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

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**OR2025-0024/ CR2024-0009**
PROPERTY OWNER/APPLICANT:	**Carlos Torrez**
APPLICATION:	**Comprehensive Plan Map Amendment (OR2025-0024) from Agricultural to Commercial and Conditional Rezone (CR2024-0009) from Agricultural ("A") to Conditional Rezone Mixed-Use Arterial "CR-MU-A."**
LOCATION:	246 N Robinson Blvd Nampa, ID 83687, described as a portion of the NW quarter of Section 20, T3N, R1W, BM, Canyon County, Idaho. Parcel R30590011 (approximately 3.54 acres)
ANALYST:	**Emily Bunn, Principal Planner**
REVIEWED BY:	**Karla Nelson, Principal Planner**

REQUEST:
The applicant, Carlos Torrez, requests a Comprehensive Plan Map Amendment from Agricultural to Commercial and Conditional Rezone from an "A" (Agricultural) zone to a "CR-MU-A" (Conditional Rezone – Mixed Use Arterial) zone of Parcel R30590011, approximately 3.54 acres. The request includes a Development Agreement restricting the development to the following uses: general fireworks sales and other items, nursery (retail/wholesale) and a staging area and contractor shop for the applicant's landscaping business. *See Exhibit A2 for more details.*

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	**October 14, 2024**
JEPA notice sent on:	**June 2, 2024**
Agency and Full Political notice:	**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 18, 2025**

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1. BACKGROUND:
The original parcel consisted of approximately 23.11 acres when Canyon County's Zoning Ordinance came into effect on September 6, 1979. The original parcel was approved to be divided into three (3) parcels via a conditional use permit in 1988 which created Parcels R30590011, R30590012, and R30590 (CU2002-687). In January of 2023, approximately 1.90 acres of Parcel R30590011 was dedicated to Robinson Blvd and Airport Road for the construction of the roundabout at this intersection which adjusted the parcel to its current configuration (**Exhibit B3).**

A code enforcement case was opened on the property in March of 2024 and the property had a certificate of noncompliance recorded on the property on October 4, 2024 (**Exhibit B5**). On May 16, 2025, a temporary use permit was issued for a fireworks stand on the subject property for the period of June 15-July 5, 2025 by Canyon County's Development Services Director (**Exhibit B4**).

The applicant added a comprehensive map amendment application to his conditional rezone application on November 6, 2025 (OR2025-0024).

Per staff's site visit on December 8, 2025, staff identified unapproved storage containers on site. If the Planning and Zoning Commission chooses to recommend approval, see proposed condition #5 to address this.

2. HEARING BODY ACTION:
Pursuant to Canyon County Ordinance Article 07-06-01 (3) requests for comprehensive plan changes and ordinance amendments may be consolidated for notice and hearing purposes. Although these procedures can be considered in tandem, pursuant to Idaho Code section 67-6511(b), the commission, and subsequently the board, shall deliberate first on the proposed amendment to the comprehensive plan; then, once the commission, and subsequently the board, has made that determination, the commission, and the board, should decide the appropriateness of a rezone within that area. This procedure provides that the commission, and subsequently the board, considers the overall development scheme of the county prior to consideration of individual requests for amendments to zoning ordinances. The commission, and subsequently the board, should make clear which of its findings relate to the proposed amendment to the comprehensive plan and which of its findings relate to the request for an amendment to the zoning ordinance.

Pursuant to Canyon County Ordinance Article 07-06-07(1) Restrictions: In approving a conditional rezone application, the presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions or limitations may be imposed to promote the public health, safety and welfare, or to reduce any potential damage, hazard, nuisance or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. When the presiding party finds that such conditions, stipulations, restrictions or limitations are necessary, land may be rezoned upon condition that if the land is not used as approved, or if an approved use ends, the land use will revert back to the zone applicable to the land immediately prior to the conditional rezone action.

Additionally, pursuant to Canyon County Ordinance Article 07-06-07(3) Conditional Rezoning Designation: Such restricted land shall be designated by a CR (conditional rezoning) on the official zoning map upon approval of a resolution by the board for an "order of intent to rezone". An "order of intent to rezone"

shall be submitted to the board for approval once the specific use has commenced on the property and all required conditions of approval have been met and any required improvements are in place. Land uses that require approval of a subdivision shall have an approved final plat in accordance with this chapter before the "order of intent to rezone" is submitted for approval by the board. Designation of a parcel as CR shall not constitute "spot" zoning and shall not be presumptive proof that the zoning of other property adjacent to or in the vicinity of the conditionally rezoned property should be rezoned the same.

Should the Commission wish to approve the subject conditional rezone, all applicable Canyon County standards pertaining to the required development agreement shall be strictly adhered to.

The commission should consider the procedures outlined above within Canyon County Ordinance 07-06-01(3).

OPTIONAL MOTIONS:
Approval of the Application: "I move to approve OR2025-0024/ CR2024-0009, Torrez, finding the application **does** meet the criteria for approval under Article 07.06.03 and 07.06.07 of Canyon County Code of Ordinances, **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 OR2025-0024/ CR2024-0009, Torrez, finding the application **does not** meet the criteria for approval under Article 07.06.03 and 07.06.07 of Canyon County Code of Ordinances, **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 OR2025-0024/ CR2024-0009, Torrez, to a [*date certain or uncertain*]

3. HEARING CRITERIA

Table 1. Comprehensive Plan Amendment Criteria Analysis

HEARING CRITERIA (07-06-03 (1)): The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals and policies:				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
			07-06-03 (1)A	**Is the requested type of growth generally in conformance with the comprehensive plan?**
☐	☒	☐	***Staff Analysis***	The requested type of growth is not generally in conformance with the 2030 Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the parcel as "agriculture" and the area immediately to the west as "residential." The 2030 Canyon County Comprehensive Plan does not promote commercial growth in the area (**Exhibit B2.10**). The closest commercial uses are found within the City of Nampa, approximately 0.81 miles to the northwest at the Nampa Gateway Center which has retail and restaurant uses (**Exhibit B2.11**).

				City of Nampa's Comprehensive Plan calls for "Community Mixed-Use" for the subject property. In City of Nampa's Comprehensive Plan, it states "The Community Mixed-Use designation is to specifically include commercial uses with a focus on providing communitywide needs and services and low-impact industrial uses. Although the property is in Nampa's Area of City Impact and has completed a pre-annexation agreement with the City, the closest city limits are between 0.8 and 1 mile to the west and northwest. Staff does not anticipate annexation of the properties to the west to occur quickly due to the number of residential parcels. The land use cases approved in the last 5 years demonstrate the area is trending towards having more residential uses, not commercial uses. It is also important to note that there was one (1) conditional rezone neighborhood commercial rezoning case heard in 2025, and it was denied (**Exhibit B2.13**). The Traffic Analysis Zone (TAZ) does not forecast this as a significant growth area for jobs between 2025 and 2050 (it shows an increase of 8 jobs by 2050) (**Exhibit B2.9**). The TAZ is used by COMPASS (Community Planning Association) as a tool to plan funding for future transportation needs. The property better meets the 2030 Canyon County Comprehensive Plan by staying in its current designation of agriculture, as changing the future land use designation to commercial would likely encourage more commercial growth in the area that is predominately a residential and agricultural area (**Exhibits B2.1, B2.3 and B2.6**).
☐	☒	☐	**07-06-03 (1)B**	**When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?**
			Staff Analysis	In consideration of the surrounding land uses, the proposed comprehensive plan amendment to commercial is not more appropriate than the current comprehensive plan designation of agriculture. The primary land uses in the vicinity of the subject property are residential with some agricultural uses. There are parcels to the north, east, and south that contain agricultural uses (mainly pasturage with some crop production). There are also parcels to the west, east, north, and south that contain residential uses on varying acreage sizes. The nearest approved commercial uses and zoning designations are found in City of Nampa's limits to the northwest and west, between 0.8 and 1 mile of the subject property. There are legal nonconforming industrial uses (the properties with these uses are zoned residential) and gravel pits found to the northeast and east and are primarily located further down Airport Road and near McDermott Road. (**Exhibits B2.1**, **B2.3, B2.4, B2.6 and B2.11**). The addition of commercial designation in an area currently planned for agriculture and residential uses has the potential to create land use conflicts. The 2030 Canyon County Comprehensive Plan discourages fragmenting existing land use patterns.

				Adjacent Existing Comprehensive Plan Designation: **Direction** / **Existing Designation** / **Existing Land Use** **N** / **Agriculture** / **Agriculture, some Residential Uses, and Legal Nonconforming Industrial Uses** **S** / **Agriculture** / **Agriculture and Residential Uses** **E** / **Agriculture** / **Agriculture Uses, Residential Uses, and some Gravel Pits** **W** / **Residential** / **Residential Uses** Residential, Agriculture, Commercial, Industrial, Conservation and Public/Open Space
☐	☒	☐	**07-06-03 (1)C**	**Is the proposed comprehensive plan amendment compatible with surrounding land uses?**
			Staff Analysis	The proposed comprehensive plan amendment to commercial is not compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. The proposed comprehensive plan amendment is <u>not</u> compatible with the surrounding land uses. The primary use within the vicinity of the property is residential with some agricultural uses as demonstrated by the number of subdivisions, the lot sizes of the area, and existing land uses. Within 1-mile of the property, there are 47 subdivisions with an average lot size of 1.15 acres. Within the 600-foot notification radius, the average parcel size is 3.05 acres and the median parcel size is 1.06 acres. There are parcels to the north, east, and south that contain agricultural uses (mainly pasturage with some crop production). There are also parcels to the west, east, north, and south that contain residential uses on varying acreage sizes (**Exhibits B2.1**, **B2.3, and B2.6**). Introducing commercial uses next to residential uses will likely introduce an incompatible use due to increased noise, traffic, dust, and potentially non-complementary hours of operation
☐	☒	☐	**07-06-03 (1)D**	**Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted; and**
			Staff Analysis	Development trends in the general area <u>do not</u> indicate that the current designation and circumstances have changed since the comprehensive plan was adopted. The land use cases approved in the last 5 years demonstrate the area is trending towards having more residential uses. It is also important to note that there was

				one (1) conditional rezone neighborhood commercial rezoning case heard in 2025, and it was denied (**Exhibit B2.13**). Based on the TAZ forecasts (see above for TAZ chart) used by the state and/or local transportation officials and COMPASS for tabulating traffic-related data for future plans, needs, and improvements of the community, it does not show this as a significant growth area for jobs between now and 2050 (projected growth is 8 jobs by 2050) (**Exhibit B2.9**).
☒	☐	☐	**07-06-03 (1)E**	**Will the proposed comprehensive plan amendment impact public services and facilities. What measures will be implemented to mitigate impacts? (Ord. 11-003, 3-16-2011)**
			Staff Analysis	The proposed comprehensive plan amendment is not anticipated to impact public services and facilities. A comprehensive plan amendment does not directly impact public services and facilities however it provides a path to obtaining entitlements for development that may impact services. This subject property is located within the Nampa Fire Protection District and the Nampa School District. No mitigation measures are proposed at this time. See Analysis of 07-06-07(6)A8 of this document for additional review.
☒	☐	☐	**Idaho Code §67-6537**	**When considering amending, repealing, or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the comprehensive plan would have on the source, quantity, and quality of groundwater in the area.**
			Staff Analysis	The proposed amendment would allow for mixed-used and commercial uses. Any uses allowed or conditionally permitted in accordance with CCCO must comply with all applicable federal, state, and local laws with regard to water quantity and quality. Per the Nitrate Priority and Well Map, there does not appear to be any ground water monitoring wells in the area with high nitrate levels (**Exhibit B2.7)**.

Table 2. Conditional Rezone Standards of Evaluation Analysis

Standards of Evaluation (07-06-07(6) A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
			07-06-07(6)A1	**Is the proposed conditional rezone generally consistent with the comprehensive plan;**
☐	☒	☐	***Staff Analysis***	The proposed conditional rezone change is <u>not</u> generally consistent with the Comprehensive Plan. The Future Land Use Plan in the 2030 Canyon County Comprehensive Plan designates the parcel as "agriculture" (**Exhibit B2.10**). "The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production,

				and ground of lesser agricultural value" (Page 25, 2030 Comprehensive Plan). The Future Land Use Plan designates the area immediately to the west as "residential" (**Exhibit B2.10**). "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity" (Page 25, 2030 Comprehensive Plan). The 2030 Canyon County Comprehensive Plan does not promote commercial or mixed-use growth in the area (**Exhibit B2.10**). "The commercial designation is intended to encourage commercial uses which can provide goods and services to businesses, travelers, and residents of the County" (Page 25, 2030 Comprehensive Plan). The closest commercial uses are found within the City of Nampa, approximately 0.8 miles to the northwest at the Nampa Gateway Center which has retail and restaurant uses. City of Nampa's Comprehensive Plan calls for "Community Mixed-Use" for the subject property. Although the property is in the Area of City Impact of Nampa, the closest city limits are between 0.8 and 1-mile to the northwest and west and staff does not anticipate annexation of the properties to the west to occur quickly due to the number of residential parcels. The property better meets the 2030 Canyon County Comprehensive Plan by staying in its current designation of agriculture, as changing the future land use designation to commercial would likely encourage commercial/mixed-use growth in an area that is predominantly a residential and agricultural area (**Exhibit B2.1, B2.3, and B2.10**). The comprehensive plan amendment request is also not in general conformance with the following policies and goals contained within the 2030 Canyon County Comprehensive Plan: • Population G2.02.00: "Promote housing, business, and service types needed to meet the demand of the future and existing population." o The Traffic Analysis Zone (TAZ) does not forecast this as a significant growth area for jobs between 2025 and 2050 (it shows increase of 8 jobs by 2050) (**Exhibit B2.9**). The TAZ is used by COMPASS (Community Planning Association) as a tool to plan funding for future transportation needs. • Economic Development G3.05.00: "Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability." o The County identifies the area for agriculture and residential growth, not commercial growth (**Exhibit B2.10**). • Land Use & Community Design P4.03.01: Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources. o The County identifies the area for agriculture and residential growth, not commercial growth (**Exhibit B2.10**). • Land Use & Community Design P4.03.02: Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.

				o The County identifies the area for agriculture and residential growth, not commercial growth (**Exhibit B2.10**).
☐	☒	☐	**07-06-07(6)A2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;**
			Staff Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to Mixed Use Arterial (MU-A) is not more appropriate than the current zoning designation of Agricultural (A). The predominant land uses in the vicinity of the subject property consist of agricultural and residential activities. Parcels to the north, east, and south are used for agriculture—mainly pastureland with limited crop production. Residential properties of varying lot sizes are located to the west, east, north, and south (**Exhibit B2.1, B2.3, and B2.6**). Land-use approvals issued over the past five years indicate a trend toward continued residential development rather than commercial expansion within the area. Additionally, it should be noted that a conditional neighborhood commercial rezone heard in 2025 was denied (**Exhibit B2.13**). The nearest approved zoning and land-use designation comparable to the request is located at the Nampa Gateway Center within the City of Nampa, approximately 0.8 miles northwest of the subject property (**Exhibit B2.11**). While there are legal nonconforming industrial operations—situated on parcels currently zoned for rural residential uses—and some gravel extraction sites to the northeast and east, these uses are primarily concentrated farther along Airport Road and in the vicinity of McDermott Road and cannot be clearly identified/seen from the subject property (**Exhibits B2.1, B2.3, and C**). Pursuant to Canyon County ordinance 07-10-25 (9) the purpose of the MU-A (Mixed Use Arterial) Zone is to is to encourage a mix of residential, commercial and industrial uses along principal arterials within Areas of City Impact which are designed in accord with adopted access management standards for State highways or arterials under the control of a local highway agency. (Ord. 19-038, 8-30-2019). Airport Road is considered a principal arterial per Nampa Highway District No. 1, but the land use patterns do not support commercial/mixed-uses yet. **Adjacent Existing Conditions:**

Direction	Existing Use	Primary Zone	Other Zone
N	**Agricultural, Residential Uses, and Legal Nonconforming Gravel Pit and Industrial Uses**	**RR**	**CR-R1**
S	**Agricultural and Residential Uses**	**A**	
E	**Agricultural and Residential Uses with some Gravel Pits**	**A**	**RR, CR-R-1**
W	**Residential Uses**	**RR**	**R-1, CR-M-1**

				"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone) **Surrounding Land Use Cases (Exhibit B2.13):** 1. SD2020-0012 – Short Plat for Barnes Estates Subdivision – Approved 2. CR2023-0005 – Rezone from RR to C1 – Denied 3. RZ2020-0018 – Rezone from AG to RR – Approved 4. RZ2022-0008 – Rezone from AG to CR-R1 – Approved 5. SD2018-0013 – Preliminary Plat for DTH Subdivision – Approved 6. CR2022-0013 – Rezone from RR to CR-R1 – Approved 7. SD2019-0030 – Short Plat for Ryslanchik Subdivision – Approved 8. RZ2020-0011 – Rezone from AG to R1 – Approved 9. PH2016-51-APL – Similar Use to a Church CUP – Approved 10. SD2021-0024 – Preliminary and Final Plat Approval for Windmill Ranch Subdivision - Approved
☐	☒	☐	**07-06-07(6)A3**	**Is the proposed conditional rezone compatible with surrounding land uses;**
			Staff Analysis	Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. The proposed conditional rezone is not compatible with the surrounding land uses. The area surrounding the property is characterized primarily by residential development, with some agricultural uses interspersed throughout. Within a 1-mile radius, there are 47 subdivisions, averaging 1.15 acres per lot. The 600-foot notification area contains parcels with an average size of 3.05 acres and a median size of 1.06 acres. Agricultural activities—mainly pastureland with limited crop production—are located on parcels to the north, east, and south. Residential uses occur in all directions, with parcel sizes varying across the surrounding area (**Exhibits B2.1, B2.3, and B2.6**). Introducing commercial and mixed-uses to the area may disrupt the residential quality of life with increased noise, traffic, dust, and potentially incompatible hours of operation.
☐	☒	☐	**07-06-07(6)A4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
			Staff Analysis	The proposed conditional rezone will negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The character of the area is primarily residential with some agricultural uses. There are parcels to the north, east, and south that contain agricultural uses (mainly pasturage with some crop production) on varying parcel sizes. There are also parcels to the west, east, north, and south that contain residential uses on varying acreage sizes. The nearest approved similar zone and designation is the Nampa Gateway Center within Nampa city jurisdiction, approximately 0.8 miles

				northwest of the subject parcel. There are legal nonconforming industrial uses (the properties with these uses are zoned residential) and gravel pits found to the northeast and east but are primarily located further down Airport Road and near McDermott Road and cannot be spotted from the subject property. **The following measures will be implemented to mitigate impact** The applicant has agreed to enter into a development agreement to place conditions on the development in an effort to potentially mitigate impacts. The applicant is proposing to restrict the uses to fireworks sales and other sales, nursery (retail/wholesale), staging area, and contractor shop. The applicant is also planning to install a site-obscuring fence 6 feet in height on the south and east ends of the property and adding clean gravel and recycled asphalt to limit dust (**Exhibit A2**). If the Planning and Zoning Commission chooses to recommend approval of the conditional rezone, staff has recommended conditions #1-8 to address potential impacts to the area.
☒	☐	☐	**07-06-07(6)A5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;**
			Staff Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's letter of intent and land use worksheet, a septic system is proposed to be used for the development (**Exhibits A2 and A3**). Per Southwest District Health, the property is in a designated Nitrate Priority Area but may not meet all of the criteria for a Nutrient Pathogen Study. As of June 2025, the feasibility of a subsurface sewage disposal system has not been determined, but there were no concerns with the use or request for the rezoning if the applicant meets all SWDH requirements (**Exhibits D3 and D3.1**). **Water:** Per the applicant's letter of intent and land use worksheet, water is proposed to be provided via a domestic well (**Exhibits A2 and A3**). Individual wells are anticipated to adequately provide services for the potential development. Future development shall comply with IDWR standards at the time of building permit submittal. **Drainage:** Per the applicant's land use worksheet, stormwater drainage is retained on site (**Exhibit A3**). **Irrigation:** Per the applicant's land use worksheet, irrigation water is provided to the property with surface irrigation water and is irrigated with the use of gravity irrigation (**Exhibit A3**).

