Planning and Zoning Commission
Hearing Date: February 5, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: **CR2025-0001**

PROPERTY OWNER/APPLICANT: **Oksana and Sergii Ryshko**

APPLICATION: **Conditional Rezone from the Agricultural ("A") Zone to the Conditional Rezone-Rural Residential ("CR-RR") Zone**

LOCATION: **The subject property is located at 8478 Purple Sage Rd, Middleton, ID 83644 also referenced as Parcel R37492010, a portion of the Southwest quarter of the Southeast quarter in Section 27, T5N, R2W, BM, Canyon County, Idaho.**

ANALYST: **Emily Bunn, Principal Planner**

STAFF RECOMMENDATION: **Approval**

REQUEST:
The applicants, Oksana and Sergii Ryshko, are requesting a conditional rezone of approximately 10.94 acres from the "A" (Agricultural) zone to the "CR-RR" (Conditional Rezone –Rural Residential) zone. If approved, the applicant plans to proceed with an administrative land division application to divide the parcel into three (3) parcels.

PARCEL INFORMATION REPORT: *See Exhibit B1 for information*

APPLICABLE CODE:
The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezone Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures, and Idaho Code §67-6519 (Application Granting Process).

BACKGROUND:
Per PI2023-0148, the original parcel was approximately 16.9 acres on September 6, 1979. In 2007, an administrative land division application was approved to divide the original parcel into two (2) parcels – one (1) parcel with 10.93 acres (R37492010) and 5.92 acres (R37492) (LS2007-63). In 2025, certificate of occupancy was issued for the single-family residence on site (BP2024-0171).

See **Exhibit B3** for Easement and Maintenance Agreement between Parcels R37492 and R37492010.

HEARING CRITERIA:

Table 1. Conditional Rezone Standards of Evaluation		
Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**

Yes	1	Is the proposed conditional rezone generally consistent with the comprehensive plan?
Staff Analysis	The proposed conditional rezone change is generally consistent with the Canyon County Comprehensive Plan for 2030. The Future Land Use Map in the 2030 Comprehensive Plan designates the parcel as "Rural Residential (R-R)" (**Exhibits B1 and B2.9**). "The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses" (Page 26, 2030 Comprehensive Plan). The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • **Property Rights G1.01.00**: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • **Property Rights P1.01.01**: "No person shall be deprived of private property without due process of law." • **Property Rights P1.01.03**: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • **Population P2.01.01**: "Plan for anticipated population and households that the community can support with adequate services and amenities" • **Population G2.02.00***:* "Promote housing, business, and service types needed to meet the demand of the future existing population." • **Land Use and Community Design P4.04.04**: "Maintain a balance between residential growth and agriculture that protects the rural character." • **Land Use and Community Design P4.01.02**: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights." • **Land Use and Community Design G4.03.00:** "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. " • **Land Use and Community Design P4.03.02**: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns." • **Land Use and Community Design P4**.03.03: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances require conditions of approval to promote compatibility." • **Land Use and Community Design G4.04.00**: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character." • **Land Use and Community Design P4.07.01**: "Plan land uses that are compatible with the surrounding community." • **Housing G11.1.00**: "Encourage opportunities for a diversity of housing choices in the County." • **Housing G11.02.00**: "Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources."	
Criteria Met? **Yes**	**2**	**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 rezone to "RR" Rural Residential is as appropriate than the current zoning designation of "A" (Agricultural). The surrounding area primarily contains residential uses with some interspersed agricultural uses. To the north, south, east, and west, there are residential subdivisions with lot sizes generally between 1-2.5 acres in size. There are also agricultural uses found in all directions of the property. It is important to note that some of the agricultural parcels have been conditionally rezoned with a development agreement (such as Parcels	

R37608, R37626011, and R37626), which will further trend this area to be residential (**Exhibits B2.1, B2.3, and B2.6**).

The Rural Residential (R-R) zone would be more appropriate than the Agricultural (A) zone as this area appears to have been transitioning steadily to contain more residential uses. Within 1-mile of the subject property, there are 28 platted subdivisions with an average lot size of 2.05 acres and eleven (11) subdivisions in platting with an average lot size of 1.65 acres. In the immediate vicinity, Kingsbury Meadows Subdivision (platted in 2007) is found approximately 0.13 miles to the east with an average lot size of 1.20 acres. Parcels R37608, R37626011, and R37626 found south and southeast have a development agreement that would allow for two (2) dwellings per gross acre (CR2007-3). Hawk View Estates Subdivision (platted in 2024) is also found approximately 0.28 miles to the northwest with an average lot size of 2.24 acres. The applicant's request to rezone the property to rural residential is consistent with the average lot sizes found within subdivisions in the area (**Exhibits B2.3, B2.6 and B2.11**).

Pursuant to Canyon County ordinance CCCO §07-10-25(2) the purpose of the "RR" zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable.

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

Direction	Existing Use	Primary Zone	Other Zone
N	**Agricultural Uses with homesites and some agriculturally zoned parcels with residences**	**A**	
S	**Agricultural Uses and Residential Uses**	**A, CR-RR, R-1**	**CR-R-1**
E	**Agricultural Uses and Residential Uses**	**A, CR-RR**	**R-1, RR**
W	**Agricultural Uses and Residential Uses**	**A, CR-RR**	**RR, R-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 Within the Past 5 Years (Exhibit B2.11):

1. **SD2020-0011 – Preliminary Plat (C3) – Approved**
2. **SD2021-0008 - Preliminary Plat (C4) – Approved**
3. **CU2019-0025 – Special Events Facility – Approved**
4. **RZ2020-0006 – Rezone from AG to R-1 (Callister, LLC) – Approved**
5. **CR2021-0010 –Rezone from AG to R-1 (Callister, LLC) – Approved**
6. **RZ2021-0034 – Rezone from AG to R-R (Cotner) – Approved**
7. **RZ2021-0056 – Rezone from AG to CR-R1 (Farmington Hills) – Denied**
8. **SD2021-0059 – Preliminary Plat (Farmington Hills) – Denied**
9. **SD2021-0021 – Preliminary Plat (Hawk View Estates) – Approved**
10. **CR2023-0001 – Rezone from AG to CR-R1 (Johns) – Approved**
11. **SD2021-0033 – Preliminary Plat (Johnston) – Approved**
12. **CR2022-0003 – Rezone from AG to CR-R1 (LWD Development) – Approved**
13. **CR2022-0016 – Rezone from AG to CR-RR (MDC LLC/Carter) – Approved**
14. **SD2020-0003 – Preliminary Plat (Oaklee Estates) – Approved**
15. **RZ2021-0012 – Rezone from AG to R-1 (Reynolds Brothers, LLC) – Denied**
16. **RZ2021-0036 – Rezone from AG to CR-R-1 (Richards/Larsen) – Approved**
17. **RZ2022-0011 – Rezone from AG to R-R (Sierra Vista Properties) – Denied**
18. **RZ2020-0024 – Rezone from AG to R-1 (Spohn) – Approved**
19. **SD2023-0001 – Short Plat (Sunset View) – Approved**
20. **SD2019-0039 – Preliminary Plat (Wyatt's Hollow) – Approved**

	It is important to note that the parcel immediately to the west of the subject property (Parcel R37496) was denied for a rezone in 2023 due to Middleton School District capacity impacts and cumulative impacts to the existing road system that were not adequately addressed (RZ2022-0011). The subject property does not appear to have the same issues due to the smaller scale nature of this request (See **Exhibit D5** for Highway District No. 4 comment and **Exhibit D8** for Middleton School District comment).	
Criteria Met? **Yes**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Staff Analysis	The proposed conditional rezone to Conditional Rezone – Rural Residential (CR-RR) is compatible with the surrounding land uses. Per the applicant's letter of intent and site plan, the proposed conditional rezone is intended to facilitate the development of three (3) residential parcels – two (2) parcels with approximately 2-acres and one (1) parcel with 6-acres (**Exhibits A2 and A4**). This area has been transitioning to contain more residential uses as evidenced by the surrounding land use decisions in the past five years and average lot size of subdivisions in the area. In the past five years, eight (8) rezones have been approved from the agricultural zone to a residential zone, and seven (7) subdivision plats have been approved. The average lot size of current and future subdivisions in the area is 2.05 acres and 1.65 acres, respectively, which is consistent with the applicant's request. As conditioned, the proposed development is not anticipated to interfere with adjacent agricultural production, nor detract from established residential uses (**Exhibits B2.6 and B2.11)**. 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. See further analysis located in 07-06-07(6)A2 and A4.	
Criteria Met? **Yes**	**4**	**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 not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The surrounding area primarily contains residential uses with interspersed agricultural uses. To the north, south, east, and west, there are residential subdivisions with acreage sizes generally between 1-2.5 acres in size. There are also agricultural uses found in all directions of the property. Some of these agricultural parcels have been conditionally rezoned to a residential zone, which will further trend this area to contain residential uses. Additionally, the character of the area has further transitioned to contain more residential parcels and subdivisions as evidenced by the number of land use cases approved in the past five (5) years and the average lot sizes of current and future subdivisions in the area (2.05 acres and 1.65 acres, respectively) (**Exhibits B2.1, B2.3, B2.6, and B2.11**). **The following measures will be implemented to mitigate the impact** The applicant is proposing to limit the development to three (3) parcels with a minimum lot size of two (2) acres (**Exhibits A2 and A3**). If the applicant desires to develop the property further in the future, they will have to reapply for a rezone and subdivision plat to create additional residential properties. The applicant does not want to restrict secondary residences at this time (**Exhibit A8**). Staff recommends that the Planning and Zoning Commission and Board of Canyon County Commissioners consider placing development standards on secondary residences if allowed (see recommended condition "A" for recommended conditions on secondary residences).	

Criteria Met?	5	Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?
Yes		
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 land use worksheet, individual septic systems are proposed for the development. (**Exhibit A3**). Per Southwest District Health's (SWDH)'s comment letter, the proposed development does not qualify as a subdivision, so a nutrient pathogen study is not required. Additionally, the applicant will need to apply for a sub-surface sewage disposal permit and conduct test holes to determine site suitability on each parcel, but there are not any concerns with rezoning the property if the applicant meets all of SWDH's requirements (**Exhibits D2 and D2.1**). **Water:** Per the applicant's land use worksheet, domestic water will be provided via individual domestic wells (**Exhibit A3**). Future development shall comply with IDWR standards at the time of building. **Drainage:** Per the applicant's land use worksheet, stormwater is retained with swales (**Exhibit A3**). **Irrigation:** The parcel is served by Black Canyon Irrigation District (BCID). The Willow Creep Pump (W.C.P.) Lateral is located on the southern, eastern, and northern boundaries of the subject property. Per BCID, the W.C.P Lateral "…has a historical 50-foot easement (25-feet from centerline). The applicant will need to provide an easement, including providing the District with a legal description and exhibit for an easement along the W.C.P. Lateral per District Resolution 2023-04 if one does not exist. All documents must be stamped and signed by a licensed land surveyor in the State of Idaho." BCID also states in their comment letter that the "… division of irrigation water between lots needs to be identified by the property owner and all outstanding account balances and development fees need to be paid prior to the District providing concurrence." BCID also had general comments on protecting irrigation and related right-of-ways, crossing agreements, and piping agreements. BCID also recommends fencing along the W.C.P. lateral. (**Exhibit D6**). Per the applicant's land use worksheet, surface irrigation water is currently provided via gravity irrigation (**Exhibit A3**). Per email correspondence with the applicant, they are still working on their irrigation plan. To address irrigation on the property, staff has proposed that at the time of application for an administrative land division: an irrigation plan must be submitted to Canyon County Development Services and the irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1). Additionally, staff is also recommending that BCID requirements be met at the time of an administrative land division (*see proposed conditions of approval #2 and #3*). **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on July 31, 2025 and December 31, 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.	
Criteria Met?	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Yes		

Staff Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and future traffic patterns created by the proposed development. Highway District No. 4 (HD4) states in their comment letter, "the proposed three (3) additional residential parcels are not anticipated to significantly impact the existing or proposed transportation system. Traffic impacts from the new development will be mitigated by collection of transportation impact fees at the time of building permit issuance" (**Exhibit D5**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Staff Analysis	The subject property does have legal access for the conditional rezone and it will exist at the time of the development. See the review and analysis detailed below. Highway District No. 4 states in their comment letter that Purple Sage Road is classified as a minor arterial on the functional classification maps adopted by HD4 and Canyon County and the existing. right-of-way width is a 25-foot prescriptive easement measured from the existing roadway centerline. HD4 adds the ultimate right-of-way width for a minor arterial is a 50-foot half-width measured from the section line. Additionally, HD4 finds that the existing access location is suitable for the proposed development density and that access to arterial is located at or near the ¼ section line, which provides the best opportunity to provide a single access. "The existing gravel driveway approach will need to be improved with a paved apron to meet ACCHD Standard Drawing 106, with a 24-ft throat width and minimum 20-ft radii. An access permit is required from HD4 is required with each new building permit; the third permit using this driveway (including existing dwellings) will be required to construct the paved apron, or it may be constructed with the first new building permit" (**Exhibit D5**). Per CCCO §07-10-03, a private road will need to be created for three (3) inhabited buildings or more. Currently, there is a 60 foot access easement running north-to-south on the western boundary of the property for Parcel R37492 to take access on which is also where the proposed parcels will take access when entering from Purple Sage Road (**Exhibit B3)**. Another private road will need to be created and constructed running east to west on the subject property prior to building permit issuance for the third (3rd) residence taking access. The applicants state in their letter of intent they plan to pave the private road, but this has not been added as a condition since it is not a Canyon County Code requirement (**Exhibits A2, A3, and A8)**.	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
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. Any necessary measures to mitigate impacts are detailed below. **Schools:** Middleton School District sent in a comment letter on December 29, 2025 and stated that they do not have any comments at this time as the number of proposed parcels is low but stated "…busses do not typically enter private roads or subdivisions so students being picked up will need to utilize stops on the nearest main road." (**Exhibit D8**). **Police:** The Canyon County Sheriff's Office is required to provide services to Parcel R37492010. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on July 31, 2025 and December 31, 2025, and no comments were received by the Sheriff's Office.	

	Fire Protection Middleton Rural Fire District (MRFD) sent a comment letter on July 31, 2025 which outlined that the development shall comply with the 2018 International Fire Code (IFC), the development will be serviced by Middleton Fire Station 53 (located at 302 E. Main St, Middleton, ID), and the development will not have access to municipal water supply so the development will be responsible for providing adequate water supply for fire fighting operations. Additionally, the estimated response time from Middleton Fire Station 53 is 8 minutes under ideal driving conditions (See **Exhibit D1** to review the fire district's full comment letter). **Emergency Medical Services:** Canyon County Ambulance District responded with estimated response times for three (3) nearby stations on November 3, 2025: Station M53 has an estimated response time of 7.88 minutes, Station M52 has an estimated response time of 17.31 minutes, and Station M51 has an estimated response time of 19.6 minutes (**Exhibit D7**).

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on July 31, 2025. Property owners within 600 feet of the subject property boundaries were notified on January 5, 2026. Full political notice was completed on December 31, 2025. A newspaper notice was published on January 6, 2026. Staff was made aware of a property posting error, but this was adjusted not less than one (1) week of the public hearing which meets Idaho Code §65-6512(b).

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

AGENCY COMMENTS
All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

PUBLIC COMMENTS
Staff received two (2) total written public comments by the materials deadline of January 26, 2026. The two letters received were both in opposition, All public comments received by the aforementioned materials deadline are located in **Exhibit E.**

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone is compliant with Canyon County Ordinance 07-06-07(6). A full analysis is detailed within the staff report.

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
3. At the time of application for an administrative land division, Black Canyon Irrigation District (BCID) applicable requirements shall be met as outlined in their comment letter in **Exhibit D6**. Evidence of compliance with BCID requirements shall be an approved irrigation district document indicating completion of requirements.
4. The subject property, approximately 10.94 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinances (CCCO) and shall not exceed three (3) residential parcels (**Exhibit A2**).

a. Further divisions of the subject property are prohibited.
b. The minimum lot size for parcels created shall be 2 acres.

5. 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).

If the Planning and Zoning Commission would like to add standards to potential future secondary residences on site, staff recommends altering proposed condition number 4 to the following:

4. The subject property, approximately 10.94 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinances (CCCO) and shall not exceed three (3) residential parcels (**Exhibit A2**).
    a. Further divisions of the subject parcel is prohibited.
    b. The minimum lot size for parcels created shall be 2 acres.
    c. The development and placement of a secondary residence on future lots and parcels created as result of this decision, if allowed by ordinance in effect at the time of building permit application, shall comply with the following standards:
        1. The secondary residence shall be located within 200 feet of the primary residence (or as near to that distance in compliance with Southwest District Health requirements for applicable waste systems).
        2. The secondary residence shall be subordinate in total living area to the primary residence.
        3. The secondary residence shall utilize the primary residence potable water well (shared).
        4. The secondary residence shall not be divided from the primary residence parcel.
        5. The property shall be in compliance with all other zoning ordinance requirements for a secondary residence at the time of building permit application.

<u>DECISION OPTIONS</u>

- **Approval of the Application**: "I move to approve CR2025-0001, Ryshko, finding the application **does** meet the criteria for approval under Article 07-06-07(6)A of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny CR2025-0001, Ryshko, finding the application **does not** meet the criteria for approval under 07-06-07(6)A of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CR2025-0001, Ryshko, to a [*date certain or uncertain*]

EXHIBITS:

A. **Application Packet & Supporting Materials**)
    1. Master Application
    2. Letter of Intent
    3. Land Use Worksheet
    4. Site Plan
    5. Neighborhood Meeting Sign-In Sheet and Letter
    6. Agency Acknowledgement
    7. Warranty Deed with Instrument No. 2023-037099

8. Email Correspondence with Applicant on RUMA, Paving Private Road, Secondary Residences, Irrigation Plan, and Site Plan as of December 9, 2025

B. Supplemental Documents

1. Parcel Information Report
2. Cases Maps/Reports
   - 2.1. Small Air Ortho (1-Mile)
   - 2.2. Small Vicinity Map
   - 2.3. Zoning and Classification
   - 2.4. Dairy, Feedlot and Gravel Pit
   - 2.5. Soil and Prime Farmlands Map with Report
   - 2.6. Subdivision Map with Report
   - 2.7. Nitrate Priority and Well Map
   - 2.8. TAZ Households
   - 2.9. Canyon County 2030 Future Land Use Map
   - 2.10. Lot Classification Map
   - 2.11. Case Map (1-Mile) and Summary Report
   - 2.12. Slope Percent Map
3. Easement and Road Maintenance Agreement with Instrument No. 2023-037100

C. Site Visit Photos: January 5, 2026

D. Agency Comments Received by: January 26, 2026

1. Middleton Rural Fire District; Received July 31, 2025
2. Southwest District Health; Received: August 1, 2025
   - 2.1. Southwest District Health Pre-Development Notes, Dated March 25, 2024
3. Idaho Department of Environmental Quality; Received: August 4, 2025
4. Idaho Transportation Department; Received: August 5, 2025
5. Highway District No. 4; Received: August 27, 2025
6. Black Canyon Irrigation District; Received: November 3, 2025
7. Canyon County Ambulance District Response Times Map; Received November 3, 2025
8. Middleton School District; Received December 29, 2025
9. City of Nampa; Received January 14, 2026
10. Idaho Department of Water Resources (Floodplain); Received January 20, 2026

E. Public Comments Received by: January 26, 2026

1. Rachael Hall; Received: January 13, 2026
2. Cecile McMonigle; Received: January 16, 2026

F. Draft FCOS

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CR2025-0001

Hearing date: February 5, 2025

Exhibit A1

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Oksana Ryshko Sergii Ryshko	
	MAILING ADDRESS: 6073 W Mikonos St Meridian ID 83646	
	PHONE: (916) 990-7674	EMAIL: lutsivo@yahoo.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: Sergii Ryshko *Date:* 1/9/25

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

SITE INFO	STREET ADDRESS: 8478 Purple Sage Rd Middleton, ID	
	PARCEL NUMBER: 37492010	
	PARCEL SIZE: 10.99	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: agricultural	PROPOSED ZONING: rural residential
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: agricultural

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CR2025.4001		DATE RECEIVED: 1-23-25	
RECEIVED BY: D. LISTER	APPLICATION FEE: $1,400		CK MO CC CASH

pd 1-24-25

Exhibit A2

Sergii and Oksana Ryshko
8478 Purple Sage Rd
Middleton, ID

Jan 9, 2025

Letter of Intent for Proposed Zoning Change

Canyon County Planning Department

Dear Members of the Planning and Zoning Commission,

We, Sergii Ryshko and Oksana Ryshko, the property owners of 8478 Purple Sage Rd kindly request conditional rezone from Agricultural to Rural Residential. The reason for this is our intention to split the lot into 3 lots, two lots about 2 acres and one lot about 6 acres. Currently the land is empty on 4 acres, alfalfa grows on it. We already have started building a house for ourselves on 6 acres, and one of the lots we are planning to put it for sale, and on one lot we will build a house either to sell or for our children.

