Director's Decision – AD2026-0102
Nonviable Land Division
Canyon County Code of Ordinances
§07-18-05 and §07-18-09
Canyon County Development Services Department

CASE NUMBERS:	**AD2026-0102**
PARCEL NUMBERS:	**R30081011, R30081, R30082011, and R30082**
PROPERTY OWNER	**Scott & Deanna Rhinehart**
APPLICANT:	**Scott & Deanna Rhinehart**
ANALYST:	**Amber Lewter, Associate Planner**

EXHIBITS:

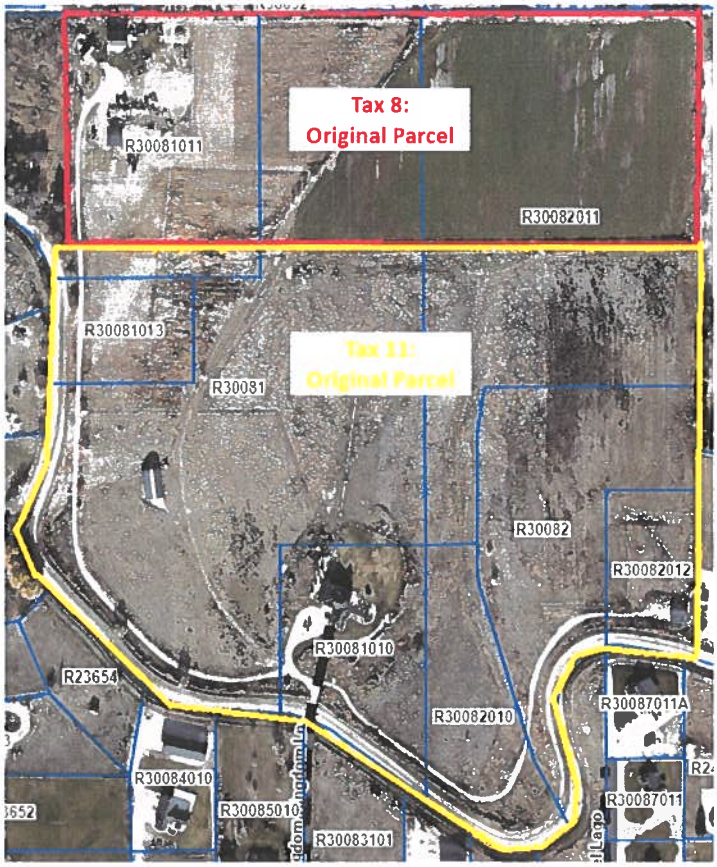
1. **Letter of Intent**
   a. **Supplemental Information**
   b. **Lot Descriptions**
2. **Site Plan**
3. **USGS Slope Map**
4. **Soil Classification Map**
5. **Parcel Information Report – Ag Exempt**
6. **Google Earth Photos**
7. **PI2025-0019**
8. **Agency Comments:**
   a. **Nampa Highway District; Received: June 17, 2026**
   b. **CC Building Department; Received: June 26, 2026**
   c. **CC GIS Department; Received: July 2, 2026**
   d. **Nampa Fire District; Received: September 17, 2026**
9. **Justin Morken – In Favor; Received: June 27, 2026**

DECISION: **DENIED – see page 9.**

REQUEST:
The applicants, Scott and Deanna Rhinehart, are requesting two (2) nonviable administrative land divisions. One (1) non-viable division on parcel R30081011 (approximately 7 acres), to create a total of two (2) residential parcels of approximately 4.06 acres and 2.83 acres and one (1) non-viable land division on parcel R30081, R30082011, and R30082, (approximately 43.94-acre agricultural-only parcel with no building permit), to create a total of one (1) residential parcel of approximately 4 acres and one agricultural only parcel of approximately 39.94 acres in conformance with the site plan (**Exhibits 1b and 2**) as follows:

Parcel 1: Approx. 4.06 acres (with an existing residential building and accessory structures)
Parcel 2: Approx. 2.83 acres (with residential building permit available)
Parcel 3: Approx. 4 acres (with residential building permit available)
Parcel 4: Approx. 39.94 acres (Agricultural only with no building permit)
DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

PROPERTY HISTORY:
According to PI2025-0019 (**Exhibit 7**), the original parcel was approximately 62.38 acres and consisted of two (2) original parcels.



On May 3, 2018, an administrative land division was approved to divide the two original parcels, creating a total of four (4) parcels with residential building permits and one (1) agricultural-only parcel with an easement reduction for the private road (Kingdom Lane) from 60 feet to 30 feet (AD2017-134).

On December 3, 2021, case AD2017-134 was amended, resulting in the current configuration for parcel R30081011 (AD2021-0194).

R30081011- Lies in tax 8 original parcel configuration with a residence on site.

R30081013 Lies in Tax 8 original parcel configuration and has a building permit available.

R30082012- Lies in Tax 11 original parcel configuration with a residence on site.

R30081010 and R30082010 are considered one (1) parcel. - Lies in Tax 11 original parcel configuration with a residence on site. *The Assessor's Office separated the parcels due to being in separate taxing districts.

R30081, R30082011, and R30082 are all considered one (1) 43.94-acre parcel designated as an agricultural-only parcel without a building permit. *R30082 was divided via deed outside of Canyon County Code. *The Assessor's Office separated the parcels R30081 and R30082011 due to being in separate taxing districts (**Exhibit 7**).

FINDINGS:

Administrative Land Divisions – Application and Process CCCO §07-18-05

Compliant			County Ordinance and Staff Review	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-18-05(1)**	**The following shall be provided with all applications for land divisions pursuant to this Article:** **A. Application;** **B. Fees;** **C. Site plan showing all lots and access locations;** **D. An irrigation plan (if applicable);** **E. Proof that any required conditions of county approvals are met (if applicable)**
			Staff Analysis	A complete application was accepted on May 29, 2026.
☒	☐	☐	**07-18-05(2)**	**Parcels divided pursuant to this Chapter with slopes greater than fifteen percent (15%) shall not be disturbed without an engineered grading and drainage plan consistent with section 07-17-33(1)C.**
			Staff Analysis	The subject property does not contain slopes over 15% according to the USGS slope map (**Exhibit 3**).
☐	☒	☐	**07-18-05(3)**	**The subject property shall be in compliance with the public nuisance ordinance (Chapter 2, Article 1 of this code), the building code (Chapter 6 of this code), and this chapter before the director can approve the application.**
			Staff Analysis	The subject property complies with the public nuisance ordinance (Chapter 2, Article 1 of the Canyon County Code). Canyon County Building Department commented on June 26, 2026, stating that the residence never received its change of occupancy and that there is an application for an agricultural exempt structure that never commenced. It was also noted that there appears to be an unpermitted occupied RV on the subject property (**Exhibit 8b**). The applicant has since applied for the applicable building permits (ZCA2026-0097 and BP2021-1022). Therefore, the property complies with the building code (Chapter 6) Parcel R30082 was divided without Canyon County approval; therefore, it is NOT in compliance with the zoning code (Chapter 7).
☒	☐	☐	**07-18-05(4)**	**Notification of the application shall be provided to the applicable fire and highway districts and shall provide such districts a period of fifteen (15) calendar days from the date of notice to submit comments concerning the application.**
			Staff Analysis	Nampa Highway District No. 1 and Upper Deer Flat Fire District were noticed on June 17, 2026. Nampa Highway District provided comment on June 17, 2026, requiring the property owner to submit a land split application and associated fees along with a drawing showing the splits and affected approach to the Highway District prior to approval (**Exhibit 8a**). No comment was received by Upper Deer Flat Fire District by the comment deadline.

				Nampa Fire District provides comments on behalf of Upper Deer Flat Fire District. Nampa Fire District was notified on September 17, 2026, and provided comments that same day regarding water supply, fire access, emergency response time analysis, and service impacts (**Exhibit 8d**).
☐	☐	☒	**07-18-05(5)**	**Pre-approval Decision: the following shall be provided after receiving pre-approval of the site plan from director.** **A. Record of Survey with metes and bounds descriptions of all lots that show access from each parcel complies with the requirements of section 07-10-03 of this chapter, and that includes all existing and necessary easements;**
			Staff Analysis	A pre-approval of the site plan was not issued because the application does not meet the requirements of CCCO §07-18-09. Therefore, the Record of Survey required following site plan pre-approval is not applicable.
☒	☐	☐	**07-18-05(6)**	**Decision:** **A. If the application meets the requirements of this section, the director may approve the division. The director may attach conditions to the approval if applicable.** **B. If the request is approved, the director shall issue a letter of approval setting forth the details and requirements of the division.**
			Staff Analysis	The application does not meet the applicable requirements for approval. This document serves as the letter of denial. *See the Decision section of this document.*

Administrative Division of Nonviable Parcels in an Agricultural Zone: CCCO §07-18-09

Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-18-09(1)**	**Purpose: The director shall have the authority regarding the division of nonviable land within an "A" (Agricultural) zone, in whole or in part, where the result of the division limits negative impacts to adjacent agricultural uses.**
			Staff Analysis	The applicant submitted a complete application on May 29, 2026, requesting two (2) nonviable administrative land divisions. The first division is proposed on Parcel R30081011, an approximately 7-acre parcel zoned "A" (Agricultural), to create two (2) parcels, each with a residential building permit. The second division is proposed on Parcel R30081, R30082011, and R30082, an approximately 43.94-acre parcel zoned "A" (Agricultural) designated as agricultural only without a building permit available, to create one (1) residential parcel and one (1) agricultural-only parcel without a building permit.
☒	☐	☐	**07-18-09(2)**	**Minimum Parcel: The proposed parcel created and its remnant shall be at least one (1) acre in size.**
			Staff Analysis	According to the site plan (**Exhibits 1b and 2**), the proposed parcels created from parcel R30081011 would be approximately 4.06 acres and 2.83 acres and the proposed parcels created from parcel R30081, R30082011 and R30082 would be approximately 4 acres, and 39.94 acres in size. Each proposed parcel and remnant parcel would meet the minimum one-acre parcel size requirement per §07-18-07. *See the application and supporting information in Case File No. AD2026-0102.*

☒	☐	☐	**07-18-09(3)**	**Application: The applicant shall submit to DSD an application for a director's administrative decision along with the appropriate fee, including requirements of Section 07-18-05 of this chapter. Submittal shall also include the following:** **A. Evidence demonstrating the land, in whole or in part, is nonviable for agricultural use; and** **B. Evidence demonstrating the result of the request will minimize potential negative impacts to adjacent agricultural uses.**
			Staff Analysis	The applicant submitted a complete application on May 29, 2026. **A.** The applicant submitted the following information in their letter of intent as evidence that portions of the subject property are nonviable for agricultural use (**Exhibit 1**): • The proposed parcels contain "long slopes" and cemented hardpan, and the applicant reports irrigation failures and a ten-year operational history involving three successive farm operators who discontinued their leases. **B.** The applicant submitted the following information regarding how the proposed divisions would minimize potential negative impacts to adjacent agricultural uses (**Exhibit 1**): • Locating the proposed residential parcels to the upper bench (northern portion of the property) would preserve the flatter ground (southern portion of the property) for alfalfa, grain, and rotational livestock production. • The applicant states that the proposed configuration would reduce existing off-site erosion affecting neighboring drainage and pastures and minimize potential impacts to adjacent agricultural uses. *See the application and supporting information in Case File No. AD2026-0102.*
☒	☐	☐	**07-18-09(4)**	**Notifications: Upon acceptance of an application, DSD shall, by mail, provide notification of the proposed division to the owners of parcels which are contiguous to the subject parcel(s) and to the owners of parcels which are within six hundred feet (600') of the external boundaries of the subject parcel(s) and shall provide such individuals a period of fifteen (15) calendar days from the date of the mailing to submit comments concerning the proposed division. Notification of the application shall also be provided to the applicable fire and highway districts, and shall provide such districts a period of fifteen (15) calendar days from the date of notice to submit comments concerning the application.**
			Staff Analysis	Notification of the request was sent to property owners within 600 feet in accordance with CCCO §07-18-09(4) on June 17, 2026. One (1) written public comment was received in favor of the request by the comment deadline. • Justin and Brittney Morken provided comment on June 22, 2026, expressing that they are in favor of the nonviable land division because separating the nonviable area will allow the remaining acreage to continue being managed more efficiently for agriculture while improving the maintenance of the property as a whole (**Exhibit 9**).

				Southwest District Health, Upper Deer Flat Fire District, State Fire Marshal, Nampa Highway District, Boise Project Board of Control, Wilder Irrigation, Canyon County Sheriff, Canyon County Emergency Management Coordinator, Canyon County Paramedics, Canyon County Assessor's Office, Canyon County Soil Conservation District, Canyon County DSD Building Department, and Canyon County GIS Department were noticed on June 17, 2026. • Nampa Highway District provided comment on June 17, 2026, advising that the applicant will need to apply for the required land split application with the associated fees submitted along with a drawing showing the splits and the affected approach to the Highway District prior to approval (**Exhibit 8a**). • Canyon County Building Department commented on June 26, 2026, stating that the residence did not receive its change of occupancy and that there is an application for an agricultural exempt structure that never commenced. It was also noted that there appears to be an unpermitted occupied RV on the subject property (**Exhibit 8b**). The applicant has since applied for the applicable building permits (ZCA2026-0097 and BP2021-1022) and a Temporary Use Permit for the RV (TP2026-0012). • Canyon County GIS Department commented on July 2, 2026, advising that there may need to be a new private road if a house is built on the proposed buildable parcel because the easement makes a turn after crossing the canal (**Exhibit 8c**). • Nampa Fire District was notified on September 17, 2026, and provided comments that same day regarding water supply, fire access, emergency response time analysis, and service impacts (**Exhibit 8d**). • No further comments were received by the comment deadline.
☐	☒	☐	**07-18-09(5)**	**(5) Evaluation and Determination of Application: The director shall evaluate each application on an individual basis and shall exercise discretion in determining whether or not to approve such an application, with consideration given to each of the following requirements:** **A. The parcel(s) must be eligible for division, and** **B. The subject property shall be in compliance with the public nuisance ordinance (chapter 2, article 1 of this code) and the building code (chapter 6 of this code) before the director can approve the application; and** **C. The parcel, in whole or in part, shall consist of land with site constraints and/or resource issues, such as lack of water, suitable soils, topography, land compatibility, lot size or configuration, that makes productive agricultural use extremely difficult; and** **D. The division shall not create a negative impact to surrounding agricultural uses. The director may include conditions of approval to mitigate potential negative impacts.**
			Staff Analysis	**A.** The requested divisions are eligible to be considered under CCCO §07-18-09. Pursuant to §07-18-09(7)(A), the Director may approve a

nonviable land division resulting in fewer than five (5) parcels from the original parcel, provided the applicable requirements of this section are met.

B. See the analysis under CCCO §07-18-05(3).

C. Based on Staff's review of the application, supporting documentation, property history, soil classification, slope information, and aerial imagery, Staff finds that the evidence does not demonstrate that Parcels R30081011, R30081, R30082011 and R30082 contain site constraints or resource issues that make productive agricultural use extremely difficult, as required by CCCO §07-18-09(5)(C).

The applicant describes Parcel R30081011 as a multi-generational homestead with farming operations. The Letter of Intent further describes the property as a working homestead and regenerative agriculture education center with five integrated systems: Soil Conservation; Water Conservation and Irrigation; Tree Conservation; Wildlife Conservation and Control; and Crop and Animal Management (**Exhibit 1**). This information indicates that agricultural activities are intended to continue on the property, including within the overall area proposed for the division.

The applicant also mentions that agricultural production has been economically difficult (**Exhibit 1**). However, economic difficulty alone is not identified as a site constraint or resource issue under CCCO §07-18-09(5)(C). The definition of agriculture in CCCO § 07-02-03 encompasses a variety of agricultural activities beyond traditional crop production, and the definition of viable farmland focuses on the land's capability to produce marketable farm animals or crops.

- Per CCCO §07-02-03, agriculture is defined as "*Tilling of soil, pasturage, sod/turf farms, horticulture, aquaculture, viticulture, floriculture, raising crops directly from the soil, raising livestock, poultry, poultry products, dairy animals and dairy products, beekeeping or beekeeping products, fur animals, trees grown in row crop fashion, fruits of all kinds and their products, floral and ornamental and greenhouse products, including all uses and facilities customarily accessory and incidental thereto, including, but not limited to, the storage and warehousing of fertilizers or agricultural produce or raw products*".
- Per CCCO §07-02-03, viable farmland is defined as "*Land that is capable of producing marketable farm animals or crops*".

The County Assessor's Office identifies the subject parcels as receiving an agricultural (ag) tax exemption (**Exhibit 5**). To qualify for an ag exemption, the parcel must prove the ground contains agricultural uses.

				The applicant's letter of intent indicates that cemented hardpan soils make agricultural uses difficult in the areas of the proposed parcels. The soil classification map identifies the soils on Parcel R30081011 as least suited for agricultural production, while portions of Parcel R30081 are classified as moderately suited (**Exhibit 4**). However, on Parcel R30081011, the soil classification is the same in the proposed residential development area as in the remainder of the parcel. On Parcel R30081, the proposed residential development area contains soils classified as moderately suited for agricultural production. Therefore, the available soil information does not demonstrate that the proposed areas for residential development have greater soil constraints than the remainder of the subject properties or are less suitable for agricultural use than other portions of the properties. The applicant's Letter of Intent identifies multiple water resources serving the property, including irrigation water (**Exhibit 1**). The subject property does not contain slopes greater than fifteen percent (15%), according to the USGS slope map (**Exhibit 3**). Google Earth imagery indicates that the subject properties have historically been used for crop production, including areas corresponding to the locations proposed for the nonviable administrative land divisions (**Exhibit 6**). The imagery also indicates that the primary residence on Parcel R30081011 began construction in approximately 2022 and that agricultural activity on the property appears to have decreased or ceased in approximately 2025. Based on the information submitted and reviewed, such as the slope map, soil classification, Google Earth photos, historic use of property, site plan, and letter of intent, Staff finds that the record does not sufficiently demonstrate that the proposed areas contain site constraints or resource issues that make productive agricultural use extremely difficult. **D.** Staff finds that the proposed divisions do not appear to create a negative impact on surrounding agricultural uses. The proposed configuration is generally consistent with the existing residential development pattern to the west, including Lake View Hills Subdivision. Staff therefore does not identify a negative-impact basis for denial under CCCO §07-18-09(5)(D).
☒	☐	☐	**07-18-09(6)**	**The applicant has the burden of proving that the application meets these requirements.** **A. Deliberate action to withhold agricultural land from productive use strictly to qualify for a land division pursuant to this section shall disqualify such land from treatment under this section.**
			Staff Analysis	The available information does not indicate that agricultural land was deliberately withheld from productive use solely to qualify for a land division under this section.

☐	☐	☒	07-18-09(7)	**Decision, Division of Nonviable Parcel:** **A. If the application meets the requirements of this section, the director may approve the division into fewer than five (5) parcels from the original parcel. The director may attach conditions to the approval which limits the division or use.** **B. If the request is approved, the director shall issue a letter of approval setting forth the details and requirements of the division.** **C. The director shall give notice of the decision granting or denying the application to those previously notified of the pending application.**
			Staff Analysis	**A.** The application does not meet the requirements of this section. Detailed below are actions the applicant may take to obtain a division. **B.** The request has been denied by the Director. **C.** Notice of the denial will be provided to the individuals and agencies previously notified of the application.

DECISION:

The application for the described nonviable administrative land divisions per CCCO §07-18-05 and §07-18-09 is **DENIED**.

Action applicant may pursue to obtain a division:

1. Apply and receive approval for a conditional rezone/rezone. If approved, the applicant may then apply for an administrative land division, subject to all applicable requirements, to create two (2) additional buildable parcels from the original parcel.

