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

PLANNING DIVISION STAFF REPORT

CASE NUMBER: **CU2025-0008**

APPLICANT/PROPERTY OWNER: **Vasyl Mytroga**

APPLICATION: **Conditional Use Permit: Staging Area**

LOCATION: **14885 Midway Road, Nampa Idaho, 83651, also referenced as Parcel R32983207A, approximately 1.44 acres zoned "A" Agricultural.**

ANALYST: **Arbay Mberwa**

STAFF RECOMMENDATION: **Approval**

REQUEST:
The applicant, Vasyl Mytroga, is requesting a conditional use permit for a staging area for four (4) vehicles in an "A" (Agricultural) zone. The subject property is located at 14885 Midway Road, Nampa, Idaho, 83651, also referenced as Parcel R32983207A, a portion of the NE quarter of Section 24, T3N, R3W, BM, Canyon County, Idaho.

PARCEL INFORMATION REPORT: *See **Exhibit C1** 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 §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and CCCO §09-11-25 (Area of City Impact Agreement).

BACKGROUND:
According to PI2019-0347, parcel R32983207 was platted in Stephens Orchard Tracts Subdivision in 1911. The original parcel was divided to create parcel R32983207 and R32983207A (inst#9002968). A minor replat was approved to adjust the property lines between parcels R32983207 and R32983207A in 2016, resulting in the current configuration of the subject parcel (**Exhibit C2**). The applicant received a code enforcement violation for operating a staging area without a conditional use permit on January 15, 2025 (**Exhibit C3**). The applicant submitted a conditional use permit application on April 7, 2025 to remedy the land use violation (**Exhibit B**). The applicant received a code enforcement violation on March 5, 2025 for unpermitted structure(s) on the property (**Exhibit C7**). The applicant submitted a building permit application to remedy the building violation on July 14, 2025; both cases remain open as the accessory structure has yet to be relocated and the applicant pursues the conditional use permit (**Exhibit C6**). The subject property is zoned "A" (Agricultural) with a future land use designation of Agricultural (**Exhibit C1**).

HEARING CRITERIA:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:
County Ordinance and Staff Review

Criteria Met?	Code Section	Analysis
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Staff Analysis	The proposed use of a staging area is permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinance (CCCO) §07-10-27. The proposed use consists of a staging area for four (4) parking spaces on parcel R32983207A. A staging area is defined as a "an area where equipment and/or materials are stored for use conducted entirely off site" per §07-02-03. *See project description analysis contained in Code Section 2 detailing the nature of the request.*	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The nature of the request consists of a staging area on parcel R32983207A for four (4) parking spaces which include two (2) semi-trucks without trailers and two (2) sprinter vans on site without a loading area (**Exhibit B**). • The proposed use includes parking for the property owner's semi-trucks and his church's sprinter vans. The semi-trucks are used for long trips where they may not return to the property for two to three (2-3) months at a time according to the applicant (**Exhibit B7**). • The applicant does not operate as a business, therefore has no established hours of operation however, the applicant states that the trucks will not have daily activity and will come on and off site during the day. See proposed condition of approval No. 4 to limit operations between 7 a.m. to 7 p.m. to mitigate concerns that may arise. The trucks are parked on the property while the applicant is not working. *See Table 2 for staging area criteria detailing the use standards of CCCO §07-14-03.* • During the site visit, Staff observed four (4) semi-trucks and two (2) sprinter vans parked on the property (**Exhibit D**). Currently one (1) of the four (4) semi-trucks is ready to be utilized, however all trucks are currently off duty, parked on the property. Two (2) out of the four (4) semi-trucks will be removed from the property according to the applicant (**Exhibit B7**). • The proposed staging area is enclosed with a six (6) foot tall sight obscuring fence.	
Criteria Met? **Yes**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is consistent with the 2030 Comprehensive Plan. Parcel R32983207A is currently zoned "A" (Agricultural). The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the subject parcel as "A" (Agricultural) and was located in Nampa's area of impact at the time of application submittal (**Exhibit C1**). The City of Nampa's future land use designates the parcel as Medium-Density Residential. *See Table 3 detailing the area of city impact analysis.* The proposed use is consistent with the 2030 comprehensive plan, including but not limited to the following actions, goals, and policies. <u>Chapter 1: Property Rights</u> **G1.01.00** Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. "The right of control: Is the right to use the property legally (2030 Comprehensive Plan, pg. 10)." The applicant submitted a conditional use permit on April 7, 2025, to establish a staging area on the property legally.	

Chapter 4: 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.

G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.

P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.

P4.04.02 Align planning efforts in areas of city impact.

At the time of application submittal, the subject property was in Nampa's area of impact, but the parcel has since been removed from the area of impact as of December 31, 2025 (**Exhibit C4**). "Area of City Impact boundaries exist around cities in the County where city limits may grow and annex (2030 Comprehensive Plan, pg. 25)." The parcel is less than 1,000 feet away from Nampa city limits. "The Comprehensive Plan Future Land Use Map establishes the long-term vision of how and where Canyon County will grow over the next ten years (2030 Comprehensive Plan, pg. 25)." The City of Nampa designates the area as Medium-Density Residential in their comprehensive plan. *See Table 3 for analysis detailing the Area of City Impact.*

Overall, the proposed use generally aligns with the 2030 Comprehensive Plan as the land use is permitted in the "A" (Agricultural) zone with a conditional use permit. The use balances the applicant's and neighbors' property rights with the proposed conditions of approval and lastly compatibility with the City of Nampa, as the applicant shall cease operations when the subject property becomes contiguous with Nampa city limits. Concerns may be mitigated through the proposed conditions of approval.

Criteria Met?		
Yes	**4**	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

Analysis

The proposed use is not anticipated to be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area, with the proposed conditions of approval mitigating concerns that may arise.

Adjacent Existing Conditions within a 1,000 foot radius of the subject property:

Direction	Existing Use	Primary Zone	Other Zone
N	Residential	"A"	Agricultural and Residential within Nampa city limits
E	Residential	"A"	-
S	Residential	"A"	-
W	Residential	"A"	-

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

Surrounding Land Use Cases within a one (1) mile radius of the subject property: In the vicinity there is an active conditional rezone of parcel R31482 from "A" (Agricultural) to "M-1" (Light Industrial) zoning in process. Past land use cases in the vicinity include but are not limited to a denied conditional use permit for a wireless telecommunication facility due to the impact it may have on adjacent properties. A denied rezone from "A" (Agricultural) to "R-1" (Single Family Residential) due to the R-1 zoning not being more appropriate than the "A" zone at the time because of the lack of city services in the vicinity and located outside of the area of impact. Due to the denial of the rezone the subdivision plat was also denied as the "A" zone supports a 40-acre minimum lot size. (CU2023-0050, RZ2020-0023 and SD2020-0042). *See **Exhibit C5.7**.* Based on previous cases in the vicinity the area is in agricultural operations and trending towards residential uses.

	Character of the Area: The surrounding area is zoned Agricultural; the primary use is residential. The subject parcel is located in a residential area. *See **Exhibit D** for site visit photos.* Within a 600 foot radius of the subject parcel, there are five (5) subdivisions (**Exhibit C5.8**). • Stephens Orchard Tracts: 17 lots • The Plantation: 21 lots • Hensen Subdivions: 7 lots • Parkcrest Acres: 37 Lots • Pony Acres Estate: 8 lots *Please note the number of lots within the subdivisions include common lots and road lots. The parcel is less than 1,000 feet from Nampa city limits. The parcel was located in Nampa's area of impact at the time of application submittal. Due to the Board of County Commissioners' decision on Nampa's area of impact in 2025, the parcel is no longer in Nampa's area of impact. *See table 3 for details on the area of impact.* The average lot size in the vicinity is 1.56 acres (**Exhibit C5.8**). The parcel is located off Midway Road, a minor arterial. The character of the area is primarily residential, the use of a staging area is not anticipated to impact or indirectly interfere with the surrounding land uses, due to the minimal intensity of the proposed staging area and proposed conditions of approval. The proposed use is not anticipated to directly nor indirectly exclude or diminish another's use of public and/or private services. The proposed semi-trucks coming on and off the site will utilize their own access (**Exhibit E5**). *See Code Section seven (7) for the traffic impact analysis. See the proposed conditions of approval to mitigate noise, dust, and emission concerns that may arise.* **Potential Impacts:** The staging area may impact the surrounding area due to the increase in noise which can be mitigated through proposed conditions of approval, such as the restriction of back up alarms and the applicant shall abide by the public nuisance ordinance. *See proposed condition of approval No. 4c.* To mitigate lighting concerns fencing has been installed around the staging area in the north, east and west property line (**Exhibit D**). The applicant is proposing four (4) parking spaces, resulting in minimal traffic impacts. *See Code Section eight (8) for analysis regarding traffic.* Residential uses and the proposed use of a staging area are anticipated to have minimal negative interactions. *See the proposed conditions to aid in mitigating these potential impacts.* Six (6) public comments were received in opposition due to noise, viewshed and a change in the character of the area. The adjacent property owners to the north and west are concerned the proposed use will change the character of the area from residential to commercial/industrial due to the noise and the sight of the vehicles impacting the appearance of the community (**Exhibit F1 & F2**). *See proposed condition of approval No. 8 to mitigate the neighbor concern.* Additional concerns include the approval of this case rezoning the property and setting a precedent. The request is for a conditional use permit, if approved the zoning description will remain the same (Agricultural) while permitting a staging area. The request may set a precedent in the area as the primary use is residential. *See **Exhibit F** for all public comments received.* The proposed use is not anticipated to be injurious to the surrounding area with the proposed conditions of approval mitigating potential impacts such as noise and lighting. The applicant proposes a six (6) foot tall sight obscuring fence along the property boundary in compliance with the site plan (**Exhibit B3**). *See proposed condition of approval No. 7.* The staging area has commenced operations.	
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein.	