Number of close neighborhoods are Rural Residential parcels, with lots ranging about 1 and 2 acres. Our goal is to match existing neighborhood and to fit future land use as rural residential. It will better mimic the lot sizes around us. Approval of our request for rezoning would neither be novel nor out of line with current trends in our corner of Canyon County.

Impact on county services and our neighborhood will be minimal, as we are adding only 3 homes on 11 acre lot. We are going to pave a private road leading to our dwellings, and it also will be privately maintained. Also, the dwellings will have their own septic and well system. Each lot will have separate irrigation.

Thank you in advance for your attention to this matter,

Sergii and Oksana Ryshko

Sergii Ryshko 1/9/25
Oksana Ryshko 1/9/25

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? _____

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: white vinyl rail fencing Height: 6ft

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)

   Black Canyon Irrigation District's WCP Lateral

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:**

☒ Residential 3 ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☒ Water supply source: domestic well

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

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** N/A

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

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____ N/A

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. **WILL YOU HAVE EMPLOYEES?** ☐ Yes If so, how many? N/A ☐ No

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____Wall _____ Freestanding _____ Other N/A

5. **PARKING AND LOADING:**

How many parking spaces? _____

Is there is a loading or unloading area? _____ N/A

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** _____ N/A

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

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____ N/A

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

   ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars N/A

4. **ANIMAL WASTE DISPOSAL**

   ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

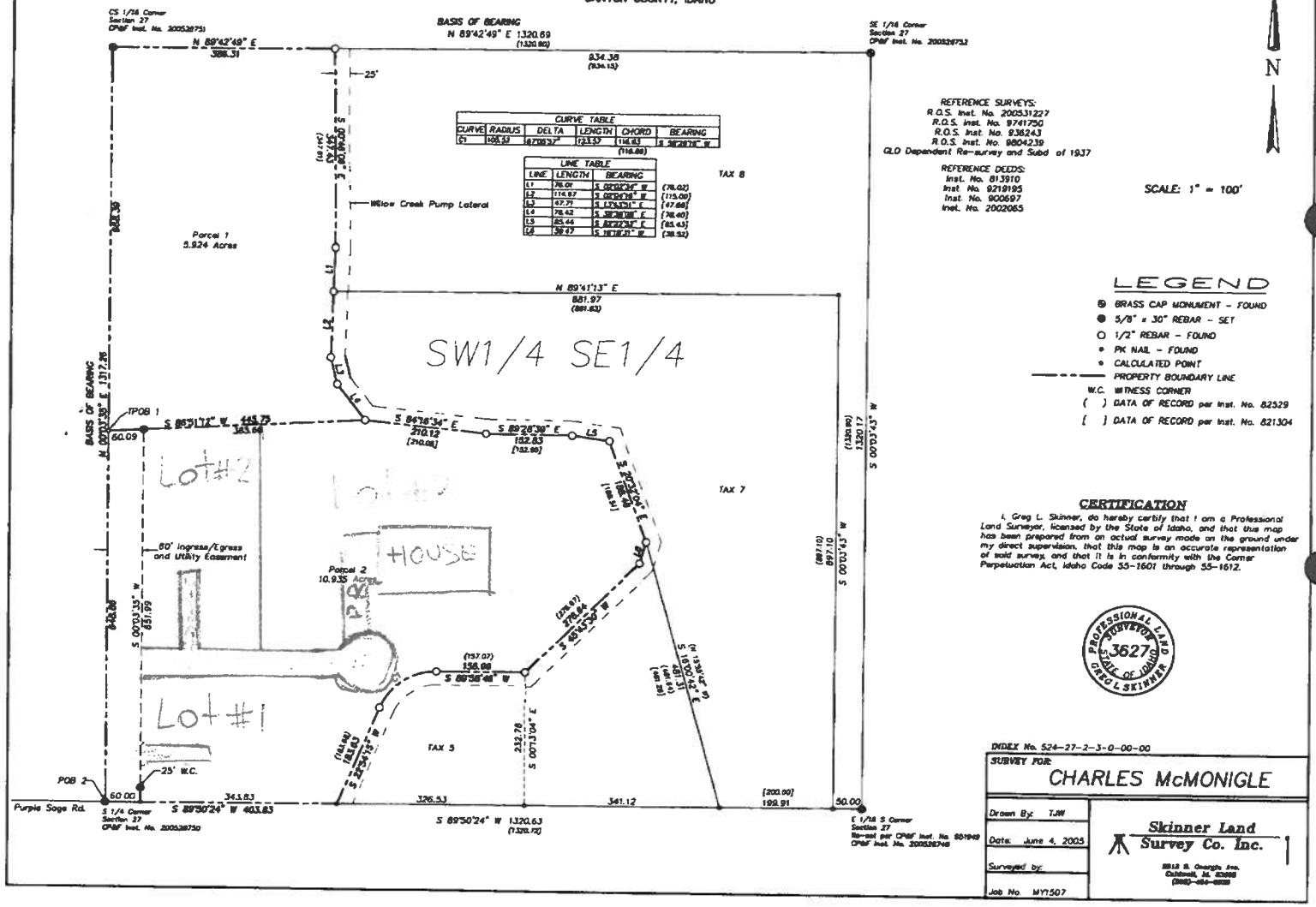
   ☐ Other: _____ N/A

Exhibit A4

8478 Purple Sage Rd

RECORD OF SURVEY

A PORTION OF THE SW1/4 SE1/4 OF SECTION 27
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO



REFERENCE SURVEYS:
R.O.S. Inst. No. 200531227
R.O.S. Inst. No. 9741750
R.O.S. Inst. No. 936243
R.O.S. Inst. No. 9804239
GLO Dependent Re-survey and Subd of 1937

REFERENCE DEEDS:
Inst. No. 813910
Inst. No. 9219195
Inst. No. 900697
Inst. No. 2002065

SCALE: 1" = 100'

LEGEND

- BRASS CAP MONUMENT – FOUND
- 5/8" x 30" REBAR – SET
- 1/2" REBAR – FOUND
- PK NAIL – FOUND
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- W.C. WITNESS CORNER
- ( ) DATA OF RECORD per Inst. No. 82329
- [ ] DATA OF RECORD per Inst. No. 821304

CERTIFICATION

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

PROFESSIONAL LAND SURVEYOR 3627 STATE OF IDAHO GREG L. SKINNER

INDEX No. 524-27-2-3-0-00-00

SURVEY FOR: CHARLES McMONIGLE

Drawn By: TJW	Skinner Land Survey Co. Inc.
Date: June 4, 2005	
Surveyed by:	
Job No. MY1507	

Exhibit A5

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 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: 8478 Purple Sage Rd	Parcel Number:	
City: Middleton	State: ID	ZIP Code: 83644
Notices Mailed Date: 01/10/25	Number of Acres: 10.93	Current Zoning: Agricultural
Description of the Request: Conditional rezone from Agricultural to Rural Rezidential		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Oksana Ryshko		
Company Name:		
Current address: 6073 W Mikonos St		
City: Meridian	State: ID	ZIP Code: 83646
Phone: (916) 990-7674	Cell: (916) 990-7674	Fax:
Email: lutsivo@yahoo.com		

MEETING INFORMATION

DATE OF MEETING: 01/21/25	MEETING LOCATION: 8478 Purple Sage Rd
MEETING START TIME: 10:30 am	MEETING END TIME: 10:45 am

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Lisa C Bacon		8366 Purple Sage Rd
2. John Bacon		Middleton, Id. 83644
3. Lori Tibbs		8519 Purple Sage rd
4. Rachael Hall	Rachael Hall	8310 Purple Sage Rd. 83644
5. Charles Mcmurtrey		8500 Purple Sage 83644
6.		
7.		
8.		
9.		

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Oksana Ryshko Sergii Ryshko

APPLICANT/REPRESENTATIVE (Signature): Sergii Ryshko

DATE: 1/21/25

Notice Of Neighborhood Meeting
Conditional Rezone
Pre-application requirement for a Public Hearing

Date 01/10/2025

Dear Neighbor,

We are in the process of submitting an application for a Conditional rezone from Agricultural to Rural Residential to create three lots to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a government body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date, you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and /or a display on the property for which the Conditional Use Permit is applied.

The Neighborhood Meeting details are as follows:
Date: 01/21/2025
Time: 10:30 am
Location: 8478 Purple Sage Rd, Middleton ID 83644
Property description: land

The project is summarized below:

Site Location : 8478 Purple Sage Rd, land next to 8500 Purple Sage Rd, Middleton ID 83644
Proposed access: private driveway
Total Acreage: 10.93.
Proposed lots: 3 (two lots about 2 acres, and one lot about 6 acres)

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any question you may have.
Please do **not** call Canyon County development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.
If you have any questions prior to the meeting, please contact me at (916) 459-6597, lutsivo@yahoo.com, or written correspondence.

Sincerely,
Sergii and Oksana Ryshko
1/10/25

Exhibit A6

AGENCY ACKNOWLEDGMENT

Date: 3/7/2024
Applicant: Sergii Ryshko Oksana Ryshko
Parcel Number: 37492010
Site Address: TBD Purple Sage Road

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: 03/26/2024 Signed: Anthony La
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Middleton RFD
☒ Applicant submitted/met for informal review.
Date: 3/8/24 Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: HD 4
☑ Applicant submitted/met for informal review.
Date: 3/7/24 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 Irrigati
(This signature does not guaran

see next page for Irrig. Dist.

Area of City Impact City:
☐ Applicant submitted/met for informal review.
Date: 3/7/2024 Signed: Roberta Stewart
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:
Applicant: Sergii Ryshko Oksana Ryshko
Parcel Number: 37492010
Site Address: TBD Purple Sage Road

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: Middleton RFD
☒ Applicant submitted/met for informal review.
Date: 3/8/24 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: HD 4
☒ Applicant submitted/met for informal review.
Date: 3/7/24 Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Black Canyon Irr. District
☒ Applicant submitted/met for informal review.
Date: 3/8/2024 Signed: _____ District Engineer
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____
☐ Applicant submitted/met for informal review.
Date: 3/7/2024 Signed: _____ Roberta Stewart
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

2023-037099
RECORDED
11/17/2023 02:56 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 JWINSLOW $15.00
TYPE DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

PioneerTitleCo.
GOING BEYOND
775 S. Rivershore Ln., Ste. 120
Eagle, ID 83616

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

File No. 842080 KG/SM

WARRANTY DEED

For Value Received Charles C. McMonigle and Cecile M. McMonigle, husband and wife hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Sergii Ryshko and Oksana Ryshko, husband and wife

hereinafter referred to as Grantee, whose current address is **6073 W. MIKONOS ST. MERIDIAN, ID 83646**

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: November 17, 2023

Charles C. McMonigle

Cecile M. McMonigle

State of Idaho, County of Ada

This record was acknowledged before me on 11/17/23 by Charles C. McMonigle and Cecile M. McMonigle

Signature of notary public
Commission Expires:

KIM GEIS
COMMISSION #40458
NOTARY PUBLIC
STATE OF IDAHO
MY COMM. EXPIRES JUL 30, 2027

PioneerTitleCo.
GOING BEYOND

775 S. Rivershore Ln., Ste. 120
Eagle, ID 83616

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

File No. 842080 KG/SM

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For Value Received Charles C. McMonigle and Cecile M. McMonigle, husband and wife hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Sergii Ryshko and Oksana Ryshko, husband and wife

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

Dated: November 17, 2023

Charles C. McMonigle

Cecile M. McMonigle

State of Idaho, County of Ada

This record was acknowledged before me on 11/17/23 by Charles C. McMonigle and Cecile M. McMonigle

Signature of notary public
Commission Expires:

KIM GEIS
COMMISSION #40458
NOTARY PUBLIC
STATE OF IDAHO
MY COMM EXPIRES JUL 30, 2027

EXHIBIT A

Parcel 2

This parcel is a portion of the Southwest Quarter of the Southeast Quarter of Section 27, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence

North 0°03'36" East along the West boundary of said Southwest Quarter of the Southeast Quarter a distance of 648.86 feet to a point witnessed by a 5/8 x 30 inch rebar bearing North 86°51'12" East a distance of 60.09 feet;

thence North 86°51'12" East a distance of 445.75 feet to a found 1/2" diameter iron pin;

thence South 84°16'34" East a distance of 210.12 feet (of record 210.06 feet) to a found 1/2" diameter iron pin;

thence South 89°28'39" East a distance of 152.83 feet (of record 152.95 feet) to a found 1/2" diameter iron pin;

thence South 82°22'52" East a distance of 65.44 feet (of record 65.43 feet) to a found 1/2" diameter iron pin;

thence South 20°32'04" East a distance of 188.46 feet (of record 188.51 feet) to a found 1/2" diameter iron pin;

thence South 16°18'30" West a distance of 39.47 feet (of record 39.52 feet) to a found 1/2" diameter iron pin;

thence South 45°43'30" West a distance of 276.64 feet (of record 276.67 feet) to a found 1/2" diameter iron pin;

thence South 89°58'46" West a distance of 156.99 feet (of record 157.07 feet) to a found 1/2" diameter iron pin;

thence along a curve to the left having a central angle of 67°05'57", a radius of 105.52 feet an arc length of 123.57 feet and a long chord which bears South 56°26'16" West a distance of 116.63 feet (of record 116.66 feet);

thence South 22°54'15" West a distance of 183.63 feet (of record 183.68 feet) to a point on the south boundary of said Southwest Quarter Southeast Quarter;

thence South 89°50'24" West along said south boundary a distance of 403.83 feet to the POINT OF BEGINNING.

TOGETHER WITH a 60 foot wide ingress-egress and utility easement described as follows:

This easement is a portion of the Southwest Quarter of the Southeast Quarter of Section 27, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence
North 00°03'35" East along the West boundary of said Southwest Quarter of the Southeast Quarter a distance of 648.86 feet; thence
North 86°51'12" East a distance of 60.09 feet; thence
South 00°03'35" West parallel with the West boundary of said Southwest Quarter of the Southeast Quarter a distance of 651.99 feet to a point on the South boundary of said Southwest Quarter of the Southeast Quarter; thence
South 89°50'24" West along said South boundary a distance of 60.00 feet to the POINT OF BEGINNING.

Exhibit A8

Hello,

See my responses in red below:

1. We do have road maintenance agreement with our neighbor! I'm attaching the copy!

Thank you for sending this over.

2. Yes, we are planning to pave the road with asphalt, but would like this requirement to be excluded from the rezone process! We might do it after the rezone is complete!

Thank you for the information.

3. We would split the shares equally depending on the size of the lot!

a.) We currently don't have an irrigation pump, but in the process of development we will come up with the most efficient way to use the irrigation water! We are planning to do administrative split after rezoning, which doesn't require irrigation water usage agreement and easement!

So during the administrative land division process, it does require an irrigation plan if it is applicable. In your case, since you have surface irrigation water rights you are planning on dividing between the parcels, our office will want an irrigation plan, which may include a draft water user's maintenance agreement and irrigation easement shown on the survey that divides the property.

3. We are dividing the land on three lots only, we are not going to restrict secondary residence on lots.

Thank you for the information on secondary residences. This will may become a topic of discussion at the public hearings for your case, so I would suggest deciding before the hearings if you are open to the restricting them because sometimes the hearing bodies view it as doubling the density of the development you are proposing.

5. We are still deciding on the lot locations and sizes to make it more efficient , and final site plan map will be provided at the process of the lot split application.

Thank you, this is helpful.

I will let you know if I have any more questions. I have another staff report to write in front of yours, so hopefully I can let you know which Planning and Zoning Commission hearing I am aiming for soon.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

From: Oksana Lutsiv <lutsivo@yahoo.com>
Sent: Monday, December 8, 2025 9:00 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Fwd: [External] 8478 purple sage rd conditional rezone

Hi Emily, I replied to your email but accidentally sent it to my husband! Sorry! Here it is below!

Sent from my iPhone

Begin forwarded message:

From: Oksana Lutsiv <lutsivo@yahoo.com>
Date: November 9, 2025 at 11:17:39 PM MST

To: Sergey Ryshko <ryshkos@yahoo.com>
Subject: Re: [External] 8478 purple sage rd conditional rezone

Hello Emily! Thank you for the updates! Let me answer your questions. 1. We do have road maintenance agreement with our neighbor! I'm attaching the copy! 2. Yes, we are planning to pave the road with asphalt, but would like this requirement to be excluded from the rezone process! We might do it after the rezone is complete! 3. We would split the shares equally depending on the size of the lot! a.) We currently don't have an irrigation pump, but in the process of development we will come up with the most efficient way to use the irrigation water! We are planning to do administrative split after rezoning, which doesn't require irrigation water usage agreement and easement! 4.) We are dividing the land on three lots only, we are not going to restrict secondary residence on lots. 5.) We are still deciding on the lot locations and sizes to make it more efficient , and final site plan map will be provided at the process of the lot split application.

Thank you! Oksana

On Nov 9, 2025, at 10:53 PM, Oksana Lutsiv <lutsivo@yahoo.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Date: November 4, 2025 at 4:55:50 PM MST
To: Oksana Lutsiv <lutsivo@yahoo.com>
Subject: RE: [External] 8478 purple sage rd conditional rezone

Hello,

I appreciate your patience as I have been working though my case load.

Attached are the agency comments I have received so far for you to review. If you have any questions on any of the agency comments, please reach out to them.

Also, I have the following questions on your case:

1. Do you have a Road User's Maintenance Agreement (RUMA) with the property owner north of you? If so, could I get a copy of the recorded RUMA?
2. Are you still planning on paving the private road to the residences?
3. How are you planning on dividing the irrigation water available to the property between the three (3) proposed parcels? It might be worth reaching out to Black Canyon Irrigation District on the process to do this to help inform your plan.
    a. If you have an irrigation system currently (such as a irrigation pump), what is your plan to allow future property owners to this pump? Such as, are you planning on having a water user's maintenance agreement and irrigation easements to allow them access?
4. Have you considered proposing restricting secondary residences on site? The reason I suggest this, is because if density becomes a topic of conversation for your case (the potential of 6 houses instead of the 3 houses you are proposing), then you could suggest restricting secondary residences to restrict only three (3) houses (one (1) house on each parcel)
5. What are your thoughts about a condition restricting your development to be in substantial compliance with the site plan you have proposed?

If you have any questions, please let me know.

Sincerely,

<image001.png>

Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

From: Oksana Lutsiv <lutsivo@yahoo.com>
Sent: Monday, September 22, 2025 4:27 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] 8478 purple sage rd conditional rezone

Hi Emily! Can you please update mailing address in the system to 8478 Purple sage rd Middleton ID 83644 ! Thank you! Oksana

Sent from my iPhone

On Aug 1, 2025, at 12:43 PM, Oksana Lutsiv <lutsivo@yahoo.com> wrote:

Sounds good! Keep me posted! Have a great weekend! Oksana

Sent from my iPhone

On Aug 1, 2025, at 11:36 AM, Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

Your application is moving through the process. It is currently in the initial agency notice process, which is a 30-day notice period. After that has been completed, I can send over those responses to you and then I can discuss next steps.

Sincerely,



Emily Bunn,

Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

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.

From: Oksana Lutsiv <lutsivo@yahoo.com>
Sent: Friday, August 1, 2025 12:11 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] 8478 purple sage rd conditional rezone

Good afternoon Emily! Following up on conditional rezone for 8478 Purple Sage RD, Middleton ID! How are things going, I hope we are moving along with the process! Thanks! Oksana and Sergii

Sent from my iPhone

On Jan 10, 2025, at 2:50 PM, Oksana Lutsiv <lutsivo@yahoo.com> wrote:

Thank you!

