fws.gov; BRO.Admin@deq.idaho.gov; kenny.huston@oer.idaho.gov; Brenna.Garro@oer.idaho.gov; peter.jackson@idwr.idaho.gov; maureen.oshea@idwr.idaho.gov; file@idwr.idaho.gov; smith.carolyn.d@epa.gov; John.Graves@fema.dhs.gov; idahoaaa@gmail.com; Zlathim@IDL.idaho.gov; brandon.flack@idfg.idaho.gov; Aubrie.Hunt@dhw.idaho.gov; tricia.canaday@ishs.idaho.gov; info@shpo.idaho.gov; patricia.hoffman@ishs.idaho.gov; stevie.harris@isda.idaho.gov; laura.johnson@isda.idaho.gov; tate.walters@id.usda.gov; shawn.cafferty@usda.gov; noe.ramirez@usda.gov; cenww-rd-boi-tv@usace.army.mil; laura.j.freedman@usps.gov; Rakesh.N.Dewan@usps.gov; Chad.M.Franklin@usps.gov; Melvin.B.Norton@usps.gov; Tammi.L.Barth@usps.gov; henry.medel@usps.gov; Khrista.M.Holman@usps.gov; Rochelle.Fuquay@usps.gov; leroy.eyler@usps.gov; marc.c.boyer@usps.gov; cballard@co.owyhee.id.us; gmprdjennifer@gmail.com; lisaitano@me.com; scott@fccnw.com; srcsbinfo@gmail.com; tottens@amsidaho.com; melvin.b.norton@usps.gov; scott.hauser@usrtf.org; info@destinationcaldwell.com; makline2@marathonpetroleum.com; tammie@fareidaho.org; news@kboi2.com; news@kivitv.com; ktvbnews@ktvb.com; 670@kboi.com; Newsroom <newsroom@idahopress.com>; middletonexpress1@gmail.com; rmorgan@kellerassociates.com
Subject: Legal Notice CR2026-0005 / Tapia

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No response is required from your agency unless you have input on the proposed project.

Contact the planner of record, **Emily Bunn** at emily.bunn@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,

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

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

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Exhibit D10

Emily Bunn

From: Keaton Massie <kmassie@ccparamedics.com>
Sent: Friday, September 25, 2026 1:43 PM
To: Emily Bunn; Michael Stowell
Subject: [External] Re: CR2026-0005 Response Times
Attachments: R34578 Response Times 2.pdf; R34578 Response Times.pdf

Hello Emily!

Attached is the response map for this parcel. https://arcg.is/0vSLyj0 I also have attached two PDFs to show the response times.

Please let me know if I can help with anything else!

Thank you,
Capt. Massie

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Friday, September 25, 2026 12:34 PM
To: Keaton Massie <kmassie@ccparamedics.com>
Subject: CR2026-0005 Response Times

Hello,

Would you be able to provide response times for Parcel R34578 (17733 Mink Rd, Caldwell, ID)?

The applicant is requesting to conditionally rezone Parcel R34578 to the Conditional Rezone (Rural Residential) zone with the goal of dividing the property into three (3) parcels per the application materials. If you want to review their application packet, you can do so here: https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1351