	Water: The applicant has an individual domestic well. The proposed use is anticipated to have an adequate water system for the proposed use if required. **Sewer:** Southwest District Health was notified of the request on July 29, 2025. According to Southwest District Health on July 29, 2025, stating a subsurface sewage disposal was not proposed. The proposed use does not require a sewer system. The subject property is located in a nitrate priority area however, according to Southwest District Health a nutrient pathogen study is not required (**Exhibit C5.10 & E1**). **Irrigation:** Irrigation is proposed to be provided via surface irrigation (**Exhibit B5**). The subject property has pressurized irrigation. Pioneer Irrigation District was notified of the request on July 29, 2025 and January 29, 2026 and no comments were received by the comment deadline. The proposed use is anticipated to have an adequate irrigation system for the proposed use if required. **Stormwater Drainage Facilities:** The subject property is designed to retain stormwater on site via swales. Additionally, there is landscaping located on the south and southeast boundary of the staging area. (**Exhibit B5 and D**). *See proposed condition of approval No. 11a to address drainage.* **Utility Systems:** The proposed use is anticipated to have adequate utilities to operate the proposed use. The applicant may contact utility companies if additional utilities are required for the use. **Building:** The applicant received a code enforcement violation on March 5, 2025 for an unpermitted structure that does not meet Canyon County setback requirements per 07-10-21(1)A (**Exhibit C7**). The applicant submitted a building permit application to remedy the code enforcement violation on July 14, 2025 (**Exhibit C6**). During the site visit on January 16, 2026, staff found a car port on the property that appears to be 12 feet by 24 feet; there is not a building permit associated with the car port. If approved, the applicant shall obtain a building permit for the car port. *See proposed condition of approval No. 5.* Should the Planning and Zoning Commission wish to approve the conditional use permit, and the applicant complies with the conditions, the code enforcement violations will be resolved.
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property does have legal access to the property. The applicant shall obtain an approach permit with Highway District No. 4 for the proposed access. *See proposed condition of approval No. 6.* The subject parcel takes access off of Midway Road. The property has 331 feet of frontage along Midway Road, a minor arterial roadway (**Exhibit C8**). The existing legal access is located on the southeast corner of the property through a shared driveway. The applicant utilizes an unauthorized approach on the northeast side of the property for the proposed use (**Exhibit D**). The applicant received a notice of right of way encroachment on March 25, 2025, from Highway District No. 4 (HD4) with directions to cease utilizing the approach. Additionally, HD4 requested the applicant to await the County conditional use permitting process for a decision on the case. *See **Exhibit E5.1** for details.* Agency notice was provided to Highway District No. 4 on July 29, 2025 and January 29, 2026. Highway District No. 4 provided comments on August 26, 2025, stating the approach is suitable, however an access permit for the northern approach is required and improvements shall meet standards (**Exhibit E5**). Midway Road has limited direct access to promote safety and mobility. Highway District No. 4 shall apply City of Nampa standards; see **Exhibit E5** for details. Highway District No. 4 does not oppose the proposed use with the recommendations provided in **Exhibit E5**.	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	There will not be undue interference with the existing and/or future traffic patterns.	

	The operation of a staging area has commenced. There will be four (4) vehicles that may access the property. *See **Exhibit D** for the types of vehicles that may be parked on-site. See Table 2 for staging area criteria and details.* The applicant is anticipating minimal daily trips for the off duty semi-trucks parked on site (**Exhibit B7**). Idaho Transportation Department (ITD) was notified of the application on July 29, 2025, and comments were received on August 5, 2025, stating there are no concerns or comments at the time of comment submittal by ITD (**Exhibit E3**). Midway Road is classified as a minor arterial roadway per Canyon County Comprehensive Plan Functional Classification Map (**Exhibit C8**). Highway District No. 4 states the proposed use is not anticipated to generate additional traffic impacts as the proposed use is consistent with residential uses such as parking vehicles and is not considered a commercial use (**Exhibit E5**). A parking and circulation plan was submitted with the application (**Exhibit B3 & B4**).	
Criteria Met? **Yes**	**8**	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Analysis	Essential services will be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Agency notice was provided to Nampa School District on July 29, 2025 and January 29, 2026, no comments were received. The proposed use is not anticipated to negatively impact school facilities. **Police and Fire protection:** Agency notice was provided to Nampa Police Department, Canyon County Sherriff and Nampa Fire District on July 29, 2025 and January 29, 2026, and no comments were received from the applicable agencies. The proposed use is not anticipated to negatively impact police and fire protection services. **Emergency Medical Services:** Agency notice was provided to Canyon County's Emergency Management Coordinator and Canyon County Paramedics on July 29, 2025, and January 29, 2026, no comments were received. The proposed use is not anticipated to negatively impact emergency medical services. **Irrigation Facilities:** Pioneer Irrigation District was notified of the application on July 29, 2025 and January 29, 2026, no comments were received. The proposed use is not anticipated to negatively impact irrigation facilities.	

Table 2. Use Standards – Staging Area: CCCO §07-14-29

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**All work shall be conducted off site.**
Analysis	According to the letter of intent, all work is completed off-site (**Exhibit B2**). The proposed use of the staging area is strictly for parking four (4) vehicles on-site (**Exhibit B2**).	
Criteria Met? **Yes**	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**

Analysis	The proposed use consists of a total of four (4) parking spaces for semi-trucks and sprinter vans without a loading area for the staging area (**Exhibit B7**). During the site visit on January 16, 2026, there were four (4) semi-trucks on site and two (2) sprinter vans (**Exhibit D**). According to the applicant, two (2) of the four (4) semi-trucks will no longer be parked on the property, resulting in two (2) semi-trucks and two (2) sprinter vans (**Exhibit B7**). As a proposed condition of approval, all provided parking shall be marked and be off-street parking, located on the premises and all vehicles shall be operable (**Exhibit B3**).	
Criteria Met? **Yes**	**3**	**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
Analysis	According to the Land Use Worksheet, the proposed use shall have no more than four (4) family members that may access the property for the purpose of parking the vehicles to be used elsewhere (**Exhibit B5**).	
Criteria Met? **Yes**	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Analysis	The proposed use is not operated as a business; therefore, there are no employees related to the proposed use however, family members may meet on the premise to share rides.	
Criteria Met? **Yes**	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Analysis	All vehicles shall be parked on site and out of Midway Road. The applicant provided a site plan for four (4) vehicles; all of the parking is proposed to be on the premises, off-street (**Exhibit B3**). *See proposed condition of approval No. 4a.*	

Table 3. Area of City Impact

CCCO 09-11-01: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Nampa area of city impact, the following ordinances apply, but the City of Nampa ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**09-11-25**	**The following procedures shall be adhered to in processing applications within the Nampa area of city impact:** **(1) Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article.** **§09-11-17(3): Comprehensive Plan Amendment Proposals: All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such**

		recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.
Analysis	**Area of City Impact:** The Area of City Impact shall be defined considering the trade area of the city, geographic factors and areas that can be reasonably expected to be annexed to the city in the future. The enabling legislation provides three (3) options of planning and regulating development within the Area of City Impact including exclusive use of the city plan and ordinances, exclusive uses of the County plan and ordinances, or application of any mutually agreed upon plan and ordinances (CCCO §07-02-03). The subject parcel was in the City of Nampa's area of impact at the time of application submittal in April of 2025. The subject parcel is no longer located within Nampa's area of impact (**Exhibit C4**). Agency notice was sent to the City of Nampa on July 29, 2025, and comments were received on August 7, 2025. The City of Nampa submitted a letter stating that the area is designated as Medium-Density Residential in Nampa's 2040 Comprehensive Plan. Nampa stated, "the proposed staging area with four (4) parking spaces is not compatible with the residential area" (**Exhibit E4**). The subject property is located in Canyon County and zoned Agricultural with a future land use designation of Agricultural. The City of Nampa designates the area as residential. To mitigate the City of Nampa concerns of incompatibility between the proposed use and residential uses the operation of a staging area shall cease when the subject parcel is contiguous with Nampa city limits to allow for compatible uses in the area. *See proposed condition of approval No. 12.*	

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on July 29, 2025. Property owners within 600 feet of the subject property boundaries were notified on January 29, 2026. Full political notice was completed on January 29, 2026. A newspaper notice was published on February 3, 2026. The subject property was posted with a notice on January 29, 2026.

