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

R27927 PARCEL INFORMATION REPORT

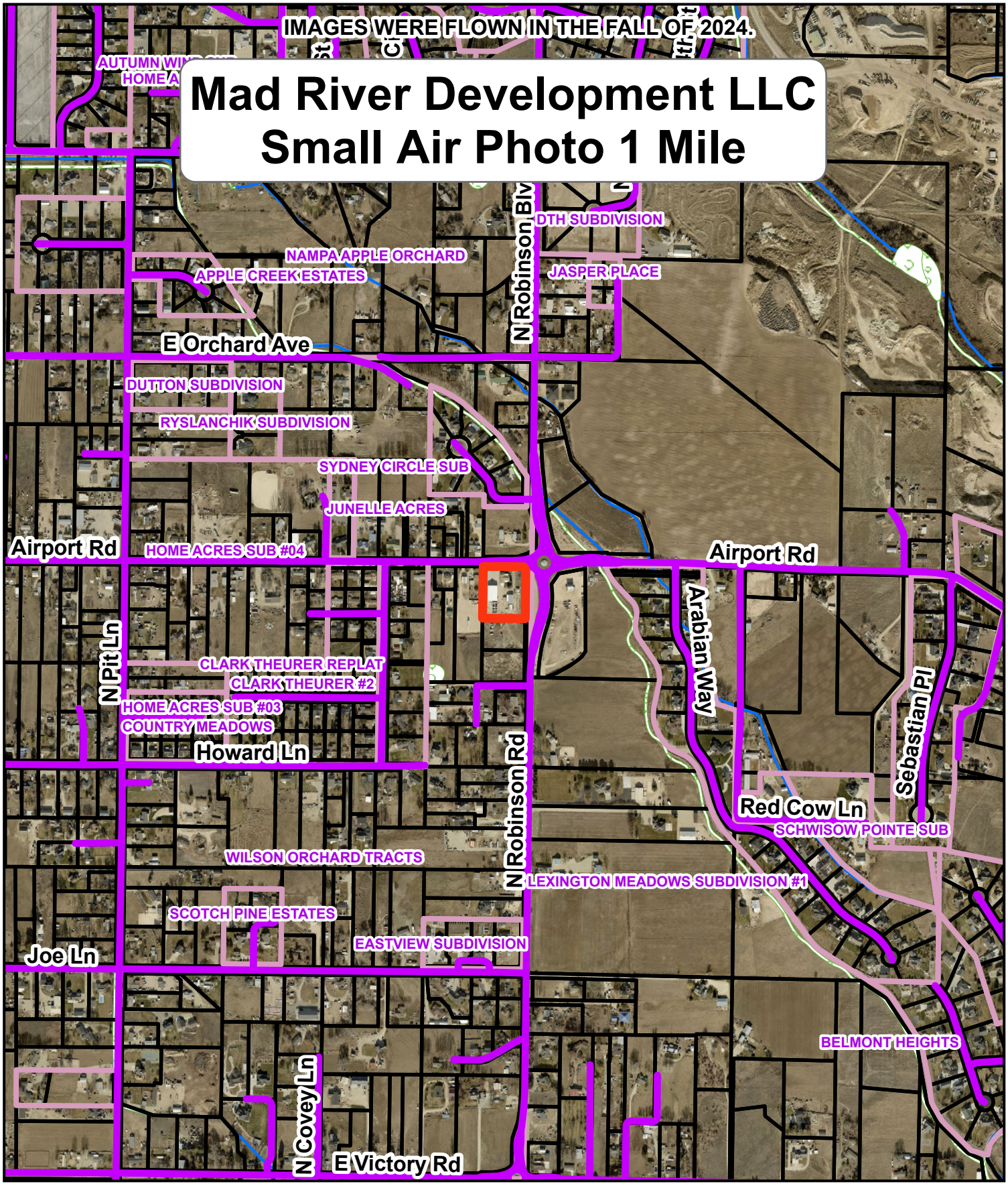
2/11/2026 2:15:27 PM

PARCEL NUMBER:	R27927
OWNER NAME:	MAD RIVER DEVELOPMENT LLC
CO-OWNER:	
MAILING ADDRESS:	8601 DEER SKY RANCH TRL NAMPA ID 83686
SITE ADDRESS:	6213 AIRPORT RD
TAX CODE:	1440000
TWP:	3N **RNG:** 1W **SEC:** 19 **QUARTER:** NE
ACRES:	2.13
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	RR / RURAL RESIDENTIAL
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	Nampa
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0403F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2022049107
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	19-3N-1W NE WILSON ORCHARD TRS TX 00317 OF BLK 12 LS ROW
PLATTED SUBDIVISION:	WILSON ORCHARD TRS
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

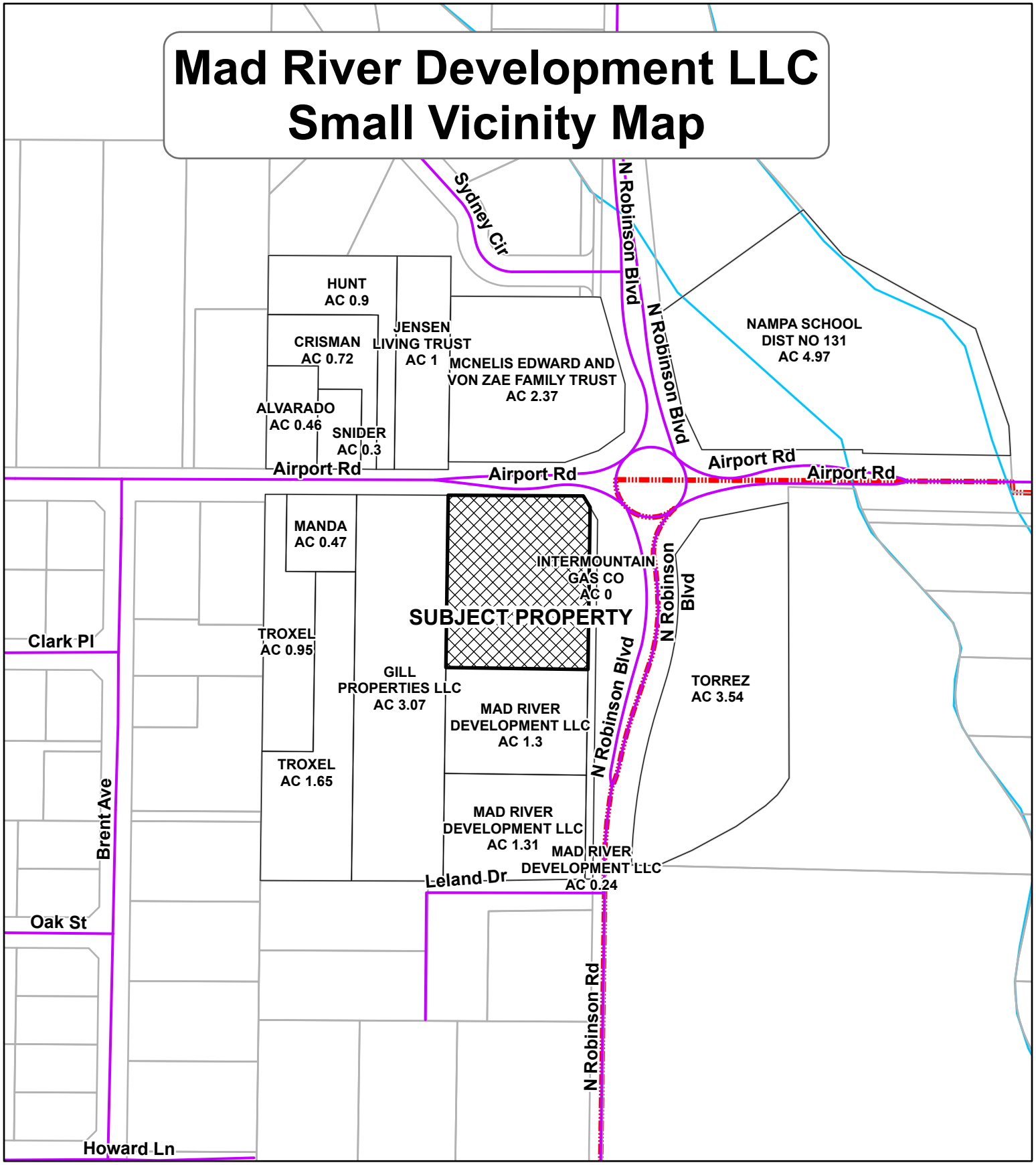
DISCLAIMER:

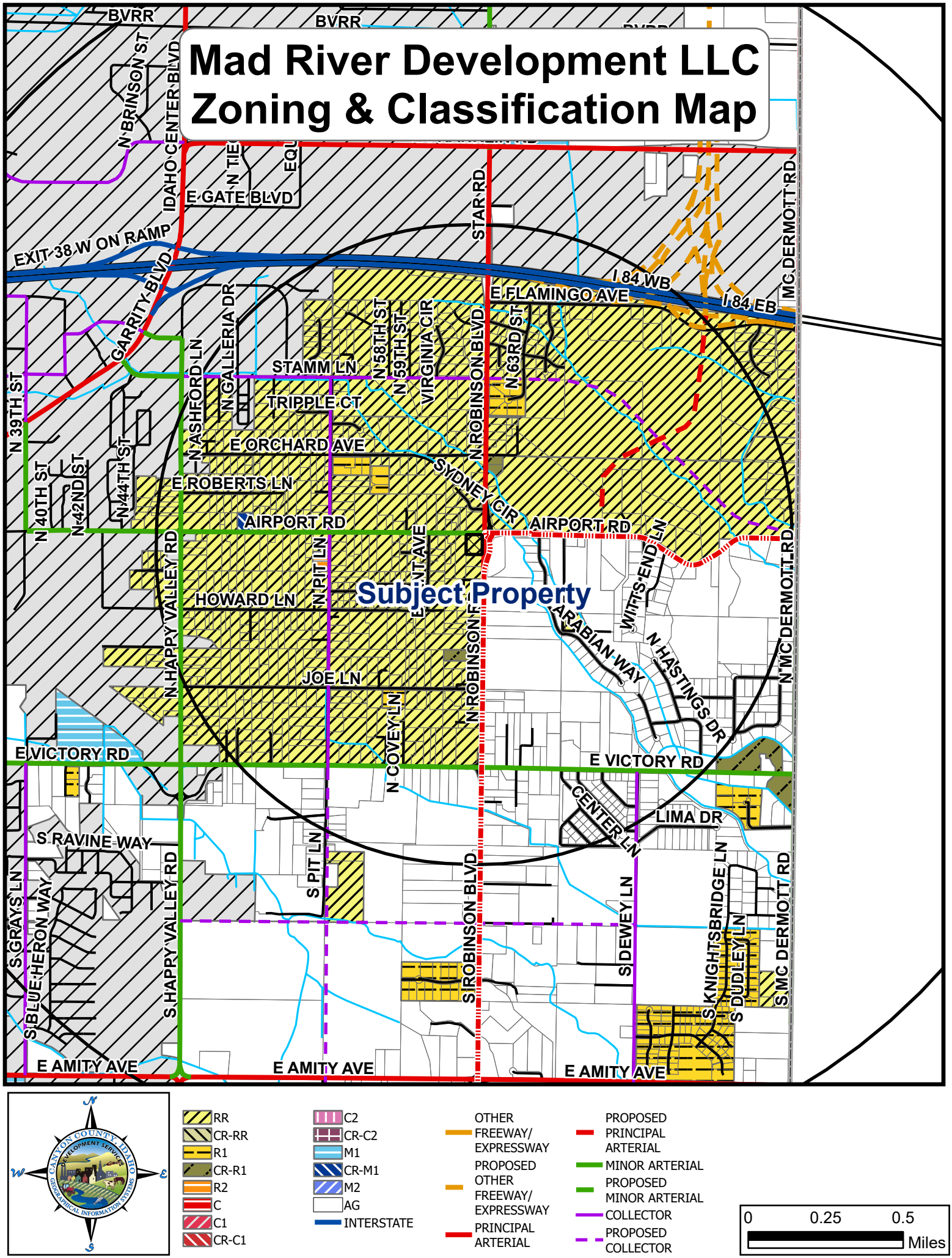
1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED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