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

Emily Bunn — 10-15-2026

Emily Bunn, Principal Planner — Date

State of Idaho)
SS
County of Canyon County)

On this 15th day of October, in the year of 2026, before me Jennifer D. Almeida, a notary public, personally appeared Emily Bunn, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

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

Notary: Jennifer D Almeida

My Commission Expires: 4/7/28

Exhibit 1:

SECTION

3

Letter of Intent

Rhinehart Homestead · Parcel R30081011

10467 Kingdom Lane, Nampa, Idaho 83686

In support of Letter of Intent dated May 26, 2026

Description

Detailed written description of the proposed and existing uses on Parcel R30081011, the specific requests of the Director (administrative land division and building entitlement / master plan), and the findings required by the Canyon County Administrative Land Division Checklist — including the 15% slopes inquiry, irrigation plan, conformance with prior County approvals, and the two findings specific to nonviable parcel division: (1) site constraints / resource issues making agricultural use extremely difficult, and (2) absence of negative impact on surrounding agricultural uses.

Relates to

All sections of this packet. Letter incorporates Exhibits A through F as supporting evidence; references the Draft Record of Survey (Section 5) for the lot configuration.

Contents

- §1 Purpose
- §2 The Plan
- §3 Specific Request
- §4 Conformance — Eligibility (case AD2017-134)
- §5 Site Conditions and Topography
- §6 Integrated Agricultural Ecosystem
- §7 Closing
- Exhibits A through F (attached behind the LOI)

Scott & Deanna Rhinehart
10467 Kingdom Lane, Nampa, Idaho 83686
208-741-1947 | deanna@fmtc.com

May 26, 2026

Canyon County Development Services Department
Attn: Planning & Zoning Division
111 N. 11th Avenue, Suite 310, Caldwell, Idaho 83605

Re: Letter of Intent — Administrative Division and Relocation of Building Permits Between Contiguous Parcels in an Agricultural Zone
Pursuant to: CCCO §07-18-11, with supporting findings under §07-18-09 and §07-02-03
Subject Property: 10467 Kingdom Lane, Nampa — Parcel R30081011 (originating parcel; pre-1979 of record)
Prior Case Reference: AD2017-134

Dear Director and Planning Staff,

Executive Summary

We respectfully request an administrative division and relocation of available residential building permit entitlements on originating parcel R30081011, to cluster residential and educational structures on the rocky, less productive upper bench and return the productive flatlands to active agricultural use. This is the configuration §07-18-11 was written to incentivize. The master plan progressively restores the upper bench through agricultural use over time — residence, barns, sheds, gathering areas, and student-run baby-animal care pens on the bench top; retention ponds, windbreaks, and tree plantings in the gullies below; consolidated row-crop production on the lower flatland. The agricultural classification of Parcel R30081011 is preserved under this plan through restoration, not by claiming the most degraded portion currently produces a crop it does not.

Key Findings

- The originating parcel retains available residential entitlements per prior case AD2017-134.
- The proposed building area sits on ground that is nonviable for agricultural use under §07-02-03: long slopes, cemented hardpan, irrigation failure, and a ten-year operational record including three successive farm operators who walked away from their leases.
- Relocating entitlements onto that nonviable upper bench frees the productive flatland for active alfalfa, grain, and rotational livestock production — a direct showing of "promotion of effective or efficient farming" under §07-18-11.

The buildings on the bench are not a withdrawal from agriculture — they are the operating core of the agricultural ecosystem on the parcel. Operator presence at the residence, whole-parcel infrastructure in the barns and sheds, and nutrient cycling and student labor from the teaching pens all flow downhill to support the more farmable, producing lower ground.

- The configuration affirmatively reduces existing off-site erosion onto neighboring drainage and pastures, and minimizes negative impact to adjacent agricultural uses.
- The end state is a working homestead and regenerative agriculture education center that preserves the historical character of this pre-1979 homestead and aligns with the policy goals embedded in Article 18.

The Two Requests

Request 1 — Administrative division of approximately 7 acres at the upper-elevation portion of the parcel, adjacent to the existing barn, to cluster teaching barns on one side and the primary residence on the other.

Request 2 — A floating designation for the second available residential entitlement across the remainder of the originating parcel, to be sited at final platting on the least-productive ground identified through additional study, consistent with County staff guidance dated April 2, 2025.

The detailed evidence and code conformance analysis follow.

1. Background

The Rhinehart property at 10467 Kingdom Lane is one of the original homesteads in this valley. When the property came to us, it sat inside a proposed 54-home subdivision plan. We made the deliberate choice to step in, purchase the ground, and pull it back out of that development pipeline specifically to preserve the historical character of this farm. That decision is part of the public record and was made at considerable personal cost.

In the years since, we have learned that the romantic version of this property and the productive version of this property are not the same property. The ground we removed from a 54-house subdivision is not the high-quality irrigated AG ground that surrounds it on the valley floor. It is land defined by long, steep slopes; a cemented hardpan soil profile that resists root penetration and water infiltration; and decades of erosion that have stripped topsoil off the upper benches and deposited it as sediment into drainage ditches and lower pastures.

We have tried, in good faith, to make this property work as a conventional farm. We leased it to three separate farm operators in succession. Each one walked away from their lease. Each one gave us the same reason: the upper ground is too steep and eroded to produce for profit. In the ten years we have owned the land, we have also attempted multiple irrigation strategies on the upper benches. Surface water introduced at the top runs through the rocky, cemented soil profile, then floods out the bottom and overwhelms the drainage ditches. The water that should be growing crops is, in effect, leaving the parcel.

2. The Plan

Rather than abandon the agricultural identity of this property, we are pivoting to a use the ground will actually support: the Rhinehart Homestead as a working homestead and regenerative agriculture education center. The flatlands, where soil and water can be retained, will be farmed productively — primarily alfalfa,

with rotational livestock — and will return to active agricultural use. The rocky hilltops will host our home, our teaching barns, and our learning spaces.

The accompanying master plan (Exhibit A) organizes the property into five integrated systems: soil conservation, water conservation and irrigation, tree conservation, wildlife conservation and control, and crop and animal management. The intent is a closed-loop working farm that also teaches the public how to do this on smaller acreage in their own backyards. This use cannot be supported without houses and structures on the property — and it cannot be supported if those structures are placed on the ground that needs to grow alfalfa.

3. Specific Request

Request 1 — Initial Split (Top of Rocky Hill Adjacent to Existing Barn)

A simple administrative division of approximately 7 acres at the upper-elevation portion of Parcel R30081011, adjacent to the existing barn. The intent is to cluster the teaching barns and education buildings on one side of the divide and our primary residence on the other. This location was selected because (a) it is contiguous and integrated with existing barn infrastructure, (b) it sits on rocky, sloped, cemented soil that has been demonstrably unable to support row crop or hay production, and (c) it removes structures and human activity from the more productive flat ground on the lower portion of the parcel.

Request 2 — Floating Designation on the Remainder

A floating designation for the second available residential entitlement across the remainder of the originating parcel, to be sited at final platting consistent with §07-18-11 and the master plan. We are not asking to predetermine the exact location today. We are asking that the County recognize the entitlement exists on this originating parcel and allow us to site it — within the bounds of the ordinance — on the portion of the remainder that, after additional study, will produce the least disturbance to the agricultural function of the working ground. This is consistent with the County's stated preference, articulated in pre-application correspondence dated April 2, 2025, that building permits be placed on the nonviable portion of the parcel to preserve agricultural ground.

4. Conformance with §07-18-11

The relocation requested meets each threshold criterion:

Contiguity. The originating and destination parcels are contiguous within the meaning of the ordinance — they share a common boundary on the originating Rhinehart parcel of record.

Eligibility. The originating parcel is eligible under Article 18 and retains available residential building permits per case AD2017-134 and staff correspondence (April 1 and April 2, 2025).

Minimum Area. Both the proposed parcel and the remnant will satisfy and materially exceed the one-acre minimum.

Promotion of Effective or Efficient Farming — the decisive showing. Relocating the available building entitlements onto the rocky upper-elevation bench, clustered with existing barn infrastructure, leaves the flatter and more productive lower ground undisturbed and available for active alfalfa, grain, and rotational livestock production. This is the configuration the ordinance is designed to incentivize: residential footprint off the workable ground, working ground reassembled into a viable production unit. The result is a more cost-effective and efficient method of farming the remainder and makes the property — for the first time in many years — viable for production of crops on the ground that can actually support them.

5. Supporting Evidence of Nonviability (§07-18-09 / §07-02-03)

The County's evaluation of "promotion of effective or efficient farming" turns in part on which ground is producing and which ground is not. The evidence below demonstrates that the proposed building locations sit on land that is nonviable for agricultural use within the meaning of §07-02-03 — "land that is capable of producing marketable farm animals or crops" — and that the relocation therefore moves entitlements off productive ground rather than removing productive ground from production.

5.1 Topography

The upper portions of the parcel consist of long, rocky, sustained slopes that are the dominant cause of the erosion documented elsewhere in this letter. A slope analysis from publicly available GIS topographic data and on-the-ground photographic documentation will be provided in the formal application packet. Although the slope does not exceed 15%, it pushes the safety limit of our small 35HP John Deere tractor, creating tippy conditions; in some places it simply cannot till and climb the hill. The photographs will show that the upper fields have been overtaken by weeds and cheatgrass, which then blow into and overwhelm both our viable fields and our neighbors'.

5.2 Soils

The soil profile in the proposed building areas is dominated by a cemented hardpan layer that resists both root penetration and water infiltration.

5.3 Water

Multiple irrigation configurations have been attempted on the upper benches — gravity flow off the existing ditches, attempts at pivot coverage, and dripline on the higher orchard plantings. Each failed for the same underlying reason: water introduced at the top of the slope passes through the cemented, rocky profile faster than it can be taken up by a crop, and what does not infiltrate runs off downslope into drainage ditches.

5.4 Erosion and Off-Site Impact

The same conditions that prevent the upper benches from producing also produce a recurring off-site impact: soil stripped from the upper slopes by storm and irrigation run-off fills the County drainage ditches, washes onto the neighbor's road, and spreads sediment into the lower pastures. The proposed land division and master plan directly address this — water retention ponds, rotational grazing patterns, replanted windbreaks and orchards, and a redesigned irrigation strategy on the flat ground will materially reduce the off-site erosion the parcel currently produces.

5.5 Tenant History — Three Successive Failed Tenant Leases

The most direct evidence of nonviability is operational. We leased the parcel, in good faith, to three successive farm operators. Each terminated their lease and gave us a consistent reason: the conditions are too poor to produce profitable crops. Each operator brought their own equipment and methods, and each independently concluded that only the flat ground is viable for production.

5.6 Minimization of Negative Impacts to Adjacent Agricultural Uses

The configuration we are requesting affirmatively reduces, rather than increases, the burden on adjacent agricultural uses. Clustering structures on the rocky upper bench keeps residential activity contained, set back from the neighbor's working ground, and screened by the existing barn and tree infrastructure. The master plan's soil and water conservation measures will reduce the off-site sediment currently leaving our property. The remaining flat ground will return to active agricultural production — which strengthens, rather than fragments, the agricultural character of this section of Canyon County.

6. Integrated Agricultural Ecosystem — Building Site Supports the Producing Areas

The evidence in Section 5 establishes that the upper bench is not viable as commercial row-crop ground. The same ground is, however, the right site for the residence and teaching campus. The bench sits above the productive flatland. The proposed buildings cluster against the existing barn complex on the bench rather than fragmenting any producing ground. The bench is not good for farming, which is exactly why it is the right place for the homestead and teaching campus.

Each building element on the bench has a working role in the agricultural operation as a whole with the residential building lot at the heart of the operation. This is a multi-generational homestead with 4 generations living on it, ranging from ages 2-92! Like our grandparents who were original homesteaders in the valley, we are building a legacy homestead with no intent on selling these building sites, but we do need them to house our family to live on and work the land together. The residence provides the operator presence that pasture rotation, irrigation scheduling, livestock observation, and response to weather and equipment failure all require. The barns and sheds store feed, equipment, and tools used across the parcels, on both the bench (small-animal husbandry) and the lower-ground row crops. The student-run baby-animal care pens are simultaneously the heart of the regenerative agriculture education program and a working part of the farm cycle. The buildings on the bench are not an exception to the farm; they are the operating core of the agricultural ecosystem that supports the more farmable, producing areas of Parcel R30081011 — and they are the mechanism by which the most degraded portion of the parcel is progressively healed through agricultural use, as the applicant is able to heal the land over time.

This is the configuration §07-18-11 was written to incentivize: placement of buildings where they do not displace producing ground, and where their presence actively supports producing ground.

7. Closing

We are grateful for the time Staff has already invested in our pre-application discussions (March 31, April 1, and April 2, 2025 correspondence), and we are committed to working with the County to arrive at a configuration that satisfies the ordinance and protects the long-term agricultural use of this homestead.

Respectfully submitted,

Scott Rhinehart
Deanna Rhinehart
Owners, 10467 Kingdom Lane
208-741-1947 | deanna@fmtc.com

Attachments and Supporting Materials

The following materials accompany or will be submitted with the formal administrative land division application:

- Exhibit A — Rhinehart Homestead Master Plan (soil, water, tree, wildlife, and crop/animal management systems).
- Exhibit B — Canyon County GIS aerial of parcel R30081011 showing originating parcel boundary and proposed upper-bench division.
- Exhibit C — NRCS Soil and Slope Analysis for the subject parcel — Canyon Area, Idaho (ID665); includes slope classification, soil map units, Land Capability Classification, duripan and Ksat data.
- Exhibit D — Photographic documentation of upper-bench soils, slopes, erosion gullies, cheatgrass coverage, and off-site sediment deposition.
- Exhibit E — Pre-application correspondence with Canyon County Development Services (March 31, April 1, and April 2, 2025).
- Exhibit F — Chain of Title and Deed Evidence for Parcel R30081011 and the two original Rhinehart parcels; includes the 2017 acquisition deeds, the 2018 Horrocks Engineers Record of Survey, the 2018 administrative land division case AD2017-134 recording, and the 2022 conveyance to Tyler S. Rhinehart.

EXHIBIT

A

Rhinehart Homestead Master Plan

Rhinehart Homestead · Parcel R30081011

10467 Kingdom Lane, Nampa, Idaho 83686

In support of Letter of Intent dated May 26, 2026

Description

A graphic overview of the proposed working homestead and regenerative agriculture education center. Organizes the property into five integrated systems: Soil Conservation, Water Conservation and Irrigation, Tree Conservation, Wildlife Conservation and Control, and Crop and Animal Management. Demonstrates how clustering structures on the unproductive upper bench enables the productive flatlands to return to active agricultural use.

Relates to

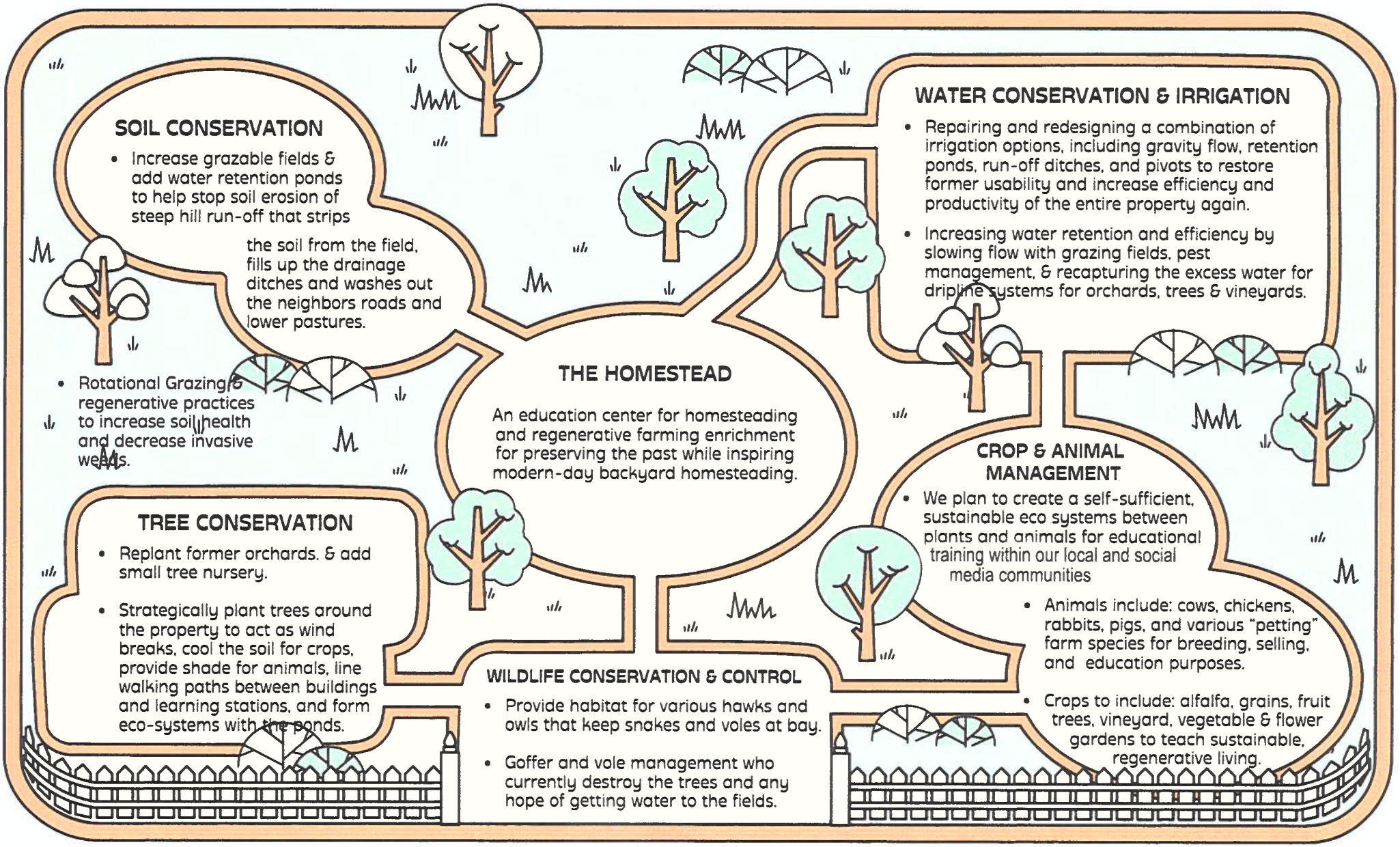
LOI Section 2 (The Plan) and Section 3 (Specific Request)

Contents

- Illustrated master plan map
- Five integrated agricultural systems with narrative annotations

THE RHINEHART HOMESTEAD

MASTER PLAN



EXHIBIT

B

Canyon County GIS Aerial — Parcel R30081011

Rhinehart Homestead · Parcel R30081011

10467 Kingdom Lane, Nampa, Idaho 83686

In support of Letter of Intent dated May 26, 2026

Description

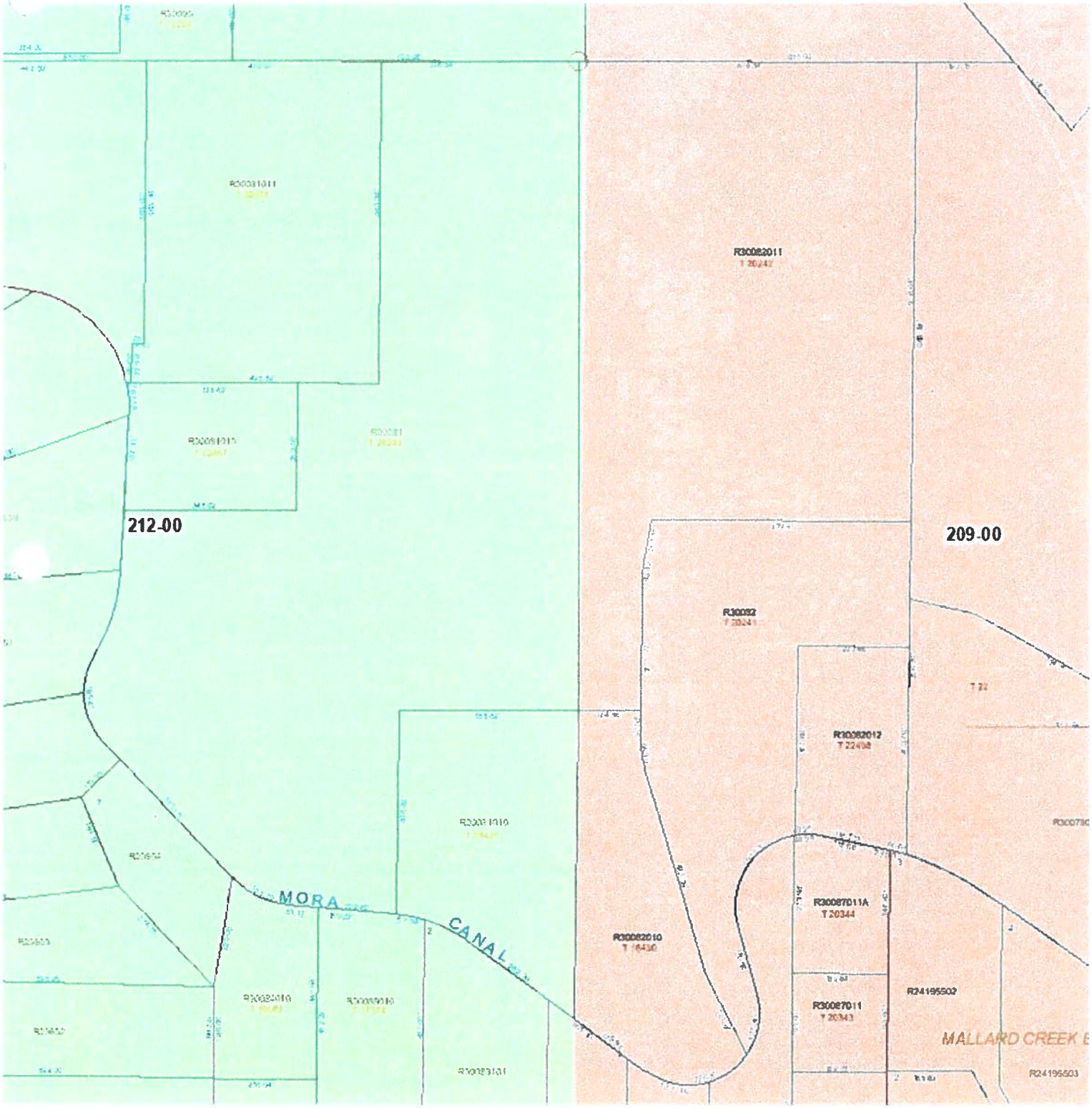
Canyon County Assessor Web Map screen capture showing the originating parcel boundary, current improvements (existing barn complex, residence, accessory structures), surrounding parcels, and the proposed upper-bench division area. Aerial imagery dated 2025.