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 E**.

PUBLIC COMMENTS
Staff received "six" (6) total written public comments by the materials deadline of February 23, 2026. Generally, of the comments received, "zero" (0) were in favor, "zero" (0) were neutral, and "six" (6) were opposed. All public comments received by the aforementioned materials deadline are located in **Exhibit F**.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional use permit for a staging area is compliant with Canyon County Ordinance §07-07-05. A full analysis is detailed within the staff report.

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.

a. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy for unpermitted structures.

2. This conditional use permit shall follow land use time limitation as stated in CCCO §07-07-23: When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date unless otherwise specified herein.
    a. Commencement shall be the date of the signing of the Findings of Fact Conclusion of Law and Order (FCO).
3. The staging area conditional use permit shall be limited to parcel R32983207A and the applicant Vasyl Myroga. This permit is not transferable to any other property or individual and is not valid for any business or use other than the applicant or that specifically approved by the Planning and Zoning Commission.
4. The proposed use shall be in conformance with the applicant's Site Plan and Letter of Intent (**Exhibits B2 & B3**).
    a. Staging Area: No more than four (4) vehicles shall be parked on site in conformance with the site plan (not on a public road) and shall be in operable condition (**Exhibit B3**).
    b. The applicant shall operate the staging area between 7 a.m. and 7 p.m.
    c. The use of back up alarms on the vehicles on the subject parcel shall be prohibited.
5. The applicant shall comply with Development Services Building Department and meet Canyon County setbacks by relocating the detached accessory structure (starred in **Exhibit C6.1**) or obtaining approval for a setback variance. The applicant shall obtain a building permit for the existing carport within 120 days of the signed decision (**Exhibit D**). Evidence shall be an approval document from the Canyon County Building Department and Nampa Fire District.
6. The applicant shall comply with the applicable Highway District No.4's requirements, including paying any applicable impact fees (**Exhibit E5 & E5.1**). The applicant shall obtain an access permit within 120 days of the date of the signing of the Findings of Fact Conclusion of Law and Order (FCO) as evidenced by the applicant providing Development Services with an approved highway district document indicating the completion of improvements
7. A minimum six (6) foot sight obscuring fence in accordance with CCCO §07-02-03, shall be maintained on the east, south and west boundary of the subject parcel as to obscure the vehicles (**Exhibit B3 & D**).
8. An additional carport shall be constructed to obscure the vehicles within 120 days of the signed decision in accordance with building regulations (CCCO §06-01). Evidence shall be an approval document from the Canyon County Building Department.
9. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties.
10. A dust mitigation plan shall be submitted within 120 days of the signed decision. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements.
11. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property and easement without written approval from the irrigation district with jurisdiction.

a. The applicant shall retain stormwater drainage onsite.

12. Should the subject parcel be contiguous with Nampa city limits, the conditional use permit for a staging area shall terminate. *See Code Section 09-11-25 for details.*

13. Signage if installed shall meet CCCO §07-10-13 requirements and shall not exceed 32 sq. feet and 10 ft in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CU2025-0008, Mytroga, finding the application **does** meet the criteria for approval under Article 07-07-05 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 CU2025-0008, Mytroga finding the application **does not** meet the criteria for approval under Article 07-07-05 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 CU2025-0008, Mytroga to a [*date certain or uncertain*].

EXHIBITS:

A. **Draft FCOS**

B. **Application Packet & Supporting Materials**
   1. Master Application
   2. Letter of Intent
   3. Site Plan(s)
   4. Parking and circulation plan
   5. Land Use Worksheet
   6. Neighborhood Meeting
   7. Email Correspondence

C. Supplemental Documents
   1. Parcel Information Report
   2. PI2019-0347
   3. CDEF2025-0008
   4. OR2025-0011
   5. Cases Maps/Reports
      5.1. Notification Map
      5.2. Aerial Map
      5.3. Vicinity Map
      5.4. Zoning Map
      5.5. Future Land Use Map
      5.6. City of Nampa Future Land Use
      5.7. Case Map/ Report
      5.8. Subdivision Map/ Lot Report
      5.9. Soil Map
      5.10. Nitrate Priority Area
   6. BP2025-0582
      6.1. Structure to be relocated (labeled with a star)
   7. CDEF2025-0051
   8. Functional Classification Map

D. Site Visit Photos: January 16, 2026

E. Agency Comments Received by: February 23, 2026

1. Southwest District Health; Received: July 29, 2025
2. Department of Environmental Quality; Received: August 4, 2025
3. Idaho Transportation Department; Received: August 5, 2025
4. City of Nampa; Received: August 7, 2025
5. Highway District No. 4; Received: August 4, 2025
    5.1. Notice of Encroachment; Received: March 31, 2025

F. Public Comments Received by: February 23, 2026

1. Stacy Tickner; Received: February 2, 2026
2. Paul Rice; Received: February 17, 2026
3. Holly Hopkinds; Received: February 19, 2026
4. Dave Buckner; Received: February 19, 2026
5. David Bowman; Received: February 20, 2026
6. Misty and Ryan McMillian; Received: February 23, 2026

EXHIBIT A

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

Planning & Zoning Commission

Case# CU2025-0008

Hearing date: March 5, 2026

In the matter of the application of:
Mytroga – CU2025-0008

The Canyon County Planning and Zoning Commission considers the following:

The applicant, Vasyl Mytroga, is requesting a conditional use permit for a staging area with approximately four (4) parking spaces in an "A" (Agricultural) zone. The subject property is located at 14885 Midway Road, Nampa, Idaho, 83651, also referenced as Parcel R32983207A, a portion of the NE quarter of Section 24, T3N, R3W, BM, Canyon County, Idaho.

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 CU2025-0008.
      1. All exhibits are located in the case staff report dated March 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 §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and CCCO09-11-25 (Area of City Impact Agreement).

   a. Notice of the public hearing was provided pursuant to CCCO §07-05-01, Idaho Code §67-6509 and 67-6512.

   b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.

   c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCCO §07-07-01.

   d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development;(6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

   e. Use Standards – Staging Area: (1) All work shall be conducted off site. (2) Business vehicles shall be operable and parked on site, not on a public or private road. (3) Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles. (4) Employees

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may meet on the premises to share rides to and from job sites. (5) Employees' vehicles shall be parked on site and not on a public or private road. *See* CCCO §07-14-29.

2. 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, 07-07-01.

3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).

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.

6. 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, CU2025-0008, was presented at a public hearing before the Canyon County Planning and Zoning Commission on March 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 Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Staff Analysis	*The proposed use of a staging area is permitted in the* "A" (Agricultural) *zone by conditional use permit, pursuant to Canyon County Code of Ordinance (CCCO) §07-10-27. The proposed use consists of a staging area for four (4) parking spaces on parcel R32983207A. A staging area is defined as a* "an area where equipment and/or materials are stored for use conducted entirely off site" per *§07-02-03. See project description analysis contained in Code Section 2 detailing the nature of the request.*	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The nature of the request consists of a staging area on parcel R32983207A for four (4) parking spaces which include two (2) semi-trucks without trailers and two (2) sprinter vans on site without a loading area (**Exhibit B**). • The proposed use includes parking for the property owner's semi-trucks and his church's sprinter vans. The semi-trucks are used for long trips where they may not return to the property for two to three (2-3) months at a time according to the applicant (**Exhibit B7**). • The applicant does not operate as a business, therefore has no established hours of operation however, the applicant states that the trucks will not have daily activity and will come on and off site during the day. See proposed condition of approval No. 4 to limit operations between 7 a.m. to 7 p.m. to mitigate concerns that may arise. The trucks are parked on the property while the applicant is not working. *See Table 2 for staging area criteria detailing the use standards of CCCO §07-14-03.*	

