Planning and Zoning Commission
Hearing Date: December 18, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CU2025-0024**
APPLICANT/REPRESENTATIVE:	**Mary Murphy**
PROPERTY OWNER:	**William Gomez**
APPLICATION:	**Conditional Use Permit – Contractor Shop and Staging Area**
LOCATION:	**5420 E Lewis Ln, Nampa, ID 83686** **Parcel R28912 – Approximately 2.43 acres**
ANALYST:	**Dane Adams, Associate Planner**
REVIEWED BY:	**Dan Lister, Principal Planner**

REQUEST:
The applicant, Mary Murphy, for William Gomez, requests a conditional use permit to operate a contractor shop and staging area in the Agricultural "A" zoning district. The applicant proposes staging debris bins and trucks to haul the bins to and from construction sites. In addition to the staging area, the applicant also requests a contractor shop with four (4) offices, a meeting room, a break room, two (2) restrooms, and a storage area. The proposed hours of operation are Monday through Saturday, 7:00 am – 5:00 pm. *See **Exhibit A** for more information regarding the request.*

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	**July 7, 2025**
JEPA notice sent on:	**September 17, 2025**
Agency and Full Political notice:	**September 17, 2025 & November 13, 2025**
Neighbor notification within 600 feet mailed on:	**November 13, 2025**
Newspaper notice published on:	**November 18, 2025**
Notice posted on site on:	**November 13, 2025**

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1. BACKGROUND:
According to PI2021-0484, Parcel R28912 was created in 1973. According to Canyon County Assessor records, a house was established on the property in 1984. The applicant met with Canyon County Development Services in June of 2025 to discuss the necessary steps to obtain a Conditional Use Permit.

In 2022, the property was divided into two parcels. Parcel R28912 is 2.43 acres, and Parcel R28912010 is 2.57 acres (**Exhibit B1.2**). This division was not approved by Canyon County Development Services. On September 9, 2025, the applicant applied for an after-the-fact administrative land division. However, the lack of legal access has delayed the application from being approved. Before the staging area and contractor shop can commence, the parcel must either match the last approved parcel configuration or be approved through the administrative land division.

2. HEARING BODY ACTION:
Pursuant to Canyon County Code of Ordinances (CCCO) §07-07-01, every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance, or other detriment to persons or property in the vicinity. The commission may require higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity. The commission may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in Article 5 of this chapter.

The Commission may attach special conditions to a conditional use permit including, but not limited to, conditions which**:** (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive standards than those generally required in this chapter; or (7) Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county(CCCO §07-07-17).

Prior to making a decision concerning a conditional use permit request, the presiding party may require studies at the applicant's expense of the social, economic, fiscal, and environmental effects of the proposed conditional use (CCCO §07-07-19).

OPTIONAL MOTIONS:
Approval of the Application: "I move to approve for CU2025-0024, Murphy/ Gomez, finding the application **does** meet the criteria for approval under Article 07-07-05 of Canyon County Zoning Regulations, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].

Denial of the Application: "I move to deny CU2025-0024, Murphy/ Gomez finding the application **does not** meet the criteria for approval under Article 07-07-05 of Canyon County Zoning Regulations, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].

Table the Application: "I move to continue CU2025-0024, Murphy/ Gomez to a [*date certain or uncertain*]

3. HEARING CRITERIA

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA (CCCO §07-07-05): The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-07-05(1)**	**Is the proposed use permitted in the zone by a conditional use permit?**
			Staff Analysis	A staging area and contractor shop are permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinances (CCCO) §07-10-27. The applicant submitted a conditional use permit for a staging area and contractor shop on *September 9, 2025*. *See **Exhibit A** for the application and submitted materials.* • CCCO §07-02-03 defines a staging area as *"An area where equipment and/or materials are stored for use conducted entirely off-site."* • CCCO §07-02-03 defines a contractor shop as *"May include, but not limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking."*
☒	☐	☐	**07-07-05(2)**	**What is the nature of the request?**
			Staff Analysis	The applicant, Mary Murphy, for William Gomez, requests a conditional use permit to allow a staging area and contractor shop on parcel R28912. • Use: The nature of the request consists of using the subject property to store equipment for the applicant's construction services company, CCC Field Services LLC, such as bins for construction debris and trucks for transporting the bins to and from construction sites and the landfill. The contractor shop will include four (4) offices, a meeting room, a break room, two (2) restrooms, and a storage area (**Exhibit A2**). • Number of Employees: The applicant is proposing a maximum of eight (8) employees. 4-6 employees will show up at the subject property to gather equipment, have meetings, and carpool to the off-site jobsites (**Exhibit A2.1**). 1-2 employees will stay on-site in the proposed contractor shop to perform administrative duties such as radio dispatching, paperwork, bookkeeping, and other office-related tasks (**Exhibit A2**). • Customers: No customers come onsite (**Exhibit A2**). • Hours of Operation: The proposed hours of operation are Monday through Saturday, 7:00 AM to 5:00 PM per the applicant's land use worksheet (**Exhibit A3**). • Parking: The proposal includes parking to the south of the contractor shop for employees and a staging area to the north of the property for work trucks (**Exhibit A4**). • Restrooms: The proposal includes two (2) restrooms within the contractor shop served by a proposed individual septic tank (**Exhibit A4**).

			07-07-05(3)	**Is the proposed use consistent with the comprehensive plan?**
☒	☐	☐	***Staff Analysis***	As conditioned, the proposed use is consistent with the Comprehensive plan. Provide a review and analysis of the proposed use and whether it is consistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as "Agricultural" (**Exhibit B1.1**). The parcel is located within the City of Nampa's Area of City Impact. Nampa's future land use for this parcel is "Residential Mixed Use". The proposed use would be allowed under the City of Nampa's current Comprehensive Plan if the property were to be annexed (**Exhibits B1.4 and B2.13**). As conditioned, the proposed use is aligned with but not limited to the following goals and policies of the 2030 Comprehensive Plan. <u>Property Rights Goals and Policies</u>: • Goal No. 1.1: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* o Action No. 1.1.00a: "Require properties to conform to the zoning code before receiving additional zoning approvals". o Action No. 1.1.00b: Canyon County will take appropriate measures to enforce all nuisance ordinances to protect the quality of life and private property rights". o Policy No. 1.1.1: *"No person shall be deprived of private property without due process of law."* o Policy No. 1.3: *"Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals."* • Goal No. 1.2: *"Acknowledge the responsibilities of each applicant as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."* <u>Population Component Goals</u>: • Goal No. 2.1 *"Incorporate population growth trends & projections when making land-use decisions".* o Policy No. 2.1.1: *"Plan for anticipated population and households that the community can support with adequate services and amenities."* • Goal No. 2.2: *"Promote housing, business, and service types needed to meet the demand of the future and existing population."* Canyon County promotes business and service types that the community can support with adequate services and amenities. However, the Planning and Zoning Commission must decide if conditions can be added to this application to mitigate negative impacts on surrounding properties and if this is the best-suited location for this proposed staging area/contractor shop.

				Economic Development Goal and Policy: • Goal No. 3.1: "*Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."* o Policy No. 3.1.1: "Direct business development to locations that can provide necessary services and infrastructure". o Policy No. 3.1.2: "*Supportive suitable sites for economic growth and expansion compatible with the surrounding area."* • Goal No. 3.5: "Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability". Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion. Economic Development must be accomplished in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that address the community's concerns (noise, traffic, dust, etc.). Land Use & Community Design Goals: • Goal No. 4.1: "Support livability and high quality of life as the community changes over time". o Policy No. 4.1.2: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights". • *Goal No. 4.2: "Ensure that growth maintains and enhances the unique character throughout the County".* o Policy No. 4.2.1: "*Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.* • Goal No. 4.3: *"Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning."* o Policy No. 3.2: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns". o Policy No. 3.3: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility". • Goal No. 4.4: *"Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character".* o Policy No. 4.5: "Encourage buffering and/or transitional uses between residential and more impactful uses to promote the health and well-being of existing and future residents".

				• Goal No. 4.5: "Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy". o Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators". • Goal No. 4.6: "Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment". Canyon County supports growth and development if it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. <u>Natural Resources and Hazards:</u> • Goal No.5.1: "Protect, enhance, and steward natural resources". o Policy No. 5.1.3: "Encourage the protection of groundwater and surface water quality and quantity in land use through drought-tolerant design and community systems". o Policy No. 5.1.3a: "Coordinate with water supply providers to ensure policies align for successful water management". • Goal No. 5.6: "Encourage downward-facing lighting to improve public safety". o Policy No. 5.6.1: "Lighting design should reduce the negative impact of light pollution, including sky glow, glare, impacts on public health and safety, disruption of ecosystems, and hazards to wildlife". Canyon County supports the development that protects, enhances, and serves as a steward for natural resources as long as it mitigates adverse impacts to groundwater and surface water, as well as limits light pollution. <u>Public Services, Facilities, & Utilities</u> • Goal No. 7.1: "Endeavor to continue providing reliable public services, public safety facilities, & public utilities that support existing developed areas and future growth". o Policy No. 7.1.3: "New developments should not increase stormwater runoff from the site". Canyon County fosters the development that supports its ability to provide reliable public services, safety facilities, and utilities. <u>Agriculture:</u> • Goal No. 12.4: "Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses". o Policy 12.4.1: "Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses". Canyon County supports development that limits conflict between agricultural uses and operations with adjacent non-agricultural uses.

☒	☐	☐	**07-07-05(4)**	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**
			Staff Analysis	As conditioned, the proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area. **Summary:** The surrounding land uses, as reviewed within a one and two-mile radius, the current zoning and classification map, as well as nearby home occupations, indicate that land uses in the area are a combination of residential and agricultural uses as seen in **Exhibits B2.1, B2.6, and B2.7**. The TAZ Jobs report in **Exhibit B2.15** indicates the area is not a location for employment. A staging area and contractor shop are allowed in an agricultural zone with a conditional use permit. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area.

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	**Agricultural with Primary Residence**	**A**	**N/A**
S	**Agricultural**	**A**	**N/A**
E	**Agricultural with Primary Residence**	**A**	**N/A**
W	**Agricultural with Primary Residence**	**A**	**N/A**

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

Surrounding Land Use Cases:
Within a 1-mile radius of the property, there have been two (2) land use cases approved. The first case was a rezone from "A" (Agricultural) to "R-R" (Rural Residential) in 2021 (**Exhibit B2.7**). The second case was a Short Plat of one (1) lot in 2021(**Exhibit B2.7**). There have been twenty-five (25) subdivisions approved (**Exhibit B2.8)** in a 1-mile radius from the subject property. Within a 1-mile radius of the subject property, there is a small cattle feedlot. Within a 2-mile radius of the subject property, there are four (4) dairies (**Exhibit B2.9**).

All approved CUPs surrounding the subject parcel were for divisions of land when the county allowed the use of CUPs for such.

Character of the Area:
The use is characterized by mostly agricultural, with a few pockets of Rural-Residential (R-R) and Nampa City Limits to the east. The northern half of the subject parcel is currently being used for livestock grazing. It is anticipated that residential growth in this area will happen North and Northeast of the subject property (**Exhibit B2.15**)

The closest residence to the subject parcel is on the adjacent parcel (R28913). The current character of the property boundary line between Parcels R28913 and R28912 includes a fence, shrubbery, and sporadic large trees. The addition of a 6-

				foot privacy fence along this property line will not impact the character negatively. **Potential Impacts:** The staging area and contractor shop may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting related to the use. Staff have proposed conditions to aid in mitigating these potential effects. The applicant is proposing hours of operation to be Monday through Saturday, 7:00 am to 5:00 pm. Staff is proposing a condition to limit use of the staging area and contractor shop to these proposed hours. This will provide mitigation of any potential noise impacts. *See **condition 5**.* The proposed use may increase the dust levels in the immediate vicinity. According to the applicant's site plan (**Exhibit A4**), the proposed staging area will consist of a gravel laydown yard. As conditioned, dust shall be controlled per applicable federal, state, county laws, ordinances, rules, and regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. According to the letter of intent (**Exhibit A2**), the applicant plans to apply a gravel cap over the laydown yard, as well as utilize dust suppression methods such as light watering to comply with the federal, state, county laws, ordinances, rules, and regulations. To obscure the staging area, staff recommends that a condition be added to install a sight-obscuring fence in accordance with CCCO §07-14-09 before the commencement of use of the staging area. This is in accordance with the applicant's letter of intent (**Exhibit 2**). This proposed condition will aid in limiting impacts to the surrounding area. *See **condition 13**.* *See CCCO §07-07-05(7) for potential traffic impact analysis.*
☒	☐	☐	**07-07-05(5)**	**Will adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
			Staff Analysis	As proposed, the project will have adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** The applicant is proposing one (1) individual domestic well to adequately serve the proposed use (**Exhibit A4**). **Sewer:** The applicant is proposing one (1) individual septic system to serve the proposed use (**Exhibit A4**). Southwest District Health provided comment on September 17, 2025, and no concerns were raised (**Exhibit D2**). The Pre-Development Notes from Southwest District Health state that the applicant will need to apply for a site evaluation to determine soil suitability for the proposed sanitary system. *See proposed **condition 7** and **Exhibit D2**.* **Irrigation:** The Nampa & Meridian Irrigation District was noticed on September 17, 2025, and November 13, 2025. No comments were received. However, there appears to

				be a private irrigation canal that flows through the middle of the property. According to the land use worksheet, the applicant is proposing to pipe the canal as a part of the development of the property (**Exhibit A3)**. *See the proposed **condition 3** for mitigation of any potential impact.* **Stormwater drainage facilities:** According to the land use worksheet, stormwater drainage will be retained on site via swales (**Exhibit A3)**. In correspondence with Canyon County Development Services Engineering Supervisor, the proposed use will not impact stormwater drainage facilities (**Exhibit B1.3**). **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on September 17, 2025, and November 13, 2025. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.
☒	☐	☐	**07-07-05(6)**	**Does legal access to the subject property for the development exist, or will it exist at the time of development?**
			Staff Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject parcel takes access by a single asphalt approach to Lewis Lane. According to a comment received by Nampa Highway District No. 1 in **Exhibit D1**, Lewis Lane is classified as a Rural Minor Arterial. Nampa Highway District No. 1's comment provided conditions of approval, such as the applicant installing a paved apron per the ACCHD Standards Manual. *See proposed **condition 6**.*
☒	☐	☐	**07-07-05(7)**	**Will there be undue interference with existing or future traffic patterns?**
			Staff Analysis	There will not be undue interference with the existing or future traffic patterns as conditioned. It is anticipated that there will be a total of 8 employees, most of whom will be coming to pick up trucks and equipment, then leaving to go to jobsites for the day. There will be no customers who come on site (**Exhibit A2**). Nampa Highway District No. 1's comment (**Exhibit D1**) provided conditions of approval, such as the applicant installing a paved apron per the ACCHD Standards Manual. *See proposed **condition 6**.* Idaho Transportation Department (ITD) does not have any concerns regarding the request (**Exhibit D6**).
☒	☐	☐	**07-07-05(8)**	**Will essential services be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
			Staff Analysis	Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use. All applicable agencies were notified on September 17, 2025, and November 13, 2025.

				School Facilities: Due to the nature of the request and proposed use, this application will not negatively impact surrounding school facilities. Nampa School District was noticed on September 17, 2025, and November 13, 2025. No comments were received. **Police and Fire Protection:** The proposed use of this property as a contractor shop and staging area will not negatively impact Police and Fire protection. Canyon County Sheriff's Office (CCSO), Nampa Police Department (NPD), and Nampa Fire Protection District were noticed on September 17, 2025, and November 13, 2025. CCSO and NPD did not provide a comment. The Nampa Fire Protection District provided a comment stating that the property was 4.9 miles from Nampa Fire Station 2 with an approximate response time of 9 minutes (**Exhibits D5 & D8**). All development shall comply with the 2018 International Fire Codes and codes set forth by Canyon County. *See proposed **condition 14**.* **Emergency Medical Services:** The proposed use of this property as a contractor shop and staging area is anticipated not to negatively impact Police and Fire protection. Canyon County's Emergency Management Coordinator and Canyon County Paramedics were noticed on September 17, 2025, and November 13, 2025, and did not provide comment. **Irrigation Facilities:** The Nampa & Meridian Irrigation District was noticed on September 17, 2025, and November 13, 2025. No comments were received. However, there appears to be a private irrigation canal that flows through the middle of the property. According to the land use worksheet, the applicant is proposing to pipe the canal as a part of the development of the property (**Exhibit A3)**. *See proposed **condition 3** for mitigation of any potential impact.*

Table 2. Article 14 Use Standards Criteria Analysis
- Contractor Shop & Staging Area-

USE STANDARDS - CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-14-09(1)**	**Contractor Shop: The use shall be contained within a building or behind a sight-obscuring fence.**
			Staff Analysis	The proposed Contractor Shop will be contained within an 80' by 60' shop near the southern boundary of the property (**Exhibit A4).** All equipment needed for the proposed business shall be located behind the Contractor Shop, a landscaped berm, and/or sight-obscuring fence (**Exhibit A4)**, and all work is done off-site. *See proposed **condition 5**.*
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-14-29(1)**	**All work shall be conducted off-site.**
			Staff Analysis	Per the applicant's land use worksheet and letter of intent, all work will be conducted off-site, with the exception of what is allowed with the contractor shop criteria. *See proposed **condition 5** and **Exhibit A**.*

☒	☐	☐	**07-14-29(2)**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
			Staff Analysis	Per the applicant's site plan and letter of intent, all business parking will be on site (**Exhibit A**). No parking will take place on a public or private road. S*ee proposed* ***condition 5****.*
☒	☐	☐	**07-14-29(3)**	**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
			Staff Analysis	Per the applicant's letter of intent and email correspondence, the only persons who will be coming and going from the property will be 4-6 employees who perform work off-site and 1-2 employees performing administrative duties on-site within the contractor shop. *See* ***Exhibit A2.1*** *and proposed* ***condition 5****.*
☒	☐	☐	**07-14-29(4)**	**Employees may meet on the premises to share rides to and from job sites.**
			Staff Analysis	Per the applicant's letter of intent and email correspondence, the above may happen **(Exhibit A)**.
☒	☐	☐	**07-14-29(5)**	**Employees' vehicles shall be parked on site and not on a public or private road.**
			Staff Analysis	According to the applicant's site plan and letter of intent, there will be ample parking spaces for employees' vehicles. *See* ***Exhibit A*** *for the location of the parking spaces.* Per proposed **condition 5**, the proposed development shall be in general conformance with the applicant's site plan and letter of intent.

Table 3. Area of City Impact

CCCO §09-11-25: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: APPLICATION PROCEDURES				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**09-11-25**	**The following procedures shall be adhered to in processing applications within the Nampa area of city impact:** **(1) Land Use Applications: All land use applications submitted to Canyon County, including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article.** **§09-11-17(3): All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.**

			Staff Analysis	**Area of City Impact:** The subject parcel is within the City of Nampa's area of impact. An agency notice was sent to the City of Nampa on September 17, 2025, and November 13, 2025. No comment was received by the City of Nampa by the comment deadline. Staff reached out to the City of Nampa on October 29, 2025, with additional questions regarding whether the proposed use would be allowed within the City of Nampa if it were ever annexed. This can be found in **Exhibit B1.4**.

4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Canyon County Emergency Management Coordination, Nampa Police Department, Nampa Fire District, Idaho State Fire Marshal, Nampa – Meridian Irrigation District, Boise Project Board of Control, Nampa Highway District #1, Nampa School District, Idaho Transportation Department, Idaho Power, Intermountain Gas, CenturyLink, Ziply, Canyon County Assessor's Office, Canyon County Building Department, Canyon County Code Enforcement Department, Canyon County Engineering Department, Canyon County GIS Department, Idaho Department of Water Resources (Water Rights), Idaho Department of Environmental Quality, Idaho Agricultural Aviation Association, Southwest District Health, and the City of Nampa were notified of the subject application.

Staff received agency comments from Nampa Highway District #1, Southwest District Health, Idaho Transportation Department, Idaho Department of Environmental Quality, and the Nampa Fire Protection District. All agency comments received by the materials deadline are located in **Exhibit D**.

Pursuant to Canyon County Code of Ordinances (CCCO) §01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

5. PUBLIC COMMENTS:

Staff received three (3) total written public comments by the materials deadline of December 8, 2025. The comments received were opposed to the request. All public comments received by the materials deadline are located in **Exhibit E**.

Pursuant to CCCO §01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed Conditional Use Permit is **compliant** with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal via an exterior lighting plan. Review and approval by DSD shall be completed before building permit issuance.

3. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the Nampa & Meridian Irrigation District with jurisdiction. All necessary permits shall be obtained from the Nampa & Meridian Irrigation District and shall be obtained prior to commencement.
4. Signage shall meet CCCO §07-10-13 requirements and shall not exceed 32 sq. feet and 10 feet in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.
5. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits A2 & A4**).
    a. The hours of operation shall be Monday – Saturday, 7:00 a.m. – 5:00 p.m., as proposed in the applicant's letter of intent (**Exhibits A2**).
    b. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on site, not on a public or private road.
    c. This approval does not allow manufacturing or vehicle services on-site except for equipment maintenance and minor repairs.
6. The applicant shall comply with Nampa Highway District #1 access requirements. The applicant shall obtain a permit prior to commencement of use (**Exhibit D1**).
    a. Prior to commencement of use, the applicant shall coordinate with Nampa Highway District #1 and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district.
    b. At no time shall another access be allowed onto Lewis Lane.
7. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed uses. Evidence shall be a letter of review and approval from SWDH prior to commencement of use (**Exhibit D2**).
8. Per CCCO §07-07-23(1), the approved contractor shop/staging area shall commence in 3 years and be completed in 5 years.
9. The conditional use permit for a staging area and contractor shop shall be limited to William Gomez and CCC Field Services, LLC. Should ownership of the approximately 1.67 acres change from William Gomez or CCC Field Services, LLC, the conditional use permit for a staging area/ contractor shop shall terminate.
10. The subject property shall meet CCCO §07-18-07 standards for administrative land divisions prior to building permit submittal or commencement of use, whichever comes first.
11. Prior to commencement of use, the applicant must meet on-site parking requirements as outlined in CCCO §07-13-01.
12. A 6-foot sight-obscuring fence and/or a landscape buffer shall be installed prior to commencement of use of the staging area.
13. Prior to issuance of a certificate of occupancy, compliance with the International Fire Code is required (CCCO §06-01-09(6) and CCCO §07-10-03(2)) ***(Exhibits D5 & D8)***.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
   2.1. Clarification email from September 19, 2025
3. Land Use Worksheet
4. Site Plan
5. Neighborhood Meeting
6. Agency Acknowledgment
7. Applicant's Presentation Materials

B. Supplemental Documents

1. Parcel Tool
   1.1 Canyon County Assessor's Splits Packet
   1.2 Canyon County Development Services Engineer Correspondence
   1.3 City Of Nampa Correspondence
2. Cases Maps/Reports
   2.1. Google Maps Screenshot of Surrounding Land Uses
   2.2. Aerial
   2.3. Small Air Photo 1 Mile
   2.4. FEMA Small Air Photo
   2.5. Small Vicinity Map
   2.6. Zoning & Classification Map
   2.7. Land Use Cases with Report
   2.8. Subdivision Map with Report
   2.9. Dairy, Feedlot, and Gravel Pit Map
   2.10. Lot Classification Map
   2.11. Soil and Prime Farmland Maps with Report
   2.12. Contour Map
   2.13. City of Nampa Future Land Use Map
   2.14. Nitrate Priority & Wells Map
   2.15. TAZ Household and Job Map
   2.16. Slope Percent Map
   2.17. Future Land Use Map

C. Site Visit Photos: September 15, 2025

D. Agency Comments Received by: December 8, 2025

1. Nampa Highway District #1; Received: September 17, 2025
2. Southwest District Health; Received: September 17, 2025
3. Idaho Transportation District; Received: September 19, 2025
4. Idaho Department of Environmental Quality: Received: September 22, 2025
5. Nampa Fire Protection District; Received: October 10, 2025
6. Idaho Transportation Department; Received: November 18, 2025
7. Idaho Department of Environmental Quality; Received: November 19, 2025
8. Nampa Fire Protection District; Received; November 24, 2025

E. Public Comments Received by: December 8, 2025

1. Claudia Hopper; Received: December 1, 2025
2. Myla Dalton; Received: December 2, 2025
3. Dennis & Jeanie Gerwig; Received: December 4, 2025

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CU2025-0024

Hearing date: December 18, 2025

Exhibit A1

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: William Gomez	
	MAILING ADDRESS: 5330 Green Valley Pl. Nampa,ID 83686	
	PHONE: [redacted]	EMAIL: [redacted]

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

Signature: _____ *Date:* 9-8-25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Mary Murphy	
	COMPANY NAME: Marclay Development Services LLC	
	MAILING ADDRESS: 1511 W McMillan Rd. Suite 200 Meridian,ID 83646	
	PHONE: 208-794-6298	EMAIL: Mary@grandpeakid.com

SITE INFO	STREET ADDRESS: 5420 E. Lewis Ln	
	PARCEL NUMBER: R28912010D0	
	PARCEL SIZE: 5 acres being split into 1.67 and 3.33 AC	
	REQUESTED USE: Contractor Shop	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Ag.