Relates to

LOI Section 3 (Specific Request) and Section 5.1 (Topography)

Contents

- Annotated aerial photograph of the subject parcel
- Adjacent parcels and existing improvements visible



Tuesday, August 29, 2023 1:15:44 PM - NewTemplate_Jacob.mxd - ArcMap

EXHIBIT

C

NRCS Soil and Slope Analysis

Rhinehart Homestead · Parcel R30081011

10467 Kingdom Lane, Nampa, Idaho 83686

In support of Letter of Intent dated May 26, 2026

Description

Official soil and slope data from the USDA NRCS Web Soil Survey, Canyon Area, Idaho (Survey Area ID665). Establishes the subject parcel as predominantly Minidoka-Scism silt loams at 7 to 12 percent slopes (80.7% of area), classified by USDA as "Not prime farmland" with Land Capability Classification 6e (irrigated) and 6c (nonirrigated). Documents the cemented duripan, very low Ksat water transmission, and Hydrologic Soil Group C.

Relates to

LOI Section 5 (Supporting Evidence of Nonviability) — federal source documentation

Contents

- Soil map unit composition table
- Minidoka and Scism component profiles
- Land Capability Classification
- Code-conformance interpretation
- Sources, data versions, access dates

EXHIBIT C

Soil and Slope Analysis

Parcel R30081011 — 10467 Kingdom Lane, Nampa, Idaho 83686

Summary of Findings

The dominant soil unit on Parcel R30081011 is officially classified by the USDA Natural Resources Conservation Service (NRCS) as "Not prime farmland," with a Land Capability Classification of 6e (irrigated) and 6c (nonirrigated). NRCS Land Capability Class 6 indicates soils with severe limitations that make them generally unsuited to cultivation and largely restricted to pasture, range, woodland, or wildlife use. The published soil description includes a cemented silica-cemented duripan at shallow depth, dominant slopes of 7 to 12 percent, and a saturated hydraulic conductivity (Ksat) of 0.00 to 0.06 inches per hour — i.e., the water that should be growing crops cannot move through the soil. This independent, federally-published evidence corroborates the operational history described in the Letter of Intent.

Parcel Reference

Parcel ID: R30081011

Site Address: 10467 Kingdom Lane, Nampa, Idaho 83686

Legal Description: 12-2N-3W SW TX 22459 IN NESW (Section 12, Township 2 North, Range 3 West, Boise Meridian — within the NE 1/4 of the SW 1/4)

Acreage: 7.00 acres (Canyon County Assessor)

Source: Canyon County Assessor's Web Map (parcel lookup) and USDA NRCS Web Soil Survey, Canyon Area, Idaho (Survey Area ID665)

Soil Survey Data Versions: Tabular Version 20 (Aug 27, 2025); Spatial Version 5 (Aug 27, 2025)

Soil Map Unit Composition (AOI — 5.85 acres of the 7.00-acre parcel)

The following soil map units were identified by the NRCS Web Soil Survey within the Area of Interest defined on the parcel. The Minidoka-Scism complex at 7–12 percent slopes (MnD) dominates the parcel at 80.7 percent of the analyzed area.

Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BaD	Bahem silt loam, 7 to 12 percent slopes	0.2	4.0%
MnC	Minidoka-Scism silt loams, 3 to 7 percent slopes	0.1	1.2%
MnD	**Minidoka-Scism silt loams, 7 to 12 percent slopes (DOMINANT)**	**4.7**	**80.7%**
W	Water (Mora Canal Extension)	0.8	14.0%

Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TOTAL		5.9	100.0%

Of the 5.86 acres analyzed, 81.9% (4.8 acres) sits on 7-12% slope soils (MnD + BaD). Only 1.2% (0.1 acres) falls within the gentler 3-7% slope class.

Detailed Description — MnD: Minidoka-Scism Silt Loams, 7 to 12 Percent Slopes

The following data is reproduced from the USDA NRCS Web Soil Survey, Canyon Area, Idaho. This is the dominant soil unit on the parcel (80.7% of analyzed area).

Map Unit Setting

- National map unit symbol: 2q2n
- Landscape: Valleys
- Elevation: 2,000 to 5,000 feet
- Mean annual precipitation: 8 to 11 inches
- Mean annual air temperature: 45 to 52 degrees F
- Frost-free period: 100 to 160 days

Farmland classification: NOT PRIME FARMLAND

Map Unit Composition

- Minidoka and similar soils: 55 percent
- Scism and similar soils: 45 percent

Typical Profile — Minidoka Component

- A horizon (0 to 9 inches): silt loam
- Bk horizon (9 to 34 inches): loam
- Bkqm horizon (34 to 38 inches): CEMENTED MATERIAL (duripan)
- 2C horizon (38 to 60 inches): sand, gravel

Properties and Qualities — Minidoka Component

Slope: 7 to 12 percent

Depth to restrictive feature: 20 to 40 inches to duripan

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 inches per hour)

Depth to water table: More than 80 inches

Calcium carbonate, maximum content: 40 percent

Available water supply, 0 to 60 inches: Moderate (about 6.8 inches)

Interpretive Groups — Minidoka Component

Land Capability Classification (irrigated): 6e — severe limitations due to erosion hazard; soils generally unsuited to cultivation.

Land Capability Classification (nonirrigated): 6c — severe limitations due to climate; soils generally unsuited to cultivation.

- Hydrologic Soil Group: C (slow infiltration when wet; typically have a layer that impedes downward water movement)
- Ecological site: R011XY001ID — Loamy 8-12 PZ
- Hydric soil rating: No

Typical Profile — Scism Component (45% of MnD complex)

- Ap horizon (0 to 8 inches): silt loam
- Bk horizon (8 to 21 inches): silt loam
- Bkq horizon (21 to 30 inches): CEMENTED SILT LOAM
- C horizon (30 to 62 inches): loam

Interpretation — Relevance to §07-18-09 and §07-02-03

Nonviability Under §07-02-03

Canyon County Code §07-02-03 defines viable farmland as "Land that is capable of producing marketable farm animals or crops." The dominant soil on this parcel is officially classified by USDA NRCS as "Not prime farmland" and carries a Land Capability Classification of 6 in both irrigated and nonirrigated conditions. NRCS Class 6 soils are not generally suited to cultivation; they are restricted in use to pasture, range, woodland, or wildlife. This federally-published classification is direct, third-party evidence that the dominant ground on this parcel meets the threshold for "nonviable for agricultural use" under §07-18-09.

Slope as a Site Constraint

NRCS data confirms that 81.9 percent of the analyzed area (4.9 of 5.85 acres) lies on the 7 to 12 percent slope class. While 12 percent slope does not meet the threshold for "steep" in the everyday sense, it sits at the upper boundary of what conventional small-tractor row-crop and hay operations can safely and efficiently handle. As the Letter of Intent describes, a 35-horsepower tractor begins to lose traction and develop tipping risk on this gradient, and large portions of the upper bench cannot be tilled at all.

Cemented Hardpan (Duripan)

The NRCS soil description explicitly identifies a "Bkqm" cemented horizon (duripan) at 34 to 38 inches in the Minidoka component, and a "Bkq" cemented silt loam at 21 to 30 inches in the Scism component. A duripan is a silica-cemented subsurface layer that resists both root penetration and water movement. The published depth to restrictive feature is 20 to 40 inches to duripan. This is the federal source documentation for what

the applicant has described in operational terms as "cemented hardpan soil" that resists root development and water infiltration.

Water Behavior — Why Irrigation Has Failed

The saturated hydraulic conductivity (Ksat) of the most limiting layer is published as 0.00 to 0.06 inches per hour — the official NRCS classification for this range is "Very low to moderately low." For perspective, a conventional sprinkler irrigation system typically applies 0.20 to 0.50 inches per hour. The published soil cannot accept water as quickly as standard irrigation delivers it. The result, documented operationally by the applicant, is that water introduced at the top of the slope passes through the upper profile, hits the duripan, and either pools or runs off downslope into the drainage ditches. The published NRCS data and the on-the-ground experience match each other exactly.

Hydrologic Soil Group C — Erosion and Off-Site Impact

Hydrologic Soil Group C is the NRCS designation for soils with slow infiltration rates when wet, typically due to a layer that impedes downward water movement. Combined with the 7–12 percent slopes and the documented very-low Ksat, the result is predictable: surface water that cannot infiltrate is carried downslope, stripping topsoil from the upper bench and depositing sediment into receiving drainage and lower properties. This is the off-site erosion the proposed master plan is designed to mitigate through retention ponds, rotational grazing, replanted windbreaks and orchards, and a redesigned irrigation strategy on the flat ground.

Summary of Code Conformance

The NRCS Web Soil Survey data independently substantiates each of the §07-18-09 / §07-02-03 nonviability factors identified in the Letter of Intent:

- Lack of effective water (Ksat 0.00–0.06 in/hr; Hydrologic Group C).
- Site constraints — topography (7–12% slope across 81.9% of AOI; LCC 6e for erosion).
- Suitable soils (duripan at 20–40 inches; cemented horizons in both Minidoka and Scism components; "Not prime farmland").
- Productive agricultural use extremely difficult (Land Capability Class 6 — generally unsuited to cultivation).

Sources and Methodology

- USDA NRCS Web Soil Survey, https://websoilsurvey.nrcs.usda.gov/app/ — Area of Interest defined by polygon over Parcel R30081011 on the Canyon Area, Idaho (ID665) soil survey, accessed May 27, 2026. Tabular Data Version 20, Spatial Data Version 5 (both Aug 27, 2025).
- Canyon County Assessor's Web Map, https://maps.canyonco.org/arcgisportal/apps/webappviewer/index.html?id=d8d464f3b19f485bb9d4d9136aba0ee5 — Parcel R30081011 lookup, accessed May 27, 2026.
- USDA NRCS Land Capability Classification System — https://www.nrcs.usda.gov/

- Canyon County Code of Ordinance §07-02-03 (Definitions) and §07-18-09 (Administrative Division of Nonviable Parcels in an Agricultural Zone).

— End of Exhibit C —

EXHIBIT

D

Photographic Documentation

Rhinehart Homestead · Parcel R30081011

10467 Kingdom Lane, Nampa, Idaho 83686

In support of Letter of Intent dated May 26, 2026

Description

Photographic record of on-the-ground conditions on the subject parcel. Includes upper-bench soils and slopes, cheatgrass and weed coverage on areas no longer in cultivation, erosion gullies on the slope face, irrigation overflow at the lower drainage, and off-site sediment deposition affecting neighboring property and County drainage.

Relates to

LOI Section 5.1 (Topography), 5.3 (Water), 5.4 (Erosion and Off-Site Impact)

Contents

- Slope and rocky outcrop photos
- Cheatgrass and weed coverage
- Erosion gullies and stripped topsoil
- Drainage and off-site sediment impact
- Existing barn and proposed site context

EXHIBIT D · Photographic Documentation

Rhinehart Homestead · Parcel R30081011 · 10467 Kingdom Lane, Nampa, Idaho 83686

In support of LOI dated May 26, 2026 · Photographs taken May 27, 2026

The upper bench is not good for conventional farming, and is the right place for the homestead and teaching campus. The house and the teaching areas around it are not separate from the farm — they lend to the greater ecosystem that supports the more farmable, producing areas of the parcel.

Purpose. Document current conditions on the most degraded portion of Parcel R30081011 — the upper bench — and the productive lower ground visible from the same vantage point. The photographs support the §07-18-11 finding that the upper bench is not viable as commercial row-crop ground, and they show why the master plan (Exhibit A) allocates the parcel as it does: homestead and teaching campus on the bench top; retention ponds, windbreaks, and tree plantings in the gullies below; consolidated row-crop production on the lower flatland. Still photographs flatten elevation and slope — topography is documented in Exhibit C.

Plate D-1 — Upper Bench Looking Northwest Toward Existing Barn Complex



Location: Upper bench, facing NW toward residence and barn.

Date/Time: May 27, 2026, ~3:43 p.m.

Shows: Cheatgrass (Bromus tectorum) with scattered Russian thistle and kochia. Residence and stone barn mid-frame; lake and lower fields on the horizon.

Finding: This is the portion of the parcel the §07-18-11 / §07-02-03 nonviability finding speaks to — conventional row-crop production is impractical under the soil, slope, and water conditions in Exhibit C, which is why three successive tenants departed and the cover reverted to cheatgrass. Under the master plan (Exhibit A) the bench top is the homestead and teaching campus — residence, barns, sheds, gathering areas, and student-run baby-animal care pens — restored progressively as the applicant is able to heal the land. Water and tree work (ponds, windbreaks, plantings) goes below in the gullies where water naturally collects, not on the bench top. **Per LOI §6, these buildings are not a withdrawal from agriculture — operator presence, whole-parcel infrastructure, and student labor cycling out of this campus are the mechanism that keeps the producing areas of the parcel in production.**

Plate D-2 — Panoramic View From Upper Bench Toward Productive Lower Ground



Location: Same vantage as D-1, panned to capture the full transition from bench to lower ground.

Date/Time: May 27, 2026, ~3:43 p.m. (seconds after D-1).

Shows: Foreground bench (same dry cheatgrass cover); mid-ground break with green tree line, irrigated pasture, and standing green crop; background Lake Lowell and the irrigated valley floor.

Finding: The frame captures the three master-plan zones in sequence. Foreground: the degraded upper bench, which becomes the homestead and teaching campus as the applicant is able to heal the land over time. Mid-ground: the gullies and lower slopes between bench and flatland — where the retention ponds, windbreaks, and tree plantings go. Background: the productive lower flatland, where conventional row-crop production consolidates and continues. The plan heals the bench through structured agricultural use rather than by claiming it currently produces a crop it does not. **The three zones are not three separate stories — they are one ecosystem. The bench-top campus drives operator presence, nutrient cycling, and student labor downhill into the gullies and flatland; the gully restoration captures water and reduces wind exposure the flatland needs to keep producing; the producing flatland is the commercial output the bench-top campus exists to support.**

Summary. Plates D-1 and D-2 document (i) current upper-bench conditions supporting the §07-18-11 / §07-02-03 nonviability finding and (ii) the productive lower ground where row-cropping continues. The master plan progressively heals the bench through agricultural use; the bench-top campus is the operating core of the ecosystem that keeps the producing areas in production. See LOI §6.

EXHIBIT

E

Pre-Application Correspondence

Rhinehart Homestead · Parcel R30081011

10467 Kingdom Lane, Nampa, Idaho 83686

In support of Letter of Intent dated May 26, 2026

Description

Email correspondence between the applicant and Canyon County Development Services staff confirming the parcel administrative land division eligibility, the availability of residential building entitlements, and the County preference for placement of building permits on the nonviable portion of the parcel to preserve agricultural ground.

Relates to

LOI Section 1 (Purpose), Section 3 (Request 2), Section 4 (Eligibility)

Contents

- March 31, 2025 — Rhinehart to Vander Veen
- April 1, 2025 — Vander Veen to Rhinehart (case AD2017-134)
- April 2, 2025 — Mberwa to Rhinehart (nonviable division process)

From: Madelyn Vander Veen
To: "deanna@fmtc.com"
Cc: Arbay Mberwa
Subject: RE: [External] Rhinehart original parcel confirmation
Date: Tuesday, April 1, 2025 10:13:39 AM

Hi Deanna,

Yes, per case AD2017-134, there were two original parcels which have each been divided into two residential parcels and one joint agricultural only parcel. Therefore, potentially two more residential parcels on each original parcel could be applied for with a nonviable land division or rezone. Arbay has been assigned to your meeting request and I have copied her on this email.

Best,

Madelyn Vander Veen
Associate Planner, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:
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: deanna@fmtc.com <deanna@fmtc.com>
Sent: Monday, March 31, 2025 2:25 PM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: [External] Rhinehart original parcel confirmation

Hi Madelyn,

Thank you for meeting with me last Thursday. I wasn't sure if I'd be hearing back from you or if I should follow up on the confirmation of if there are indeed 2 additional lots available on our two, pre-1979 original parcels. Once we know, we'll know which direction to take our next step.

Thank you again for your help,
Deanna

Deanna Rhinehart
208-741-1947

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Wednesday, April 2, 2025 3:18 PM
To: 'deanna@fmtc.com' <deanna@fmtc.com>
Subject: RE: [External] Rhinehart original parcel confirmation

Hi,

It can take approximately 3-4 months to complete the nonviable administrative land division application (attached $875+). I've attached the criteria that needs to be met. Staff will looks for factors that would make the property nonviable for any type of agricultural uses. Per Canyon County Code of Ordinance (CCCO) §07-02-03, viable farmland is defined as "*Land that is capable of producing marketable farm animals or crops*". Those factors include but are not limited to land with site constraints and/or resource issues, such as lack of water, suitable soils, topography, land compatibility, lot size or configuration, that makes productive agricultural use extremely difficult and if it won't create a negative impact to surrounding agricultural uses. As the applicant you will have the burden of proving that the parcel in whole or in part is in fact nonviable for agricultural uses. Evidence can include but not limited to slope map, picture of the property displaying slopes/lack of water. Agencies providing evidence the parcel is nonviable such as the irrigation district or Idaho Dept. of Water Resources. Looking at google earth satellite images to determine if the parcel has been used for agriculture in the past etc. If staff concludes the parcel is nonviable the original parcel can potentially get two (2) residential lots on each original parcel which is a total of four (4) residential lots. The parcels can be placed anywhere to your liking within the original parcel only however the building permits are typically placed on the nonviable portion of the parcel to preserve agricultural ground but this varies.