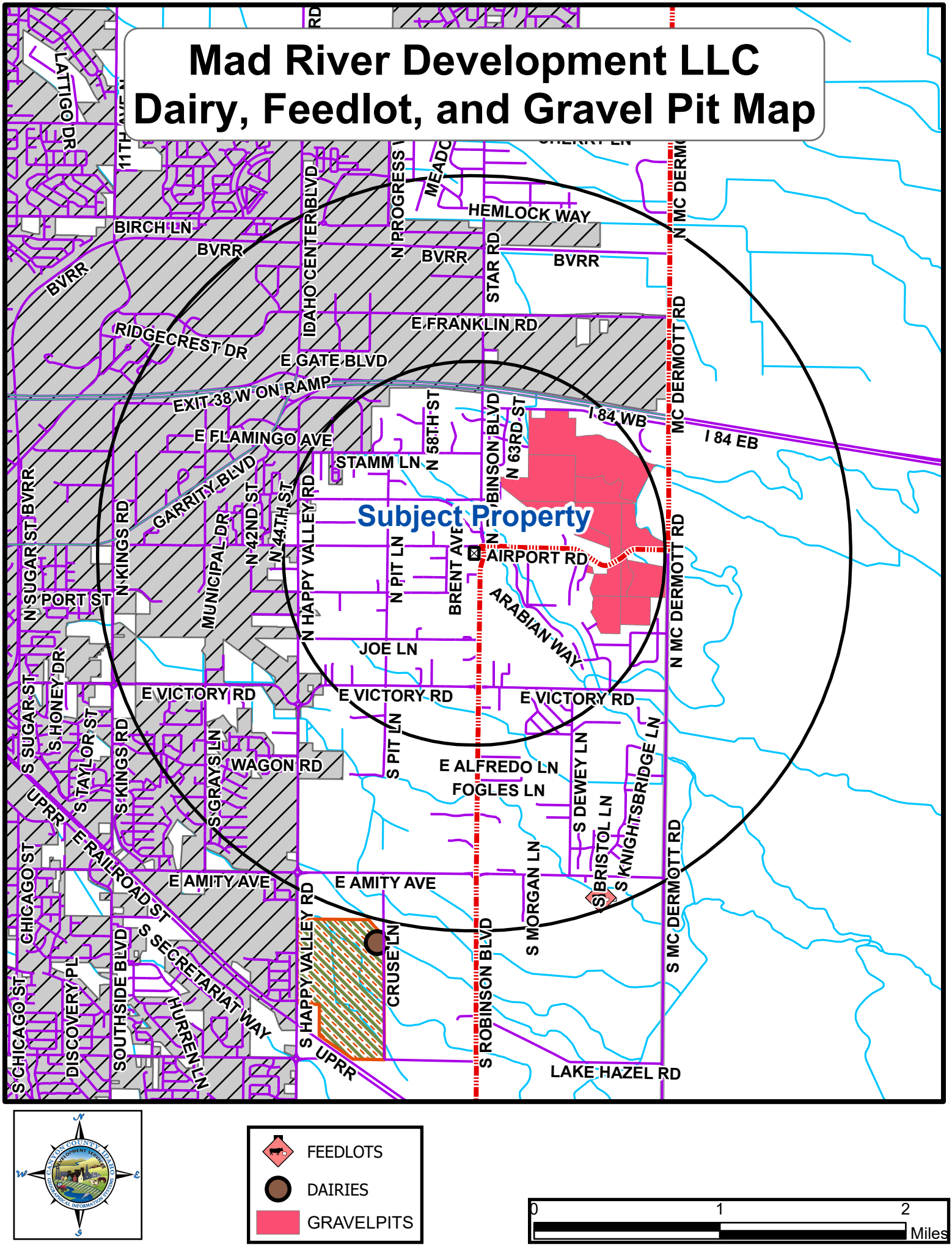
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

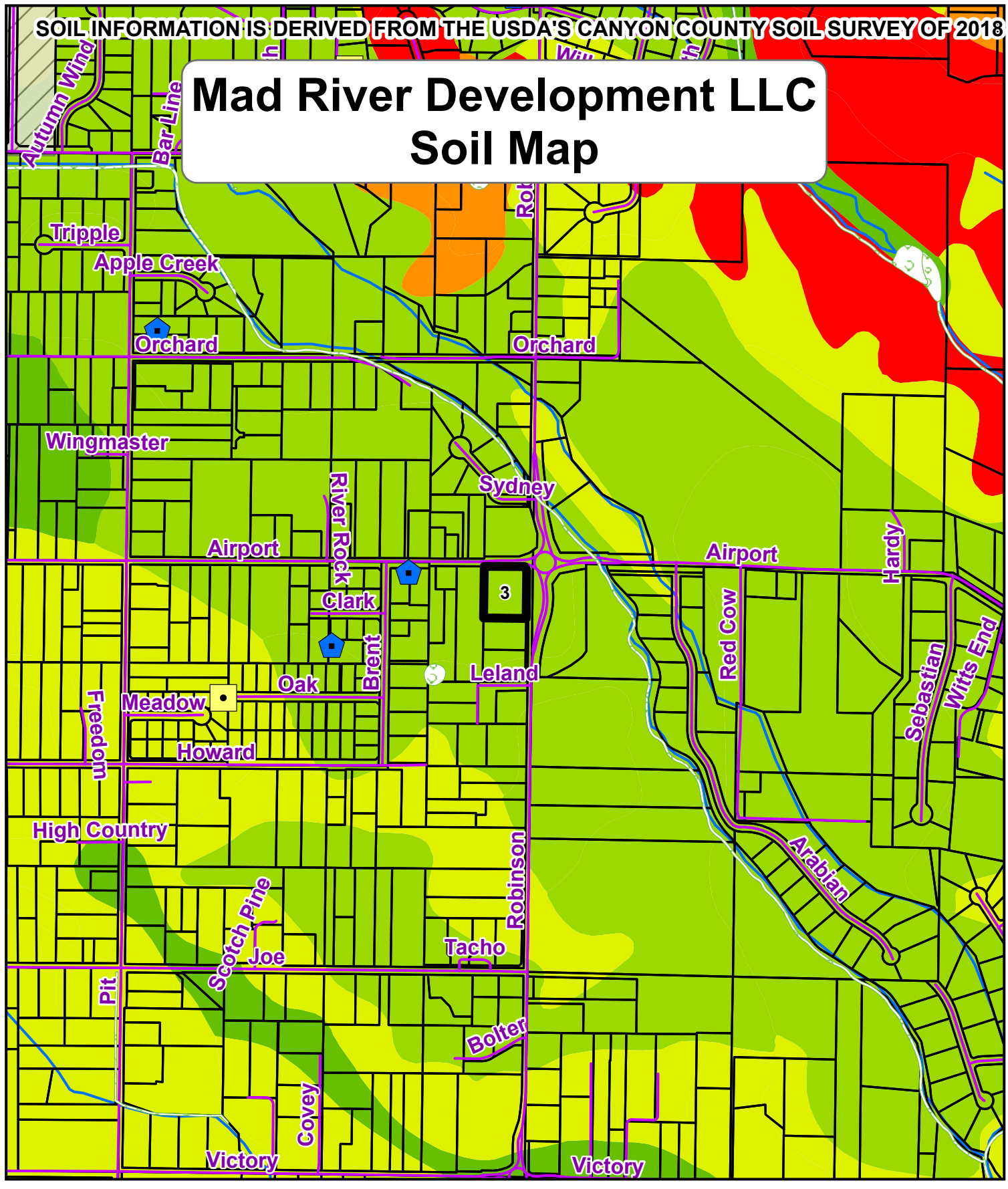

IMAGES WERE FLOWN IN THE FALL OF 2024.
Mad River Development LLC
Small Air Photo 1 Mile
DTH SUBDIVISION
NAMPA APPLE ORCHARD
APPLE CREEK ESTATES
JASPER PLACE
N Robinson Blv
E Orchard Ave
DUTTON SUBDIVISION
RYSLANCHIK SUBDIVISION
SYDNEY CIRCLE SUB
JUNELLE ACRES
Airport Rd
HOME ACRES SUB #04
Airport Rd
Arabian Way
N Pit Ln
CLARK THEURER REPLAT
CLARK THEURER #2
HOME ACRES SUB #03
COUNTRY MEADOWS
Howard Ln
N Robinson Rd
Sebastian Pl
Red Cow Ln
SCHWISOW POINTE SUB
WILSON ORCHARD TRACTS
LEXINGTON MEADOWS SUBDIVISION #1
SCOTCH PINE ESTATES
EASTVIEW SUBDIVISION
Joe Ln
BELMONT HEIGHTS
N Covey Ln
E Victory Rd
City_Limits
Wetlands
0
0.25
0.5
Miles

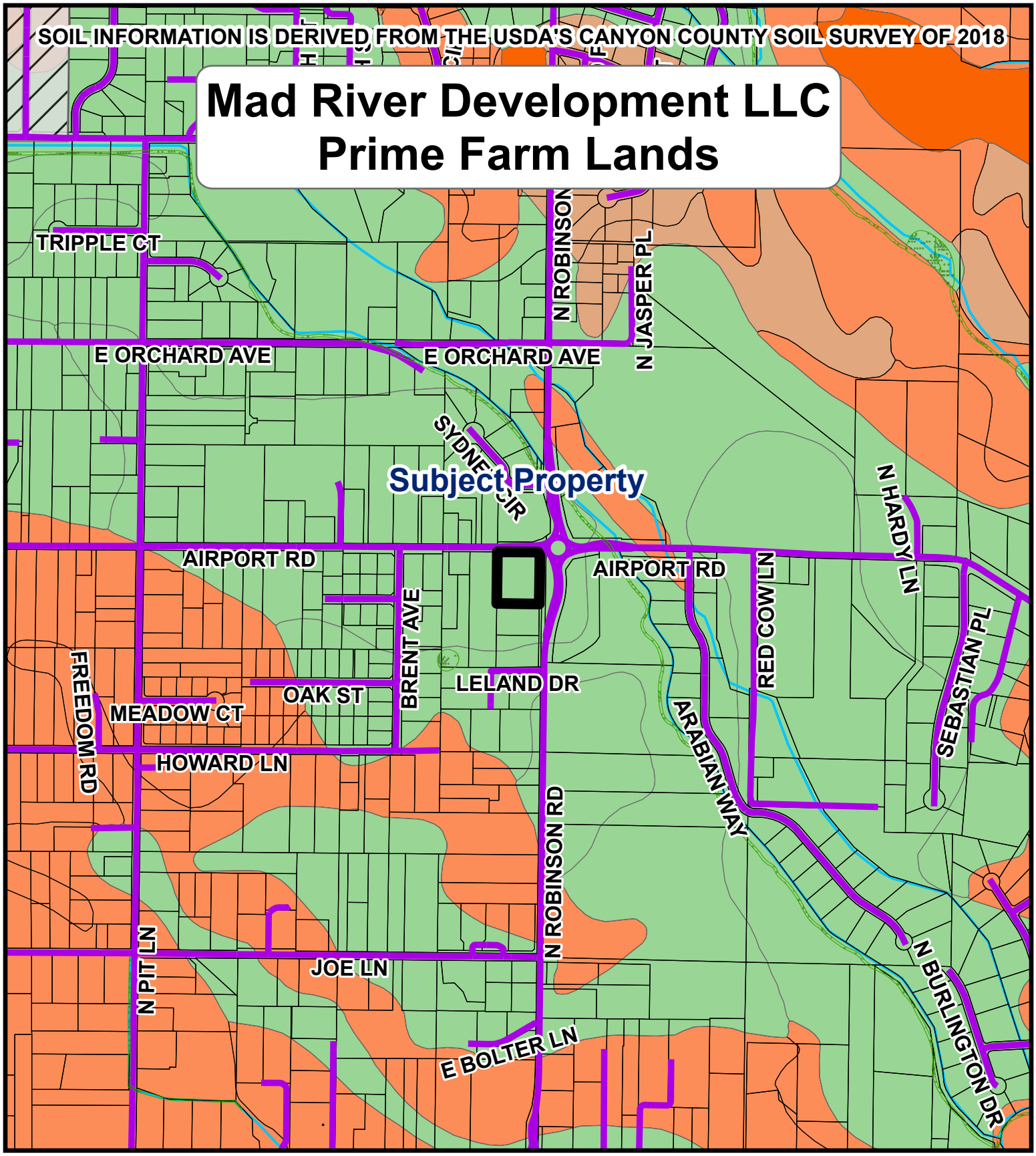
Mad River Development LLC
Small Vicinity Map