Sent from my iPhone

On Jan 10, 2025, at 2:09 PM, Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

Here is the zoning amendment application that includes the neighborhood meeting sign-up sheet.

Sincerely,

<image001.png>

Emily Bunn,

Associate Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

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.

From: Oksana Lutsiv <lutsivo@yahoo.com>
Sent: Friday, January 10, 2025 12:47 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] 8478 purple sage rd conditional rezone

Hi Emily! I probably need new neighborhood meeting sign up application since I will be conducting new meeting! Can you email me a copy or I need an original application? Thanks ! Oksana

Sent from my iPhone

On Jan 10, 2025, at 9:54 AM, Oksana Lutsiv <lutsivo@yahoo.com> wrote:

I Appreciate you checking them! Thank you! 😊

Sent from my iPhone

On Jan 10, 2025, at 9:40 AM, Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

Both letter of intent and neighborhood letter appear to be acceptable to me.

Sincerely,

<image001.png>

Emily Bunn,

Associate Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

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.

From: Oksana Lutsiv <lutsivo@yahoo.com>
Sent: Thursday, January 9, 2025 2:19 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] 8478 purple sage rd conditional rezone

Hi Emily, I did letter of intent. If you have a minute, can you please look thru it and let me know if I need to add anything. Thank you in advance for your help! Oksana Ryshko. I hope you can open the attachment, as I did it on the apple computer.

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# CR2025-0001

Hearing date: February 5, 2026

Exhibit B1

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

R37492010 PARCEL INFORMATION REPORT

12/30/2025 2:04:59 PM

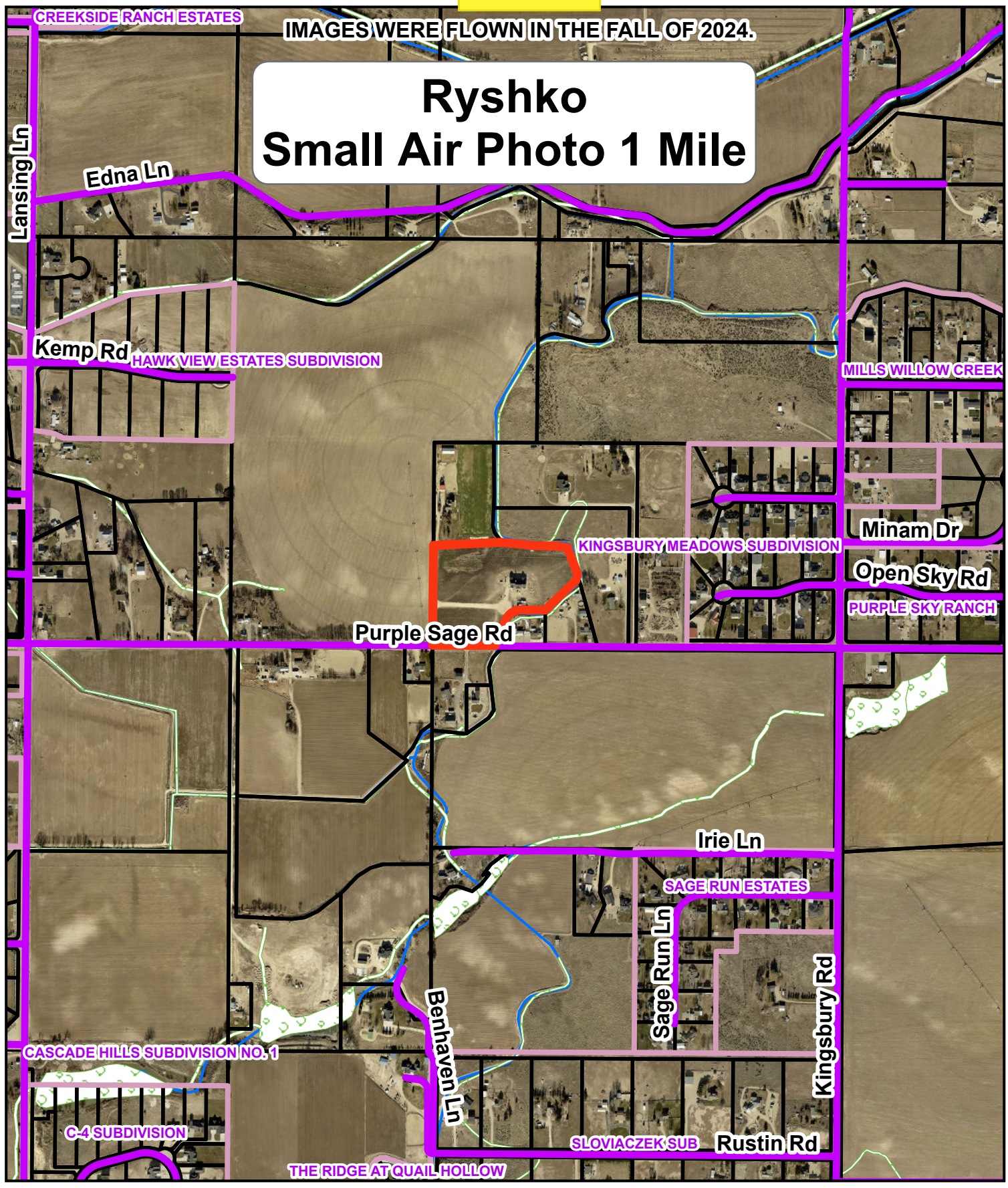
PARCEL NUMBER:	R37492010
OWNER NAME:	RYSHKO SERGII
CO-OWNER:	RYSHKO OKSANA
MAILING ADDRESS:	8478 PURPLE SAGE RD CALDWELL ID 83607
SITE ADDRESS:	8478 PURPLE SAGE RD
TAX CODE:	0310000
TWP:	5N **RNG:** 2W **SEC:** 27 **QUARTER:** SE
ACRES:	10.94
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	MIDDLETON FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	RURAL RESIDENTIAL
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0275F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	MINOR ARTERIAL
INSTRUMENT NO. :	2023037099
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	27-5N-2W SE TAX 23569 SWSE
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

Exhibit B2.1

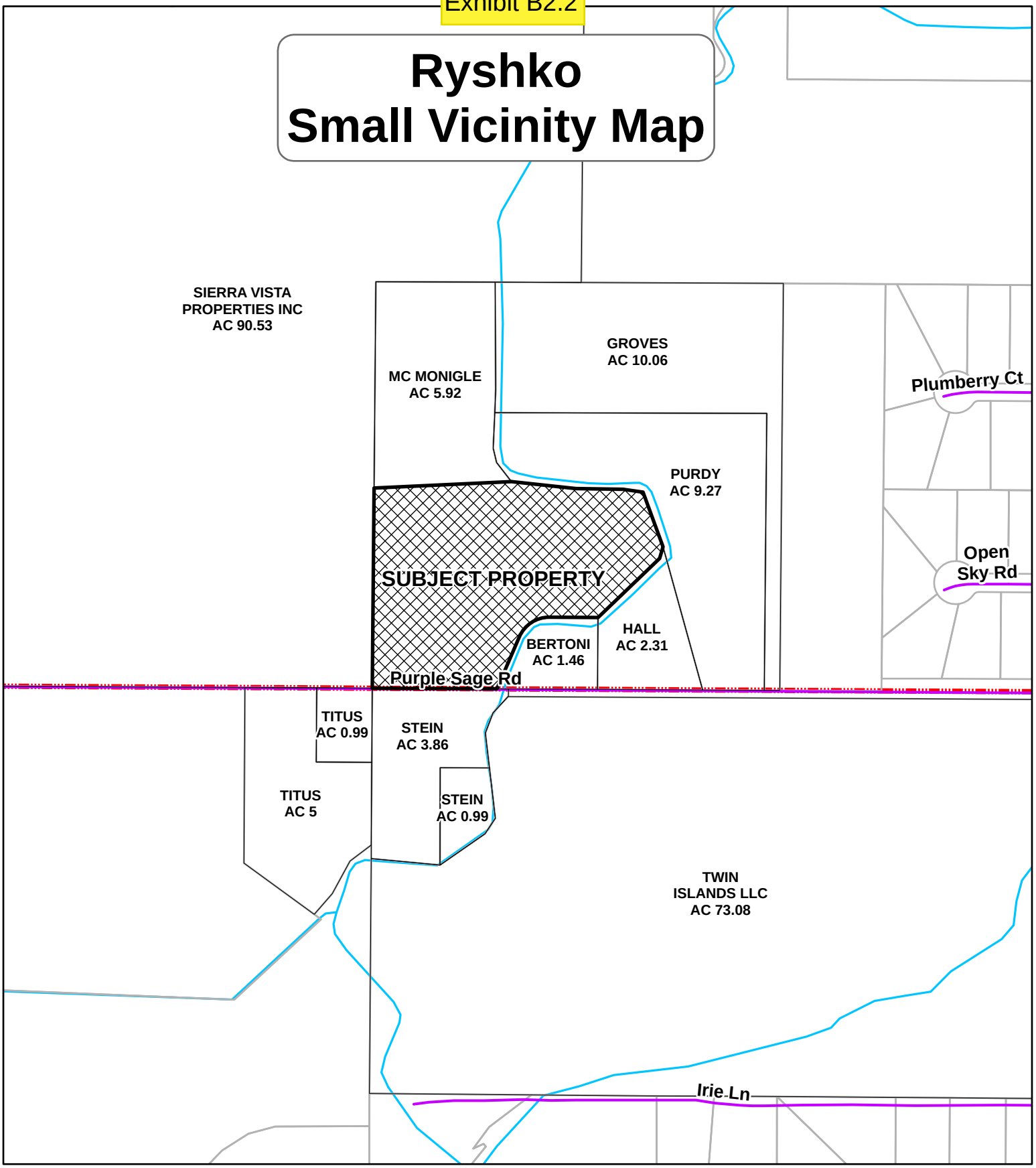


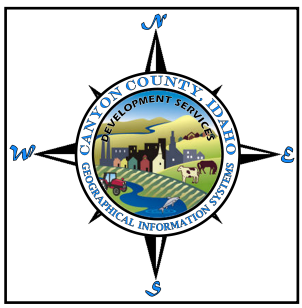
City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit B2.2

Ryshko
Small Vicinity Map





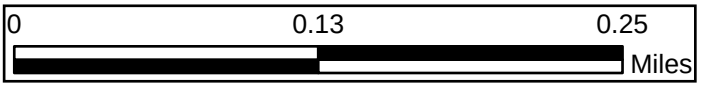
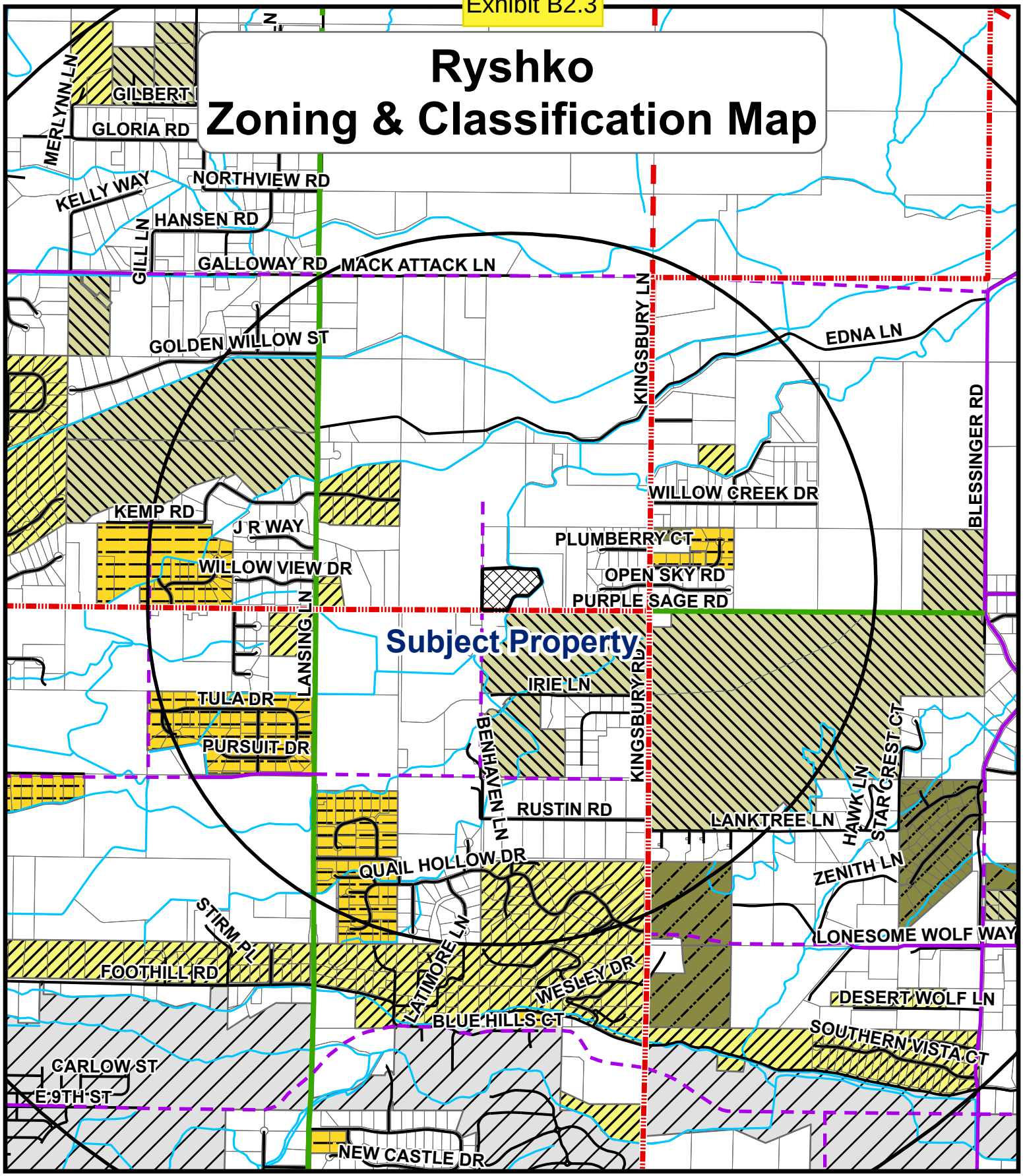