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2025-0024	DATE RECEIVED:	9/9/25
RECEIVED BY:	tt	APPLICATION FEE:	1600.00 CK MO (CC) CASH

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

Exhibit A2

MARCLAY
Development Services LLC

Marclay Development Services, LLC
1511 W. McMillan Road: Suite 200 - Meridian, Idaho 83646

September 8, 2025

Canyon County Development Services Dept.
111 North 11th Ave #310
Caldwell, ID 83605

Subject: Conditional Use Permit – Site Operation Plan / Letter of intent

RE: Letter of Intent for 5420 Lewis Ln. Nampa, ID 83686

Greetings,

Marclay Development Services LLC (MDS) is pleased to submit a site plan and Letter of Intent for the property located at 5420 E. Lewis Ln. Nampa, ID 83686 on Behalf of William Gomez and CCC Field Services LLC. CCC Field Services is a Nampa headquartered construction services company that provides site support to projects throughout the treasure valley. MDS has attempted to verify all information as factual and can be reached using contact information at the end of this letter if additional information is required.

Property Summary:

The current project property is approximately 5 acres of bare ground currently located in unincorporated Canyon County. The property is generally located on the North Side of East Lewis Lane between South Can-Ada Road and Robinson Road. The current property owner is in the administrative process to split this into two separate parcels with Parcel A being 1.67 Acres and Parcel B being 3.329 Acres. Additionally, a 28' easement will be dedicated on the East side of Parcel A for access to Parcel B.

Parcel A will be improved into a contractor shop and staging area. The proposed access point is on East Lewis Lane and is approximately 2,600 LF East of Can Ada Rd and 2,600 LF West of Robinson Road. East Lewis Lane is under management of Nampa Highway District #1 and is designated as a minor arterial roadway per canyon county functional assessment roadway map. The project location has an existing ingress/egress point that is compliant with all current county spacing requirements.

The new planned property usage is a contractor shop and staging area. Plans include construction of a pre-engineered metal building with a paved parking area as well as a fenced gravel staging area. The overall site layout attached shows the proposed layout. The building will include four offices, a small meeting room, break room, two restrooms and a storage area. The asphalt parking lot will be utilized for employee parking only (no overnight parking) and the gravel area will be utilized to park and stage contractor equipment. Contractor plans to stage semi-trucks, trucks and open top roll off bins as well as other construction equipment used for contractor's operations. Contractor plans on equipment repair and washing to be done off-site and will not complete these activities at the proposed facility. The

proposed request is being made as the contractor is currently expanding operations and needs a staging / storage / shop facility to operate the expanded business of construction hauling and debris removal from projects throughout the valley.

Site Operations Plan:

Site Timing:

The new contractor shop development planning efforts have identified the following project milestones:

- Complete Administrative Lot Split / Conditional Use Permit
  - Ongoing – Target Completion of Q2-Q3 2026
- Construction Drawing and Permitting Package:
  - Start of Drawing Package - Q4 2025
  - Completion of Drawing Package – Q3 2026
  - Construction of Facility – Q3 2026 – Q2 2027
  - Facility Operational – Q2 2027

Hours of Operation:

Business Hours are planned as Monday – Saturday from 7:00 AM to 5:00 PM. Minimal deliveries will be made to the facility and will only be accepted during business hours. Trucks, bins and other equipment to be stored at facility during evening hours will be allowed in the back fenced lot only. Front parking area will not allow overnight parking.

Operational levels planned:

Minimal on-site work will be completed as the facility will be mainly used to complete office work and as a place to store and stage equipment related to the contractor's normal scope of work. No overly loud equipment has been identified as required and repairs to trucks and equipment will occur offsite. Sporadic noises below 80db may be made during business hours but are not a planned part of on-site operations.

Dust levels will be managed by utilizing a gravel cap over the laydown area that will be maintained by contractor using common dust suppression methods (light watering of gravel areas after visual inspections to re-bind surface dust). Minimal traffic is anticipated due to the nature of the business. Minimal impact to air and water quality is anticipated as all stormwater will be retained onsite. No raw materials will be delivered to the site and nothing will be fabricated on-site or in the gravel laydown area.

Contractor operations are such that there will be very minimal customer traffic as the contractor typically conducts meetings at the job sites that are being serviced. The contractor does not plan on hosting third party vendors or events at the shop area.

A drawing with the site improvement plan is included as part of this permit package, highlights of the improvements include a landscape buffer between Existing E Lewis Lane and the new contractor shop asphalt parking area. The Parking area is anticipated to have approximately 12 parking spots in the front parking area. A new sidewalk and curb will separate the parking area from a new 80'x60' pre-engineered metal building. Behin the metal building a gravel laydown area will be constructed and enclosed with a 6' perimeter fence with privacy screen around the entire perimeter of the project to block the visual view of equipment in the back of the facility.

The shop will be powered by Idaho Power with service coming off an existing power pole. Communications will be served to the shop off the same pole. A potable water well already exists on-site and is being planned for use at the new shop area. A new septic tank and associated drainage field will be installed at an appropriate location on-site. With all utilities coming from overhead or on-site, no off-site impacts are anticipated. As such no traffic disruptions or work to the existing Lewis Lane and associated ROW are anticipated.

Expected Traffic Counts:

The Contractor shop will be operated similarly to a light industrial facility, as such, 5 trips per 1,000 SF of building space have been used to calculate the overall TPD. For light industrial facilities it is estimated that this will include 0.9 TPD at peak hour. 15 trips per day and 3 Peak hour trips will be added to E. Lewis Ln. From E. Lewis Lane vehicles will generally travel West to S. Can Ada Road or East to Robinson Rd. for North South Travel.

The 15 trips per day and 3 Peak trips added are well below the 500 trip / 50 peak trip threshold requiring a traffic impact study. Per the most recent Compass Traffic trip count completed in 2020 there were 736 TPD. The addition of approximately 15 trips keeps the total estimated traffic count well below the planned 1,200 TPD associated with a minor arterial roadway. It appears that E. Lewis Lane in its existing configuration easily supports the amount of traffic added related to this project.

Phasing of Development:

The project will be completed in a single phase.

Proposed use affecting neighbors:

The current area is agricultural and already accommodates large equipment traffic in the area and roadways surrounding the project. Minimal impact on neighbors is anticipated as the contractor will be utilizing the facility during normal daytime working hours and will not be working on the equipment at

the facility. The facility will not be retail in nature and will not have customers coming and going throughout the day or deliveries. The two onsite employees will be tasked with radio dispatch and other admin duties that require them to be at the office the entire day and not making trips from site. Working hours will be kept and the facility will be dark and locked after daytime business hours.

Construction considerations will be made to minimize impact to neighbors including use of landscaping berms and vegetation along the west side of the project to block the site of parked equipment. Additionally, a front landscape area and monument sign will provide an improved aesthetic along the front of Lewis Ln.

No impacts to essential services are anticipated as E Lewis Lane is properly sized to accommodate the small expected increase in traffic from the facility.

Further explanation of site features:

Site features will include a landscape berm / buffer along the frontage of E. Lewis Ln. The area is currently pasture and will be upgraded to a manicured and landscaped area. A landscape buffer and berm will also be installed along the west side of the property to reduce sight lines of neighbors as well as provide a physical buffer between the new shop and neighbors structures. The nearest inhabited structures are approximately 1,350 LF to the East and 600 LF to the west. There are multiple large trees and agricultural outbuildings between the proposed property and the inhabited structure to the west of the proposed project site.

Site lines for ingress / egress of the property are clear both ways onto Lewis Lane with no new visual obstructions planned. Overall property will be designed to work with existing elevations and not impact current drainage strategy for the off-site roadway.

Description of Business Operations:

Contractor business operations include construction job-site cleaning and manual labor services. Contractor provides rental open top haul off debris bins for use on construction sites. The bins are stored on-site at projects and taken from the jobsite to the dump. After completion of a project, the contractor occasionally needs to store metal roll off bins in a staging yard, as well as staging the semi-trucks that haul the storage bins. Contractor does not plan on repairing or washing equipment at the shop as these tasks are completed by others or prior to being parked in the staging area. The contractor occasionally provides day labor for construction clean up and will store hand tools and small lift equipment at the shop for utilization on other projects. Construction contracting requires a substantial administrative effort that will be completed in the new shop as well.

Contractor will complete administrative operations out of the proposed building. Tasks to include radio dispatch, compliance paperwork, bookkeeping and other office-related tasks. Contractor does not plan on holding client meetings on-site and does not have third party vendors that frequent his facilities.

Explanation of proposed uses being consistent with Zoning policies:

MARCLAY
Development Services LLC

Marclay Development Services, LLC
1511 W. McMillan Road: Suite 200 - Meridian, Idaho 83646

The proposed use of the property as a contractor shop and staging area appears to be consistent with the current Canyon County zoning policies as it is an allowed use with a conditional usage permit per current county guidelines.

Thank you for your time and consideration in review of this letter, should you have any questions or need further information please contact me directly at 208-794-6298.

Best Regards,

Mary Murphy

Marclay Development Services, LLC

Exhibit A2.1

Dane Adams

From: Mary Murphy <mary@grandpeakid.com>
Sent: Friday, September 19, 2025 6:17 AM
To: Dane Adams
Subject: [External] Re: Preliminary questions on CU2025-0024

Good afternoon Dane,
As per your questions:

1. Will any debris that is removed by CCC Field Services be stored on site? No, they take all debris to the dump before coming back to the site.
2. How many total employees will be arriving each day to the property? (How many will be working on site in the office, and how many will be arriving, then leaving for the day to work on jobsites?). 4-6 employees will be arriving then leaving for the day to work on other job sites. 1-2 will be working on site at the office.

Kind regards,
Mary Murphy
Grand Peak Construction
RCE-43493
208-794-6298

This email message (including any attachments) is only for use by the intended recipient(s) and is presumed confidential. If you received this message in error, please notify the sender and delete this message (including any attachments) from your system immediately.

On Mon, Sep 15, 2025 at 1:01 PM Dane Adams <Dane.Adams@canyoncounty.id.gov> wrote:

> Good afternoon,
>
> I have been the planner assigned to your conditional use permit (CU2025-0024) for a contractor shop and staging area on Parcel R28912. While reviewing your application, I have a couple of questions that will help me better understand the proposed use and any potential impacts that might be generated.
>
> 1. Will any debris that is removed by CCC Field Services be stored on site?
> 2. How many total employees will be arriving each day to the property? (How many will be working on site in the office, and how many will be arriving, then leaving for the day to work on jobsites?).
>
> Thank you,

Exhibit A3

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

☐ How many Individual Domestic Wells are proposed? 1

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

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

3. **IRRIGATION WATER PROVIDED VIA:**

☑ Surface ☐ Irrigation Well ☐ None

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

☑ Pressurized ☐ Gravity

5. **ACCESS:**

☑ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**

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

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

Type: Chainlink with privacy screen Height: 6'

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 in center of property to be piped as part of project

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☑ Commercial 1 ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☑ Water supply source: Well

3. INCLUDED IN YOUR PROPOSED PLAN?

☑ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Contractor Shop

2. DAYS AND HOURS OF OPERATION:

☑ Monday	7:00 AM	to	5:00 PM
☑ Tuesday	7:00 AM	to	5:00 PM
☑ Wednesday	7:00 AM	to	5:00 PM
☑ Thursday	7:00 AM	to	5:00 PM
☑ Friday	7:00 AM	to	5:00 PM
☑ Saturday	7:00 AM	to	5:00 PM
☐ Sunday		to	

3. WILL YOU HAVE EMPLOYEES? ☑ Yes If so, how many? 2-4 ☐ No

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

Height: 4 ft Width: 10 ft. Height above ground: 2 ft

What type of sign: _____ Wall ✓ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** 0

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

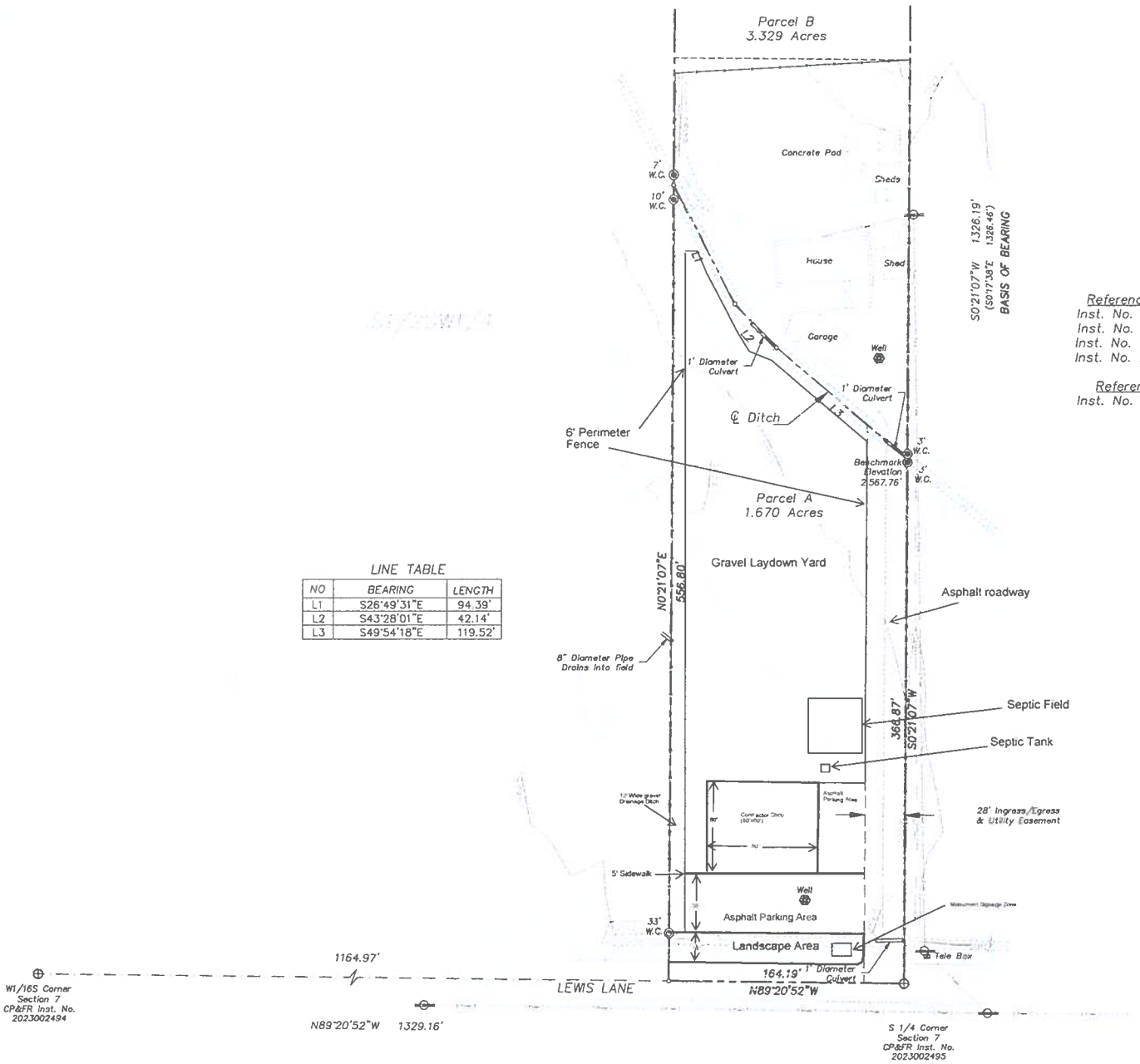
4. **ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

TOPOGRAPHIC SURVEY

A PORTION OF THE SE 1/4 SW 1/4 OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



LINE TABLE

NO	BEARING	LENGTH
L1	S26°49'31"E	94.39'
L2	S43°28'01"E	42.14'
L3	S49°54'18"E	119.52'

Reference Surveys:
Inst. No. 2022041410
Inst. No. 1998033591
Inst. No. 2022007238
Inst. No. 2008004047

Reference Deed:
Inst. No. 2024014610

N

0' 50' 100'

Scale: 1" = 50'

LEGEND

- ⊕ ALUMINUM CAP MONUMENT – FOUND
- ◎ 5/8" REBAR – FOUND
- ◉ 5/8" x 24" REBAR – SET
- ○ 1/2" REBAR – FOUND
- ∘ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- EASEMENT LINE
- FENCE LINE
- OLD PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- OVERHEAD POWER
- TOP OF BANK
- CENTERLINE DITCH
- W.C. WITNESS CORNER
- (xxx.xx) DATA OF RECORD
- POWER POLE

Surveyor's Narrative:
This survey was performed at the request of Marclay Development Services, LLC to perform a partial topographic survey of the parcels described in the referenced deed. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation. Elevations NAVD88 (geoid18) datum.

PROFESSIONAL LAND SURVEYOR LICENSED 9861662 5/20/25 STATE OF IDAHO ZANE LAUFENBERG

INDEX No. 214-07-3-2-0-00-00

SURVEY FOR: MARCLAY DEVELOPMENT SERVICES, LLC

Drawn By: ZCL	
Date: May 20, 2025	
Surveyed By: ZCL	
Job No. AP2125	

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

Exhibit A4

Exhibit A5

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

Date: July 24, 2025

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15). This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit is applied.

The Neighborhood Meeting details are as follows:
Date: August 7, 2025
Time: 5:00-6:00 pm
Location: 5420 E Lewis Lane Nampa, ID 83686

The project is summarized below:
Site Location: 5420 E Lewis Lane Nampa, ID 83686
Conditional-Use Permit for a contractor shop and staging area in AG Zoning.

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at 208-794-6298 or mary@grandpeakid.com.

Sincerely,

Mary Murphy
Marclay Development Services, LLC
1511 W McMillan Rd #200 Meridian, ID 83646
208-794-6298
mary@grandpeakid.com

NEIGHBORHOOD MEETING SIGN-UP

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

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 5420 E Lewis Ln.	Parcel Number:	
City: Nampa	State: ID	ZIP Code:
Notices Mailed Date:	Number of Acres:	Current Zoning:
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Mary Murphy		
Company Name: Marclay Development Services LLC		
Current address: 1511 W. McMillan Rd #200		
City: Meridian	State: ID	ZIP Code: 83646
Phone: 208-794-6298	Cell:	Fax:
Email: mary@grandpeakid.com		

MEETING INFORMATION

DATE OF MEETING: 7/7/25	MEETING LOCATION: on-site · 5420 E. Lewis Ln
MEETING START TIME: 5:00 pm	MEETING END TIME: 6 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Mary Murphy		~~5420 E. Lewis~~ 1511 W. McMillan #200
2. Will Gomez		5330 GREEN VALLEY PL NAMPA ID
3. Tom Bevan		1511 W. McMillan Rd Suite 200 Meridian, ID 83646
4. Mac Bryce	Mac Bryce	
5. Devon Gomez	Devon Gomez	5330 Green Valley Pl Nampa, ID 83686
6.		
7.		
8.		
9.		

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Mary Murphy

APPLICANT/REPRESENTATIVE (Signature): Mary Murphy

DATE: 7 / 7 / 25

Exhibit A6

AGENCY ACKNOWLEDGMENT

Date: 8/22/25
Applicant: Mary Murphy
Parcel Number: R28912010B0
Site Address: 5472 E Lewis Lane Nampa ID

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

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

Date: 8/27/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

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

Date: 8/28/25 Signed: Julianna L
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: Informal District: Nampa Hwy Dist. #1
☒ Applicant submitted/met for ~~official~~ review.

Date: 8-27-25 Signed: Thomas Neil
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District:
☐ Applicant submitted/met for official review.

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

Area of City Impact: City:
☐ Applicant submitted/met for official review.

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date: 8/22/25
Applicant: Mary Murphy
Parcel Number: R28912010B0
Site Address: 5420 E Lewis Lane Nampa ID

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

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

Date: 8/27/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

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

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

Highway District: Informal District: Nampa Hwy Dist #1
☒ Applicant submitted/met for ~~official~~ review.

Date: 8-27-25 Signed: Thomas Hall
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District:
☐ Applicant submitted/met for official review.

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

Area of City Impact: City: City of Nampa
☒ Applicant submitted/met for officia

Date: 08/28/2025 Signed: Teri Friend - Associate Planner
Future land use map designation: Residential Mixed Use
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date: 8/22/25
Applicant: Mary Murphy
Parcel Number: R28912010B0
Site Address: 5120 E. Lewis Lane - Nampa ID

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

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

Date: 8/27/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

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

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

Highway District: Informal District: Nampa Hwy Dist. #1
☒ Applicant submitted/met for ~~official~~ review.

Date: 8-27-25 Signed:
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Nampa & Meridian Irrigation Dist.
☒ Applicant submitted/met for official review.

Date: 08/28/25 Signed: Paul Huddleston
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City:
☐ Applicant submitted/met for official review.

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

Received by Canyon County Development Services:

Date: Signed:
Canyon County Development Services Staff

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

Exhibit A7



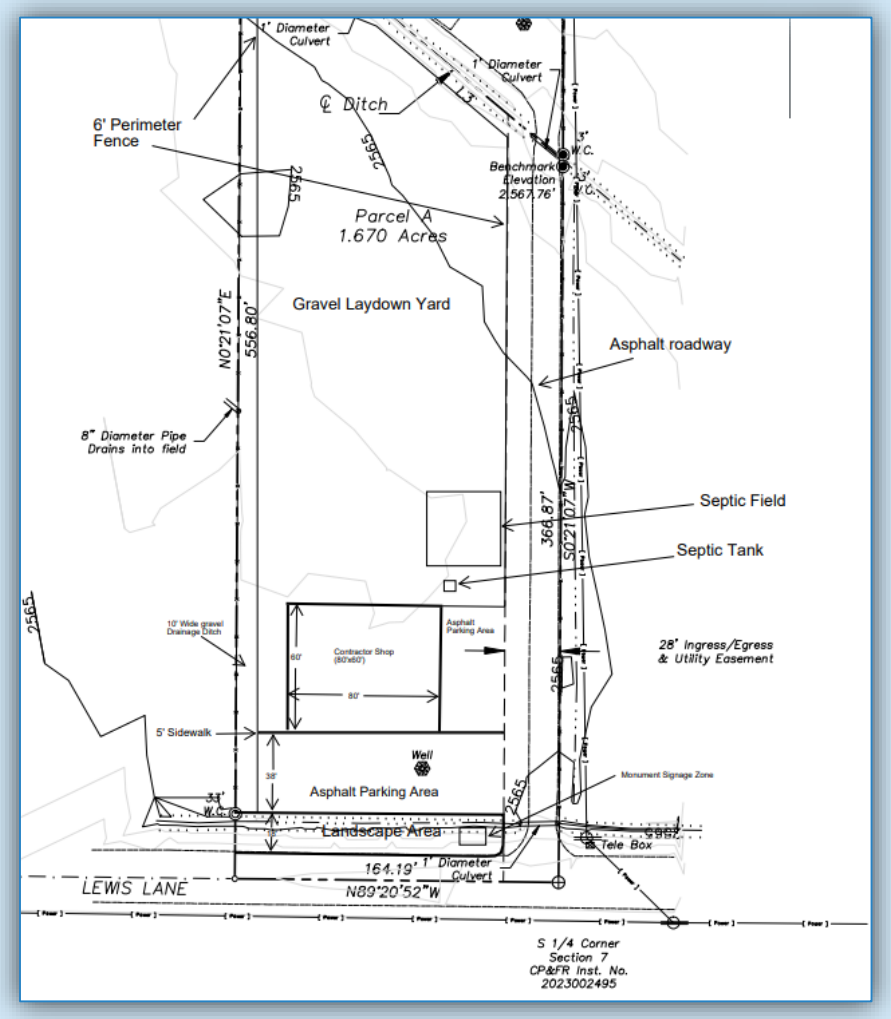
PROJECT OVERVIEW

MARCLAY
Development Services LLC

- The project is summarized below:
- Site Location: 5420 E Lewis Lane Nampa, ID 83686
- Conditional-Use Permit for a contractor shop and staging area in AG Zoning.

Proposed Contractor Shop and Staging Yard Layout

- 4,800 square foot building



CCC Field Services

Active Staging Location











Contractor shop example



Thank you!

MARCLAY
Development Services LLC

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# CU2025-0024

Hearing date: December 18, 2025

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

Exhibit B1.1

R28912010 PARCEL INFORMATION REPORT

12/3/2025 1:12:50 PM

PARCEL NUMBER:	R28912010
OWNER NAME:	GOMEZ DEVAN J
CO-OWNER:	GOMEZ WILLIAM J
MAILING ADDRESS:	5330 GREEN VALLEY NAMPA ID 83686
SITE ADDRESS:	0 E LEWIS LN
TAX CODE:	1460000
TWP:	2N **RNG:** 1W **SEC:** 07 **QUARTER:** SW
ACRES:	2.57
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	NAMPA
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0395F
WETLAND:	Riverine
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PROPOSED COLLECTOR
INSTRUMENT NO. :	2024014610
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	07-2N-1W SW TX 22538 IN SESW
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.

