

Canyon County, ID Web Map



10/16/2025, 11:11:54 AM



Multiple Parcel Search _Query result



Current Impact Area

CanyonCountyRoads



City Limits



Roads



Sections



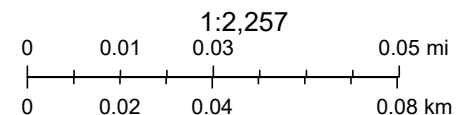
County Boundary

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3



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

Canyon County, ID

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



CONDITIONAL USE PERMIT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Josh Jackson</u>	
	MAILING ADDRESS: <u>4000 S Cole Rd, Boise ID 83709</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u>[Signature]</u> Date: <u>9/3/25</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Josh Jackson NA</u>	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>11973 Moss Ln. Nampa ID 83651</u>	
	PARCEL NUMBER: <u>305690000 R 30965000 0</u>	
	PARCEL SIZE: <u>2.18 acres 2.24 acres</u>	
	REQUESTED USE: <u>Permanent RV Parking / Park</u>	
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CU2025-0028</u>	DATE RECEIVED: <u>10/15/25</u>
RECEIVED BY: <u>M6</u>	APPLICATION FEE: <u>\$1600</u> CK MO CC CASH

#1320



CONDITIONAL USE PERMIT PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed	X	
Letter of Intent (see standards on next page)	X	
Site Plan (see standards on next page)	X	
Operation Plan (see standards on next page)	X	
Land Use Worksheet	X	
Neighborhood Meeting sheet/letter completed and signed	X	
Proof of application/communication with the following agencies:	X	
Southwest District Health	X	
Irrigation District	X	
Fire District	X	
Highway District/ Idaho Transportation Dept.	X	
Area of City Impact (if applicable)	X	
Deed or evidence of property interest to the subject property	X	
Fee: Per Adopted Fee Schedule (CUP Modification) - Per Adopted Fee Schedule		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

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

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

A plan of action to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met.

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

MINISTORAGE FACILITY (07-14-29) - REQUIRED

Applicant

Staff

Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458

Revised 3/29/23

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

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

4. IF IRRIGATED, PROPOSED IRRIGATION:

- ☐ Pressurized ☒ Gravity **NA**

5. ACCESS:

- ☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

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

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

Type: _____ Height: _____

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

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

Irrigation canal along West edge of property

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

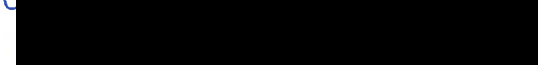
4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

I, Josh Jackson intend to put in
2 full time full hook up RV spots
and 4-6 "Dry" spots meaning no access
to sewer/septic services. I currently have
a septic system designed for a 5 bedroom
home (350 gpd) with only the 1 bedroom
home (50 gpd) 11963 Moss Ln. Nampa ID 83651
leaving me room for up to 2 (125 gpd ea)
full time hook up RVs.

Josh Jackson



NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 11973 Moss Ln.	Parcel Number: 305690000
City: Nampa	State: ID ZIP Code: 83651
Notices Mailed Date: 9/28/25	Number of Acres: 2.18 Current Zoning: A6
Description of the Request: RV Park	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Josh Jackson	
Company Name:	
Current address: 11973 Moss Ln.	
City: Nampa	State: ID ZIP Code: 83651
Phone: [REDACTED]	Cell: [REDACTED] Fax: [REDACTED]
Email: [REDACTED]	

MEETING INFORMATION

DATE OF MEETING: 10/10/25	MEETING LOCATION: Nampa Public Library
MEETING START TIME: 10:30	MEETING END TIME: 11:30

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Josh Jackson	[Signature]	11973 Moss Ln. Nampa
2. Terry Leinbenger	[Signature]	12152 Moss Lane Nampa
3. JOE MEWMAN	[Signature]	16286 Midway Rd Nampa
4. Angie Bassett	[Signature]	11998 Jerry Lee Lane 83651
5. Teri Beaky	[Signature]	11872 Jerry Lee Ln, Nampa
6. Charlene Chancy	[Signature]	11932 Jerry Lee Ln Nampa
7. Cindy Arthur	[Signature]	16447 N Elderberry Dr
8. Ronnie + Sherry Packley	[Signature]	12050 Thames Ct 83651
9. Steve + Vickie Sosma	[Signature]	12063 Pendleton St Nampa

10.	Brent Christison	Brent Christison	11832 Jerry Lee Lane
11.			

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

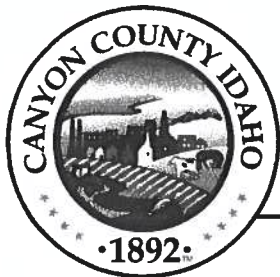
APPLICANT/REPRESENTATIVE (Please print):

Josh Jackson

APPLICANT/REPRESENTATIVE (Signature):



DATE: 10/10/25



208-454-8135 Tyler Hens
HW Dist 4

AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: 10/18/25 Signed: Anthony Lee Engel

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

Fire District:

District: Nampa Fire

☐ Applicant submitted/met for official review.

Date: 10/9/25 Signed: Jindra

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

Highway District:

District: Nampa Hwy. Dist. #1

☒ Applicant submitted/met for official review.

Date: 10-9-25 Signed: Edward

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

Irrigation District:

District: Pioneer Irr Dist

☐ Applicant submitted/met for official review.

Date: 10/9/25 Signed: Myrd

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

Area of City Impact:

City: Nampa

☐ Applicant submitted/met for official review.

Date: 10/09/25 Signed: Doug Gentsch

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

R30965

PARCEL INFORMATION REPORT

10/15/2025 3:08:17 PM

PARCEL NUMBER: R30965

OWNER NAME: JACKSON JOSHUA R

CO-OWNER:

MAILING ADDRESS: 4000 S COLE RD BOISE ID 83709

SITE ADDRESS: 11973 MOSS LN

TAX CODE: 0630000

TWP: 3N RNG: 2W SEC: 07 QUARTER: SW

ACRES: 2.24

HOME OWNERS EXEMPTION: Yes

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURE

HIGHWAY DISTRICT: NAMPA HWY DIST #1

FIRE DISTRICT: NAMPA FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139

IMPACT AREA: NAMPA

FUTURE LAND USE 2011-2022 : RES

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: RESIDENTIAL

IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0375F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: COLLECTOR

INSTRUMENT NO. : 2016002894

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 07-3N-2W SW TX 97080 IN GOVT LT 3

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

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

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

Receipt Number: 86596

Date: 10/15/2025

Date Created: 10/15/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Joshua Jackson

Comments: CU2025-0028

Site Address: 11973 MOSS LN, Nampa ID 83651 / Parcel Number: 30965000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit (CUP)	CU2025-0028	\$1,200.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2025-0028	\$50.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2025-0028	\$350.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1320	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00