Exhibit B2.3

Ryshko
Zoning & Classification Map



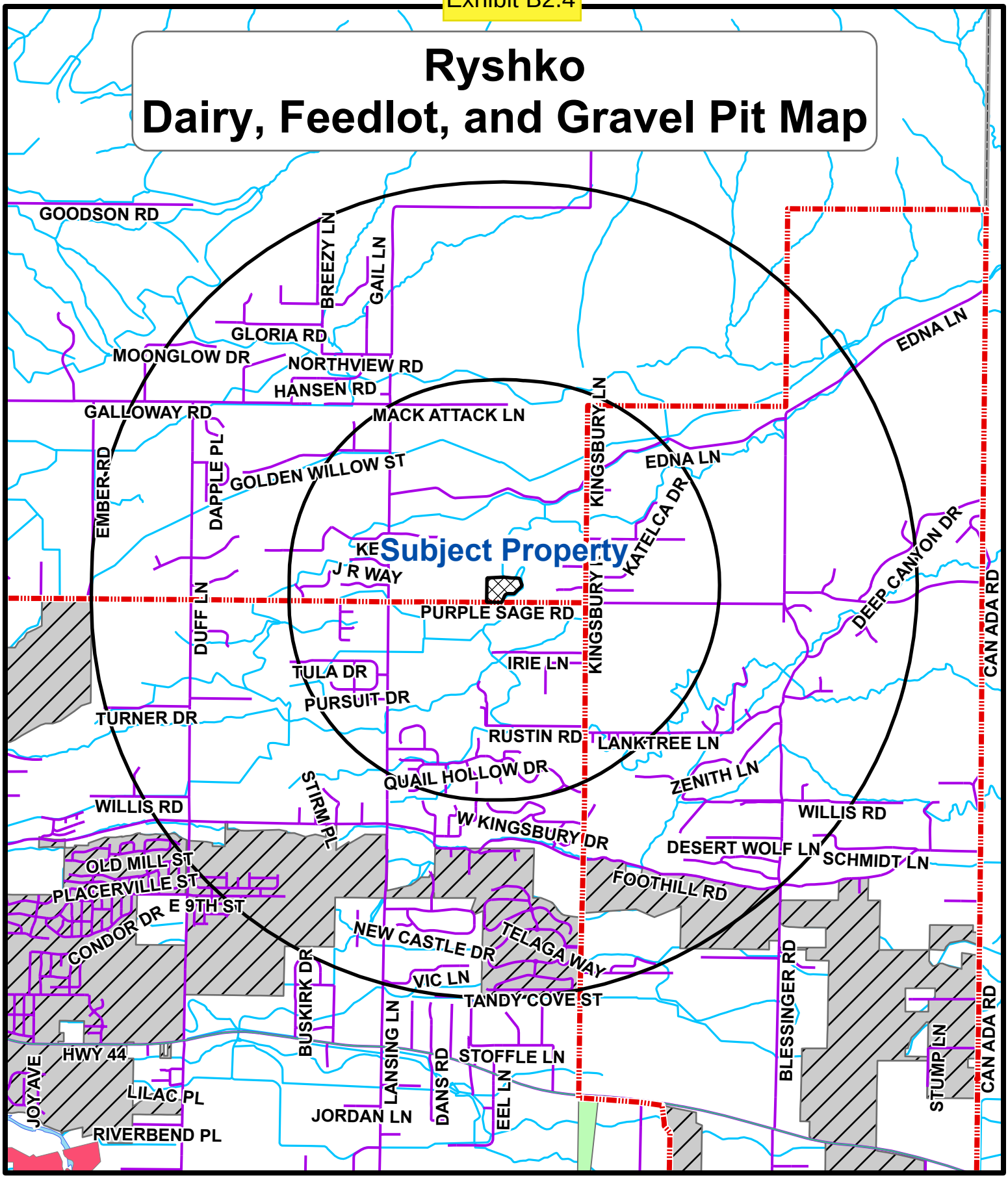
CANYON COUNTY, IDAHO — DEVELOPMENT SERVICES — GEOGRAPHICAL INFORMATION SYSTEMS

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

0 0.25 0.5 Miles

Exhibit B2.4

Ryshko
Dairy, Feedlot, and Gravel Pit Map



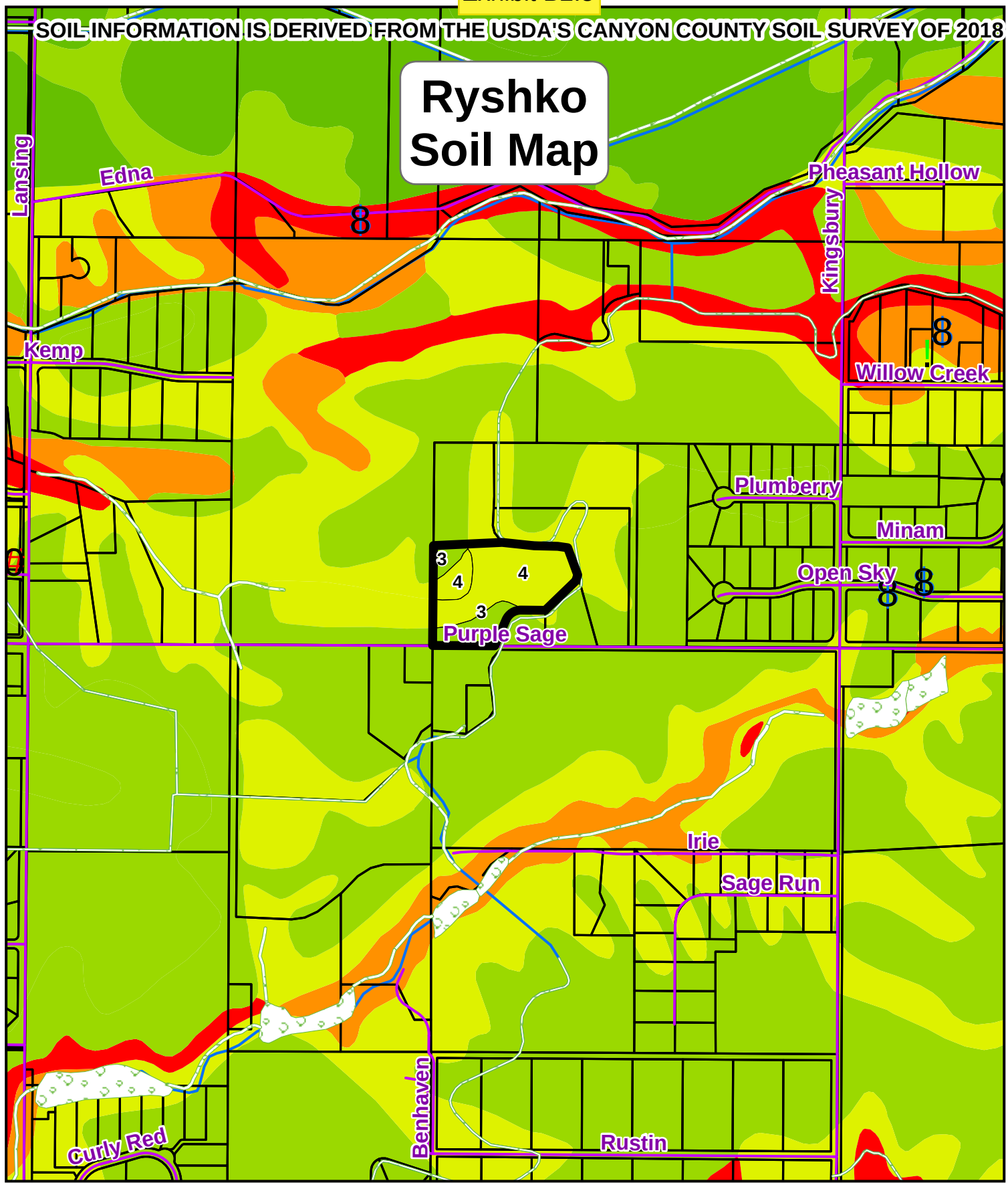
FEEDLOTS

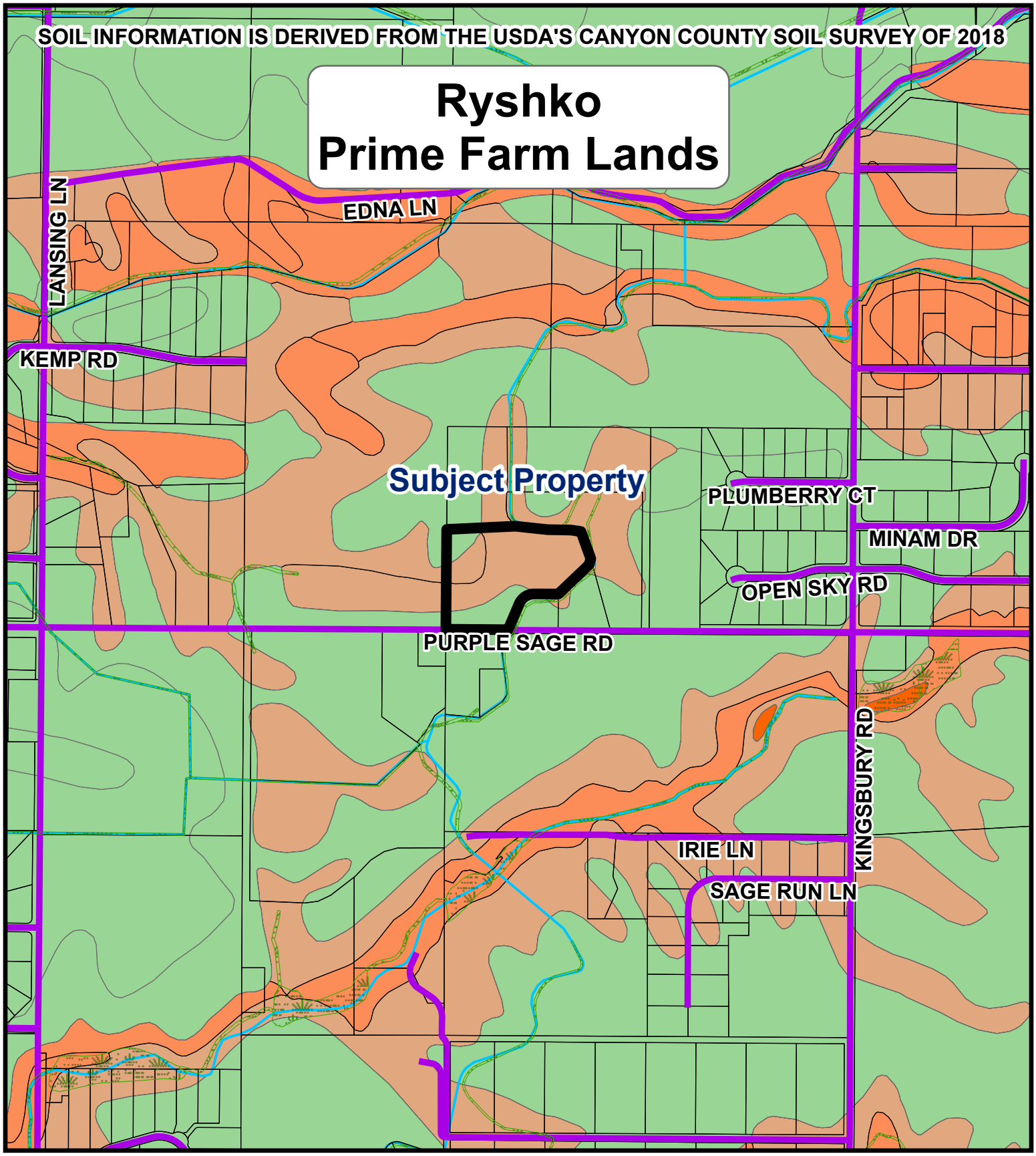
DAIRIES

GRAVELPITS

0 0.75 1.5 Miles

Exhibit B2.5


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Ryshko Soil Map
Lansing
Edna
Pheasant Hollow
Kingsbury
Kemp
Willow Creek
Plumberry
Minam
Open Sky
Purple Sage
Irie
Sage Run
Benhaven
Curly Red
Rustin
3
4
4
3
8
8
8
8
0
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
Ryshko
Prime Farm Lands
LANSING LN
EDNA LN
KEMP RD
Subject Property
PLUMBERRY CT
MINAM DR
OPEN SKY RD
PURPLE SAGE RD
KINGSBURY RD
IRIE LN
SAGE RUN 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
4	MODERATELY SUITED SOIL	304065.92	6.98	63.84%
4	MODERATELY SUITED SOIL	52186.79	1.20	10.96%
3	MODERATELY SUITED SOIL	120077.67	2.76	25.21%
		476330.38	10.94	100%

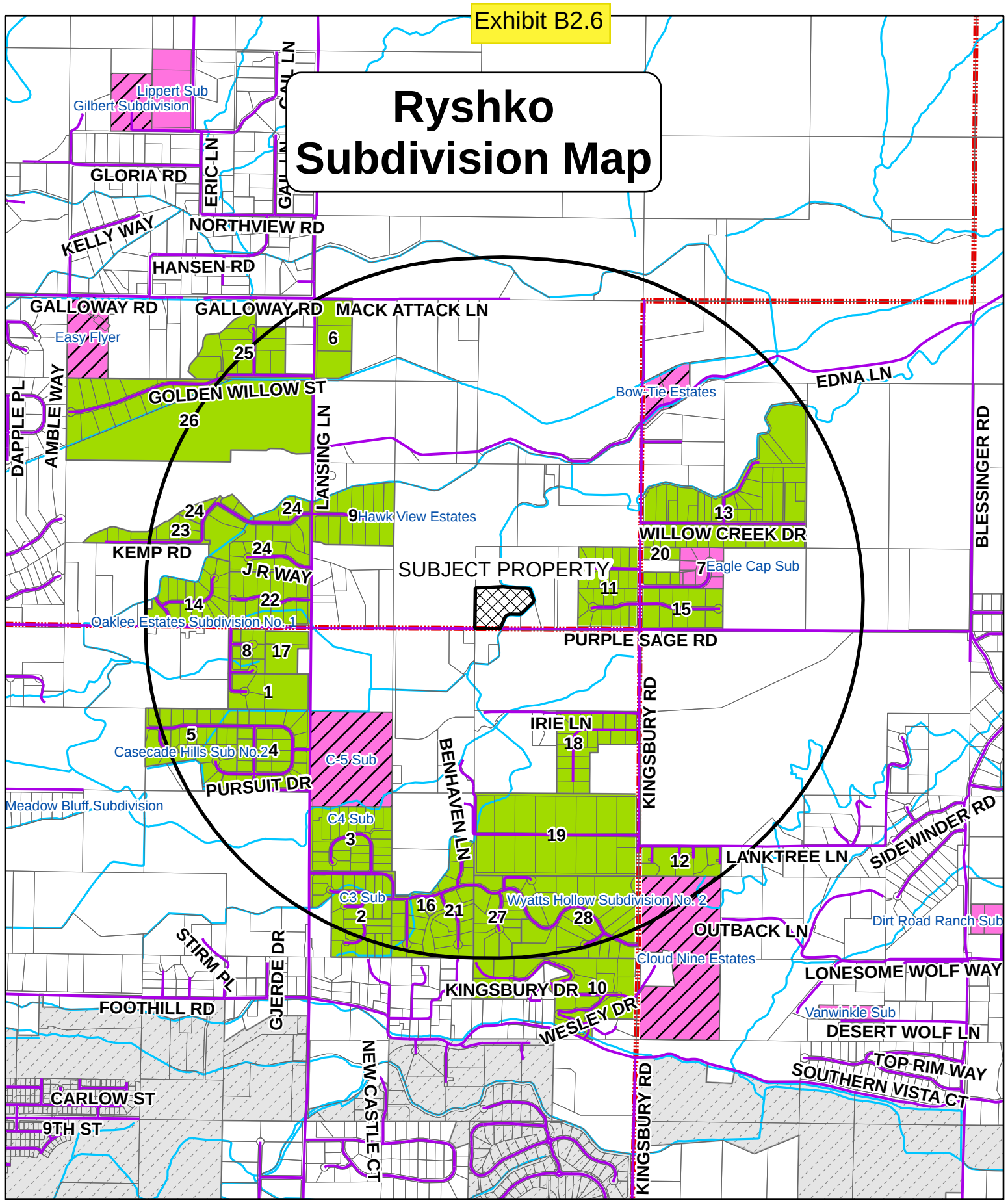
FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PhC	Farmland of statewide importance, if irrigated	304065.92	6.98	63.84%
EvC	Farmland of statewide importance, if irrigated	52186.79	1.20	10.96%
EsB	Prime farmland if irrigated	120077.67	2.76	25.21%
		476330.38	10.94	100%

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

Exhibit B2.6

Ryshko Subdivision Map



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
28	903.98	442	2.05

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
11	419.20	254	1.65

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
15	17.68	9.27	0.99	90.53

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
BLACKMON ACRES	1	5N2W33	16.86	5	3.37	COUNTY (Canyon	2004
C-3 SUBDIVISION	2	5N2W34	33.03	30	1.10	COUNTY (Canyon	2021
C-4 SUBDIVISION	3	5N2W34	31.43	25	1.26	COUNTY (Canyon	2023
CASCADE HILLS SUBDIVISION NO. 1	4	5N2W33	36.67	26	1.41	COUNTY (Canyon	2021
CASCADE HILLS SUBDIVISION NO. 2	5	5N2W33	33.20	26	1.28	COUNTY (Canyon	2022
CREEKSIDE RANCH ESTATES	6	5N2W27	17.42	3	5.81	COUNTY (Canyon	2003
EAGLE CAP SUBDIVISION	7	5N2W26	14.29	11	1.30	COUNTY (Canyon	2024
GRAY HAWK SUB	8	5N2W33	10.01	9	1.11	COUNTY (Canyon	2003
HAWK VIEW ESTATES SUBDIVISION	9	5N2W27	26.83	12	2.24	COUNTY (Canyon	2024
KINGSBURY ESTATES	10	4N2W03	46.32	17	2.72	COUNTY (Canyon	1972
KINGSBURY MEADOWS SUBDIVISION	11	5N2W27	30.05	25	1.20	COUNTY (Canyon	2007
LANKTREE ESTATES	12	5N2W35	15.01	7	2.14	COUNTY (Canyon	1998
MILLS WILLOW CREEK	13	5N2W26	82.92	38	2.18	COUNTY (Canyon	1987
OAKLEE ESTATES NO. 1	14	5N2W28	24.46	17	1.44	CANYON COUNTY	2024
PURPLE SKY RANCH	15	5N2W26	19.96	10	2.00	COUNTY (Canyon	2004
RE-PLAT OF LOT 14, THE RIDGE AT (	16	5N2W34	1.00	1	1.00	COUNTY (Canyon	2019
REPLAT OF PONY MEADOW SUBDIV	17	5N2W33	9.26	2	4.63	COUNTY (Canyon	2021
SAGE RUN ESTATES	18	5N2W34	26.02	21	1.24	COUNTY (Canyon	2001
SLOVIACZEK SUB	19	5N2W34	80.17	17	4.72	COUNTY (Canyon	1971
SUNSET VIEW SUBDIVISION	20	5N2W26	2.91	2	1.45	COUNTY (Canyon	2025
THE RIDGE AT QUAIL HOLLOW	21	5N2W34	41.58	26	1.60	COUNTY (Canyon	2007
WILLOW CRK RCH ESTATES #1	22	5N2W28	26.90	16	1.68	COUNTY (Canyon	1993
WILLOW CRK RCH ESTATES #2	23	5N2W28	14.92	8	1.87	COUNTY (Canyon	1998
WILLOW CRK RCH ESTATES #3	24	5N2W28	39.39	22	1.79	COUNTY (Canyon	2004
WILLOWVIEW SUB	25	5N2W28	29.88	14	2.13	COUNTY (Canyon	2005
WILLOWVIEW SUB #2	26	5N2W28	113.75	16	7.11	COUNTY (Canyon	2006
WYATT'S HOLLOW SUBDIVISION NO	27	5N2W34	20.77	13	1.60	COUNTY (Canyon	2014
WYATT'S HOLLOW SUBDIVISION NO	28	5N2W34	58.98	23	2.56	COUNTY (Canyon	2024

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Hawk View Estates	26.75	12	2.23
Wyatts Hollow Subdivision No. 2	59.10	23	2.57
C4 Sub	31.43	24	1.31
Eagle Cap Sub	2.54	13	0.20
Eagle Cap Sub	8.85	13	0.68
C3 Sub	32.23	27	1.19
Casecade Hills Sub No.2	33.23	26	1.28
Oaklee Estates Subdivision No. 1	54.90	36	1.53
C-5 Sub	86.41	34	2.54
Cloud Nine Estates	72.79	44	1.65
Bow-Tie Estates	10.97	2	5.48

MOBILE HOME & RV PARKS

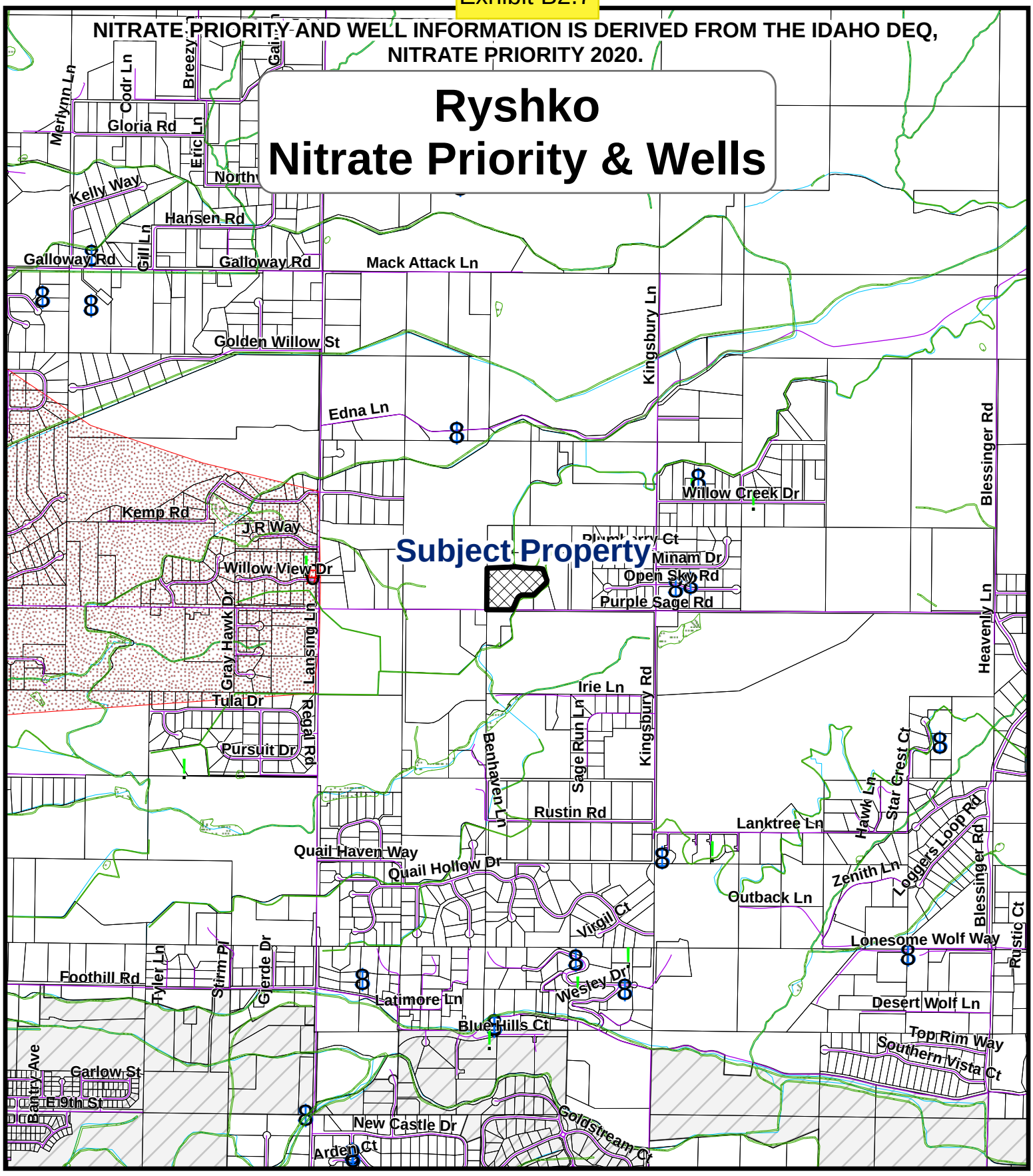
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...