	• During the site visit, Staff observed four (4) semi-trucks and two (2) sprinter vans parked on the property (**Exhibit D**). Currently one (1) of the four (4) semi-trucks is ready to be utilized, however all trucks are currently off duty, parked on the property. Two (2) out of the four (4) semi-trucks will be removed from the property according to the applicant (**Exhibit B7**). • The proposed staging area is enclosed with a six (6) foot tall sight obscuring fence.	
Criteria Met? **Yes**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is consistent with the 2030 Comprehensive Plan. Parcel R32983207A is currently zoned "A" (Agricultural). The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the subject parcel as "A" (Agricultural) and was located in Nampa's area of impact at the time of application submittal (**Exhibit C1**). The City of Nampa's future land use designates the parcel as Medium-Density Residential. *See Table 3 detailing the area of city impact analysis.* The proposed use is consistent with the 2030 comprehensive plan, including but not limited to the following actions, goals, and policies. <u>Chapter 1: Property Rights</u> **G1.01.00** Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. "The right of control: Is the right to use the property legally (2030 Comprehensive Plan, pg. 10)." The applicant submitted a conditional use permit on April 7, 2025, to establish a staging area on the property legally. <u>Chapter 4: Land Use and Community Design</u> **P4.01.02** Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights. **G4.02.00** Ensure that growth maintains and enhances the unique character throughout the County. **P4.02.01** Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. **P4.04.02** Align planning efforts in areas of city impact. At the time of application submittal, the subject property was in Nampa's area of impact, but the parcel has since been removed from the area of impact as of December 31, 2025 (**Exhibit C4**). "Area of City Impact boundaries exist around cities in the County where city limits may grow and annex (2030 Comprehensive Plan, pg. 25)." The parcel is less than 1,000 feet away from Nampa city limits. "The Comprehensive Plan Future Land Use Map establishes the long-term vision of how and where Canyon County will grow over the next ten years (2030 Comprehensive Plan, pg. 25)." The City of Nampa designates the area as Medium-Density Residential in their comprehensive plan. *See Table 3 for analysis detailing the Area of City Impact.* Overall, the proposed use generally aligns with the 2030 Comprehensive Plan as the land use is permitted in the "A" (Agricultural) zone with a conditional use permit. The use balances the applicant's and neighbors' property rights with the proposed conditions of approval and lastly compatibility with the City of Nampa, as the applicant shall cease operations when the subject property becomes contiguous with Nampa city limits. Concerns may be mitigated through the proposed conditions of approval.	
Criteria Met? **Yes**	**4**	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**
Analysis	The proposed use is not anticipated to be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area, with the proposed conditions of approval mitigating concerns that may arise. **Adjacent Existing Conditions within a 1,000 foot radius of the subject property:**	

Direction	Existing Use	Primary Zone	Other Zone

N	Residential	"A"	Agricultural and Residential within Nampa city limits
E	Residential	"A"	-
S	Residential	"A"	-
W	Residential	"A"	-
"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)			

Surrounding Land Use Cases within a one (1) mile radius of the subject property: In the vicinity there is an active conditional rezone of parcel R31482 from "A" (Agricultural) to "M-1" (Light Industrial) zoning in process. Past land use cases in the vicinity include but are not limited to a denied conditional use permit for a wireless telecommunication facility due to the impact it may have on adjacent properties. A denied rezone from "A" (Agricultural) to "R-1" (Single Family Residential) due to the R-1 zoning not being more appropriate than the "A" zone at the time because of the lack of city services in the vicinity and located outside of the area of impact. Due to the denial of the rezone the subdivision plat was also denied as the "A" zone supports a 40-acre minimum lot size. (CU2023-0050, RZ2020-0023 and SD2020-0042). *See **Exhibit C5.7**.* Based on previous cases in the vicinity the area is in agricultural operations and trending towards residential uses.

Character of the Area: The surrounding area is zoned Agricultural; the primary use is residential. The subject parcel is located in a residential area. *See **Exhibit D** for site visit photos.* Within a 600 foot radius of the subject parcel, there are five (5) subdivisions (**Exhibit C5.8**).

- Stephens Orchard Tracts: 17 lots
- The Plantation: 21 lots
- Hensen Subdivions: 7 lots
- Parkcrest Acres: 37 Lots
- Pony Acres Estate: 8 lots

*Please note the number of lots within the subdivisions include common lots and road lots.

The parcel is less than 1,000 feet from Nampa city limits. The parcel was located in Nampa's area of impact at the time of application submittal. Due to the Board of County Commissioners' decision on Nampa's area of impact in 2025, the parcel is no longer in Nampa's area of impact. *See table 3 for details on the area of impact.* The average lot size in the vicinity is 1.56 acres (**Exhibit C5.8**). The parcel is located off Midway Road, a minor arterial. The character of the area is primarily residential, the use of a staging area is not anticipated to impact or indirectly interfere with the surrounding land uses, due to the minimal intensity of the proposed staging area and proposed conditions of approval.

The proposed use is not anticipated to directly nor indirectly exclude or diminish another's use of public and/or private services. The proposed semi-trucks coming on and off the site will utilize their own access (**Exhibit E5**). *See Code Section seven (7) for the traffic impact analysis. See the proposed conditions of approval to mitigate noise, dust, and emission concerns that may arise.*

Potential Impacts: The staging area may impact the surrounding area due to the increase in noise which can be mitigated through proposed conditions of approval, such as the restriction of back up alarms and the applicant shall abide by the public nuisance ordinance. *See proposed condition of approval No. 4c.* To mitigate lighting concerns fencing has been installed around the staging area in the north, east and west property line (**Exhibit D**). The applicant is proposing four (4) parking spaces, resulting in minimal traffic impacts. *See Code Section eight (8) for analysis regarding traffic.* Residential uses and the proposed use of a staging area are anticipated to have minimal negative interactions. *See the proposed conditions to aid in mitigating these potential impacts.*

Six (6) public comments were received in opposition due to noise, viewshed and a change in the character of the area. The adjacent property owners to the north and west are concerned the proposed use will change

	the character of the area from residential to commercial/industrial due to the noise and the sight of the vehicles impacting the appearance of the community (**Exhibit F1 & F2**). *See proposed condition of approval No. 8 to mitigate the neighbor concern.* Additional concerns include the approval of this case rezoning the property and setting a precedent. The request is for a conditional use permit, if approved the zoning description will remain the same (Agricultural) while permitting a staging area. The request may set a precedent in the area as the primary use is residential. *See **Exhibit F** for all public comments received.* The proposed use is not anticipated to be injurious to the surrounding area with the proposed conditions of approval mitigating potential impacts such as noise and lighting. The applicant proposes a six (6) foot tall sight obscuring fence along the property boundary in compliance with the site plan (**Exhibit B3**). *See proposed condition of approval No. 7.* The staging area has commenced operations.	
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** The applicant has an individual domestic well. The proposed use is anticipated to have an adequate water system for the proposed use if required. **Sewer:** Southwest District Health was notified of the request on July 29, 2025. According to Southwest District Health on July 29, 2025, stating a subsurface sewage disposal was not proposed. The proposed use does not require a sewer system. The subject property is located in a nitrate priority area however, according to Southwest District Health a nutrient pathogen study is not required (**Exhibit C5.10 & E1**). **Irrigation:** Irrigation is proposed to be provided via surface irrigation (**Exhibit B5**). The subject property has pressurized irrigation. Pioneer Irrigation District was notified of the request on July 29, 2025 and January 29, 2026 and no comments were received by the comment deadline. The proposed use is anticipated to have an adequate irrigation system for the proposed use if required. **Stormwater Drainage Facilities:** The subject property is designed to retain stormwater on site via swales. Additionally, there is landscaping located on the south and southeast boundary of the staging area. (**Exhibit B5 and D**). *See proposed condition of approval No. 11a to address drainage.* **Utility Systems:** The proposed use is anticipated to have adequate utilities to operate the proposed use. The applicant may contact utility companies if additional utilities are required for the use. **Building:** The applicant received a code enforcement violation on March 5, 2025 for an unpermitted structure that does not meet Canyon County setback requirements per 07-10-21(1)A (**Exhibit C7**). The applicant submitted a building permit application to remedy the code enforcement violation on July 14, 2025 (**Exhibit C6**). During the site visit on January 16, 2026, staff found a car port on the property that appears to be 12 feet by 24 feet; there is not a building permit associated with the car port. If approved, the applicant shall obtain a building permit for the car port. *See proposed condition of approval No. 5.* Should the Planning and Zoning Commission wish to approve the conditional use permit, and the applicant complies with the conditions, the code enforcement violations will be resolved.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property does have legal access to the property. The applicant shall obtain an approach permit with Highway District No. 4 for the proposed access. *See proposed condition of approval No. 6.* The subject parcel takes access off of Midway Road. The property has 331 feet of frontage along Midway Road, a minor arterial roadway (**Exhibit C8**). The existing legal access is located on the southeast corner of the property through a shared driveway. The applicant utilizes an unauthorized approach on the northeast side of the property for the proposed use (**Exhibit D**). The applicant received a notice of right of way encroachment on March 25, 2025, from Highway District No. 4 (HD4) with directions to cease utilizing the approach. Additionally, HD4 requested the applicant to await the County conditional use	