				Nampa-Meridian Irrigation District (NMID) sent a comment letter on June 23, 2025 which stated as long as all storm drainage is retained on site, there will be no impact to the irrigation district. The comment letter further states, "If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting. All private laterals and wasteways must be protected. It is recommended that irrigation water be available to all developments within NMID. Developers must comply with Idaho Code 31-3805" (**Exhibit D7**). **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on June 2, 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 utilities needed.
☒	☐	☐	**07-06-07(6)A6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
			Staff Analysis	The proposed conditional rezone will not require public street improvements in order to provide adequate access to and from the subject property in order to minimize undue interference with existing and future traffic patterns created by the proposed development. Nampa Highway District No. 1 is not requiring public street improvements at this time and does not have any concerns over traffic patterns (**Exhibit D2**). Idaho Transportation Department found the application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concern (**Exhibit D4**).
☒	☐	☐	**07-06-07(6)A7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and**
			Staff Analysis	The subject property does have legal access for the conditional rezone off of Airport Road and Robinson Boulevard. See review and analysis detailed below. The subject property has paved accesses on Airport Road and Robinson Blvd. Per the applicant's letter of intent, both paved accesses are to be used for the proposed uses (**Exhibit A2**). Per Nampa Highway District No. 1's (NHD#1) comment letter, NHD#1 "…has no objection to the proposed rezone as the approaches have been paved to accommodate a commercial use for the subject property" (**Exhibit D2**).
☒	☐	☐	**07-06-07(6)A8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)**

			Staff Analysis	The proposed use is not anticipated to impact essential public services and facilities including, but not limited to schools, police, fire and emergency medical services **Schools:** The subject property is serviced by Nampa School District #139. It is not anticipated that any impacts or accommodations will be needed for this request. Agency comments were sent out on June 2, 2025 and November 13, 2025, and no comments were received by the school district. **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out June 2, 2025 and November 13, 2025, and no comments were received by the Sheriff's Office. **Fire Protection & Emergency Medical Services:** The subject property is under the jurisdiction of Nampa Fire Protection District (NFPD). A comment letter was received from Nampa Fire on November 24, 2025 which stated the fire district does not oppose the application subject to compliance with conditions of approval and fire code requirements listed in their comment letter. NFPD also stated in their comment letter that the project is approximately .9 miles from the nearest fire station and will have an estimated response time of 1 minute (See **Exhibit D8** to review NFPD's full comment letter). Emergency Medical Services are provided to the property. Canyon County Paramedics sent over estimated response times from three (3) different stations – Station M44 would be approximately 6.38 minutes, Station M42 would be approximately 8.99 minutes, and Station M41 would be approximately 11.33 minutes **(Exhibit D10).**

Table 3. Area of City Impact

CCCO 09-11-03(2): Purpose: The purpose of these provisions is to promote the public health, safety, general welfare, peace, good order, comfort, and convenience of Canyon County and the inhabitants thereof by establishing regulations for the Nampa area of city impact, and further, to:

- **A. Facilitate Legal Duties or Parties: To facilitate the legal duties, responsibilities, and authority of Canyon County, Idaho, and the city of Nampa, Idaho, as is prescribed and provided by the Idaho legislature regarding impact areas; and**
- **B. Processing of Land Use and Land Division Applications: To provide steps and procedures required for processing zoning applications, comprehensive plan and zoning amendments, and subdivision plats and land division within the Nampa area of city impact in accordance with Idaho Code section 67-6526; and**
- **C. Economical and Compatible Infrastructure: To identify an urban fringe in the unincorporated area surrounding the city, within which there is potential for development or changes in land use that must be planned. designed and constructed in an orderly manner compatible with the city of Nampa for the city of Nampa to assure timely and/or economical provision of public services, such as: water supply, sewage and**

storm water collection and treatment, public safety services, airport, parks, and other community service facilities. **D. Compatible Land Use and Roads: To promote land use compatibility, maintain consistent and continuous street alignment, and support traffic flow objectives.**				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**09-11-25**	**APPLICATION PROCEDURES**: 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…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 City of Nampa sent a comment letter on June 2, 2025 which stated City of Nampa Future Land Use Map designates the property as "Community Mixed Use," outlined the uses requested, the location, and that the surrounding land uses are residential with some commercial/industrial uses. The City of Nampa also requested "…the Applicant go through the City of Nampa for pre-annexation and development agreement approval for the Property in order to receive a letter of support for the rezone" (**Exhibit D1**). Per City of Nampa's request, the applicant was approved for pre-annexation and a development agreement by City of Nampa's City Council on October 20, 2025. See **Exhibit D1.1** for the letter sent to the applicant from the City with the conditions included in the development agreement.

4. AGENCY COMMENTS:

Agencies including the City of Nampa, Nampa School District, Southwest District Health, Nampa Fire Protection District, Idaho State Fire Marshal, CenturyLink, Intermountain Gas, Idaho Power, Ziply, Boise Project Board of Control, Nampa-Meridian Irrigation District, COMPASS, Idaho Transportation Department, Canyon County Sheriff's Office, Canyon County's Emergency Management Coordinator, Canyon County's Paramedics/EMT, Canyon County's Assessor's Office, Canyon County's Soil Conservation District, Canyon County's Building Department, Canyon County's Code Enforcement Department, Canyon County's Engineering Department, Canyon County's GIS Department, Idaho Department of Environmental

Quality, Idaho Department of Water Resources (Water Rights), and Idaho State Department of Agriculture were notified of the subject application.

Staff received agency comments from the City of Nampa, Nampa Highway District No. 1, Southwest District Health, Idaho Transportation Department, Idaho Department of Environmental Quality, Canyon County Soil Conservation District, Nampa-Meridian Irrigation District, Nampa Fire Protection District, Idaho Department of Water Resources (Floodplain), and Canyon County Ambulance District. All agency comments received by the aforementioned materials deadline are located in Exhibit D.

Pursuant to Canyon County Ordinance 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 one (1) written public comment by the materials deadline of December 8, 2025. The public comment received was in opposition. All public comments received by the aforementioned materials deadline are located in **Exhibit E**.

Pursuant to Canyon County Ordinance 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 comprehensive plan amendment and conditional rezone are **not compliant** with Canyon County Ordinance §07-06-03 and §07-06-07. A full analysis is detailed within the staff report.

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
    a. Commencement (or “commence”) shall be as defined in CCCO §07-02-03 (Definitions Enumerated).
3. The subject property (Parcel R30590011; approximately 3.54 acres) as described in **Exhibit A6,** shall be subject to the requirements of the “CR-MU-A” Zone. The “CR-MU-A” Zone is subject to the following on-going conditions:
    a. Development of the subject parcel shall be restricted to the following land uses:
        i. Contractor Shop
        ii. Fireworks Sales from June 15th-July 5th each calendar year
        iii. Nursery (retail/wholesale)
        iv. Staging Area

v. All other land uses are prohibited. A land use change will require the development agreement to be terminated and require city annexation or a new rezoning application to be approved.

b. LIGHTING: All exterior lighting shall be fully cut off and fully shielded and placed to direct the light source down and inside the property lines of the facility. All direct glare from the lights shall be contained within the facility area.

c. HOURS OF OPERATION FOR STAGING AREA, CONTRACTOR SHOP, AND NURSERY RETAIL/WHOLESALE: The hours of operation shall be 7:00 a.m. to 7:00 p.m. on Mondays, Tuesdays, Wednesdays, Thursdays, Fridays, and Saturdays.

d. HOURS OF OPERATION FOR FIREWORKS STAND: The hours of operation shall be 8:00 a.m. to 10:00 p.m. Mondays, Tuesdays, Wednesdays, Thursdays, Fridays, Saturdays, and Sundays when in operation from June 15th-July 5th each calendar year.

4. PARKING AND CIRCULATION PLAN: All parking spaces shall meet all applicable off-street parking requirements (CCZO §07-13-01 and §07-13-03). A parking and circulation plan drawn to scale must be submitted and obtain any necessary fire district and highway district approvals. The parking and circulation plan must be compliant with Canyon County's off-street parking requirements (CCZO 07-13-01 and 07-13-03). Evidence of consistency shall be turned into Canyon County DSD prior to commencement of the uses on the subject property.
5. Within 60-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order and prior to any new building permit being applied for on the proposed parcels, the property owner shall apply for the appropriate building department application(s) as determined by Canyon County's Building Official to bring the unapproved storage containers into compliance onsite (**Exhibit C**). Once the appropriate permit is submitted, expiration or violation of said permit will also be considered a violation **of this condition.**
6. Within 180-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order and prior to any new building permit being applied for on the proposed parcels, the property owner shall apply for the appropriate building department application(s) as determined by Canyon County's Building Official to bring the agricultural building into compliance (**Exhibit C**). Once the appropriate permit is submitted, expiration or violation of said permit will also be considered a violation of this condition.
7. Within 180-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order, twenty feet (20') of landscaping shall be provided along Airport Road and Robinson Blvd frontage in accordance with City of Nampa landscaping requirements (**Exhibit D1.1**). The landscaping shall not impede the approved accesses on the property.
8. Within 180-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order, a site-obscuring fence shall be constructed on the southern and western boundaries as to obscure the business operations and storage of tools, and equipment in accordance with City of Nampa fencing requirements (**Exhibit D1.1**). The placement of the fencing shall not impede the approved accesses on the property.

7. EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Master Applications
      1.1. Conditional Rezone Master Application
      1.2. Comprehensive Plan Map Amendment Master Application
   2. Revised Letter of Intent
      2.1. Previous Letter of Intent
   3. Land Use Worksheet
   4. Site Plan
   5. Neighborhood Meeting Sign-in Sheet
   6. Corporate Warranty Deed with Instrument No. 2024-001649
   7. Agency Acknowledgement
      7.1. Southwest District Health Pre-Development Meeting Application
   8. Affidavit of Legal Interest
      8.1. Carlos Torrez Affidavit of Legal Interest
      8.2. Thomas Ridgewell Affidavit of Legal Interest

B. Supplemental Documents
   1. Parcel Tool
   2. Cases Maps/Reports
      2.1. Small Air Ortho (1-Mile) Map
      2.2. Small Vicinity Map
      2.3. Zoning and Classification Map
      2.4. Dairy, Feedlot and Gravel Pit Map
      2.5. Soil and Prime Farmlands Map with Report
      2.6. Subdivision Map and Report
      2.7. Nitrate Priority and Well Map
      2.8. TAZ Households Map
      2.9. TAZ Jobs Map
      2.10. Canyon County 2030 Future Land Use Map
      2.11. City of Nampa Future Land Use Map
      2.12. Lot Classification Map
      2.13. Case Map (1-Mile) and Summary Report
      2.14. Slope Percent Map
   3. Assessor's Office Records Showing Dedication of Property to Nampa Highway District No. 1 in 2023
   4. Temporary Use Permit for Fireworks Stand Issued by Development Services Director on May 16, 2025
   5. Certificate of Noncompliance with Instrument No.2024-031981; Signed October 2, 2024

C. Site Visit Photos: December 8, 2025

D. Agency Comments Received by: December 8, 2025
   1. City of Nampa; Received: June 2, 2025
      1.1. City of Nampa Decision Letter on Pre-Annexation; Received November 21, 2025
   2. Nampa Highway District No. 1; Received: June 2, 2025
   3. Southwest District Health; Received June 3, 2025
      3.1. Southwest District Health Pre-Development Meeting Notes from November 5, 2024
   4. Idaho Transportation Department; Received June 3, 2025
   5. Idaho Department of Environmental Quality; Received June 9, 2025

6. Canyon County Soil Conservation District; Received June 11, 2025
7. Nampa-Meridian Irrigation District; Received June 23, 2025
8. Nampa Fire Protection District; Received November 24, 2025
9. Idaho Department of Water Resources; Received November 13, 2025
10. Canyon County Ambulance District; Received December 5, 2025

E. Public Comments Received by: December 8, 2025

1. Leeann Bron; Received: December 8, 2025

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case # CR2024-0009

Hearing Date: December 18, 2025

Exhibit A1.1

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

carlos@newlifellcidaho.com

PROPERTY OWNER	OWNER NAME: Carlos Torrez	
	MAILING ADDRESS: 655 E. Kingsford Dr Meridian, Id 83642	
	PHONE: 208-921-2505	EMAIL: carlos@newlifellcidaho.com

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:* 10-14-24

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: 246 N. Robinson Rd Nampa, Id 83687	
	PARCEL NUMBER: 30590011O	
	PARCEL SIZE: 3.54	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☑ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Ag	PROPOSED ZONING: C1
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CR2024-0009		DATE RECEIVED: 11/19/24	
RECEIVED BY: Madelyn VanderVen	APPLICATION FEE: $1400		CK MO (CC) CASH

Exhibit A1.2

COMPREHENSIVE PLAN AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Carlos Torrez	
	MAILING ADDRESS: 655 E. Kingsford Dr Meridian, 83642	
	PHONE: 208-921-2505	EMAIL: carlos@newlifellcidaho.com

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:* 11-5-25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: 246 N. Robinson Rd	
	PARCEL NUMBER: 305900110	
	PARCEL SIZE: 3.54 Acres	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: Ag	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: Commercial	
	FLOOD ZONE (YES/NO)	ZONING DISTRICT: Ag

Check the applicable application type:

- ☑ Comprehensive Plan **Map** Amendment (change the future land use designation)
- ☐ Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:	
RECEIVED BY:	APPLICATION FEE:	CK MO CC CASH

Exhibit A2

Carlos Torrez
655 E. Kingsford Drive
Meridian, Idaho 83687

10-28-2024

Canyon County Development Services
111 N. 11th Ave #310, Caldwell, Idaho 83605

Re: Letter of Intent

Subject Property: 246 N. Robinson Road, Nampa, Idaho 83687

My intent is to use this property for operations of my landscape construction business, New Life Landscape LLC. We are applying for a conditional rezone from Agricultural zoning to Mixed Use Arterial. We have operated in the county since 2011 on our past agricultural properties. In the future, I would be interested in having retail sales of nursery and landscape material. Also, general retail sales of fireworks and other items. We would like to create displays of our work and materials used on projects where potential customers can visualize concepts for their home. I would plan to build a shop/office space that is indicated on our site plan, for use of our landscape construction business.

Along with the re-zone of the property I'd like to apply for a comprehensive plan amendment to change the property on the map from Agricultural to Commercial. This would help it match the fit of the City of Nampa Future use map.

I believe that this property is a better fit as a commercial property than and agricultural property. The property has great visibility and access. The surrounding neighbors are in support of my application and I believe the use of, and rezone of this property would be provide a good service to both the neighbors and the Northeast Nampa area.

The surrounding land uses are a mix of residential properties along with some "industrial/commercial" type uses. I think the way I plan to use this property blends well with what is currently in the area, especially to the east and west of Robinson Road along Airport Road.

With future plans to extend Robinson Road to 5 lanes by the Nampa Highway District and the addition of the Highway 16 Interchange, more traffic will be directed to Robinson Road. I believe this will only create more growth of mixed use type properties along Robinson Road in the coming years.

The potential impacts to public services and facilities would be minimal. Our plan would be to have a well for water and a septic system, which would eliminate need for sewer and water facility use. The septic system would not impact groundwater any different than if I were to build a home or multiple homes on this property. And the septic system would be approved by Southwest District health to ensure we would not be impacting ground water. The type of equipment servicing and fuel storage is very similar to what an agricultural use would need. So I don't see a difference in potential impacts to groundwater. With 3.54 acres, the septic system could be placed where we are at least a few hundred feet from any neighboring wells.

I would not expect there to be significant impact to current traffic. Currently we have a commercial entrance on the south end of property, as well as, an entrance off Airport Road. It could be convenient for potential customers and employees to enter or exit from both access points. Our employees arrive around 7am and are typically return at 6-7pm. Our access points allow for easy entrance and exit without slowing traffic flow.

In speaking with representatives for Canyon County Development Services, I learned that the future use designated by the City of Nampa comprehensive plan is mixed use. The property, having the visibility and access from Robinson road, is a good fit for Commercial use. I purchased the property early in 2024 and was shown the property by a commercial realtor, marketing is as a future commercial property. Subjectively, this property's use as a commercial property, fits not only the future comprehensive plan of the City of Nampa, but also with much of the surrounding properties, especially along Airport Road. To the east of this property on Airport Road, there is a gravel pit and what appears to be a large excavation type company staging equipment and material. The use of this area appears to be rural residential along with mixed industrial use from the perspective of a passerby. I also believe offering products and services to the rural residential neighbors would be a convenience to those surrounding the property.

As stated above, my immediate intention for the property would be for the operation of my landscape company. Which would include areas for staging living and bulk material, loading and unloading areas, shop/office space. In the future I would like to use the property for the sale of materials and goods to retail customers. If possible, I would like to rehab the existing barn on the property for potential retail/office use. I have to evaluate the condition with our engineer and decide on whether that is feasible. We would also like to use the property for seasonal sales of plants/trees, bulk material/boulders, and fireworks during the 4th of July season.

In speaking with the neighbors, certain concerns were raised that I think will be addressed with the conditions I'd like to implement. I would like to install a fence to block visibility from our bulk materials and equipment yard. I would like to install the fence 6' in height on the south and east ends of the property. On the frontage, 6' height would be desired. Another concern was dust control, which we would address with covering the traffic areas within the property with clean gravel or recycled asphalt. We would want to install bathrooms for employees and potential customers that would be determined by the Health department. My desire is for the property to be a well-kept, respectable addition to the surrounding area.

Respectfully,
Carlos Torrez

Exhibit A2.1

Carlos Torrez
655 E. Kingsford Drive
Meridian, Idaho 83687

10-28-2024

Canyon County Development Services
111 N. 11th Ave #310, Caldwell, Idaho 83605

Re: Letter of Intent

Subject Property: 246 N. Robinson Road, Nampa, Idaho 83687

My intent is to use this property for operations of my landscape construction business, New Life Landscape LLC. We are applying for a conditional rezone from Agricultural zoning to C1. We have operated in the county since 2011 on our past agricultural properties. In the future, I would be interested in having retail sales of nursery and landscape material. Also, general retail sales of fireworks, food and other items. We would like to create displays of our work and materials used on projects where potential customers can visualize concepts for their home. I would plan to build a shop/office space that is indicated on our site plan, for use of our landscape construction business.

I would not expect there to be significant impact to current traffic. Currently we have a commercial entrance on the south end of property, as well as, an entrance off Airport Road. It could be convenient for potential customers and employees to enter or exit from both access points. Our employees arrive around 7am and are typically return at 6-7pm. Our access points allow for easy entrance and exit without slowing traffic flow.

In speaking with representatives for Canyon County Development Services, I learned that the future use designated by the City of Nampa comprehensive plan is mixed use. The property, having the visibility and access from Robinson road, is a good fit for Commercial use. I purchased the property early in 2024 and was shown the property by a commercial realtor, marketing is as a future commercial property. Subjectively, this property's use as a commercial property, fits not only the future comprehensive plan of the City of Nampa, but also with much of the surrounding properties, especially along Airport Road. To the east of this property on Airport Road, there is a gravel pit and what appears to be a large excavation type company staging equipment and material. The use of this area appears to be rural residential along with mixed industrial use from the perspective of a passerby. I also believe offering products and services to the rural residential neighbors would be a convenience to those surrounding the property.

As stated above, my immediate intention for the property would be for the operation of my landscape company. Which would include areas for staging living and bulk material, loading and unloading areas, shop/office space. In the future I would like to use the property for the sale of materials and goods to retail customers. If possible, I would like to rehab the existing barn on the property for potential retail/office use. I have to evaluate the condition with our engineer and decide on whether

that is feasible. We would also like to use the property for seasonal sales of plants, fireworks, and potentially food.

In speaking with the neighbors, certain concerns were raised that I think will be addressed with the conditions I'd like to implement. I would like to install a fence to block visibility from our bulk materials and equipment yard. I would like to install the fence 8' in height on the south and east ends of the property. On the frontage, 6' height would be desired. Another concern was dust control, which we would address with covering the traffic areas within the property with clean gravel or recycled asphalt. We would want to install bathrooms for employees and potential customers that would be determined by the Health department. My desire is for the property to be a well-kept, respectable addition to the surrounding area.