Parcel R30083 can not be divided any further without the subdivision platting process due to reaching the maximum number of lots from the original. The parcel can't be property boundary adjusted due to not meeting criteria's 1, 2 and 3 under CCCO §07-10-17. The parcel can't undergo a building permit relocation or nonviable administrative land division. Parcel R30083 has a building permit available and a secondary residence can be placed in accordance with §07-10-25. If you are interested in this I recommend contacting Southwest District Health to demine if the 3.3-acre parcel can accommodate two (2) septic systems considering the configuration of the parcel.

Please reach out and let me know if you have questions or would like to schedule a meeting,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday: 1pm – 5pm
**We will not be closed during lunch hour **

From: deanna@fmtc.com <deanna@fmtc.com>
Sent: Wednesday, April 2, 2025 10:24 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: RE: [External] Rhinehart original parcel confirmation

Thank you, Arbay,

EXHIBIT

F

Chain of Title and Deed Evidence

Rhinehart Homestead · Parcel R30081011

10467 Kingdom Lane, Nampa, Idaho 83686

In support of Letter of Intent dated May 26, 2026

Description

Recorded deed and survey index entries for Parcel R30081011 and the two original Rhinehart parcels (PINs 234-12-2-0-0-00-00 and 234-12-4-0-0-00-00). Includes the 2017 acquisitions from Metropolitan Life Insurance Company and Lakeshore Heights Partners LLC, the 2018 Horrocks Engineers Record of Survey establishing the current parcel layout, the 2018 administrative land division case AD2017-134 recording, the 2022 conveyance of Parcel R30081011 to Tyler S. Rhinehart, and the chain of related family conveyances and mortgage instruments.

Relates to

LOI Section 1 (Purpose) and Section 4 (Conformance — Eligibility); supports identification of the originating parcels and confirms case AD2017-134 entitlements

Contents

- Original parcel acquisition deeds (2017-013988, 2017-037778)
- Horrocks Engineers Record of Survey (2018-014314)
- Case AD2017-134 land division recording (2018-019681)
- Conveyance of R30081011 to Tyler S. Rhinehart (2022-030621, 2022-031696)
- Mortgage history and related family conveyances
- Instructions for obtaining certified document copies

EXHIBIT F

Chain of Title and Deed Evidence

Parcel R30081011 and Original Rhinehart Parcels

Summary

The subject property is composed of two original parcels acquired by Scott Dean Rhinehart and Deanna Lynn Rhinehart in 2017. Those two original parcels — identified in the 2018 Record of Survey as Property Identification Numbers 234-12-2-0-0-00-00 and 234-12-4-0-0-00-00 — were re-surveyed and divided under case AD2017-134, and portions have subsequently been conveyed within the Rhinehart family. Parcel R30081011, the subject of this Letter of Intent, was conveyed from Scott and Deanna Rhinehart to Tyler S. Rhinehart by warranty deeds recorded June 15, 2022 and June 22, 2022. The full chain of title and key recorded instruments are summarized below. All entries are taken from the Canyon County Recorder Digital Research Room (rec-search.canyoncounty.id.gov).

1. Original Parcel Acquisition by Scott and Deanna Rhinehart (2017)

In 2017, Scott and Deanna Rhinehart acquired two contiguous parent parcels in Section 12, Township 2 North, Range 3 West, Boise Meridian. The two acquisitions were recorded approximately four months apart and were combined under the 2018 Horrocks Engineers Record of Survey (Instrument 2018-014314) as the originating parcels for what is now Parcel R30081011 and its sister parcels.

1.1 Original Parcel 1 — Acquired from Metropolitan Life Insurance Company

Instrument	Recording Date	Document and Parties
2017-013988	04/12/2017	Warranty Deed. Grantor: Metropolitan Life Insurance Company. Grantee: Scott and Deanna Rhinehart. References prior conveyance 2003-077056.
2017-013989	04/12/2017	Mortgage / Deed of Trust securing purchase. Trustor: Scott and Deanna Rhinehart. Beneficiary: Axia Financial LLC, MERS. Trustee: Pioneer Title Company.
2003-077056	2003 (referenced)	Prior conveyance referenced in 2017-013988. Predecessor instrument in chain of title for Original Parcel 1.

1.2 Original Parcel 2 — Acquired from Lakeshore Heights Partners LLC

Instrument	Recording Date	Document and Parties
2017-037778	08/31/2017	Warranty Deed. Grantor: Lakeshore Heights Partners LLC. Grantee: Scott and Deanna Rhinehart.
2017-037779	08/31/2017	Mortgage / Deed of Trust securing purchase. Trustor: Scott and Deanna Rhinehart. Beneficiary: Lakeshore Heights Partners LLC. Trustee: TitleOne.

2. Record of Survey Establishing Current Parcels (2018)

In April 2018, Horrocks Engineers prepared and recorded a Record of Survey re-establishing the boundaries of the two original parcels acquired by Scott and Deanna Rhinehart and laying out the current configuration of parcels for the family. This is the foundational survey document for Parcel R30081011 and is referenced in nearly every subsequent conveyance and mortgage on the property.

Instrument	Recording Date	Document and Parties
2018-014314	04/06/2018	Record of Survey, prepared by Horrocks Engineers. Direct parties identified by PIN: 234-12-2-0-0-00-00 and 234-12-4-0-0-00-00 (the two original Rhinehart parcels). Indirect: Brownell, Fritz; Rhinehart. References 21 prior surveys and warranty deeds dating back to 1984. This is the foundational survey for the current parcel boundaries.
2016-016597	05/03/2016	Town Plat or Map (100 lots or less). Referenced in nearly every Rhinehart conveyance and mortgage. Establishes the platted boundaries that the 2018 Record of Survey re-surveyed.

3. Administrative Land Division — Case AD2017-134 (2018)

In May 2018, Canyon County Development Services formally recorded the result of administrative land division case AD2017-134. This is the case referenced in the County's pre-application correspondence dated April 1, 2025, in which Madelyn Vander Veen confirmed that "there were two original parcels which have each been divided into two residential parcels and one joint agricultural only parcel."

Instrument	Recording Date	Document and Parties
2018-019681	05/08/2018	Miscellaneous Recording (administrative land division). Direct: Canyon County Development Services. Indirect: Rhinehart, Scott Dean; Rhinehart, Deanna Lynn; Morken, Justin Thomas; Morken, Brittney Morgan. References 2017-050917 and 2018-014314 (Record of Survey).
2018-019214	05/04/2018	Family Agreement. Direct: Scott D. and Deanna Rhinehart. Indirect: Justin and Brittney Morken. The pre-division family agreement establishing how the two original parcels would be partitioned.
2021-082446	12/03/2021	Miscellaneous Recording. Direct: Canyon County Development Services. Indirect: Scott and Deanna Rhinehart. Subsequent County recording related to the land division.

4. Conveyance of Parcel R30081011 to Tyler S. Rhinehart (2022)

In June 2022, Scott and Deanna Rhinehart conveyed Parcel R30081011 to Tyler S. Rhinehart via two recorded warranty deeds. The June 22, 2022 instrument is a companion or corrective recording to the June 15, 2022 deed, referencing the earlier instrument. Together they constitute the current chain of title for Parcel R30081011.

Instrument	Recording Date	Document and Parties
2022-030621	06/15/2022	Warranty Deed. Direct: Tyler Rhinehart (Grantee). Indirect: Scott and Deanna Rhinehart (Grantors). Initial conveyance of subject parcel R30081011 to Tyler.
2022-031696	06/22/2022	Warranty Deed (companion/corrective). Direct: Tyler S. Rhinehart. Indirect: Scott Dean and Deanna Lynn Rhinehart. References 2022-030621. Completes the conveyance to Tyler.

5. Mortgage History (Selected — Scott and Deanna Rhinehart)

The following are the recorded mortgage instruments affecting the original parcels held by Scott and Deanna Rhinehart. They are included for completeness of the chain of title and to show the lender relationships that have been satisfied or remain of record.

Instrument	Recording Date	Document and Parties
2017-013989	04/12/2017	Mortgage / Deed of Trust — Axia Financial LLC (Original Parcel 1 purchase). Released by 2020-025650 (05/14/2020).
2017-037779	08/31/2017	Mortgage / Deed of Trust — Lakeshore Heights Partners LLC (Original Parcel 2 purchase). Partially released by 2018-042929 and fully by 2019-036128 (08/07/2019).
2019-028308	06/26/2019	Mortgage / Deed of Trust — Pioneer Title. Released by 2020-014719 (03/18/2020).
2020-021175	04/21/2020	Mortgage / Deed of Trust — Finance of America Mortgage LLC, MERS, Pioneer Title. Released by 2021-062318 (09/03/2021).

6. Sister-Parcel Family Conveyances (For Reference)

For completeness, the following warranty deeds recorded between 2018 and 2022 transferred sister parcels of the original Rhinehart property to family members. They are listed here to demonstrate that Parcel R30081011 is one of several parcels carved from the two original Rhinehart parcels under case AD2017-134, and that the subject parcel's configuration cannot be understood in isolation from the related family conveyances.

- 2018-039481 / 2018-039517 / 2018-040753 — Warranty Deeds, Scott and Deanna Rhinehart to Justin Thomas and Brittney Morgan Morken (2018).
- 2019-026823 / 2019-026829 / 2019-027379 — Warranty Deeds involving the Morken parcel (2019).
- 2019-034299 — Warranty Deed referencing Tyler S. Rhinehart (2019).
- 2019-034613 — Warranty Deed referencing Bailey Rhinehart (2019).
- 2020-021601 / 2020-021602 / 2020-023565 / 2020-023566 — Warranty Deeds between the Rhinehart and Morken families (2020).
- 2021-055655 — Warranty Deed referencing Jorge L. and Randi J. Granados (2021).
- 2022-030620 / 2022-030622 / 2022-030623 / 2022-030624 — Warranty Deeds among Rhinehart, Morken, and Smith family members (June 15, 2022).

- 2022-031694 / 2022-031695 / 2022-031697 / 2022-031698 — Companion / corrective Warranty Deeds (June 22, 2022).

7. How to Obtain Document Images

Per the Canyon County Recorder's policy, document indices for instruments from 1984 to present are available online through the Digital Research Room at rec-search.canyoncounty.id.gov. However, the actual document images are not available online. To obtain certified copies of any instrument listed above:

- Visit the Canyon County Recorder's Office in person at 111 N. 11th Avenue, Suite 330, Caldwell, Idaho 83605, and use a public terminal to view and print documents during office hours (Weekdays 8 a.m. – 5 p.m.).
- Or, contact the Recorder's office at RecorderClerks@canyoncounty.id.gov or 208-454-7555 to request certified copies by mail. Per-page fees apply under Idaho Code 31-3205.
- Or, request a chain-of-title report from a Canyon County title insurance company (TitleOne, Pioneer Title Company, First American Title) — they have direct access to the image archive and can produce a complete chain at customer request.

8. Sources

- Canyon County Recorder — Digital Research Room: https://rec-search.canyoncounty.id.gov/DigitalResearchRoomPublic/ (accessed May 27, 2026).
- Canyon County Recorder — General office page: https://www.canyoncounty.id.gov/elected-officials/clerk/recorder/
- Search term used: Last Name "Rhinehart", First Name "Scott" — 39 results returned.
- Document details retrieved by direct lookup: Instrument 2018-014314 (Record of Survey).

— End of Exhibit F —

Exhibit 1a:

Archived: Thursday, October 15, 2026 5:30:24 PM
From: [redacted]
Mail received time: Tue, 11 Aug 2026 16:47:30
Sent: Tue, 11 Aug 2026 10:46:58
To: Amber Lewter
Subject: RE: [External] RE: AD2026-0102
Importance: Normal
Sensitivity: None
Attachments:
Lot Descriptions.docx; GIS map with surrounding developments.pdf;

Good morning, Amber,

Thank you for asking about this — I assumed the second site would just be attached to the original parcel so that's why I placed it to the east of the 7-acre parcel without a defined lot, but we can definitely define this area with a building envelope.

The area to the east is not as steep as the first non-viable lot, but it is equally non-viable if we cannot produce cash flowing crops or grass for livestock. Within our proposed eco-system, each piece helps to support the restoration of the whole. The building site we seek for this area is to house interns or a farm manager and provide space for equipment maintenance and storage. We are in our 60's and fully understand that the sustainability of this farm will be dependent on our young learners to help work the land and teach those skills with us to inspire new generations of small acreage family farmers and backyard homesteaders.

This location allows us to "cluster" the support structures for access, driveways, utilities, and traffic areas in the farthest back corner and perimeter of the farm. Since we do not know yet the locations of the power, septic, and well to identify the space needed for the house and setbacks I'm requesting this envelope contains enough acreage to anticipate any issues that may arise in meeting those county requirements. I don't anticipate it to be more than two acres.

Concerning lot sizes; they would be approximately 4, 3, and 2 acres with the remainder of the original parcel in fields. Each parcel is still dedicated to supporting the AG operations according to its best use of the land. I've attached the use of each of the lots, a tentative plot map for the east lot (TBD), and a GIS map showing that we are indeed trying to preserve this farm while being surrounded by developments. Many of the AG parcels in our area are already in some phase of development. We now understand why the prior owners started the development process, why three different farmers abandoned their leases after our purchase, and now we understand that for this farm to exist as a small-scale, modern-day homestead, the entire operation of land, structures, and additional revenue streams are each an essential, required, element to its viability.

We are so hopeful and dedicated to this project and to our 100-plus, 5-generation legacy in this valley. Thank you again for all your help. We will be working with the county through each phase of this undertaking and truly appreciate your guidance as we go through each step.

Warm Regards,
Deanna

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, August 4, 2026 2:48 PM
To: [redacted]
Subject: RE: [External] RE: AD2026-0102

Hello Deanna,

After reviewing your application in more detail, I understand that you are requesting to utilize the two non-viable land divisions available for Parcel R30081011 to create three buildable parcels.

One of the proposed non-viable land divisions would include the existing homesite and structures. Your application provides extensive justification for why that parcel would not be viable for agricultural purposes.

However, it is my understanding that the location of the second non-viable land division has not been specifically identified. In order to complete my analysis, I will need to know the intended location of that division.

Based on the site plan, it appears the second non-viable land division is proposed on the east side of the property. Can you please confirm that this is the intended location?

Additionally, could you provide the approximate acreage of each of the three proposed parcels?

Thank you, and I look forward to your response.

Sincerely,

Amber Lewter
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave. Suite 310, Caldwell, ID 83605

Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov

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: [redacted]
Sent: Wednesday, July 29, 2026 10:56 AM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] RE: AD2026-0102

That ought to do it. Will you confirm that you have all the information you need and what my next step is?

Thanks,
Deanna

From: [redacted]
Sent: Tuesday, July 28, 2026 12:01 PM
To: 'Amber Lewter' <Amber.Lewter@canyoncounty.id.gov>
Subject: RE: AD2026-0102

Good morning, Amber,

Just wanted to keep you informed and in the loop of our progress.

1. The occupancy permit has been fully completed. We are waiting to receive the certificate, but Tom confirmed it would be sent today.
2. I don't know where you check for the old, pulled barn permit, but that was completed.

3. The RV temporary permit application was submitted today. (We were waiting on clarity of a couple logistical questions from the county.

Please let me know if you are not seeing these resolves on your end. I will forward as I receive confirmation of actions. Did you receive the clarity you requested on number and location of the lots? I'd like to address any issues before we back up to the deadline so we have time to work through them.

Thank you again for your assistance,

Deanna Rhinehart
[redacted]

From: [redacted]
Sent: Friday, July 17, 2026 11:43 AM
To: 'Amber Lewter' <Amber.Lewter@canyoncounty.id.gov>
Subject: RE: AD2026-0102

Hello Amber,

It was nice to meet you this week. I hope I was able to clarify our needs and requests. In case you did not see it in the application I did provide a USDA NRCA soil/slope report they conducted. We are working with anyone we can find to preserve and restore the fields. There is also a master plan that helps explain that the only way to keep this farm economically viable is to build an eco-system to support it since the fields are mostly in steep slopes with a hundred years of soil erosion.

I also enclosed another copy of the plot map that shows the original parcel with a split to the south and one to the east. We are eligible for two farm-splits. We had hoped to keep structures clustered as much as possible in the far back corner.

Updates on violations:
1. The barn permit was in the process of being withdrawn upon receipt of this email and is now finalized.
2. Occupancy Permit was already in the process of being finalized with the building inspector. As of next week it should be finalized per his approval.
3. RV permit application has been filled out and will be submitted next week.

Thank you for helping me walk through this process. Let me know if you need anything else or any further clarification. This is a big project and we will be working with planning and zoning every step of the way… just one step at a time! :)

Deanna Rhinehart
[redacted]

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, July 14, 2026 1:10 PM
To: [redacted]
Subject: AD2026-0102

Hello Deanna,

It appears that some building and zoning violations on the property would need to be rectified prior to approval for the non-viable land division.

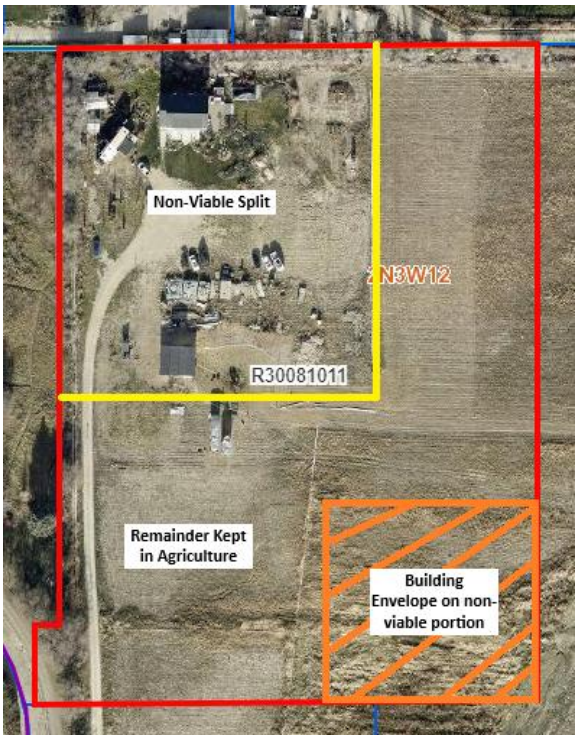
- The single-family residence never received approval for the change of occupancy due to the deck not meeting minimum code compliance. A change of occupancy for the single-family residence is required.
- There is an application for an agricultural exempt structure that was never commenced. The permit needs

to be withdrawn or completed.

- There appears to be an unpermitted occupied RV in the NW corner of the parcel. The RV must be removed from the property or be permitted correctly. Permitting options we have available are a 90-day temporary use permit or a conditional use permit for an RV Park.

In addition, staff understands that there are some constraints on the property such as slopes and soil. However, it appears that the north portion of the property will be kept in agricultural production, just not the typical crop rows, and the property has an agricultural tax exemption, which indicates that it is viable agricultural land. Could you address those concerns?

If staff were to approve the non-viable, would you be opposed to something similar to the picture below with a no secondary residence condition?



Case AD2026-0102 will be placed on hold for the building and zoning violations to be rectified until August 14, 2026. If the property is not in compliance by August 14, 2026, staff will deny the non-viable application.