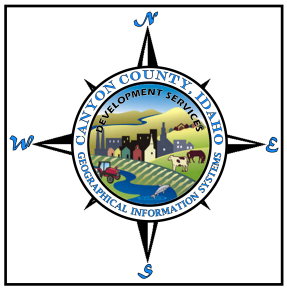
GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

Exhibit B2.7

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

Ryshko
Nitrate Priority & Wells





GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

0.005 - 2.00

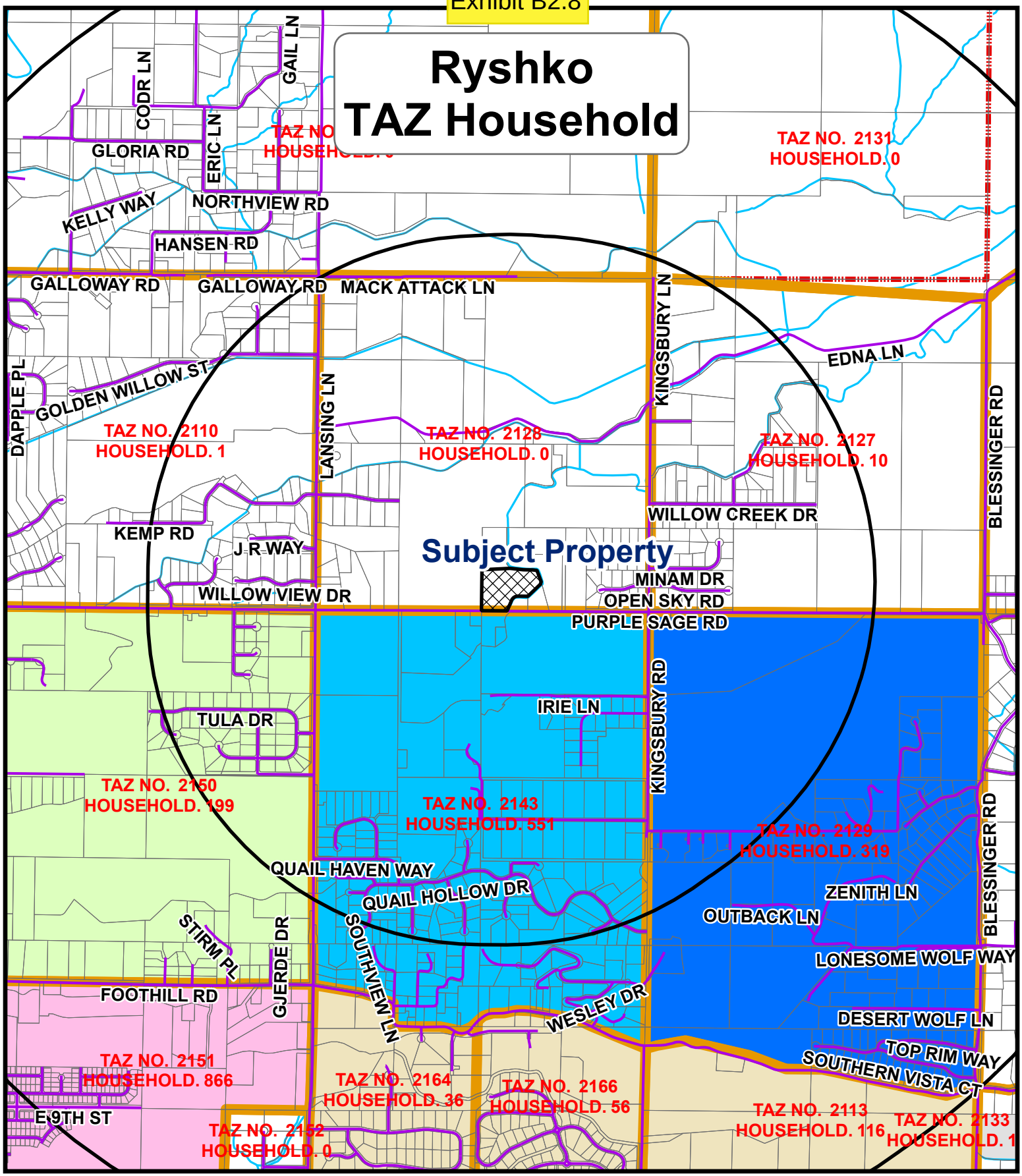
2.000001 - 5.00

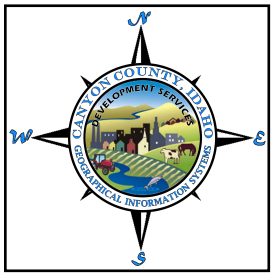
5.0000001 - 10.00

10.000001 - 49.80

0 0.5 1 Miles

Exhibit B2.8





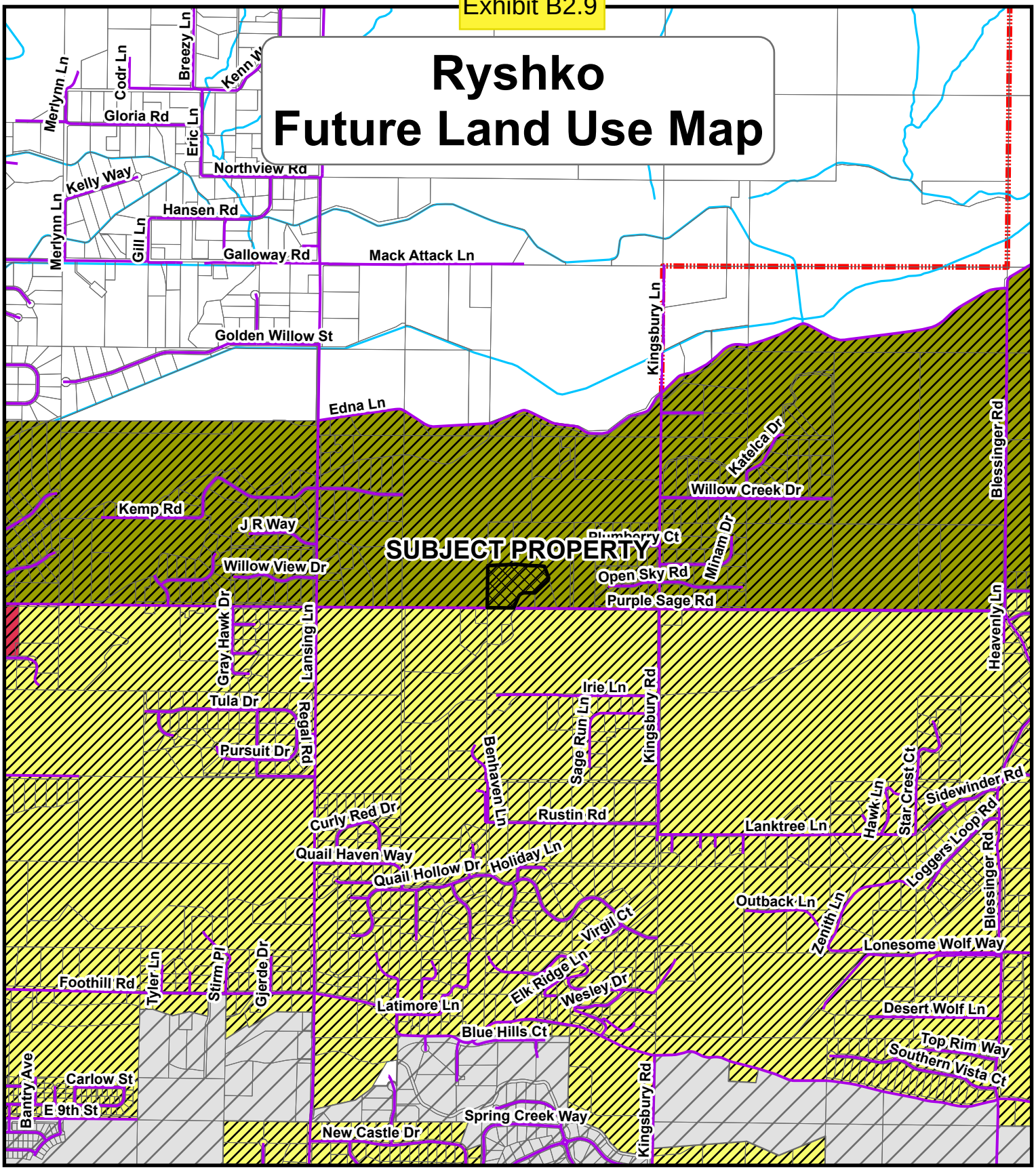
House Hold 2025-2050

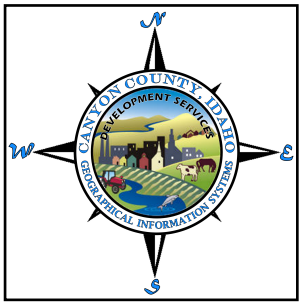
-4 - 50	251 - 500
51 - 150	501 - 750
151 - 250	751 - 1263

0 0.5 1 Miles

Exhibit B2.9

Ryshko
Future Land Use Map





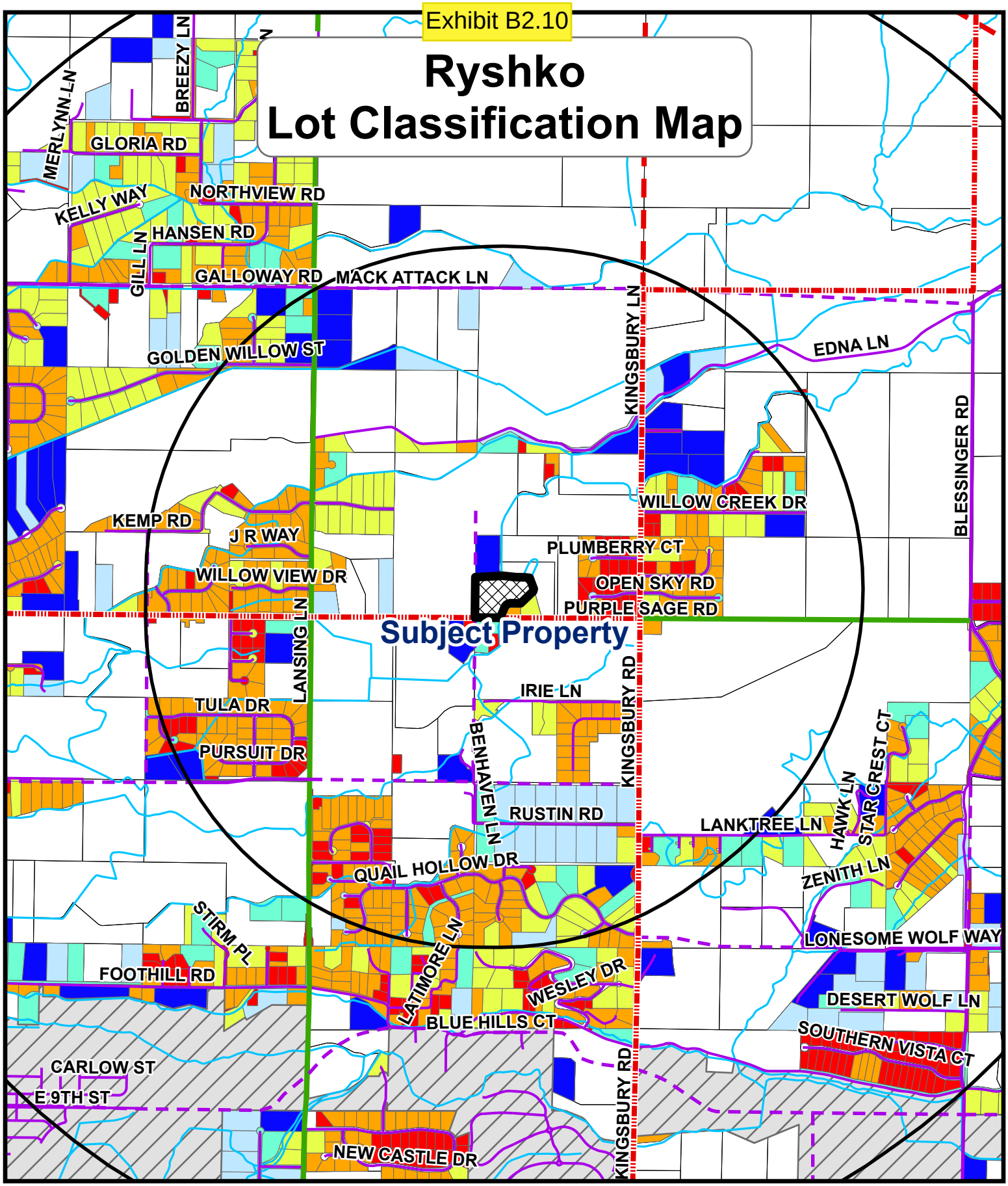
Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B2.10

Ryshko
Lot Classification Map



Lot Size

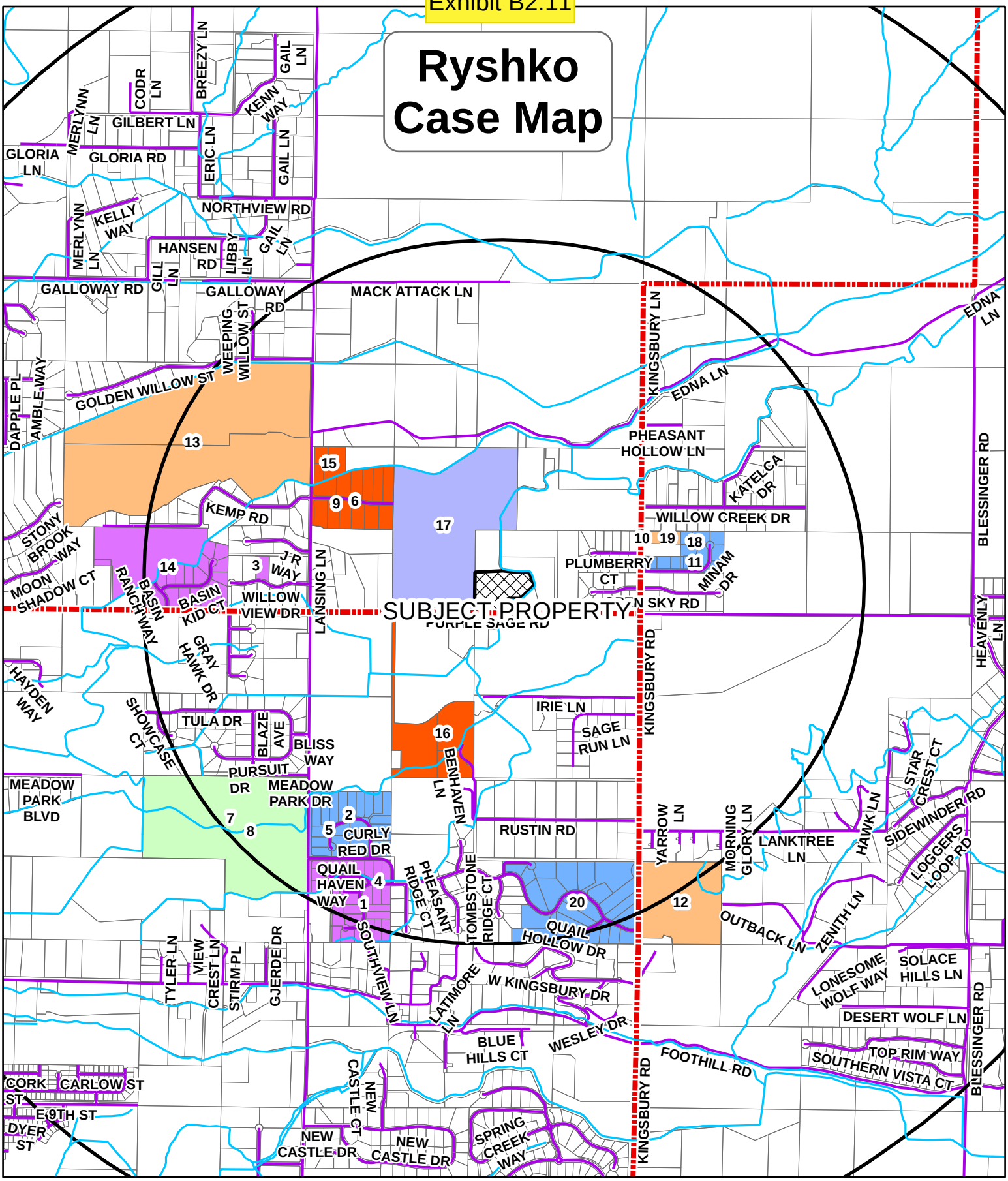
- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

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

0 0.17 0.35 Miles

Exhibit B2.11

Ryshko Case Map



Year
2020
2021
2022
2023
2024
2025

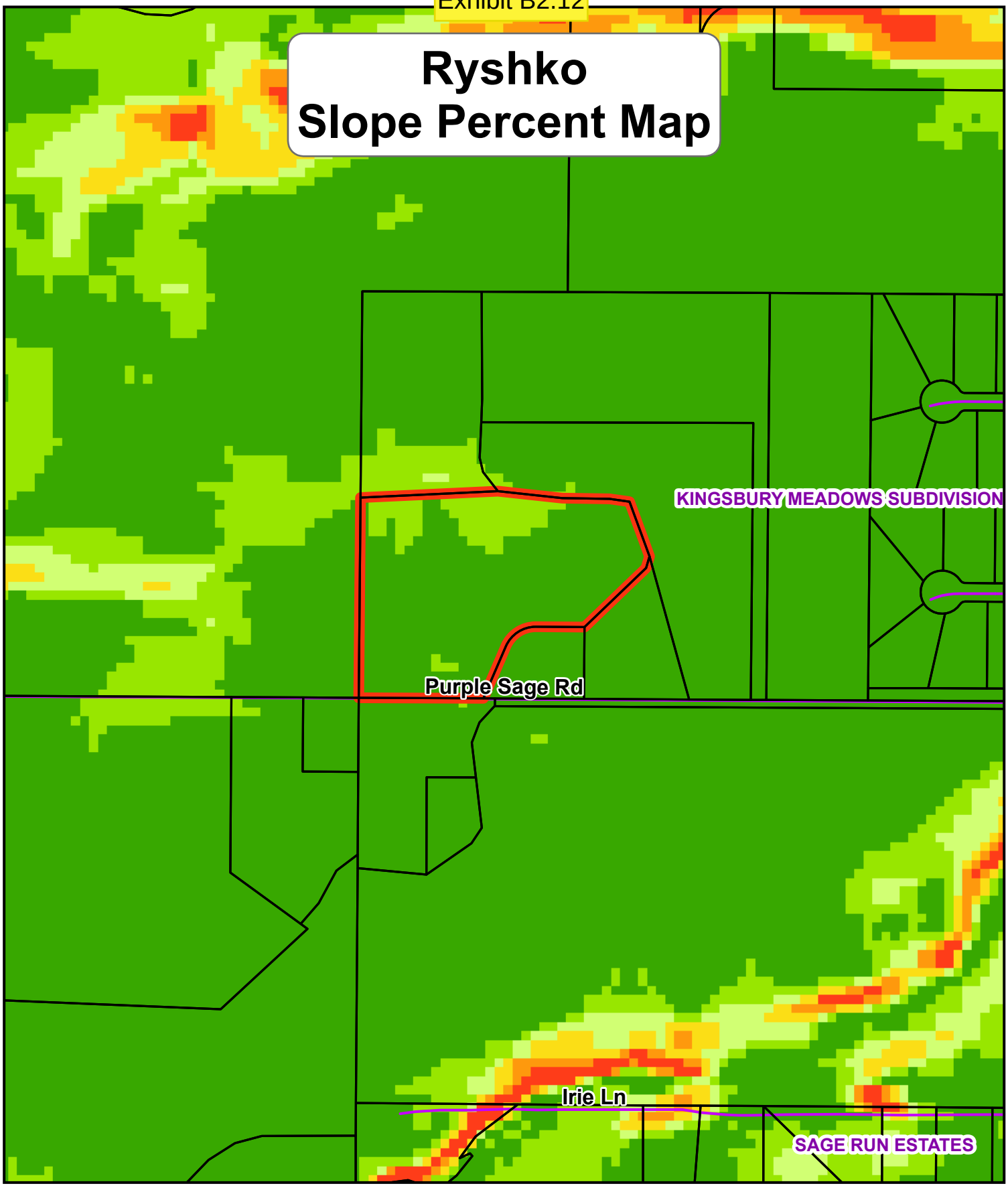
0 0.5 1 Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2020-0011	Preliminary Plat - C3	C3	APPROVED
2	SD2021-0008	Plat - C4 sub	C4 Callister, LLC	APPROVED
3	CU2019-0025	CUP Special Events Facility	CU2019-0025	APPROVED
4	RZ2020-0006	Rezone AG to R1	Callister LLC	APPROVED
5	CR2021-0010	Rezone AG to R1	Callister, LLC	APPROVED
6	RZ2021-0034	Rezone A to RR	Cotner John	APPROVED
7	RZ2021-0056	Rezone AG to CR-R1	Farmington Hills	DENIED
8	SD2021-0059	Farmington Hills Plat - 492 lots	Farmington Hill Sub	DENIED
9	SD2021-0021	Preliminary Plat	Hawk View Estates	APPROVED
10	CR2023-0001	Rezone AG to CR-R1	Johns	APPROVED
11	SD2021-0033	Preliminary Plat	Johnston	APPROVED
12	CR2022-0003	AG to CR-R1	LWD Development, Inc	APPROVED
13	CR2022-0016	Conditional Rezone from Ag to CR-RF	MDC LLC/Carter	APPROVED
14	SD2020-0003	Oaklee Estates Sub	Oaklee Estates Sub	APPROVED
15	RZ2021-0012	Rezone AG to R1	Reynolds Brothers, LLC	DENIED
16	RZ2021-0036	Rezone AG to CR-R1	Richards/ Larsen	APPROVED
17	RZ2022-0011	Rezone AG to RR	Sierra Vista PRoperties	DENIED
18	RZ2020-0024	Rezone AG to R1	Spohn	APPROVED
19	SD2023-0001	Short plat - 2 lots	Sunset View Subdivision	APPROVED
20	SD2019-0039	Plat - Watt's Hollow Sub	Wyatt's Hollow Sub	APPROVED

Exhibit B2.12

Ryshko
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

UNOFFICIAL COPY

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Exhibit B3

Wm. Lyman Belnap
Belnap Legal, PLLC
12550 W. Explorer Drive, Suite 100
Boise, ID 83713

2023-037100
RECORDED
11/17/2023 02:56 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=14 JWINSLOW $49.00
TYPE: EASEMENT
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

EASEMENT AND MAINTENANCE AGREEMENT

This Easement and Maintenance Agreement ("Agreement") is made and entered into effective as of November 17, 2023 by and among Charles C. McMonigle and Cecile M. McMonigle, husband and wife (jointly "Grantee"), whose current address is 8500 Purple Sage Rd., Middleton, ID 83644, and Sergii Ryshko and Oksan Ryshko, husband and wife (jointly "Grantor"), whose current address is 6073 W Mikonos Meridian ID 83646.