Mad River Development LLC
Zoning & Classification Map
Subject Property
BVRR
N BRINSON ST
IDAHO CENTER BLVD
E GATE BLVD
EXIT 38 W ON RAMP
GARRITY BLVD
STAR RD
I 84 WB
I 84 EB
E FLAMINGO AVE
MC DERMOTT RD
N 39TH ST
N 40TH ST
N 42ND ST
N 44TH ST
N ASHFORD LN
N GALLERIA DR
STAMM LN
TRIPPLE CT
N 58TH ST
N 59TH ST
VIRGINIA CIR
N ROBINSON BLVD
N 63RD ST
E ORCHARD AVE
SYDNEY CIR
E ROBERTS LN
AIRPORT RD
N HAPPY VALLEY RD
N PIT LN
HOWARD LN
JOE LN
N COVEY LN
WITTS END LN
ARABIAN WAY
N HASTINGS DR
E VICTORY RD
CENTER LN
LIMA DR
S RAVINE WAY
S PIT LN
S ROBINSON BLVD
S DEWEY LN
S KNIGHTSBRIDGE LN
S DUDLEY LN
S MC DERMOTT RD
S GRAYS LN
S BLUE HERON WAY
S HAPPY VALLEY RD
E AMITY AVE
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles


Mad River Development LLC
Dairy, Feedlot, and Gravel Pit Map
Subject Property
LATTIGO DR
11TH AVE
BIRCH LN
BVRR
IDAHO CENTER BLVD
N PROGRESS
MEADO
HEMLOCK WAY
STAR RD
N MC DERM
RIDGECREST DR
E FRANKLIN RD
E GATE BLVD
EXIT 38 W ON RAMP
I 84 WB
I 84 EB
MC DERMOTT RD
E FLAMINGO AVE
STAMM LN
N 58TH ST
N 63RD ST
BINSON BLVD
GARRITY BLVD
N 42ND ST
N 44TH ST
N KINGS RD
N SUGAR ST
MUNICIPAL DR
N HAPPY VALLEY RD
N PIT LN
BRENT AVE
AIRPORT RD
PORT ST
ARABIAN WAY
JOE LN
E VICTORY RD
S SUGAR ST
S HONEY DR
S TAYLOR ST
S KINGS RD
S GRAYS LN
WAGON RD
S PIT LN
E ALFREDO LN
FOGLES LN
S DEWEY LN
S BRISTOL LN
S KNIGHTSBRIDGE LN
UPRR
E RAILROAD ST
E AMITY AVE
CHICAGO ST
S SECRETARIAT WAY
S MORGAN LN
S MC DERMOTT RD
DISCOVERY PL
SOUTHSIDE BLVD
HURREN LN
S HAPPY VALLEY RD
CRUSE LN
S ROBINSON BLVD
S UPRR
LAKE HAZEL RD
FEEDLOTS
DAIRIES
GRAVELPITS
0
1
2
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Mad River Development LLC
Soil Map
Autumn Wind
Bar Line
Tripple
Apple Creek
Orchard
Orchard
Wingmaster
River Rock
Sydney
Airport
Airport
Hardy
Clark
3
Brent
Red Cow
Oak
Leland
Sebastian
Witts End
Freedom
Meadow
Howard
High Country
Robinson
Arabian
Scotch Pine
Joe
Tacho
Pit
Bolter
Covey
Victory
Victory
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
Mad River Development LLC
Prime Farm Lands
TRIPPLE CT
N ROBINSON
N JASPER PL
E ORCHARD AVE
E ORCHARD AVE
SYDNEY CIR
Subject Property
N HARDY LN
AIRPORT RD
AIRPORT RD
RED COW LN
SEBASTIAN PL
BRENT AVE
LELAND DR
FREEDOM RD
OAK ST
MEADOW CT
HOWARD LN
ARABIAN WAY
N ROBINSON RD
N PIT LN
JOE LN
N BURLINGTON DR
E BOLTER LN
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

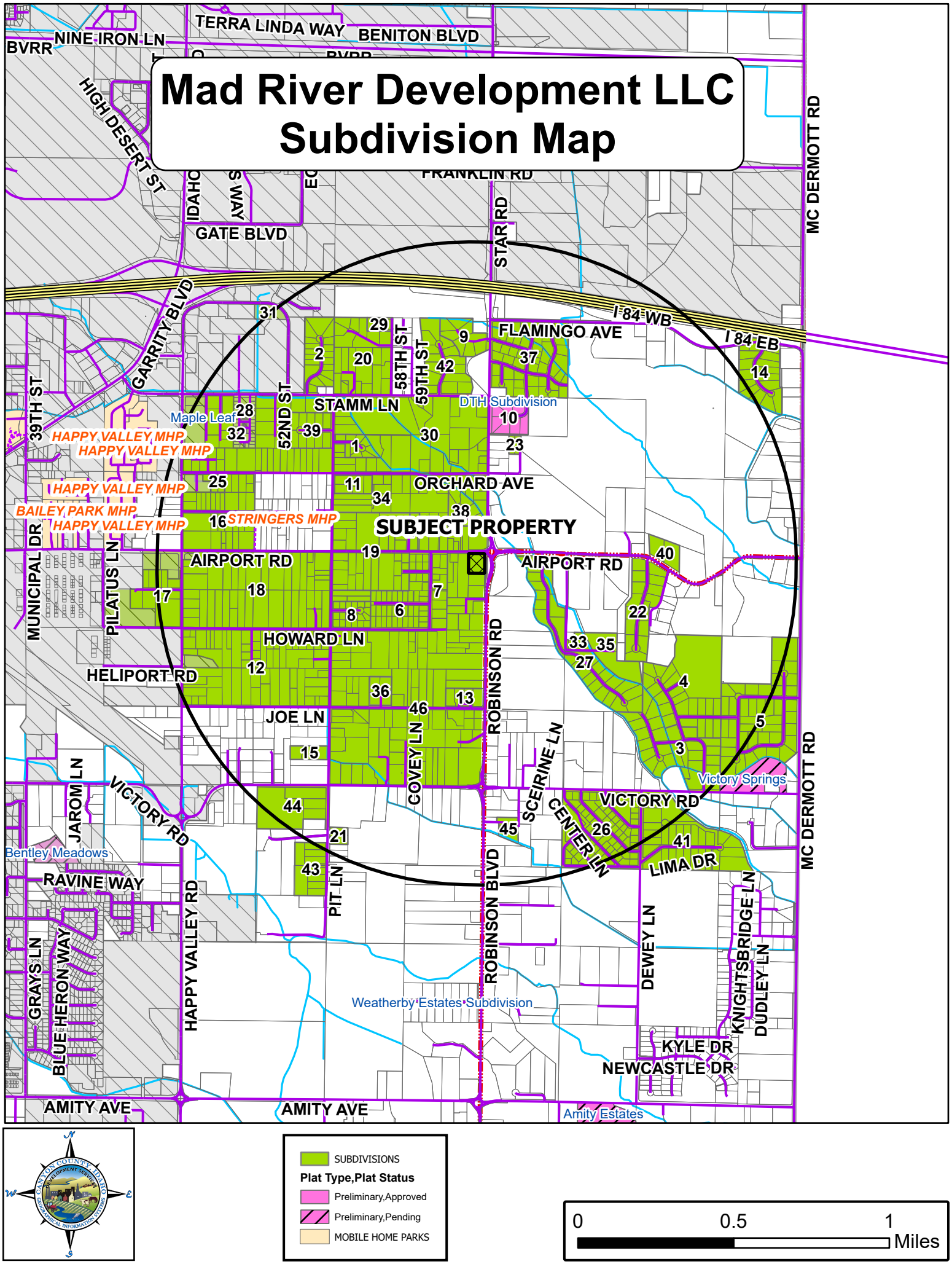
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	92741.88	2.13	100.00%
		92741.88	2.13	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
EhA	Prime farmland if irrigated	92741.88	2.13	100.00%
		92741.88	2.13	100%

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

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


Mad River Development LLC
Subdivision Map
TERRA LINDA WAY
BENITON BLVD
NINE IRON LN
BVRR
HIGH DESERT ST
IDAHO
S WAY
GATE BLVD
FRANKLIN RD
STAR RD
MC DERMOTT RD
I-84 WB
I 84 EB
FLAMINGO AVE
GARRITY BLVD
39TH ST
52ND ST
58TH ST
59TH ST
STAMM LN
DTH Subdivision
Maple Leaf
HAPPY VALLEY MHP
HAPPY VALLEY MHP
HAPPY VALLEY MHP
BAILEY PARK MHP
HAPPY VALLEY MHP
STRINGERS MHP
ORCHARD AVE
SUBJECT PROPERTY
AIRPORT RD
AIRPORT RD
MUNICIPAL DR
PILATUS LN
HOWARD LN
HELIPORT RD
JOE LN
ROBINSON RD
COVEY LN
SCEIRINE LN
CENTER LN
VICTORY RD
Victory Springs
VICTORY RD
JAROM LN
Bentley Meadows
RAVINE WAY
PIT LN
LIMA DR
DEWEY LN
KNIGHTSBRIDGE LN
DUDLEY LN
GRAYS LN
BLUE HERON WAY
HAPPY VALLEY RD
ROBINSON BLVD
Weatherby Estates Subdivision
KYLE DR
NEWCASTLE DR
AMITY AVE
AMITY AVE
Amity Estates
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.5
1
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
46	1158.97	1007	1.15