	permitting process for a decision on the case. *See **Exhibit E5.1** for details.* Agency notice was provided to Highway District No. 4 on July 29, 2025 and January 29, 2026. Highway District No. 4 provided comments on August 26, 2025, stating the approach is suitable, however an access permit for the northern approach is required and improvements shall meet standards (**Exhibit E5**). Midway Road has limited direct access to promote safety and mobility. Highway District No. 4 shall apply City of Nampa standards; see **Exhibit E5** for details. Highway District No. 4 does not oppose the proposed use with the recommendations provided in **Exhibit E5**.	
Criteria Met?	**7**	**Will there be undue interference with existing or future traffic patterns?**
Yes		
Analysis	There will not be undue interference with the existing and/or future traffic patterns. The operation of a staging area has commenced. There will be four (4) vehicles that may access the property. *See **Exhibit D** for the types of vehicles that may be parked on-site. See Table 2 for staging area criteria and details.* The applicant is anticipating minimal daily trips for the off duty semi-trucks parked on site (**Exhibit B7**). Idaho Transportation Department (ITD) was notified of the application on July 29, 2025, and comments were received on August 5, 2025, stating there are no concerns or comments at the time of comment submittal by ITD (**Exhibit E3**). Midway Road is classified as a minor arterial roadway per Canyon County Comprehensive Plan Functional Classification Map (**Exhibit C8**). Highway District No. 4 states the proposed use is not anticipated to generate additional traffic impacts as the proposed use is consistent with residential uses such as parking vehicles and is not considered a commercial use (**Exhibit E5**). A parking and circulation plan was submitted with the application (**Exhibit B3 & B4**).	
Criteria Met?	**8**	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Yes		
Analysis	Essential services will be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Agency notice was provided to Nampa School District on July 29, 2025 and January 29, 2026, no comments were received. The proposed use is not anticipated to negatively impact school facilities. **Police and Fire protection:** Agency notice was provided to Nampa Police Department, Canyon County Sherriff and Nampa Fire District on July 29, 2025 and January 29, 2026, and no comments were received from the applicable agencies. The proposed use is not anticipated to negatively impact police and fire protection services. **Emergency Medical Services:** Agency notice was provided to Canyon County's Emergency Management Coordinator and Canyon County Paramedics on July 29, 2025, and January 29, 2026, no comments were received. The proposed use is not anticipated to negatively impact emergency medical services. **Irrigation Facilities:** Pioneer Irrigation District was notified of the application on July 29, 2025 and January 29, 2026, no comments were received. The proposed use is not anticipated to negatively impact irrigation facilities.	

Table 2. Use Standards – Staging Area: CCCO §07-14-29

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**

Yes	**1**	**All work shall be conducted off site.**
Analysis	According to the letter of intent, all work is completed off-site (**Exhibit B2**). The proposed use of the staging area is strictly for parking four (4) vehicles on-site (**Exhibit B2**).	
Criteria Met?	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Yes		
Analysis	The proposed use consists of a total of four (4) parking spaces for semi-trucks and sprinter vans without a loading area for the staging area (**Exhibit B7**). During the site visit on January 16, 2026, there were four (4) semi-trucks on site and two (2) sprinter vans (**Exhibit D**). According to the applicant, two (2) of the four (4) semi-trucks will no longer be parked on the property, resulting in two (2) semi-trucks and two (2) sprinter vans (**Exhibit B7**). As a proposed condition of approval, all provided parking shall be marked and be off-street parking, located on the premises and all vehicles shall be operable (**Exhibit B3**).	
Criteria Met?	**3**	**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
Yes		
Analysis	According to the Land Use Worksheet, the proposed use shall have no more than four (4) family members that may access the property for the purpose of parking the vehicles to be used elsewhere (**Exhibit B5**).	
Criteria Met?	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Yes		
Analysis	The proposed use is not operated as a business; therefore, there are no employees related to the proposed use however, family members may meet on the premise to share rides.	
Criteria Met?	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Yes		
Analysis	All vehicles shall be parked on site and out of Midway Road. The applicant provided a site plan for four (4) vehicles; all of the parking is proposed to be on the premises, off-street (**Exhibit B3**). *See proposed condition of approval No. 4a.*	

Table 3. Area of City Impact

CCCO 09-11-01: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Nampa area of city impact, the following ordinances apply, but the City of Nampa ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**09-11-25**	**The following procedures shall be adhered to in processing applications within the Nampa area of city impact:** **(1) Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article.** **§09-11-17(3): Comprehensive Plan Amendment Proposals: All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given**

		consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.
Analysis	**Area of City Impact:** The Area of City Impact shall be defined considering the trade area of the city, geographic factors and areas that can be reasonably expected to be annexed to the city in the future. The enabling legislation provides three (3) options of planning and regulating development within the Area of City Impact including exclusive use of the city plan and ordinances, exclusive uses of the County plan and ordinances, or application of any mutually agreed upon plan and ordinances (CCCO §07-02-03). The subject parcel was in the City of Nampa's area of impact at the time of application submittal in April of 2025. The subject parcel is no longer located within Nampa's area of impact (**Exhibit C4**). Agency notice was sent to the City of Nampa on July 29, 2025, and comments were received on August 7, 2025. The City of Nampa submitted a letter stating that the area is designated as Medium-Density Residential in Nampa's 2040 Comprehensive Plan. Nampa stated, "the proposed staging area with four (4) parking spaces is not compatible with the residential area" (**Exhibit E4**). The subject property is located in Canyon County and zoned Agricultural with a future land use designation of Agricultural. The City of Nampa designates the area as residential. To mitigate the City of Nampa concerns of incompatibility between the proposed use and residential uses the operation of a staging area shall cease when the subject parcel is contiguous with Nampa city limits to allow for compatible uses in the area. *See proposed condition of approval No. 12.*	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CU2025-0008, a conditional use permit for a staging area subject to the following conditions as enumerated:

Conditions of Approval

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.
    a. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy for unpermitted structures.
2. This conditional use permit shall follow land use time limitation as stated in CCCO §07-07-23: When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date unless otherwise specified herein.
    a. Commencement shall be the date of the signing of the Findings of Fact Conclusion of Law and Order (FCO).
3. The staging area conditional use permit shall be limited to parcel R32983207A and the applicant Vasyl Myroga. This permit is not transferable to any other property or individual and is not valid for any business or use other than the applicant or that specifically approved by the Planning and Zoning Commission.
4. The proposed use shall be in conformance with the applicant's Site Plan and Letter of Intent (**Exhibits B2 & B3**).
    a. Staging Area: No more than four (4) vehicles shall be parked on site in conformance with the site plan (not on a public road) and shall be in operable condition (**Exhibit B3**).
    b. The applicant shall operate the staging area between 7 a.m. and 7 p.m.
    c. The use of back up alarms on the vehicles on the subject parcel shall be prohibited.
5. The applicant shall comply with Development Services Building Department and meet Canyon County setbacks by relocating the detached accessory structure (starred in **Exhibit C6.1**) or obtaining approval for a setback variance. The applicant shall obtain a building permit for the existing carport within 120 days of the signed

decision (**Exhibit D**). Evidence shall be an approval document from the Canyon County Building Department and Nampa Fire District.

6. The applicant shall comply with the applicable Highway District No.4's requirements, including paying any applicable impact fees (**Exhibit E5 & E5.1**). The applicant shall obtain an access permit within 120 days of the date of the signing of the Findings of Fact Conclusion of Law and Order (FCO) as evidenced by the applicant providing Development Services with an approved highway district document indicating the completion of improvements
7. A minimum six (6) foot sight obscuring fence in accordance with CCCO §07-02-03, shall be maintained on the east, south and west boundary of the subject parcel as to obscure the vehicles (**Exhibit B3 & D**).
8. An additional carport shall be constructed to obscure the vehicles within 120 days of the signed decision in accordance with building regulations (CCCO §06-01). Evidence shall be an approval document from the Canyon County Building Department.
9. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties.
10. A dust mitigation plan shall be submitted within 120 days of the signed decision. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements.
11. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property and easement without written approval from the irrigation district with jurisdiction.
    a. The applicant shall retain stormwater drainage onsite.
12. Should the subject parcel be contiguous with Nampa city limits, the conditional use permit for a staging area shall terminate. *See Code Section 09-11-25 for details.*
13. Signage if installed shall meet CCCO §07-10-13 requirements and shall not exceed 32 sq. feet and 10 ft in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.