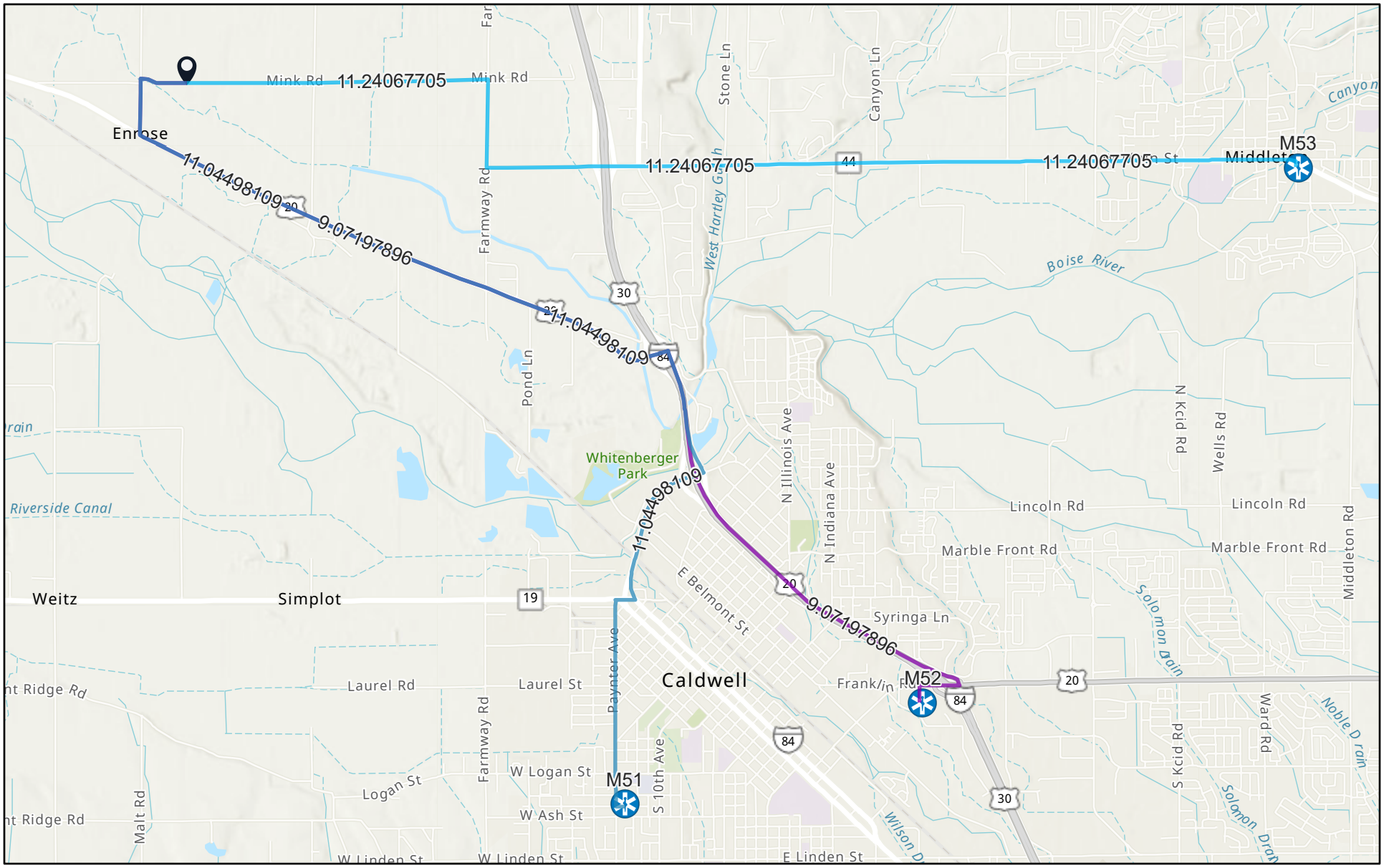
Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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1pm – 5pm

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R34578 Response Times



9/25/2026

Route 1 - 1 - 1
Route 1 - 1 - 1
Route 1 - 1 - 1
M53 station
M52 station
M51 station
R34578
World_Hillshade