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
2	16.37	65	0.25

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
43	1.59	1.00	0.00	11.72

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

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
APPLE CREEK ESTATES	1	3N1W18	4.80	10	0.48	COUNTY (Canyon)	1993
AUTUMN WIND SUB	2	3N1W18	14.22	19	0.75	COUNTY (Canyon)	2001
BELMONT HEIGHTS	3	3N1W20	32.40	29	1.12	COUNTY (Canyon)	2001
BELMONT HEIGHTS #2	4	3N1W20	39.53	22	1.80	COUNTY (Canyon)	2002
BELMONT HEIGHTS #3	5	3N1W20	51.05	42	1.22	COUNTY (Canyon)	2004
CLARK THEURER #2	6	3N1W19	20.03	45	0.45	COUNTY (Canyon)	1977
CLARK THEURER REPLAT	7	3N1W19	9.49	11	0.86	COUNTY (Canyon)	1972
COUNTRY MEADOWS	8	3N1W19	6.69	19	0.35	COUNTY (Canyon)	1992
DANI'S RANCH SUBDIVISION	9	0	8.45	7	1.21	COUNTY (Canyon)	2008
DTH SUBDIVISION	10	3N1W17	8.70	7	1.24	COUNTY (Canyon)	2025
DUTTON SUBDIVISION	11	3N1W19	4.73	4	1.18	COUNTY (Canyon)	2018
EAGLE HEIGHTS 1ST DIV	12	3N1W19	76.42	64	1.19	COUNTY (Canyon)	1909
EASTVIEW SUBDIVISION	13	3N1W19	4.76	4	1.19	COUNTY (Canyon)	2006
FLAMINGO RIDGE ESTATES	14	3N1W17	18.18	17	1.07	COUNTY (Canyon)	2001
HILL AND PETTY ESTATES SUB	15	3N1W19	3.47	2	1.73	COUNTY (Canyon)	2005
HOME ACRES SUB #01	16	3N1W19	35.18	32	1.10	COUNTY (Canyon)	1940
HOME ACRES SUB #02	17	3N2W24	30.10	13	2.32	COUNTY (Canyon)	1940
HOME ACRES SUB #03	18	3N1W19	76.92	43	1.79	COUNTY (Canyon)	1942
HOME ACRES SUB #04	19	3N1W19	40.08	25	1.60	COUNTY (Canyon)	1942
HOME ACRES SUB #12	20	3N1W18	27.90	24	1.16	COUNTY (Canyon)	1943
J & S SUB	21	3N1W30	1.99	2	1.00	COUNTY (Canyon)	2004
JAIALDI ESTATES SUBDIVISION	22	3N1W20	18.36	14	1.31	COUNTY (Canyon)	2007
JASPER PLACE	23	3N1W17	1.45	5	0.29	COUNTY (Canyon)	1999
JUNELLE ACRES	24	3N1W19	2.37	2	1.18	COUNTY (Canyon)	2000
LAST ORCHARD SUB	25	3N1W19	2.40	4	0.60	0	1986
LEISURE HEIGHTS SUB	26	3N1W29	40.70	78	0.52	COUNTY (Canyon)	1972
LEXINGTON MEADOWS SUBDIVISION #1	27	3N1W20	30.93	29	1.07	COUNTY (Canyon)	2006
MAPLE LEAF SUBDIVISION	28	3N1W18	7.38	58	0.13	NAMPA	2023
MOSER SUB	29	3N1W18	2.11	3	0.70	COUNTY (Canyon)	2004
NAMPA APPLE ORCHARD	30	3N1W18	75.11	39	1.93	COUNTY (Canyon)	1915
NAMPA CANDLEWOOD SUBDIVISION NO. 1	31	3N1W18	2.58	2	1.29	NAMPA	2017
ORCHALARA HEIGHTS	32	3N1W18	67.80	48	1.41	COUNTY (Canyon)	1910
RED COW FOLD SUBDIVISION	33	3N1W20	2.47	2	1.23	COUNTY (Canyon)	2023
RYSLANCHIK SUBDIVISION	34	3N1W19	3.53	4	0.88	COUNTY (Canyon)	2021
SCHWISOW POINTE SUB	35	3N1W20	8.67	2	4.34	COUNTY (Canyon)	2005
SCOTCH PINE ESTATES	36	3N1W19	4.20	4	1.05	COUNTY (Canyon)	2004
STAR CREST SUB	37	3N1W17	39.19	50	0.78	COUNTY (Canyon)	1970
SYDNEY CIRCLE SUB	38	3N1W19	7.40	9	0.82	COUNTY (Canyon)	2004
TRIPPLE ESTATES	39	3N1W18	10.03	25	0.40	COUNTY (Canyon)	1996
TWO CLEGG SUBDIVISION	40	3N1W20	5.24	2	2.62	COUNTY (Canyon)	2019
VICTORY HEIGHTS SUB	41	3N1W29	38.36	29	1.32	COUNTY (Canyon)	1970
VIRGINIA HILLS SUB	42	3N1W18	18.68	14	1.33	COUNTY (Canyon)	1993
WAR EAGLE MEADOWS	43	3N1W30	11.36	9	1.26	COUNTY (Canyon)	1997
WAYNE RUSSELL SUB	44	3N1W30	19.08	4	4.77	COUNTY (Canyon)	2005
WHISPERING PINES GLEN SUBDIVISION	45	3N1W29	2.92	2	1.46	COUNTY (Canyon)	2011
WILSON ORCHARD TRACTS	46	3N1W19	221.59	128	1.73	COUNTY (Canyon)	1917

SUBDIVISIONS IN PLATTING

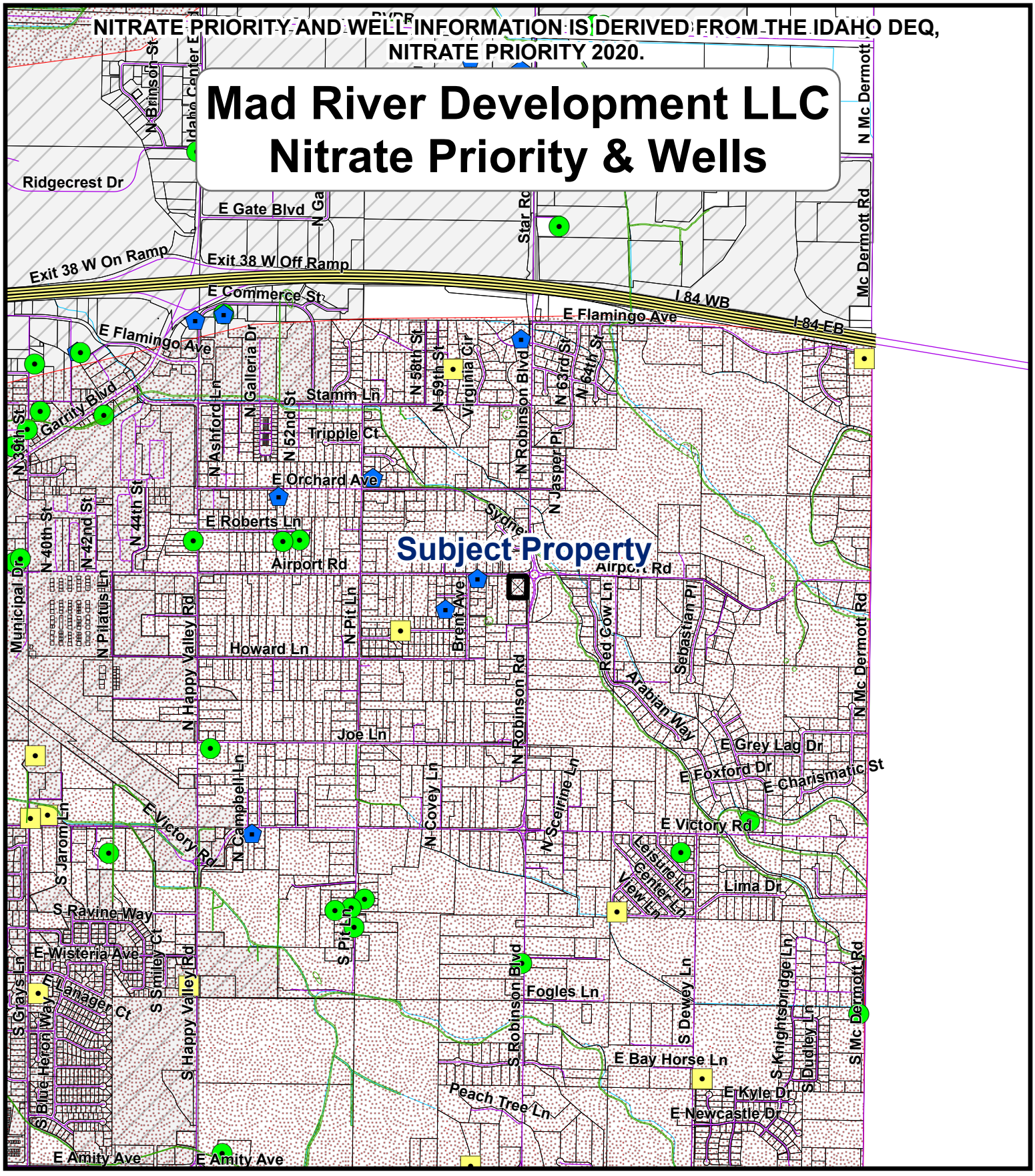
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Maple Leaf	7.79	58	0.13
DTH Subdivision	8.58	7	1.23

MOBILE HOME & RV PARKS

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

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

Mad River Development LLC
Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

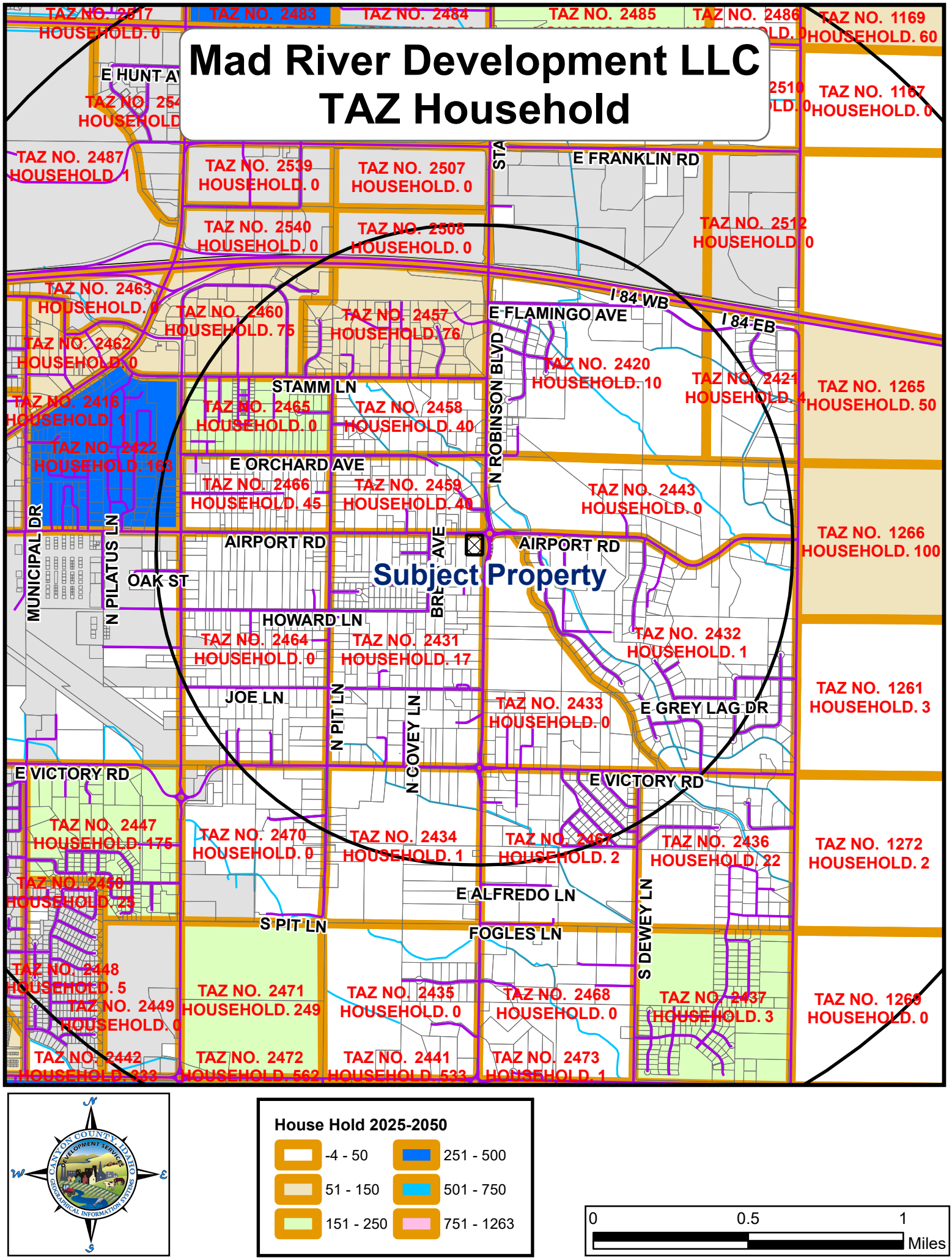
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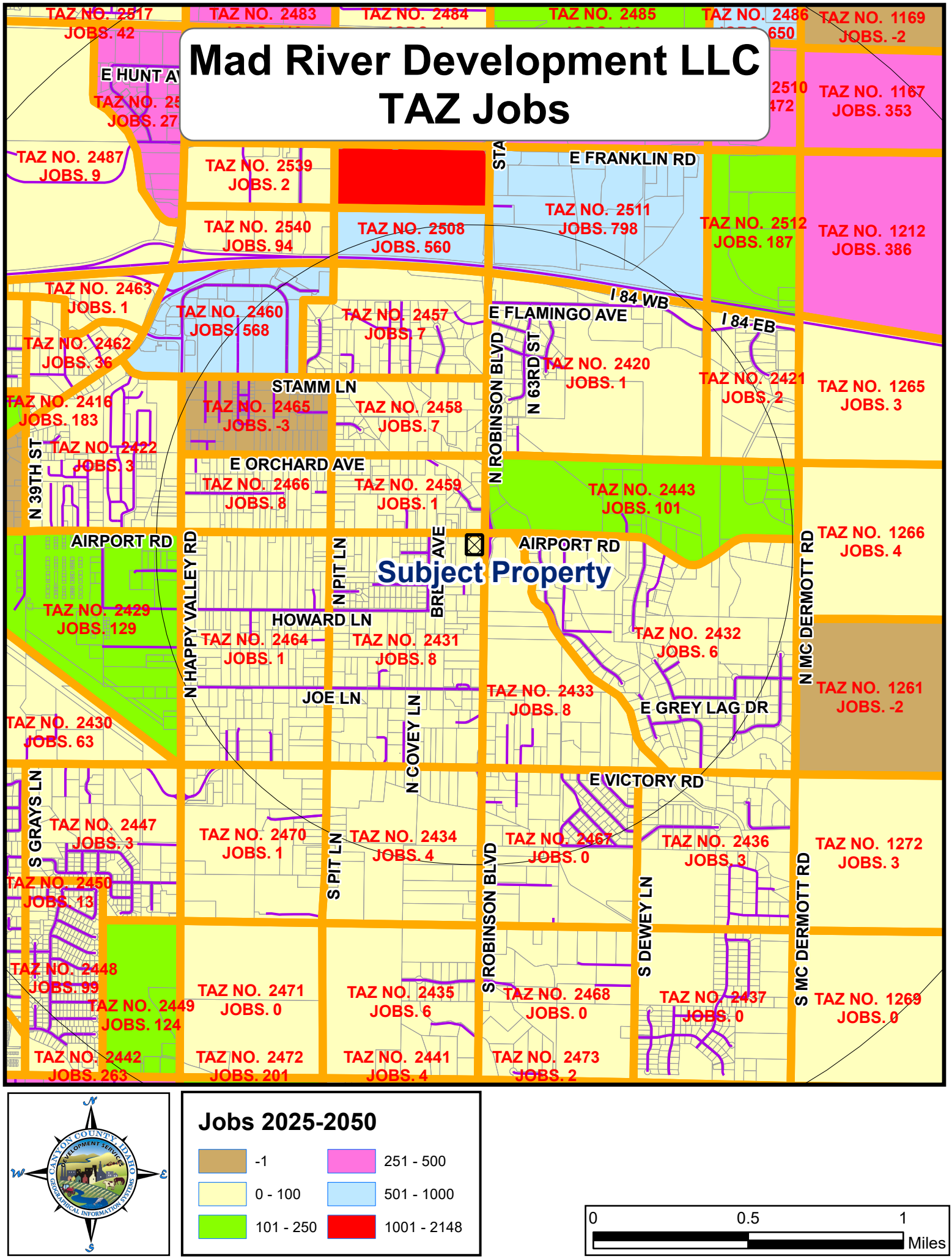
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5.0000001 - 10.00