1. Background.

1.1 Burdened Real Property. Grantee is the owner of the real property described on ***Exhibit A*** attached ("Burdened Real Property").

1.2 Benefited Real Property. Grantee is also the owner of the real property described on ***Exhibit B*** attached.

1.3 Grant of Easement. The Grantee has requested the Grantor to convey to the Grantee a nonexclusive easement on a portion of the Grantor Real Property in favor of the Benefited Real Property for the purposes described in Section 2.2 below. The portion of the Grantor Real Property that has been requested for the easement is described on ***Exhibit C*** attached and depicted on ***Exhibit D*** ("Easement Real Property").

1.4 Purpose of Agreement. The purposes of this Agreement are (i) to describe the easement granted, and (ii) to establish the relative rights and obligations of the parties regarding the easement reserved under this Agreement.

2. Grant of Easement.

2.1 Grant. As a condition to selling the Burdened Property to Grantor, Grantee hereby reserves unto Grantee an access and utilities easement on the Easement Real Property ("Easement").

2.2 Purposes of Easement. The Easement is reserved solely for ingress/egress and utilities and no other.

2.3 Term of Easement. The term of this Agreement shall be perpetual.

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2.4 Covenants and Agreements. Grantee and Grantor, on behalf of the Grantee and Grantor and their respective heirs, successors, assigns, purchasers, or transferees of any kind, each covenants and agrees with the other and each other's respective heirs, successors, assigns, purchasers, or transferees of any kind, that the provisions of this Agreement and Easement reserved hereby (i) shall run with and bind the Easement Real Property, and (ii) shall inure to the benefit of, and be enforceable (at law or in equity) by any owner of all or part of, the Benefited Real Property and the Burdened Real Property.

2.5 Improvements, Repair and Maintenance. At Grantor's sole expense, Grantor is authorized to prepare the road base and install asphalt pavement on the Easement Real Property ("Improvement"). Except as limited in this Section 2.5, Grantee and Grantor shall divide pro rata (excluding the cost of the Improvement which shall be paid by Grantor) and pay all expenses of repairing and maintaining (including without limitation snow removal) the Easement. If damage to the Improvement or Easement Property is the result of an act of a party or the party's guests or invitees, the cost of repairing said damage shall be the sole responsibility of said party. Any other repair or maintenance cost in excess of $250 annually shall be agreed upon in advance. In the event that Grantee and Grantor are unable to reach such an agreement after good-faith negotiations, the parties agree to each designate a mediator who will then select a third mediator to address the issue. The parties agree that the results of any such mediation shall be binding upon the parties. All damage to the Improvement or Easement Real Property shall be repaired as promptly as is reasonably possible.

2.6 Contribution to Repair and Maintenance Based on Usage. It is recognized that both the Benefited Real Property and the Burdened Real Property may be developed and future transferees may use the existing Easement or future improvements that may be constructed on the Easement Real Property. In such an event, Grantee and the Grantor desire to allocate repair, maintenance, and all other costs related to the Easement pro rata based upon the ultimate number of occupied lots on the Burdened Property and/or the Benefited Property. Therefore, Grantee and Grantor, on behalf of Grantee and Grantor and their respective heirs, successors, assigns, purchasers, or transferee of any kind, each covenants and agrees that all costs or expenses related to the improvements on the Easement Real Property (including, without limitation, all costs of maintenance and repair) shall be allocated pro rata among persons or individuals owning all or part of the Grantor Real Property or the Benefited Real Property based upon the number of occupancy permits issued to lot owners on the respective Property. As an example, if the Burdened Property has 5 occupancy permits issued to lot owners and the Benefited Property has 2 occupancy permits issued to lot owners, the Burdened Property would be allocated 5/7ths of the costs of maintenance and repair and the Benefited Property would be allocated 2/7ths of said costs.

3. General Provisions.

3.1 Attorney Fees and Costs. If a suit, action, or other proceeding arising out of or related to this Easement Agreement is instituted by any party to this Easement Agreement, the prevailing party shall be entitled to recover its reasonable attorney fees, expert witness fees, and costs (i) incurred in any settlement negotiations, (ii) incurred in preparing for, prosecuting or defending any suit, action, or other proceeding, and (iii) incurred in preparing for, prosecuting or defending any appeal of any suit, action, or other proceeding. For the purpose of this section, "attorney fees" shall mean and include (i) attorney fees and (ii) paralegal fees. This Section shall

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survive and remain enforceable notwithstanding any rescission of this Easement Agreement or a determination by a court of competent jurisdiction that all or any portion of the remainder of this Easement Agreement is void, illegal, or against public policy.

3.2 Governing Law, Jurisdiction, and Venue. This Agreement shall be construed and interpreted in accordance with the laws of the State of Idaho. The parties agree that the courts of Idaho shall have exclusive jurisdiction and agree that Canyon County is the proper venue.

3.3 Time of the Essence. Time is of the essence with respect to the obligations to be performed under this Agreement.

3.4 Rights Cumulative. Except as expressly provided in this Agreement, and to the extent permitted by law, any remedies described in this Agreement are cumulative and not alternative to any other remedies available at law or in equity.

3.5 Nonwaiver of Remedies. The failure or neglect of a party to enforce any remedy available by reason of the failure of the other party to observe or perform a term or condition set forth in this Agreement shall not constitute a waiver of such term or condition. A waiver by a party (i) shall not affect any term or condition other than the one specified in such waiver, and (ii) shall waive a specified term or condition only for the time and in a manner specifically stated in the waiver.

3.6 Successors and Assigns. Burdened to any express provisions in this Agreement regarding restrictions on transfers or assignments, this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

3.7 Entire Agreement. All Exhibits to this Agreement constitute a part of this Agreement. This Agreement, together with the accompanying Exhibits, constitutes the entire agreement among the parties and supersedes all prior memoranda, correspondence, conversations and negotiations.

GRANTEE:

Dated: 11-17-2023

Charles C. McMonigle

Charles C. McMonigle

Dated: 11/17/2023

Cecile M. McMonigle

Cecile M. McMonigle

GRANTOR:

Dated: 11/17/2023

Sergii Ryshko

Dated: 11/17/2023

Oksan Ryshko

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STATE OF IDAHO)
) ss.
County of ~~Canyon~~ Ada)

On this 17 day of Nov, 2023, before me, a Notary Public in and for the State of Idaho, personally appeared Charles C. McMonigle, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

KIM GEIS
COMMISSION #40458
NOTARY PUBLIC
STATE OF IDAHO
MY COMM. EXPIRES JUL 30, 2027

Kim Geis
NOTARY PUBLIC FOR IDAHO
Residing at Meridian, Idaho
My Commission Expires _____

STATE OF IDAHO)
) ss.
County of ~~Canyon~~ Ada)

On this 17 day of Nov, 2023, before me, a Notary Public in and for the State of Idaho, personally appeared Cecile M. McMonigle, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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

KIM GEIS
COMMISSION #40458
NOTARY PUBLIC
STATE OF IDAHO
MY COMM. EXPIRES JUL 30, 2027

Kim Geis
NOTARY PUBLIC FOR IDAHO
Residing at Meridian, Idaho
My Commission Expires _____

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STATE OF IDAHO)
County of ~~Canyon~~ Ada) ss.

On this 17 day of Nov, 2023, before me , a Notary Public in and for the State of Idaho, personally appeared Sergii Ryshko, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

KIM GEIS
COMMISSION #40458
NOTARY PUBLIC
STATE OF IDAHO
MY COMM. EXPIRES JUL 30, 2027

Kim Geis
NOTARY PUBLIC FOR IDAHO
Residing at Meridian, Idaho
My Commission Expires _____

STATE OF IDAHO)
County of ~~Canyon~~ Ada) ss.

On this 17 day of Nov, 2023, before me, a Notary Public in and for the State of Idaho, personally appeared Oksan Ryshko, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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

Kim Geis
NOTARY PUBLIC FOR IDAHO
Residing at Meridian, Idaho
My Commission Expires _____

KIM GEIS
COMMISSION #40458
NOTARY PUBLIC
STATE OF IDAHO
MY COMM. EXPIRES JUL 30, 2027

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EXHIBIT A

Burdened Real Property

The following described real property in Canyon County, State of Idaho, more particularly described as follows:

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EXHIBIT A

Parcel 2

This parcel is a portion of the Southwest Quarter of the Southeast Quarter of Section 27, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence

North 0°03'36" East along the West boundary of said Southwest Quarter of the Southeast Quarter a distance of 648.86 feet to a point witnessed by a 5/8 x 30 inch rebar bearing North 86°51'12" East a distance of 60.09 feet;

thence North 86°51'12" East a distance of 445.75 feet to a found 1/2" diameter iron pin;

thence South 84°16'34" East a distance of 210.12 feet (of record 210.06 feet) to a found 1/2" diameter iron pin;

thence South 89°28'39" East a distance of 152.83 feet (of record 152.95 feet) to a found 1/2" diameter iron pin;

thence South 82°22'52" East a distance of 65.44 feet (of record 65.43 feet) to a found 1/2" diameter iron pin;

thence South 20°32'04" East a distance of 188.46 feet (of record 188.51 feet) to a found 1/2" diameter iron pin;

thence South 16°18'30" West a distance of 39.47 feet (of record 39.52 feet) to a found 1/2" diameter iron pin;

thence South 45°43'30" West a distance of 276.64 feet (of record 276.67 feet) to a found 1/2" diameter iron pin;

thence South 89°58'46" West a distance of 156.99 feet (of record 157.07 feet) to a found 1/2" diameter iron pin;

thence along a curve to the left having a central angle of 67°05'57", a radius of 105.52 feet an arc length of 123.57 feet and a long chord which bears South 56°26'16" West a distance of 116.63 feet (of record 116.66 feet);

thence South 22°54'15" West a distance of 183.63 feet (of record 183.68 feet) to a point on the south boundary of said Southwest Quarter Southeast Quarter;

thence South 89°50'24" West along said south boundary a distance of 403.83 feet to the POINT OF BEGINNING.

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EXHIBIT B

Benefited Real Property

The following described real property in Canyon County, State of Idaho, more particularly described as follows:

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EXHIBIT B

This parcel is a portion of the SW ¼ SE ¼ of Section 27, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the southwest corner of said SW ¼ SE ¼;

thence North 00° 03' 35" East along the west boundary of said SW ¼ SE ¼ a distance of 648.86 feet to the **TRUE POINT OF BEGINNING**, witnessed by a 5/8 x 30 inch rebar bearing North 86° 51' 12" East a distance of 60.09 feet;

thence continuing North 00° 03' 35" East along the west boundary of said SW ¼ SE ¼ a distance of 668.39 feet to the northwest corner of said SW ¼ SE ¼;

thence North 89° 42' 49" East along the north boundary of said SW ¼ SE ¼ a distance of 386.31 feet to a found ½" diameter iron pin which lies 934.38 feet (of record 934.15 feet west of the northeast corner of said SW ¼ SE ¼;

thence South 00° 46' 06" East a distance of 347.43 feet (of record 347.61 feet) to a found ½" diameter iron pin;

thence South 02° 02' 34" West a distance of 76.01 feet (of record 76.02 feet) to a found ½" diameter iron pin;

thence South 02° 04' 16" West a distance of 114.97 feet (of record 115.00 feet) to a found ½" diameter iron pin;

thence South 13° 43' 51" East a distance of 47.71 feet (of record 47.68 feet) to a found ½" diameter iron pin;

thence South 38° 38' 08" East a distance of 78.42 feet (of record 78.40 feet) to a found ½" diameter iron pin;

thence South 86° 51' 12" West a distance of 445.75 feet to the **TRUE POINT OF BEGINNING.**

This parcel contains 5.924 acres, more or less, and is subject to any and all easements and rights-of-way of record or implied.

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EXHIBIT C

Easement Real Property

The following described real property in Canyon County, State of Idaho, more particularly described as follows:

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EXHIBIT C

TOGETHER WITH a 60 foot wide ingress-egress and utility easement described as follows:

This easement is a portion of the Southwest Quarter of the Southeast Quarter of Section 27, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence North 00°03'35" East along the West boundary of said Southwest Quarter of the Southeast Quarter a distance of 648.86 feet; thence

North 86° 51 '12" East a distance of 60.09 feet; thence
South 00°03'35" West parallel with the West boundary of said Southwest Quarter of the Southeast Quarter a distance of 651.99 feet to a point on the South boundary of said Southwest Quarter of the Southeast Quarter; thence
South 89° 50'24" West along said South boundary a distance of 60.00 feet to the POINT OF BEGINNING.

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EXHIBIT D

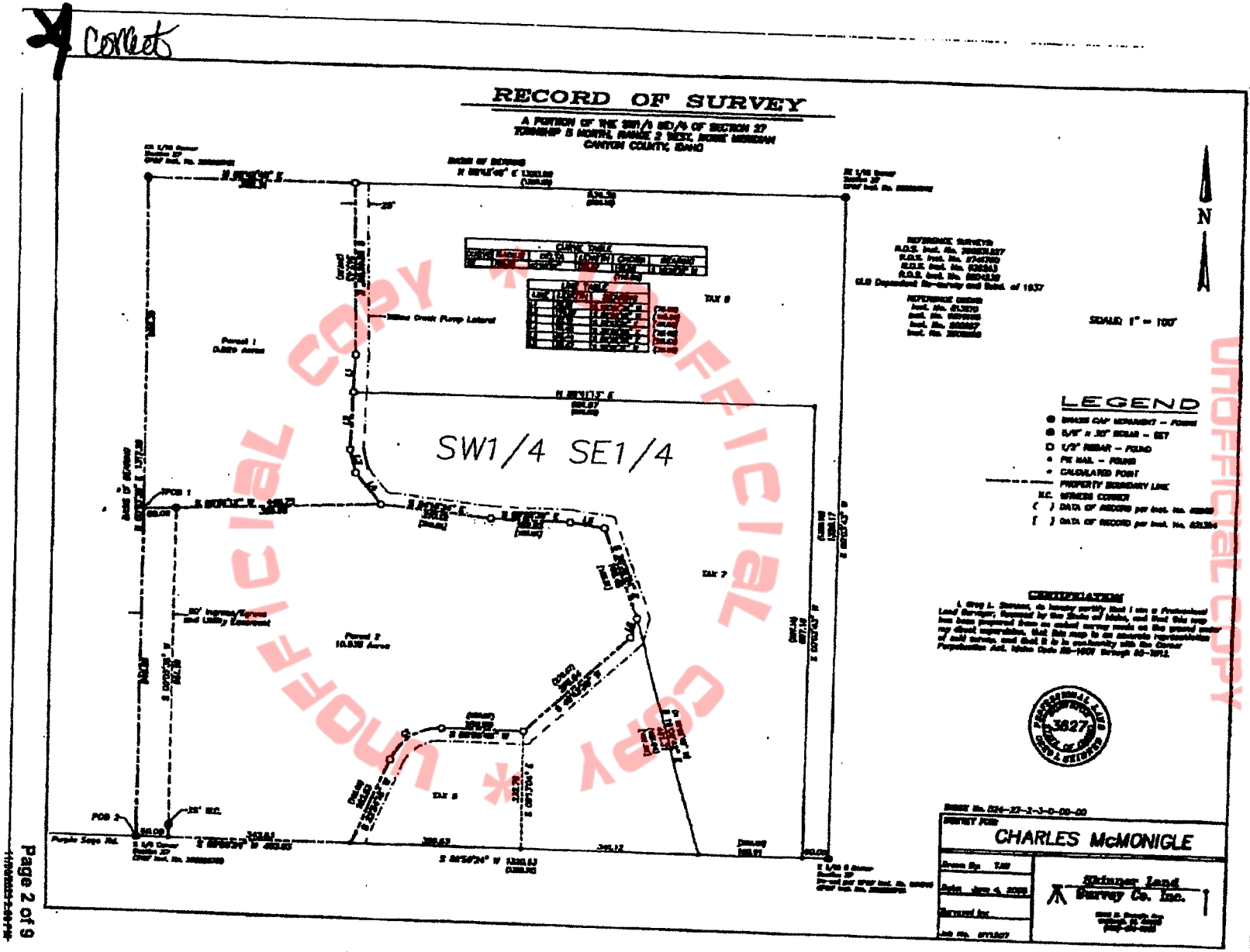
Depiction of Access Easement

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EXHIBIT C

Site Visit Photos: January 5, 2026

Planning & Zoning Commission

Case# CR2025-0001

Hearing date: February 5, 2026

EXHIBIT D

Agency Comments Received by January 26, 2026

Planning & Zoning Commission

Case# CR2025-0001

Hearing date: February 5, 2026

Exhibit D1

Emily Bunn

From: Victor Islas <vislas@midstarfire.org>
Sent: Thursday, July 31, 2025 9:08 AM
To: Emily Bunn
Subject: [External] Fire District Comments: CR2025-0001

Below you will find the fire district comments for CR2025-0001 subject property located at 8478 Purple Sage Rd., Middleton, ID.

1. The fire district does have a process to provide a full staff report for land development project. The application can be found at www.midstarfire.org At this time the fire district does not have any application for this property or project.

2. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the Canyon County Idaho.

3. Will essential services be provided to accommodate requested use?
    a. This development will be serviced by Middleton Fire Station 53, located at 302 E. Main St., Middleton, ID

4. Will services be negatively impacted by such use or require additional public funding to meet the needs created by the requested use? Are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city?
    a. This development is will not have access to a municipal water supply. The development will be responsible for providing adequate water supply for firefighter operations as outlined in IFC 2018.

5. What is the estimated response time to the subject property? Is this response time adequate for life safety concerns?
    a. Middleton Fire Station 53 is 5.1 miles with a travel time of 8 minute under ideal driving conditions to the purposed entrance of off Hwy 44.
    b. The Fire District level of service expectation goal is 5 minutes. This development sits outside of the Fire District service level expectations when resources are available.

If you have any questions, please feel free to contact my office at (208) 286-7772

Victor Islas
DeputyChief | **Middleton Rural Fire District & Star Fire Protection District**
P: (208) 286-7772 **M:** (208) 860-1078
E: vislas@midstarfire.org **W:** linktr.ee/dcmidstarfd
A: 11665 W. State St. Suite B, Star, ID 83669

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PUBLIC RECORD NOTICE: All communications transmitted within the Middleton Rural Fire District and Star Fire Protection District (midstarfire.org) E-mail system may be a public record and may be subject to disclosure under the

Idaho Public Records Act (Idaho Code 9-337 et seq.) and as such may be copied and reproduced by members of the public.

Exhibit D2

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, August 1, 2025 7:50 AM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2025-0001 / Ryshko
Attachments: Pre.Development.Notes.Signed.03.25.2024.pdf

Hi Emily,

1.) Will a Nutrient Pathogen Study be required? **Given the nature of the administrative split and the fact that the project does not qualify as a subdivision consisting of five or more lots, a Nutrient Pathogen Study is not required**.
2.) Will adequate sanitary systems be provided to accommodate the use? **The applicant will need to apply for a subsurface sewage disposal permit and conduct test holes to determine site suitability on each parcel.**
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 meeting notes.