1:69,552

0 0.42 0.85 1.7 mi

0 0.5 1 2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

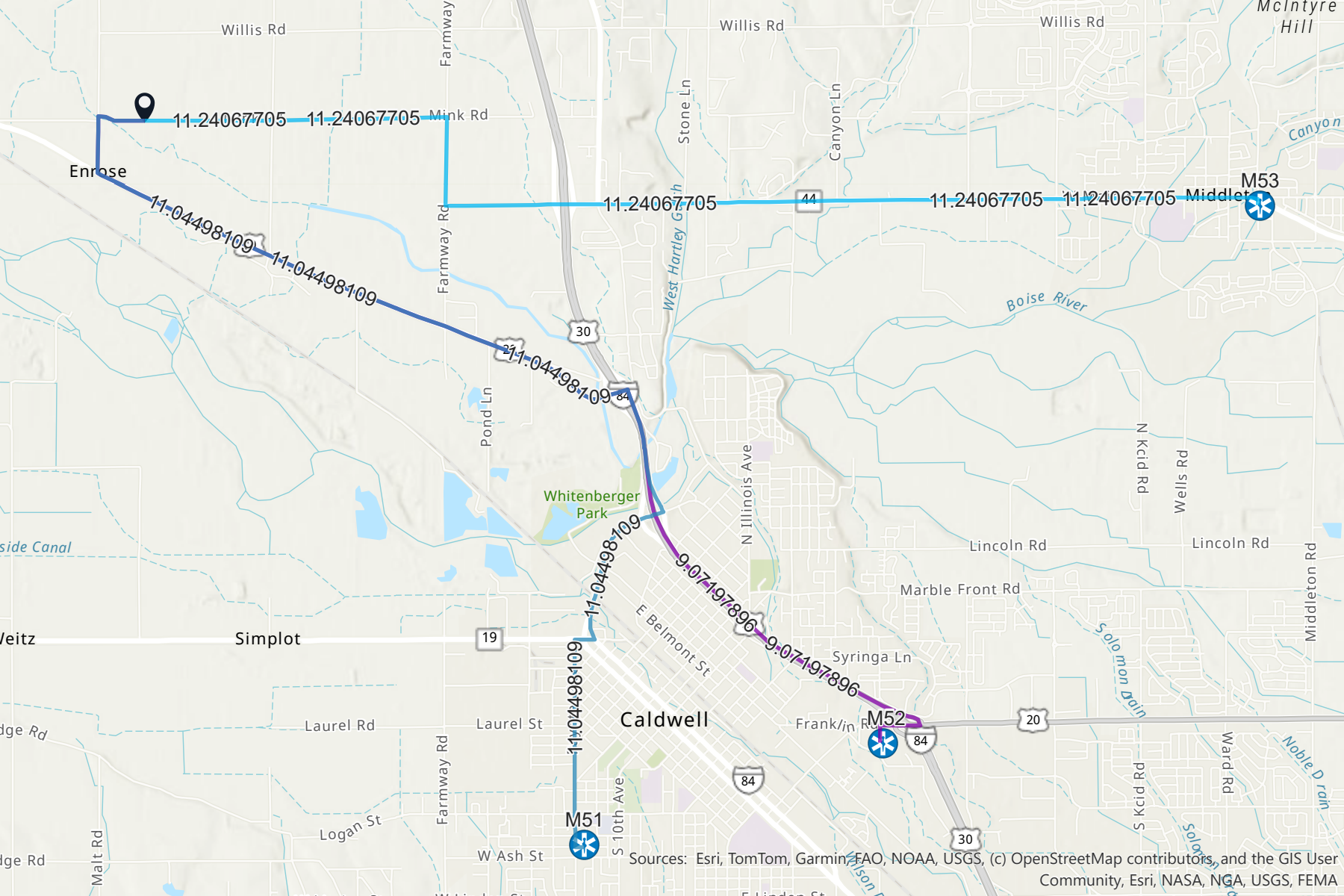

Willis Rd
Willis Rd
Willis Rd
McIntyre Hill
Farmway
Mink Rd
Stone Ln
Canyon Ln
Canyon
Enrose
11.24067705
11.24067705
11.24067705
11.24067705
11.24067705
Middleton
M53
11.04498109
11.04498109
11.04498109
Farmway Rd
West Hartley Gulch
Boise River
30
84
Pond Ln
N Illinois Ave
N Kcid Rd
Wells Rd
Whitenberger Park
Lincoln Rd
Lincoln Rd
Middleton Rd
side Canal
9.071797896
9.071797896
Marble Front Rd
11.04498109
E Belmont St
Syringa Ln
Solomon Drain
Veitz
Simplot
19
Caldwell
Laurel Rd
Laurel St
Frankl/in Rd
M52
84
20
Noble Drain
Ward Rd
S Kcid Rd
dge Rd
11.04498109
84
Farmway Rd
Logan St
S 10th Ave
M51
30
Malt Rd
dge Rd
W Ash St
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