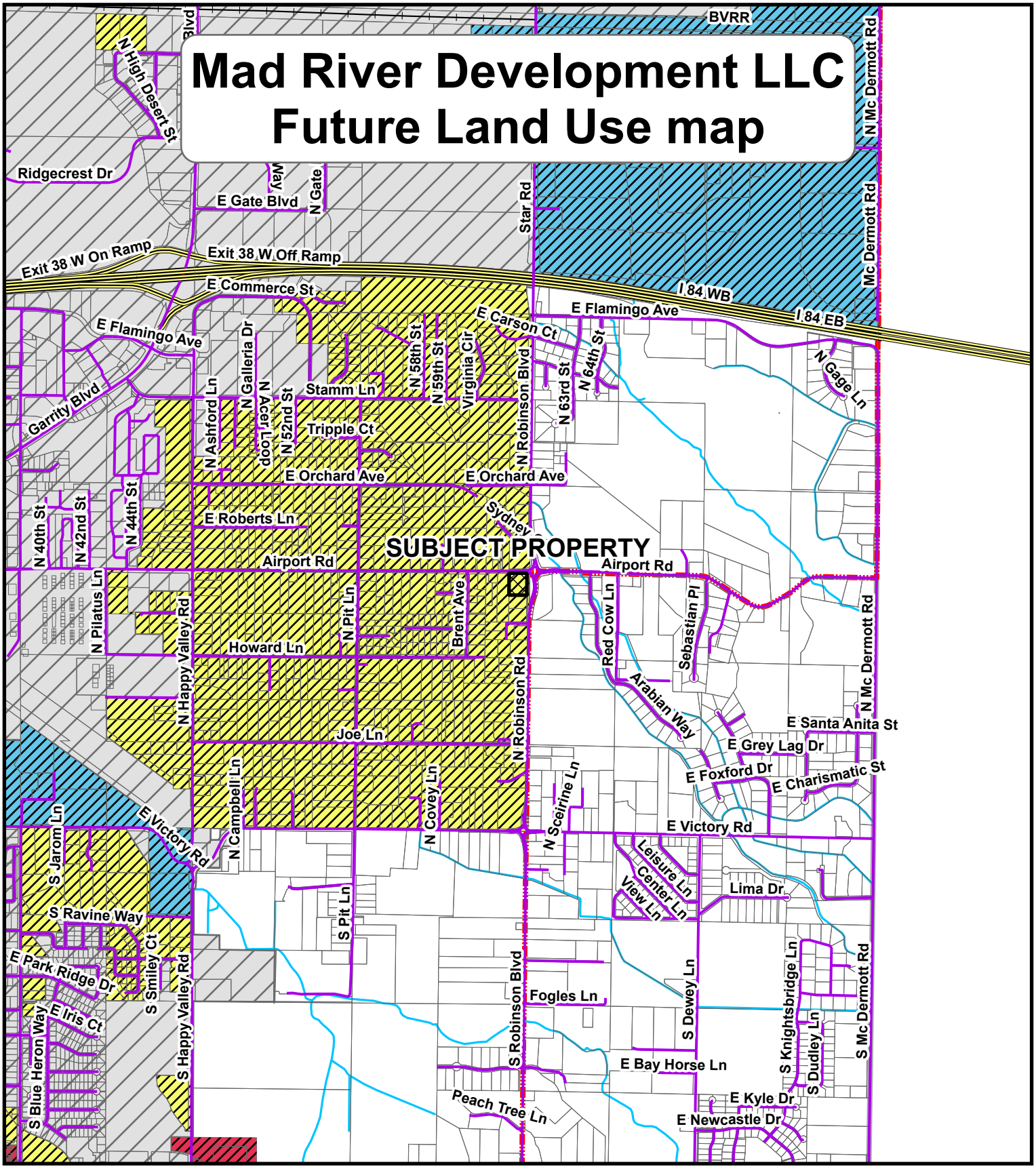
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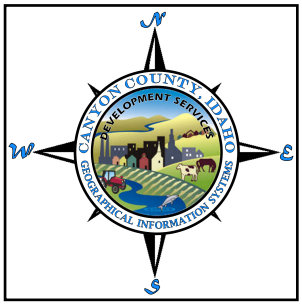
0 0.5 1 Miles


Mad River Development LLC
TAZ Household
Subject Property
TAZ NO. 2517 HOUSEHOLD. 0
TAZ NO. 2483
TAZ NO. 2484
TAZ NO. 2485
TAZ NO. 2486
TAZ NO. 1169 HOUSEHOLD. 60
E HUNT AV
TAZ NO. 254 HOUSEHOLD
TAZ NO. 1167 HOUSEHOLD. 0
TAZ NO. 2487 HOUSEHOLD. 1
TAZ NO. 2539 HOUSEHOLD. 0
TAZ NO. 2507 HOUSEHOLD. 0
E FRANKLIN RD
TAZ NO. 2540 HOUSEHOLD. 0
TAZ NO. 2508 HOUSEHOLD. 0
TAZ NO. 2512 HOUSEHOLD. 0
TAZ NO. 2463 HOUSEHOLD. 0
TAZ NO. 2460 HOUSEHOLD. 75
TAZ NO. 2457 HOUSEHOLD. 76
I 84 WB
E FLAMINGO AVE
I 84 EB
TAZ NO. 2462 HOUSEHOLD. 0
N ROBINSON BLVD
TAZ NO. 2420 HOUSEHOLD. 10
TAZ NO. 2421 HOUSEHOLD. 4
TAZ NO. 1265 HOUSEHOLD. 50
STAMM LN
TAZ NO. 2416 HOUSEHOLD. 1
TAZ NO. 2465 HOUSEHOLD. 0
TAZ NO. 2458 HOUSEHOLD. 40
TAZ NO. 2422 HOUSEHOLD. 163
E ORCHARD AVE
TAZ NO. 2466 HOUSEHOLD. 45
TAZ NO. 2459 HOUSEHOLD. 40
TAZ NO. 2443 HOUSEHOLD. 0
MUNICIPAL DR
N PILATUS LN
AIRPORT RD
AIRPORT RD
TAZ NO. 1266 HOUSEHOLD. 100
OAK ST
BRE AVE
HOWARD LN
TAZ NO. 2464 HOUSEHOLD. 0
TAZ NO. 2431 HOUSEHOLD. 17
TAZ NO. 2432 HOUSEHOLD. 1
JOE LN
N PIT LN
N COVEY LN
TAZ NO. 2433 HOUSEHOLD. 0
E GREY LAG DR
TAZ NO. 1261 HOUSEHOLD. 3
E VICTORY RD
E VICTORY RD
TAZ NO. 2447 HOUSEHOLD. 175
TAZ NO. 2470 HOUSEHOLD. 0
TAZ NO. 2434 HOUSEHOLD. 1
TAZ NO. 2467 HOUSEHOLD. 2
TAZ NO. 2436 HOUSEHOLD. 22
TAZ NO. 1272 HOUSEHOLD. 2
TAZ NO. 2450 HOUSEHOLD. 25
E ALFREDO LN
S PIT LN
FOGLES LN
S DEWEY LN
TAZ NO. 2448 HOUSEHOLD. 5
TAZ NO. 2449 HOUSEHOLD. 0
TAZ NO. 2471 HOUSEHOLD. 249
TAZ NO. 2435 HOUSEHOLD. 0
TAZ NO. 2468 HOUSEHOLD. 0
TAZ NO. 2437 HOUSEHOLD. 3
TAZ NO. 1269 HOUSEHOLD. 0
TAZ NO. 2442 HOUSEHOLD. 333
TAZ NO. 2472 HOUSEHOLD. 562
TAZ NO. 2441 HOUSEHOLD. 533
TAZ NO. 2473 HOUSEHOLD. 1
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles


Mad River Development LLC
TAZ Jobs
TAZ NO. 2517
JOBS. 42
TAZ NO. 2483
TAZ NO. 2484
TAZ NO. 2485
TAZ NO. 2486
650
TAZ NO. 1169
JOBS. -2
E HUNT AV
TAZ NO. 25
JOBS. 27
2510
472
TAZ NO. 1167
JOBS. 353
TAZ NO. 2487
JOBS. 9
TAZ NO. 2539
JOBS. 2
E FRANKLIN RD
TAZ NO. 2511
JOBS. 798
TAZ NO. 2512
JOBS. 187
TAZ NO. 1212
JOBS. 386
TAZ NO. 2540
JOBS. 94
TAZ NO. 2508
JOBS. 560
TAZ NO. 2463
JOBS. 1
TAZ NO. 2460
JOBS. 568
TAZ NO. 2457
JOBS. 7
I 84 WB
E FLAMINGO AVE
I 84 EB
TAZ NO. 2462
JOBS. 36
N ROBINSON BLVD
N 63RD ST
TAZ NO. 2420
JOBS. 1
TAZ NO. 2421
JOBS. 2
TAZ NO. 1265
JOBS. 3
STAMM LN
TAZ NO. 2416
JOBS. 183
TAZ NO. 2465
JOBS. -3
TAZ NO. 2458
JOBS. 7
N 39TH ST
TAZ NO. 2422
JOBS. 3
E ORCHARD AVE
TAZ NO. 2466
JOBS. 8
TAZ NO. 2459
JOBS. 1
TAZ NO. 2443
JOBS. 101
AIRPORT RD
N HAPPY VALLEY RD
N PIT LN
BRL AVE
AIRPORT RD
Subject Property
TAZ NO. 1266
JOBS. 4
TAZ NO. 2429
JOBS. 129
HOWARD LN
TAZ NO. 2464
JOBS. 1
TAZ NO. 2431
JOBS. 8
TAZ NO. 2432
JOBS. 6
N MC DERMOTT RD
TAZ NO. 1261
JOBS. -2
JOE LN
TAZ NO. 2433
JOBS. 8
E GREY LAG DR
TAZ NO. 2430
JOBS. 63
N COVEY LN
E VICTORY RD
S GRAYS LN
TAZ NO. 2447
JOBS. 3
TAZ NO. 2470
JOBS. 1
TAZ NO. 2434
JOBS. 4
TAZ NO. 2467
JOBS. 0
TAZ NO. 2436
JOBS. 3
TAZ NO. 1272
JOBS. 3
TAZ NO. 2450
JOBS. 13
S PIT LN
S ROBINSON BLVD
S DEWEY LN
S MC DERMOTT RD
TAZ NO. 2448
JOBS. 99
TAZ NO. 2471
JOBS. 0
TAZ NO. 2435
JOBS. 6
TAZ NO. 2468
JOBS. 0
TAZ NO. 2437
JOBS. 0
TAZ NO. 1269
JOBS. 0
TAZ NO. 2449
JOBS. 124
TAZ NO. 2442
JOBS. 263
TAZ NO. 2472
JOBS. 201
TAZ NO. 2441
JOBS. 4
TAZ NO. 2473
JOBS. 2
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