Let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, July 31, 2025 8:49 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>;

'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2025-0001 / Ryshko

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **August 30, 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.

Exhibit D2.1

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

Name of Development: Sergii Ryshko
Applicant: Sergii Ryshko
P.E./P.G.:
All others in Attendance:

EHS#035 Date 03/26/2024

Number of Lots or Flow: 1 Acreage of Proposed Development: 10.99
Location of Development: 8478 Purple Sage Rd
Middleton, ID 83644

Project in Area of Concern: No Groundwater/Rock <10' Not observed
Level 1 NP Necessary for N: No

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 changing the zoning from agriculture to rural residential. There is an existing septic permit that was issued for a 5-bedroom house. SWDH has no concerns with the rezoning changes. Anthony Lee

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

Exhibit D3

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

Brad Little, Governor
Jess Byrne, Director

August 4, 2025

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

Subject: Agency Notice CR2025-0001 / Ryshko

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

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

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the 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 D4

Emily Bunn

From: Caitlin Ross
Sent: Tuesday, August 5, 2025 9:44 AM
To: Emily Bunn
Subject: FW: [External] RE: Agency Notice CR2025-0001 / Ryshko

FYI – thanks!

Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, August 5, 2025 9:28 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CR2025-0001 / Ryshko

Hello,

After careful review of the transmittal submitted to ITD on July 31, 2025 regarding, CR2025-0001/Ryshko, the Department has no comments or concerns to make at this time. 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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, July 31, 2025 8:49 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2025-0001 / Ryshko

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **August 30, 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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HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

Exhibit D5

August 27, 2025

Canyon County Board of Commissioners and Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605
Attention: Emily Bunn, Planner

RE: RZ2025-001 Rezone from Agricultural to CR-R Residential
Canyon County Parcel R37492010 aka 8478 Purple Sage Rd

Dear Commissioners:

Highway District No. 4 has reviewed the application for Rezone of the above described parcel R37492010 from Agricultural to CR-R Residential and offers the following comments on the proposed use:

General
The subject property consists of approximately 10.9 acres located north of Purple Sage Rd in the SE 1/4 Sec 27 T5N R2W. The subject property has approximately 410-feet of frontage on Purple Sage Rd along the southerly boundary. Purple Sage Rd is classified as a minor arterial on the functional classification maps adopted by the County and HD4. Existing right-of-way width is a 25-ft prescriptive easement measured from the existing roadway centerline. Ultimate right-of-way width for a minor arterial is 50-ft half-width measured from the section line.

The application materials indicate the applicants are requesting a conditional rural residential zoning to allow development of up to three residential lots.

Access
Existing access to the subject property is via a gravel driveway onto Purple Sage Rd located at the west property line. This driveway is shared with Parcel R37492 aka 8500 Purple Sage Rd, which has no direct public road access.

The existing access location is suitable for the proposed development density. Access to arterial roads such as Purple Sage is typically limited to the greatest extent practical to promote safety and mobility along the arterial corridor. The proposed access location is located at or near the 1/4 section line for Section 27, which meets the recommended 1/2 mile spacing for a future collector roadway. This location also provides the best opportunity to provide a single access location for the subject property, Parcel R37492 to the north, and Parcel R37496 to the west.

The existing gravel driveway approach will need to be improved with a paved apron to meet ACCHD Standard Drawing 106, with a 24-ft throat width and minimum 20-ft radii. An access permit from HD4 is required with each new building permit; the third permit using this driveway (including existing dwellings) will be required to construct the paved apron, or it may be constructed with the first new building permit.

Transportation Impacts:
The proposed 3 additional residential lots are not anticipated to significantly impact the existing or proposed transportation system. Traffic impacts from the new development will be mitigated by collection of transportation impact fees at the time of building permit issuance.

HD4 does not opposed the requested zoning changes, but requests the Commission make these comments conditions of any approved land use action. Please feel free to contact me with any questions on this matter.

Respectfully,

Chris Hopper, P.E.
District Engineer

File: Purple Sage Rd- CR2025-001 Ryshko rezone



November 3, 2025

Canyon County Development Services Department
111 North 11th Ave. Suite 140
Caldwell, ID 83605
(208) 454-7458

RE: Conditional Rezone. Parcel R37492010
Case No. CR2025-0001
Applicant: Oksana and Sergii Ryshko
Property Owner: Oksana and Sergii Ryshko
Planner: Emily Bunn

The property is located at 8478 Purple Sage Rd, Middleton, ID. (Parcel R37492010). According to existing records, the parcel is within the Black Canyon Irrigation District (District) service area boundary and receives water from the W.C.P. Lateral. The W.C.P. Lateral is located along the eastern property boundary and is owned and operated by the District.

The District has the following initial comments.

*****Prior to District concurrence of the Conditional Rezone:**

1. The District received a New Project Application Form for the Conditional Rezone on March 18, 2024. The applicant's project number with the District is BCID SUB24-08. Communication with the applicant was provided, including specific steps to move forward on March 18, 2024. The applicant has not responded to the required requested items or paid the appropriate intake fees as requested on March 18, 2024. The District requests the Applicant provide the required items. (See attached previous communication.)
2. District mapping indicates that the W.C.P. Lateral is located along the eastern property boundary and has a historical 50-foot easement (25-feet from centerline). The Applicant will need to provide an easement, including preparing the District with a legal description and exhibit for an easement along the W.C.P. Lateral per District Resolution 2023-04 if one does not exist. All documents must be stamped and signed by a licensed land surveyor in the State of Idaho.
3. Division of irrigation water between lots needs to be identified by the property owner.
4. All outstanding account balances and development fees need to be paid prior to the District providing concurrence for the conditional rezone.

General Comments:

1. **Any and all maintenance road right-of ways, lateral right-of ways and drainage right-of ways** will need to be protected (including the restriction of all encroachments and including any proposed overlapping rights of ways). Also, any crossing agreement(s) and/or piping agreement(s) will need to be acquired from the Bureau of Reclamation (Reclamation), once approved by the District, to cross over or under any existing lateral, pipe any lateral or encroach in any way the right-of ways of the District or Reclamation.
2. The District recommends that fencing is installed along W.C.P. Lateral easement per District Resolution 2023-01.

The District is requesting that all the above requirements be satisfactorily addressed, including any others that arise during future reviews, prior to providing District concurrence.

Thank You,

Mike Meyers
District Manager
Black Canyon Irrigation District

Don Popoff

From: Don Popoff
Sent: Monday, March 18, 2024 3:34 PM
To: Sergey Ryshko
Cc: Development Review; Derick Corell; Teresa Taresh; Darla Erskine; Heather Grubaugh; Black Canyon Irrigation
Subject: Sergii Ryshko / Agency Acknowledgment Form - BCID SUB24-08
Attachments: Executed Agency Acknowledgement Form - Ryshko.pdf; District Intake Form - Ryshko.pdf

Sergii –

Please see the attached signed acknowledgement of rezone for your property at TBD Purple Sage Road - Parcel # R37492010.
We have given your application the following project number BCID SUB24-08.

The District will require the following upon approval of this rezone and subsequent parcel division (if that is what occurs).

- Division of your water on the property. (Verify how we are splitting the 10.5 acres of water between the lots, review for any deductions.)
- Division split fee will be required. (Currently $300 per lot)
- The District will recommend fencing of the lateral.
- Formal easements will be required if the lateral historical easement is on your property and does not have a formal easement.

Please follow-up with BCID staff at the District office to formalize changes once rezone is approved.
The District will note these requirements (and any others) to the County once formal notification is received for this rezone application.

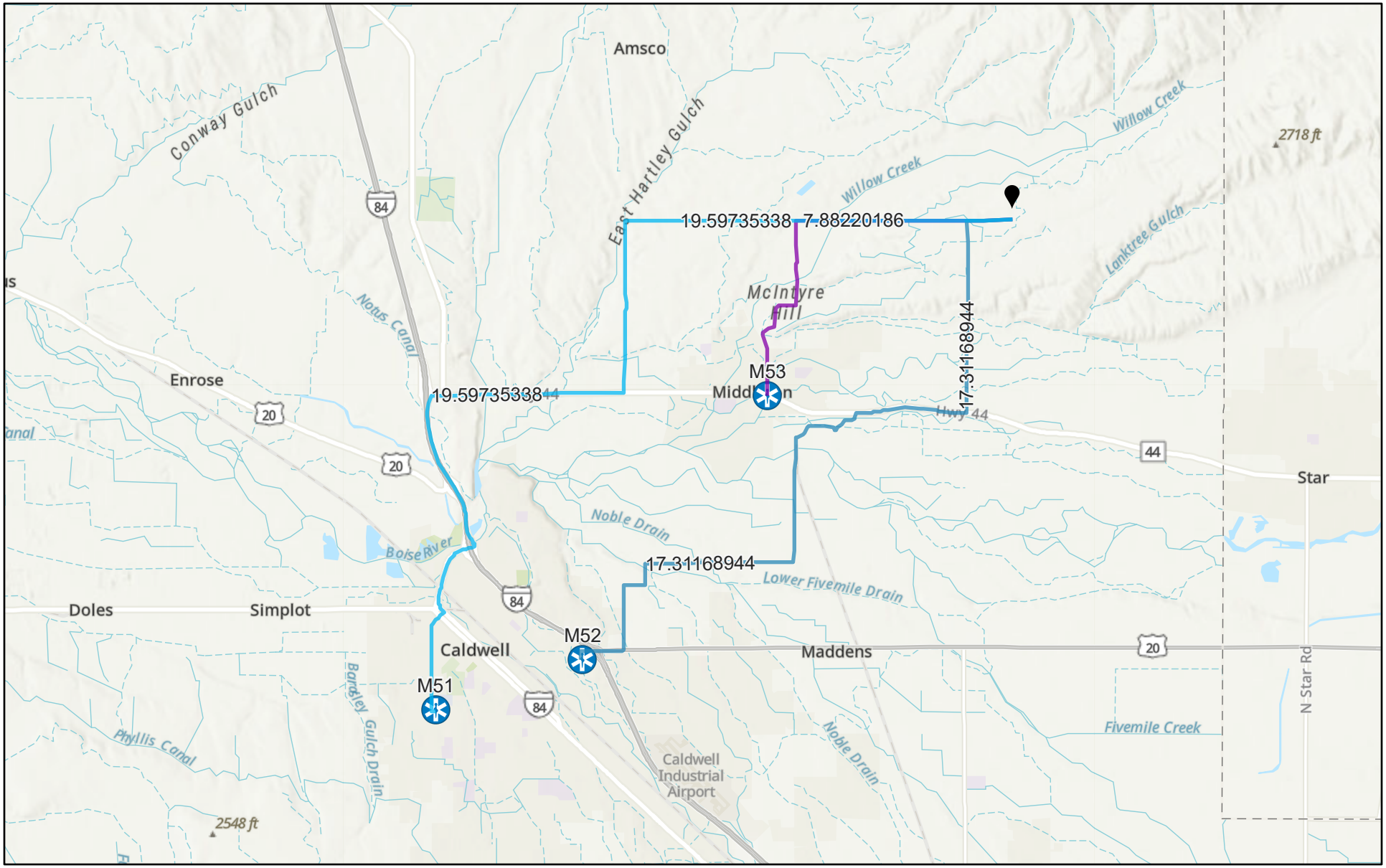
Thanks
Don
District Engineer
Black Canyon Irrigation District

Donald Popoff PE
Nampa Office Manager | RH2 Engineering, Inc.

16150 N. High Desert Street
Suite 201
Nampa, Idaho 83687
C: 208.807.0015
O: 208.563.2280
dpopoff@rh2.com
www.rh2.com

Exhibit D7

R37492010 Response Times



11/3/2025

Route 1 - 1 - 1
Route 1 - 1 - 1
Route 1 - 1 - 1

M51 station
M52 station
M53 station

R37492010 Response Times

World_Hillshade

1:141,270

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

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

Exhibit D8

Emily Bunn

From: Marc Gee <mgee@msd134.org>
Sent: Monday, December 29, 2025 4:57 PM
To: Emily Bunn
Cc: Lisa Pennington
Subject: [External] Re: CR2025-0001 - School District Comment

Emily,

Thanks for reaching out. Typically we don't respond on developments under 5 lots unless it is adjacent to school properties. We do not have any comments as the number of lots is so low. Just a reminder that busses do not typically enter private roads or subdivisions so students being picked up will need to utilize stops on the nearest main road.

Thanks. Additionally, Lacey Grooms has taken a job with a neighboring school district and does not need to receive these notices. For a secondary address you could include Lisa Pennington (lpennington@msd134.org), Middleton's Assistant Superintendent.

Thank you!

Marc Gee

On Mon, Dec 29, 2025 at 4:06 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> I am working on a conditional rezone case for Oksana and Sergii Ryshko for Parcel R37492010 (8478 Purple Sage Road). The applicants are proposing three (3) buildable parcels for the approximately 11-acre parcel. I wanted to check in and see if Middleton School District has any comments for this case? If you do not have any comments at this time, I would appreciate knowing that as well. I have attached the application in case you wanted to review any of the details.
>
> Thank you for your time and I hope the holidays have been enjoyable.
>
> Sincerely,
>
> Emily Bunn,
>
> Principal Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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Exhibit D9

Emily Bunn

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Wednesday, January 14, 2026 4:46 PM
To: Emily Bunn
Subject: [External] RE: Legal Notice CR2025-0001 / Ryshko

Emily – Nampa has no comments. Thanks - Doug

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, December 31, 2025 12:40 PM
To: rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; dgeyer@cityofcaldwell.org; jdodson@cityofcaldwell.org; mbessaw@cityofcaldwell.org; amy@civildynamics.net; alicep@cityofhomedale.org; jgreen@marsingcity.com; mayor@cityofmelba.org; cityclerk@cityofmelba.org; jhutchison@middletoncity.org; mhobbs@middletoncity.org; rstewart@middletoncity.org; Robyn Sellers <sellersr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; notuscityclerk@gmail.com; clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; snickel@staridaho.org; jmckillican@cityofwilder.org; kbagley@cityofwilder.org; casanderson@caldwellschools.org; nicmiller@cwi.edu; ddenney@homedaleschools.org; bgraves@kunaschools.org; tejensen@kunaschools.org; nstewart@marsingschools.org; sadams@melbaschools.org; Horner.Marci@westada.org; lpennington@msd134.org; mgee@msd134.org; cstauffer@nsd131.org; dleon@nsd131.org; colesr@notusschools.org; tkelly@parmaschools.org; jenny.titus@vallivue.org; lisa.boyd <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; lshoemaker@wilderschools.org; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; homedalefd@gmail.com; tlawrence@kunafire.com; Office@KunaFire.com; marsingfiredistrict@yahoo.com; marsingruralfire@gmail.com; brian.mccormack@melbafire.id.gov; kenny.hoagland@melbafire.id.gov; vislas@starfirerescue.org; permits@starfirerescue.org; eddy@heritagewifi.com; Elijah Effinger (Fire District) <effingere@nampafire.org>; prevention@nampafire.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; permits@starfirerescue.org; eddy@heritagewifi.com; wfdchief@wilderfire.org; jmaloney@wilderfire.org; knute.sandahl@doi.idaho.gov; chopper@hwydistrict4.org; lriccio@hwydistrict4.org; bobw@gghd3.org; office@gghd3.org; eddy@nampahighway1.com; gwatkins@nphd.net; admin1@kunalibrary.org; admin2@kunalibrary.org; lizardbuttelibrary@yahoo.com; brandy.walker@centurylink.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; developmentreview@blackcanyonirrigation.com; carl@blackcanyonirrigation.com; dpopoff@rh2.com; aflavel.bkirrdist@gmail.com; tritthaler@boiseproject.org; gashley@boiseproject.org; irr.water.3@gmail.com; kchamberlain.fcdc@gmail.com; office@idcpas.com; fcdc1875@gmail.com; farmers.union.ditch@gmail.com; irr.water.3@gmail.com; wilders04@msn.com; irrigation.mm.mi@gmail.com; tammy.middletonirrigation@gmail.com; nmid@nmid.org; eolvera@nmid.org; nyirrigation@nyid.org; kirk@pioneerirrigation.com; sheepmama25@gmail.com; fcdc1875@gmail.com; fcdc1875@gmail.com; Mack@settlersirrigation.org; kchamberlain.fcdc@gmail.com; mitch.kiester@phd3.idaho.gov;

anthony.lee@phd3.idaho.gov; wilderirrigation10@gmail.com; drain.dist.2@gmail.com; bryce@sawtoothlaw.com; scott_sbi@outlook.com; scott_sbi@outlook.com; farmerhouston@gmail.com; projectmgr@boiseriver.org; scott_sbi@outlook.com; testrada@starswd.com; jlucas@achdidaho.org; clittle@achdidaho.org; brentc@brownbuscompany.com; gis@compassidaho.org; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; ITDD3PERMITS@ITD.IDAHO.GOV; Airport.Planning@itd.idaho.gov; webmaster@valleyregionaltransit.org; smm5156@gmail.com; deb0815@yahoo.com; kunacemetery@gmail.com; 3tjj@frontiernet.net; melbacemetery@gmail.com; middletoncemdist13@gmail.com; ann_jacops@hotmail.com; prchuston@gmail.com; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; tryska7307@gmail.com; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Diana.Little@canyoncounty.id.gov; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; roger@amgidaho.com; Historic Preservation (Canyon County Parks) <pr.historicpreservation@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton <Rick.Britton@canyoncounty.id.gov>; middletown.rich@gmail.com; Jim Lunders <jlunders@2cmad.org>; jshoemaker@blm.gov; MGRodriguez@usbr.gov; edward_owens@fws.gov; BRO.Admin@deq.idaho.gov; kenny.huston@oer.idaho.gov; Brenna.Garro@oer.idaho.gov; peter.jackson@idwr.idaho.gov; maureen.oshea@idwr.idaho.gov; file@idwr.idaho.gov; smith.carolyn.d@epa.gov; John.Graves@fema.dhs.gov; idahoaaa@gmail.com; Zlathim@IDL.idaho.gov; brandon.flack@idfg.idaho.gov; Aubrie.Hunt@dhw.idaho.gov; tricia.canaday@ishs.idaho.gov; dan.everhart@ishs.idaho.gov; patricia.hoffman@ishs.idaho.gov; stevie.harris@isda.idaho.gov; laura.johnson@isda.idaho.gov; tate.walters@id.usda.gov; shawn.cafferty@usda.gov; noe.ramirez@usda.gov; cenww-rd-boi-tv@usace.army.mil; laura.j.freedman@usps.gov; Rakesh.N.Dewan@usps.gov; Chad.M.Franklin@usps.gov; Melvin.B.Norton@usps.gov; Tammi.L.Barth@usps.gov; henry.medel@usps.gov; Khrista.M.Holman@usps.gov; Rochelle.Fuquay@usps.gov; leroy.eyler@usps.gov; marc.c.boyer@usps.gov; mhuff@co.owyhee.id.us; gmprdjennifer@gmail.com; lisaitano@me.com; scott@fccnw.com; srcsbinfo@gmail.com; tottens@amsidaho.com; melvin.b.norton@usps.gov; scott.hauser@usrtf.org; info@destinationcaldwell.com; makline2@marathonpetroleum.com; Media - KBOI TV News <news@kboi2.com>; Media - KIVI News <news@kivitv.com>; Media - KTVB News <ktvbnews@ktvb.com>; 670@kboi.com; Media - IPT Newsroom <newsroom@idahopress.com>; middletonexpress1@gmail.com; rmorgan@kellerassociates.com
Subject: Legal Notice CR2025-0001 / Ryshko

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Dear Agencies,

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

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

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

Thank you,

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

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

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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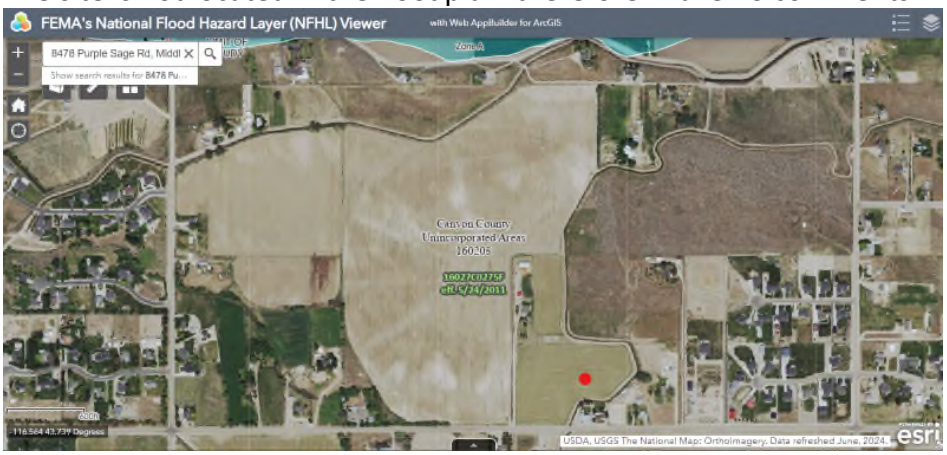
Exhibit D10

Emily Bunn

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Tuesday, January 20, 2026 11:28 AM
To: Emily Bunn
Subject: [External] re: Legal Notice CR2025-0001 / Ryshko - 8478 Purple Sage Rd, Middleton
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Emily,

The site is not located 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: Wednesday, December 31, 2025 12:40 PM
To: Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov
Subject: Legal Notice CR2025-0001 / Ryshko

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Thank you,

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EXHIBIT E

Public Comments Received by: January 26, 2026

Planning & Zoning Commission

Case# CR2025-0001

Hearing date: February 5, 2026

Exhibit E1

January 12, 2026

Case number: CR2025-0001

Subject: Opposition to Conditional Rezoning Request – (8478 Purple Sage Rd Middleton, ID 83644; Parcel R37492010)

Dear Members of the Planning Commission,

I am writing to formally oppose the request to rezone the approximately 10-acre agricultural property located at 8478 Purple Sage Rd Middleton, ID 83644; Parcel R37492010, from Agricultural zoning to Conditional Rural Residential zoning.