R28912 PARCEL INFORMATION REPORT

12/3/2025 1:13:20 PM

PARCEL NUMBER:	R28912
OWNER NAME:	GOMEZ DEVAN J
CO-OWNER:	GOMEZ WILLIAM J
MAILING ADDRESS:	5330 GREEN VALLEY NAMPA ID 83686
SITE ADDRESS:	5420 E LEWIS LN
TAX CODE:	1460000
TWP:	2N **RNG:** 1W **SEC:** 07 **QUARTER:** SW
ACRES:	2.43
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:	NAMPA SCHOOL DIST #131
IMPACT AREA:	NAMPA
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0395F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PROPOSED COLLECTOR
INSTRUMENT NO. :	2024014610
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	07-2N-1W SW TX 22539 IN SESW
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 B1.2

Platroom Parcel Routing Slip

Account(s) R28912-010

Parent Account R28912-000

☑ *Name Change* ☐ *Acreage Change*

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

Date & Initial or N/A 08/08/2022 JT

Notes:

SPLIT 2.57 AC TO R28912-010 (TX 22538)
PER GIS INST# 2022038132

ADJ AC TO 2.43 AC ON R28912-000 (TX 22539)
PER GIS INST# 2022038133

QUITCLAIM DEED

For value received,
*recording to replace QCD2022-037456

First party, Grantors, Karleen J. Lemmon Trust and _____. We do hereby and forever remise, release, assign and quitclaim unto the said second party, Grantee, Sam Lemmon, unmarried, whose address is 1248 N. Andrew Dr., Kuna, Id. 83634 all right, title, interest and claim which the said first parties have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Canyon, State of Idaho, and more fully described as: Parcel 2
* intent is to split parcel
said property being known by the street address of 0 E. Lewis Ln., Nampa, Id. 83651.

IN WITNESS WHEREOF, The said first parties have signed and sealed these presents the day and year first above written.

Karleen J Lemmon
Signature of First Party, Grantor
Karleen J Lemmon, trustee of the Karleen J Lemmon Trust

State of Idaho)
:ss
County of Canyon)

On this 8th day of August, 2022 before me, a Notary Public in and for the State of Idaho, personally appeared, Karleen J Lemmon, trustee * known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.
* Karleen J Lemmon trust

WITNESS my hand and official seal.

JENNIFER WINSLOW
COMMISSION #20215448
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/08/2027

Notary Public for Idaho
Residing: Caldwell, ID
My commission Expires: 11/08/2027

Signature of ~~First Party~~, Grantor

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

Thomas J. Wellard, PLS
Rodney Clark, PE

May 18, 2022

Legal Description for
Karleen Lemmon
Job No. MR2522

28.00 Foot Ingress/Egress and Utility Easement

This easement lies in the SE ¼ SW ¼ of Section 7 in Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

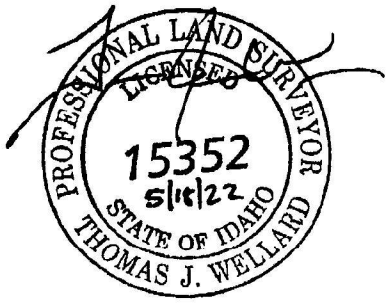
BEGINNING at the Southeast corner of said SE ¼ SW ¼, (S ¼ Corner, Section 7), a found aluminum cap monument;

thence North 89°20'52" West along the South boundary of the SE ¼ SW ¼ a distance of 28.00 feet;

thence North 00°21'07" East, parallel with the East boundary of the SE ¼ SW ¼, a distance of 645.00 feet;

thence South 89°20'52" East, parallel with the South boundary of the SE ¼ SW ¼, a distance of 28.00 feet a point on the East boundary of the SE ¼ SW ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°21'07" West along said East boundary a distance of 645.00 feet to the **POINT OF BEGINNING,** said easement being subject to any and all easements and rights of way of record or implied.



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Thomas J. Wellard, PLS
Rodney Clark, PE

May 18, 2022

Legal Description for
Karleen Lemmon
Job No. MR2522

Parcel 2

This parcel is a portion of the SE ¼ SW ¼ of Section 7 in Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of said SE ¼ SW ¼, (S ¼ Corner, Section 7), a found aluminum cap monument;

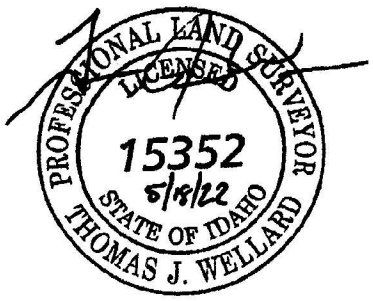
North 00°21'07" East along the East boundary of the SE ¼ SW ¼ a distance of 645.00 feet to the **TRUE POINT OF BEGINNING,** a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

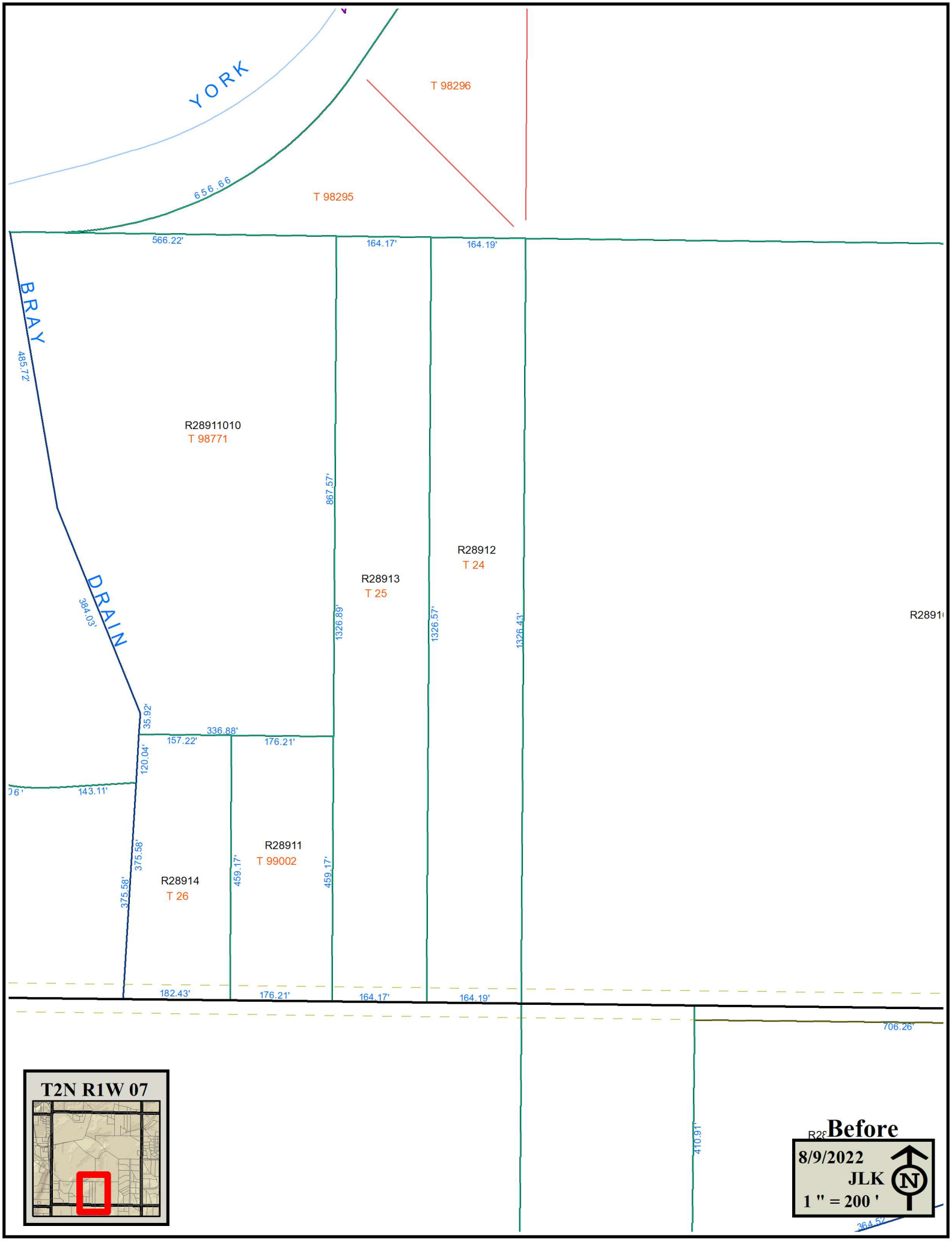
thence North 89°20'52" West, parallel with the South boundary of the SE ¼ SW ¼, a distance of 164.19 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

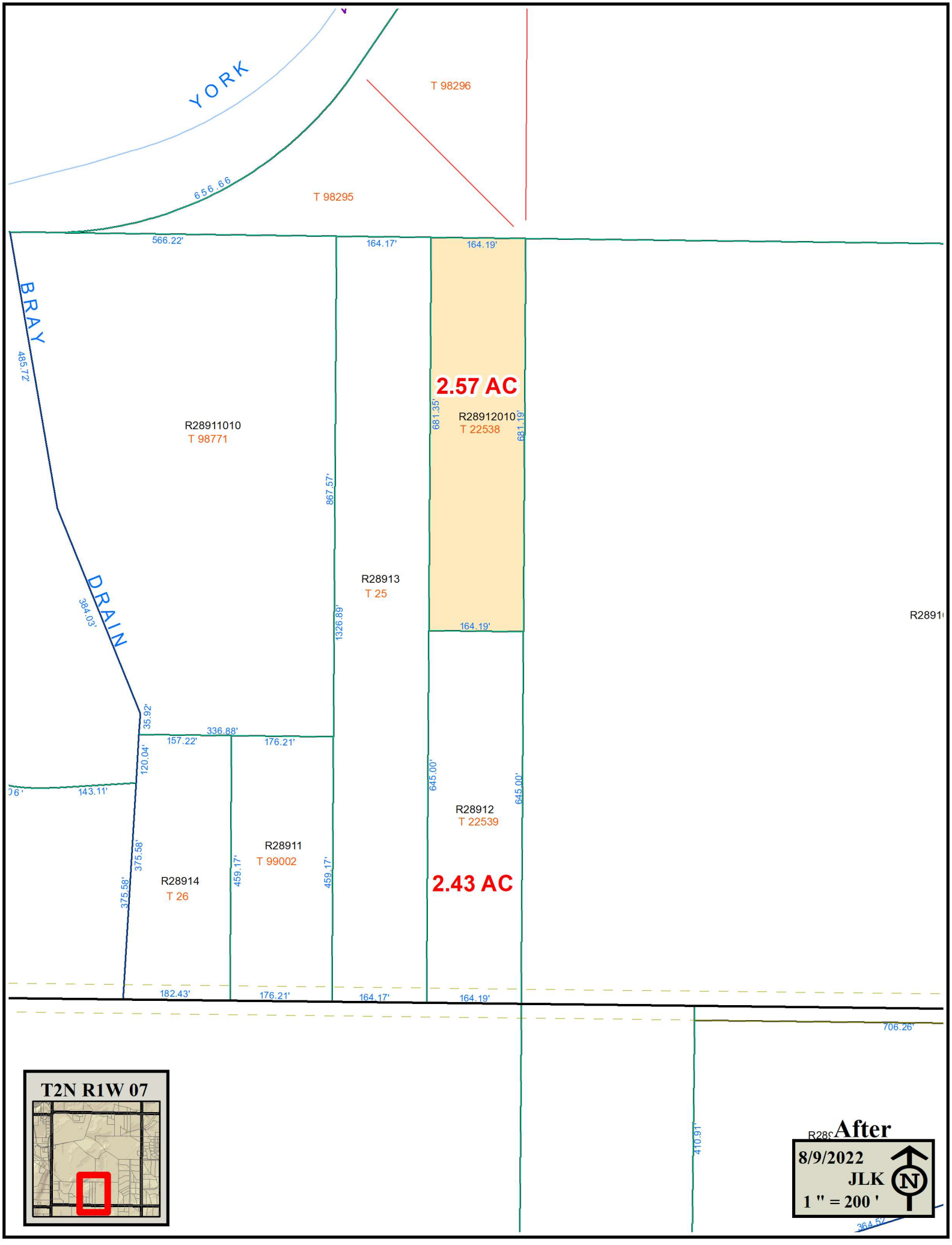
thence North 00°21'07" East, parallel with the East boundary of the SE ¼ SW ¼, a distance of 681.35 feet to a point on the North boundary of the SE ¼ SW ¼, witnessed by a found ½ inch diameter rebar bearing South 00°21'07" West a distance of 0.20 feet;

thence South 89°17'32" East along said North boundary a distance of 164.19 feet to the Northeast corner of the SE ¼ SW ¼, a found ½ inch diameter rebar;

thence South 00°21'07" West along the East boundary of the SE ¼ SW ¼ a distance of 681.19 feet to the **TRUE POINT OF BEGINNING,** said parcel being 2.568 acres more or less, and being subject to any and all easements and rights of way of record or implied.




YORK
T 98296
T 98295
656.66'
566.22'
164.17'
164.19'
BRAY
485.72'
DRAIN
384.03'
R28911010
T 98771
867.57'
R28913
T 25
R28912
T 24
1326.89'
1326.57'
1326.43'
R2891
35.92'
336.88'
157.22'
176.21'
120.04'
143.11'
375.58'
375.58'
R28914
T 26
459.17'
R28911
T 99002
459.17'
182.43'
176.21'
164.17'
164.19'
706.26'
410.91'
364.52'
T2N R1W 07
Before
8/9/2022
JLK
1 " = 200 '
N


YORK
T 98296
T 98295
656.66
566.22'
164.17'
164.19'
BRAY
DRAIN
485.72'
384.03'
2.57 AC
681.35'
681.19'
R28912010
T 22538
R28911010
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645.00'
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T2N R1W 07
After
8/9/2022
JLK
1 " = 200 '
N

QUITCLAIM DEED

For value received,
* recording to replace QCD 2022-037456

First party, Grantors, Karleen J. Lemmon Trust and _____. We do hereby and forever remise, release, assign and quitclaim unto the said second party, Grantee, Karleen J. Lemmon Trust, whose address is 5420 E. Lewis Ln., Nampa, Id. 83686 all right, title, interest and claim which the said first parties have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Canyon, State of Idaho, and more fully described as: Parcel 1
* Intent is to split parcel
said property being known by the street address of 5420 E. Lewis Ln., Nampa Id., 83686.

IN WITNESS WHEREOF, The said first parties have signed and sealed these presents the day and year first above written.

Karleen J. Lemmon
Signature of First Party, Grantor
Karleen J Lemmon - trustee
of the Karleen J. Lemmon trust

State of Idaho)
:ss
County of Canyon)

On this 8th day of August, 2022 before me, a Notary Public in and for the State of Idaho, personally appeared, Karleen J Lemon, trustee * known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.
* Karleen J Lemmon Trust

WITNESS my hand and official seal.

JENNIFER WINSLOW
COMMISSION #20215448
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/08/2027

Notary Public for Idaho
Residing: Caldwell Idaho
My commission Expires: 11/08/2027

_____
Signature of First Party, Grantor

Skinner
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(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

May 18, 2022

Legal Description for
Karleen Lemmon
Job No. MR2522

Parcel 1

This parcel is a portion of the SE ¼ SW ¼ of Section 7 in Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

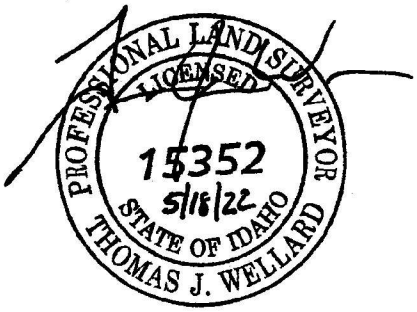
BEGINNING at the Southeast corner of said SE ¼ SW ¼, (S ¼ Corner, Section 7), a found aluminum cap monument;

thence North 89°20'52" West along the South boundary of the SE ¼ SW ¼ a distance of 164.19 feet to a point witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 00°21'07" East a distance of 33.00 feet;

thence North 00°21'07" East, parallel with the East boundary of the SE ¼ SW ¼, a distance of 645.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89°20'52" East, parallel with the South boundary of the SE ¼ SW ¼, a distance of 164.19 feet a point on the East boundary of the SE ¼ SW ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°21'07" West along said East boundary a distance of 645.00 feet to the **POINT OF BEGINNING,** said parcel being 2.431 acres more or less, and being subject to any and all easements and rights of way of record or implied.



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Thomas J. Wellard, PLS
Rodney Clark, PE

May 18, 2022

Legal Description for
Karleen Lemmon
Job No. MR2522

28.00 Foot Ingress/Egress and Utility Easement

This easement lies in the SE ¼ SW ¼ of Section 7 in Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

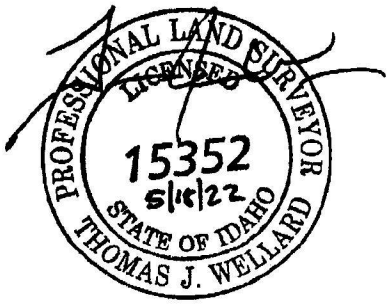
BEGINNING at the Southeast corner of said SE ¼ SW ¼, (S ¼ Corner, Section 7), a found aluminum cap monument;

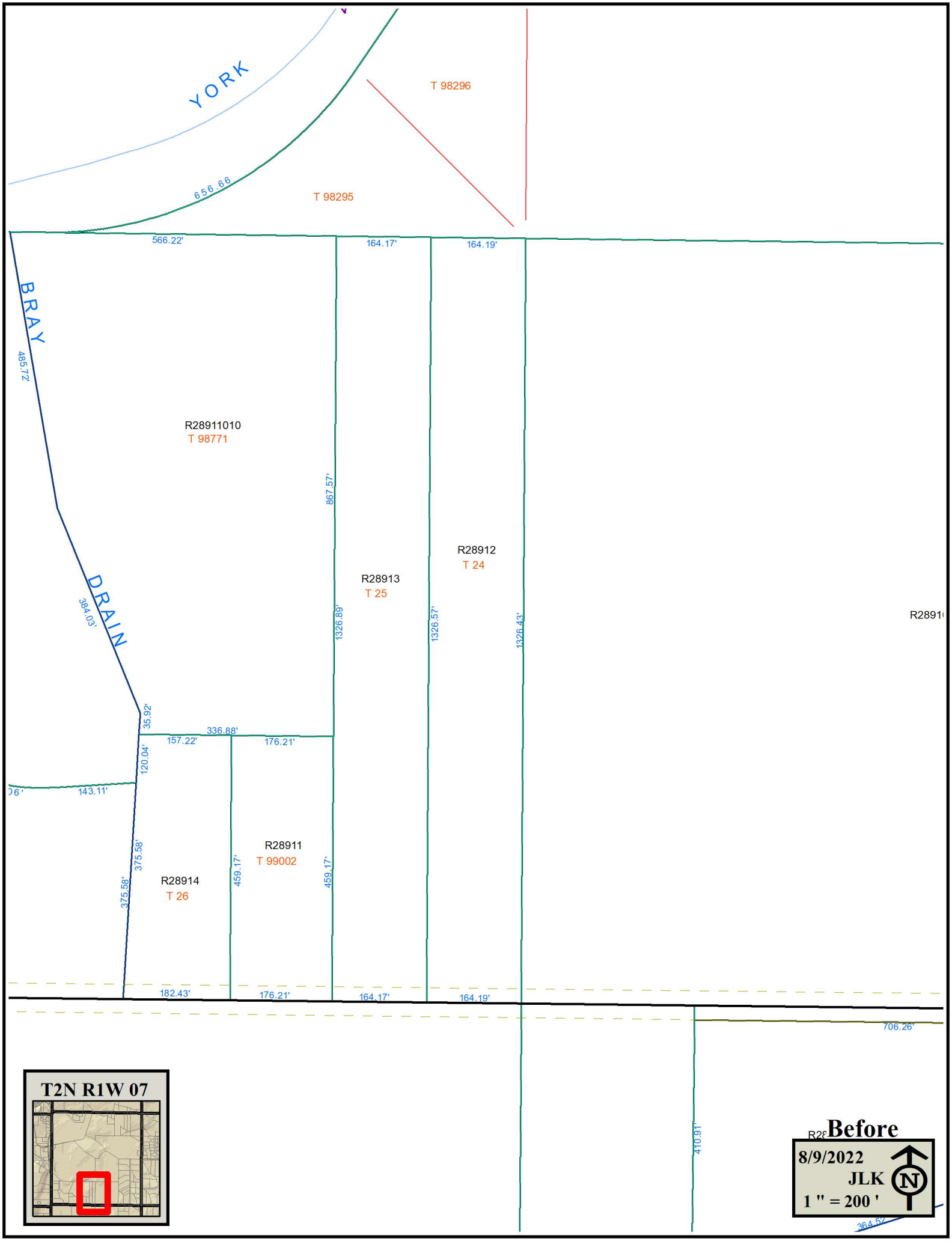
thence North 89°20'52" West along the South boundary of the SE ¼ SW ¼ a distance of 28.00 feet;

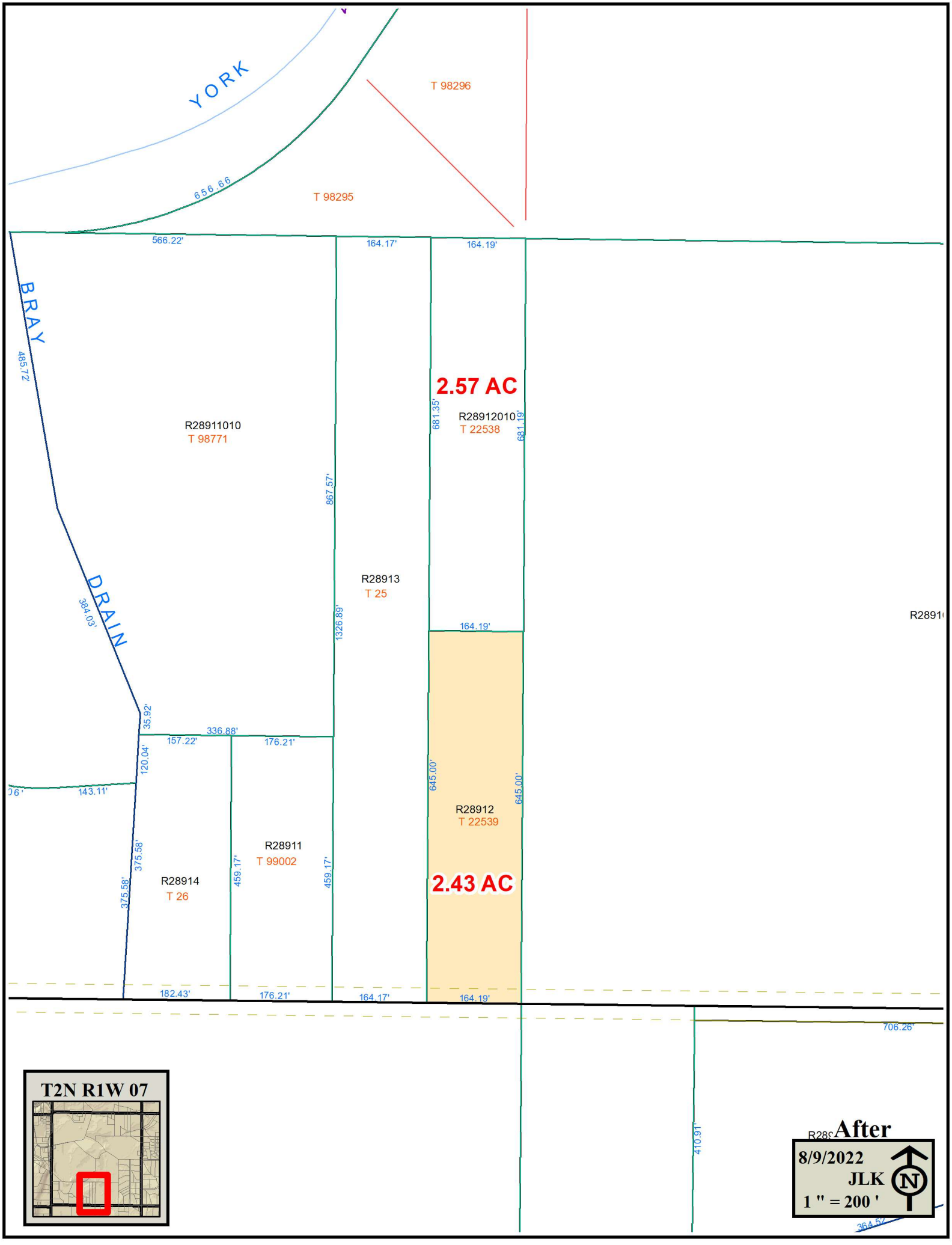
thence North 00°21'07" East, parallel with the East boundary of the SE ¼ SW ¼, a distance of 645.00 feet;

thence South 89°20'52" East, parallel with the South boundary of the SE ¼ SW ¼, a distance of 28.00 feet a point on the East boundary of the SE ¼ SW ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°21'07" West along said East boundary a distance of 645.00 feet to the **POINT OF BEGINNING,** said easement being subject to any and all easements and rights of way of record or implied.




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164.19'
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375.58'
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T 99002
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164.17'
164.19'
706.26'
410.91'
364.52'
T2N R1W 07
After
8/9/2022
JLK
1 " = 200 '
N

R28912 @@
--Please verify intent. Looks like the easement was recorded twice instead of the description for the property

@@ GRANTOR NAME DOESNT MATCH CURRENT DEEDED OWNER

2022-037456
RECORDED
08/02/2022 02:31 PM
00716898202200374560060065
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=6 TYOUREN
DEED $15.00
SAM LEMMON

WHEN RECORDED
RETURN TO:
Sam Lemmon

WARRANTY DEED

GRANTOR, **Karleen Lemmon** does hereby bargain, deed, and convey unto **Sam Lemmon**, whose current address is 1248 N Andrew Dr. Kuna ID, as GRANTEE and to Grantee's successors and assigns, all of Grantor's right, title and interest in and to the real property situated in Canyon County, Idaho, more particularly described as follows:

See attached Exhibit A

Commonly known as: Property.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging.