EXHIBIT E

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

Planning & Zoning Commission

Case # CR2026-0005

Hearing Date: October 15, 2026

In the matter of the application of:
CR2026-0005– Tapia

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of approximately 20.12 acres from the "A" (Agricultural) zone to the "CR-R-R" (Rural Residential) zone.
2) The request includes a development agreement limiting the project to three (3) residential parcels.

[Case No. CR2026-0005: Address: 17733 Mink Road, Caldwell, ID 83605 also referenced as Parcel R34578, a portion of the SW quarter of Section 6, T4N, R3W, BM, Canyon County, Idaho.]

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2026-0005.

      1. 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), and §67-6519 (Application Granting Process).

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

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

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

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

3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

5.	Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2026-0005, 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:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Does Not Meet Criteria	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is <u>not</u> generally consistent with the Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the parcel as "industrial" (**Staff Report Exhibits B1 and B2.10**). The Comprehensive Plan states: "The industrial designation is for various industrial needs of the County. Land uses in this category may require a mix of commercial or industrial uses that consist of assembly, fabrication, manufacturing, or processing goods and materials." (Page 26, 2030 Comprehensive Plan). The 2030 Canyon County Comprehensive Plan does not promote rural residential growth in the area. "The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses" (Page 26, 2030 Comprehensive Plan). The property is not in an Area of City Impact or near an urban area that indicates the properties in the vicinity are in a residential transition area. The property better meets the 2030 Canyon County Comprehensive Plan by remaining in its current configuration, as creating parcels that are 6.7 acres in size would likely encourage more residential growth in the area that is currently predominately agricultural in nature and calls for a future land use designation of industrial which may not be compatible with residential uses (**Staff Report Exhibits B1, B2.1, B2.3, and B2.10**). The conditional rezone request is not in general conformance with the following policies and goals contained within the 2030 Canyon County Comprehensive Plan: • **<u>Population G2.02.00</u>***:* Promote, housing, business, and service types needed to meet the demand of the future existing population. • **<u>Land Use and Community Design P4.02.01</u>***:* Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. • **<u>Land Use and Community Design G4.03.00</u>**: Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land-use planning. • **<u>Land Use and Community Design P4.03.02</u>**: Encourage the development of individual developments and subdivisions that do not fragment existing land use patterns.	

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	• **Land Use and Community Design G4.04.00:** Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character. • **Land Use and Community Design P4.04.01**: Support development in locations where services, utilities, and amenities are or can be provided. • **Land Use and Community Design P4.05.01**: Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators. • **Agriculture G12.01.00**: Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses. • **Agriculture P12.01.02***:* Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas. • **Agriculture G12.04.00:** Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses	
Criteria Met? **Does Not Meet Criteria**	**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 change to Rural Residential is not more appropriate than the current zoning designation of Agriculture. The primary land use in the vicinity of the subject property is agriculture with some gravel pits further south. Within 1-mile of the subject property, there are parcels to the north, west, east, and south in active crop production. Additionally, to the south (mainly south of State Highway 20/26), there is a large number of gravel pits. There are a few residential homesites created through administrative land divisions in the surrounding area with smaller lot sizes (these lot sizes vary between 1-5 acres), but as evidenced by the average parcel size of approximately 36 acres and the lot classification map, these homesites are not common in the vicinity (**Staff Report Exhibits B2.1, B2.2, B2.3, B2.4, and B2.11**). Per USGS soil maps, the subject property is comprised of best suited Class II (60.70%), moderately suited Class III (33.56%), and least suited Class VI (5.74%) soils. The farmland report categorizes the soil as primarily farmland of statewide importance if irrigated (94.26%), with only a small portion near a canal on the subject property as not prime farmland (5.74%) (**Staff Report Exhibit B2.5**). Due to the majority of the property containing productive soil, Canyon County Soil Conservation District does not recommend a land use change (**Staff Report Staff Report Exhibit D1**). Pursuant to Canyon County ordinance 07-10-25 (1), the purpose of the "A" zoning district is to: A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations; B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan; C. Protect fish, wildlife, and recreation resources, consistent with purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65; D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan. Pursuant to CCCO §07-10-25 (2), the purpose of the "Rural Residential" zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable. The trends for the area do not support residential growth in this area at this time. Currently, the subject property is zoned agricultural and is surrounded by agriculturally zoned properties that are in agricultural production (mainly crop production and some animal-related uses) with some gravel pits further south of the State Highway 20/26. The subject property is contained within the Traffic Analysis Zone (TAZ) 2045. As shown in **Staff Report Exhibit B2.8** of the staff report, the data for the TAZ zone that contains the	