I am a neighboring property owner, and I have a strong interest in preserving the agricultural character and long-term land-use planning goals of our community.

While the property currently contains one residence consistent with agricultural use, the proposed rezoning would allow the subdivision of the land to create two additional residential home sites. This represents a significant increase in residential density that is incompatible with the intent of agricultural zoning.

Agricultural zoning exists to protect productive farmland, minimize land-use conflicts, and preserve the rural character of our area. Approving this request would set an undesirable precedent that could encourage similar rezoning applications, leading to the gradual erosion of agricultural land throughout the community.

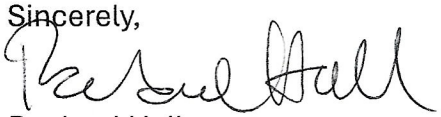
Additionally, increased residential development raises concerns regarding traffic, road maintenance, septic and well capacity, emergency services, and potential conflicts between residential uses and normal agricultural operations on neighboring properties.

I believe this rezoning request is inconsistent with the goals of our comprehensive land-use plan and does not serve the long-term interests of the community. I have been consistent in my stance on this, providing in-person comments to the landowners on the two occasions they asked for input at the neighborhood meetings they called on 2/26/24 and 1/21/25. I expressed confusion as to why they chose to live on open land and develop it vs buying within an already established sub-division.

For these reasons, I respectfully request that the Planning Commission deny this rezoning application. It is unfortunate that I am unable to be at this hearing in person but will be traveling. I do feel fortunate that I am able to provide written testimony.

Thank you for that opportunity and for your time and consideration to this very important matter.

Sincerely,



Rachael Hall

8310 Purple Sage Rd Middleton, ID 83644

rachhorse@aol.com 208/830-7781

Exhibit E2

Oksana and Sergii Ryshko CR 2025-0001 8478 Purple Sage Rd

Thursday, January 15, 2026

I am opposed to this conditional use permit. How are stated reasons for applying for this conditional use permit even related to Agriculture?

I note the Middleton Fire Department indicates this development would be outside their service level expectations. With recent difficulties passing new funding this will only get worse. I also note the Black Canyon Irrigation Company indicates the applicant has not responded with their required information related to an irrigation plan.

The proposed density of two acre lots is NOT compatible with an Agricultural zoning and the surrounding properties. Why should we allow conditional use permits to individuals who have purchased land knowing the zoning was Agricultural ?

Agricultural land that is situated miles from any services does not seem to be the appropriate place to developing land. The increased traffic on Purple Sage is definitely a concern, particularly for the existing farmers left in the area. Moving tractors and farm implements on the road is becoming increasingly problematic.

How is this proposal beneficial or how does it enhance the existing neighborhood? What is the public need for such a conditional use? I am hard pressed to think how this will benefit me and my neighbors. Fragmenting development amongst agricultural land seems ripe for conflict between neighbors. Lost will be wildlife habitat, open space, and the character of this area. If we wanted to live in a developed neighborhood, we can move to town for that experience.

Is part of the intent of the development is to provide a country experience? It has been our observation, that residents, specifically these landowners, have seeked that experience by walking along the road and irrigation ditchbank roads to enjoy their time in the country. The first being unsafe along an increasingly busy Purple Sage Road and the second being trespassing on private property.

Are we at a tipping point? Of course, we are. The approval of this rezone will send a truly clear message and have a ripple effect. Develop, develop, develop! Instead of these new residents having open space, they may find themselves in the midst of more developments looking like the one they will be living in. Was that their original expectation of moving to a development like this?

Please take these comments to heart and thoroughly consider them.

Sincerely,

Cecile McMonigle

EXHIBIT F

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

Planning & Zoning Commission

Case# CR2025-0001

Hearing date: February 5, 2026

PLANNING AND ZONING COMMISSION

DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Ryshko – CR2025-0001

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of Parcel R37492010 from the "A" (Agricultural) zone to the "CR-RR" (Conditional Rezone –Rural Residential) zone. The request includes a development agreement that limits the development to three (3) residential parcels with a minimum lot size of 2 acres.
2) Location: Case CR2025-0001: The subject property is located at 8478 Purple Sage Rd, Middleton, ID 83644 also referenced as Parcel R37492010, a portion of the Southwest quarter of the Southeast quarter in Section 27, T5N, R2W, BM, Canyon County, Idaho.

Parcel Size: 10.94 acres

Summary of the Record
1. The record is comprised of the following:
A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2025-0001
1. All exhibits are located in the case staff report dated February 5, 2026
Applicable Law
1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).
a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.
b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCCO §07-06-07(1).
c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCCO §07-05-01
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.

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3.	The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05. See CCCO §07-03-07.
4.	The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5.	Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2025-0001, was presented at a public hearing before the Canyon County Planning and Zoning Commission on February 5, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:

County Ordinance and Review

Criteria Met?	Code Section	Analysis
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis		The proposed conditional rezone change is generally consistent with the Canyon County Comprehensive Plan for 2030. The Future Land Use Map in the 2030 Comprehensive Plan designates the parcel as "Rural Residential (R-R)" (**Staff Report Exhibits B1 and B2.9**). "The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses" (Page 26, 2030 Comprehensive Plan). The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • **Property Rights G1.01.00**: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • **Property Rights P1.01.01**: "No person shall be deprived of private property without due process of law." • **Property Rights P1.01.03**: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • **Population P2.01.01**: "Plan for anticipated population and households that the community can support with adequate services and amenities" • **Population G2.02.00***:* "Promote housing, business, and service types needed to meet the demand of the future existing population." • **Land Use and Community Design P4.04.04**: "Maintain a balance between residential growth and agriculture that protects the rural character." • **Land Use and Community Design P4.01.02**: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights." • **Land Use and Community Design G4.03.00:** "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. " • **Land Use and Community Design P4.03.02**: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."

- **Land Use and Community Design P4**.03.03: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances require conditions of approval to promote compatibility."
- **Land Use and Community Design G4.04.00**: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character."
- **Land Use and Community Design P4.07.01**: "Plan land uses that are compatible with the surrounding community."
- **Housing G11.1.00**: "Encourage opportunities for a diversity of housing choices in the County."
- **Housing G11.02.00**: "Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources."

Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
Yes		

Analysis

In consideration of the surrounding land uses, the proposed conditional rezone to "RR" Rural Residential is as appropriate than the current zoning designation of "A" (Agricultural).

The surrounding area primarily contains residential uses with some interspersed agricultural uses. To the north, south, east, and west, there are residential subdivisions with lot sizes generally between 1-2.5 acres in size. There are also agricultural uses found in all directions of the property. It is important to note that some of the agricultural parcels have been conditionally rezoned with a development agreement (such as Parcels R37608, R37626011, and R37626), which will further trend this area to be residential (**Staff Report Exhibits B2.1, B2.3, and B2.6**).

The Rural Residential (R-R) zone would be more appropriate than the Agricultural (A) zone as this area appears to have been transitioning steadily to contain more residential uses. Within 1-mile of the subject property, there are 28 platted subdivisions with an average lot size of 2.05 acres and eleven (11) subdivisions in platting with an average lot size of 1.65 acres. In the immediate vicinity, Kingsbury Meadows Subdivision (platted in 2007) is found approximately 0.13 miles to the east with an average lot size of 1.20 acres. Parcels R37608, R37626011, and R37626 found south and southeast have a development agreement that would allow for two (2) dwellings per gross acre (CR2007-3). Hawk View Estates Subdivision (platted in 2024) is also found approximately 0.28 miles to the northwest with an average lot size of 2.24 acres. The applicant's request to rezone the property to rural residential is consistent with the average lot sizes found within subdivisions in the area (**Staff Report Exhibits B2.3, B2.6 and B2.11**).

Pursuant to Canyon County ordinance CCCO §07-10-25(2) the purpose of the "RR" zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable.

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

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural Uses with homesites and some agriculturally zoned parcels with residences	A	
S	Agricultural Uses and Residential Uses	A, CR-RR, R-1	CR-R-1
E	Agricultural Uses and Residential Uses	A, CR-RR	R-1, RR
W	Agricultural Uses and Residential Uses	A, CR-RR	RR, R-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 Within the Past 5 Years (Staff Report Exhibit B2.11):

1. **SD2020-0011 – Preliminary Plat (C3) – Approved**
2. **SD2021-0008 - Preliminary Plat (C4) – Approved**

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	3. **CU2019-0025 – Special Events Facility – Approved** 4. **RZ2020-0006 – Rezone from AG to R-1 (Callister, LLC) – Approved** 5. **CR2021-0010 –Rezone from AG to R-1 (Callister, LLC) – Approved** 6. **RZ2021-0034 – Rezone from AG to R-R (Cotner) – Approved** 7. **RZ2021-0056 – Rezone from AG to CR-R1 (Farmington Hills) – Denied** 8. **SD2021-0059 – Preliminary Plat (Farmington Hills) – Denied** 9. **SD2021-0021 – Preliminary Plat (Hawk View Estates) – Approved** 10. **CR2023-0001 – Rezone from AG to CR-R1 (Johns) – Approved** 11. **SD2021-0033 – Preliminary Plat (Johnston) – Approved** 12. **CR2022-0003 – Rezone from AG to CR-R1 (LWD Development) – Approved** 13. **CR2022-0016 – Rezone from AG to CR-RR (MDC LLC/Carter) – Approved** 14. **SD2020-0003 – Preliminary Plat (Oaklee Estates) – Approved** 15. **RZ2021-0012 – Rezone from AG to R-1 (Reynolds Brothers, LLC) – Denied** 16. **RZ2021-0036 – Rezone from AG to CR-R-1 (Richards/Larsen) – Approved** 17. **RZ2022-0011 – Rezone from AG to R-R (Sierra Vista Properties) – Denied** 18. **RZ2020-0024 – Rezone from AG to R-1 (Spohn) – Approved** 19. **SD2023-0001 – Short Plat (Sunset View) – Approved** 20. **SD2019-0039 – Preliminary Plat (Wyatt's Hollow) – Approved** It is important to note that the parcel immediately to the west of the subject property (Parcel R37496) was denied for a rezone in 2023 due to Middleton School District capacity impacts and cumulative impacts to the existing road system that were not adequately addressed (RZ2022-0011). The subject property does not appear to have the same issues due to the smaller scale nature of this request (See **Staff Report Exhibit D5** for Highway District No. 4 comment and **Staff Report Exhibit D8** for Middleton School District comment).	
Criteria Met? **Yes**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Analysis	The proposed conditional rezone to Conditional Rezone – Rural Residential (CR-RR) is compatible with the surrounding land uses. Per the applicant's letter of intent and site plan, the proposed conditional rezone is intended to facilitate the development of three (3) residential parcels – two (2) parcels with approximately 2-acres and one (1) parcel with 6-acres (**Staff Report Exhibits A2 and A4**). This area has been transitioning to contain more residential uses as evidenced by the surrounding land use decisions in the past five years and average lot size of subdivisions in the area. In the past five years, eight (8) rezones have been approved from the agricultural zone to a residential zone, and seven (7) subdivision plats have been approved. The average lot size of current and future subdivisions in the area is 2.05 acres and 1.65 acres, respectively, which is consistent with the applicant's request. As conditioned, the proposed development is not anticipated to interfere with adjacent agricultural production, nor detract from established residential uses (**Staff Report Exhibits B2.6 and B2.11)**. 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. See further analysis located in 07-06-07(6)A2 and A4.	
Criteria Met? **Yes**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The surrounding area primarily contains residential uses with interspersed agricultural uses. To the north, south, east, and west, there are residential subdivisions with acreage sizes generally between 1-2.5 acres in	

	size. There are also agricultural uses found in all directions of the property. Some of these agricultural parcels have been conditionally rezoned to a residential zone, which will further trend this area to contain residential uses. Additionally, the character of the area has further transitioned to contain more residential parcels and subdivisions as evidenced by the number of land use cases approved in the past five (5) years and the average lot sizes of current and future subdivisions in the area (2.05 acres and 1.65 acres, respectively) (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**). **The following measures will be implemented to mitigate the impact** The applicant has proposed limiting the development to three (3) parcels with a minimum lot size of two (2) acres (**Staff Report Exhibits A2 and A3**). If the applicant desires to develop the property further in the future, they will have to reapply for a rezone and subdivision plat to create additional residential properties (**Staff Report Exhibit A8**) *(See conditions of approval #4, #4a, and #4b).*	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, individual septic systems are proposed for the development. (**Staff Report Exhibit A3**). Per Southwest District Health's (SWDH)'s comment letter, the proposed development does not qualify as a subdivision, so a nutrient pathogen study is not required. Additionally, the applicant will need to apply for a sub-surface sewage disposal permit and conduct test holes to determine site suitability on each parcel, but there are not any concerns with rezoning the property if the applicant meets all of SWDH's requirements (**Staff Report Exhibits D2 and D2.1**). **Water:** Per the applicant's land use worksheet, domestic water will be provided via individual domestic wells (**Staff Report Exhibit A3**). Future development shall comply with IDWR standards at the time of building. **Drainage:** Per the applicant's land use worksheet, stormwater is retained with swales (**Staff Report Exhibit A3**). **Irrigation:** The parcel is served by Black Canyon Irrigation District (BCID). The Willow Creep Pump (W.C.P.) Lateral is located on the southern, eastern, and northern boundaries of the subject property. Per BCID, the W.C.P Lateral "…has a historical 50-foot easement (25-feet from centerline). The applicant will need to provide an easement, including providing the District with a legal description and exhibit for an easement along the W.C.P. Lateral per District Resolution 2023-04 if one does not exist. All documents must be stamped and signed by a licensed land surveyor in the State of Idaho." BCID also states in their comment letter that the "… division of irrigation water between lots needs to be identified by the property owner and all outstanding account balances and development fees need to be paid prior to the District providing concurrence." BCID also had general comments on protecting irrigation and related right-of-ways, crossing agreements, and piping agreements. BCID also recommends fencing along the W.C.P. lateral. (**Staff Report Exhibit D6**). Per the applicant's land use worksheet, surface irrigation water is currently provided via gravity irrigation (**Staff Report Exhibit A3**). Per email correspondence with the applicant, they are still working on their irrigation plan. To address irrigation on the property, the Planning and Zoning Commission has added a condition that at the time of application for an administrative land division: an irrigation plan must be submitted to Canyon County Development Services and the irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1). Additionally, the Planning and Zoning Commission is also recommending that BCID requirements be met at the time of an administrative land division (*see conditions of approval #2 and #3*).	

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	Utility: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on July 31, 2025 and December 31, 2025. No agency comments were provided by those services at the by the materials deadline. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and future traffic patterns created by the proposed development. Highway District No. 4 (HD4) states in their comment letter, "the proposed three (3) additional residential parcels are not anticipated to significantly impact the existing or proposed transportation system. Traffic impacts from the new development will be mitigated by collection of transportation impact fees at the time of building permit issuance" (**Staff Report Exhibit D5**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone and it will exist at the time of the development. See the review and analysis detailed below. Highway District No. 4 states in their comment letter that Purple Sage Road is classified as a minor arterial on the functional classification maps adopted by HD4 and Canyon County and the existing. right-of-way width is a 25-foot prescriptive easement measured from the existing roadway centerline. HD4 adds the ultimate right-of-way width for a minor arterial is a 50-foot half-width measured from the section line. Additionally, HD4 finds that the existing access location is suitable for the proposed development density and that access to arterial is located at or near the ¼ section line, which provides the best opportunity to provide a single access. "The existing gravel driveway approach will need to be improved with a paved apron to meet ACCHD Standard Drawing 106, with a 24-ft throat width and minimum 20-ft radii. An access permit is required from HD4 is required with each new building permit; the third permit using this driveway (including existing dwellings) will be required to construct the paved apron, or it may be constructed with the first new building permit" (**Staff Report Exhibit D5**). Per CCCO §07-10-03, a private road will need to be created for three (3) inhabited buildings or more. Currently, there is a 60 foot access easement running north-to-south on the western boundary of the property for Parcel R37492 to take access on which is also where the proposed parcels will take access when entering from Purple Sage Road (**Staff Report Exhibit B3)**. Another private road will need to be created and constructed running east to west on the subject property prior to building permit issuance for the third (3rd) residence taking access. The applicants state in their letter of intent they plan to pave the private road, but this has not been added as a condition since it is not a Canyon County Code requirement (**Staff Report Exhibits A2, A3, and A8)**.	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** Middleton School District sent in a comment letter on December 29, 2025 and stated that they do not have any comments at this time as the number of proposed parcels is low but stated "…busses do not typically enter private roads or subdivisions so students being picked up will need to utilize stops on the nearest main road." (**Staff Report Exhibit D8**).	

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	Police: The Canyon County Sheriff's Office is required to provide services to Parcel R37492010. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on July 31, 2025 and December 31, 2025, and no comments were received by the Sheriff's Office. **Fire Protection** Middleton Rural Fire District (MRFD) sent a comment letter on July 31, 2025 which outlined that the development shall comply with the 2018 International Fire Code (IFC), the development will be serviced by Middleton Fire Station 53 (located at 302 E. Main St, Middleton, ID), and the development will not have access to municipal water supply so the development will be responsible for providing adequate water supply for fire fighting operations. Additionally, the estimated response time from Middleton Fire Station 53 is 8 minutes under ideal driving conditions (**Staff Report Exhibit D1**) **Emergency Medical Services:** Canyon County Ambulance District responded with estimated response times for three (3) nearby stations on November 3, 2025: Station M53 has an estimated response time of 7.88 minutes, Station M52 has an estimated response time of 17.31 minutes, and Station M51 has an estimated response time of 19.6 minutes (**Staff Report Exhibit D7**).

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case #CR2025-0001, a conditional rezone of 10.94 acres, subject to conditions of the development agreement (Attachment A).

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

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ATTACHMENT A

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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. At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
3. At the time of application for an administrative land division, Black Canyon Irrigation District (BCID) applicable requirements shall be met as outlined in their comment letter in **Staff Report Exhibit D6**. Evidence of compliance with BCID requirements shall be an approved irrigation district document indicating completion of requirements.
4. The subject property, approximately 10.94 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinances (CCCO) and shall not exceed three (3) residential parcels (**Staff Report Exhibit A2**).
   a. Further divisions of the subject property are prohibited.
   b. The minimum lot size for parcels created shall be 2 acres.
5. 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).

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