Mad River Development LLC
Future Land Use map



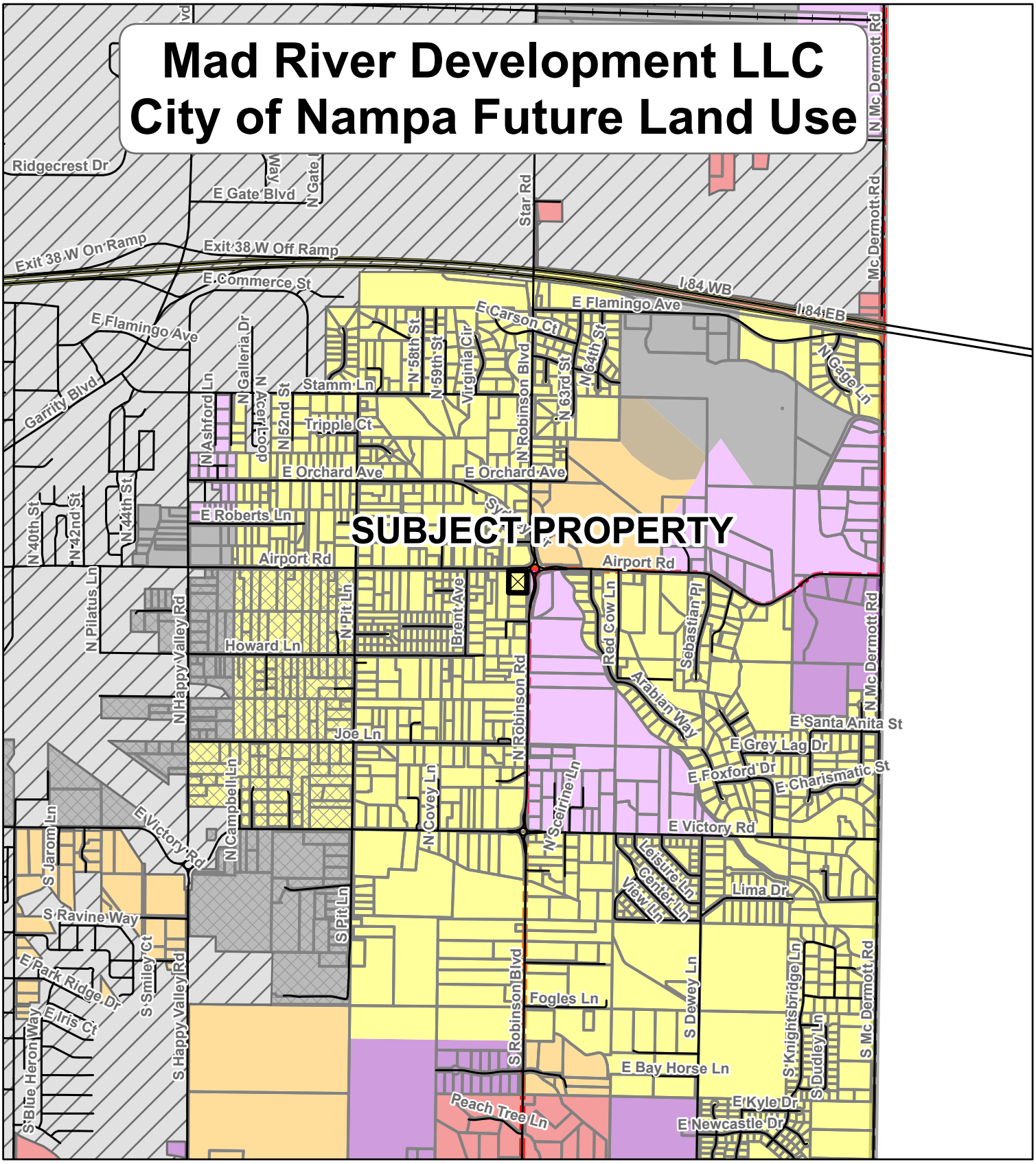


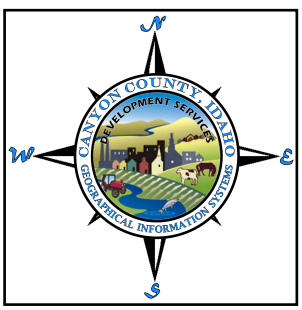
Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Mad River Development LLC
City of Nampa Future Land Use