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subject property does not forecast an increase in households in this zone by 2050. Both the existing land uses and the lack of forecasted growth in this area demonstrate that the proposed conditional rezone to rural residential is not appropriate at this time.

Adjacent Existing Conditions (Staff Report Exhibit B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N	**Agricultural Uses with Scattered Homesites**	**Agriculture**	**N/A**
S	**Agricultural Uses and Gravel Pits**	**Agriculture**	**N/A**
E	**Agricultural Uses with Scattered Homesites**	**Agriculture**	**N/A**
W	**Agricultural Uses**	**Agriculture**	**N/A**

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

Surrounding Land Use Cases (Staff Report Exhibit B2.12):
There are no Canyon County land uses cases within 1-mile of the subject property in the past five years.

Criteria Met? / **Does Not Meet Criteria**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**

Analysis

The proposed conditional rezone to rural residential (CR-R-R) is not 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 proposed conditional rezone is not compatible with the surrounding land uses. The primary land use in the vicinity of the subject property is agriculture (mainly crop production and some animal-related uses) with some gravel pits further south of State Highway 20/26. Within the notification radius of 600-feet, the average parcel size and median parcel sizes are 36 acres and 40 acres, respectively, demonstrating that this area contains agricultural uses and some gravel mining on large acreage properties. Due to these large agricultural operations and the gravel pits in the surrounding area, the proposed three (3) 6.7-acre parcels do not appear to be compatible with the surrounding land uses (**Staff Report Exhibits A2, A3, B2.1, B2.3, B2.4, B2.6, and B2.11**). Additionally, having a residential zoning designation outside of an area of city impact, adjacent to active agriculture, and that in an area identified with a future land use designation of industrial has the potential to create land use conflicts.

See also §07-06-07(6)A2 for additional review.

Criteria Met? / **Does Not Meet Criteria**	**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 may negatively affect the character of the area. Any measures to mitigate impacts proposed by the applicant are detailed below.

Character of the Area:
The character of the area is primarily agricultural in nature with gravel pits south of the subject property along State Highway 20/26. Within 1-mile of the subject property, there are parcels to the north, west, east, and south in active crop production. Additionally, to the south (mainly south of State Highway 20/26),