Grantor, for itself and its successors and assigns, hereby covenants with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its successors and assigns, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its successors or assigns, and at the expense of Grantee, its successors and assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor, its successors and assigns will forever warrant and defend all of the property so granted to Grantee, and its successors, against every person lawfully claiming the same or any part thereof.

In construing this deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument this 8 day of July, 2022.

KARLEEN LEMMON

Karleen Lemmon

08-05-22: tel Sam Lemmon 229-378-4630: let him knw tht we are unable to process deed since legals are for easement & grantor name doesnt mtch deeded owner; he will let karleen know; let him knw tht she can come into offc w/ qcd & legals & we can help her -dg

08-05-22: Karleen called & will be in on monday to do new deeds

STATE OF IDAHO)
: ss.
County of ~~Canyon~~ Idaho)

On this 8th day of July, 2022, before me, the undersigned, a Notary Public, personally appeared **Karleen Lemmon**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

KYLE MANNING
Notary Public - State of Idaho
Commission Number 20202901
My Commission Expires 08-06-2026

Notary Public for Idaho
Residing at: Kuna, ID
My commission expires: 08/06/2026

_EXHIBIT A

LEGAL DESCRIPTION

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

Thomas J. Wellard, PLS
Rodney Clark, PE

May 18, 2022

Legal Description for
Karleen Lemmon
Job No. MR2522

28.00 Foot Ingress/Egress and Utility Easement

This easement lies in the SE ¼ SW ¼ of Section 7 in Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southeast corner of said SE ¼ SW ¼, (S ¼ Corner, Section 7), a found aluminum cap monument;

thence North 89°20'52" West along the South boundary of the SE ¼ SW ¼ a distance of 28.00 feet;

thence North 00°21'07" East, parallel with the East boundary of the SE ¼ SW ¼, a distance of 645.00 feet;

thence South 89°20'52" East, parallel with the South boundary of the SE ¼ SW ¼, a distance of 28.00 feet a point on the East boundary of the SE ¼ SW ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°21'07" West along said East boundary a distance of 645.00 feet to the **POINT OF BEGINNING,** said easement being subject to any and all easements and rights of way of record or implied.



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

Thomas J. Wellard, PLS
Rodney Clark, PE

May 18, 2022

Legal Description for
Karleen Lemmon
Job No. MR2522

28.00 Foot Ingress/Egress and Utility Easement

This easement lies in the SE ¼ SW ¼ of Section 7 in Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

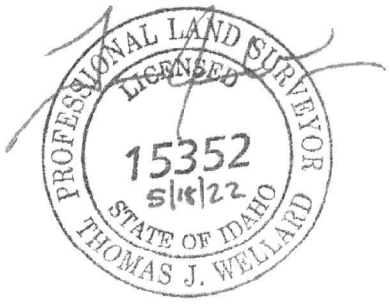
BEGINNING at the Southeast corner of said SE ¼ SW ¼, (S ¼ Corner, Section 7), a found aluminum cap monument;

thence North 89°20'52" West along the South boundary of the SE ¼ SW ¼ a distance of 28.00 feet;

thence North 00°21'07" East, parallel with the East boundary of the SE ¼ SW ¼, a distance of 645.00 feet;

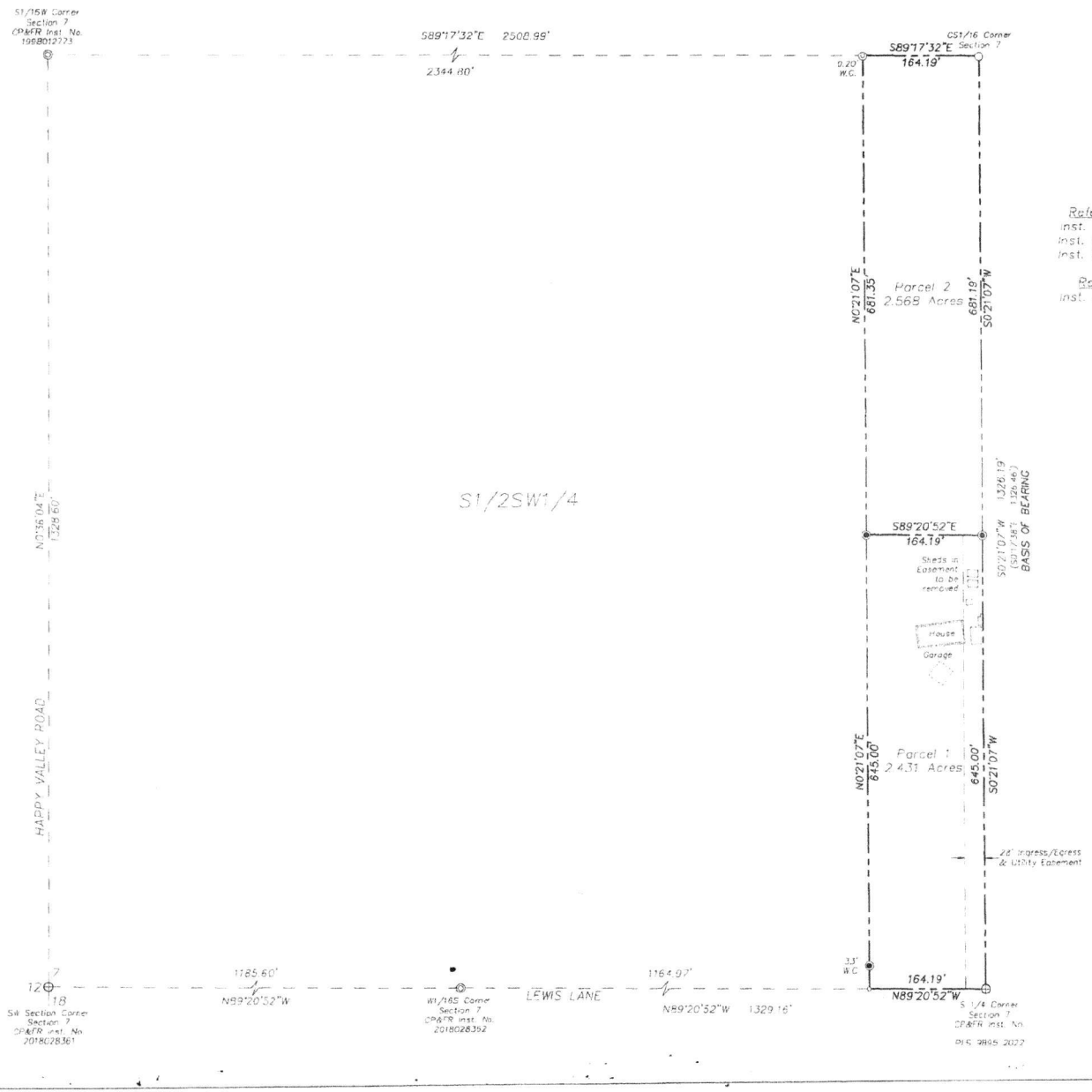
thence South 89°20'52" East, parallel with the South boundary of the SE ¼ SW ¼, a distance of 28.00 feet a point on the East boundary of the SE ¼ SW ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°21'07" West along said East boundary a distance of 645.00 feet to the **POINT OF BEGINNING,** said easement being subject to any and all easements and rights of way of record or implied.



RECORD OF SURVEY

A PORTION OF THE SE 1/4 SW 1/4 OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



Reference Surveys:
Inst. No. 1998033591
Inst. No. 2022007238
Inst. No. 2008004047

Reference Deed:
Inst. No. 2021047724

0' 100' 200'
Scale: 1" = 100'

LEGEND

- ⊕ ALUMINUM CAP MONUMENT – FOUND
- ◎ 5/8" REBAR – FOUND
- ◉ 5/8" x 24" REBAR – SET
- ○ 1/2" REBAR – FOUND
- ◦ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- FENCE LINE
- W.C. WITNESS CORNER
- (xxx.xx) DATA OF RECORD

Surveyor's Narrative:
This survey was performed at the request of Karleen Lemmon to divide the parcel as shown. Section control was located and held as shown. The reference deed was followed to establish the boundary. The parcel was then divided at the clients direction. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

CERTIFICATION

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

PROFESSIONAL LAND SURVEYOR LICENSED 15352 5/13/22 STATE OF IDAHO THOMAS J WELLARD

INDEX No. 214-07-3-2-0-00-00

SURVEY FOR
KARLEEN LEMMON

Drawn By: ZCL	Skinner Land Survey
Date: May 13, 2022	17642 Sand Hollow Road Caldwell, Idaho 83607 (208)-454-0933 WWW.SKINNERLANDSURVEY.COM surveys@skinnerlandsurvey.com
Surveyed By: ZCL	
Job No. MR2522	

2022-037456

Exhibit B1.3

Dane Adams

From: Dalia Alnajjar
Sent: Tuesday, October 28, 2025 1:52 PM
To: Dane Adams
Subject: RE: Question about stormwater for CU2025-0024

Good afternoon Dane,

I have reviewed the proposed conditional use for a contractor staging area and find no stormwater concerns at this time. The site is located within Flood Hazard Zone X and drains to onsite agricultural ground. No changes to existing drainage patterns are proposed. Should additional impervious surface or outdoor material storage be added in the future, a stormwater management plan may be required to demonstrate no adverse impact to adjacent properties.

However, the site is located within an irrigated agricultural area. The applicant shall coordinate with the applicable irrigation district to ensure that existing irrigation delivery, drainage, and maintenance easements are protected, and that no obstruction or contamination of irrigation facilities occurs. Any modification of or crossing into irrigation infrastructure shall require approval from the irrigation district.

Thank you,

Dalia Alnajjar
Engineering Supervisor
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-454-7459
Cell: 208-718-8944
Fax: 208-454-6633
Email: dalia.alnajjar@canyoncounty.id.gov
Website: www.canyoncounty.id.gov
Development Services Department (DSD)
Floodplain Questions by Appointment Only (Monday & Wednesday)

From: Dane Adams
Sent: Tuesday, October 28, 2025 1:29 PM
To: Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>
Subject: Question about stormwater for CU2025-0024

Good afternoon Dalia,

I wanted to check in a see if there were any stormwater concerns for the attached case.

Thank you,

Exhibit B1.4

Dane Adams

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Wednesday, October 29, 2025 1:34 PM
To: Dane Adams
Subject: [External] RE: Question on a contractor shop/ staging area

Hi Dane. It is in a Residential Mixed Use Area, so it could be annexed and zoned IL (see below). The land use would have to be compatible with residential areas (no nuisance issues) Thanks – Doug

5.6.6 Residential Mixed Use (2.51 – 8 Dwelling Units Per Acre [Gross])
Residential Mixed-Use areas are to be comprised of medium density residential neighborhoods with some commercial and/or low impact light industrial area along collector and arterial streets. At least 5%, but no more than 50% of the gross area should be commercial or low-impact light industrial. Non- residential land uses in this designation could include, but not be limited to a: nursery, art gallery, arboretum, library, golf course, indoor recreational facility, public swimming pool, convenience store, greenhouse, restaurant, local retail, doctor's/dentist's office, bank/credit union, barber/hair salon, daycare, medical clinic, school, gas station, small flexible industrial building (for a plumber, landscaper, construction contractor, painter, etc.). Commercial units could include strip commercial with services, alleyway nooks, restaurants, or cafés with street seating/fireplace, etc. Because of the proximity to residential areas, land uses are required to be compatible with residential areas…

Zoning districts that would fit in this land use setting could include RS 8.5, RS 7, RS 6, RS 4, RD (single family detached or duplex), RP (single family detached), townhome, duplex, or live/work unit), BN, BC, IP, IL, HC, and U.

Doug Critchfield, Principal Planner, ASLA
O: 208.468.5442, F: 208.468.5439
500 12th Ave. S., Nampa, ID 83651
Planning and Zoning - Like us on Facebook
Citizen's Guide to Planning – Learn More About Planning!
NAMPA Ready

From: Dane Adams <Dane.Adams@canyoncounty.id.gov>
Sent: Wednesday, October 29, 2025 12:44 PM
To: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: Question on a contractor shop/ staging area

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Good afternoon Mr. Critchfield,

I am currently working on a Conditional Use Permit for Parcel R28912, addressed at 5420 E Lewis Ln, and I have a quick question about the proposed contractor shop and staging area.

If this parcel were ever to be annexed into the City of Nampa, would a staging area and contractor shop be an allowed use?

Thank you for your time. Please reach out with any questions.

Sincerely,

Dane Adams
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6607
Email: Dane.Adams@canyoncounty.id.gov
Website: www.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.

EXHIBIT B2

Case Maps/ Reports

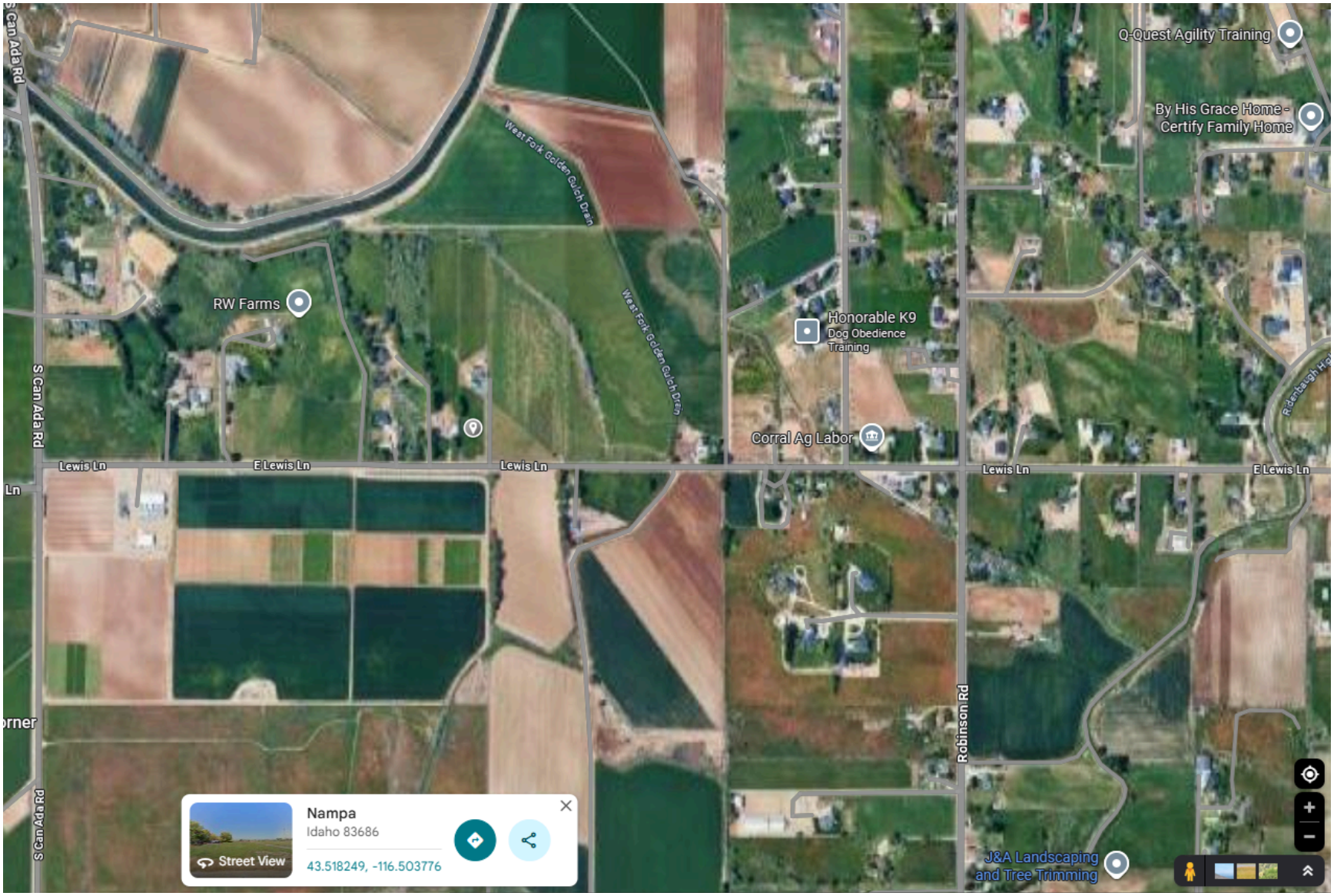
Planning & Zoning Commission

Case# CU2025-0024

Hearing date: December 18, 2025

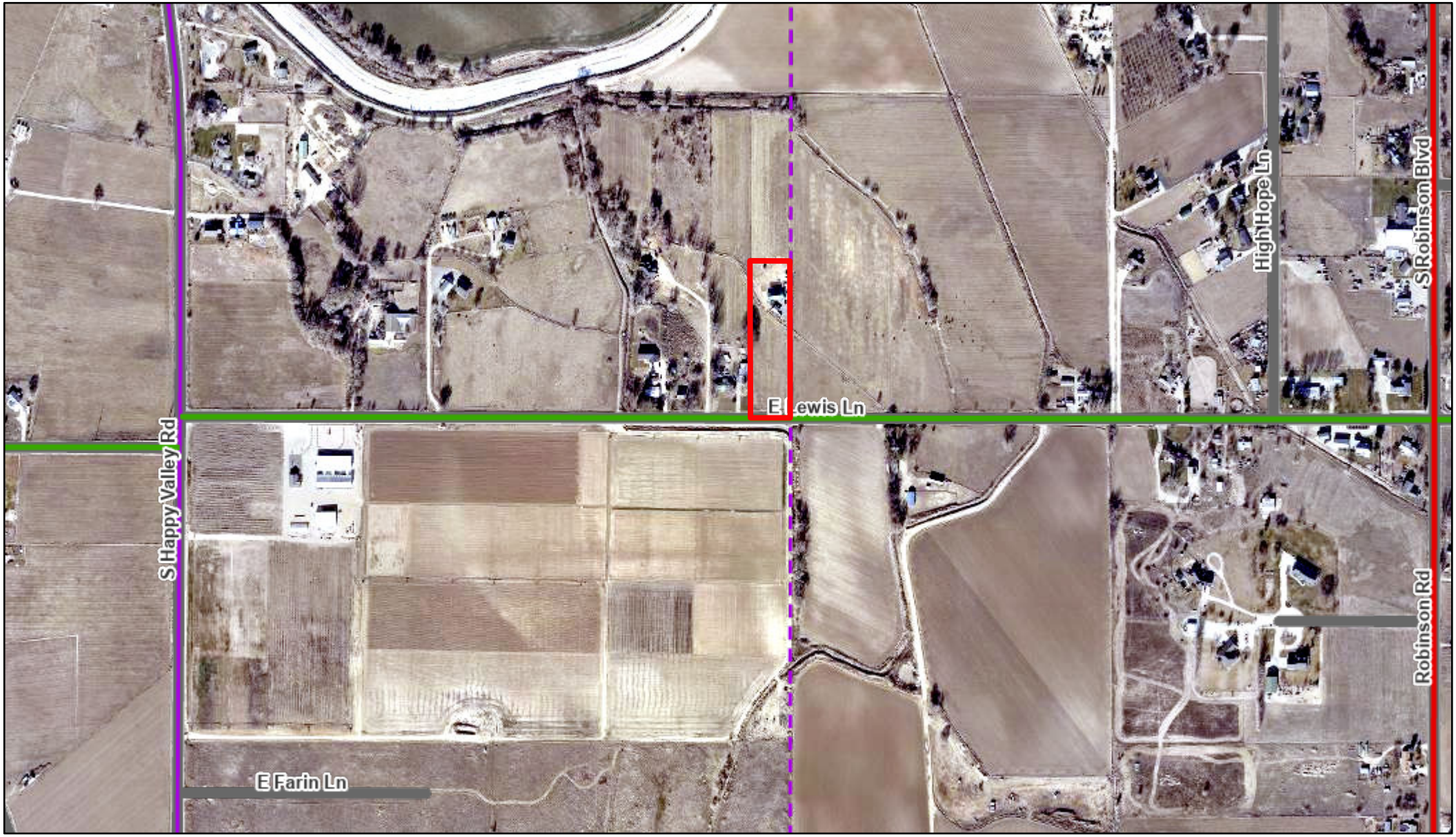
Google Maps Screenshot of Surrounding Land Uses

Exhibit B2.1



Canyon County, ID Web Map

Exhibit B2.2



11/6/2025, 9:32:20 AM

Parcel Number Search _Query result

CompassFunctionalClassification

PRINCIPAL ARTERIAL

MINOR ARTERIAL

COLLECTOR

PROPOSED COLLECTOR

CanyonCountyRoads

Roads

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3

1:9,028

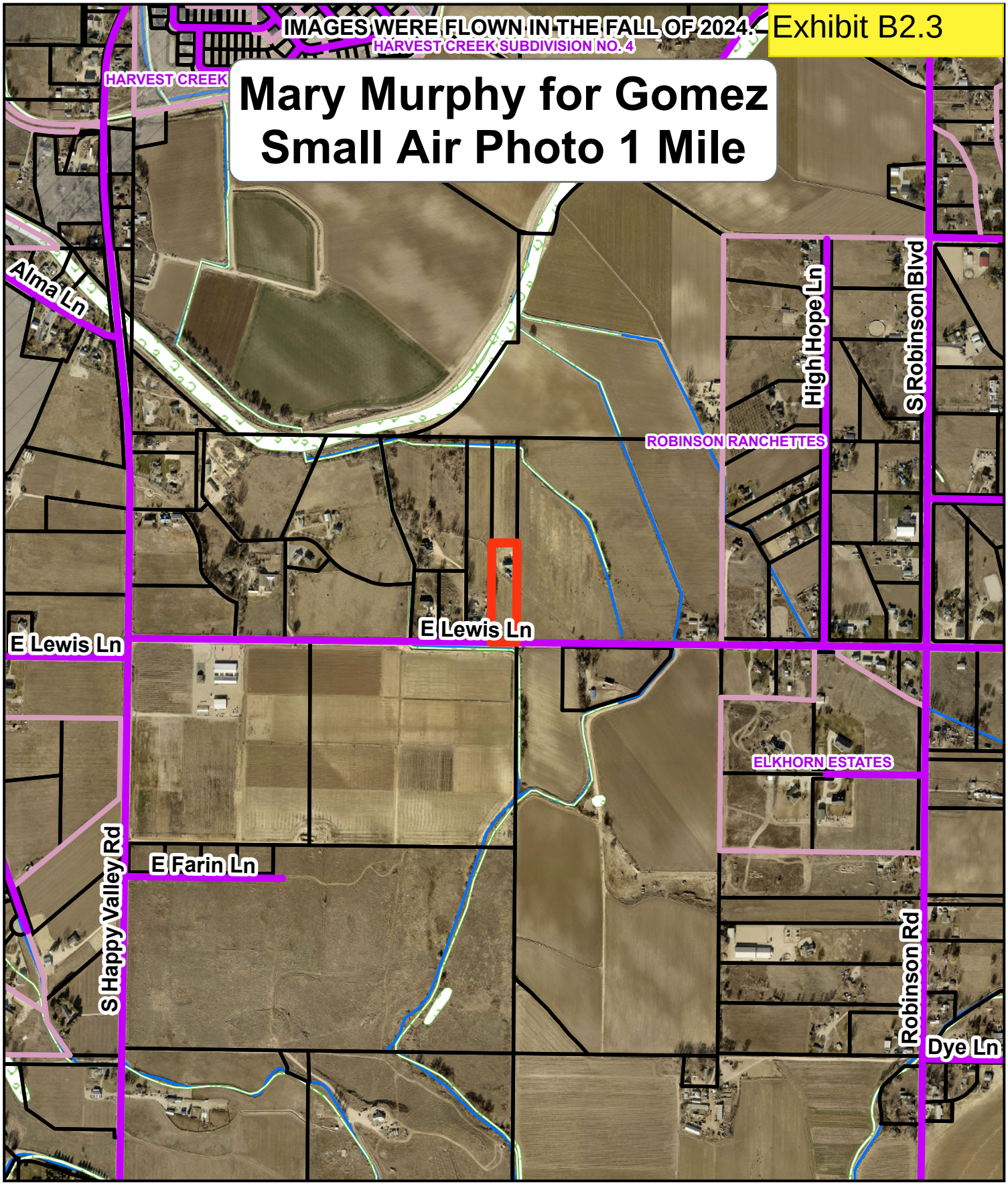
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

Canyon County, ID

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



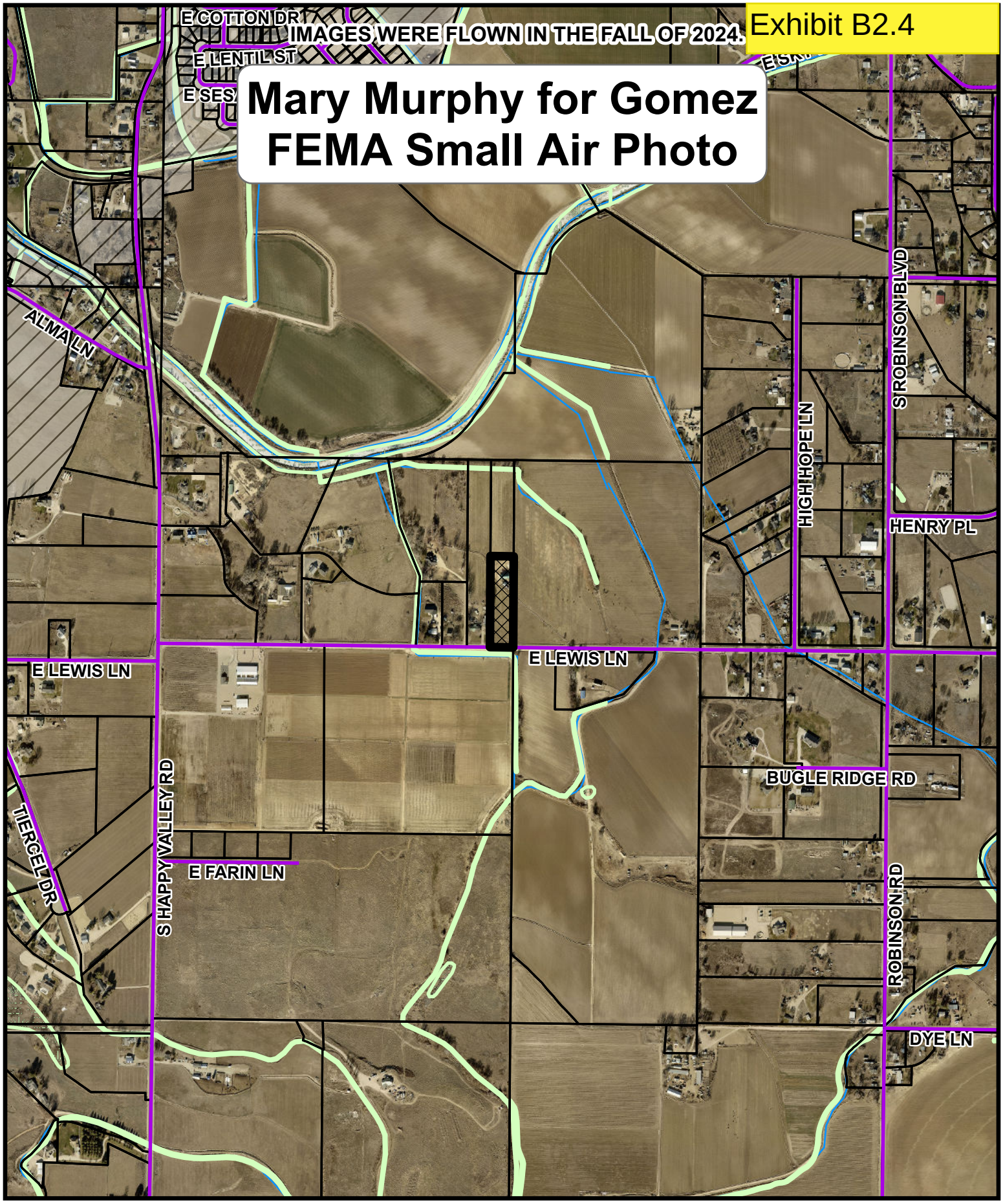
City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit B2.4

IMAGES WERE FLOWN IN THE FALL OF 2024.