Respectfully,
Carlos Torrez

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: Chain Link Height: 6-8'

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 Ditch to North

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:** Landcare

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

☒	Monday	7am to	7pm
☒	Tuesday	7am to	7pm
☒	Wednesday	7am to	7pm
☒	Thursday	7am to	7pm
☒	Friday	7am to	7pm
☒	Saturday	7am to	5pm
☐	Sunday	_____ to	_____

3. **WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 15 ☐ No

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

Height: 6 ft Width: 8 ft. Height above ground: 2 ft

What type of sign: _____ Wall X Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? 30

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☒ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Exhibit A4

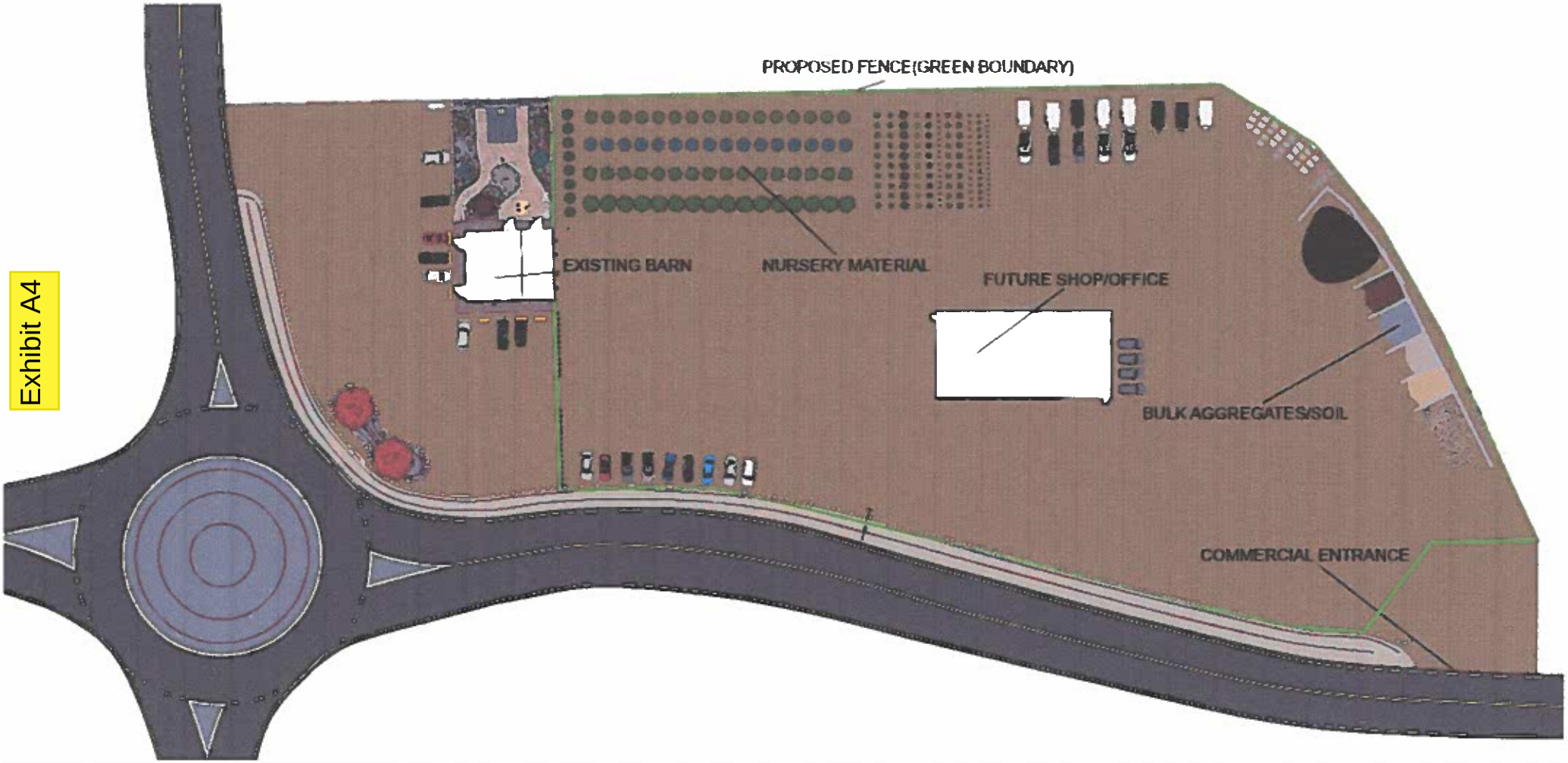

PROPOSED FENCE(GREEN BOUNDARY)
EXISTING BARN
NURSERY MATERIAL
FUTURE SHOP/OFFICE
BULK AGGREGATES/SOIL
COMMERCIAL ENTRANCE

Exhibit A5

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx 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: 246 N. Robinson Rd.	Parcel Number:	
City: Nampa	State: IDAHO	ZIP Code: 83687
Notices Mailed Date:	Number of Acres:	Current Zoning:
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: CARLOS TORREZ		
Company Name:		
Current address: 655 E Kingsford DR.		
City: Meridian	State: IDAHO	ZIP Code: 83642
Phone: 208 9212505	Cell:	Fax:
Email: CTORR81@YAHOO.COM		

MEETING INFORMATION

DATE OF MEETING: 10-14-24	MEETING LOCATION: 246 N. Robinson Rd
MEETING START TIME: 6:00	MEETING END TIME:

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Barb Jansen	Barb Jansen	6124 Airport Rd bjgrowgirl@gmail.co
2. DARRAN CRABER		223 ARABIAN wy 83687
3.		AUTHORDLCRABER@GMAIL.COM
4.		
5. Brian McKinney		bmckinneyLt at msn.com
6. JERRY + BILLIE Keuter		jbkeuter@g.com
7. Doug Gunther		greathorde@outlook.com
8.		
9.		

Revised 11/25/20

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): Carlos Torrez

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 9 / 13 / 24

**Re-Recorded to also except out additional right-of-way from legal description

Exhibit A6

2024-001340
RECORDED
01/17/2024 11:21 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 JWINSLOW NO FEE
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

2024-001649
RECORDED
01/19/2024 02:00 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW NO FEE
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

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

File No. 844918 BA/DM

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

Nampa Highway District No. 1, a body corporate and politic of the State of Idaho

a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby Grant, Bargain, Sell and Convey unto

CT

Carlos M. Torrez and Annie Torrez, husband and wife

VT

Grantee, whose address is: 655 E. Kingsford Drive Meridian, ID 83642, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers this January 16, 2024.

Nampa Highway District No. 1, a body corporate and politic of the State of Idaho

By: _____
Dick Smith, Chairman

State of Idaho
County of Canyon

This record was acknowledged before me on January 16, 2024 by Dick Smith, as Chairman of Nampa Highway District No. 1, a body corporate and politic of the State of Idaho.

_____
Notary Public
My commission expires: 03-01-2024

PAIGE RHOADES
COMMISSION # 59237
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 03/01/2024

Exhibit A7

AGENCY ACKNOWLEDGMENT

Date: 10-24-24
Applicant: Carlos Torrez
Parcel Number: 30590011O
Site Address: 246 N. Robinson Road Nampa, Id 83687

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

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

Date: 11/05/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____
☐ Applicant submitted/met for informal review.

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

Highway District: District: _____
☐ Applicant submitted/met for informal review.

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

Irrigation District: District: _____
☐ Applicant submitted/met for informal review.

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

Area of City Impact City: _____
☒ Applicant submitted/met for informal review.

Date: 11.4.24 Signed: Kristi Watkins
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

AGENCY ACKNOWLEDGMENT

Date: 10-28-24
Applicant: Carlos Torrez
Parcel Number: R3059001100
Site Address: 246 N. Robinson Blvd.

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:
☐ Applicant submitted/met for informal review.

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

Fire District: District: _____
☐ Applicant submitted/met for informal review.

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

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

Date: 10-28-24 Signed: Elwood Nixel
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____
☐ Applicant submitted/met for informal review.

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

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

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

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

AGENCY ACKNOWLEDGMENT

Date: 10-24-24
Applicant: Carlos Torrez
Parcel Number: 30590011O
Site Address: 246 N. Robinson Road Nampa, Id 83687

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:
☐ Applicant submitted/met for informal review.

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

Fire District: District: _____
☐ Applicant submitted/met for informal review.

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

Highway District: District: _____
☐ Applicant submitted/met for informal review.

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

Irrigation District: District: Nampa & Meridian Irrigation District
☑ Applicant submitted/met for informal review.

Date: 10-28-2024 Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

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

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

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

AGENCY ACKNOWLEDGMENT

Date: 10-28-24
Applicant: Carlos Torrez
Parcel Number: R3059000110
Site Address: 246 N. Robinson, Nampa, ID 83687

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:
☐ Applicant submitted/met for informal review.

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

Fire District: District: Nampa Fire District
☑ Applicant submitted/met for informal review.

Date: 10/292024 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____
☐ Applicant submitted/met for informal review.

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

Irrigation District: District: _____
☐ Applicant submitted/met for informal review.

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

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

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

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

Exhibit A7.1

APPLICATION-Acknowledgement Notice

SOUTHWEST DISTRICT HEALTH

Receipt No:	Date:
$100 Fee:	Document No:

(Official Use Only)

Parcel #: 305900110 Acres: 3.6

Property Address: 2146 N Robinson Rd City Nampa Zip Code 83687

Legal Description: Township 3N Range 1W Section 20 County Canyon

Subdivision: N/A Lot Block

Applicants Name: Carlos Torrez Email: carlos@newlifellcidaho.com

Mailing Address: 1655 E Kingsford Dr Phone # 208-921-2505

City: Meridian State: Id Zip Code: 83642

Applicant is : ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: _____

Owners Name : Same as above

Mailing Address : _____ Phone #: _____

City : _____ State: _____ Zip Code: _____

The proposed use will be: ☐ Residential ☒ Commercial ☐ Agricultural

Is there an existing structure(s) on this parcel? ☒ Yes ☐ No

Is a Letter of Intended Use provided? ☒ Yes ☐ No Will email

The proposed change will be: ☐ Land Split ☒ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☐ Other (See below description of proposal)

Number of lots on the parcel (if applicable): 1

Property is located in: ☐ City ☒ Impact Zone ☐ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal:

Applying for conditional rezone to operate Landscape construction business. Future use may be store front to sell like material to retail customers.

SIGNATURE: _____ DATE: 11-5-24

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.

Exhibit A8.1

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Carlos Torrez (name), 655 E Kingsford Dr (address)

Meridian (city), Id (state) 83642 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Carlos Torrez (name), 246 N. Robinson Rd Nampa, Id 83687 (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 8th day of November, 20 2024.

(signature)

STATE OF IDAHO)
ss
COUNTY OF ~~CANYON~~ Ada)

On this 8 day of November, in the year 20 24, before me Bethany Wind, a notary public, personally appeared Carlos Torrez, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

BETHANY WIND
COMMISSION #20211507
NOTARY PUBLIC
STATE OF IDAHO

Notary: Bethany Wind

My Commission Expires: 03/30/2027

Exhibit A8.2

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, Carlos Torrez (name), 246 N. Robinson Rd (address)

Nampa (city), Id (state), 83687 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Thomas Ridgewell (name), 1710 W. 4th St Ikuna, Id 83634 (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 16th day of May, 20 25.

(signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 16th day of May, in the year 20 25, before me Pamela Dilbeck, a notary public, personally appeared Carlos Torrez, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

PAMELA DILBECK
COMMISSION #20224944
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/14/2028

Notary: Pamela Dilbeck

My Commission Expires: 10/14/2028

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case # CR2024-0009

Hearing Date: December 18, 2025

Exhibit B1

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

R30590011 PARCEL INFORMATION REPORT

12/5/2025 4:43:45 PM

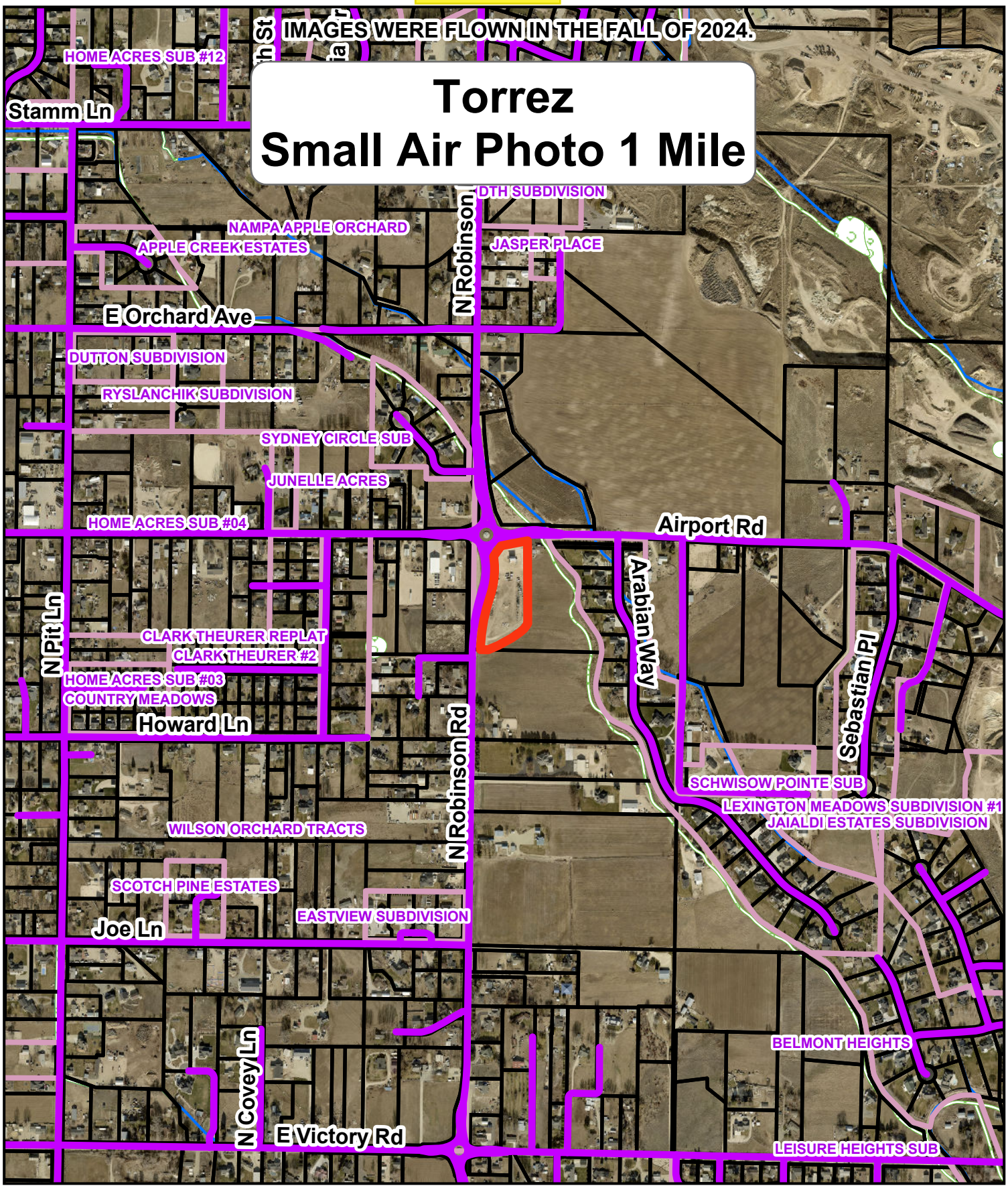
PARCEL NUMBER:	R30590011
OWNER NAME:	TORREZ CARLOS M
CO-OWNER:	TORREZ ANNIE
MAILING ADDRESS:	655 E KINGSFORD DR MERIDIAN ID 83642
SITE ADDRESS:	246 N ROBINSON BLVD
TAX CODE:	1440000
TWP:	3N **RNG:** 1W **SEC:** 20 **QUARTER:** NW
ACRES:	3.54
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT 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 :	RES
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:** 16027C0403F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2024001649
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	20-3N-1W NW TX 30 IN SW NW LS RD ON W & N
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

Exhibit B2.1

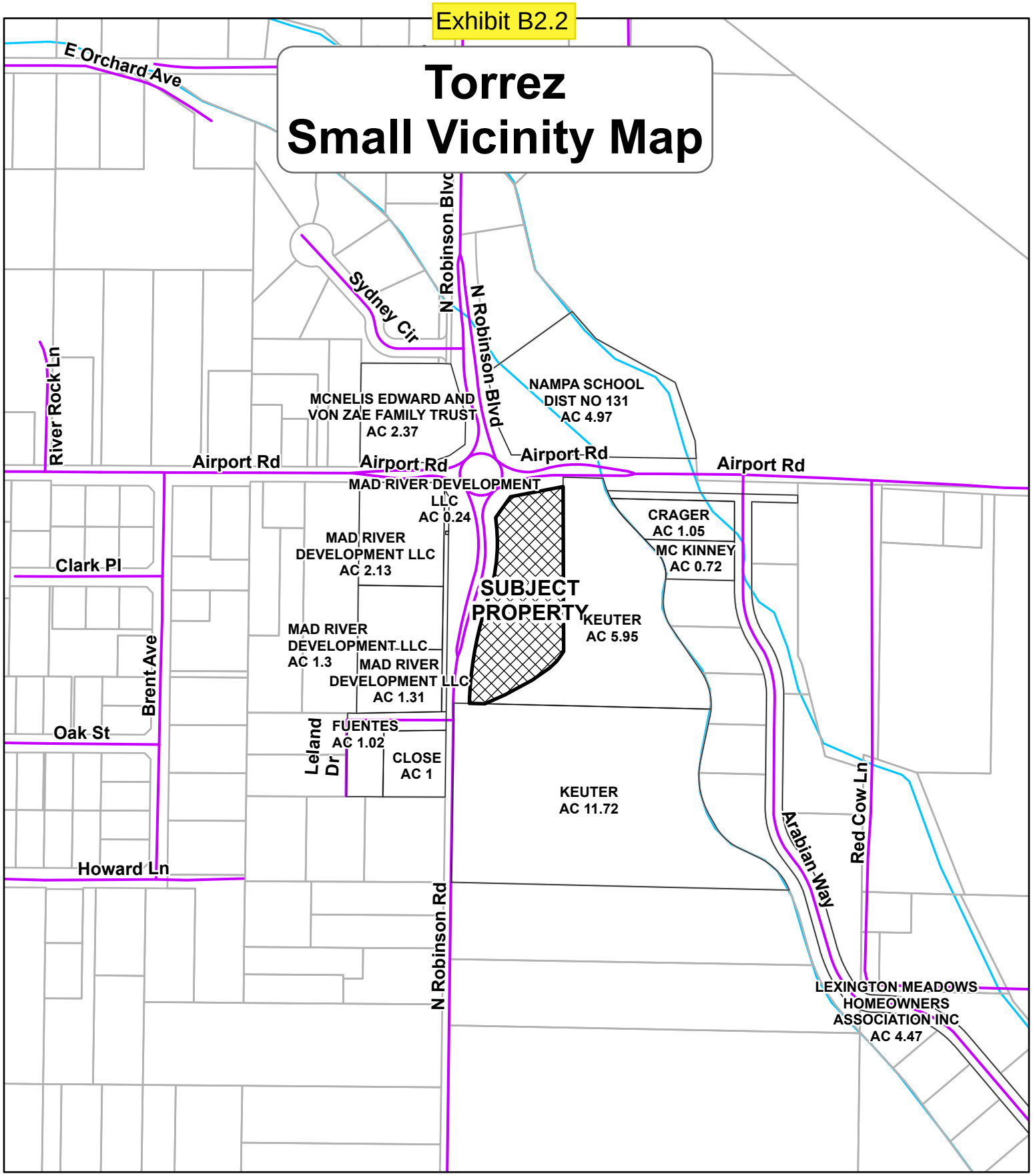


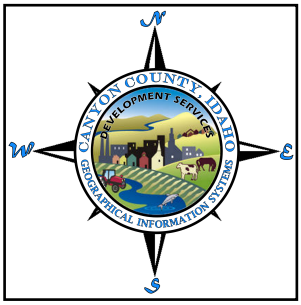
City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit B2.2