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: _____

EXHIBIT B

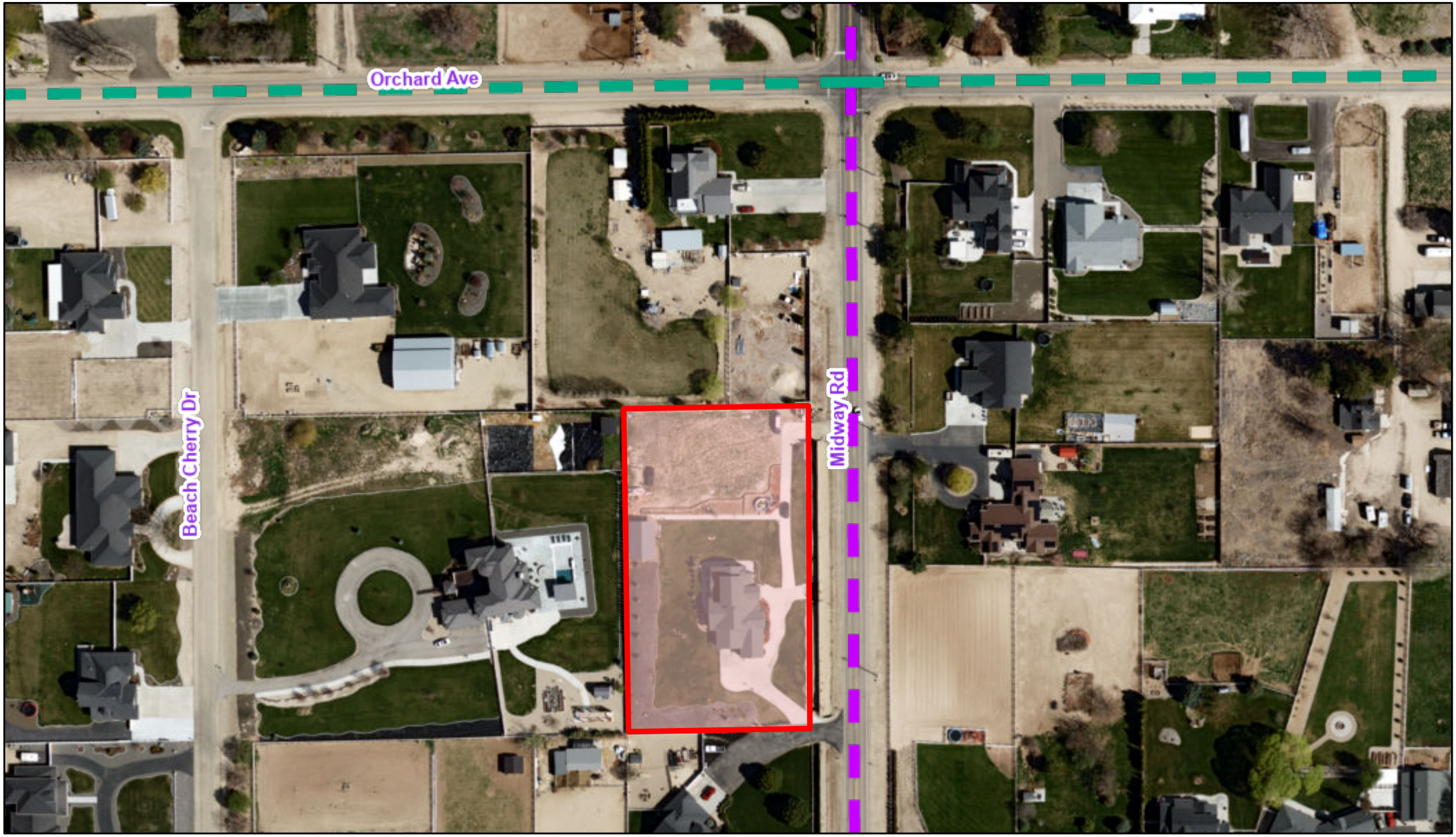
Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CU2025-0008

Hearing date: March 5, 2026

Canyon County, ID Web Map



4/9/2025, 4:01:50 PM

Multiple Parcel Search _Query result

ITDFunctionalClassification

Major Collector

Minor Arterial

Urban_2023

Red: Red

Green: Green

Blue: Blue

Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

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

Canyon County, ID

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

Exhibit B1

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Vasyl Mytroga	
	MAILING ADDRESS: 14885 Midway Rd Nampa ID 83651	
	PHONE: [redacted]	EMAIL: [redacted]

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

Signature: [signature] *Date:* 2/24/25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Vasyl Mytroga	
	COMPANY NAME: NA	
	MAILING ADDRESS: 14885 Midway Rd Nampa ID 83651	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 14885 Midway Rd	
	PARCEL NUMBER: R32983207A	
	PARCEL SIZE: 1.5 acres	
	REQUESTED USE: Conditional use parking - permit	
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CU2025-0008		DATE RECEIVED: 4-7-25	
RECEIVED BY: Deb Root	APPLICATION FEE:		CK MO CC CASH

CU $1600 4-9-25 pymt.
GIS
Notice

RECEIVED
APR 07 2025
BY:

CONDITIONAL USE PERMIT
PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed	✓	
Letter of Intent (see standards on next page)	✓	
Site Plan (see standards on next page)	✓	
Operation Plan (see standards on next page)		
Land Use Worksheet	✓	
Neighborhood Meeting sheet/letter completed and signed	✓	
X Proof of application/communication with the following agencies:	✓	
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/ Idaho Transportation Dept.	✓	
Area of City Impact (if applicable)		
X Deed or evidence of property interest to the subject property	✓	
Fee: $950.00 **$600.00 (CUP Modification)**		
Fees are non-refundable		

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

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

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

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

Exhibit B2

Letter of Intent

02/24/25

My name is Vusyl Mytrofan, I'm writing this letter of intent to ask for a conditional use permit for my property so I can park my semi-truck between my trips, trailer and other personal vehicles I have. I do not run a business out of my property me and my family of 4 people live there and we use it for our personal items Thank you for your time, it is appreciated.

Also I want to say, That I spoke with all my neighbors, with all 37. They all said That they don't see a problem with the trucks standing there. Everyone that came signed and said that everyone has alot of stuff and showed me some pictures, I can send to you.

Thank you for your time!

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

R32983207A PARCEL INFORMATION REPORT

3/18/2025 10:20:04 AM

PARCEL NUMBER: R32983207A
OWNER NAME: MYTROGA VASYL
CO-OWNER: MYTROGA IRYNA
MAILING ADDRESS: 14885 MIDWAY RD NAMPA ID 83651
SITE ADDRESS: 14885 MIDWAY RD
TAX CODE: 1450000
TWP: 3N **RNG:** 3W **SEC:** 24 **QUARTER:** NE
ACRES: 1.44
HOME OWNERS EXEMPTION: No
AG-EXEMPT: No
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: HIGHWAY DISTRICT #4
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: AG
IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0375F

WETLAND: NOT In WETLAND
NITRATE PRIORITY: ADA CANYON
FUNCTIONAL Classification: Major Collector
INSTRUMENT NO. : 2020055654
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 24-3N-3W NE STEPHENS ORCHARD AM TX 16398 IN TR 4A
PLATTED SUBDIVISION: STEPHENS ORCHARD AM
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

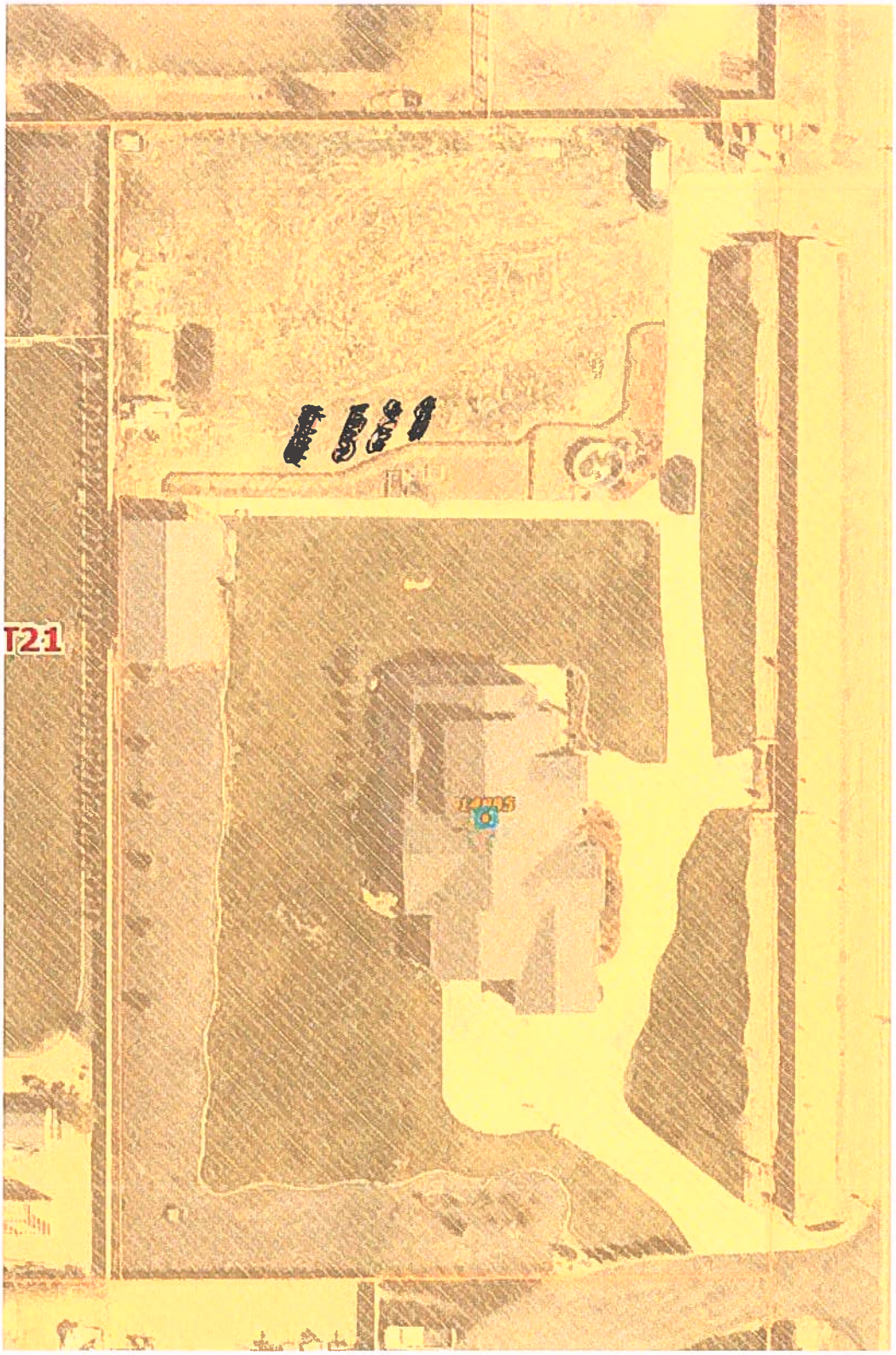
DISCLAIMER:

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 B3

Fence 6 foot
Fence 6 foot
Fence 6 foot
Fence 6 foot
Driveway
Driveway
Driveway
Driveway Rd
Rd
Rd
Rd
HOUSE


T21

April 18

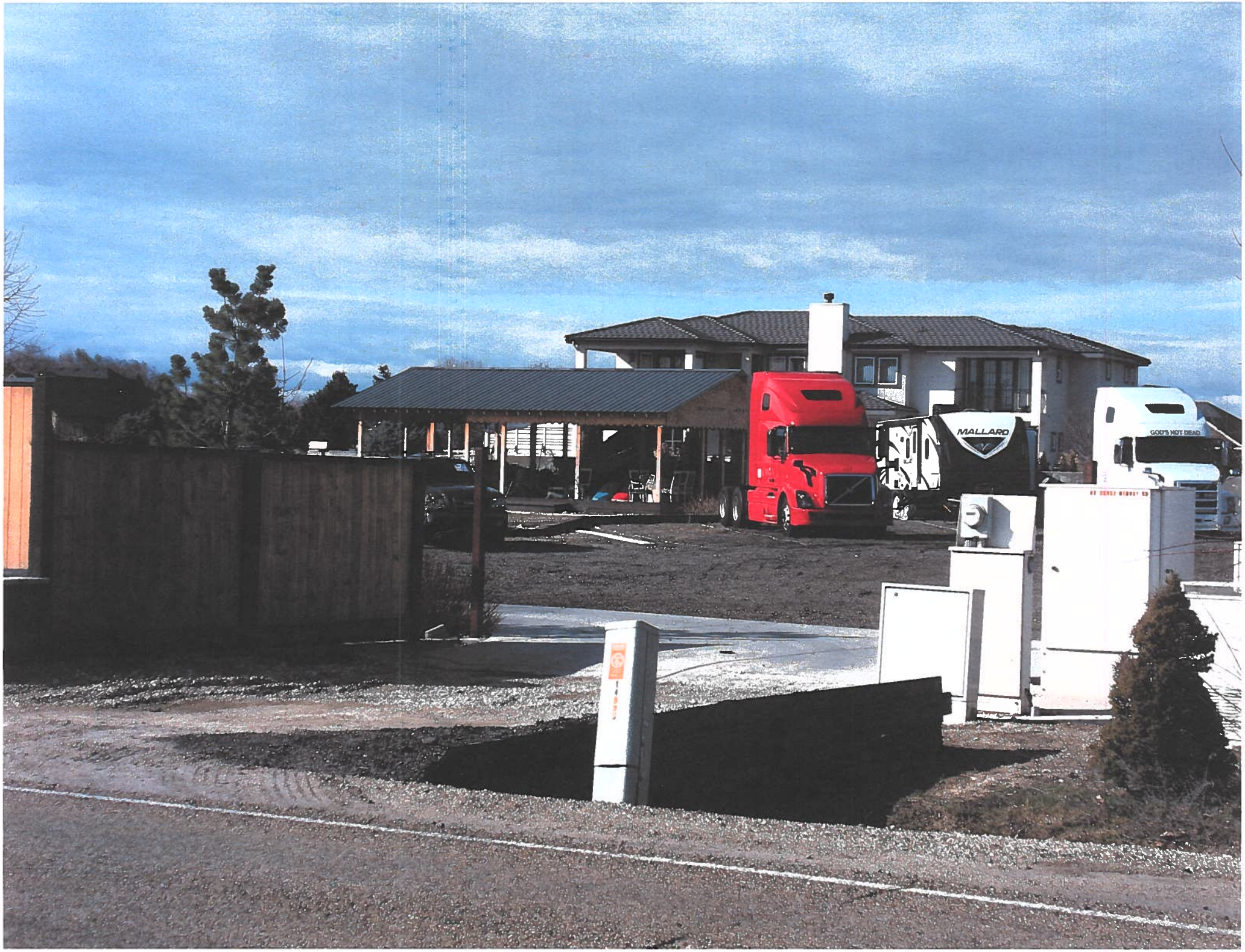
Exhibit B4



20'

10

Midway Road


MALLARD
GOD'S NOT DEAD

LAND USE WORKSHEET

Exhibit B5

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: wood 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)

_____

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☑ 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

5. PARKING AND LOADING:

How many parking spaces? 4

Is there is a loading or unloading area? No

ANIMAL CARE-RELATED USES

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

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

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

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

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL** NA

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Date 2/12/2025

Exhibit B6

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Parking permit. One of the requirments prior to submission is to hold a "neighborhood meeting" and provide information to our surrounding neighbors about our application. This meeting for our surrounding neighbors is for informational purposes only. We would like to recieve feedback from you, as we move through the land use application process with the county.

The neighborhood meeting is not a public hearing before a governing body of canyon county. Once our application has been submitted to the countys Development Services department, only then will a public hearing be scheduled. Also, only after our application is accepted and a public hearing is schduled, confirmed date from the county will be announced. The notice will appear in a newspaper publication, and a sign will be displayed. Notifying the public of a zoning land use hearing for our application.

The Meeting details are as follows:

- Date: 2-24-2025
- Time: 8:30 AM
- Location: 14885 Midway Rd, Nampa ID 83651
- Property description: None

Site Location, 14885 Midway Rd, Nampa ID / 1 access / Total acreage: 0,24 / Proposed lots: 1

We look forward to our neigborhood meeting. and hope you attend! we will have answers to your questions. If you have questions prior to meeting feel free to contact me at (916)-206-5261. Also Please do not call the county regarding this meeting or our application as this meeting is a Pre-Application requirment we have not submitted the application to the County for consideration at this time.

Sincerly Vasyl M

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: 14885 Midway Rd	Parcel Number: R32983207A	
City: Nampa ID 83651	State: ID	ZIP Code: 83651
Notices Mailed Date: 2/12/2025	Number of Acres: 1.5	Current Zoning: Residential
Description of the Request: Conditional use parking permit		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Vasyl Mytnoga		
Company Name: NA		
Current address: 14885 Midway Rd		
City: Nampa	State: ID	ZIP Code: 83651
Phone: [redacted]	Cell [redacted]	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 2.24.25	MEETING LOCATION: 14885 Midway Rd Nampa
MEETING START TIME: 8:30 AM	MEETING END TIME: 9:20am

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Scott P Pool		14869 Midway Rd. Nampa
2. DAVE BUCKNER		14906 BEACH CHERRY DR.
3. Ryan McMillan		14755 Beach Cherry Dr Nampa
4. Mike Somerville		11915 Plantation Ct Nampa
5. Paul & Marcy Rice	Marcy Rice	14995 Midway Rd Nampa
6. Brett & Holly Hopkins		14959 Beach Cherry Dr Nampa
7. FELIPE GHRIST		14968 BEACH CHERRY
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): Vasyl Mytrofa

APPLICANT/REPRESENTATIVE (Signature): [signature]

DATE: 2/24/25

Acknowledgement of meeting / communications w/ each agency. Comments + approval are not necessary at this time. can be via email (provide email) or in person. Let them know its for a conditional use permit

AGENCY ACKNOWLEDGMENT

Date: 02/24/25
Applicant: Vasyl Mytnoga
Parcel Number: R32983207A
Site Address: 14485 Midway Rd Nampa ID 83651

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

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

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

Fire District: District: ~~N/A~~
☒ Applicant submitted/met for official review.

Date: 3/19/2025 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

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

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

Irrigation District: District: Pioneer Irrigation
☑ Applicant submitted/met for official review.

Date: 03/18/25 Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

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

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

Acknowledgement of meeting / communications w/ each agency. Comments + approval are not necessary at this time. can be via email (provide email) or in person. Let them know its for a conditional use permit

AGENCY ACKNOWLEDGMENT

Date: 02/24/25
Applicant: Vasyl Mynoga
Parcel Number: R32983207A
Site Address: 14405 Midway Rd Nampa ID 83651

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.
Date: 03/19/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____
☐ Applicant submitted/met for official review.
Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: HD4
☒ Applicant submitted/met for official review.
Date: 4/7/25 Signed: [signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Pioneer Irrigation
☒ Applicant submitted/met for official review.
Date: 03/18/25 Signed: [signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City: _____
☐ Applicant submitted/met for official review.
Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:
Date: _____ Signed: _____
Canyon County Development Services Staff

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

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth ($^1/_4$) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained ono-site.		