Mary Murphy for Gomez
FEMA Small Air Photo



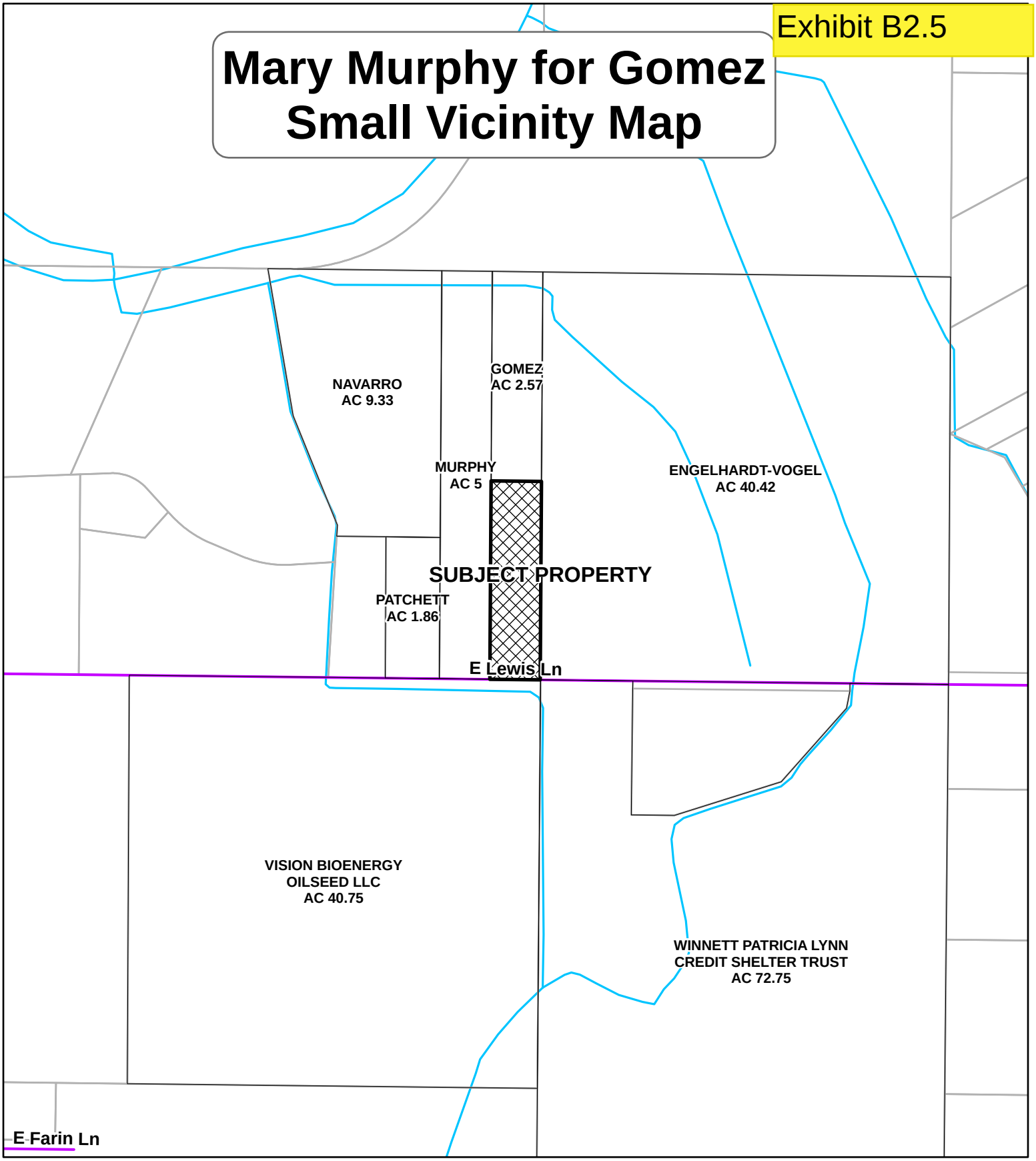
Legend

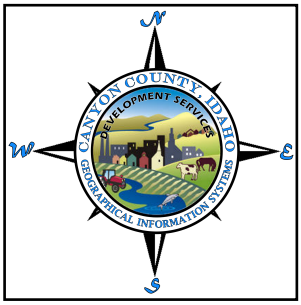
- SUBJECT_PROPERTY
- TAXLOTS
- WETLANDS
- A
- AE
- X

400 0 400 Feet

Exhibit B2.5

Mary Murphy for Gomez
Small Vicinity Map





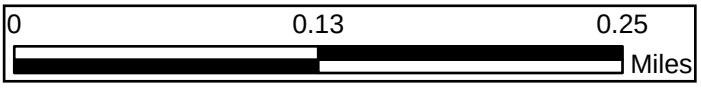
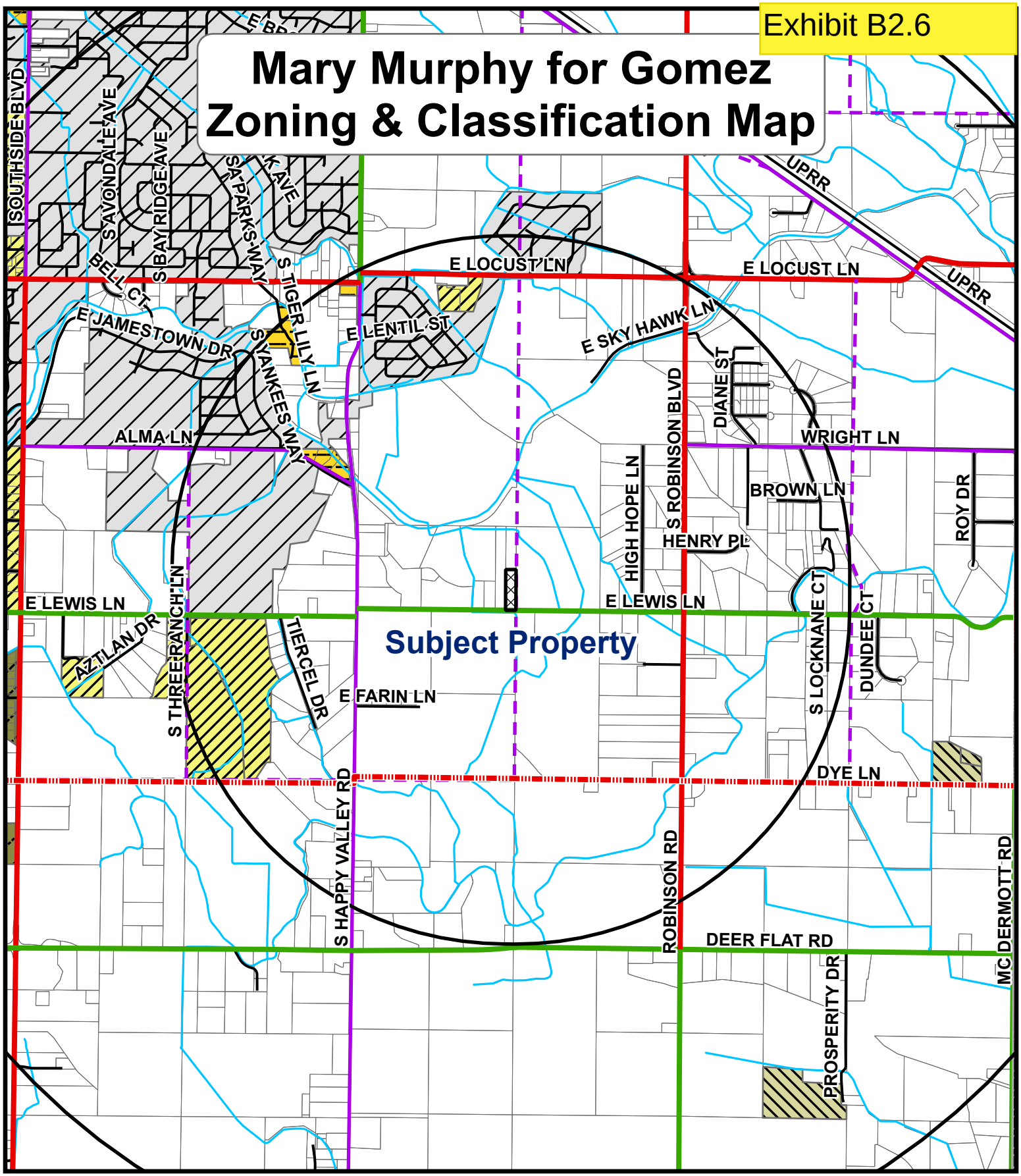


Exhibit B2.6

Mary Murphy for Gomez
Zoning & Classification Map

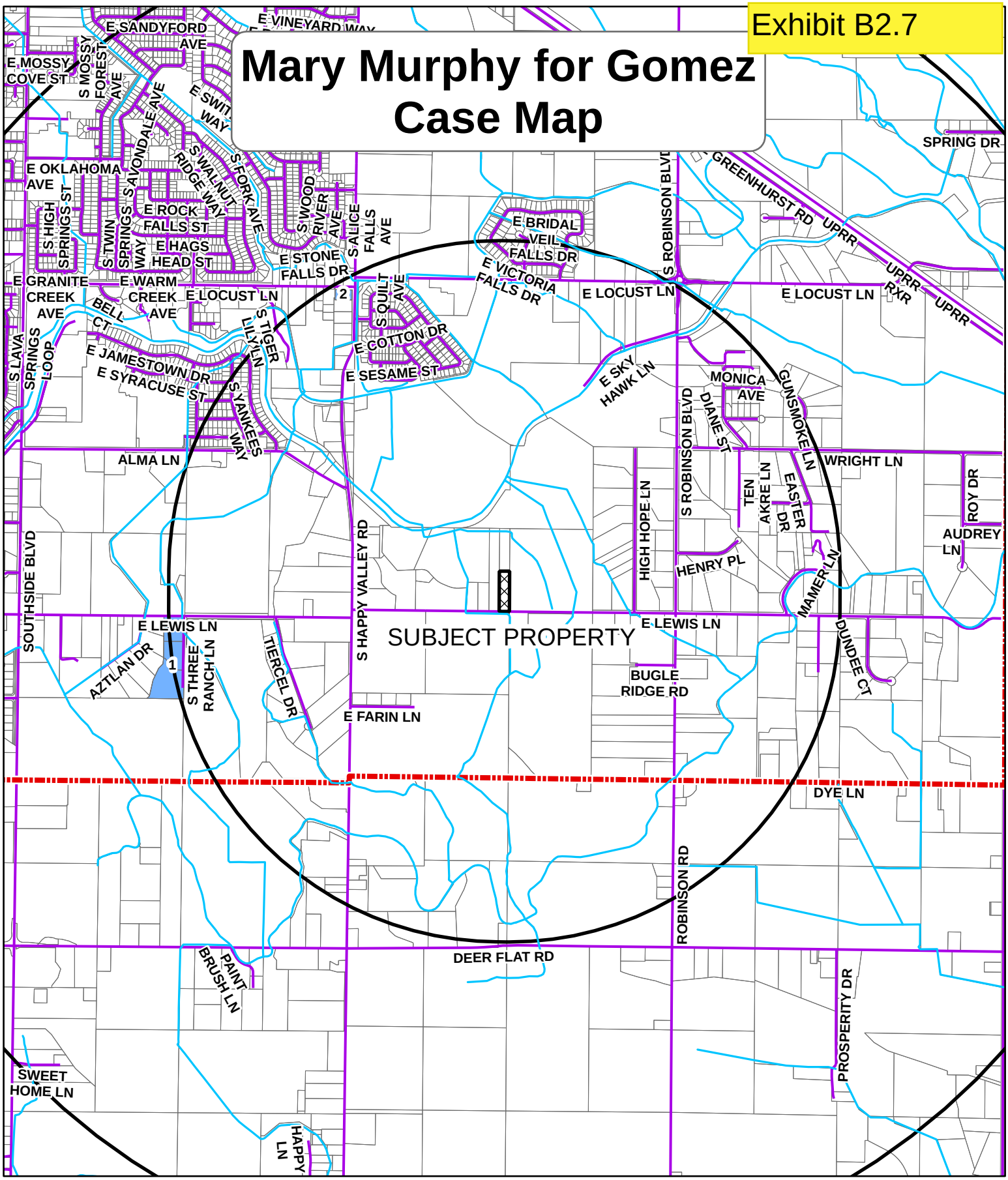


RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit B2.7

Mary Murphy for Gomez Case Map



Year
2020
2021
2022
2023
2024
2025

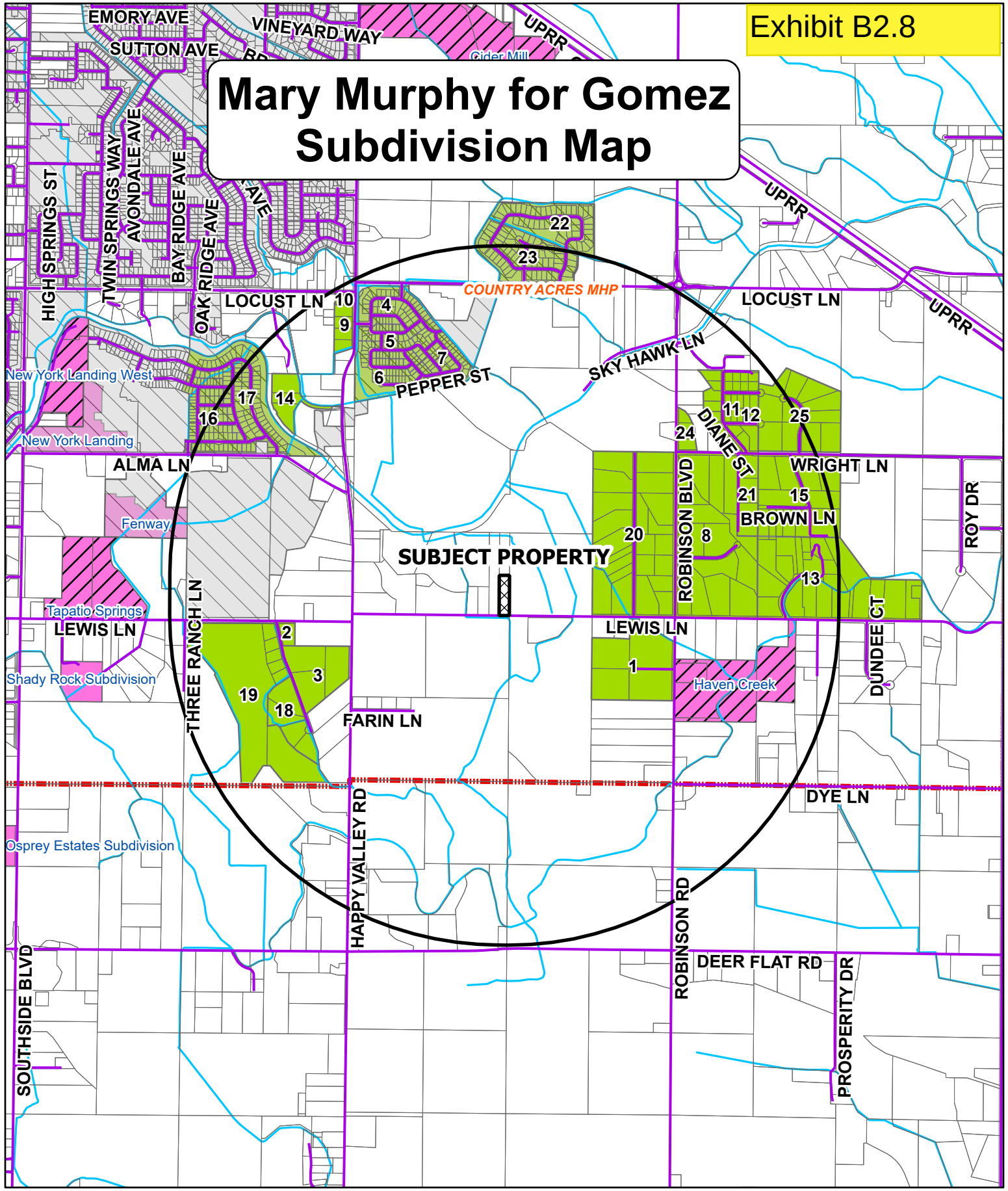
0 0.5 1 Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2020-0026	Rezone AG to RR	Chambers, Richard	APPROVED
2	SD2019-0048	Short Plat for Kestrel Estates	Kestrel Estates	APPROVED

Exhibit B2.8

Mary Murphy for Gomez Subdivision Map



SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS

0 0.3 0.6 Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
25	627.23	656	0.96

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
2	62.20	92	0.68

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
12	16.82	6.53	1.82	72.75

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
1	1.82	9.00	5.00	5.00

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
ELKHORN ESTATES	1	2N1W18	32.88	5	6.58	COUNTY (Canyon	1999
HARD ROCK RIDGE	2	2N2W13	2.67	2	1.34	COUNTY (Canyon	1999
HARD ROCK RIDGE SUB NO 2	3	2N2W13	17.97	3	5.99	COUNTY (Canyon	2008
HARVEST CREEK SUBDIVISION NO. 1	4	2N1W07	15.25	65	0.23	NAMPA	2023
HARVEST CREEK SUBDIVISION NO. 2	5	2N1W07	9.64	50	0.19	NAMPA	2024
HARVEST CREEK SUBDIVISION NO. 3	6	2N1W07	16.94	50	0.34	NAMPA	2024
HARVEST CREEK SUBDIVISION NO. 4	7	2N1W07	13.45	55	0.24	NAMPA	2025
HENRY HEIGHTS SUB	8	2N1W08	70.11	14	5.01	COUNTY (Canyon	1990
KESTREL ESTATES SUBDIVISION	9	2N1W07	6.32	4	1.58	COUNTY (Canyon	2007
KESTREL ESTATES SUBDIVISION NO	10	2N1W07	1.00	1	1.00	COUNTY (Canyon	2021
M & M MOUNTAIN VIEW ACRES	11	2N1W08	23.89	30	0.80	COUNTY (Canyon	1972
M & M MOUNTAIN VIEW ACRES NO. 2	12	2N1W08	0.50	1	0.50	COUNTY (Canyon	2019
MAMER SUB	13	2N1W08	63.88	20	3.19	COUNTY (Canyon	1976
MC FADDEN ESTATES SUB	14	2N2W12	8.07	3	2.69	COUNTY (Canyon	2005
MC FARLAND SUB	15	2N1W08	40.06	12	3.34	COUNTY (Canyon	1973
NEW YORK LANDING SUBDIVISION N	16	2N2W12	18.67	80	0.23	NAMPA	2022
NEW YORK LANDING SUBDIVISION. 1	17	2N2W12	35.25	95	0.37	NAMPA	2021
RED TAIL ESTATES	18	2N2W13	13.85	5	2.77	COUNTY (Canyon	2003
RED TAIL ESTATES #2	19	2N2W13	59.82	6	9.97	COUNTY (Canyon	2007
ROBINSON RANCHETTES	20	2N1W07	80.81	24	3.37	COUNTY (Canyon	1990
TEN AKRE WOODS	21	2N1W08	10.03	3	3.34	COUNTY (Canyon	2002
TERRACE FALLS ESTATES SUBDIVIS	22	2N1W	22.13	44	0.50	NAMPA	2024
TERRACE FALLS SUBDIVISION NO. 1	23	2N1W06	24.96	69	0.36	NAMPA	2023
THOMPSON'S #1 AMEND	24	2N1W08	4.38	3	1.46	COUNTY (Canyon	1971
WRIGHT LANE RANCHES	25	2N1W08	34.72	12	2.89	COUNTY (Canyon	2002

SUBDIVISIONS IN PLATTING

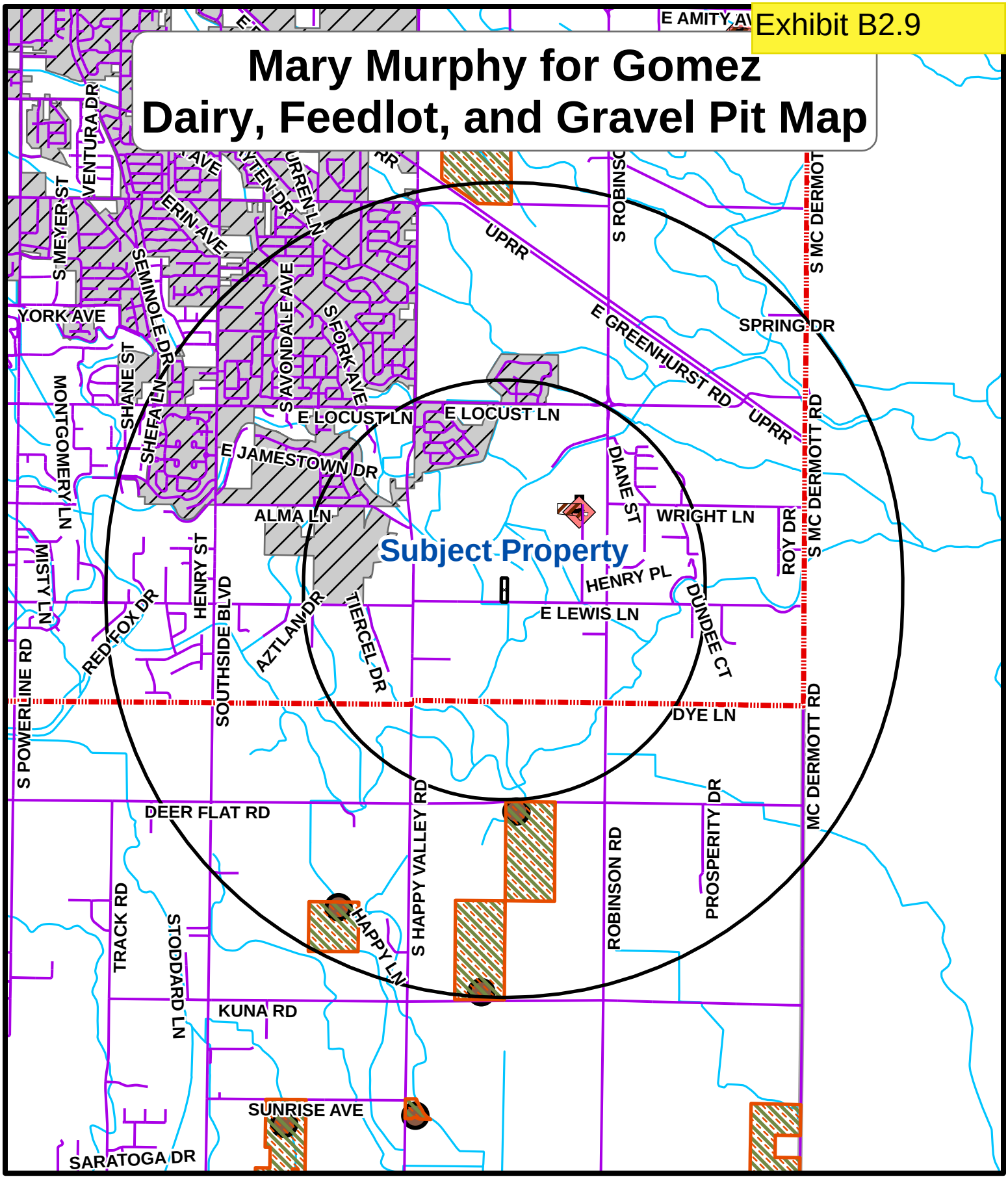
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Fenway	18.27	63	0.29
Haven Creek	43.93	29	1.51