Torrez
Small Vicinity Map





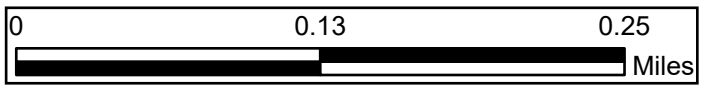
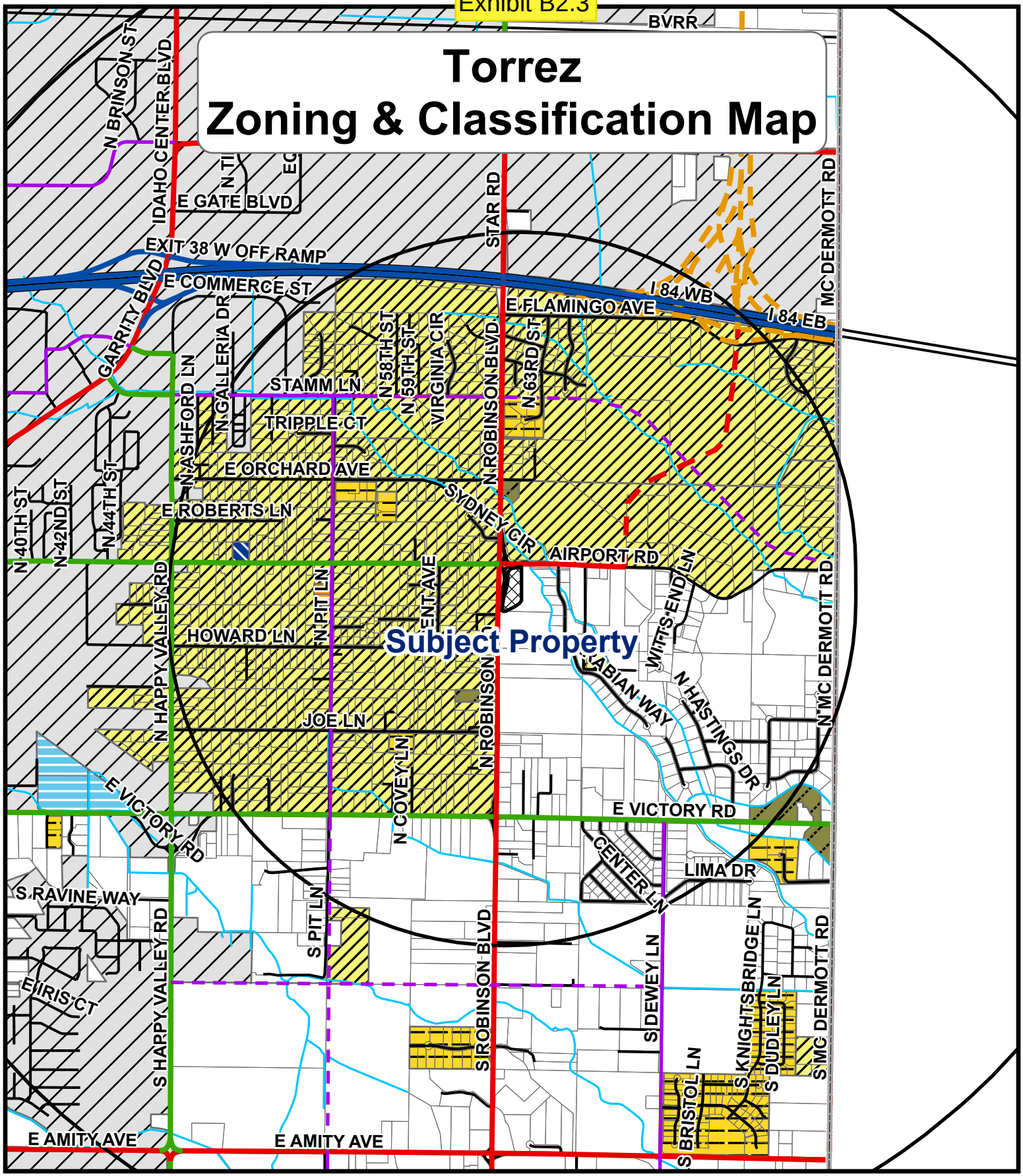


Exhibit B2.3

Torrez
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 B2.4

Torrez
Dairy, Feedlot, and Gravel Pit Map

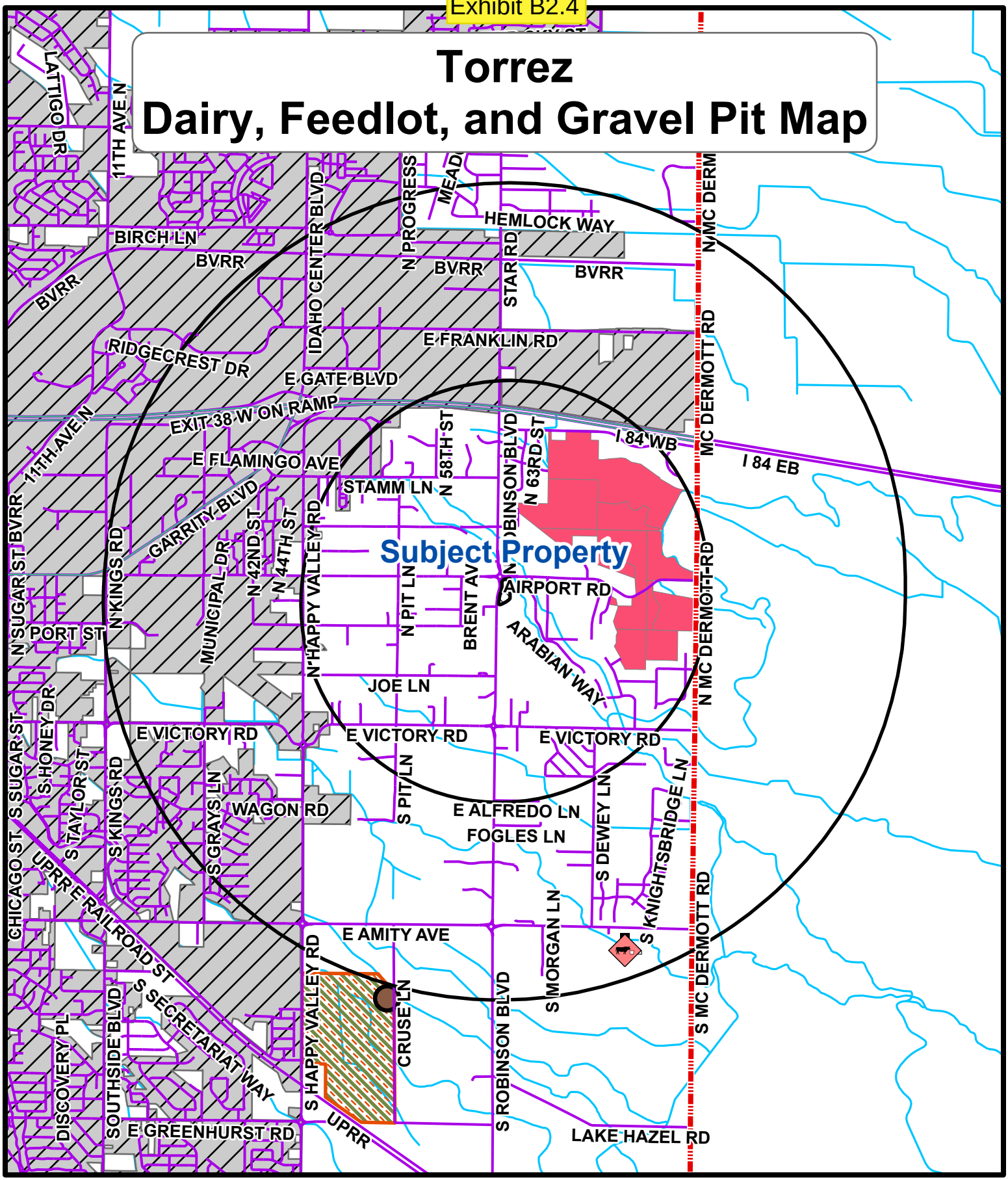
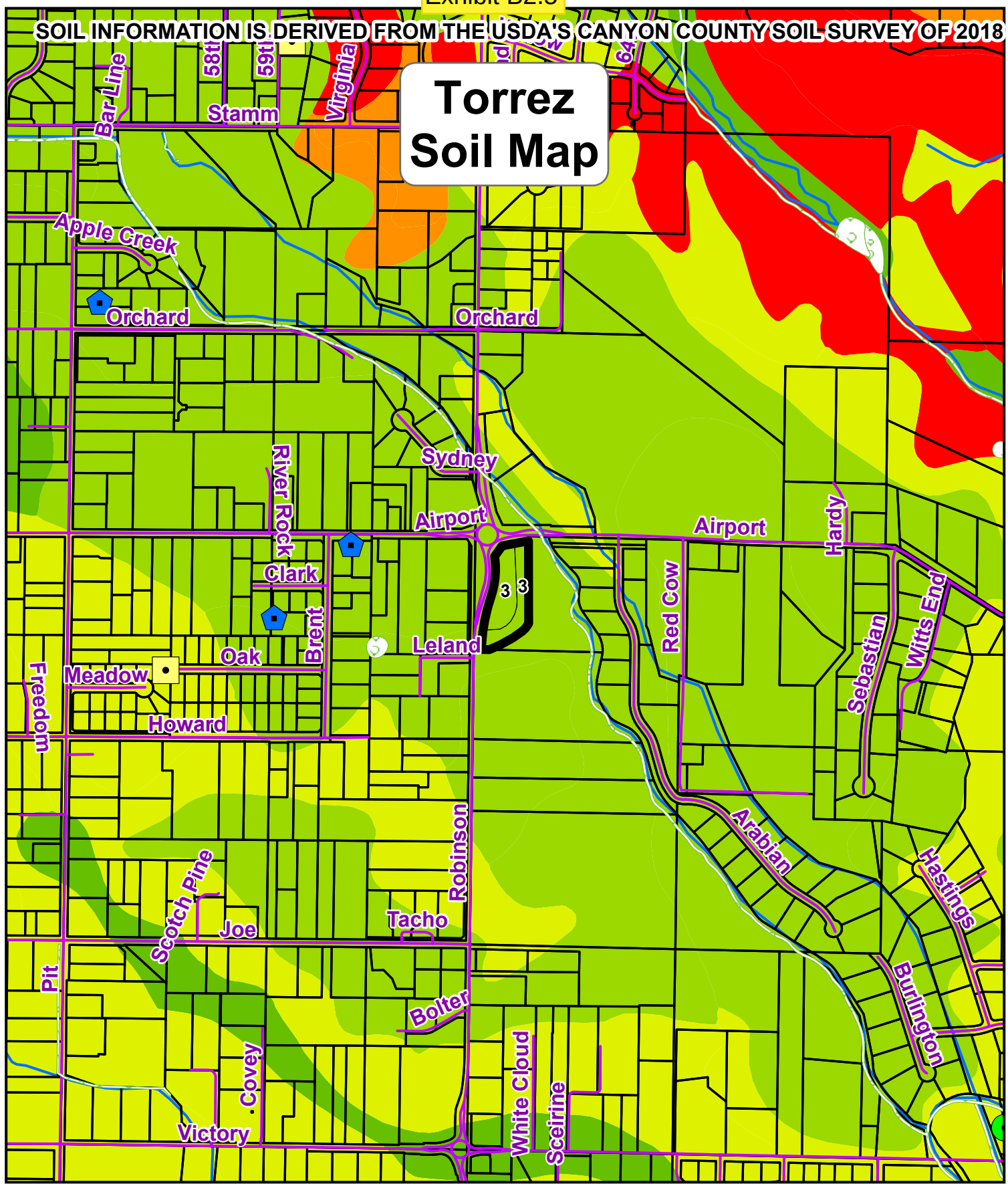


Exhibit B2.5



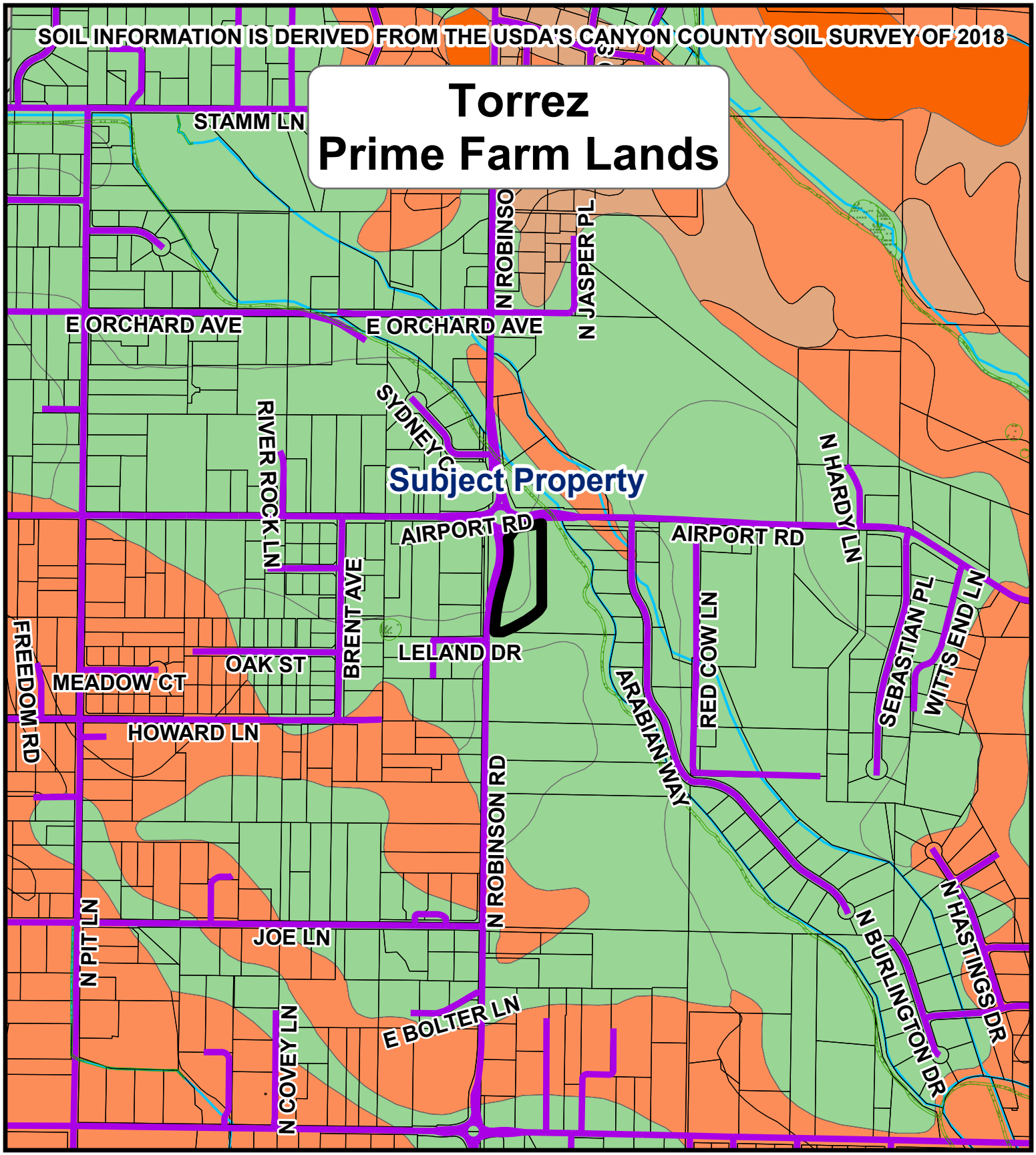
Nitrate Priority Wells

- 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
Torrez
Prime Farm Lands
STAMM LN
N ROBINSO
N JASPER PL
E ORCHARD AVE
E ORCHARD AVE
RIVER ROCK LN
SYDNEY C
Subject Property
N HARDY LN
AIRPORT RD
AIRPORT RD
BRENT AVE
FREEDOM RD
OAK ST
MEADOW CT
LELAND DR
RED COW LN
SEBASTIAN PL
WITTS END LN
ARABIAN WAY
HOWARD LN
N ROBINSON RD
N PIT LN
JOE LN
N HASTINGS DR
N BURLINGTON DR
E BOLTER LN
N COVEY 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
3	MODERATELY SUITED SOIL	73285.79	1.68	47.47%
3	MODERATELY SUITED SOIL	81092.04	1.86	52.53%
		154377.83	3.54	100%

FARMLAND REPORT

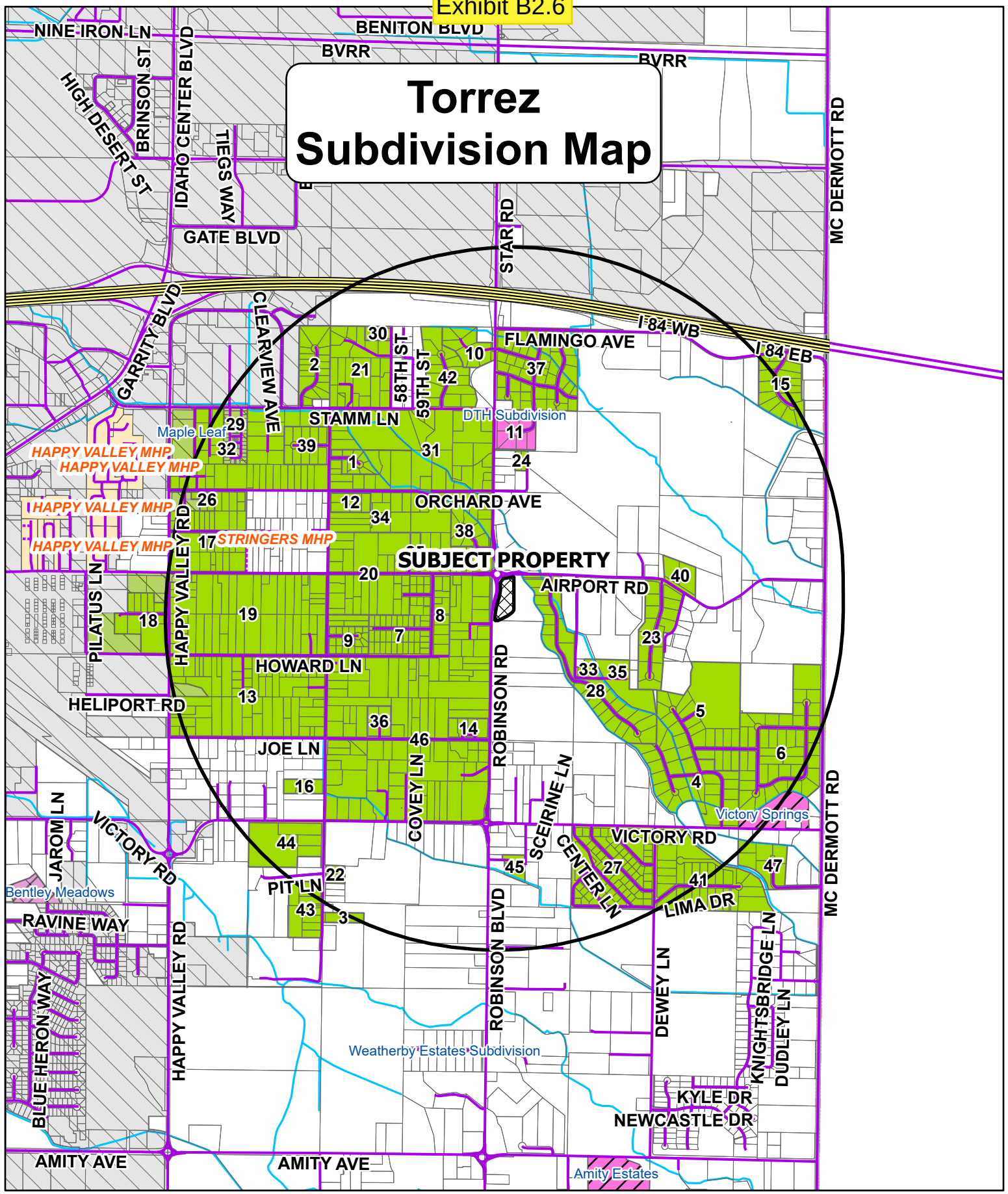
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
EhB	Prime farmland if irrigated	73285.79	1.68	47.47%
EhA	Prime farmland if irrigated	81092.04	1.86	52.53%
		154377.83	3.54	100%