Sincerely,

Amber Lewter
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave. Suite 310, Caldwell, ID 83605

Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov

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Exhibit 1b:

LOT #1:

The first would be approximately 4 acres containing the animal barn, future teaching barn and the current structure we use as housing upstairs and workshops downstairs. We've done some preliminary research with Southwest Dist. Health for requirements of the teaching barn. We need to leave ample room for parking and an extensive drainfield and reserve field with required setbacks from all other structures and current utilities. Much of this takes place in the area located to the east of the proposed teaching barn and must contain enough acreage to ensure we are able to satisfy all of the requirements that may be asked of us.

LOT #2:

The second lot becomes our homesite totaling 3 acres with the home being built on the top half. This area is deceptive. Our setbacks include 55' for the canal + 60 for the road easement + 20' from the edge of the access easement + far enough back from the access road that the house is not sitting on top of it + the fire department turn arounds + septic and well locations and setbacks from all other property lines, farming operations and utilities. We just don't know at this time where all of those will be required to go so we must anticipate and accommodate for everything. Once all these locations are determined, the property beneath the home will be incorporated into the overall farming operations.

LOT #3:

The third lot (second unviable request) is located directly below the 4-acre lot. As mentioned earlier, we do not know exactly where the required utilities, wells, septic, access easements, etc. so we just want to ensure the building envelope is clustered in proximity to the other facilities, large enough to satisfy all the uses we anticipate, and can satisfy all the setback requirements needed for the building permit.

Exhibit 2:

SECTION

4

Site Plan

Rhinehart Homestead · Parcel R30081011

10467 Kingdom Lane, Nampa, Idaho 83686

In support of Letter of Intent dated May 26, 2026

Description

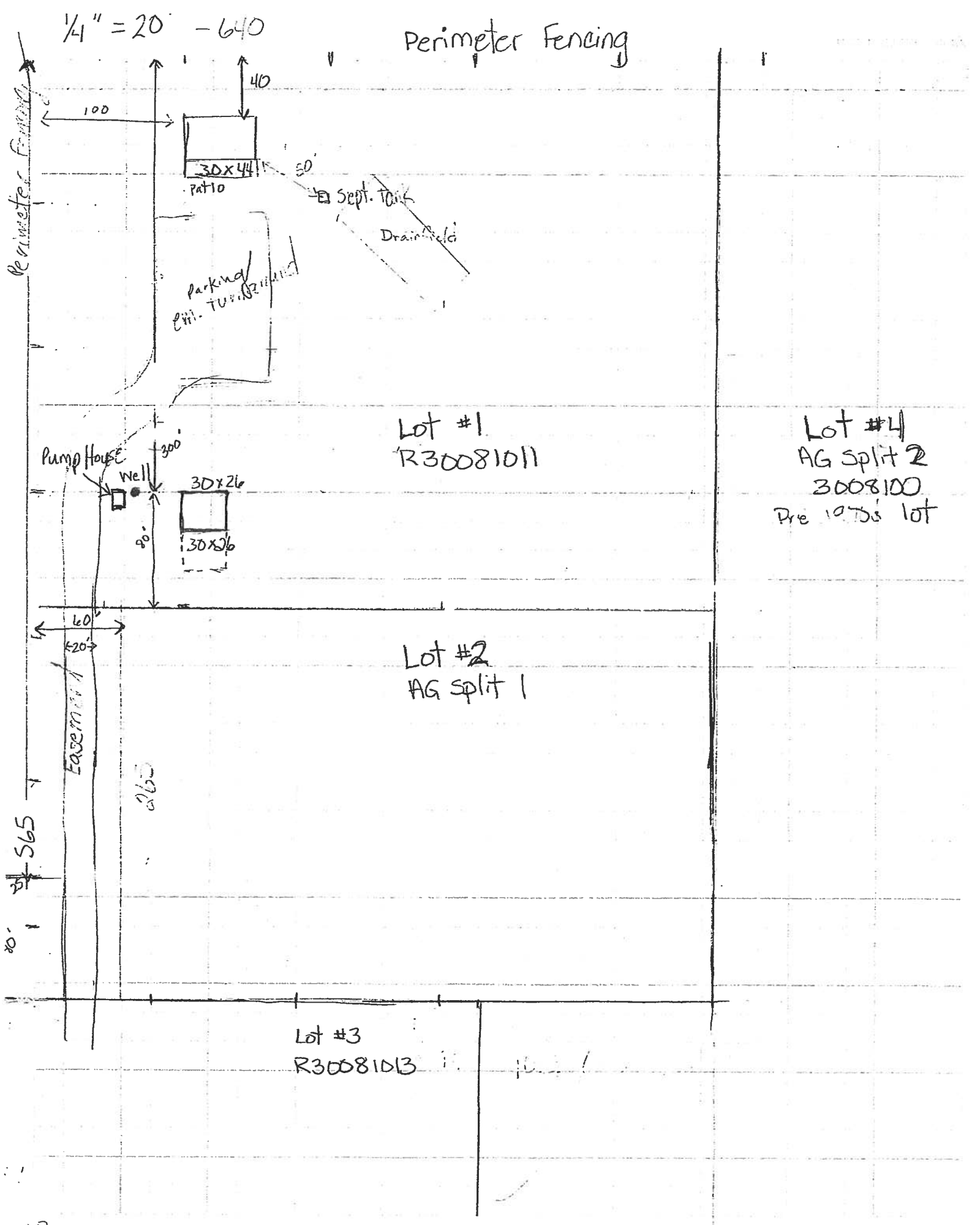
Graphical description of existing and proposed site features for Parcel R30081011, prepared in accordance with the Canyon County Site Plan & Letter of Intent Checklist. Depicts existing and proposed property lines, the new internal division line between Lot 1 and Lot 2, the existing 60.00-foot ingress-egress and utility easement on the west boundary of Lot 2, existing improvements on Lot 1 (residence, well, pump house, septic tank and drainfield, accessory buildings, parking / emergency turnaround), perimeter fencing, north arrow, scale, and applicable setbacks.

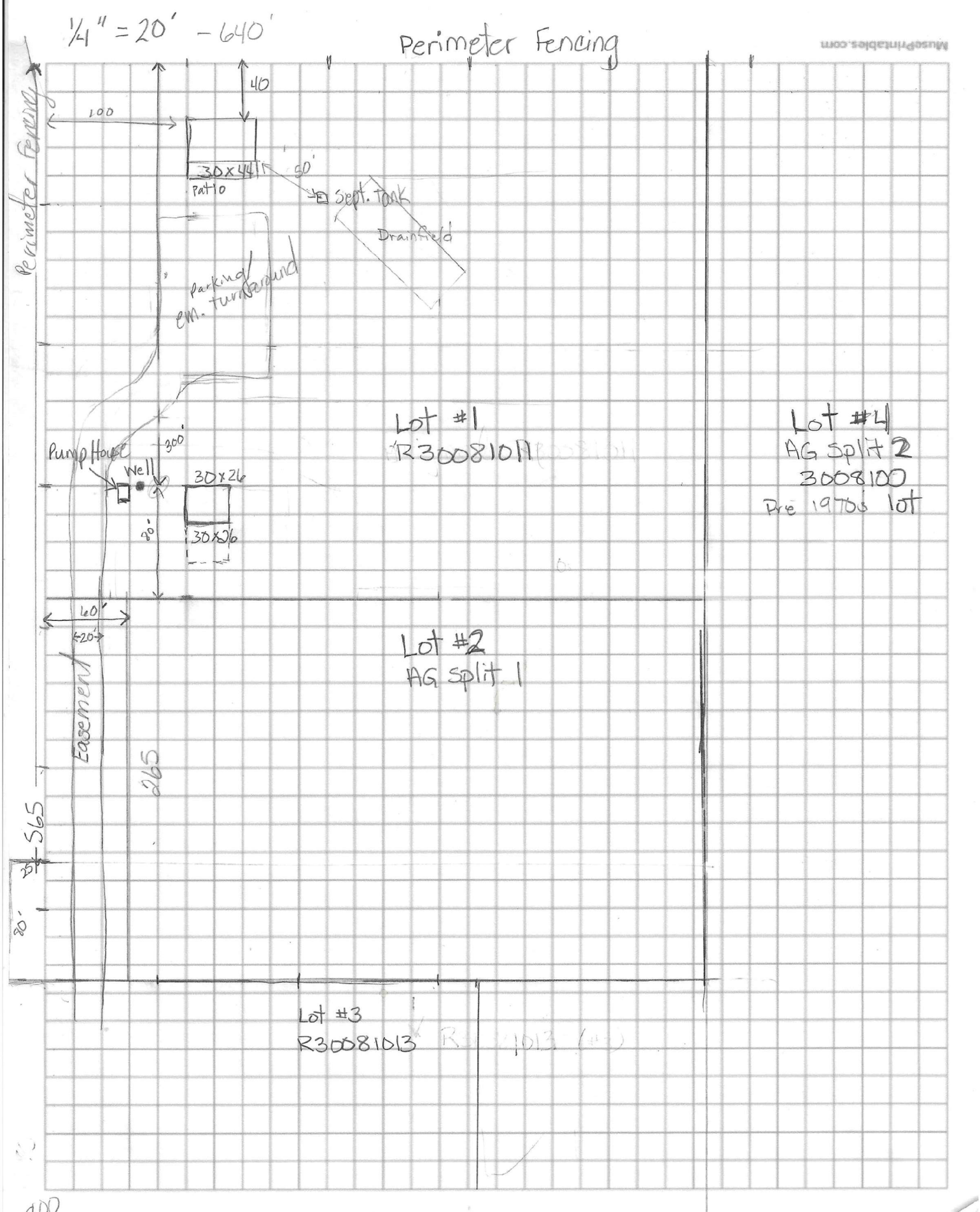
Relates to

LOI §2 (The Plan), §3 (Specific Request), §5 (Site Conditions); Exhibit A (Master Plan); Exhibit B (GIS Aerial); Draft Record of Survey (Section 5).

Contents

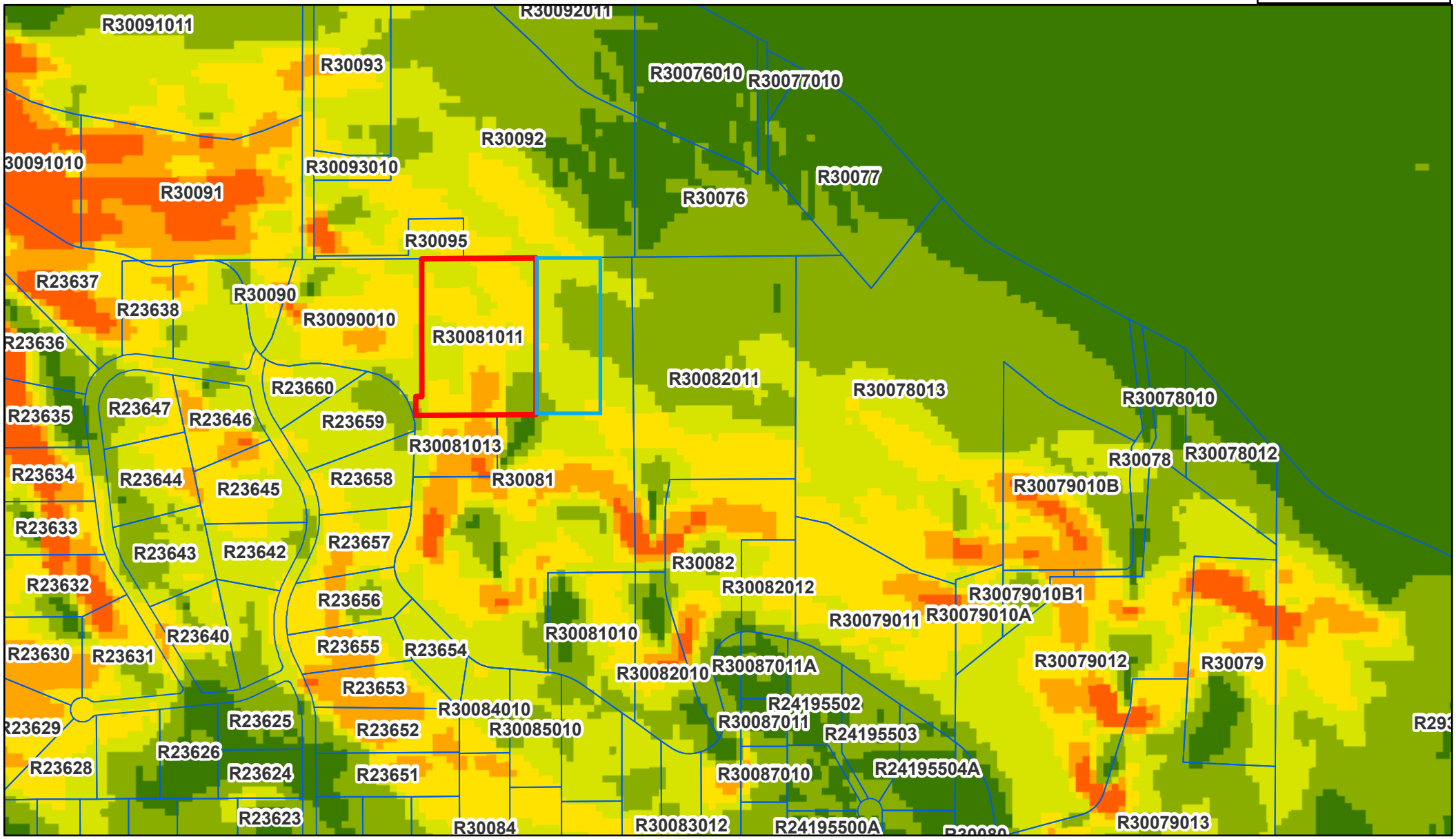
- Hand-prepared plot plan (1/4" = 20'), applicant
- Dimensioned site plan showing both lots, easement, and improvements
- Location of well, septic system, irrigation features, and fencing
- Setbacks from property lines and quarter-section lines


1/4" = 20' - 640
Perimeter Fencing
Perimeter Fencing
40
100
30x44
Patio
50'
Sept. Tank
Drain Field
Parking
Cir. Turnaround
Lot #1
R3008101
Lot #4
AG Split 2
3008100
Pre 10 Ds lot
Pump House
Well
300'
30x26
80'
30x26
60'
20'
Easement
Lot #2
AG Split 1
565
Lot #3
R3008103
1800


1/4" = 20' - 640'
Perimeter Fencing
Perimeter fencing
40
100
30x44
Patio
50'
Sept. Tank
Drainfield
Parking/em. turnaround
Lot #1
R3008101
Lot #4
AG Split 2
3008100
Pre 1970s lot
Pump House
Well
300'
30x26
30x36
80'
60'
20'
Easement
265
565
25'
80'
Lot #2
AG Split 1
Lot #3
R30081013
800

Canyon County, ID Web Map

Exhibit 3:



9/15/2026, 2:26:57 PM

Parcel Number Search _Query result

SlopePercent_USGS

- 0 to 3
- 3 to 6
- 6 to 9
- 9 to 12
- 12 to 14.99
- 15 to 202.717

Imagery_2025_2026

- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

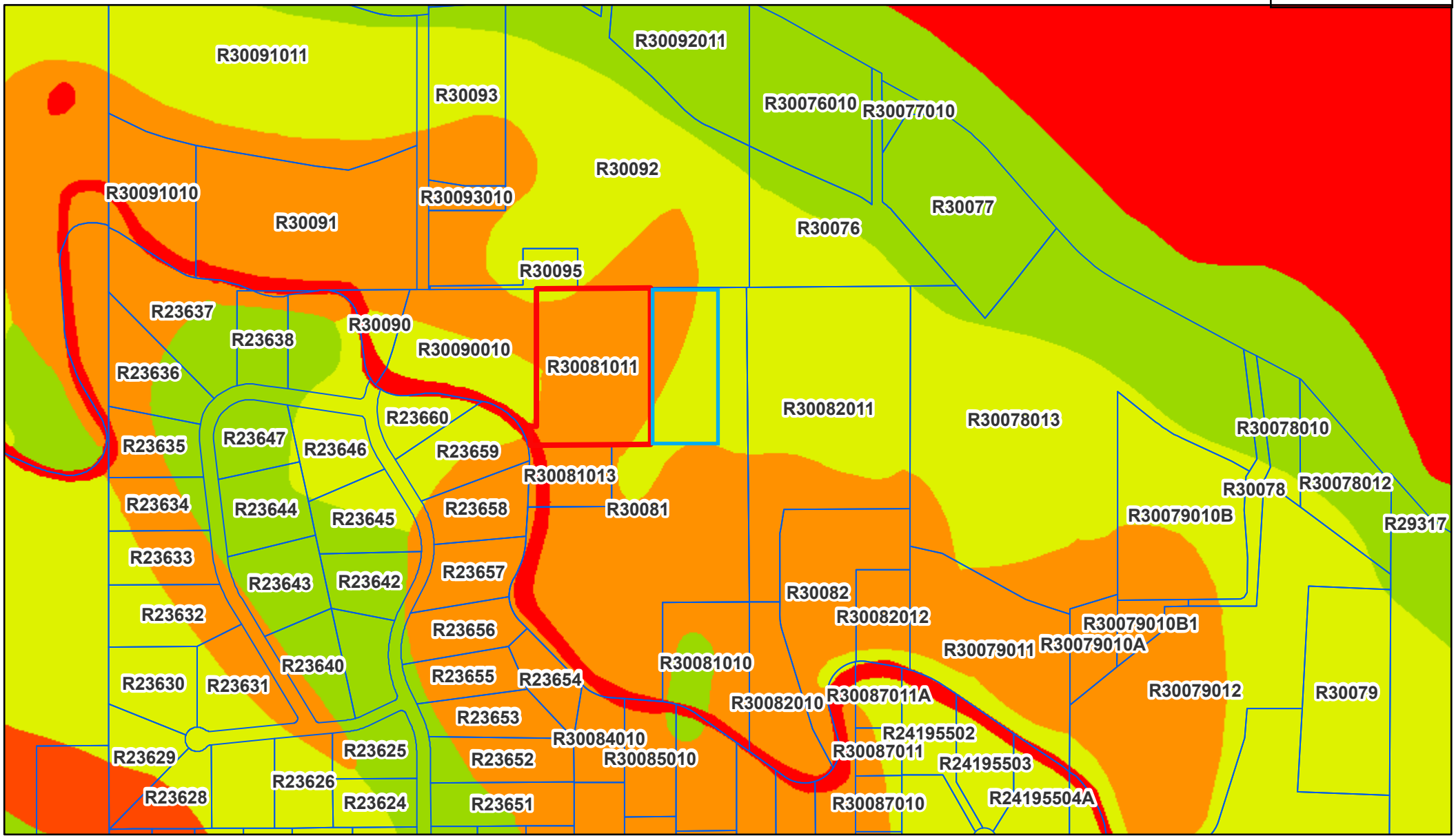
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

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

Canyon County, ID Web Map

Exhibit 4:



9/15/2026, 2:36:46 PM

Parcel Number Search _Query result

Canyon Soils Suitability

- BEST-SUITED / CLASS I
- BEST-SUITED / CLASS II
- MODERATELY-SUITED / CLASS III
- MODERATELY-SUITED / CLASS IV
- LEAST-SUITED / CLASS V
- LEAST-SUITED / CLASS VI
- LEAST-SUITED / CLASS VII
- LEAST-SUITED / CLASS VIII

Imagery_2025_2026

- Red: Band_1

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

Canyon County, ID

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

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

Exhibit 5:

R30081011 PARCEL INFORMATION REPORT

10/15/2026 5:40:02 PM

PARCEL NUMBER:	R30081011
OWNER NAME:	RHINEHART SCOTT DEAN
CO-OWNER:	RHINEHART DEANNA LYNN
MAILING ADDRESS:	10467 KINGDOM LN NAMPA ID 83686
SITE ADDRESS:	10467 KINGDOM LN
TAX CODE:	2120000
TWP: 2N RNG: 3W SEC: 12 QUARTER: SW	
ACRES:	7.00
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	UPPER DEER FLAT FIRE
SCHOOL DISTRICT:	VALLIVUE SCHOOL DIST #139
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0375F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2022031698
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	12-2N-3W SW TX 22459 IN NESW
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.