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
Country Acres MHP	5601 Locust Lane	1.82	9	0.20	Canyon County

Exhibit B2.9

Mary Murphy for Gomez
Dairy, Feedlot, and Gravel Pit Map



FEEDLOTS

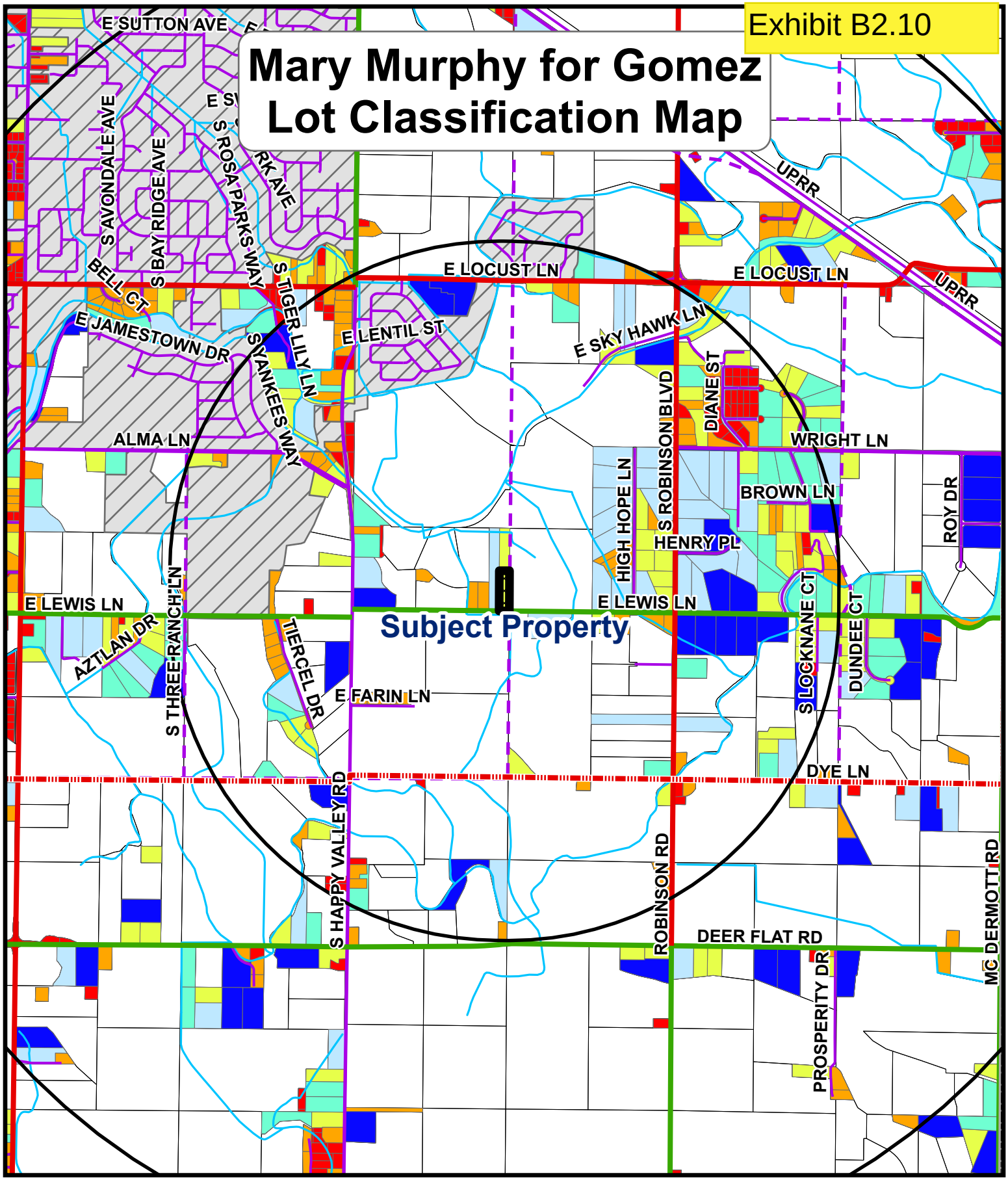
DAIRIES

GRAVELPITS

0 0.75 1.5 Miles

Exhibit B2.10

Mary Murphy for Gomez
Lot Classification Map

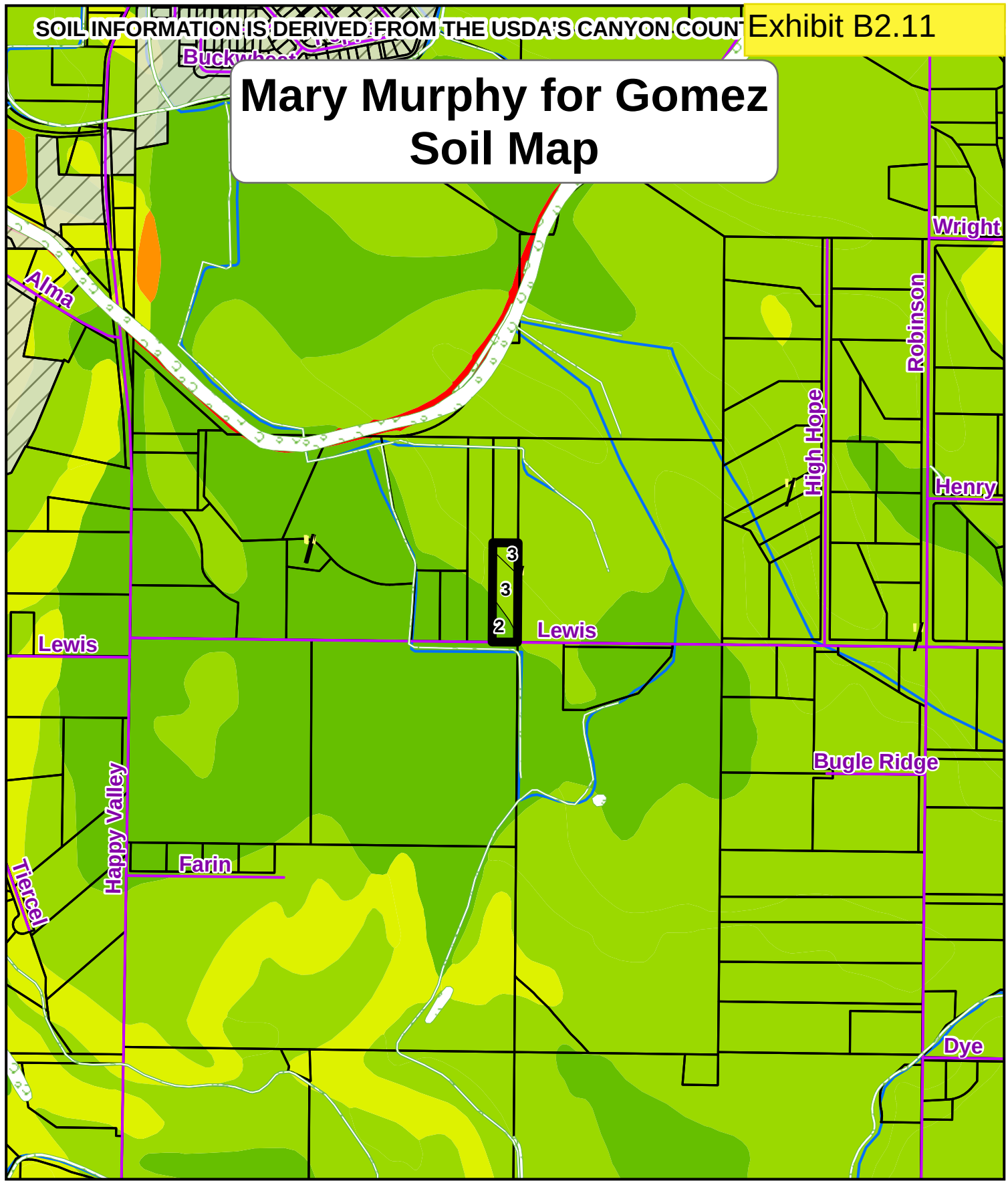


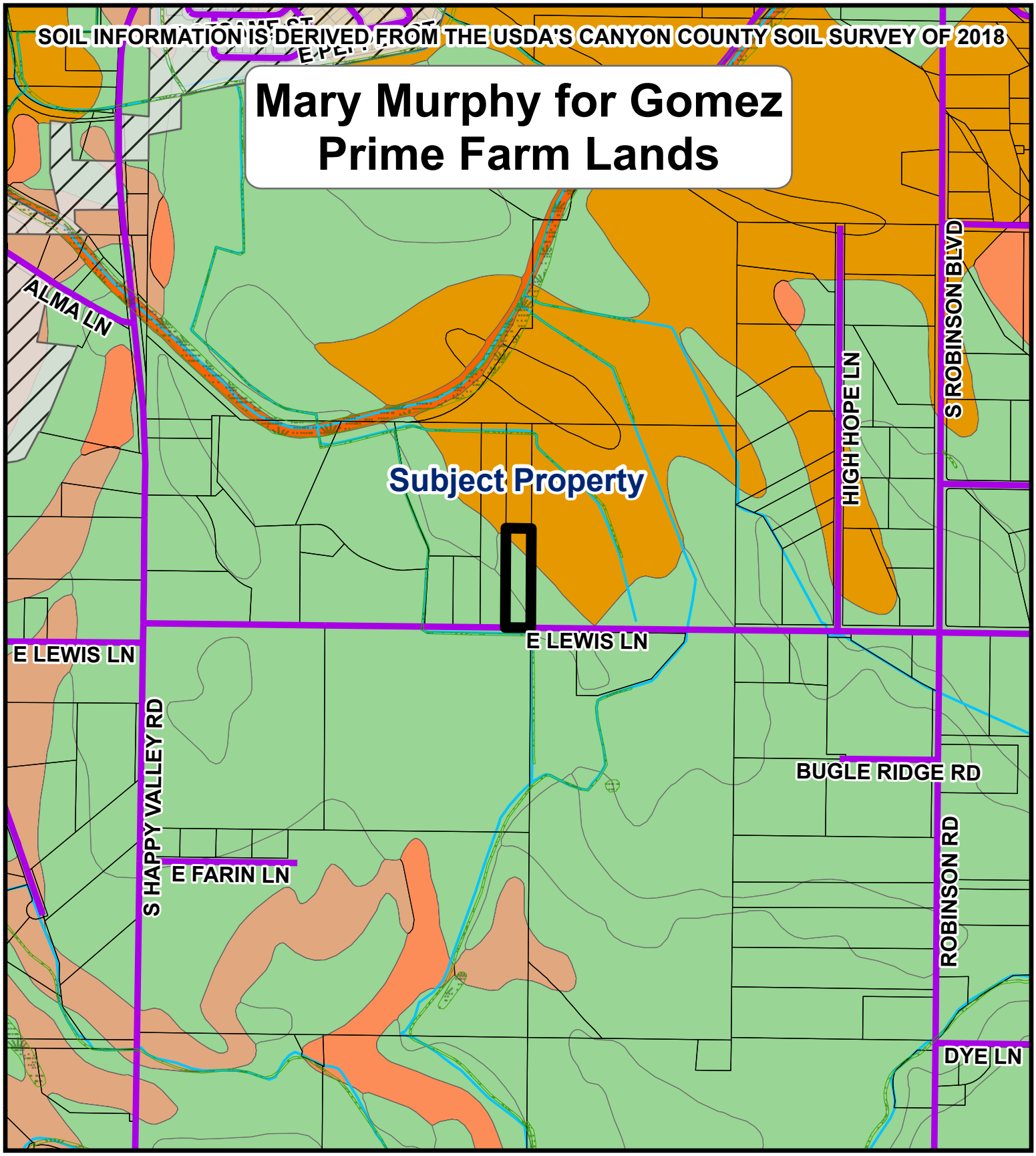
Lot Size

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

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

0 0.17 0.35 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNT
Exhibit B2.11
Mary Murphy for Gomez
Soil Map
Buckwheat
Alma
Wright
Robinson
High Hope
Henry
3
3
2
Lewis
Lewis
Bugle Ridge
Happy Valley
Farin
Tiercel
Dye
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Mary Murphy for Gomez
Prime Farm Lands
ALMA LN
HIGH HOPE LN
S ROBINSON BLVD
Subject Property
E LEWIS LN
E LEWIS LN
S HAPPY VALLEY RD
E FARIN LN
BUGLE RIDGE RD
ROBINSON RD
DYE LN
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	28986.15	0.67	27.36%
3	MODERATELY SUITED SOIL	55672.85	1.28	52.56%
3	MODERATELY SUITED SOIL	21270.70	0.49	20.08%
		105929.70	2.43	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PhA	Prime farmland if irrigated	28986.15	0.67	27.36%
PoB	Prime farmland if irrigated	55672.85	1.28	52.56%
PtA	of statewide importance, if irrigated and reclaimed of excess salts ar	21270.70	0.49	20.08%
		105929.70	2.43	100%

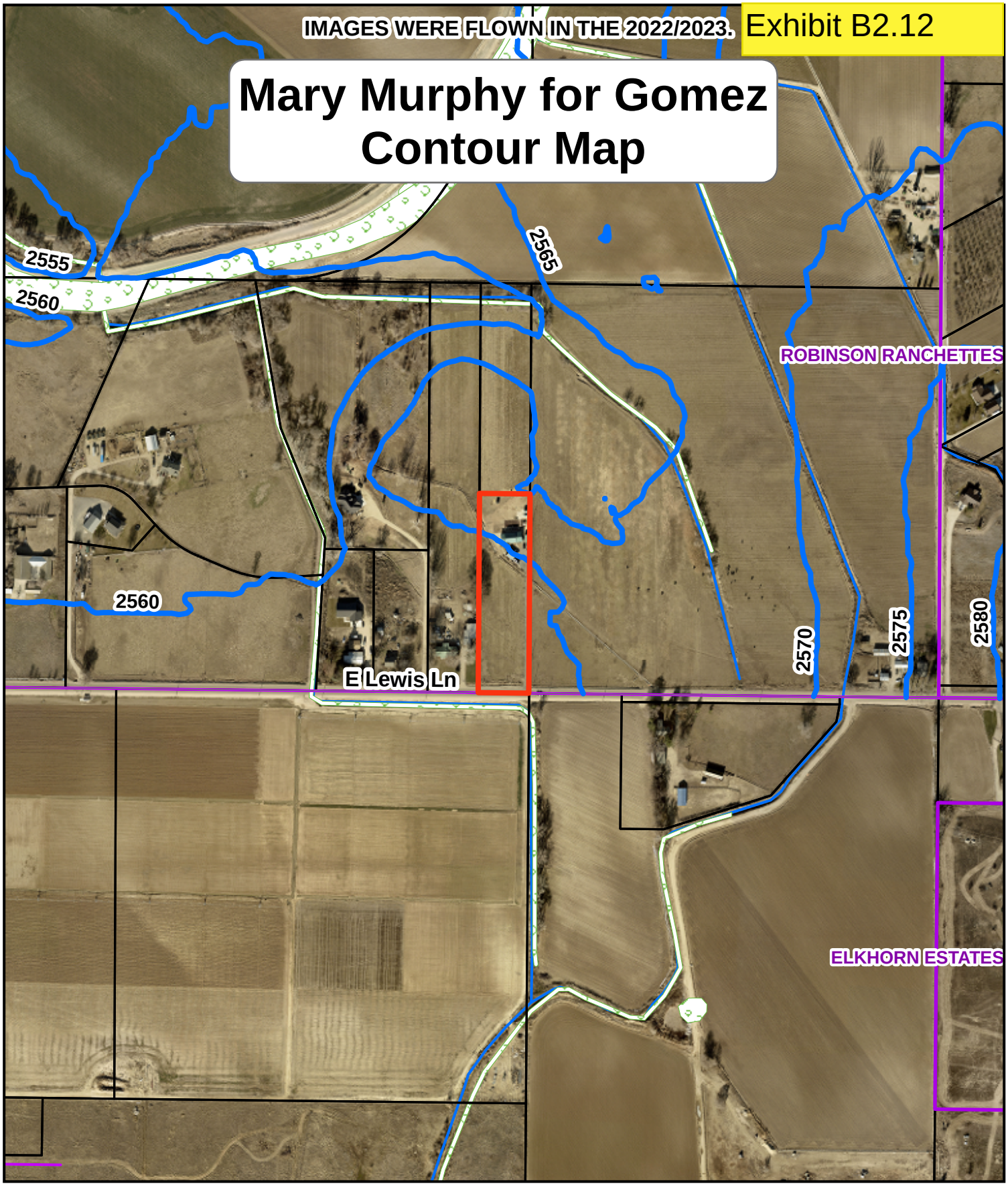
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

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

IMAGES WERE FLOWN IN THE 2022/2023.

Exhibit B2.12

Mary Murphy for Gomez
Contour Map



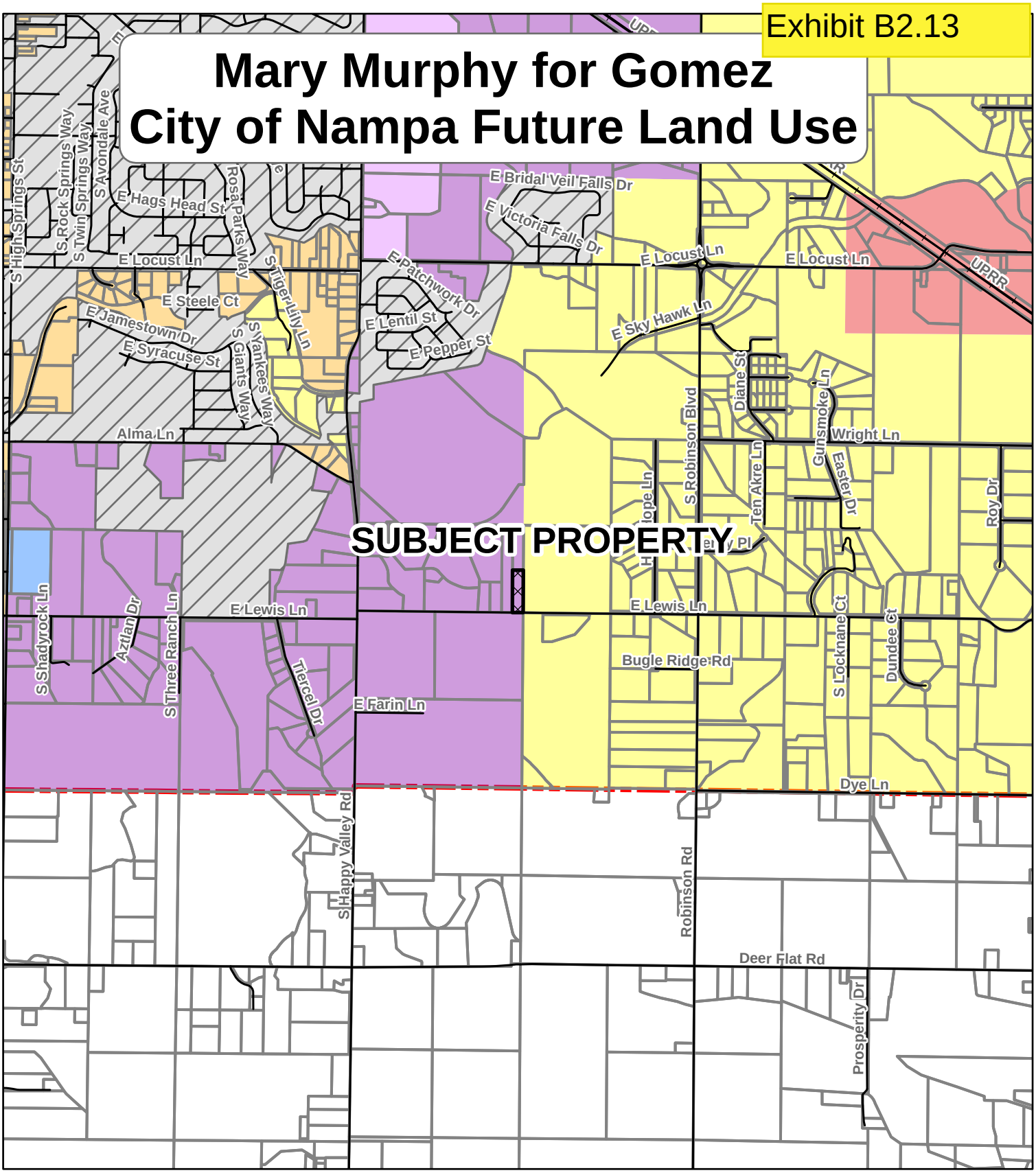
Legend

- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

0 200 400 600 Feet

Exhibit B2.13

Mary Murphy for Gomez
City of Nampa Future Land Use



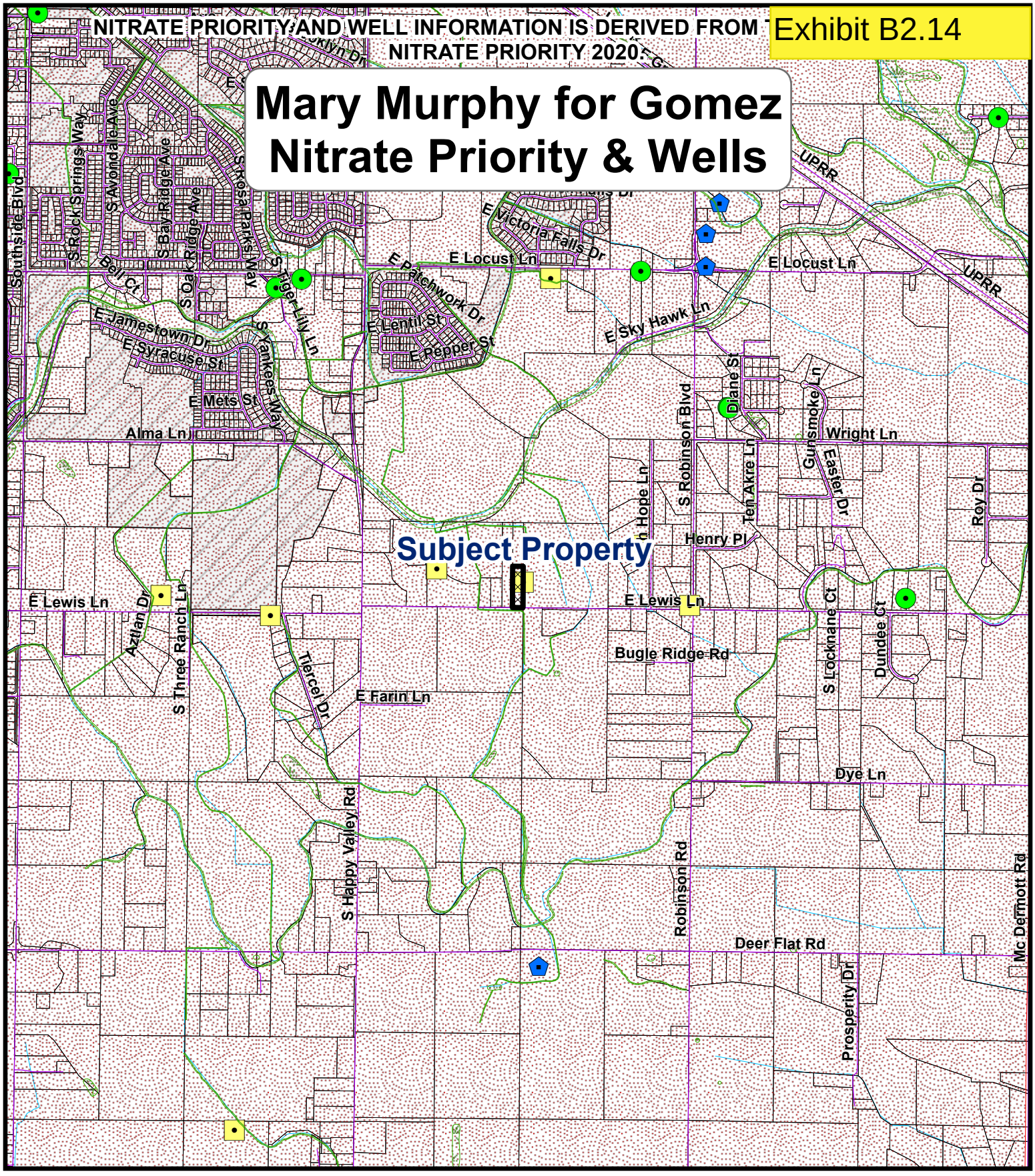
NampaCompPlan

- Airport
- Commercial
- Community Mixed Use
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use
- Unknown
- Very Low Density Residential