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

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

Exhibit B2.6

Torrez Subdivision Map



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
47	1169.50	1013	1.15

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
3	26.52	84	0.32

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
36	3.05	1.06	0.00	40.77

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
1	1.40	6.00	4.00	4.00

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
APPLE CREEK ESTATES	1	3N1W18	4.80	10	0.48	COUNTY (Canyon)	1993
AUTUMN WIND SUB	2	3N1W18	14.22	19	0.75	COUNTY (Canyon)	2001
BARNES ESTATES SUBDIVISION	3	3N1W30	2.39	1	2.39	COUNTY (Canyon)	2020
BELMONT HEIGHTS	4	3N1W20	32.40	29	1.12	COUNTY (Canyon)	2001
BELMONT HEIGHTS #2	5	3N1W20	39.53	22	1.80	COUNTY (Canyon)	2002
BELMONT HEIGHTS #3	6	3N1W20	51.05	42	1.22	COUNTY (Canyon)	2004
CLARK THEURER #2	7	3N1W19	20.03	45	0.45	COUNTY (Canyon)	1977
CLARK THEURER REPLAT	8	3N1W19	9.49	11	0.86	COUNTY (Canyon)	1972
COUNTRY MEADOWS	9	3N1W19	6.69	19	0.35	COUNTY (Canyon)	1992
DANI'S RANCH SUBDIVISION	10	0	8.45	7	1.21	COUNTY (Canyon)	2008
DTH SUBDIVISION	11	3N1W17	8.70	7	1.24	COUNTY (Canyon)	2025
DUTTON SUBDIVISION	12	3N1W19	4.73	4	1.18	COUNTY (Canyon)	2018
EAGLE HEIGHTS 1ST DIV	13	3N1W19	76.42	64	1.19	COUNTY (Canyon)	1909
EASTVIEW SUBDIVISION	14	3N1W19	4.76	4	1.19	COUNTY (Canyon)	2006
FLAMINGO RIDGE ESTATES	15	3N1W17	18.18	17	1.07	COUNTY (Canyon)	2001
HILL AND PETTY ESTATES SUB	16	3N1W19	3.47	2	1.73	COUNTY (Canyon)	2005
HOME ACRES SUB #01	17	3N1W19	35.18	32	1.10	COUNTY (Canyon)	1940
HOME ACRES SUB #02	18	3N2W24	30.10	13	2.32	COUNTY (Canyon)	1940
HOME ACRES SUB #03	19	3N1W19	76.92	43	1.79	COUNTY (Canyon)	1942
HOME ACRES SUB #04	20	3N1W19	40.08	25	1.60	COUNTY (Canyon)	1942
HOME ACRES SUB #12	21	3N1W18	27.90	24	1.16	COUNTY (Canyon)	1943
J & S SUB	22	3N1W30	1.99	2	1.00	COUNTY (Canyon)	2004
JAIALDI ESTATES SUBDIVISION	23	3N1W20	18.36	14	1.31	COUNTY (Canyon)	2007
JASPER PLACE	24	3N1W17	1.45	5	0.29	COUNTY (Canyon)	1999
JUNELLE ACRES	25	3N1W19	2.37	2	1.18	COUNTY (Canyon)	2000
LAST ORCHARD SUB	26	3N1W19	2.40	4	0.60	0	1986
LEISURE HEIGHTS SUB	27	3N1W29	40.70	78	0.52	COUNTY (Canyon)	1972
LEXINGTON MEADOWS SUBDIVISIO	28	3N1W20	30.93	29	1.07	COUNTY (Canyon)	2006
MAPLE LEAF SUBDIVISION	29	3N1W18	7.38	58	0.13	NAMPA	2023
MOSER SUB	30	3N1W18	2.11	3	0.70	COUNTY (Canyon)	2004
NAMPA APPLE ORCHARD	31	3N1W18	75.11	39	1.93	COUNTY (Canyon)	1915
ORCHALARA HEIGHTS	32	3N1W18	67.80	48	1.41	COUNTY (Canyon)	1910
RED COW FOLD SUBDIVISION	33	3N1W20	2.47	2	1.23	COUNTY (Canyon)	2023
RYSLANCHIK SUBDIVISION	34	3N1W19	3.53	4	0.88	COUNTY (Canyon)	2021
SCHWISOW POINTE SUB	35	3N1W20	8.67	2	4.34	COUNTY (Canyon)	2005
SCOTCH PINE ESTATES	36	3N1W19	4.20	4	1.05	COUNTY (Canyon)	2004
STAR CREST SUB	37	3N1W17	39.19	50	0.78	COUNTY (Canyon)	1970
SYDNEY CIRCLE SUB	38	3N1W19	7.40	9	0.82	COUNTY (Canyon)	2004
TRIPPLE ESTATES	39	3N1W18	10.03	25	0.40	COUNTY (Canyon)	1996
TWO CLEGG SUBDIVISION	40	3N1W20	5.24	2	2.62	COUNTY (Canyon)	2019
VICTORY HEIGHTS SUB	41	3N1W29	38.36	29	1.32	COUNTY (Canyon)	1970
VIRGINIA HILLS SUB	42	3N1W18	18.68	14	1.33	COUNTY (Canyon)	1993
WAR EAGLE MEADOWS	43	3N1W30	11.36	9	1.26	COUNTY (Canyon)	1997
WAYNE RUSSELL SUB	44	3N1W30	19.08	4	4.77	COUNTY (Canyon)	2005
WHISPERING PINES GLEN SUBDIVIS	45	3N1W29	2.92	2	1.46	COUNTY (Canyon)	2011
WILSON ORCHARD TRACTS	46	3N1W19	221.59	128	1.73	COUNTY (Canyon)	1917
WINDMILL RANCH SUBDIVISION	47	3N1W29	10.72	7	1.53	COUNTY (Canyon)	2022

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Maple Leaf	7.79	58	0.13
DTH Subdivision	8.58	7	1.23
Victory Springs	10.15	19	0.53

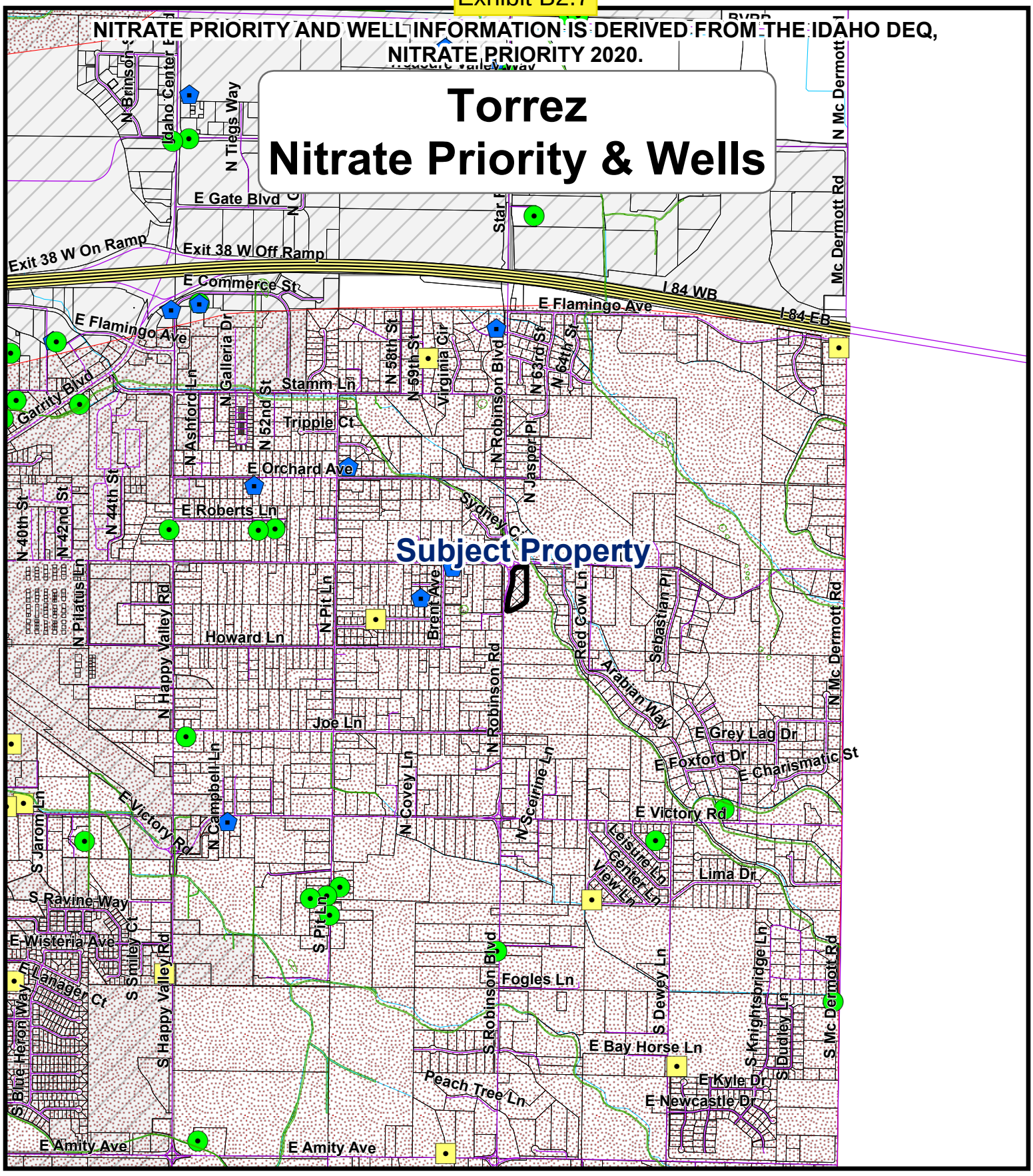
MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…
Stringers MHP	5022 Airport Road	1.40	6	0.23	Canyon County

Exhibit B2.7

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

Torrez
Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

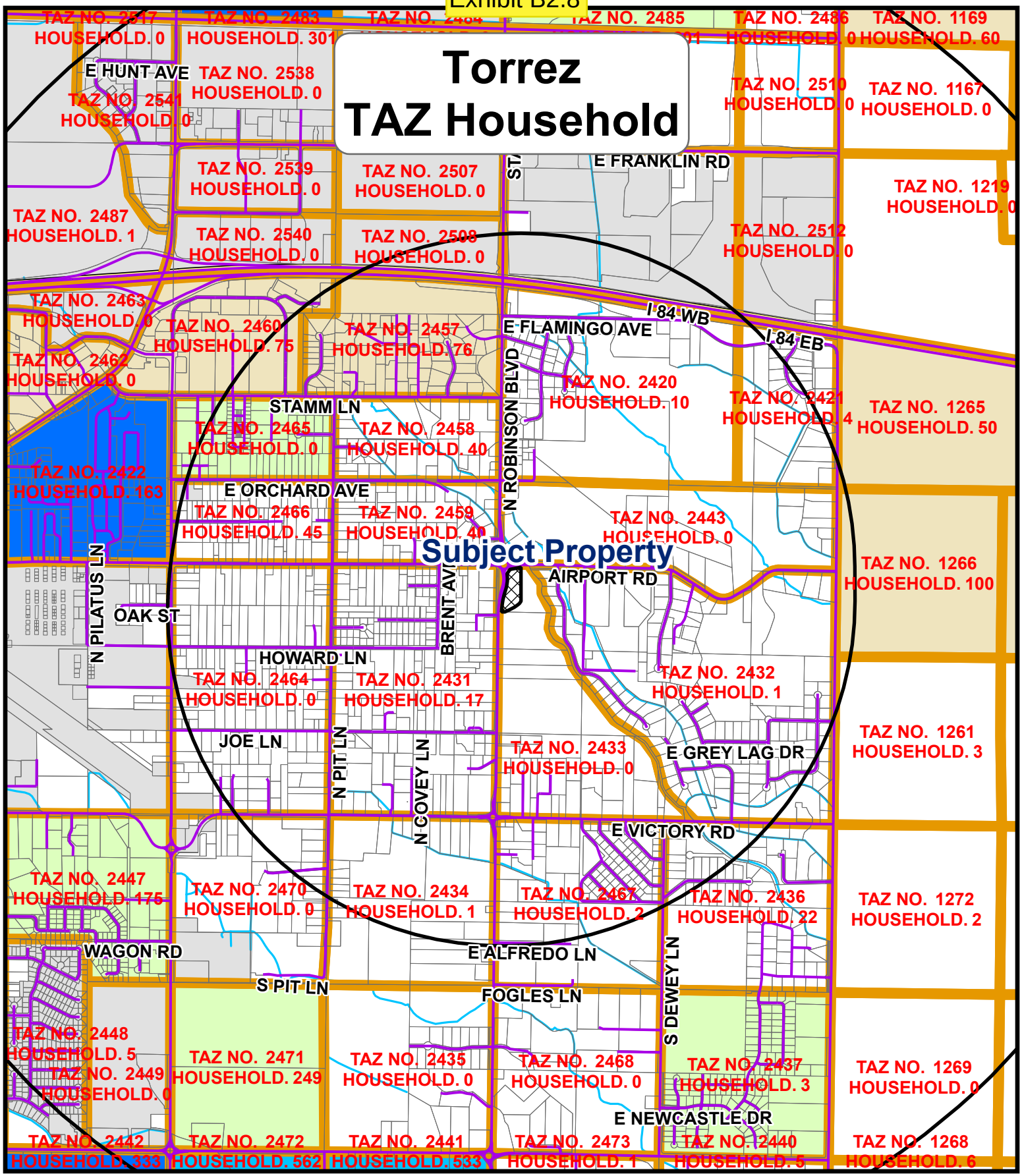
DEQ WELLS
N03_MGL

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

0 0.5 1 Miles

Exhibit B2.8

Torrez
TAZ Household



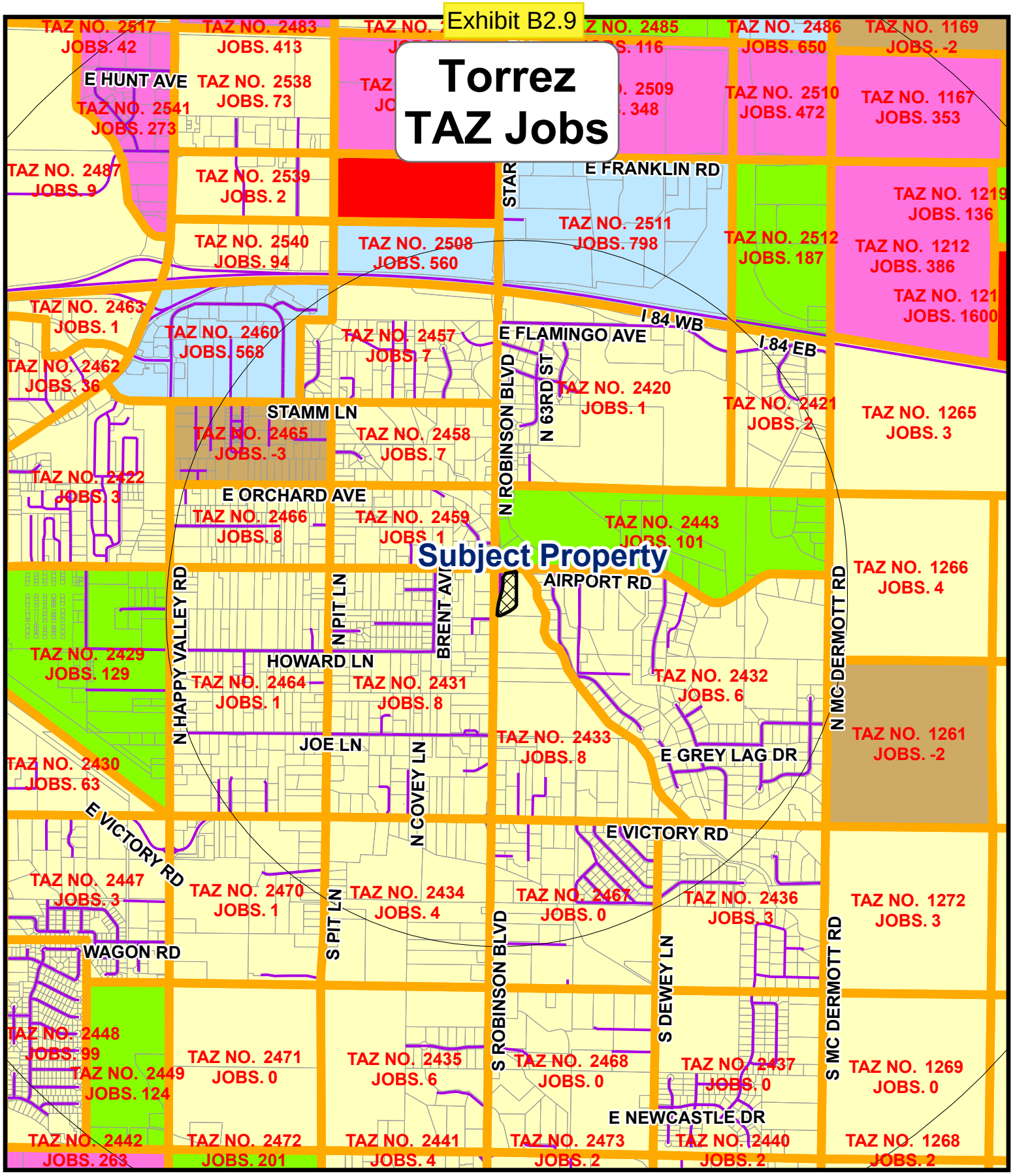
House Hold 2025-2050

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

0 0.5 1 Miles

Exhibit B2.9

Torrez TAZ Jobs



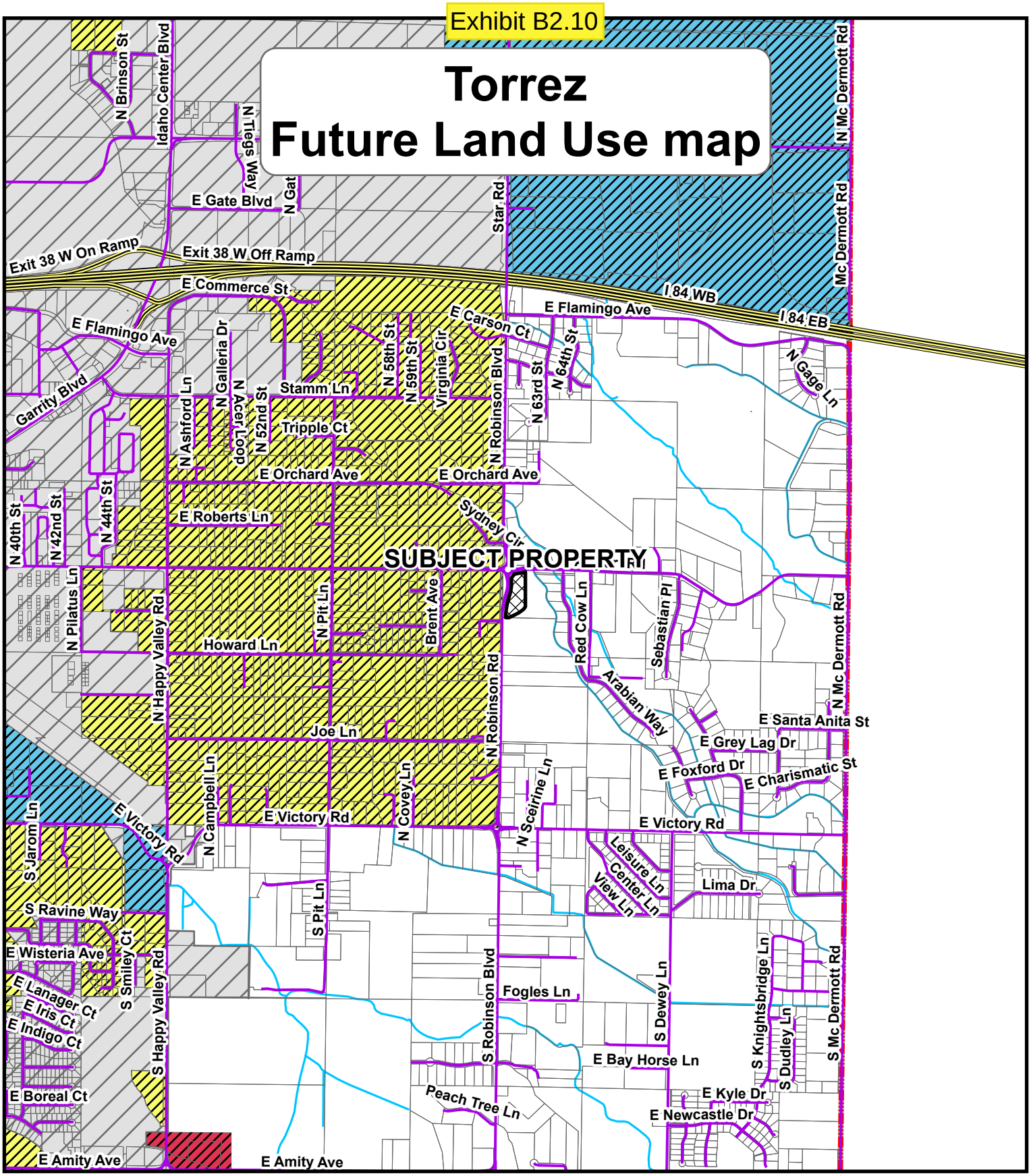
Jobs 2025-2050

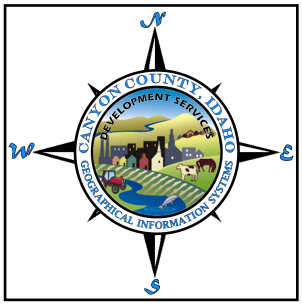
-1	251 - 500
0 - 100	501 - 1000
101 - 250	1001 - 2148