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

R30081 PARCEL INFORMATION REPORT

10/15/2026 5:41:07 PM

PARCEL NUMBER:	R30081
OWNER NAME:	RHINEHART SCOTT DEAN
CO-OWNER:	RHINEHART DEANNA LYNN
MAILING ADDRESS:	10467 KINGDOM LN NAMPA ID 83686
SITE ADDRESS:	0 KINGDOM LN
TAX CODE:	2120000
TWP: 2N RNG: 3W SEC: 12 QUARTER: SW	
ACRES:	22.00
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	UPPER DEER FLAT FIRE
SCHOOL DISTRICT:	VALLIVUE SCHOOL DIST #139
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0375F
WETLAND:	Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2022031696
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	12-2N-3W SW PORTION OF TX 20242 IN TCA 212-00 IN SW 1/4 LS TX 22457 & 22459
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.
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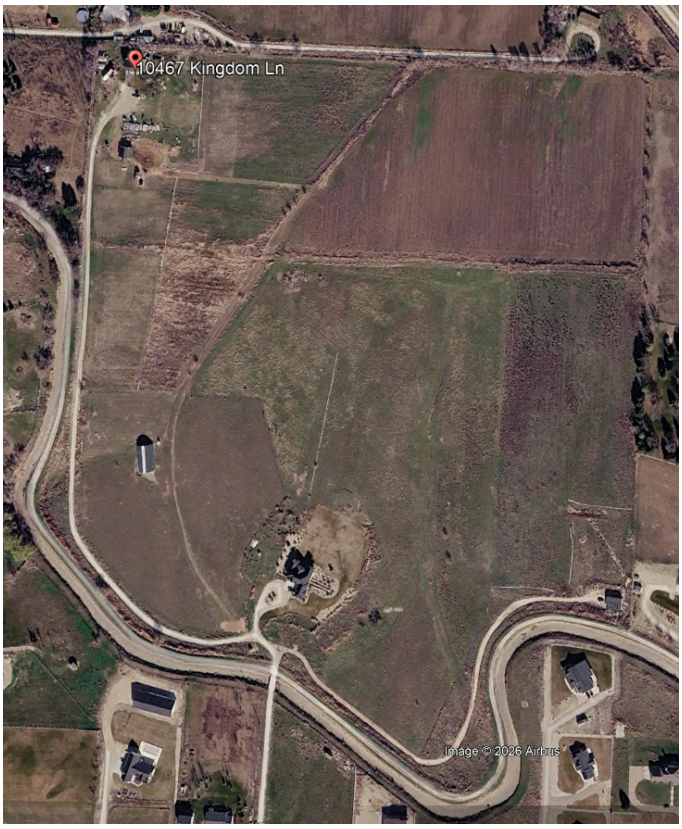
Exhibit 6:

Google Earth Photos:

February 2026:

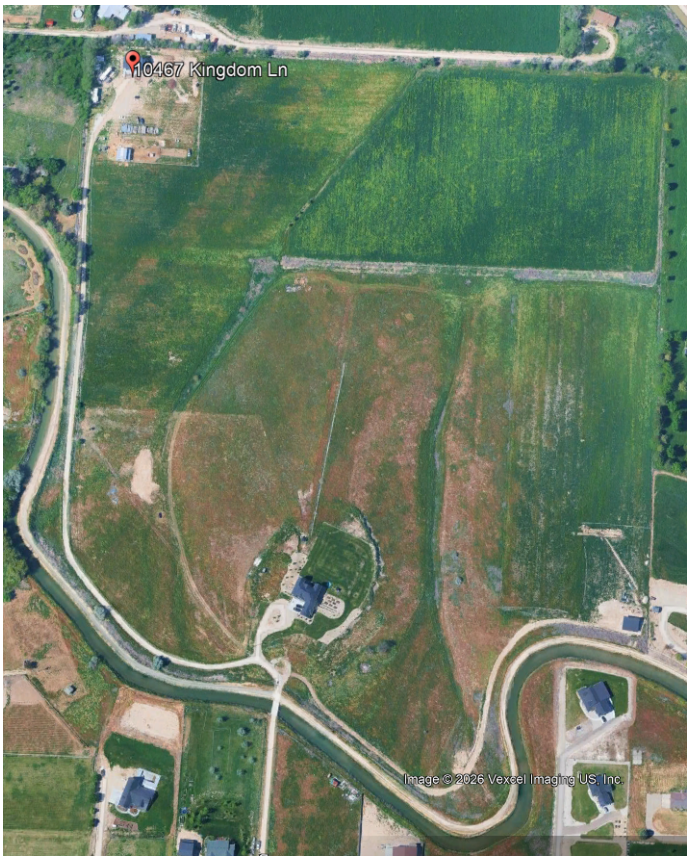


March 2025:



Google Earth Photos:

May 2024:

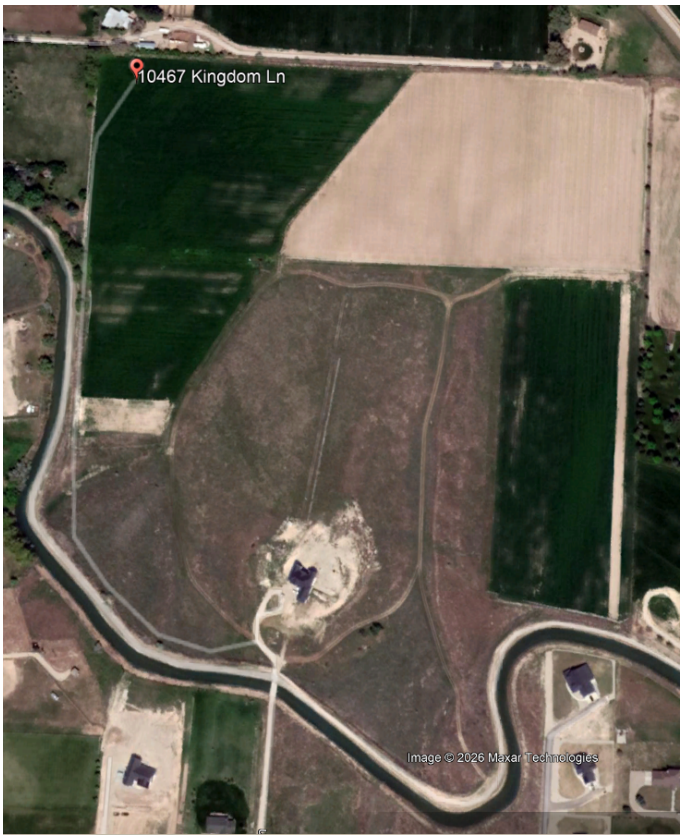


June 2022:



Google Earth Photos:

May 2020:

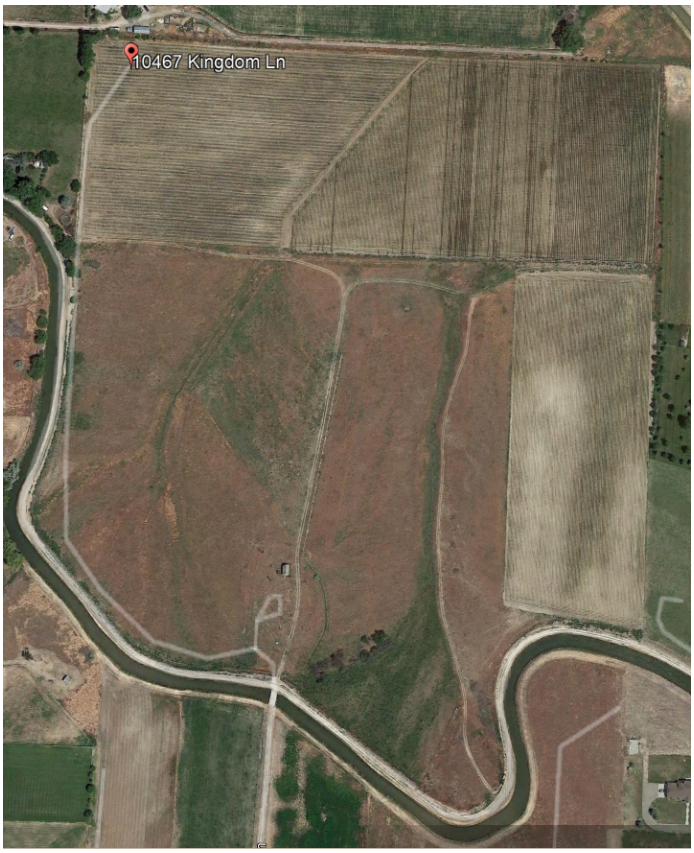


July 2018:



Google Earth Photos:

June 2014:



August 2013:



Google Earth Photos:

August 2011:



June 2005:



Google Earth Photos:

October 2002:



May 1992:



Exhibit 7:

Development Services Department

Canyon County, 111 North 11th Avenue, Caldwell, ID 83605
(208) 454 7458 ▪ ZoningInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov/dsd

March 3, 2025

RE: Parcel Inquiry for R30083 & R30082 – PI2025-0019

Question: Parcel R30083- The existing building lot on this parcel allows us to build two homes. We would like to Rezone to R1 which is consistent with the adjacent lots, to form 2 independent lots so we can sell one and keep one. Clarifying, can we do this anyway without officially subdividing and going through the entire process?
Parcel R30082- If we indeed need to formally subdivide the first lot, we would like to include the adjoining lot to create 4 buildable lots for our children and grandchildren. Currently, we are able to make a property line adjustment from a third parcel to build two homes utilizing this parcel.

Answer: Parcel R30083 has been divided into four (4) parcels via conditional use permit, any additional divisions shall be subject to the subdivision platting process. Parcel R30082 is an agricultural only parcel without a building permit.

Property History:
The original parcel*- **R30083**- was approximately 13-acres as seen on Canyon County Plat Map dating back 1974. See Exhibit A.

- In July of 2003, an administrative land division was approved to divide the original 13-acre parcel into two (2) parcels, which would have created approximately one (1) 5.82-acre parcel as R30083 and approximately one (1) 7.48-acre parcel as R30089, however, that was never divided according to CU2003-478.
- In January of 2004, CU2003-478, was approved for four (4) lots to be created from the original 13-acre parcel, which resulted in (1) the subject parcel (3.35-acres), (2) R30083012 (2.33-acres), (3) R30083010 (2.68-acres) and (4) now R30083101 & R30083100 at the time approximately 5-acres (Inst#2004-313193).
- Parcels R30083101 and R30083100 are now platted as a two (2) lot subdivision as Marina Lake Subdivision.

The original parcel*- **R30082**- was approximately 62.38-acres prior to 1979, consisting of two (2) original parcels (TX 8 and TX 11). See Exhibit B.

- In 2018, AD2017-134, an administrative land division divided the 62.38-acre parcel into five (5) parcels. Four (4) of which are residential parcels and the fifth being the subject parcel as an agricultural only parcel without a building permit available (Inst#2018-014314).
- Sometime between 2017 and 2021, the Assessor's Office divided the parcels at the section line (outlined in yellow and red in Exhibit B) creating additional parcels for tax district purposes, however Development Services recognizes those divided parcels as if the divisions haven't occurred.
- In 2021, AD2021-0194, a property boundary adjustment was approved and reconfigured all the parcels created in AD2017-0134 except parcel R30081010 (Inst# 2021-082117).

Divisions:

Parcel R30083 is zoned "A" (Agricultural) and has a future land use designation of Agriculture. To divide the parcel a comprehensive plan map amendment, Rezone/ Conditional Rezone then the Subdivision Platting process needs to all be approved. Please note "R-1" (Single-Family Residential) zoning has a minimum 1-acre lot size. *Attached is the required applications with submittal requirements and application fees to divide the parcel.*

Parcel R30082 is zoned "A" (Agricultural) and a future land use designation of Agriculture. See the aforementioned division process above to divide the parcel. If you wish, the two (2) parcels may be property boundary adjusted to move or merge the property line(s) then followed with the outlined process to divide the parcel.

Building Permit:

Parcel R30083 has a building permit available. If you wish a secondary residence may be placed on the parcel in accordance with Canyon County Zoning Ordinance (CCZO) §07-14-25 where the property shall live on site and the secondary residence shall have its own address for emergency purposes.

Parcel R30082 is a 43.94-acre parcel designated as an agricultural only parcel without a building permit. Although seen as a 6.7-acre parcel on the GIS mapping system, it's connected with the parcel to the north (R30082011) and west (R30081) resulting in the parcel being 43.94-acres.

Please note any land use zoning classification is subject to CCZO §07-10-27.

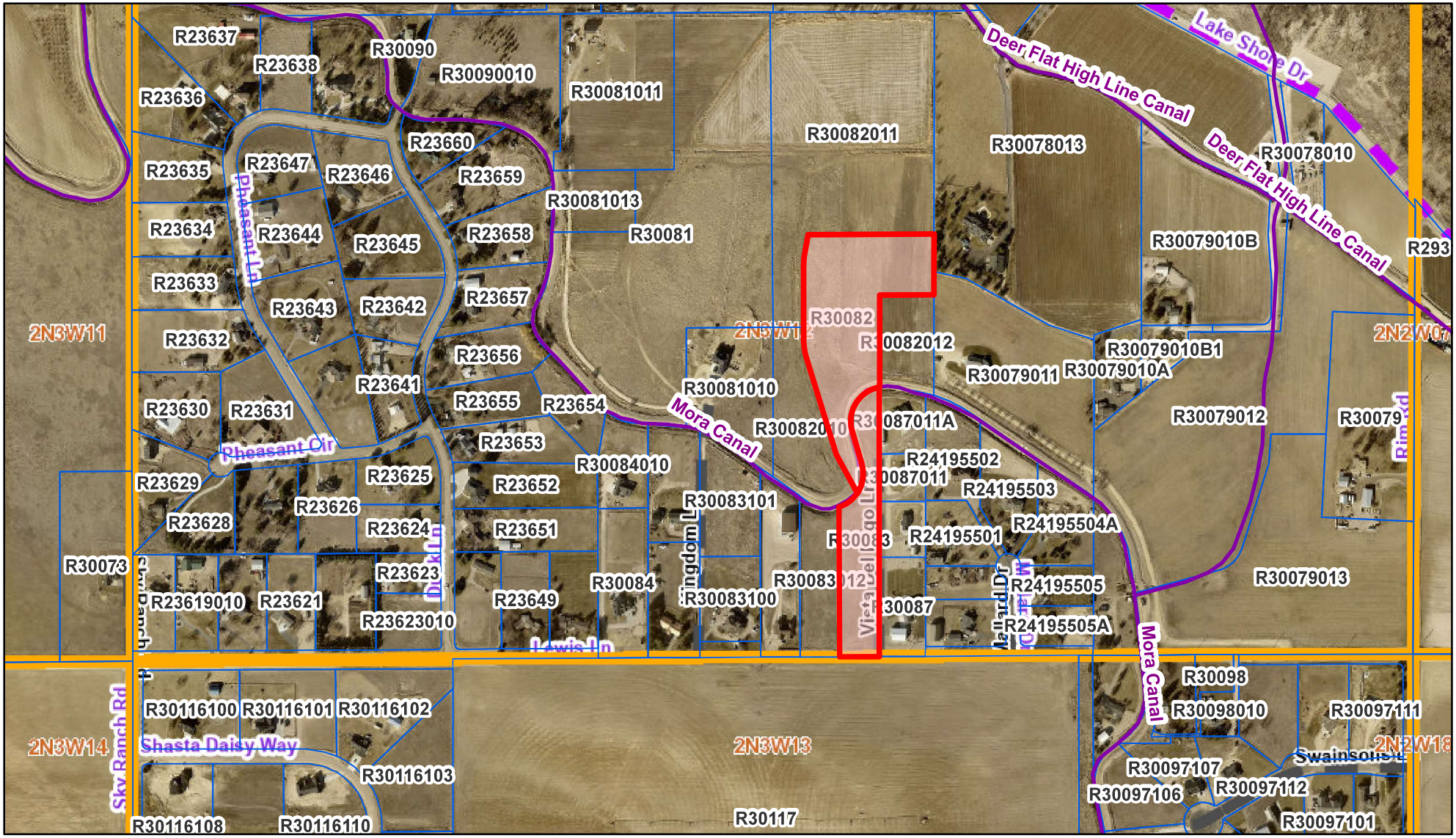
Please let me know if you have questions,

Arbay Mberwa
Associate Planner
arbay.mberwa@canyoncounty.id.gov
208-455-6039

*ORIGINAL PARCEL: A parcel of platted or unplatted land as it existed on September 6, 1979 (the effective date of the Zoning Ordinance 79-008), including any property boundary adjustments as defined in this chapter and any reduction in area due to creating a parcel for the exclusive use by Canyon County, a municipality within Canyon County, a local highway district, Idaho Transportation Department, utility company or corporation under the jurisdiction of the Idaho Public Utilities Commission, or other local, State, or Federal agency. (CCZO §07-02-03)

Note: The property research information presented today by the Development Service Department (DSD) is based on the current ordinance and policies, in effect on the date of the summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of the inquiry and may change when the subject property, ordinances, or policies change. Then information becomes certain, and not subject to change, when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

Canyon County, ID Web Map



2/26/2025, 2:07:30 PM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CC_PrivateRoads

ITDFunctionalClassification
- Major Collector

Urban_2023
- Red: Red

- Green: Green
- Blue: Blue

Imagery_2022
- Red: Band_1

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

Canyon County, ID

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

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

R30083 PARCEL INFORMATION REPORT

2/26/2025 2:03:44 PM

PARCEL NUMBER:	R30083
OWNER NAME:	RHINEHART SCOTT DEAN
CO-OWNER:	RHINEHART DEANNA LYNN
MAILING ADDRESS:	10467 KINGDOM LN NAMPA ID 83686
SITE ADDRESS:	0 LEWIS LN
TAX CODE:	2120000
TWP:	2N **RNG:** 3W **SEC:** 12 **QUARTER:** SW
ACRES:	3.35
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURAL
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	UPPER DEER FLAT FIRE
SCHOOL DISTRICT:	VALLIVUE SCHOOL DIST #139
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	Res
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AG
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0375F
WETLAND:	Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2017037778
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	12-2N-3W SW TX 04359 IN SWSE
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.