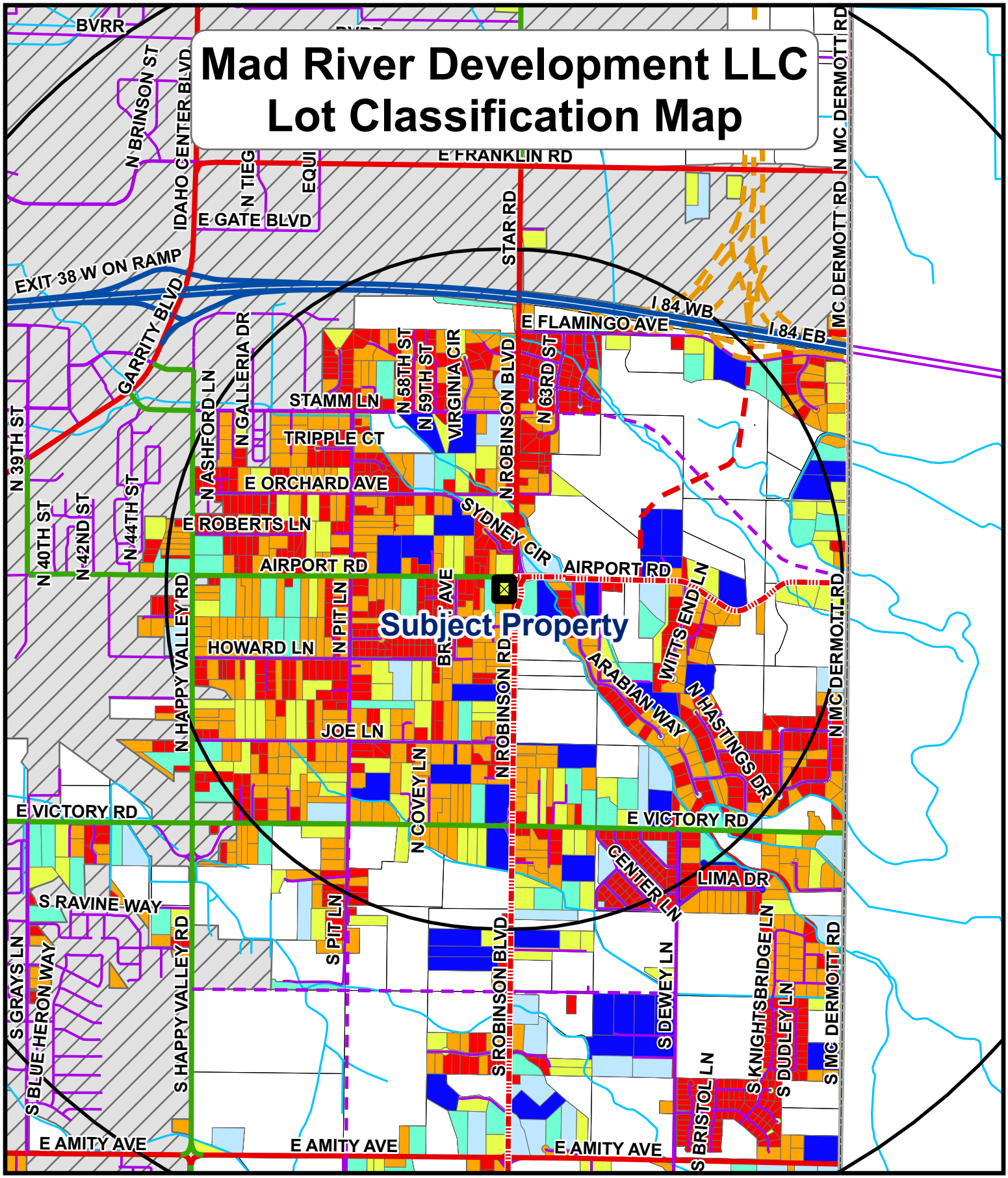


NampaCompPlan

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

0 0.25 0.5 Miles

Mad River Development LLC
Lot Classification Map



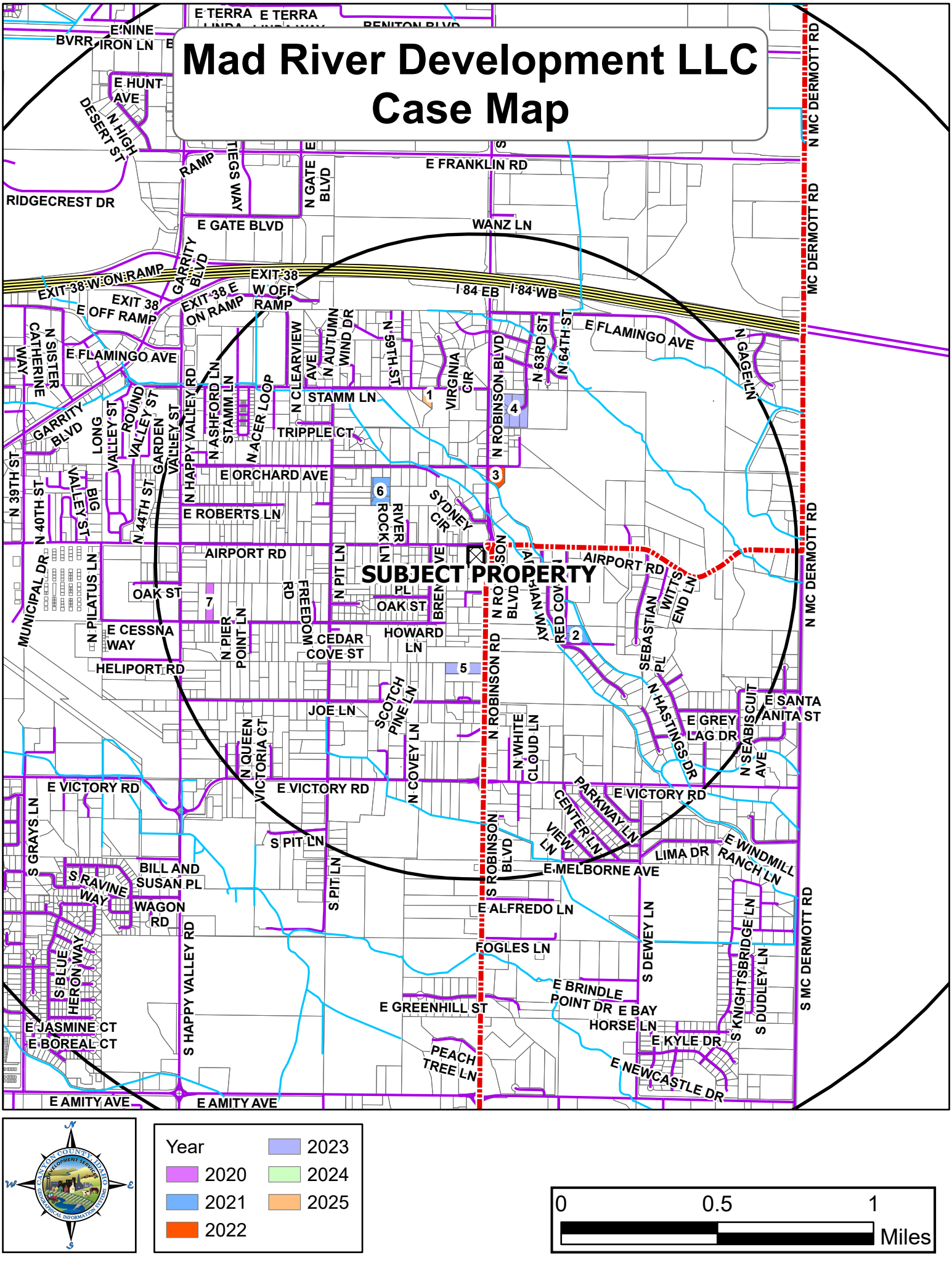
Lot Size

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

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

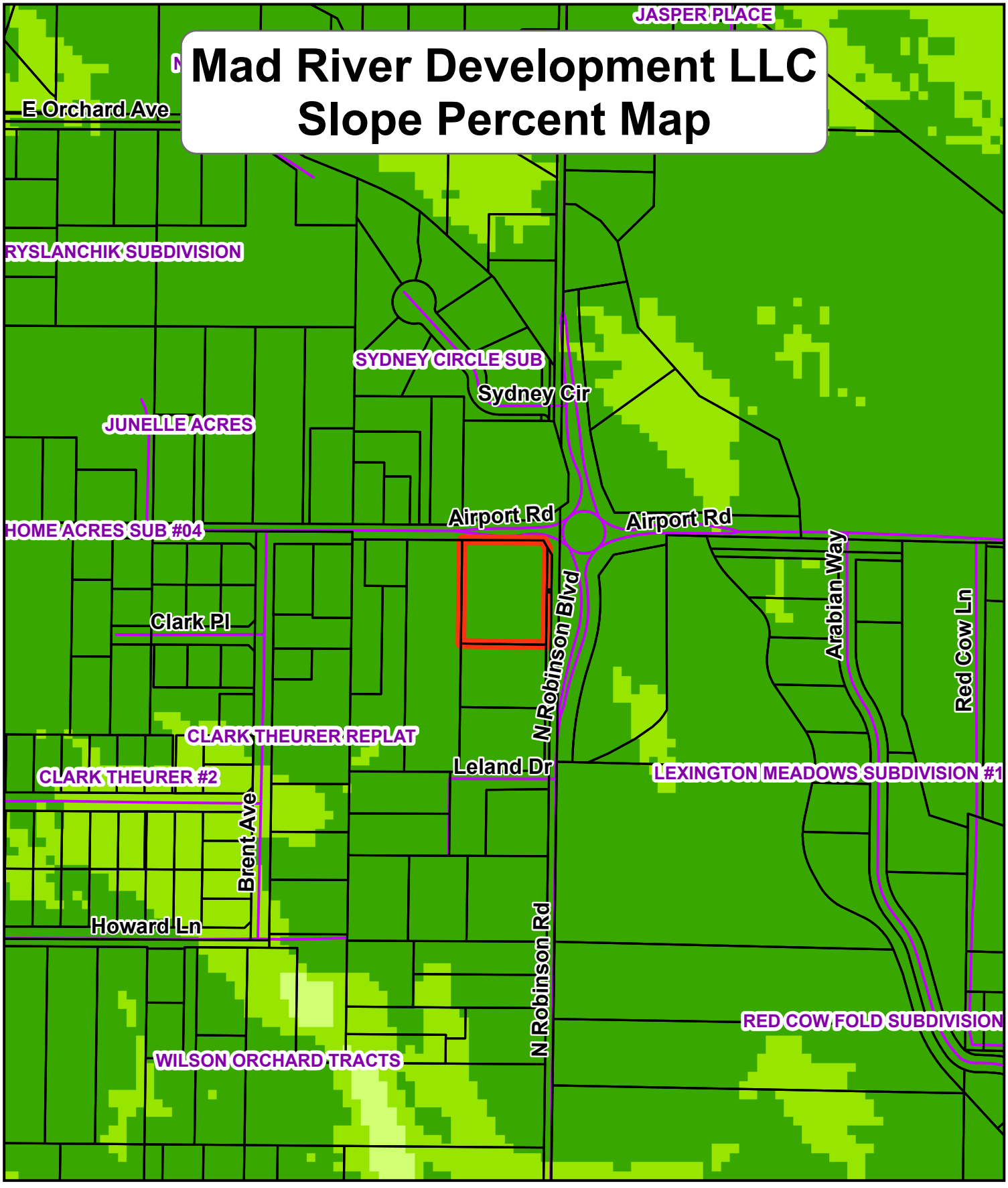
0 0.25 0.5 Miles

Mad River Development LLC
Case Map



CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CR2023-0005	Rezon RR to C1	Bowery	DENIED
2	RZ2020-0018	Rezone AG to RR	Bruji Hans & Connie	APPROVED
3	RZ2022-0008	Rezone AG to CR-R1	Carlton	APPROVED
4	SD2018-0013	DTH Plat Preliminary	DTH Subdivision	APPROVED
5	CR2022-0013	Rezone RR to CR-R1	Guzman	APPROVED
6	SD2019-0030	Short Plat- 3 lots	Ryslanchik Sub	APPROVED
7	PH2016-51-APL	Temp Public Quasi Religious related events	Wat Idahoophoxaiyaraam Inc.	APPROVED


Mad River Development LLC
Slope Percent Map
JASPER PLACE
E Orchard Ave
RYSLANCHIK SUBDIVISION
SYDNEY CIRCLE SUB
Sydney Cir
JUNELLE ACRES
HOME ACRES SUB #04
Airport Rd
Airport Rd
Clark Pl
N Robinson Blvd
Arabian Way
Red Cow Ln
CLARK THEURER REPLAT
CLARK THEURER #2
Leland Dr
LEXINGTON MEADOWS SUBDIVISION #1
Brent Ave
Howard Ln
N Robinson Rd
RED COW FOLD SUBDIVISION
WILSON ORCHARD TRACTS
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet

NAMPA HIGHWAY DISTRICT NO. 1

April 23, 2025

To: Emily Bunn
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re; CR2024-0001 Mad River Development, LLC Conditional Rezone

I have reviewed the request from Mad River Development, LLC for a Conditional Rezone from Rural Residential to Neighborhood Commercial to allow for staging and storage purposes, small office space, contractor shop, and caretaker Unit on Parcel #R27927, R27927011, and R27927012, 6213 Airport Rd, Nampa with a date of Transmittal of 4/23/25 received on 4/23/25.

Comments are based upon information provided to the Highway District by Canyon County Development Services:

1. The Subject property is adjacent to Airport Rd and Robinson Rd.
2. NHD#1 Functional Classification of Airport Rd is Principal Arterial. The Functional Classification of Robinson Rd is Minor Arterial.
3. Commercial Accesses are required to have a paved apron installed per ACCHD Standard Drawing #ACCHD-106. There is an existing paved apron onto Robinson Rd that meets these standards. There are curb cut approaches onto Airport Rd that no other action is required. No other points of access are permitted per ACCHD Standards.

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

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

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

NAMPA HIGHWAY DISTRICT NO. 1

4507 12th Avenue Road, Nampa, ID 83686

Phone (208) 467-6576 Fax (208) 467-9916

Emily Bunn

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Wednesday, February 11, 2026 11:38 AM
To: Emily Bunn
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

Hi Emily,

We have Robinson Rd, from Airport Rd to E. Victory Rd, widening to 5 lanes in 2028 tentatively. It is currently on our "Nampa Highway District #1 Fiscal Year 2026-2030 Five Year Work Plan". That would have little to no effect to Airport Rd. it will have impacts to Robinson Rd.

Hope that answers your questions.

Thank you,

Eddy

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

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, February 11, 2026 8:46 AM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

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

Hello,

The applicant for this case has been telling me that Robinson Blvd is to expand to 5-lanes. Is this part of the NHD#1's future plans? If so, do you have a timeframe this is looking to happen?

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: Emily Bunn
Sent: Tuesday, February 10, 2026 4:08 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

Thank you for the clarification, I will make sure to include that in the staff report.

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

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From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, February 10, 2026 3:05 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

Hey Emily,

I'm going to recant on that last comment. We will want a paved apron of some sort on the curb cut access. Sorry about that. I just spoke with our engineer, and we agreed it would be a good idea to require that for this application.

Thank you,

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

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, February 10, 2026 2:59 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

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

Yes, thank you!

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)
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8am – 5pm
Wednesday
1pm – 5pm

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From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, February 10, 2026 2:55 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

Hi Emily,

Yes, that is what that means. We require paved aprons to protect the shoulder of the road and edge of asphalt. Since there is no shoulder but concrete curb, our road is protected. Hopefully that answers your questions.

Thank you,

Eddy

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

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, February 10, 2026 2:30 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

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

Eddy,

Quick question, on your attached letter is says "There are cub cut approaches onto Airport Rd that no other action is required." Does this mean that these approaches off of Airport are find and meet ACCHD standards?

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

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8am – 5pm
Wednesday
1pm – 5pm

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From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, February 10, 2026 11:49 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

Good Morning Emily,

For Commercial business such as a fueling station/convenience store will require a Traffic Impact Study be done to evaluate the impacts to intersections in the area. It may also require additional ROW dedication along Airport Rd and Robinson Rd.

Please add this requirement to our comments.

Thank you,

Eddy

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

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, February 10, 2026 11:41 AM
To: critchfieldd@cityofnampa.us; effingere@nampafire.org; Eddy Thiel <eddy@nampahighway1.com>; nmid@nmid.org; EOlvera@nmid.org; Mitch.Kiester@phd3.idaho.gov; Anthony.Lee@swdh.id.gov; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; BRO.Admin@deq.idaho.gov; Kathy Husted <kathy.husted@canyoncounty.id.gov>; kmassie@ccparamedics.com; Michael Stowell <mstowell@ccparamedics.com>
Subject: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

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

Hello,

I have previously received comments from each of your agencies for Case No. CR2024-0001.

The applicant has recently changed their application from conditionally rezoning three (3) parcels from the Rural Residential (R-R) zone to the Neighborhood Commercial (C-1) (Parcels R27927, R27927011, and R27927012) to just one (1) parcel (only Parcel R27927).

The applicant is also requesting only the following uses be allowed on site: staging area, contractor shop, caretaker residence, landscaping business, indoor recreation, and a vehicle fueling station with convenience store (the last use was not previously requested in their initial application). The applicant has stated they would like to limit the hours of operation on site to 7am – 9pm.

Attached is the updated application (the updated correspondence and site plan from the applicant are found on pages 14-18). Here is also the updated legal for the case: Case No. CR2024-0001: The applicant, Mad River Development LLC, is requesting a conditional rezone of approximately 2.13 acres from the "RR" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone-Neighborhood Commercial) zone. The subject property is located at 6213 Airport Rd, Nampa, ID 83687, also referenced as Parcel R27927, a portion of the Southeast quarter of the Northeast quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

If you have any updated comments, please let me know within 2 weeks of today (February 24, 2026).