0 0.5 1 Miles

Exhibit B2.10

Torrez
Future Land Use map





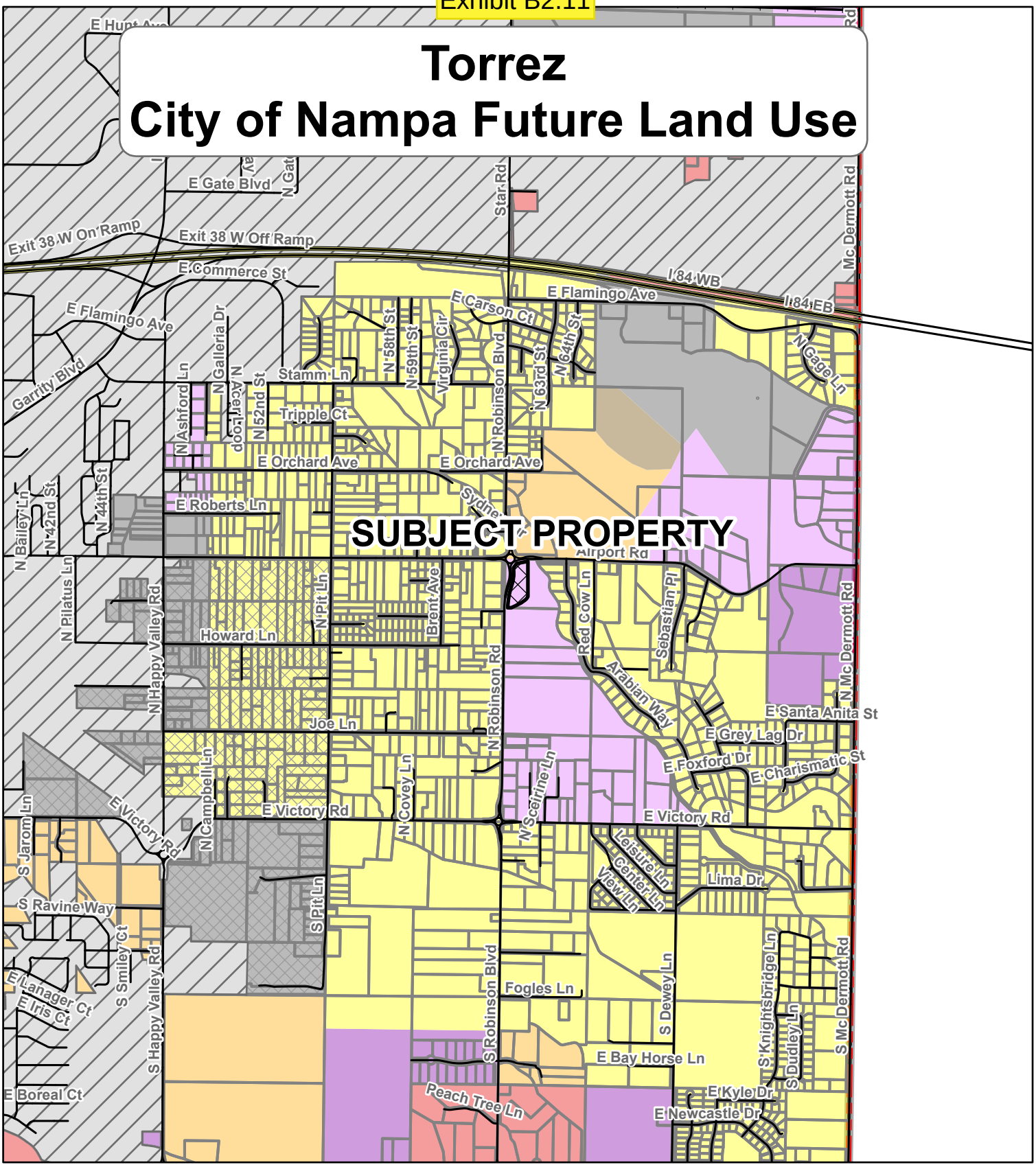
Future Land Use 2030

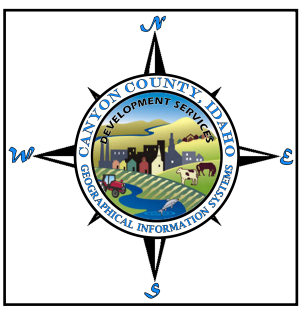
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B2.11

Torrez
City of Nampa Future Land Use





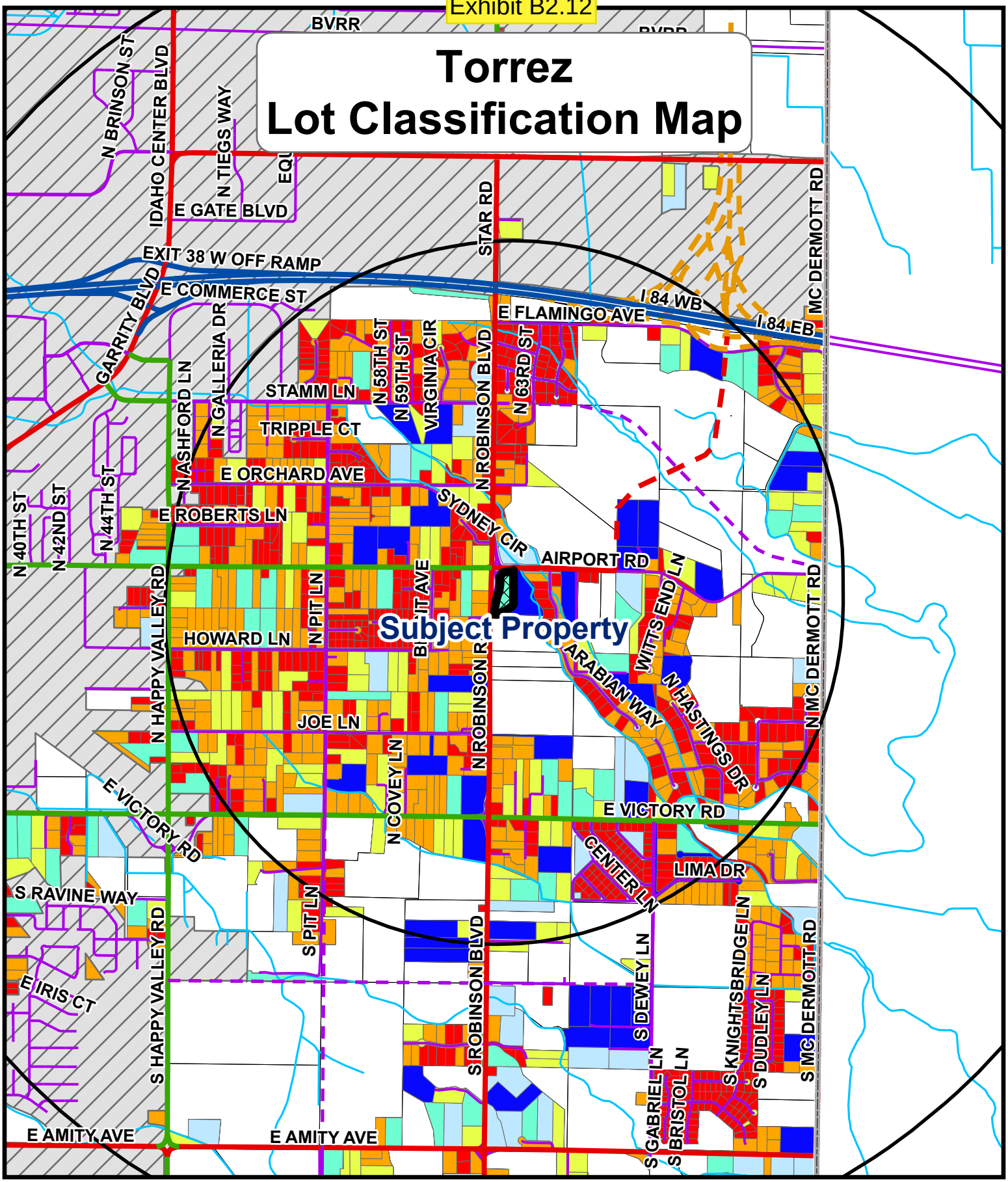
NampaCompPlan

- 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 B2.12

Torrez
Lot Classification Map



Lot Size

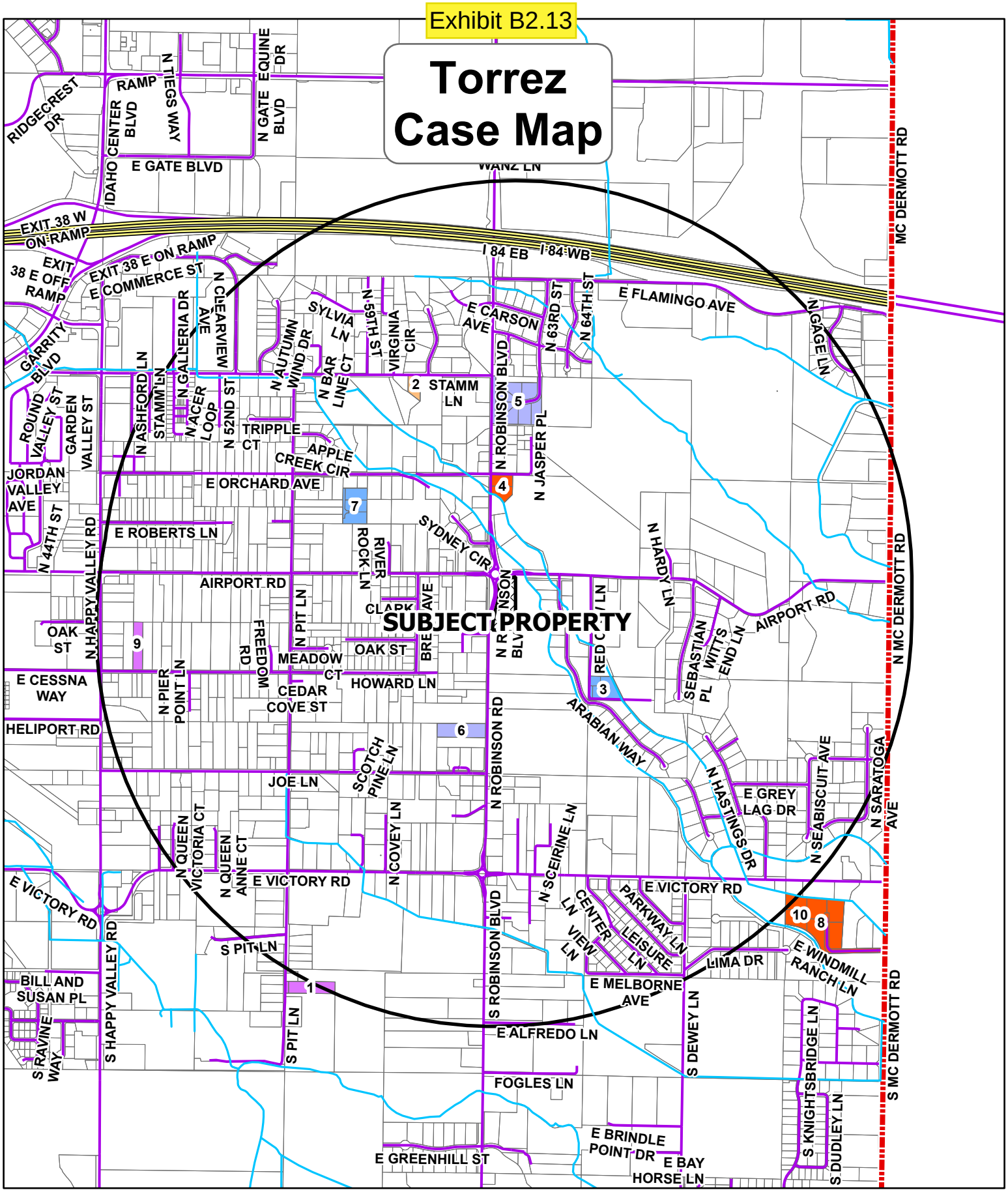
- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

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

0 0.25 0.5 Miles

Exhibit B2.13

Torrez Case Map



Year
2020
2021
2022
2023
2024
2025

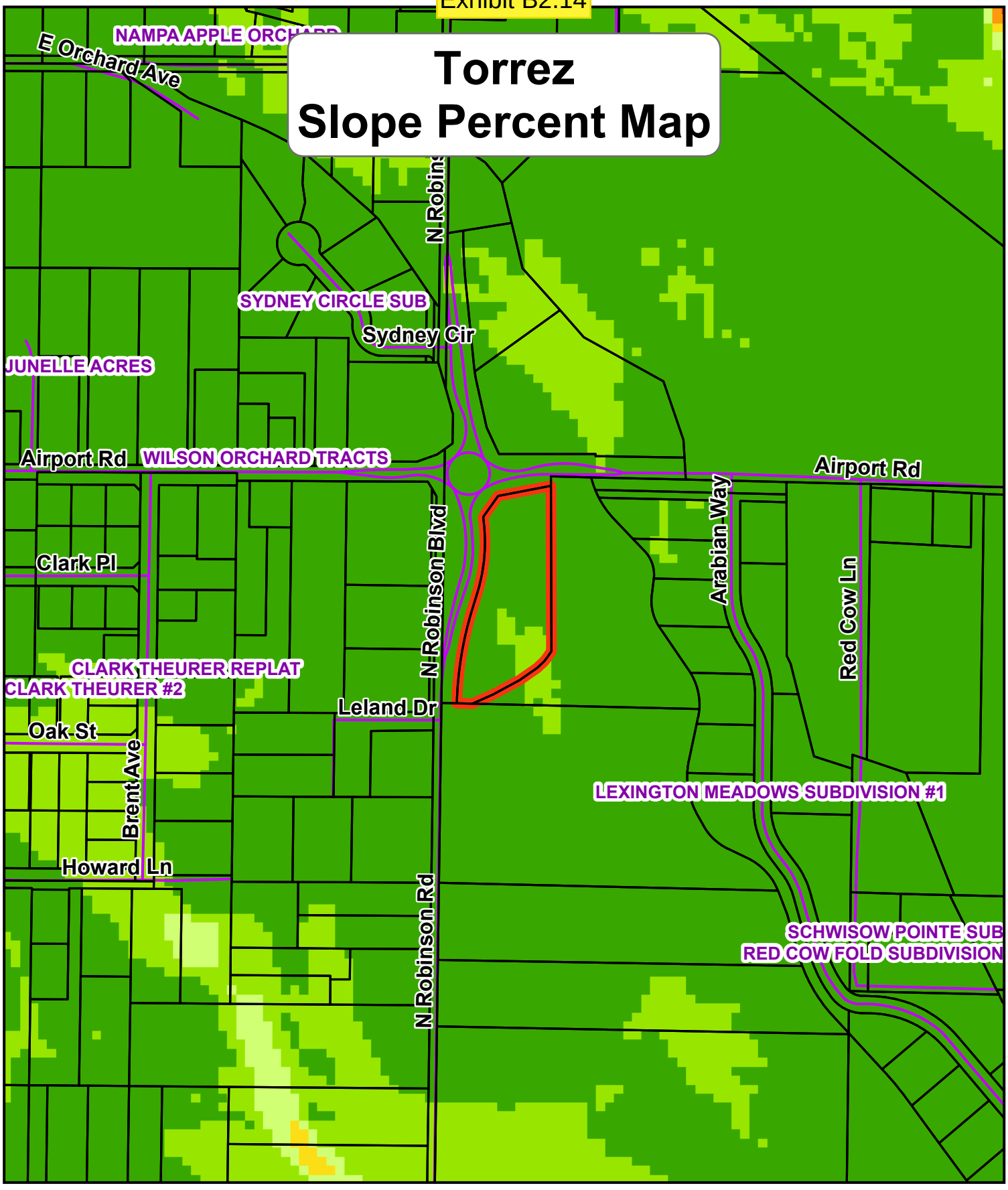
0 0.5 1 Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2020-0012	Plat - Barnes Estates Sub	Barnes Estates Sub	APPROVED
2	CR2023-0005	Rezon RR to C1	Bowery	DENIED
3	RZ2020-0018	Rezone AG to RR	Bruji Hans & Connie	APPROVED
4	RZ2022-0008	Rezone AG to CR-R1	Carlton	APPROVED
5	SD2018-0013	DTH Plat Preliminary	DTH Subdivision	APPROVED
6	CR2022-0013	Rezone RR to CR-R1	Guzman	APPROVED
7	SD2019-0030	Short Plat- 3 lots	Ryslanchik Sub	APPROVED
8	RZ2020-0011	Rezone AG to R1	Travis Matthew	APPROVED
9	PH2016-51-APL	Temp Public Quasi Religious related events	Wat Idahoophoxaiyaraam Inc.	APPROVED
10	SD2021-0024	Sub Preliminary & Final Plat Approval	Windmill Ranch Sub	APRPOVED

Exhibit B2.14

Torrez
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 B3

Platroom Parcel Routing Slip

Account(s) _____

Parent Account R30590-011

____ *Name Change* _X_ *Split*

____ *Merge* ____ *Acreage Change*

____ *Lot Line Adjustment*

Date & Initial or N/A

Data Entry Completed 01-31-23 DG

Notes:

SPLIT .12AC TO RD INST# 8902931
SPLIT 1.90AC TO RD INST# 2023001063
ADJ AC TO 3.54AC ON R30590-011
PER GIS

2023-001063
RECORDED
01/12/2023 12:57 PM
00740598202300010630020026
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 TYOUREN NO FEE
DEED
NAMPA HIGHWAY DISTRICT NO 1

Project Name: Robinson Road / Airport Road Roundabout
Parcel No.: 16
Assessor Parcel No.: R3059001100

(Space above this line reserved)

QUITCLAIM DEED

THIS INDENTURE is made this 12th day of January, 2023, between **NAMPA HIGHWAY DISTRICT NO. 1**, a body corporate and politic of the State of Idaho, "GRANTOR", and **NAMPA HIGHWAY DISTRICT NO. 1**, a body corporate and politic of the State of Idaho, "GRANTEE", whose address is 4507 12th Avenue Road, Nampa, ID 83686, and its heirs and assigns forever, all right, title and interest which Grantor now has in the following described real property situated in the County of Canyon, State of Idaho, to wit:

As per Exhibit "A" attached hereto and, by referenced, made a part hereof.

INWITNESS WHEREOF, GRANTOR has hereunto set his/her hands and seals the day and year first written above.

By: The **NAMPA HIGHWAY DISTRICT NO. 1:**

Commissioner Dick Smith,
Chairman, Nampa Highway District No. 1

STATE OF IDAHO)
) ss.
County of Canyon)

On this 12th day of January, 2023, before me, Paige Rhoades, a Notary Public in and for the State of Idaho, personally appeared **Dick Smith,** known or identified to me to be the Chairman of the Board of Commissioners of **Nampa Highway District No.1,** a highway district in Canyon County, State of Idaho that executed the foregoing instrument, and who acknowledged to me that such highway district executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing in Canyon County, Idaho
My commission expires: 03.01.24

PAIGE RHOADES
COMMISSION # 59237
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 03/01/2024

** Can we check to see if there is another right of way deed coming for the leftover parcel created by this right of way split?
I will not split this until we hear back and see what is going on as we do not want to create a child account only to delete it shortly after.

Exhibit A

Parametrix, Inc.
7761 W. Riverside Drive, Suite 201
Boise, ID 83714
Project No. 314-6823-005
January 9, 2023

Nampa Highway District #1
Robinson Road and Airport Road, Roundabout Project
Assessor's Parcel No. R3059001100

R30590-011
Split to Road

PARCEL NO. 16

ROW DEDICATION

A parcel of land located in the Northwest One Quarter of Section 20, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

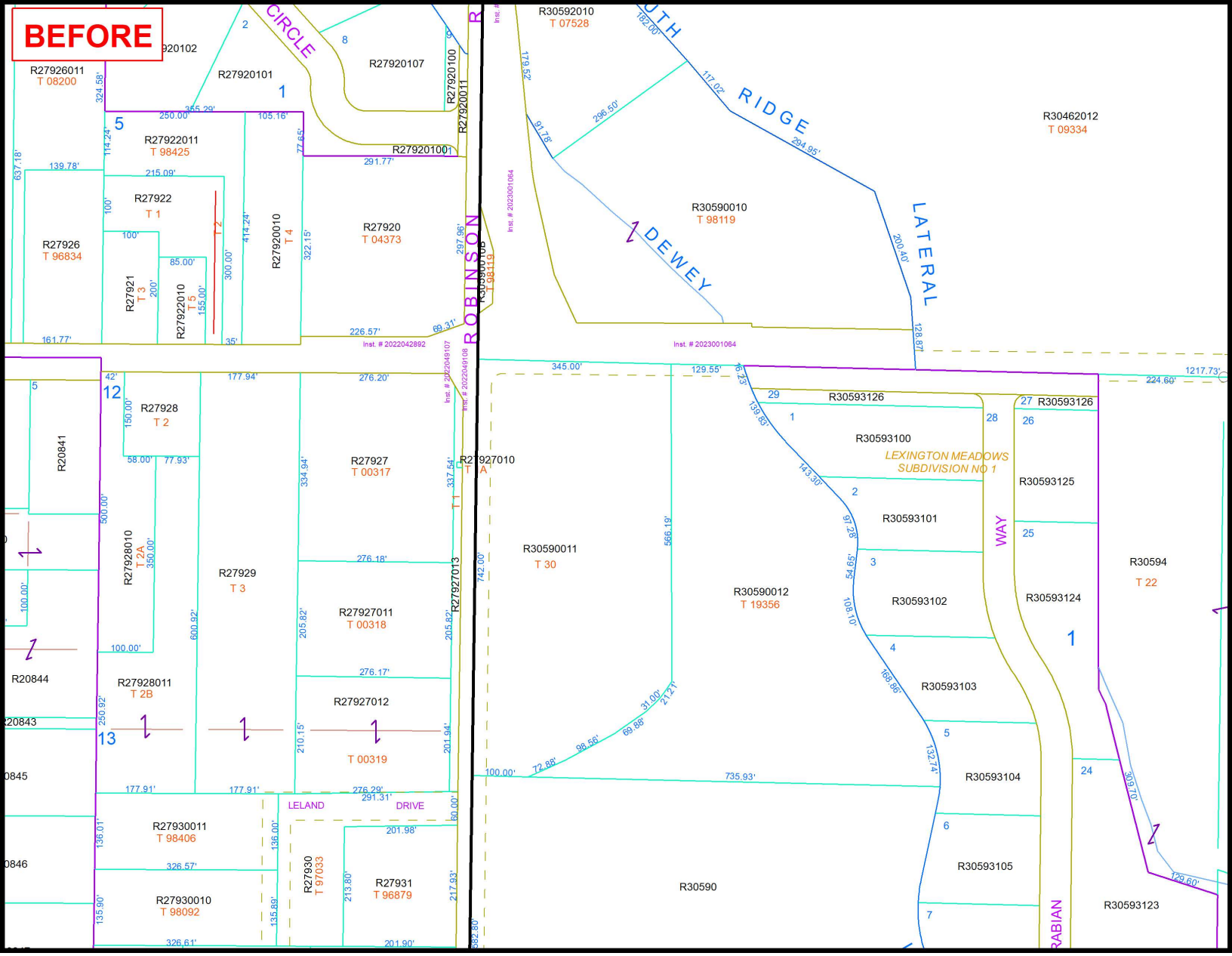
Commencing at the Northwest Corner of said Section 20, thence following the westerly line of said Section 20, South 0°48'37" West a distance of 1,324.49 feet to the North One Sixteenth Corner common to said Section 20 & Section 19;
Thence following the westerly line of said Section 20, South 0°49'44" West a distance of 15.00 feet to a point on the southerly right-of-way line of Airport Road, said point being the **POINT OF BEGINNING**.