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

R30082 PARCEL INFORMATION REPORT

2/26/2025 2:04:31 PM

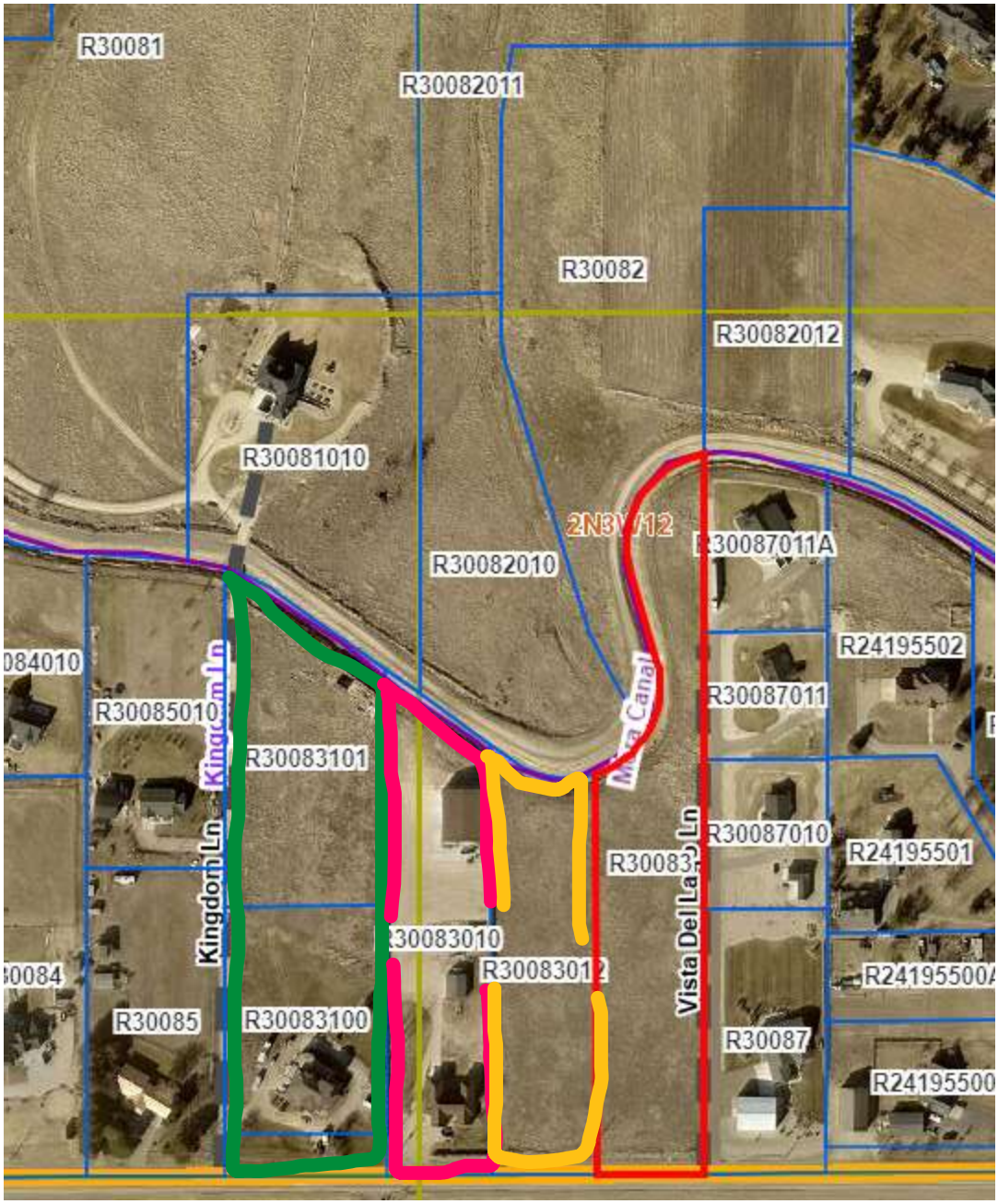
PARCEL NUMBER:	R30082
OWNER NAME:	RHINEHART SCOTT DEAN
CO-OWNER:	RHINEHART DEANNA LYNN
MAILING ADDRESS:	10467 KINGDOM LN NAMPA ID 83686
SITE ADDRESS:	0 LEWIS LN
TAX CODE:	2090000
TWP:	2N **RNG:** 3W **SEC:** 12 **QUARTER:** SE
ACRES:	6.70
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURAL
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	UPPER DEER FLAT FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	Res
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AG
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0375F
WETLAND:	Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2022031695
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	12-2N-3W SE TX 20241 IN SE 1/4 LS TX 22458
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.

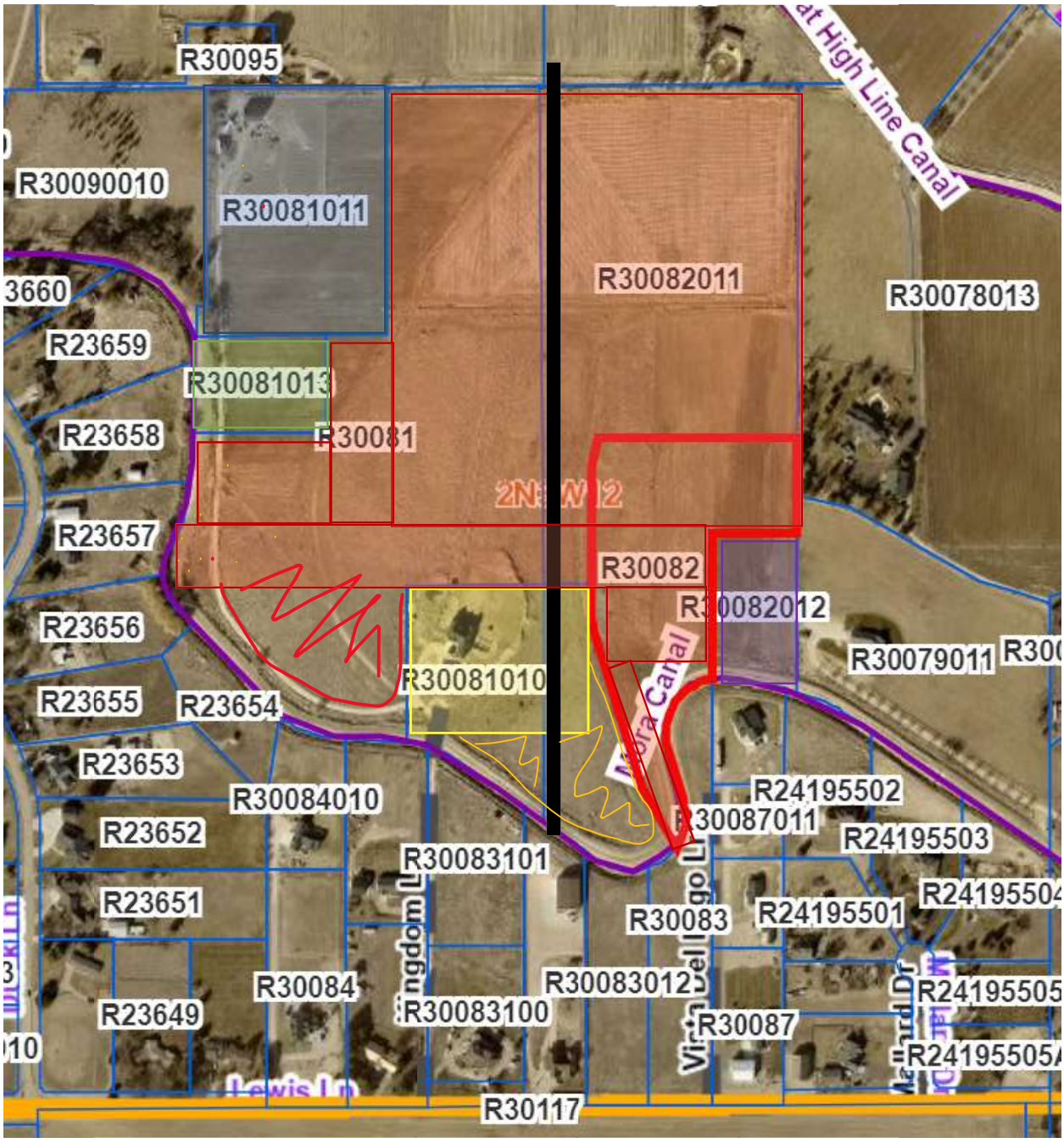
Exhibit A



CU2003-478 divided the original 13-acre parcel into 4 parcels

1) R30083 (3.35-acres)
2) R30083012 (2.33-acres)
3) R30083010 (2.68-acres)
4) R30083101 & R30083100 at the time approximately 5-acres. Currently lies within the Marina Lake Subdivision as a two (2) lot subdivision.

Exhibit B



According to AD2017-134 & AD2021-0194

Parcel R30081011- 7-acres, building permit in use, no division available.

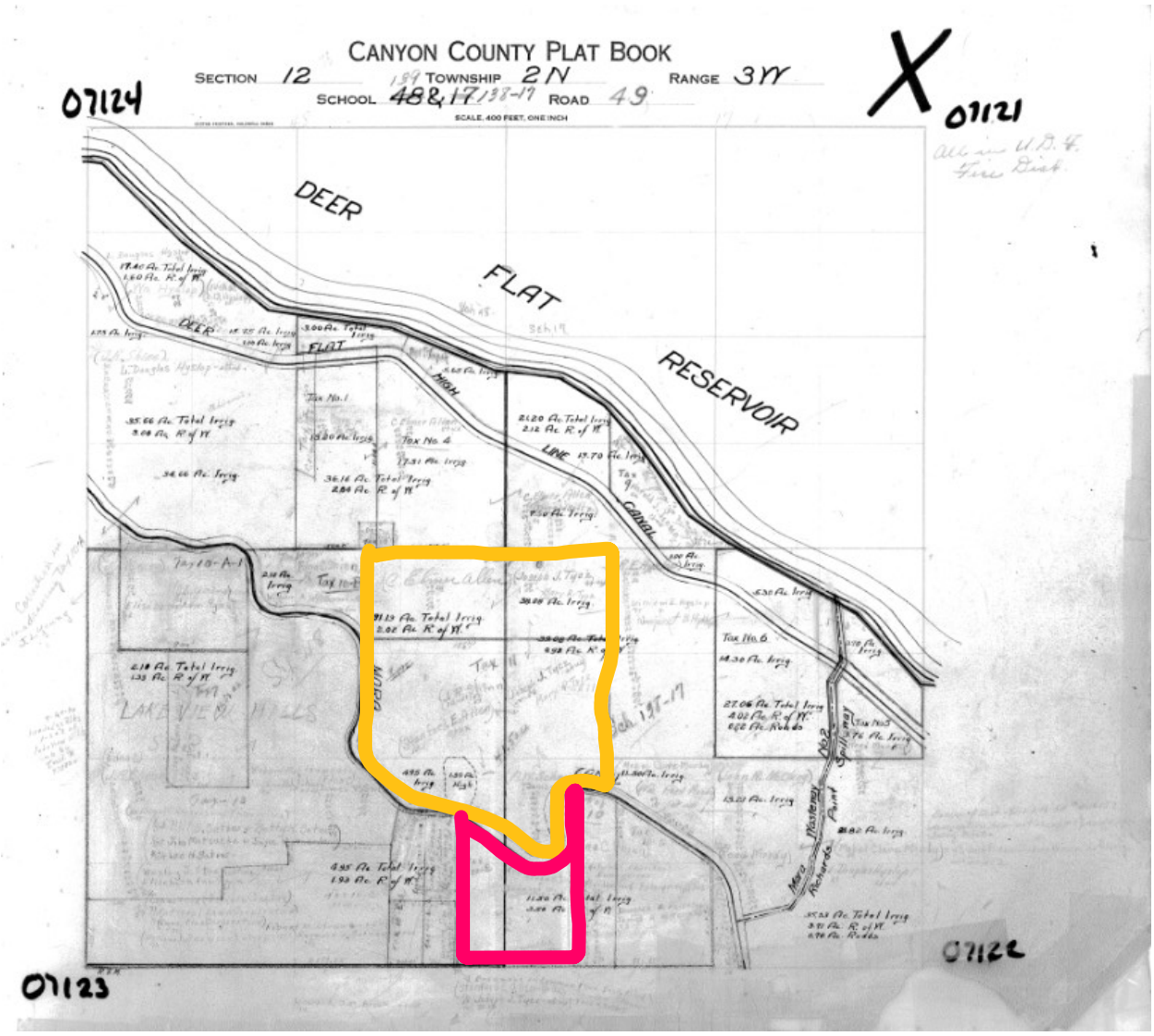
Parcel R30081013- 2-acres building permit available, no division available.

Parcel R30081010- approx. 7.53-acres building permit in use, no division available.

R30082012- 2-acres building permit in use, no division available.

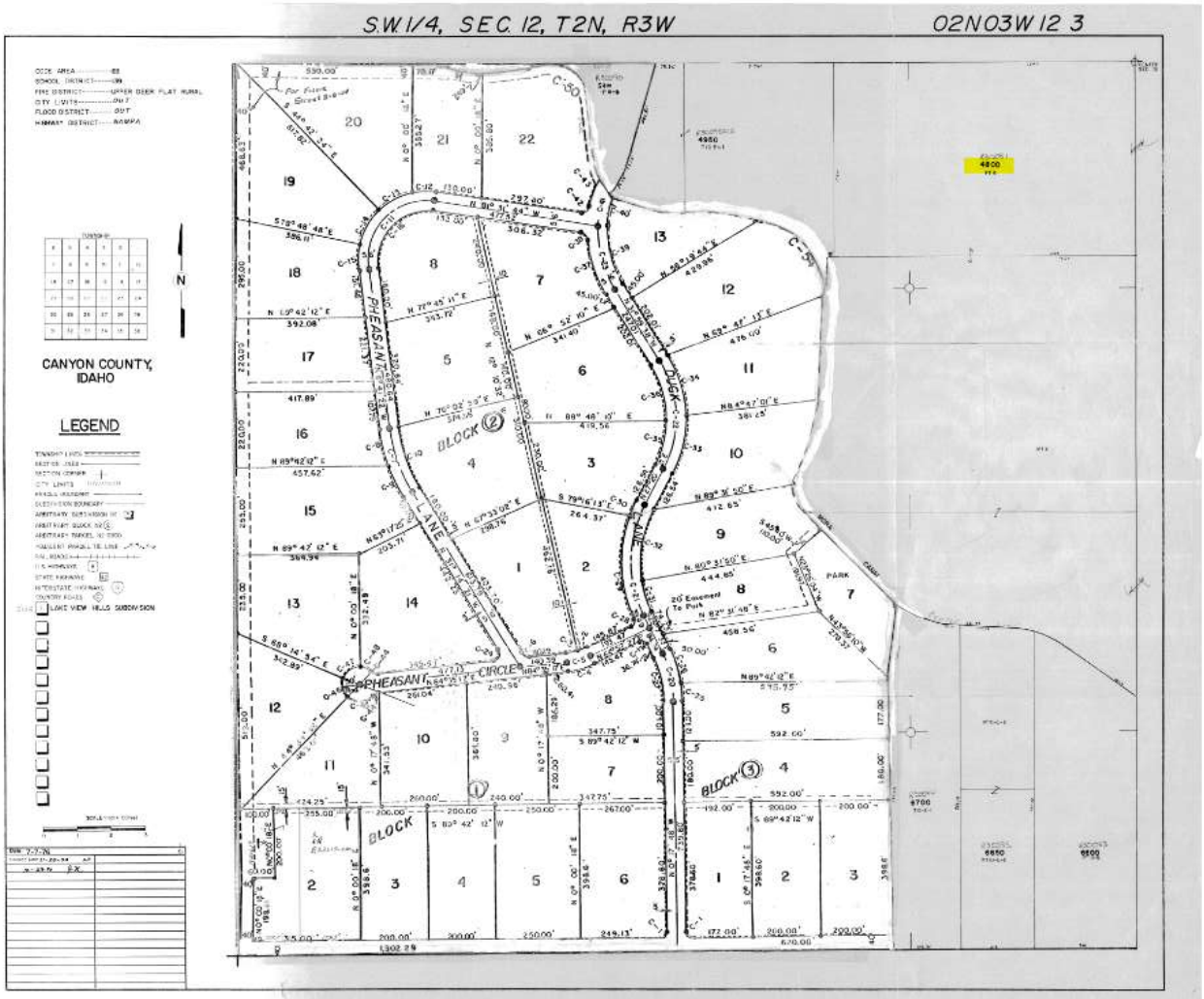
R300081+R30082011+R30082 – are all the same parcel under DSD. It's an Agricultural only parcel without a building permit available.

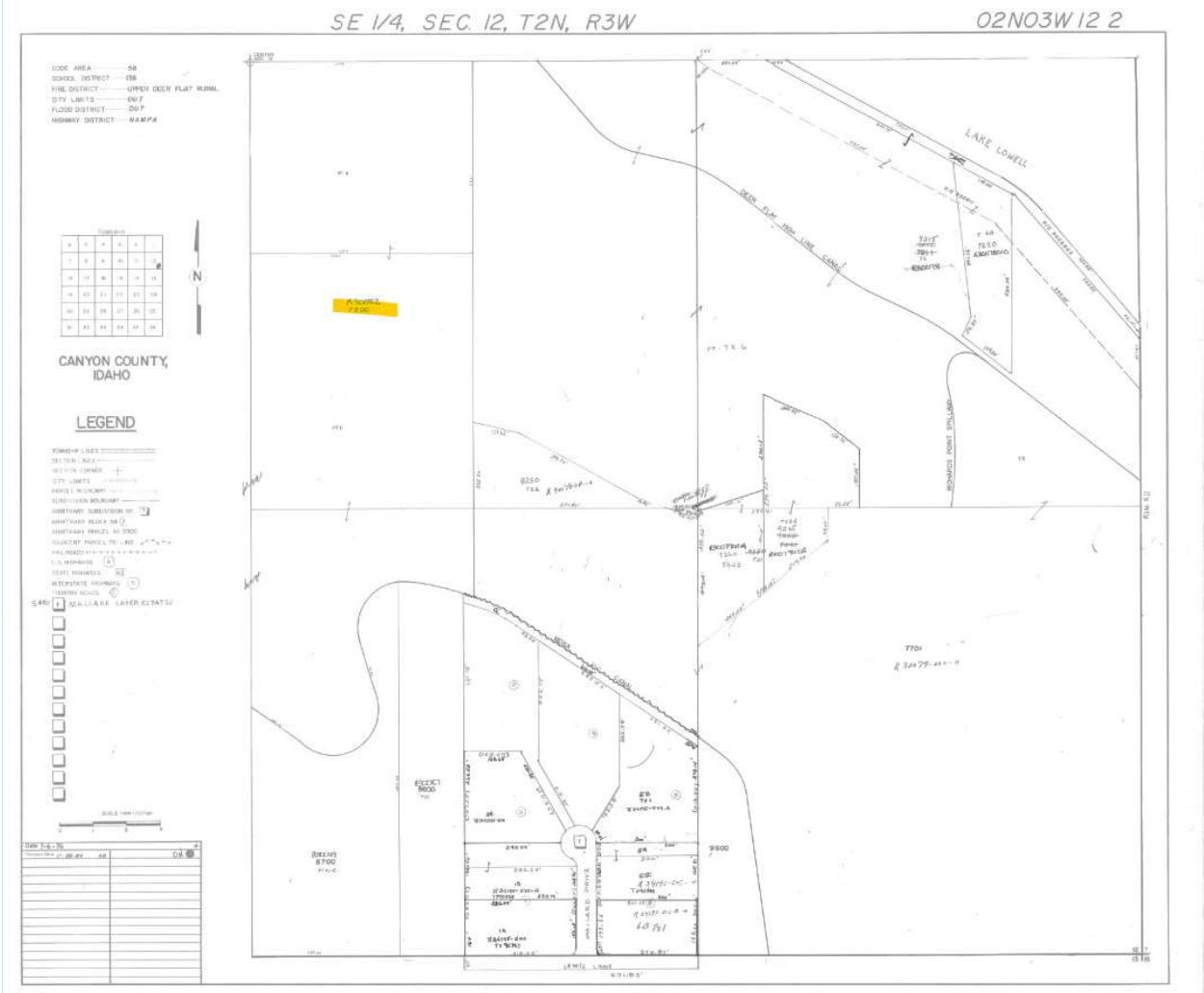
The Black line running north to south is where the Assessors Office divided the parcel for taxing district purposes. DSD treats those parcels as if they are together.



62.38-acre parcel as the Original parcel for R30082.

13-acre parcel as the original parcel from R30083.


S.W.1/4, SEC. 12, T2N, R3W
02N03W12 3
CANYON COUNTY, IDAHO
LEGEND
LAKE VIEW HILLS SUBDIVISION
PHEASANT CIRCLE
PLEASANT VALLEY LANE
BLOCK (1)
BLOCK (2)
BLOCK (3)
PARK
20' Easement To Port



** There is a tax code area line that goes right down the middle of this description.
So it will be two account numbers for this tax number.
It will be R30081 and it will create a new account number R30082-011, since that piece across the tax code line is coming off of R30082.