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	there is a large number of gravel pits. There are a few residential homesites created through administrative land divisions in the surrounding area with smaller lot sizes (these lot sizes vary between 1-5 acres), but as evidenced by the average parcel size of approximately 36 acres and the lot classification map, these homesites are not common in the vicinity (**Staff Report Exhibits B2.1, B2.2, B2.3, B2.4, and B2.11**). There is no residential zone located within 1-mile of the subject property. **The following measures will be implemented to mitigate the impact** The applicant has proposed restricting the division of the subject property into three (3) 6.7-acre parcels and is open to restricting secondary residences (**Staff Report Exhibits A2, A2.1, and A3**). Although these lot sizes may lend themselves to some agricultural uses, the proposed parcel sizes are not commensurate with the large agricultural parcels in this surrounding area and will likely not be compatible with the potential industrial zoning in this area.	
Criteria Met? **Meets Criteria**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, sewer will be provided with individual septic systems for the proposed single-family residences (**Staff Report Exhibit A4**). Per Southwest District Health (SWDH), the project does not require a nitrate priority study. Additionally, a site evaluation has not been completed, and test holes have not been conducted to determine the feasibility of the proposed septic systems, but SWDH does not have any concerns with the use or request for rezoning if the applicant meets all Southwest District Health requirements (**Staff Report Exhibits D2 and D2.1**). **Water:** Per the applicant's land use worksheet, three (3) individual domestic wells are proposed for the development (**Staff Report Exhibit A4**). Notice was given to the Idaho Department of Water Resources, but no comments were received. Individual domestic wells are anticipated to adequately provide services for potential residential dwellings. Future development shall comply with IDWR standards at the time of building permit, etc. **Drainage:** Per the applicant's land use worksheet, stormwater is retained on site (**Staff Report Exhibit A4**). **Irrigation:** Per the applicant's land use worksheet and additional correspondence from the applicant, irrigation water is provided to the property via surface water rights with a gravity irrigation system (**Staff Report Exhibits A2.1 and A4**). Black Canyon Irrigation District (BCID) gave the applicant an acknowledgement letter on May 1, 2026 which stated they have reviewed the project and "…have no concerns with the proposed split, nor do we have any irrigation structures on the parcel. BCID requests the landowner or project manager contact our office to split the irrigation water on the property after approval from the county" (**Staff Report Exhibits A6.1, D8, and D8.1**). T **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on June 25, 2026 and September 10, 2026 and no comments were received. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Meets Criteria**	**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?**

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Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. Notus-Parma Highway District No. 2 (NPHD#2) and Idaho Transportation Department are not requiring any public street improvements in order to provide adequate access to and from subject property to minimize undue interference with existing or future traffic patterns (**Staff Report Exhibits D4 and D7**).	
Criteria Met? **Meets Criteria**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access off of Mink Road for the conditional rezone. Per Notus-Parma Highway District No. 2, an approach permit is required for all points of ingress/egress to the maintained public road right-of-way and new accesses must meet current ACCHD driveway spacing requirements and approach policies (ACCHD Section 3061). Mink Road is considered a Major Collector, so the minimum driveway spacing requirement is 330 ft (**Staff Report Exhibit D7**). Per additional correspondence from the applicant, each proposed 6.7-acre parcel is to have an individual access point off Mink Road subject to meeting highway district requirements (**Staff Report Exhibit A2.1**).	
Criteria Met? **Meets Criteria**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** The subject property is under the jurisdiction of Notus School District #135. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on June 25, 2026 and September 10, 2026 and no comments were received by the school district. **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on June 25, 2025 and September 10, 2026, and no comments were received by the Sheriff's Office. **Fire Protection** Caldwell Rural Fire Protection District sent a comment letter on July 8, 2026 that outlined an overview of the building review process and relevant fire requirements (such as regarding water, access, and street identification). The letter also stated the distance from the nearest fire station is 3.6 miles and the estimated response time is 4 minutes. Although the fire district does not object to the development, it does acknowledge that their "…department is currently operating with high resource utilization, and continued growth is contributing to increased service demand. Aligning staffing and resources with that demand will help maintain our current level of service" (**Staff Report Exhibit D3**). **Emergency Medical Services:** Canyon County Ambulance District sent estimated response times on September 25, 2026, for three (3) nearby stations: Station M51 has an estimated response time of 11.04 minutes, Station M52 has an estimated response time of 9.07 minutes, and Station M53 has an estimated response time of 11.24 minutes (**Staff Report Exhibit D10**).	

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Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case #CR2026-0005, a conditional rezone of an approximately 20.12-acre parcel (Parcel R34578) from the Agricultural (A) Zone to the Conditional Rezone – Rural Residential (CR-RR) Zone.

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

1. The applicant may consider waiting until the area development trends and Comprehensive Plan support rural residential development of the property.

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: _____

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