Thence leaving said westerly line and following said southerly right-of-way line, South 88°37'11" East a distance of 345.31 feet;
Thence leaving said southerly right-of-way line, South 0°03'53" East a distance of 15.42 feet;
Thence South 79°13'16" West a distance of 174.45 feet;
Thence South 35°26'07" West a distance of 83.38 feet;
Thence South 5°51'09" East a distance of 26.45 feet;
Thence 220.47 feet along a curve to the right, said curve having a radius of 550.00 feet, a central angle of 22°58'04", a chord bearing of South 5°37'53" West, and a chord distance of 219.00 feet;
Thence South 17°06'55" West a distance of 59.90 feet;
Thence 307.33 feet along a curve to the left, said curve having a radius of 1,130.00 feet, a central angle of 15°34'59", a chord bearing of South 9°19'26" West, and a chord distance of 306.39 feet;
Thence North 88°36'24" West a distance of 50.02 feet to a point on the said westerly line of Section 20;
Thence following said westerly line, North 0°49'53" East a distance of 727.01 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 82,668 square feet (1.90 acres), more or less.



1/9/2023


BEFORE
R27926011
T 08200
R27920102
R27920101
R27920107
R27920100
R27920011
R27920010 T1
R27922011
T 98425
R27922
T 1
R27926
T 96834
R27921
T 3
R27922010
T 5
R27920010
T 4
R27920
T 04373
R30592010
T 07528
R30462012
T 09334
R30590010
T 98119
R30590100
T 98119
ROBINSON
DEWEY
RIDGE
LATERAL
Inst. # 2022042892
Inst. # 2023001064
R27928
T 2
R20841
R27928010
T 2A
R27929
T 3
R27927
T 00317
R27927010
T A
R27927013
T 1
R27927011
T 00318
R27927012
T 00319
R30590011
T 30
R30590012
T 19356
R30593126
R30593100
LEXINGTON MEADOWS
SUBDIVISION NO 1
R30593125
R30593101
R30593102
R30593124
R30594
T 22
R30593103
R30593104
R30593105
R30590
R20844
R27928011
T 2B
R20843
R20845
R20846
R27930011
T 98406
R27930010
T 98092
R27930
T 97033
R27931
T 96879
LELAND
DRIVE
WAY
RABIAN
R30593123

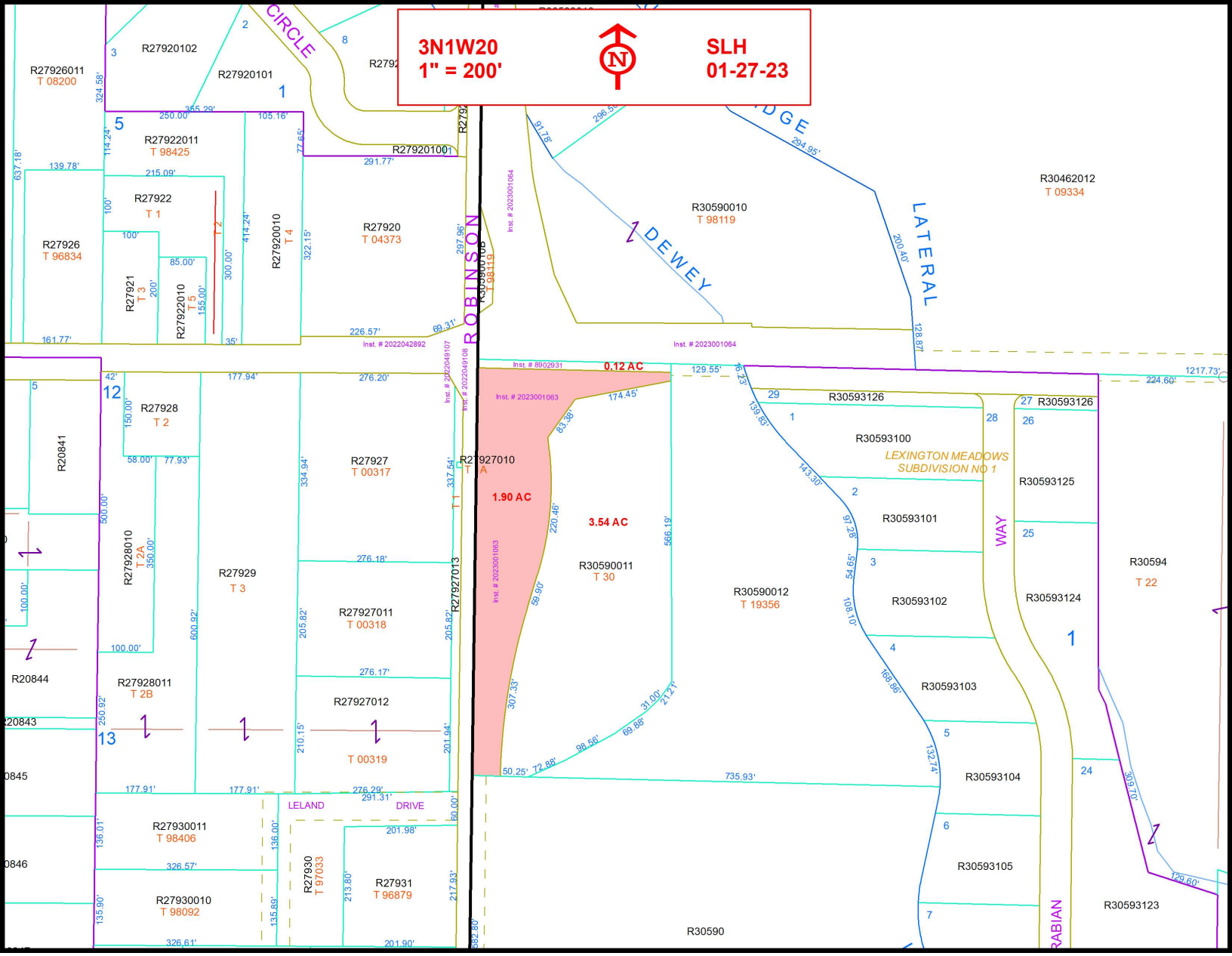

3N1W20
1" = 200'
SLH
01-27-23
R27926011
T 08200
R27920102
R27920101
R27922011
T 98425
R27922
T 1
R27926
T 96834
R27921
T 3
R27922010
T 5
R27920010
T 4
R27920
T 04373
R27920100
R30590010
T 98119
R30462012
T 09334
ROBINSON
DEWEY
LATERAL
CIRCLE
R27928
T 2
R20841
R27928010
T 2A
R27929
T 3
R27927
T 00317
R27927010
T A
R27927013
T 1
0.12 AC
1.90 AC
3.54 AC
R30590011
T 30
R30590012
T 19356
R30593126
R30593100
LEXINGTON MEADOWS
SUBDIVISION NO 1
R30593125
R30593101
R30593102
R30593124
R30594
T 22
WAY
R30593103
R30593104
R30593105
R30593123
R20844
R27928011
T 2B
R27927011
T 00318
R27927012
T 00319
R20843
0845
0846
LELAND
DRIVE
R27930011
T 98406
R27930010
T 98092
R27930
T 97033
R27931
T 96879
R30590
RABIAN

Exhibit B4

Development Services Department

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

Zoning Dept : 208-402-4164 ▪ zoninginfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

May 16, 2025

Mr. Ridgwell,

Thank you for your email dated May 15, 2025 regarding use of property located at 246 N Robinson Rd in Canyon County for the sale of fireworks. We are aware of the delayed consideration of the proposed rezone on the property. While there is no guarantee that the rezone application will be approved, the property owner has been actively working with DSD staff to ready the application for the hearing process.

There is consensus to allow you to operate your fireworks stand under a **temporary use permit** issued by Canyon County Development Services issued exclusively for the period of June 15-July 5, 2025.

You will be required to:

- Submit a copy of a letter or contract signed by the property owner and yourself authorizing the temporary use on the owner's property.
- Allow access for inspection by the fire district and County staff during hours of operation
- Accept any fines or conditions associated with fire or zoning violations.
- Comply fully with fire, safety, and inspection regulations.
- Adhere to any restrictions the County deems necessary which includes keeping the property clean and free of hazards.
- Consider the issuance of this permit to operate as a one-time permit.

Thank you for working with us to resolve this matter.

Sincerely,

Jay A. Gibbons
Director, Development Services Department

Exhibit B5

2024-031981
RECORDED
10/04/2024 10:31 AM
00832591202400319810020024
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 MBROWN NO FEE
NON-COM
CANYON COUNTY

Canyon County Recorder's Office Document Cover Sheet

CERTIFICATE OF NONCOMPLIANCE: ZONING ORDINANCE

STATE OF IDAHO)
: SS
County of Canyon)

On May 1, 2024, the County of Canyon caused to be personally served by both certified and standard mail, on Carlos M. Torrez and Annie Torrez, record owner of property described hereafter, a NOTICE that said real property was not in compliance as defined by the Canyon County Zoning Ordinance § 07-10-27 and ordered said noncompliant conditions to be brought into compliance.

That the record owner has not sought any appeal from the NOTICE above described and the time limit for filing said appeal has expired; and the noncompliant conditions have not been remedied.

Therefore, pursuant to Canyon County Ordinance § 07-19-01, duly adopted by the County of Canyon, the Canyon County Board of County Commissioners hereby certifies that the real property located at 246 N. Robinson Boulevard, Nampa, ID situated upon the following described real property Parcel Number R30590011.

Parcel Number R30591100 is noncompliant and the record owner thereof has been so notified and the conditions remain unremedied.

DATED this 2nd day of October, 2024.

BOARD OF COUNTY COMMISSIONERS

✓ Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
did not participate Commissioner Leslie Van Beek			
Brad Holton Commissioner Brad Holton	X		
Commissioner Zach Brooks	X		

ATTEST: RICK HOGABOAM, CLERK

By: JRoss
Deputy Clerk

CANYON COUNTY IDAHO 1892

EXHIBIT C

Site Visit Photos: December 8, 2025

Planning & Zoning Commission

Case # CR2024-0009

Hearing date: December 18, 2025

Exhibit C: Site Photos Taken on December 8, 2025

Image 1 (top left): Entrance off of Airport Rd Facing South

Image 2 (top right): Roundabout on Airport Rd and Robinson Blvd

Image 3: (bottom): Barn from Airport Rd Facing Southwest









Image 4 (top left): Facing southwest near northern boundary showing Robinson Blvd

Image 5 (top right): Facing south near northern boundary showing material storage

Image 6 (bottom): Facing east near western boundary showing barn and some equipment on site









Image 7 (top): Facing southeast near middle of the property showing trailers and trucks on site

Image 8 (bottom): Facing east near middle of the property showing trailers, trucks and gravel on site







Image 9 (top left): Entrance off of Robinson Blvd Facing West

Image 10 (top right): Facing north near southern boundary showing material storage

Image 11: (bottom left): Facing north near southern boundary showing equipment

Image 12 (bottom right): Facing southwest near southern boundary showing adjacent property











Images 13-15 (top and middle): Facing west and northwest near western boundary showing equipment and supplies stored on site

Image 16 (bottom): Facing east on eastern boundary showing adjacent property











EXHIBIT D

Agency Comments Received by: December 8, 2025

Planning & Zoning Commission

Case # CR2024-0009

Hearing date: December 18, 2025

Exhibit D1

PLANNING AND ZONING DEPARTMENT

DATE: June 2, 2025

TO: Emily Bunn, Planner, Canyon County Development Services

RE: **Case No. CR2024-0009**: The applicant, Carlos Torrez, is requesting a conditional rezone of approximately 3.54 acres from the "A" (Agriculture) zone to the "CR-MU-A" (Conditional Rezone-Mixed Use-Arterial) zone. The subject property is located at 246 N Robinson Blvd Nampa, ID 83687, also referenced as Parcel R30590011, a portion of the NW quarter of Section 20, T3N, R1W, BM, Canyon County, Idaho.

Per the Joint Powers Agreement for the Nampa Area of Impact, Nampa Planning and Zoning Department provides the following comments for the Conditional Rezone request:

The Property is in the Nampa Area of Impact and is designated "Community Mixed Use" on the Nampa Future Land Use Map. Canyon County has jurisdiction. Per the description provided by the applicant, the proposed development includes the requested uses are retail sales of nursery (trees, plants, boulders) and landscaping materials, a sales office for a landscape business, a fireworks stand (for the 4th of July season), and a food truck (which constitutes a "restaurant" in Canyon County code). The property is located on the corner of Airport Rd. and N Robertson Blvd. A roundabout controls traffic on this intersection. The surrounding land uses are residential and some commercial/industrial.

The City of Nampa requests that the Applicant go through the City of Nampa for a pre-annexation and development agreement approval for the Property in order to receive a letter of support for the rezone (NCC § 10-2-4-I).

Sincerely,

Doug Critchfield
Principal Planner, Nampa Planning and Zoning Department
E-mail address: critchfieldd@cityofnampa.us
(208) 468-5442

EDC/dc file

Exhibit D1.1

NAMPA
IDAHO
PLANNING & ZONING

October 21, 2025

Carlos Torrez
246 N Robinson Blvd
Nampa, ID 837687
(208) 921-2505
Via email: carlos@newlifellcidaho.com

Re: **Pre-Annexation and pre-zoning** to BC (Community Business) and **development agreement** for New Life Landscape LLC at 246 N Robinson Blvd, a total of 3.54 acres parcels #R3059001100, located in the NW ¼ Section 20, T3N, R1W, BM for Carlos Torrez **(PANN-00000-2025). Original Concept:** Continue operating landscape business in the county, with potential for retail sales of nursery and landscape material.

Dear Applicant:

The Nampa City Planning and Zoning Commission, during their regularly scheduled public hearing of September 9, 2025, after receiving testimony and reviewing your application, voted to recommend to the City Council that they approve the above referenced annexation request.

Nampa City Council considered your application during their regularly scheduled public hearing of October 20, 2025. The Nampa City Council approved your request with the following conditions and the attached reasoned statement.

Conditions

1. Applicant shall enter into a development agreement with the City of Nampa which includes the following conditions:
   A. Applicant/ surveyor shall address and revise annexation legal description per City comments and resubmit for review prior to execution of pre-annexation agreement.
   B. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development and prior to connection to City services.
   C. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for

the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.

D. If choosing to connect to existing City utilities, Owner shall be subject to higher monthly billing rates until such time that the property annexes into the City of Nampa.

E. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.

F. Existing access points at Robinson Blvd and Airport Rd shall remain. No additional access points shall be allowed.

G. Property owner shall construct the side-path or sidewalk according to the City of Nampa adopted Engineering specifications and policies and master plans within twelve (12) months of the date of annexation ordinance being recorded.

H. If required, Developer shall submit a Traffic Impact Study prepared in accordance with the City of Nampa Traffic Impact Study Policy at the time of permit application to be reviewed and approved by the Nampa Engineering Division.

I. Prior to Canyon County issuance of Certificate of Occupancy for the property as a business, the owner/applicant shall develop a 20' landscape buffer from the edge of property in accordance with the landscape standards identified in Nampa City Code 10-33. Landscape plans should be pre-approved by Nampa Planning & Zoning department.

J. Any construction of a fence that can be seen from the public right of way shall be done behind the 20' landscape buffer and shall meet the design review requirements outlined in Nampa City Code (NCC) 10-34-10.A.7.a. including the use of 2 materials and be ornamental in appearance, but excluding chain link.

K. Outdoor storage of materials or equipment shall be screened from view by use of buildings or a design review compliant fence/wall, or landscaping.

L. Any construction of buildings or 25% or more alteration of existing facades or structures, shall be required to meet design review standards outlined in NCC 10-34.

M. Parking for the property shall be designed and provided according to standards listed in 10-1-15, and 10-22, including the minimum number provided, planter interrupts, lighting, drive aisle and parking stall widths and depths, etc.

N. Property owner authorizes the City of Nampa to annex the property following the property becoming contiguous to the city boundaries.

Prior to finalizing the pre-annexation, the above referenced development agreement will need to be approved and signed. I have provided a draft development agreement to the city attorney for their review and approval. Once they are comfortable with the language, I'll forward it to you for your review and signature. Please send a signed original to me for City Council approval, mayor's signature, and recording at the county. Please bring in the signed agreement or send via mail to:

Rodney Ashby
City Planner
City of Nampa
500 12th Ave S.
Nampa, ID 83651

Sincerely,



Rodney Ashby, AICP
Director
City of Nampa Planning & Zoning Department

Attachments: Reason Statement

BEFORE THE NAMPA CITY COUNCIL

CITY OF NAMPA, CANYON COUNTY, IDAHO

In the matter of approval of a request for Pre-Annexation and pre-zoning to BC (Community Business) and development Agreement for New Life Landscape LLC at 246 N Robinson Blvd, a total of 3.54 acres, for:	)	
Carlos Torrez	)	Case No. PANN-00000-2025

This matter came before the Nampa City Council ("Council") for hearing and consideration on the 20th day of October, 2025, upon a request filed by applicant Carlos Torrez, ("Owner"), pursuant to Idaho State Code Title 50-222(3), and Nampa City Code Title 10 Chapter 2(4.I), Nampa City Code Title 10, Chapter 2(5), Nampa City Code Title 10 Chapter 16 (Community Business Zoning District), Nampa City Code Title 10 Chapter 22, Nampa City Code Title 10 Chapter 33, and Nampa City Code Title 10 Chapter 34. Council hereby makes the following reason statement on this matter.

I.

RECORD

Council's decision is made based on evidence and testimony presented at the hearing on Monday, October 20, 2025.

II.

FINDINGS OF FACT, CONCLUSIONS OF LAW

Regarding the request for the pre-annexation and pre-zoning to BC (Community Business) and development agreement for New Life Landscape LLC at 246 N Robinson Blvd, a total of 3.54 acres parcels #R3059001100, located in the NW ¼ Section 20, T3N, R1W, BM for Carlos Torrez (PANN-00000-2025). The Nampa City Council approves the pre-annexation, pre-zoning and development agreement request.

In approving the **request**, the council finds the following:

PRE-ANNEXATION CRITERIA

1. The project is consistent with the Nampa Comprehensive Plan and Future Land Use Map.
2. The project proposal meets City standards and code requirements.
3. The proposed pre-annexation is in the interest of the public and reasonably necessary.
4. If requested, the Nampa Board of Appraisers formally recommended utility connections to the development to the Nampa City Council.