New Exhibit "A" P. 5

5700 East Franklin Road,
Suite 160
Nampa, Idaho 83687
www.horrocks.com

HORROCKS ENGINEERS

Idaho Office
Tel: 208.463.4197
Fax: 208.463.7561

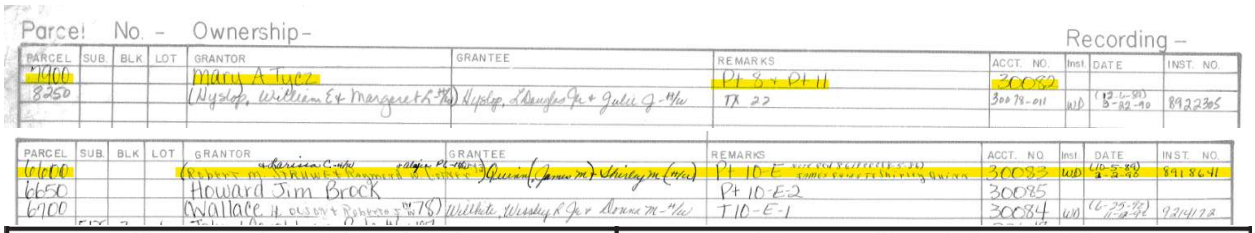
Date: May 1, 2020
Project: ID-1019-1001
Page: 1 of 5

Split part of R30082 and
Merge it onto R30081

TX 20242

PARCEL 5

This Parcel is situated in a portion of the S.E. ¼ of the S.W. ¼, the N.E. ¼ of the S.W. ¼, the N.W. ¼ of the S.E. ¼. and the S.W ¼ of the S.E. ¼ of Section 12, Township 2 North, Range 3 West of the Boise Meridian, Canyon County Idaho, more particularly described as follows:



Parcel No. – Ownership – Recording –

PARCEL	SUB.	BLK	LOT	GRANTOR	GRANTEE	REMARKS	ACCT. NO.	Inst.	DATE	INST. NO.
7900				Mary A Tyger		Pt 3 + Pt 11	30082			
8250				(Wyslop, William E+ Margaret K ⅓)	Hyslop, Douglas Jr + Julie J -⅔	TX 22	30078-011	W.D.	(12-6-88) 3-22-90	8922305

PARCEL	SUB.	BLK	LOT	GRANTOR	GRANTEE	REMARKS	ACCT. NO.	Inst.	DATE	INST. NO.
6600				(Rogers M. Shirley & Marjorie A. Shirley Pt 10-E)	Queen (James M + Shirley M (wife))	Pt 10 E	30083	W.D.	12-5-88	891864
6650				Howard Jim Brock		Pt 10-E-2	30085			
6700				Wallace H. Olson & Roberta J. (⅓)	Willhite, Wesley R Jr + Deanna M -⅔	T 10-E-1	30084	W.D.	(6-25-92) 7-2-92	9214128

Platroom Parcel Routing Slip

Account(s) R30082-012

Parent Account R30082-000

★ *Name Change* ☐ *Acreage Change*

★ *Split* ☐ *Merge* ☐ *Lot Line Adjustment*

Date & Initial or N/A 06/22/2022 JT

Notes:

SPLIT 2.0 AC TO R30082-012 (TX 22458)
FROM R30082-000
& ADJ AC TO 6.7 AC ON R30082-000
PER GIS INST# 2022031695

Platroom Parcel Routing Slip

Account(s)

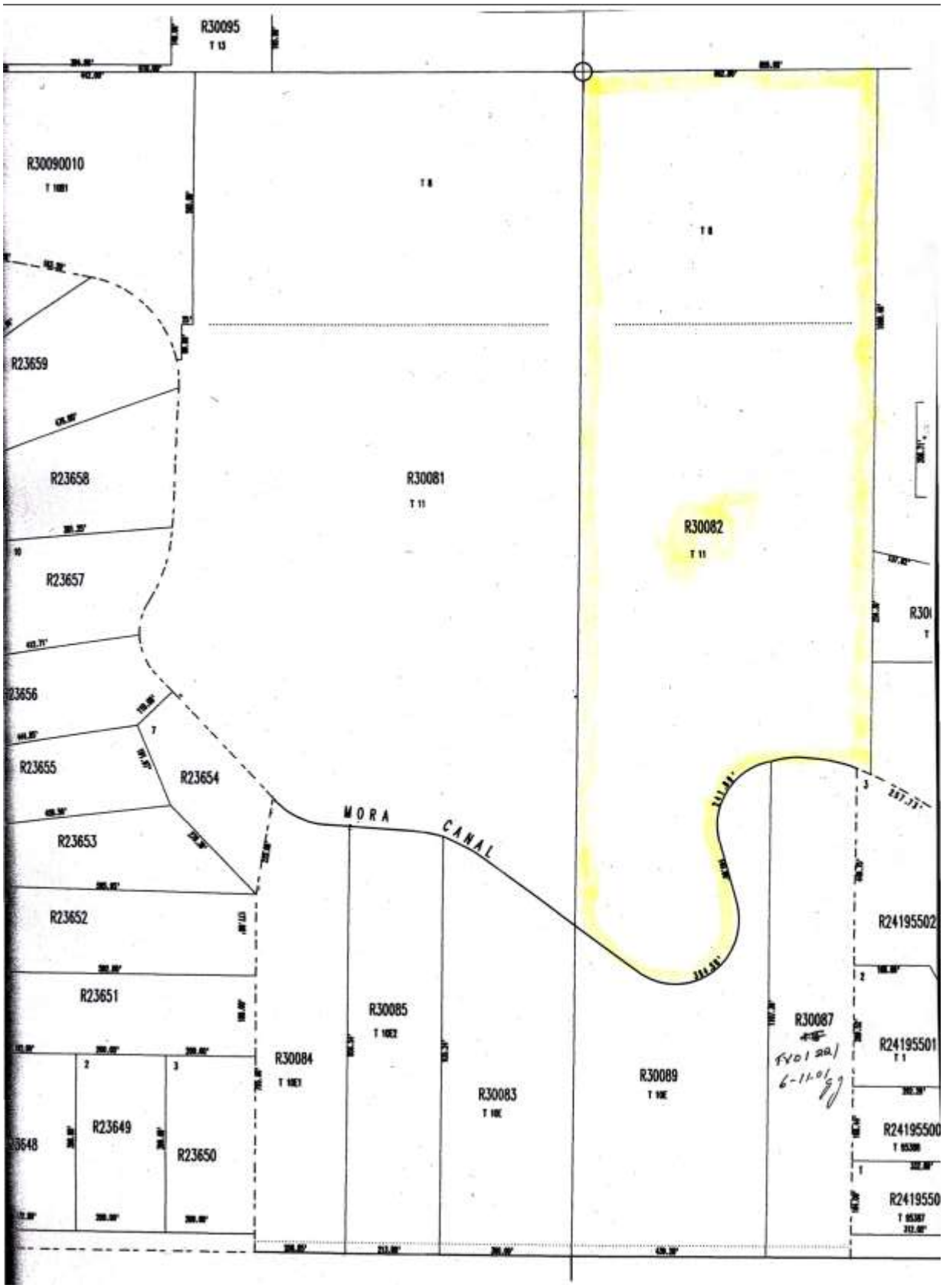
Parent Account

☐ *Name Change* ☐ *Acreage Change*

☐ *Split* ☐ *Merge* ☐ *Lot Line Adjustment*

Date & Initial or N/A

Notes:


R30095
T 13
R30090010
T 1001
T 8
T 8
R23659
R23658
R30081
T 11
R30082
T 11
R23657
R23656
R23655
R23654
MORA
CANAL
R23653
R23652
R24195502
R23651
R30085
T 1002
R30087
R24195501
T 1
R30084
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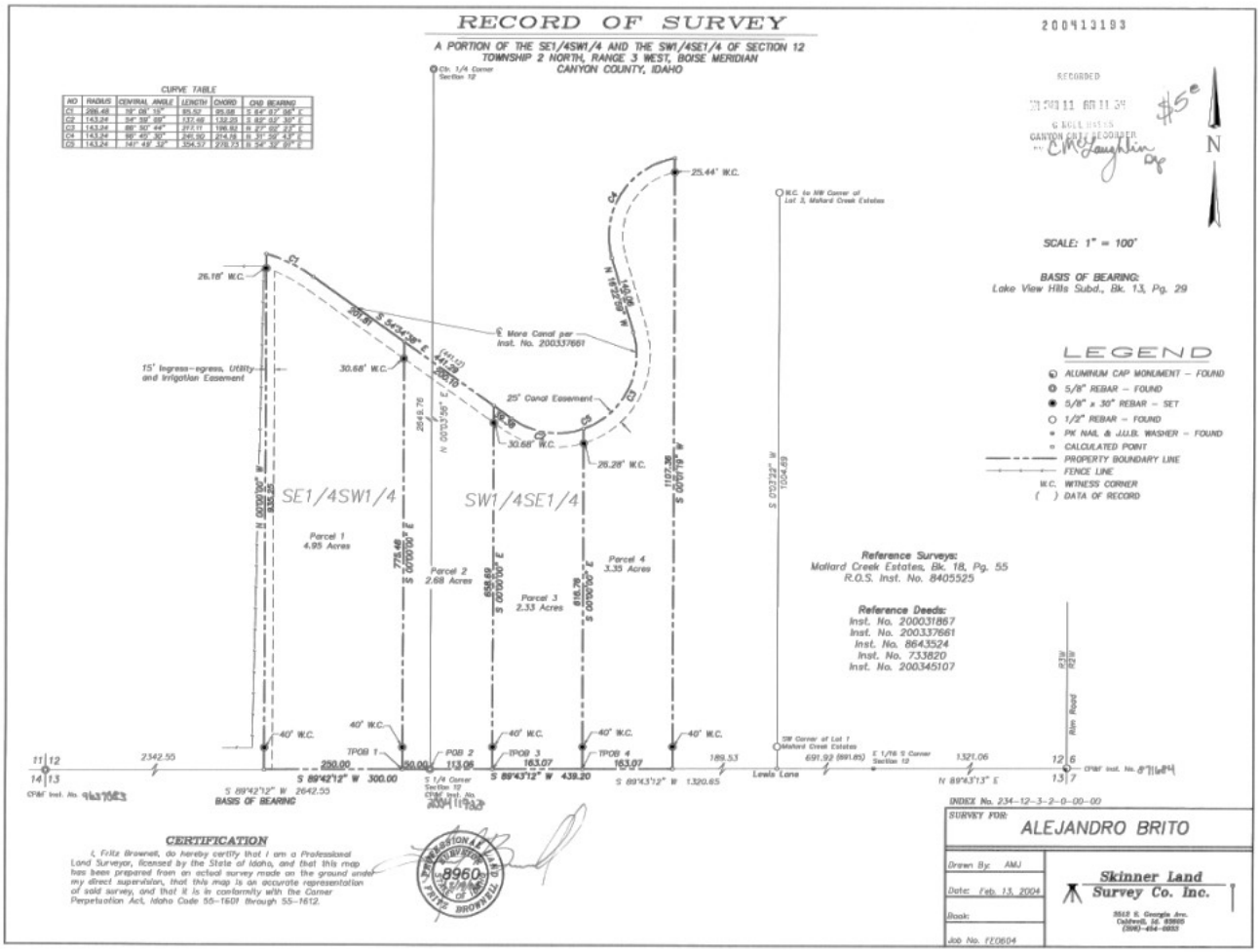
R23648
R24195550
T 95387



CU2004-478 Inst#2004-313193

Exhibit 8a:

Archived: Thursday, October 15, 2026 5:54:17 PM
From: Eddy Thiel
Mail received time: Wed, 17 Jun 2026 16:51:49
Sent: Wed, 17 Jun 2026 16:51:22
To: Amber Lewter Amber Lewter
Subject: [External] FW: Agency Notice AD2026-0102 / Rhinehart
Importance: Normal
Sensitivity: None
Attachments:
AD2026-0102 Agency Notification.pdf; Application - scanned.pdf;

Good Morning Amber,

Nampa Highway District #1 requires a Land Split Application and the associated $250.00 fee be submitted along with a drawing showing the splits and the affected approach to the Highway District prior to approval.

Let me know if you have any questions.

Thank you,

Eddy

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, June 17, 2026 10:22 AM
To: 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; wilderirrigation10@gmail.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: Agency Notice AD2026-0102 / Rhinehart

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

Dear Agencies:

Please see the attached agency notice regarding the Director's Decision Case. You are being notified as an affected agency and have 15 days from the date of this notice to submit comments.

Exhibit 8b:

Archived: Thursday, October 15, 2026 5:54:32 PM
From: Lucy Ostyn
Sent: Fri, 26 Jun 2026 22:18:50
To: Amber Lewter
Subject: FW: Agency Notice AD2026-0102 / Rhinehart
Importance: Normal
Sensitivity: None
Attachments:
AD2026-0102 Agency Notification.pdf; Application - scanned.pdf; Xerox Scan_06262026152751.pdf;

Amber,

The residence (BP2021-1022) never received C of O. Here is a note from the Building Official:
*****IMPORTANT. PERMIT NOT APPROVED.*** Per B.O. all life safety has been met for the dwelling, the deck on the east side was added during construction without revising the plans and was built to less than minimum requirements and owner is unwilling to bring the deck up-to minimum code compliance. C of O for the SFR cannot be issued until deck is brought into compliance. 6/8/26 TC.**

There is an application for an AG structure that never commenced (ZCA2024-0049). The permit needs to be withdrawn or rectified.

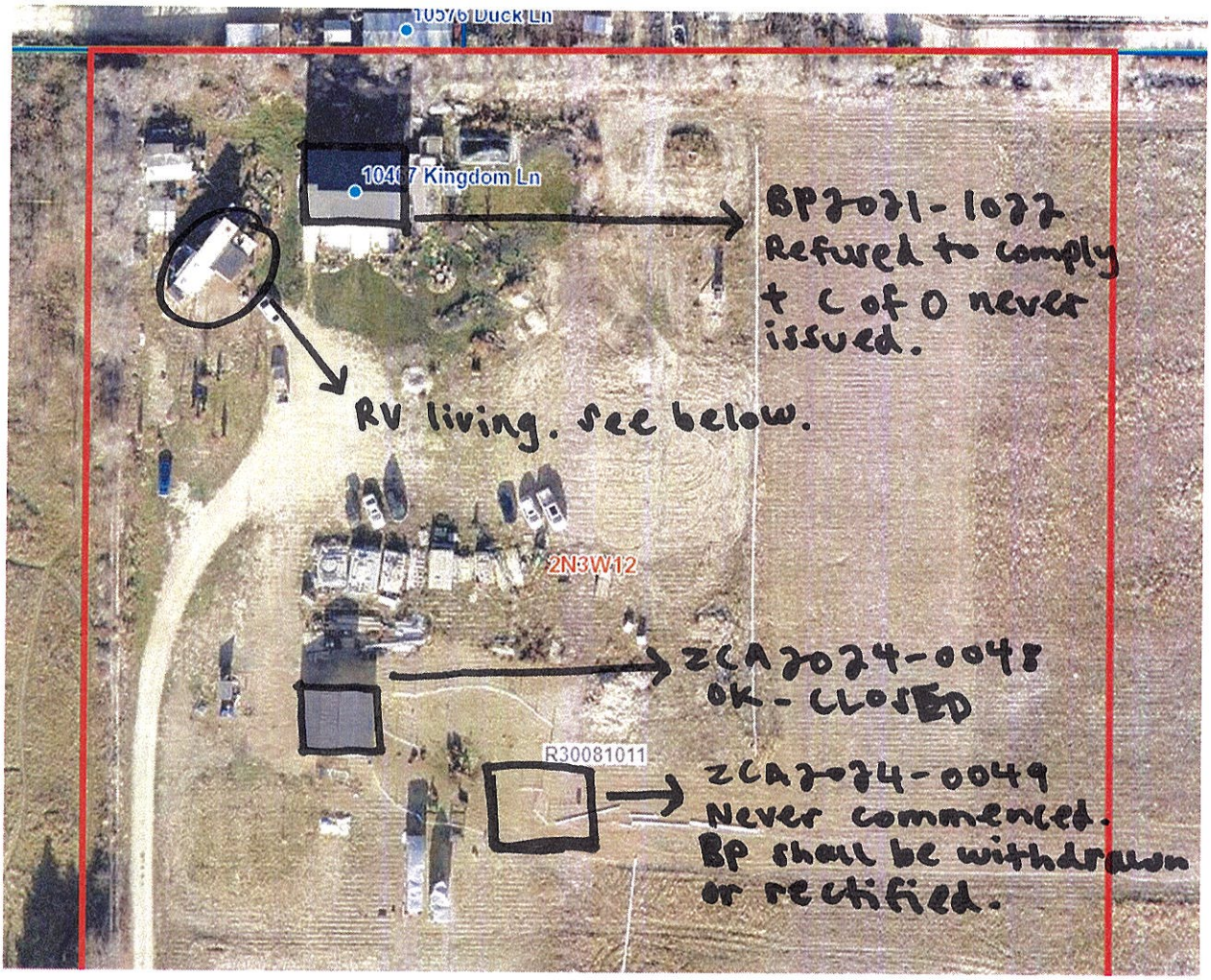
I noted what appears to be RV living in the NW corner of the parcel. Please see the attached for the aerial with my notes.

Thank you,

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

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, June 17, 2026 10:22 AM
To: 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; wilderirrigation10@gmail.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website


10576 Duck Ln
10467 Kingdom Ln
BP2021-1077
Refused to comply
+ C of O never
issued.
RV living. See below.
2N3W12
ZCA2024-0048
OK - CLOSED
R30081011
ZCA2024-0049
Never commenced.
BP shall be withdrawn
or rectified.


10467 Kingdom Ln
Deck?
May need BP.

Exhibit 8c:

Archived: Thursday, October 15, 2026 5:54:43 PM
From: Madelyn Vander Veen
Sent: Thu, 2 Jul 2026 22:36:26
To: Amber Lewter
Subject: Agency Notice AD2026-0102 / Rhinehart
Importance: Normal
Sensitivity: None

Hi Amber,

I wanted to let you know I am talking with EMS on whether they will need a private road name if a house is built on the proposed buildable parcel since the easement makes a turn after crossing the canal.

Thanks,

Madelyn Vander Veen
GIS Analyst, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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.

NAMPA FIRE 1891 DIST

EXCELLENCE
SERVICE
STRENGTH IN UNITY

Exhibit 8d:

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

208.468.5770

DATE: September 17, 2026

TO: Canyon County Development Services Department – Planning and Zoning

FROM: Elijah Effinger, Nampa Fire Protection District, Fire Marshal

APPLICANT: Scott & Deanna Rhinehart

OWNER: Scott & Deanna Rhinehart

PROJECT ADDRESS: 10467 Kingdom Lane

RE: Rhinehart AD2026-0102

This application is for application submitted by property owner Scott & Deanna Rhinehart for Nonviable Land Divisions in the Agricultural ("A") Zone pursuant to Canyon County Code Zoning Ordinance (CCZO) §07-18-09. The property is located at 10467 Kingdom Lane. The result would create a total of two (2) residential parcels.

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire District required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

Fire Access Comments:

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

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

208.468.5770

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 7.7 miles from Nampa Fire Station 2 with an approximate response time of 14 minutes.

Exhibit 9:

June 22, 2026

Re: Case AD2026-0102 – Scott & Deanna Rhinehart
Parcel R30081011

Dear Development Services Director,

We are writing in support of the proposed nonviable land division.

As owners and residents on the adjoining homestead, we have firsthand knowledge of the property and its agricultural use. We also independently own a separate parcel on the homestead and have observed the ongoing effort required to maintain the surrounding farmland.

The proposed division involves land that is not well suited for productive agricultural use. In our opinion, separating this nonviable area will allow the remaining acreage to continue being managed more efficiently for agriculture while improving the maintenance of the property as a whole.

Based on our experience living adjacent to this land, we do not anticipate any negative impact on neighboring properties. We believe the proposal is consistent with good land management and supports the long-term preservation of the productive agricultural ground.

We respectfully ask that Canyon County approve the requested land division.

Sincerely,

Justin and Brittney Morken

10212 Kingdom Lane
Nampa, Idaho 83686