0 0.25 0.5 Miles

Exhibit B2.14

Mary Murphy for Gomez
Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

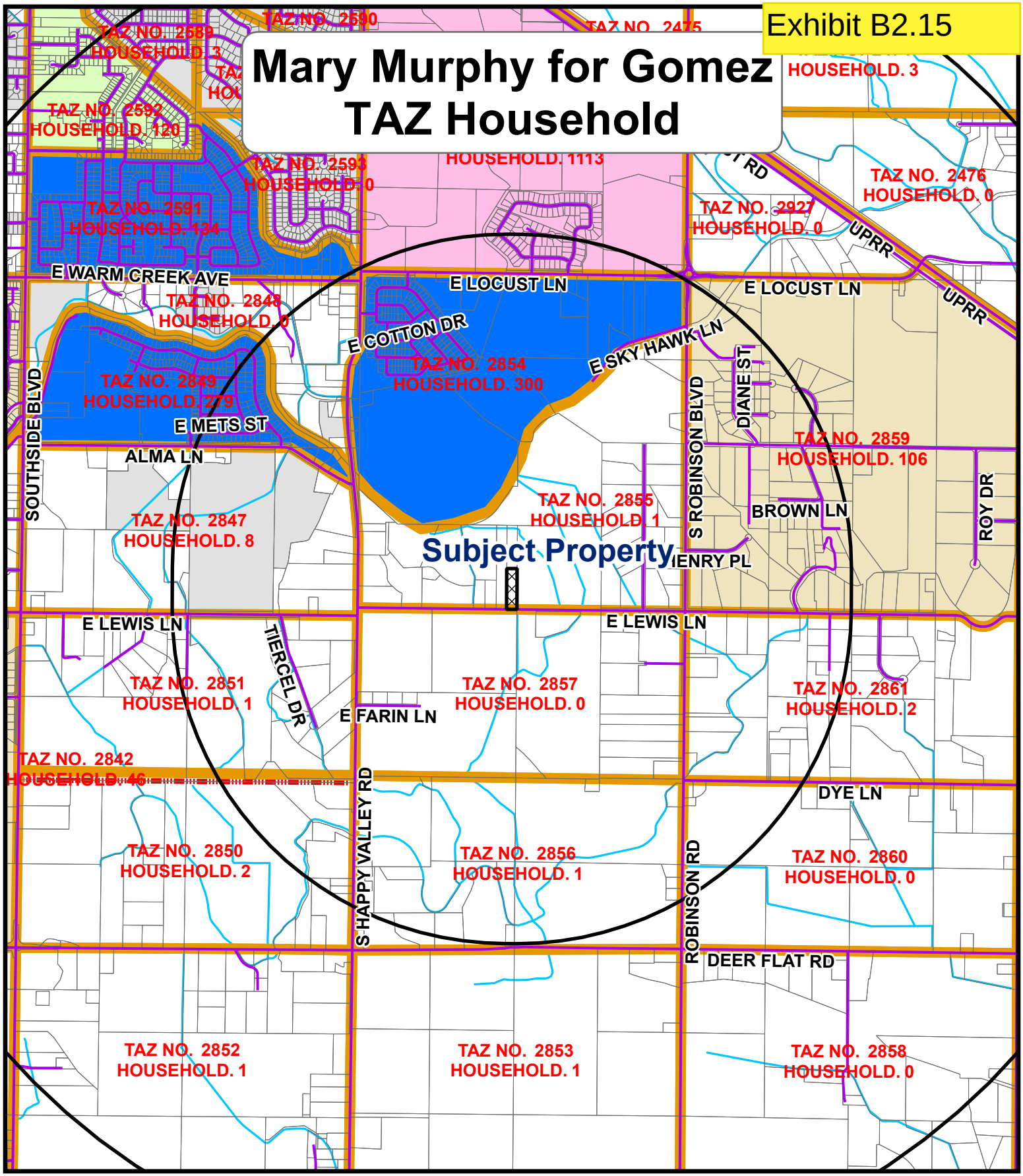
DEQ WELLS
N03_MGL

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

0 0.45 0.9 Miles

Exhibit B2.15

Mary Murphy for Gomez
TAZ Household



N
W
E
S

CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS

House Hold 2025-2050

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

0 0.5 1 Miles

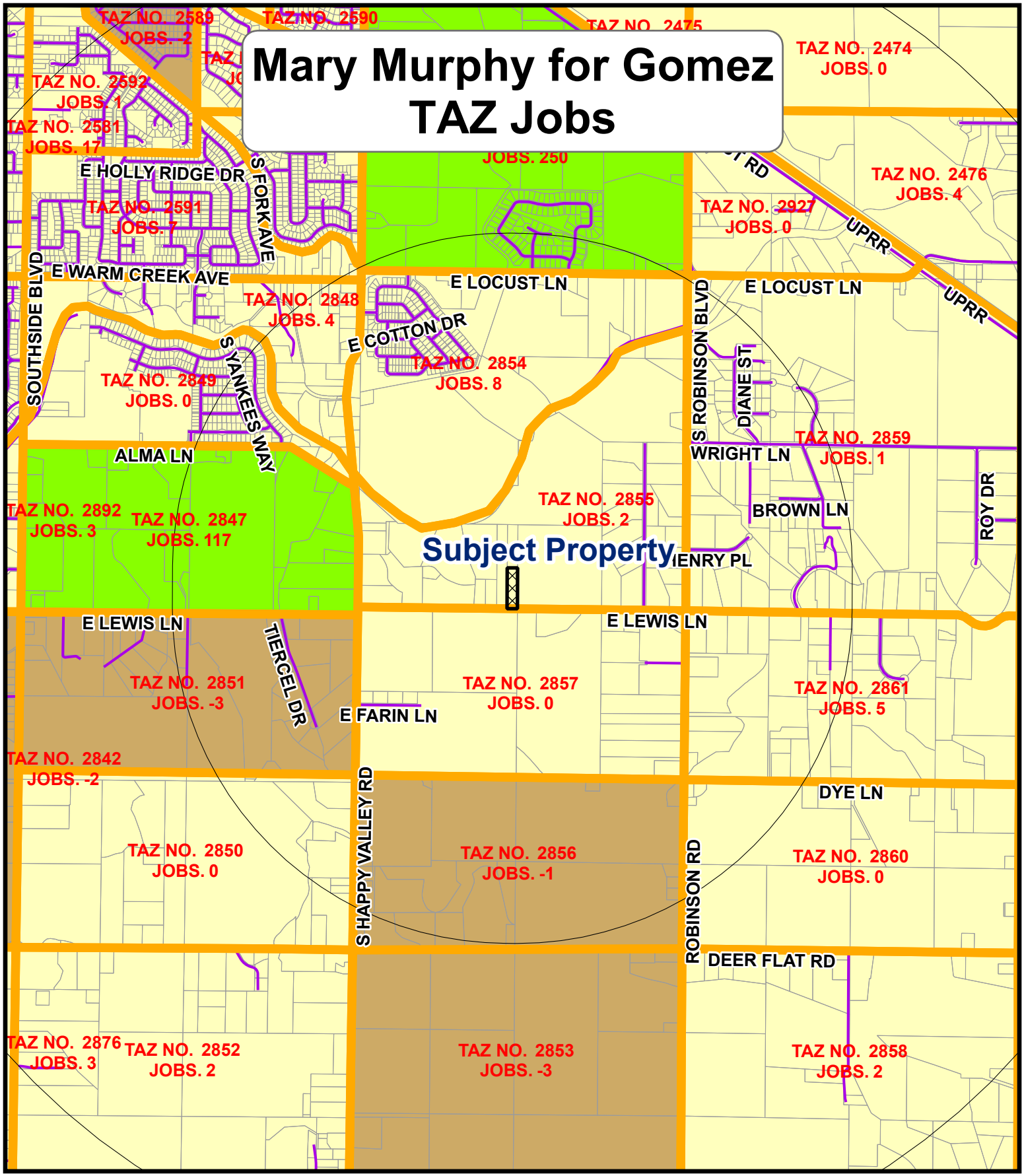
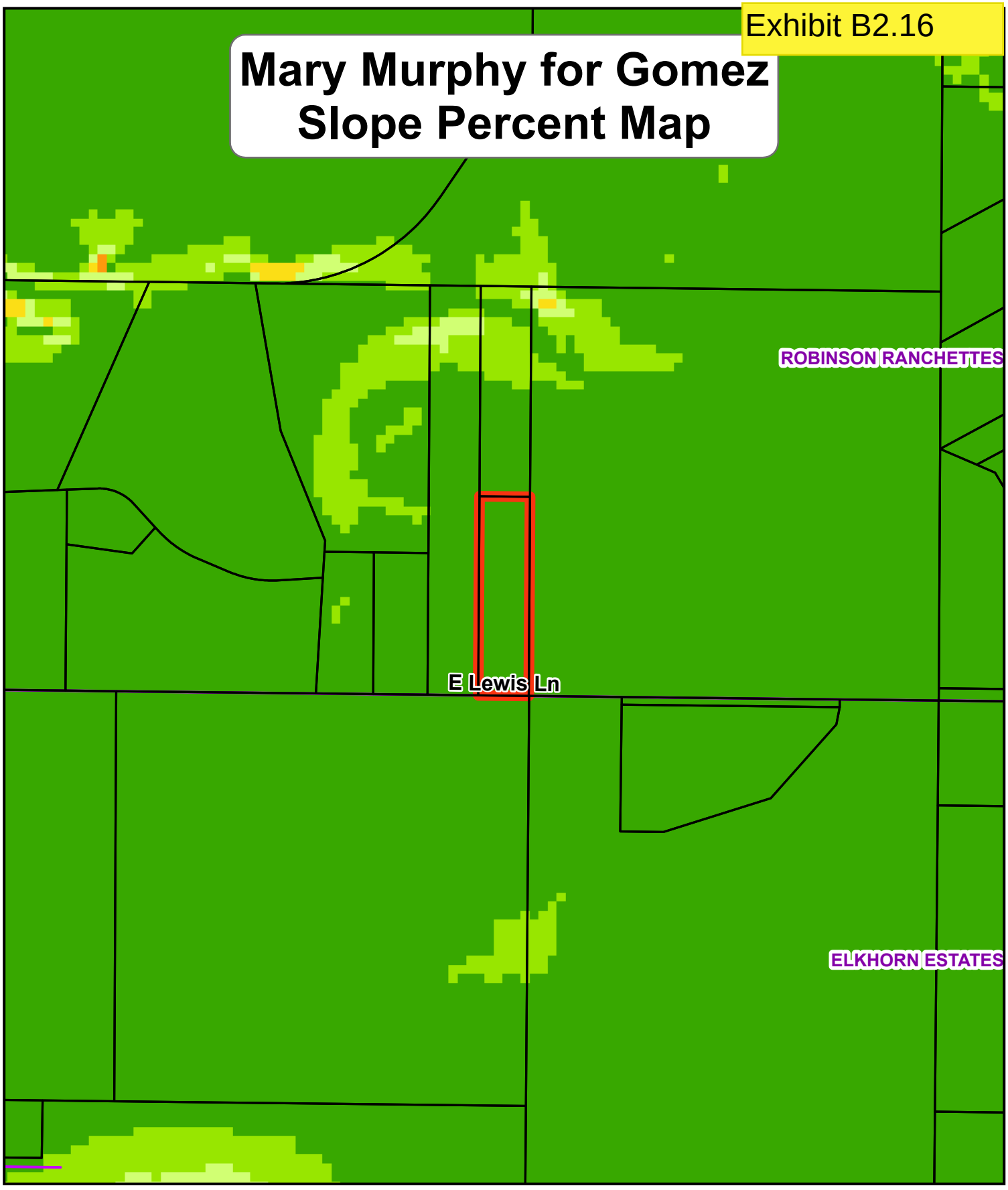

Mary Murphy for Gomez
TAZ Jobs
TAZ NO. 2589
JOBS. -2
TAZ NO. 2590
TAZ NO. 2475
TAZ NO. 2474
JOBS. 0
TAZ NO. 2592
JOBS. 1
TAZ NO. 2581
JOBS. 17
E HOLLY RIDGE DR
S FORK AVE
JOBS. 250
TAZ NO. 2476
JOBS. 4
TAZ NO. 2591
JOBS. 7
TAZ NO. 2927
JOBS. 0
UPRR
E WARM CREEK AVE
SOUTHSIDE BLVD
E LOCUST LN
E LOCUST LN
S ROBINSON BLVD
TAZ NO. 2848
JOBS. 4
E COTTON DR
TAZ NO. 2854
JOBS. 8
S YANKEES WAY
TAZ NO. 2849
JOBS. 0
DIANE ST
TAZ NO. 2859
JOBS. 1
ALMA LN
WRIGHT LN
TAZ NO. 2892
JOBS. 3
TAZ NO. 2847
JOBS. 117
TAZ NO. 2855
JOBS. 2
BROWN LN
ROY DR
Subject Property
HENRY PL
E LEWIS LN
E LEWIS LN
TAZ NO. 2851
JOBS. -3
TIERCEL DR
TAZ NO. 2857
JOBS. 0
TAZ NO. 2861
JOBS. 5
E FARIN LN
TAZ NO. 2842
JOBS. -2
DYE LN
TAZ NO. 2850
JOBS. 0
S HAPPY VALLEY RD
TAZ NO. 2856
JOBS. -1
ROBINSON RD
TAZ NO. 2860
JOBS. 0
DEER FLAT RD
TAZ NO. 2876
JOBS. 3
TAZ NO. 2852
JOBS. 2
TAZ NO. 2853
JOBS. -3
TAZ NO. 2858
JOBS. 2
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

Exhibit B2.16

Mary Murphy for Gomez
Slope Percent Map



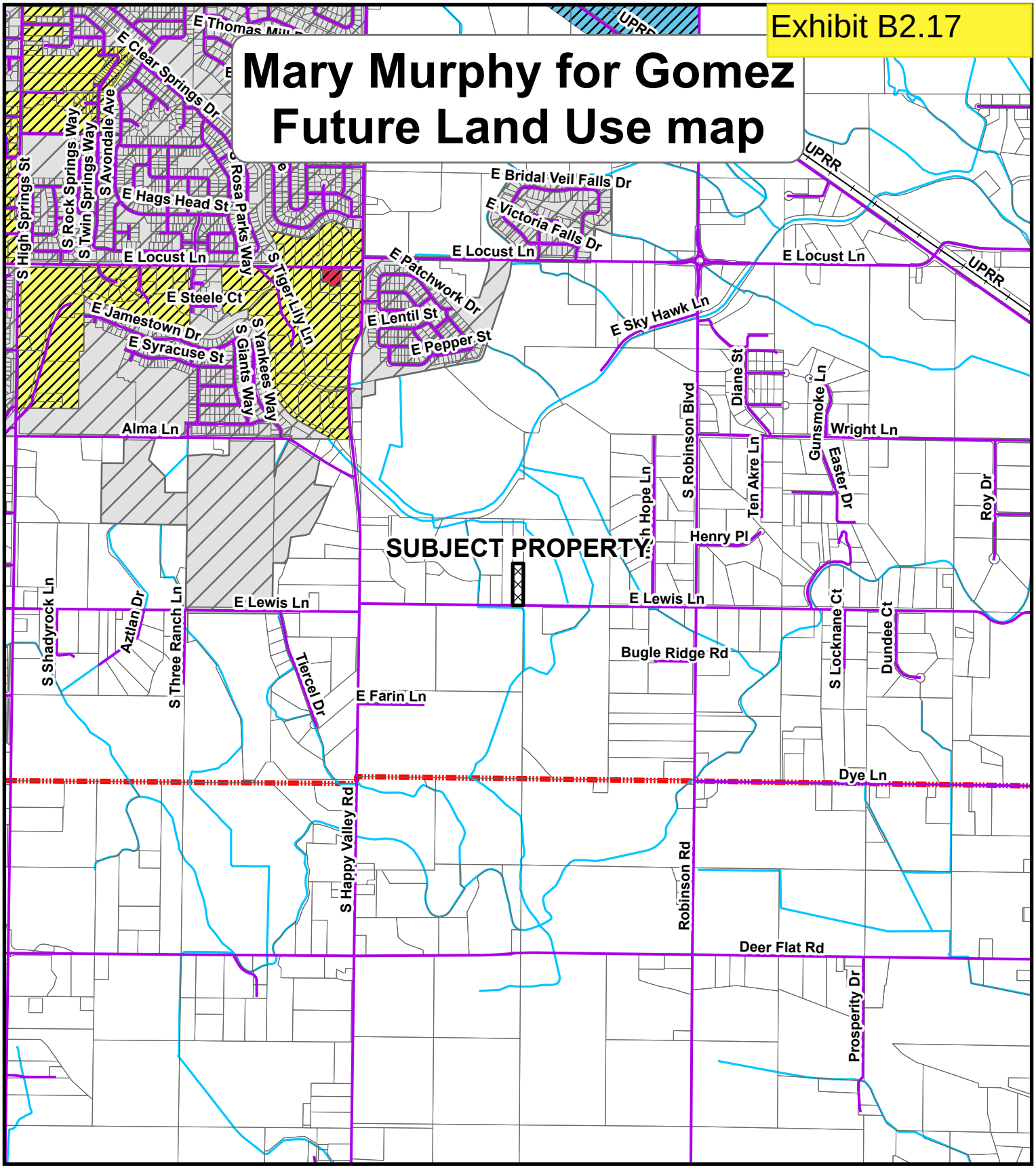
Slope Percent

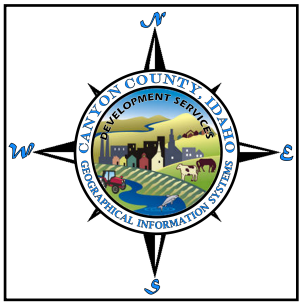
0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

0 200 400 600 Feet

Exhibit B2.17

Mary Murphy for Gomez
Future Land Use map

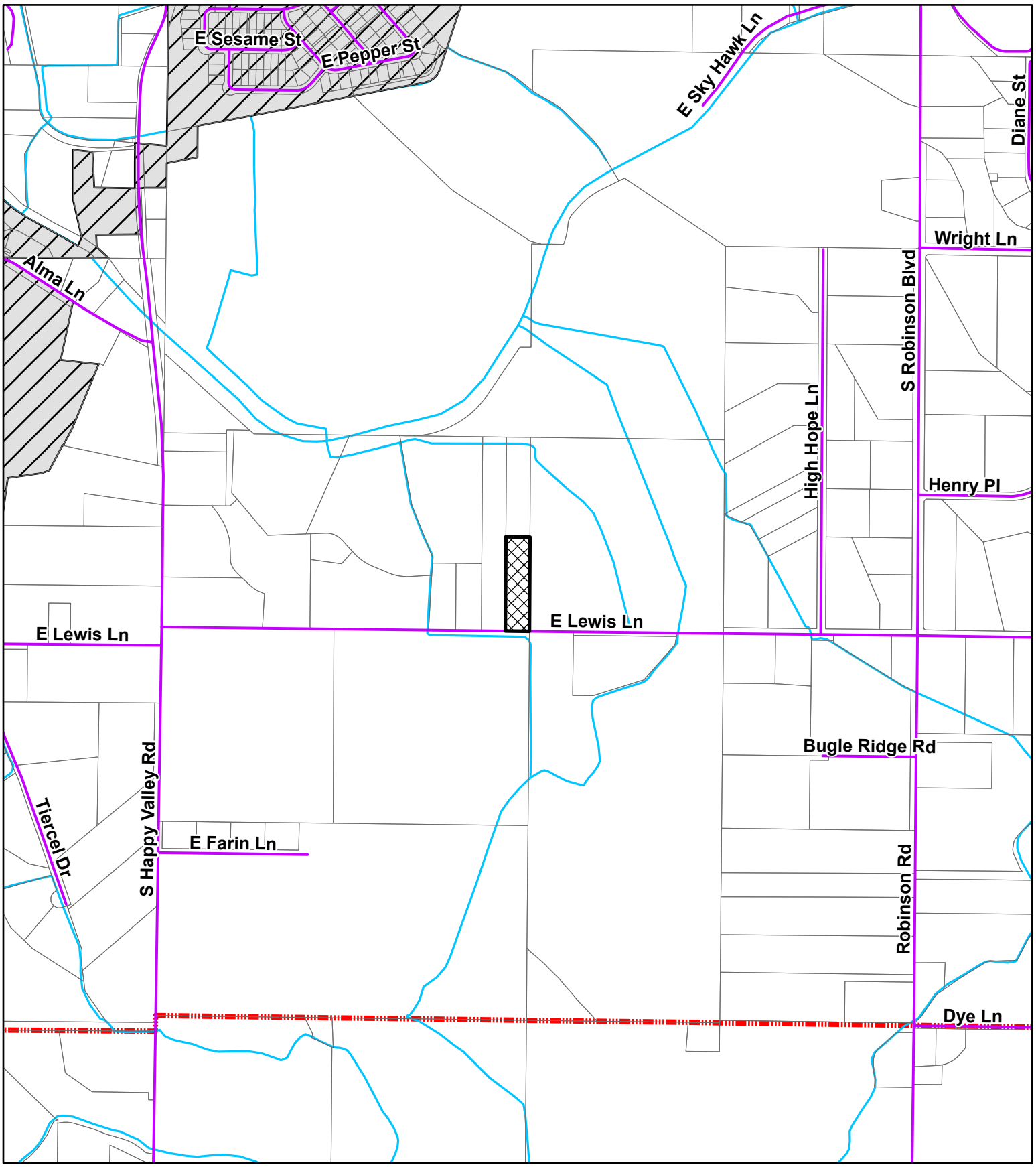


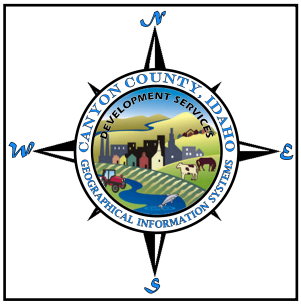


Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles





Legend

SUBJECT_PROPERTY

0 0.25 0.5 Miles

EXHIBIT C

Site Visit Photos: September 15, 2025

Planning & Zoning Commission

Case# CU2025-0024

Hearing date: December 18, 2025

Site Photos: Taken September 15, 2025

Exhibit C

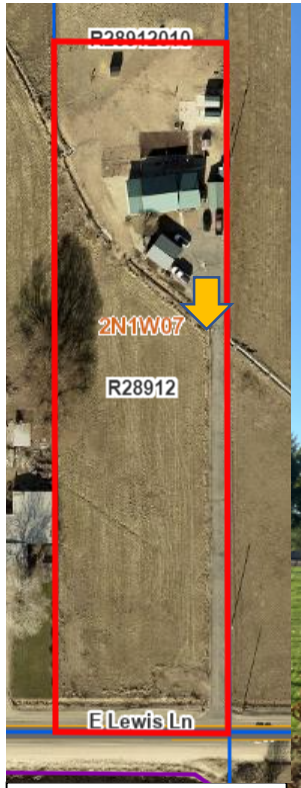




Photo 1:

Taken from the end of the driveway, facing South.

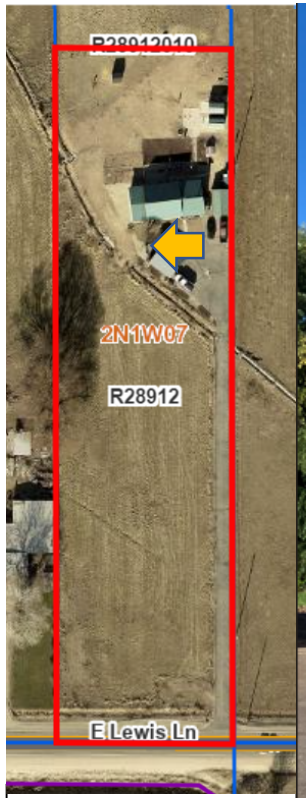


Photo 2:

Taken from the end of the driveway, facing West.





Photo 3:

Taken from the end of the driveway, facing Northwest.





Photo 4:

Taken from the end of the driveway, facing North.



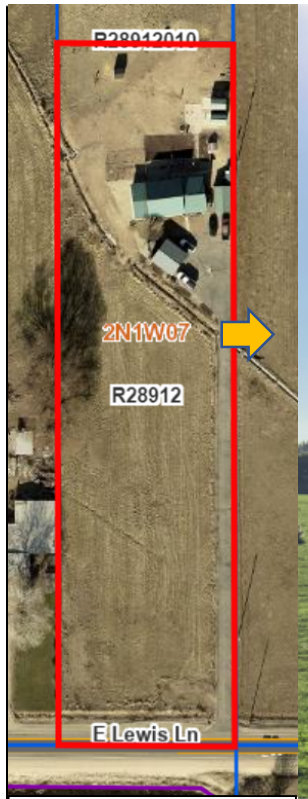




Photo 5:

Taken from the middle of the driveway, facing East.

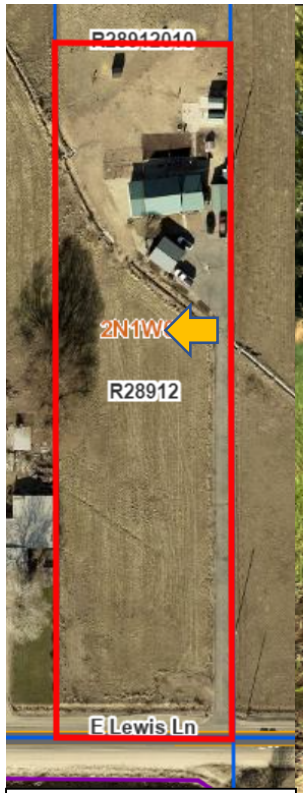




Photo 6:

Taken from the middle of the driveway, facing West.