FACTS

- At the time of application, the project was in a 'Community Mixed Use' land use designation on the Nampa Future Land Use Map and therefore will be evaluated on that designation.
- The proposed future zoning is BC (Community Business) and the specific land use is a landscape business.
- The BC zoning district is listed in the comprehensive plan as a permitted zone within the Community Mixed Use Future Land Use designation.
- The Comprehensive Plan indicates that 5 to 50% of the gross parcel area should be in high-density residential.
- No high-density residential development is proposed on the property.
- No high-density residential is provided in the area.
- The location is an area that has developed as low density, or very low density residential densities in Canyon County and is an area.
- City water service is currently being provided to subdivisions to the east of the property and the water line runs along Airport Rd.
- City Utility Services in the area include:
    - Domestic water – 12" main in the north side of Airport Rd.
    - Sewer – 10" main in Airport Rd approx. one mile west of subject lot. Sewer main approx. depth +/- 9.5'.
    - Pressure Irrigation – 12" main at the E Orchard Ave/ Happy Valley Rd intersection.
- The Community Mixed Use designation in the Comprehensive Plan is intended to provide regional commercial services and retail within a mix of high-density residential that can support that commercial and reduce traffic by its proximity.

- The proposed commercial use will likely provide landscaping services and materials for the residential and commercial needs in the region.
- The proposed site plan does not include the required 20' landscape buffer.
- The proposed site plan does not clearly indicate the required sidewalk improvements on the property.
- The proposed site plan does not clearly show the parking lot design per NCC 10-22 and 10-1-15 Figure 1.
- City Code requires that outdoor display of equipment or product obtain a conditional use permit to display product in front of the building and for product to not be screened from view.
- The proposed use was evaluated using the BC (Community Business) zoning district standards.
- Current Zoning: Canyon County Agriculture, within the City of Nampa Impact Area
- Surrounding Land Use and Zoning:
    - County residential subdivisions
        - Lexington Meadows to the East
        - Wilson Orchard to the West
        - Sydney Circle to the Northwest
    - Some active farms to the northeast and southeast
- The proposed use is a landscape business (including outdoor storage of materials) and future retail buildings and office.
- The use has been operating on site, but is out of compliance with County zoning standards.
- With the proposed conditions, the applicant shall construct sidewalks, a 20' landscape buffer per Nampa City Code 10-33, shall follow design review requirements for the proposed fence, shall follow design review/setbacks/height standards for construction of any building on the property.
- Landscaping is a service that is an important part of a communities function and is required for compliance with city development and maintenance codes.
- The proposed use will provide needed services for the community and region.
- The proposed use will provide jobs for people in the region.

- If utilities are required from the City, the Nampa Board of Appraisers will first need to provide a recommendation of approval to City Council.
- To date, the applicant has not indicated a need for city utilities.
- The uses the applicant is requesting include a retail store, contractor shop ("May include, but not be limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking"), fireworks stand, and nursery (retail/wholesale).

Conclusion for Approval

The proposed pre-annexation to a future zone of BC (Community Business) is consistent with the Comprehensive Plan Future Land Use Map designation for Community Mixed Use. The description for Community Mixed Use in the Comprehensive Plan describes the need to have multiple uses on the property including high-density residential. The proposed use is not proposing any high-density residential on the property. However, at this time, the Nampa City boundaries are a significant distance from the property and the demand for high density and high intensity commercial uses on the property is not currently present. Since the narrative in the comprehensive plan is a guide for approving entitlements, and because this property is developing in the county, with no high density residential use in the area for a significant distance, it would be incompatible to require the high density residential at this time. In addition, other properties in the area may redevelop or develop with high density residential uses when the timing is more appropriate. Though the proposed site plan does not appear to comply with city codes for landscaping, sidewalk, design standards, fencing, parking and lighting, a development agreement requiring compliance with these conditions will ensure that the proposal meets City standards and code requirements. The proposal is in the interest of the public and reasonably necessary because landscaping is an essential service and product needed for the basic function of a community and the property will provide such service and products. In addition, the proposal will provide jobs and an economic benefit to the region, which is highlighted in the Comprehensive Plan as a significant need. The Comprehensive Plan is a document that highlights the interests and needs of the community, using public outreach methods designed to hear those interests and needs. Since no request for utilities has been made to the City of Nampa, a recommendation from the Board of Appraisals is not necessary for the proposed pre-

annexation. Weighing all these factors, the proposal does meet the criteria for pre-annexation and is therefore approved.

III.

DECISION

The Council, based upon the testimony and evidence in record in this matter and upon findings of fact and conclusions of law set forth herein DOES HEREBY DETERMINE AND DECIDE AS FOLLOWS: the requests for **Pre-Annexation and pre-zoning** to BC (Community Business) and **development agreement** for New Life Landscape LLC at 246 N Robinson Blvd, a total of 3.54 acres parcels #R3059001100, located in the NW ¼ Section 20, T3N, R1W, BM for Carlos Torrez (PANN-00000-2025), are APPROVED.

These Findings of Fact, Conclusions of Law and Decision are approved and adopted by the Nampa City Council on this 20th day of October, 2025.

Deborah Kling, Mayor

Attest:

City Clerk

NOTICE TO THE APPLICANT

You are hereby notified of the following:

Pursuant to Idaho Code §67-6519(4) you are entitled to request that the City of Nampa conduct a regulatory takings analysis pursuant to the Idaho Regulatory Takings Act (Idaho Code §67-8001 et seq.)

Pursuant to Idaho Code §67-6535, your annexation and zoning request was evaluated under, Nampa City Code Title 10 Chapter 3, Nampa City Code Title 10 Chapter 1, Nampa City Code Title 10 Chapter 12, the City of Nampa 2040 Comprehensive Plan, the Local Land Use Planning Act (Idaho Code §67-6501 et seq.) and other applicable law.

Exhibit D2

Emily Bunn

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, June 2, 2025 8:52 AM
To: Emily Bunn
Subject: [External] FW: Agency Notice CR2024-0009 / Torrez
Attachments: Agency Response Requested Notification Form - CR2024-0009.pdf; Master Application - CR2024-0009 (Initial Agency Notification).pdf

Good Morning Emily,

Nampa Highway District #1 has no objection to the proposed rezone as the approaches have been paved to accommodate a commercial use for the subject property.

If you have any questions or comments feel free to contact us.

Thank you,

Eddy

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, June 2, 2025 8:25 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; '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>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov'

<laura.johnson@isda.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2024-0009 / Torrez

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **July 2, 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 **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

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

Development Services Department (DSD)
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 **

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Exhibit D3

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, June 3, 2025 7:13 AM
To: Emily Bunn
Subject: [External] RE: Agency Notice CR2024-0009 / Torrez
Attachments: Pre.Development.Notes.Signed.11.05.2024.pdf

Hi Emily,

1.) Will a Nutrient Pathogen Study be required? **This project may require a Nutrient Pathogen Study.**
2.) Will adequate sanitary systems be provided to accommodate the use? **The feasibility of a subsurface sewage disposal system has not been determined.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see the attached pre-development notes.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, June 2, 2025 8:25 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@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>; Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; '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 <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2024-0009 / Torrez

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Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

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

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Exhibit D3.1

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

Name of Development: Landscaping Construction Firm
Applicant: Carlos Torrez
P.E./P.G.:
All others in Attendance:

EHS #'s 035 Date 11/05/24

Number of Lots or Flow: 1 Acreage of Proposed Development: 3.60
Location of Development: 246 N Robinson Rd
Nampa, ID 83687
Parcel # R305900110

Project in Area of Concern: Designated NP Area Groundwater/Rock <10' Bedrock
Level 1 NP Necessary for N: Maybe

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ☑, City ☐, Community ☐, Public Water Supply ☐ Pending ☐
BRO meeting for PWS, Com: No

Information Distributed: SER ☐, NP Guidance ☑, Non-Domestic WW ap. ☐

Additional Comments: Applicant discussed with SWDH the proposal for a Landscaping/ business operations with an office, meeting room, and public and employee restrooms at 246 N Robinson Rd in Nampa, Idaho on 3.60 acres. The proposal is for a maximum of 14 employees that will not be on site everyday. Applicant discuss the potential of making the existing barn a retail store front or office in the future. The applicant plans to connect a septic system and private individual well to the proposed building. The property in a designated Nitrate Priority Area but may not meet all the criteria for an Nutrient Pathogen Study. Septic system will be designed for domestic wastewater unless the letter of intended use states otherwise. A letter of intended use will be required upon applying for a septic system. Test holes will also be required to determine site suitability Pending approval from the county for the commerical rezoning.

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.

1008 E. Locust
Emmett 83617
365-6371
FAX 365-4729

1155 Third Ave., N.
Payette 83661
642-9321
FAX 642-5098

46 W. Court
Weiser 83672
549-2370
FAX 549-2371

824 S. Diamond St.
Nampa 83686
465-8402
FAX 442-2809

Exhibit D4

Emily Bunn

From: Caitlin Ross
Sent: Tuesday, June 3, 2025 11:24 AM
To: Emily Bunn
Subject: FW: [External] RE: Agency Notice CR2024-0009 / Torrez

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, June 3, 2025 9:07 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CR2024-0009 / Torrez

Hello,

After careful review of the transmittal submitted to ITD on June 2, 2025 regarding, CR2024-0009/Torrez, 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 concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you
Mila Kinakh
D3 Planning and Development
Administrative Assistant



From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, June 2, 2025 8:25 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@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>; Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; '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>; 'gis@compassidaho.org' <gis@compassidaho.org>; Brian Crawforth

<Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2024-0009 / Torrez

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Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

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

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Exhibit D5

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

Brad Little, Governor
Jess Byrne, Director

June 9, 2025

Emily Bunn, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
emily.bunn@canyoncounty.id.gov

Subject: Agency Notice CR2024-0009 / Torrez

Dear Ms. Bunn:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects 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://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/*.

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 open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

  For questions, contact David Luft, Air Quality Manager, at 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 district health department.
- 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 the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- 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 planning 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.
- 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.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (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.
- If any private wells are 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 planning 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 James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction 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 GROUND WATER 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 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released 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.

- **Ground Water 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, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. 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 conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. 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 D6

Emily Bunn

From: Amber Lewter
Sent: Wednesday, June 11, 2025 8:20 AM
To: Emily Bunn
Subject: FW: [External] response for zoning request

From: Richard Sims <middletown.rich@gmail.com>
Sent: Tuesday, June 10, 2025 9:26 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] response for zoning request

The Canyon County Soil Conservation District has no comments for CR2024-0009.

Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
for:
Chairman Clay Erskine

Exhibit D7

Emily Bunn

From: Erika Olvera <EOlvera@nmid.org>
Sent: Monday, June 23, 2025 4:34 PM
To: Emily Bunn
Subject: [External] RE: Agency Notice CR2024-0009 / Torrez

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time.

If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within NMID. Developers must comply with Idaho Code 31-3805.

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, June 2, 2025 8:25 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@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>; Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; NMID <NMID@nmid.org>; Erika Olvera <EOlvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <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>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2024-0009 / Torrez

Please see the attached agency notice. You are invited to provide written testimony or comments by **July 2, 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 **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

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

Development Services Department (DSD)
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.

NAMPA FIRE 1891 DIST

EXCELLENCE
SERVICE
STRENGTH IN UNITY

Exhibit D8

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: Carlos Torrez

OWNER: Carlos Torrez

PROJECT ADDRESS: 246 N. Robinson Blvd.

RE: Case No. CR2024-0009

Case No. CR2024-0009: The applicant, Carlos Torrez, is requesting a conditional rezone of approximately 3.54 acres from the "A" (Agriculture) zone to the "CR-MU-A" (Conditional Rezone-Mixed Use-Arterial) zone. The subject property is located at 246 N Robinson Blvd Nampa, ID 83687, also referenced as Parcel R30590011, a portion of the NW quarter of Section 20, T3N, 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)

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)

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

208.468.5770

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

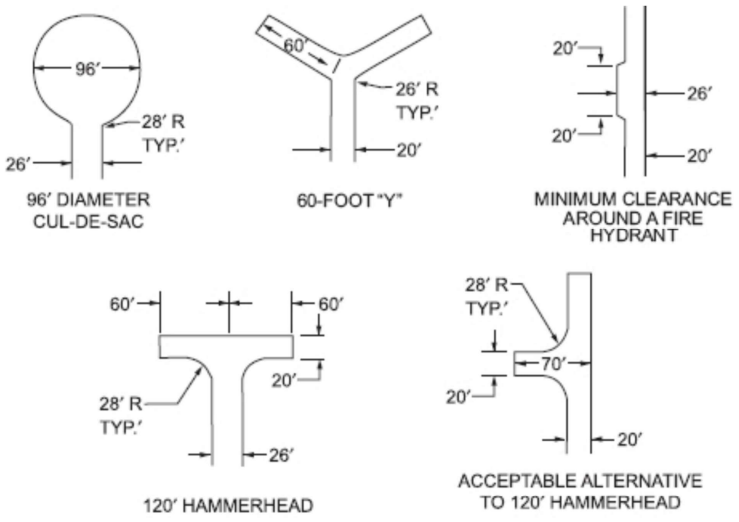
Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

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 .9 miles from Nampa Fire Station 5 with an approximate response time of 1 minute.

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

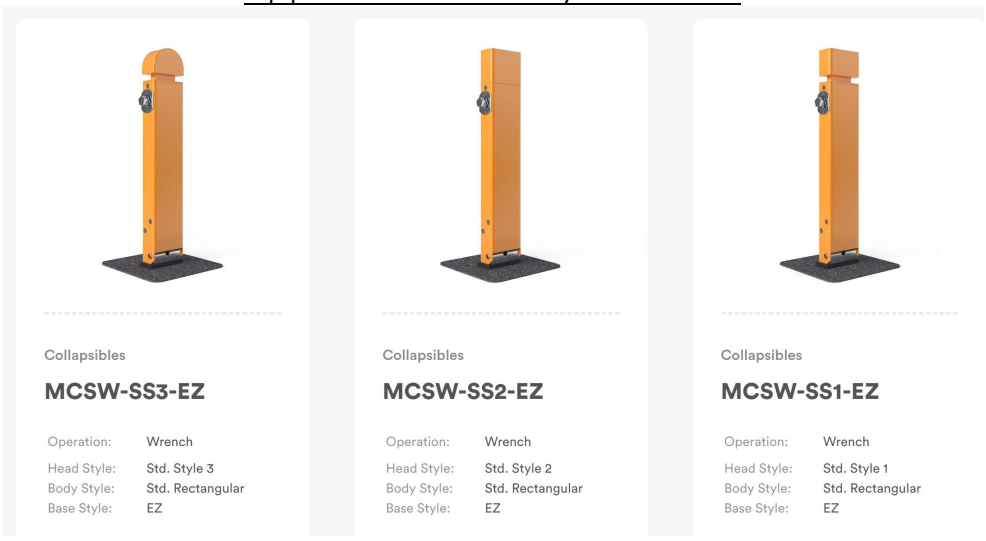
208.468.5770



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 D9

Emily Bunn

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Thursday, November 13, 2025 12:11 PM
To: Emily Bunn
Subject: [External] re: Legal Notice CR2024-0009 / Torrez 246 N Robinson Blvd Nampa
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Emily,

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

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

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, November 13, 2025 9:36 AM
To: Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>;
Subject: Legal Notice CR2024-0009 / Torrez

Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

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

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

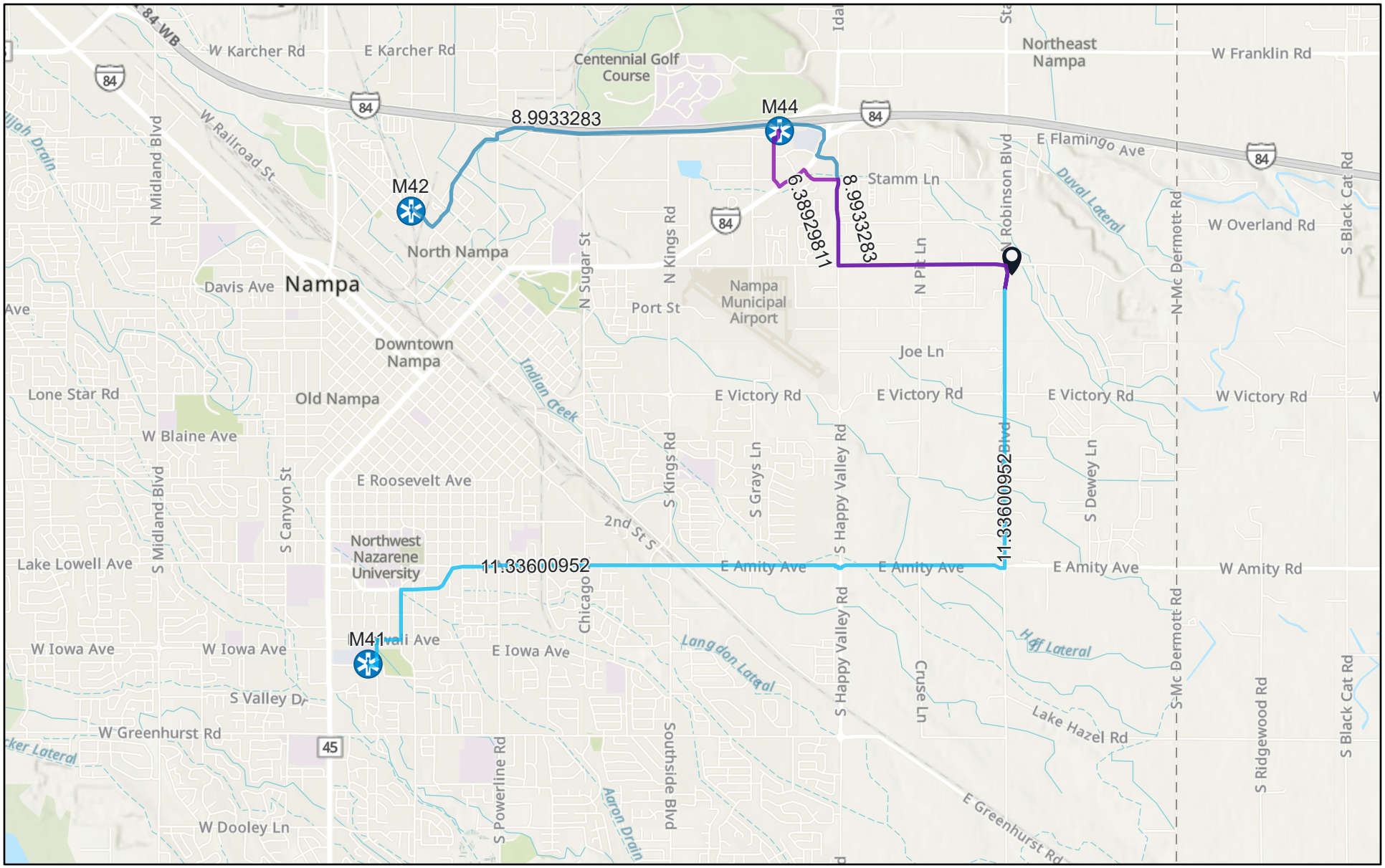
Thank you,

Caitlin Ross
Hearing Specialist

Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov

Exhibit D10

R30590011 Response Times



12/5/2025

Route 1 - 1 - 1

Route 1 - 1 - 1

Route 1 - 1 - 1

M41 station

M42 station

M44 station

R30590011 Response Times

World_Hillshade

1:70,635

0 0.42 0.85 1.7 mi

0 0.5 1 2 km

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

EXHIBIT E

Public Comments Received by: December 8, 2025

Planning & Zoning Commission

Case #: CR2024-0009

Hearing Date: December 18, 2025

Exhibit E1

Emily Bunn

From: Leeann Bron <lvbron@hotmail.com>
Sent: Monday, December 8, 2025 9:30 AM
To: Emily Bunn
Subject: [External] Case No. CR2024-0009

To Canyon County Development services Department

I'm writing in concern of the Case No. CR2024-0009 by Carlos Torrez. I have been against this property being re-zoned but it looks like it is moving forward. The one main concern that would like addressed is that they build a fence along the whole length of the back of the property. Our homes back yard faces this property. Where once we had livestock gazing in pasture we now have rows of equipment. (Please see photo attached). Very unsightly. Not only does it look bad but we get the noise from the trucks starting in the morning and equipment being moved around morning and evening. A 8 foot high fence would help eliminate some of the noise and looking at all the equipment. Would also help with the dust we get from the dirt piles.
My other concern is that the last two years they have sold aerial fireworks at this property and we have had to call the sheriff both years about them setting them off. Not only is this illegal but rather dangerous with a very old barn right next to the fireworks stand. Plus it upsets the livestock in the surrounding area. I would like it to be made that they cannot sell fireworks at this location. We would be there in person but we have a trip planned for that date. Thank you for your consideration of my concerns.

Leeann Bron
219 Arabian Way
Nampa, ID 83687


CASE