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

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Wednesday
1pm – 5pm

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From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:42 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; '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 <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@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 for CR2024-0001 / Mad River Development LLC

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 23, 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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Emily Bunn

From: Kathy Husted
Sent: Thursday, April 24, 2025 11:40 AM
To: Emily Bunn
Subject: FW: Agency Notice for CR2024-0001 / Mad River Development LLC
Attachments: Notice of Unsafe Structure 6213 Airport Rd.docx; NOV FINAL #2 biz - cease and desist.docx

Hi, Emily ---
Knowing how efficient you are… you are probably aware that there are two open code enforcement cases concerning 6213 Airport Rd (Parcel No. R27927):

CDEF2025-0042 building ordinance violation - a copy of the Notice of Unsafe Structure is attached
CDEF2023-0207 zoning ordinance violation – a copy of the Final Notice of Violation is attached

Thank you ☺

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:42 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; '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 <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@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 for CR2024-0001 / Mad River Development LLC

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 23, 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
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8am – 5pm
Wednesday
1pm – 5pm
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Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, April 25, 2025 7:53 AM
To: Emily Bunn
Subject: [External] RE: Agency Notice for CR2024-0001 / Mad River Development LLC
Attachments: Pre.Development.Notes.Signed.12.27.2023.pdf

Hi Emily,

1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study may be required if the total wastewater flow meets or exceeds 600 gallons per day. The applicant must submit a letter of intended use outlining the estimated total wastewater flow, among other criteria.**
2.) Will adequate sanitary systems be provided to accommodate the use? **A site evaluation has not been conducted on-site, and septic systems have not been proposed for the requested use.**
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? **The applicant must meet all SWDH requirements.**

See the attached pre-development notes from 12/27/2023.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:42 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com'

<Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; '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>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@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 for CR2024-0001 / Mad River Development LLC

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Please see the attached agency notice. You are invited to provide written testimony or comments by **May 23, 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

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Pre-Development Meeting

Name of Development: Mad River Development
Applicant: Elyse Fisher
P.E./P.G.:
All others in Attendance:

EHS#035 Date 12/27/2023

Number of Lots or Flow: 3 Acreage of Proposed Development: 5.00
Location of Development: 6213 Airport Ln
Nampa, ID 83686

Project in Area of Concern: See notes below Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: See notes below

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

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

Additional Comments: Applicant discussed with SWDH the proposal of a 3 lot land split to be rezoned to commercial. Future land use of the lots may consist of residental or commericial apartments on 2 of the lots. One of the lots has an existing house and septic system. Applicant will need to apply for a site evaluation or septic permit for SWDH to conduct a soil feasiblity test on site to verify that all vertical and horizontal setback requirements from features of concern to septic tank and drainfield. The property is in a designated Nitrate Priority area and a N-P Study may need to be conducted based on wastewater flows generating more than 600 gallons per day for commerical facilities. SWDH may have concerns with adequate area for primary and replacement drainfield(s) if lots are split into less than 1.00 acre in size. Water and sewer services are not available for these proposed lots. At this time, SWDH has no concerns with the rezoing 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.

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, February 10, 2026 12:37 PM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC
Attachments: Pre.Development.Notes.Signed.12.27.2023.pdf

Hi Emily,

See the attached pre-development notes for this project. With the addition of a convenience store, however, I would like to discuss those specifics with the applicant.

Please let me know if you have any questions.

Thank you,

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: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, February 10, 2026 11:41 AM
To: critchfieldd@cityofnampa.us; effingere@nampafire.org; eddy@nampahighway1.com; nmid@nmid.org; EOlvera@nmid.org; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; D3Development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; BRO.Admin@deq.idaho.gov; Kathy Husted <kathy.husted@canyoncounty.id.gov>; kmassie@ccparamedics.com; Michael Stowell <mstowell@ccparamedics.com>
Subject: UPDATED Agency Notice for CR2024-0001 / Mad River Development LLC

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Hello,

I have previously received comments from each of your agencies for Case No. CR2024-0001.

The applicant has recently changed their application from conditionally rezoning three (3) parcels from the Rural Residential (R-R) zone to the Neighborhood Commercial (C-1) (Parcels R27927, R27927011, and R27927012) to just one (1) parcel (only Parcel R27927).

The applicant is also requesting only the following uses be allowed on site: staging area, contractor shop, caretaker residence, landscaping business, indoor recreation, and a vehicle fueling station with convenience store (the last use was not previously requested in their initial application). The applicant has stated they would like to limit the hours of operation on site to 7am – 9pm.

Attached is the updated application (the updated correspondence and site plan from the applicant are found on pages 14-18). Here is also the updated legal for the case: Case No. CR2024-0001: The applicant, Mad River Development LLC, is requesting a conditional rezone of approximately 2.13 acres from the "RR" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone-Neighborhood Commercial) zone. The subject property is located at 6213 Airport Rd, Nampa, ID 83687, also referenced as Parcel R27927, a portion of the Southeast quarter of the Northeast quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

If you have any updated comments, please let me know within 2 weeks of today (February 24, 2026).

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

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<Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@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 for CR2024-0001 / Mad River Development LLC

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

Thank you,

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

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

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Emily Bunn

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Monday, April 28, 2025 4:08 PM
To: Emily Bunn
Subject: [External] RE: Legal Notice for CR2024-0001 / Mad River Development LLC

Emily – The City of Nampa has the following comments regarding Case # CR2024-0001. Thanks – Doug

The proposal encompasses the use of three adjacent properties (R2792700000 (6213 Airport Rd.), R2792701100 (0 Airport Rd.), and R2792701200 (0 Airport Rd.). These properties are in the Nampa Area of Impact in Canyon County and are under Canyon County jurisdiction. They are currently designated Low Density Residential on the Nampa Comprehensive Plan Future Land Use Map. Adjacent land use designations are Medium Density Residential and Community Mixed Use. The Future Land Use Map has a provision that allows designations to apply to or "stretch over" adjacent parcels. In this case, the Community Mixed Use land use designation could be stretched over the three parcels to accommodate this business.

The City of Nampa has a policy that properties seeking development shall go through a pre-annexation process to receive a letter of support from the City of Nampa to Canyon County:

10-2-4-I: Pre-Annexation Process, Application; Filing Fee:
"Properties seeking to develop within the Area of City Impact, that are not contiguous to city limits, shall obtain a pre-annexation approval from the City in order to receive a letter of support for the project."

The rezone and change in land use triggers this policy.

Nampa requests that the applicant go through a pre-annexation process with the City of Nampa prior to continuing the entitlement process with Canyon County, otherwise the City requests denial of this application.

Sincerely - Doug

Doug Critchfield, Principal Planner, ASLA
O: 208.468.5442, F: 208.468.5439
500 12th Ave. S., Nampa, ID 83651
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NAMPAReady

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:46 AM
To: 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>
Subject: Legal Notice for CR2024-0001 / Mad River Development LLC

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You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of **Nampa** and Canyon County, that the Development Services Department has accepted the following application: **CASE #CR2024-0001 / Mad River Development LLC.** Attached for your review is a copy of the letter of intent and a site plan.

You are invited to provide written testimony by **May 23, 2025**, although at this point, no hearing date has been set. 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.

If you would like additional information please contact the 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
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Emily Bunn

From: Caitlin Ross
Sent: Tuesday, April 29, 2025 9:15 AM
To: Emily Bunn
Subject: FW: [External] RE: Agency Notice for CR2024-0001 / Mad River Development LLC

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, April 29, 2025 9:09 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice for CR2024-0001 / Mad River Development LLC

Hello,

After careful review of the transmittal submitted to ITD on April 23, 2025 regarding, Mad River Development LLC, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you
Mila Kinakh
D3 Planning and Development
Administrative Assistant



From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:42 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; '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>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@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>
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Please see the attached agency notice. You are invited to provide written testimony or comments by **May 23, 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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1445 N Orchard St
Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

April 28, 2025

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

Subject: Agency Notice for CR2024-0001 / Mad River Development LLC

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.

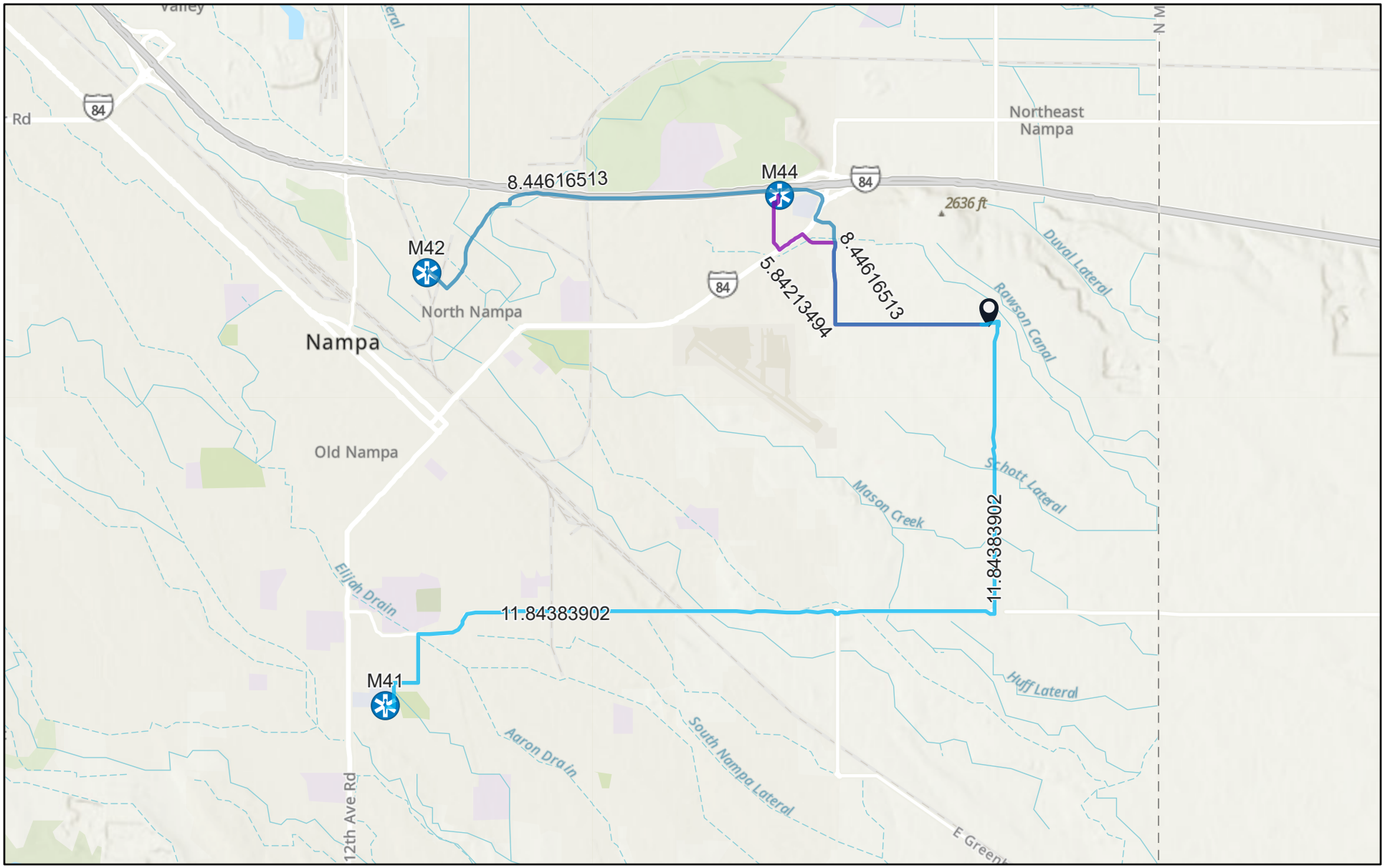
We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

R27927 Response Times



12/25/2025

Route 1 - 1 - 1

Route 1 - 1 - 1

Route 1 - 1 - 1

M41 station

M42 station

M44 station

R27927 Response Times

World_Hillshade

1:73,885

0 0.45 0.9 1.8 mi

0 0.75 1.5 3 km

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

Emily Bunn

From: Elijah Effinger <effingere@nampafire.org>
Sent: Tuesday, December 30, 2025 11:18 AM
To: Emily Bunn
Subject: [External] Re: Case No. CR2024-0001

Emily,

The Nampa Fire Protection District does not oppose the proposed request of rezone of approximately 4.74 acres from "RR" rural Residential to "CR-C-1" Conditional Rezone Neighborhood Commercial. We have the following comments & conditions to add:

Water Supply Comments:

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

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

Fire Access Comments:

Structures greater than 30 feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26 feet in width and located at least 15 feet but no more than 30 feet from the building. (IFC D105)

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the overall maximum diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (D105.1)

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

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

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

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

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

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

General Conditions

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

Thank you,

Elijah Effinger
Deputy Fire Marshal
C: 208-919-1313
effingere@nampafire.org

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Wednesday, December 24, 2025 1:43 PM
To: Elijah Effinger <effingere@nampafire.org>
Subject: Case No. CR2024-0001

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Hi Elijah,

I wanted to check in and see if the fire district has any comments on this conditional rezone case? The application is requesting to rezone the property to neighborhood commercial.

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

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