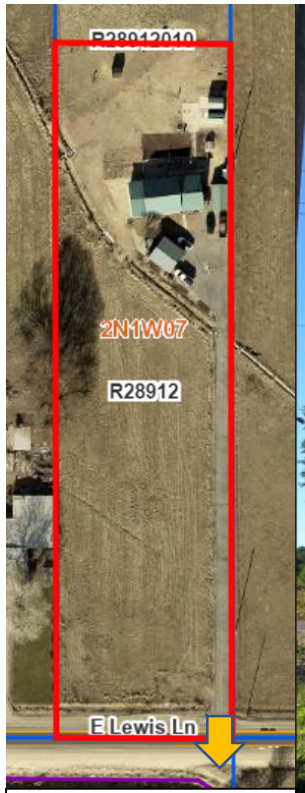




Photo 7:

Taken from the beginning of the driveway, facing South.



Photo 8:

Taken from the beginning of the driveway, facing Southwest.

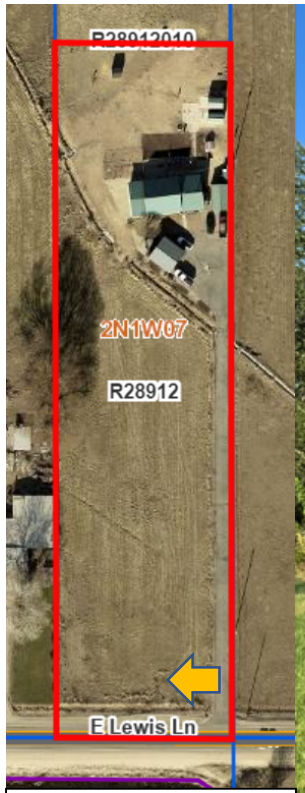




Photo 9:

Taken from the beginning of the driveway, facing West.

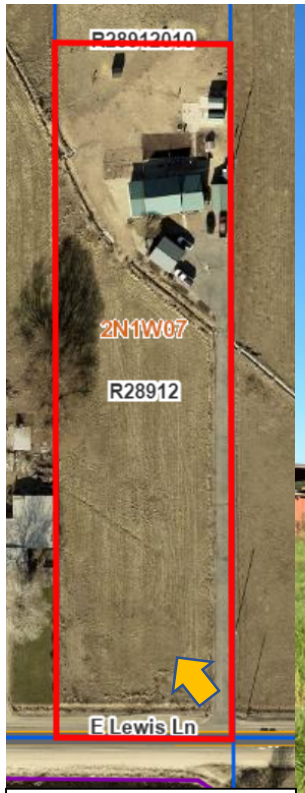




Photo 10:

Taken from the beginning of the driveway, facing Northwest.





Photo 11:

Taken from the beginning of the driveway, facing North.



Photo 12:

Taken from the beginning of the driveway, facing Northeast.





Photo 13:

Taken from the beginning of the driveway, facing East.

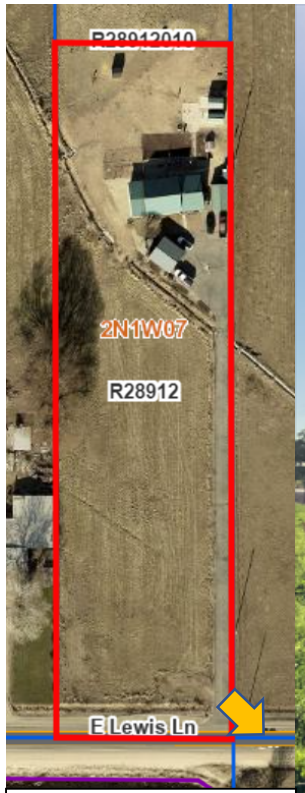


Photo 14:

Taken from the beginning of the driveway, facing Southeast.



EXHIBIT D

Agency Comments Received by: December 8, 2025

Planning & Zoning Commission

Case# CU2025-0024

Hearing date: December 18, 2025

Exhibit D1

NAMPA HIGHWAY DISTRICT NO. 1

September 17, 2025

To: Dane Adams
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re; CU2025-0024, Mary Murphy representing William Gomez

I have reviewed the request from Mary Murphy, representing William Gomez, requesting a Conditional Use Permit to allow a staging area and contractor shop on Parcel R28912 located at 5420 E. Lewis Ln. with a date of Notification of 09/17/25 received on 09/17/25.

Comments are based upon information provided to the Highway District by Canyon County Development Services. Nampa Highway District #1 has no objection to the Preliminary Plat subject to the following information:

1. The Subject property is adjacent to E. Lewis Ln.
2. NHD#1 Functional Classification of E. Lewis Ln is Rural Minor Arterial.
3. No new direct access is permitted to Arterial Roadways. No new point of access is allowed to E. Lewis Ln.
4. Patron will need to install a paved apron per ACCHD Standards Manual Commercial Access Standards Drawing #ACCHD-106.

All comments above are based on the ACCHD Standards Manual and Nampa Highway District #1 Supplementals.

Nampa Highway District #1 reserves the right to provide amended comments/conditions of approval subject to a formal review by the Highway District, plan revisions, and/or revisions to the ACCHD Standards Manual or NHD#1 Supplementals.

4507 12th Avenue Road, Nampa, ID 83686 Phone (208) 467-6576 Fax (208) 467-9916

Exhibit D2

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

Name of Development: CCC Services
Applicant: Mary Murphy
P.E./P.G.:
All others in Attendance:

EHS#035 Date 8/27/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 5.0 (1.6 & 3.40)
Location of Development: 5420 E Lewis Ln
Nampa, ID 83686
R281201000 0

Project in Area of Concern: N/A Groundwater/Rock <10' <10' to GW
Level 1 NP Necessary for N: N/A

LSAS/CSS Proposed: N/A
BRO meeting for P or above: N/A
Proposed Drinking Water: Individual ■, City ☐, Community ☐, Public Water Supply ☐
BRO meeting for PWS, Com: N/A

Pending wastewater flows
Information Distributed: SER ☐, NP Guidance ■, Non-Domestic WW ap. ☐

Additional Comments: Southwest District Health (SWDH) has reviewed the applicant's proposal for the development of a contractor's shop in coniuction with an administrative land division of an existing 5.0 acre parcel into two parcels of approximately 1.60 acres and 3.40 acres, repectively. Following approval of the conditional use permit by the County, the applicant may proceed with submitting an applicant for a subsurface sewage disposal permit. As part of this application, the applicant will be required to provide a letter of intended use in accordance with the requirements outlined in Section 3.3.1 of the Technical Guidance Manual. At this time, SWDH has no concerns with the applicant moving forward with the conditional use approval process with the County.

Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

Exhibit D3

Dane Adams

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, September 19, 2025 11:11 AM
To: Dane Adams
Cc: Caitlin Ross
Subject: [External] RE: Agency Notice CU2025-0024 / Murphy for Gomez

Good morning, Dane.

This application will not cause an impact to the state highway system. Therefore, ITD has not comments at this time.

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Book a Meeting with Me!

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, September 17, 2025 8:17 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CU2025-0024 / Murphy for Gomez

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **October 17, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Dane Adams** at dane.adams@canyoncounty.id.gov.

Thank you,

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

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

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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

Exhibit D4

1445 N Orchard St
Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

September 22, 2025

Dane Adams, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
dane.adams@canyoncounty.id.gov

Subject: Agency Notice CU2025-0024 / Murphy for Gomez

Dear Mr. Adams:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

Exhibit D5

NAMPA FIRE DIST 1891

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

208.468.5770

DATE: October 9, 2025

TO: Canyon County Development Services Department – Planning and Zoning

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

APPLICANT: Mary Murphy

OWNER: William Gomez

PROJECT ADDRESS: 5420 E. Lewis Ln.

RE: CU-2025-0024 Parcel # R2891201000

This application is for a conditional use permit for a staging area and contractor shop on approximately 1.67 acres in an agricultural zone.

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

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 4.9 miles from Nampa Fire Station 2 with an approximate response time of 9 minutes.

Exhibit D6

Dane Adams

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, November 18, 2025 8:30 AM
To: Dane Adams
Subject: [External] RE: Agency Notice CU2025-0024 / Gomez

Hello,

After careful review of the transmittal submitted to ITD on November 13, 2025, regarding, CU2025-0024/Gomez, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concerns. If you have any questions please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, November 13, 2025 9:26 AM
To: 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'BadgerD@cityofnampa.us' <BadgerD@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>
Subject: Agency Notice CU2025-0024 / Gomez

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Exhibit D7

Dane Adams

From: BRO Admin <BRO.Admin@deq.idaho.gov>
Sent: Wednesday, November 19, 2025 12:20 PM
To: Dane Adams
Cc: Jennifer Lahmon
Subject: [External] RE: Agency Notice CU2025-0024 / Gomez

The Boise Regional DEQ Administration has no additional comments at this time.

Sincerely,

Carlene Oberg
Administrative Assistant I
Idaho Department of Environmental Quality
1445 North Orchard Street Boise, Idaho 83706
P: (208) 373-0550 | www.deq.idaho.gov

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, November 13, 2025 9:26 AM
To: 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'BadgerD@cityofnampa.us' <BadgerD@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; Knute Sandahl <Knute.Sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'nmid@nmid.org' <nmid@nmid.org>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'Kendra.Conder@itd.idaho.gov' <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; BRO Admin <BRO.Admin@deq.idaho.gov>; IDWR File <file@idwr.idaho.gov>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>
Subject: Agency Notice CU2025-0024 / Gomez

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Exhibit D8

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

208.468.5770

DATE: November 24, 2025

TO: Canyon County Development Services Department

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

APPLICANT: William Gomez

OWNER: Mary Murphy

PROJECT ADDRESS: 5420 E. Lewis Lane

RE: Case No. 2025-0024

Case No. CU2025-0024: The applicant, William Gomez, represented by Mary Murphy, is requesting a Conditional Use Permit for a staging area and contractor shop on approx. 1.67 acres in an "A" (Agricultural) zone. The applicant is proposing the staging of trucks, equipment, and open-top roll-off bins used to collect and remove debris from construction sites. There will be parking for employees on-site. The contractor shop includes 4 offices, 1 breakroom, 2 restrooms, and a storage area. The proposed hours of operation are Monday through Saturday, 7:00 am – 5:00 pm. The subject property is located at 5420 E Lewis Lane, also referenced as Parcel R28912, a portion of the SW quarter of Section 07, T2N, R1W, BM, Canyon County, Idaho.

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

Access Roads

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

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

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

208.468.5770

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)

Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

General Conditions

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

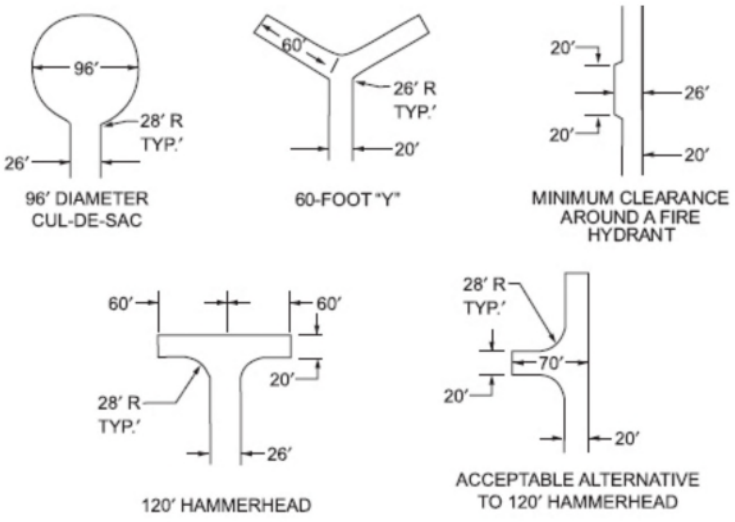
Emergency Response Time Analysis and Service Impact:

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 5 miles from Nampa Fire Station 2 with an approximate response time of 9 minutes.

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

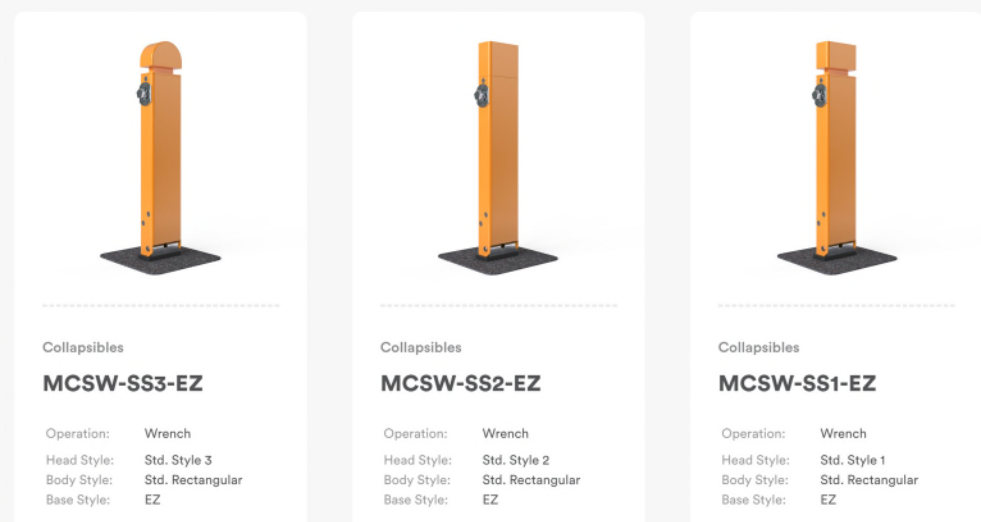
208.468.5770



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Approved Bollards by Maxiforce



Collapsibles

MCSW-SS3-EZ

Operation:	Wrench
Head Style:	Std. Style 3
Body Style:	Std. Rectangular
Base Style:	EZ

Collapsibles

MCSW-SS2-EZ

Operation:	Wrench
Head Style:	Std. Style 2
Body Style:	Std. Rectangular
Base Style:	EZ

Collapsibles

MCSW-SS1-EZ

Operation:	Wrench
Head Style:	Std. Style 1
Body Style:	Std. Rectangular
Base Style:	EZ

EXHIBIT E

Public Comments Received by: December 8, 2025

Planning & Zoning Commission

Case# CU2025-0024

Hearing date: December 18, 2025

Exhibit E1

Claudia Hopper

On Mon, Dec 1, 2025 at 1:28 PM Claudia Hopper <cshopp@gmail.com> wrote:

To Mr. Dane Adams,

I am Mary Belle Murphy's daughter, Claudia Hopper. I have POA for my mother many years. Dad died 2015. I have been caring for Mom since April of 2022, After a serious illness in hospital and rehab care. Then to my home on hospice . She has recovered but she needs care as she is 96 yrs old and has some dementia.
We, Mom, received a mail notice of upcoming hearing that involves her location of property.
My Mom's property is located at 5404 E. Lewis Ln. and is right beside this proposed change of property site now belonging to William Gomez.
I downloaded all information to this Conditional Use Permit.
We have been forwarded a video by my sister of work that has been already started by Mr. Gomez. Moving of dirt over irrigation ditch and hopefully piped. Etc.
I am planning to speak at hearings Dec. 18th. My family is concerned for the devaluation of Mom's property. It will ruin the view to the east. And the farm feel will be gone. The sounds coming from this operation of construction equipment will disrupt all peace with 6 days and 8 hours of operating this business. We will not be able to sell my Mom's as a small farm for cows, horses and peaceful setting for a family as we hoped. I've had an interested person if and when it will happen. There is no plan for any of Mom's family to buy her property. It's currently maintained by a family member camped on site free of rent in Mom's motor home.
I have also contacted my mother's attorney on this matter. Advise will come as needed if needed. He has represented her many years with all legal matters and documents. He's been very helpful to resolve and advise issues for us as we move forward for Mom.

So all that being stated. I'm not sure of all information I need to bring and present at this hearing. Will you be so kind to inform me?

Sincerely, Claudia Hopper
I'm providing my cell#, if you choose to call it will be fine. 208-859-9644.

you have questions, please contact the Case
ane.adams@canyoncounty.id.gov. In all correspon
se, please refer to the case number noted.

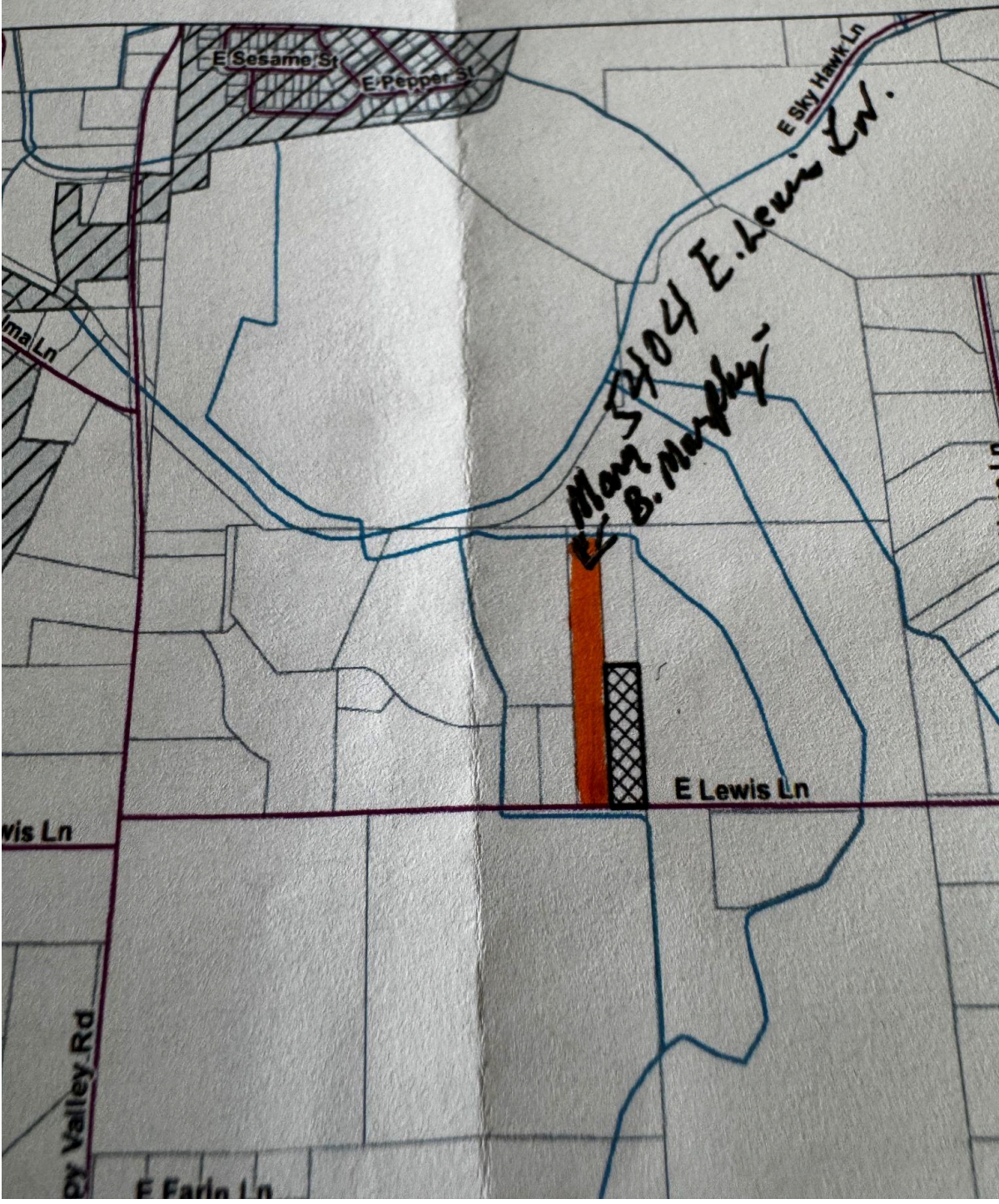


Exhibit E2

Myla Dalton
411 Creekside Pl
Nampa, ID 83686
(360) 440-3415
myladalton@gmail.com

December 2, 2025

Canyon County Development Services
Planning & Zoning Division
111 N. 11th Avenue, Suite 310
Caldwell, ID 83605

RE: Comments on Conditional Use Permit Application Case No. CU2025-0024\
Applicant: William Gomez

To the Planning & Zoning Staff and Commissioners:

I am writing to respectfully request that the Commission deny the Conditional Use Permit Application Case No. CU2025-0024 for a contractor yard adjacent to my mother's property. If approved, I urge you to impose strong protective conditions to safeguard the interests of my mother and neighboring residents.

My elderly mother, Mary B. Murphy, owns the adjacent 5-acre property and home at 5404 E. Lewis Lane. This property is her most significant asset, financial safety net, and legacy. My brother stays on the property and maintains the grounds, while my sister cares for our mother at her home in Boise, due to her age and health.

Concerns

1. Traffic and Safety

    Increased heavy-truck traffic on a narrow rural road with limited shoulders and no turn lanes poses safety risks for residents and pedestrians. Crossing the road to check the mail is already hazardous. Notably, a former resident of the subject property lost their life riding a bicycle on a similar road nearby.

2. Noise

    Early-morning truck movements, exhaust, backup alarms, loading/unloading, and shop activities would disrupt the peace of the area.

3. Visual Impact

    The outdoor storage of debris bins and equipment, along with the removal of the grassy field, has already altered the rural character of the area. Large dumpsters and

mounds of soil now border my mother's property, making a potential visit distressing for her.

4. Property Value

The diminished visual appeal and increased industrial activity of noise, traffic, and pollution threaten the value of my mother's home and neighboring properties.

Suggested Protective Conditions (if approved)

If the Commission finds limited contractor use appropriate, I respectfully request the following conditions:

- Limit operating hours to Monday–Friday, 8:00 a.m.–5:00 p.m. (no Saturdays) to reduce noise, exhaust smells, and disturbance.
- Install an 8-foot solid fence with evergreen screening along the shared property line to preserve privacy and rural character.
- Limit the use of bright lights that illuminate neighboring residences.
- Screen all debris bins and equipment from view of neighboring properties and the roadway, with regular debris removal required to prevent overflow.
- Require paving or approved dust-control measures on driveways and parking areas to minimize dust.
- Restrict early-morning backup beepers and other loud activities to protect residents' peace.

Conclusion

I urge the Commission to preserve the rural residential character of East Lewis Lane and protect the reasonable use and enjoyment of existing homes. Thank you for your time and service to Canyon County.

Respectfully,
Myla Dalton
Daughter of Mary B. Murphy, owner
5404 E. Lewis Lane
Nampa, ID 83686

Exhibit E3

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DEC 04 2025
RECEIVED

11/29/25

Dennis and Jeanie Gerwig
6406 E Lewis Ln.
Nampa, ID 83686

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

Re: **Objection to Conditional Use Permit Application – CU2025-0024**
Parcel: **R28912**
Applicant: **William Gomez**

To Whom It May Concern:

We are writing to formally oppose the proposed **Conditional Use Permit (CUP)** for a **staging area and contractor shop** on the property located at **5420 E Lewis Lane**, Nampa, ID which is zoned for **Agricultural (AG)** use. After reviewing the application and considering the impacts on surrounding properties and the broader agricultural community, we respectfully request that the County **deny this permit**.

1. Incompatibility With Agricultural Zoning

A staging yard and contractor shop are **industrial/commercial operations**, not agricultural uses. The purpose of agricultural zoning is to preserve working farmland, support agricultural production, and protect rural residents from incompatible land uses. Allowing this CUP would undermine the intent of the zoning code by introducing a use that is fundamentally inconsistent with the rural, agricultural character of the area.

See the satellite image of the property and surrounding area, Figure A. Figures B, C, D, E and F are photos of the land bordering 5420 E Lewis Lane.



Figure A - Satellite image

2. Noise, Traffic, and Public Safety Concerns

Staging areas typically involve:

- Heavy equipment movement
- Early-morning or late-night truck traffic
- Loading/unloading operations
- Diesel engine noise and vibration
- Backup alarms all hours
- Flood lights/Security lights affecting neighboring houses

These activities create **traffic hazards**, degrade road conditions, and significantly impact the quiet enjoyment of neighboring properties. Rural roads in agricultural zones are not designed to support ongoing commercial/industrial traffic.

See Figure G, H, and I are photos of 5420 E Lewis Lane property access, the Lewis Lane road has insufficient shoulder width accompanied by a roadside edge with a substantial borrow pit dropoff.

Figure G - Eastbound Figure H - *Westbound*







Figure I - 5420 E Lewis Lane -property access

Additionally, the nature of the proposed use includes an office area and employee parking that will increase traffic along Lewis Lane.

The below information illustrates the proposed use of the land in greater depth. The information was taken from the CCC Field Service, William Gomez owner, website.

4. Availability of Properly Zoned Land Elsewhere

Contractor shops and staging operations belong in areas zoned for **industrial or commercial** activity where infrastructure, noise tolerances, and environmental policies are designed for such uses. Granting an exception in an agricultural zone is unnecessary when properly zoned land already exists for these purposes.

For these reasons, we strongly urge the County to **deny the Conditional Use Permit** and protect the agricultural zoning.

Thank you for your consideration.

Sincerely,
Dennis and Jeanie Gerwig