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)
A scaled drawing showing: - The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.
Operation Plan to include: - Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.
Demonstrate legal access
Address potential impacts to existing or future traffic patterns.
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.
If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.		

MINERAL EXTRACTION (07-14-19) - REQUIRED	Applicant	Staff
Show how the 30' setbacks on all sides will be met.		
Name of operator/extractor		
Duration of proposed use: Commencement & Completion dates		
Provide an approved reclamation from Idaho Dept. Of Lands		
Location of proposed pits and accessory uses		

WIND FARM (07-14-33) - REQUIRED	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

2020-055654
RECORDED
09/25/2020 02:49 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 MKEYES $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

TitleOne
a title & escrow co

Order Number: 20381351

State of Idaho
} ss.
County of Canyon

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.
DATED 03/18/2025
RICK HOGABOAM, Clerk of the District Court and Ex Officio Recorder
By _____ Deputy

Warranty Deed

For value received,

Titnavy Chea, a married woman, as her sole and separate property and Vanny Chea, a married man as his sole and separate property

the grantor, does hereby grant, bargain, sell, and convey unto

Vasyl Mytroga and Iryna Mytroga, husband and wife, husband and wife

whose current address is 14885 Midway Rd Nampa, ID 83651

the grantee, the following described premises, in Canyon County, Idaho, to wit:

Parcel 1:

A parcel of land being a portion of Tract 4A of Stephens Orchard Tracts as recorded on Page 51 in Book 4 of Canyon County, Idaho and also being a portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows;
Beginning at an iron pin marking the Northeast corner of Said Tract 4A, Said point being the TRUE POINT OF BEGINNING;
Thence South 00°20'58" West along the Easterly Boundary of Said Tract 4A for a distance of 331.24 feet to an iron pin marking the Southeast corner of Said Tract 4A;
Thence South 89°35'52" West for a distance of 187.02 feet along the Southerly Boundary of Said Tract 4A to an iron pin;
Thence North 00°13'52" West 331.33 feet to an iron pin located on the Northerly Boundary of Said Tract 4A;
Thence North 89°38'03" East for a distance of 190.38 feet to the TRUE POINT OF BEGINNING.

Parcel 2:

Easement for the benefit of Parcel 1 as created by instrument recorded March 4, 2005 as Instrument No. 200511430, for ingress and egress, over and across the land described as follows:

Beginning at the Northeast corner of said Lot 5A, said corner also being the Southeast corner of the above described Tract 4A and is monumented with a 1/2 inch diameter iron pin;
Thence South 00°20'58" West a distance of 14.00 feet along the Easterly boundary of said Lot 5A and parallel with and 40.00 feet Westerly of the Easterly boundary of the aforesaid Northeast Quarter of the Northeast Quarter to a point;
Thence South 89°35'52" West a distance of 70.00 feet parallel with a 14.00 Southerly of the Northerly boundary of said Lot 5A to a point;
Thence North 00°20'58" East a distance of 14.00 feet parallel with the Easterly boundaries of said Lot 5A and the aforesaid Northeast Quarter of the Northeast Quarter to a point on the Northerly boundary of said Lot 5A, said point also being the Southerly boundary of said Lot4A;
Thence North 89°35'52" East a distance of 70.00 feet along the Northerly boundary of said Lot 5A, said point also being the Southerly boundary of said Lot 4A to the Point of Beginning of this easement.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: September 22, 2020

Vanny Chea

Sothealai Reth

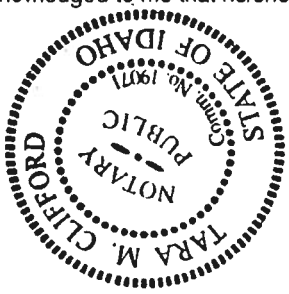
Titnavy Chea

Pouthy Por

State of Idaho, County of Ada, ss.

On this 22nd day of September in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Titnavy Chea and Pouthy Por known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public
Residing In: Expiration Date: 6/18/22 Resides In: Eagle, ID
My Commission Expires:
(seal)



State of Idaho, County of Ada, ss.

On this 22nd day of September in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Vanny Chea and Sothealai Reth known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public
Residing In: Expiration Date: 6/18/22 Resides In: Eagle, ID
My Commission Expires:
(seal)



Arbay Mberwa

Exhibit B7

From: Arbay Mberwa
Sent: Tuesday, January 27, 2026 5:01 PM
To: vasyl Mytroga
Subject: RE: [External] Re: CU2025-0008 Mytroga

Thanks Mr. Mytroga,

The vans can be a part of the staging area application. You will need to update the letter of intent to request six (6) parking spaces to include the vans.
Is your brother living on site with you? It may be classified as an RV storage facility if not.
For question 5 it was in regard to how the stormwater will be retained on site. In the land use worksheet of the application it states that you will be using swales, if not how will stormwater be drained?

Please reach out and let me know if you have questions,

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: vasyl Mytroga <vmytroga@gmail.com>
Sent: Tuesday, January 27, 2026 4:40 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: [External] Re: CU2025-0008 Mytroga

hello. 1. The tracks are mostly standing. There is work on Amazon, they leave and they may not be there for 2-3 months later. No one leaves every day and doesn't come. But now everyone is standing. One was prepared for action, the others have no drivers

2. No specific time, mostly during the day, sometimes at 6-7 pm.

Question 3. Just me

4. Two sprinters, these are Church Cars, the church where our members asked us to park, because we have a lot of land. Rv is one of our family. One of my brother. No one lives in them.

5. We're not going to do anything like that

6. I'll be at home, I'll have to check, we found out if it's a car port. Not a residential area. And it came in a pack, but they put it as a constructor-it was not necessary to permit.
Sent from my iPhone

On Jan 26, 2026, at 2:26 PM, Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Good Morning,

I'm working through your conditional use permit for a staging area and had a couple of questions:

1. How many times are you anticipating leaving/coming on to the property with the semi-trucks? What is the anticipated average daily trips?
2. Are there specific hours you anticipate on leaving/coming on to the property with the semi-trucks?
3. How many family members are using the staging area?
4. During the site visit I saw four (4) semi-trucks, two (2) sprinter vans and two (2) RV's. Are the sprinter vans and RV's your personal items? Will the sprinter vans be used for working operations.
5. Where are the swales located on the property?
6. How large is the car port? If above 200 square feet, it will require a building permit.

Thanks,

<image001.png>

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: vasyl Mytroga <vmytroga@gmail.com>
Sent: Thursday, January 15, 2026 4:18 PM

Arbay Mberwa

From: vasyl Mytroga <vmytroga@gmail.com>
Sent: Friday, January 30, 2026 3:57 PM
To: Arbay Mberwa
Subject: [External] Fwd: forward this email

Sent from my iPhone

Begin forwarded message:

> **From:** Karina Lozovsky <soldbykarinal@gmail.com>
> **Date:** January 30, 2026 at 3:45:54 PM MST
> **To:** vasyl Mytroga <vmytroga@gmail.com>
> **Subject: forward this email**
>
> Good afternoon Arbay,
>
> I understand all the concern on everything being asked about parking cars, trucks on my property. I'm trying to do everything correctly and listen to everything the county has told me to do and get this permit the correct way. I did everything you guys asked step by step and I've already invested money into getting this approved, it's been almost a year and I would really like this process to be over with... Like I've emailed before, there are several neighbors that have much worse cars, trucks, vans, parked in any kind of way at their house and no one seems to be telling them to do anything about it. And my property is well taken care of and it seems like I'm the only one being bugged.
>
> To answer the questions in your email, we don't need to update the parking to more than 4 parking spaces. One of the trucks is ready to go to auction (will be off the property soon) and another one is going to be picked up as well. So that just leaves the two trucks and two vans, total of (4).. No my brother does not live with me, it's not an rv storage, he just asked to park it at my house for sometime, i'm not getting paid for that. And the RV will be removed as well from my property, he just may need some time to find another place for it.
>
> For question 5, I've never had any kind of standing water issue on my property, my property is already graveled the correct way to get the water draining away from property and we have never had any standing water on the property. Swales yes that what we already have, we have no intention of having standing water on our property.
>
> I hope these are the last questions regarding this permit and I hope it will be approved soon so I can move on with other things, i'm always taking really good care of my property and the items that are a part of it. We have never caused any trouble, and do no plan to in the future.
> Thank you for all your help in this process

I really hope to hear good news from you soon about the permit!

Have a great weekend!

Vasyl Mytroga

EXHIBIT C

Supplemental Documents

Planning & Zoning Commission

Case# CU2025-0008

Hearing date: March 5, 2026

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

Exhibit C1

R32983207A PARCEL INFORMATION REPORT

2/9/2026 3:20:06 PM

PARCEL NUMBER:	R32983207A
OWNER NAME:	MYTROGA VASYL
CO-OWNER:	MYTROGA IRYNA
MAILING ADDRESS:	14885 MIDWAY RD NAMPA ID 83651
SITE ADDRESS:	14885 MIDWAY RD
TAX CODE:	1450000
TWP: 3N RNG: 3W SEC: 24 QUARTER: NE	
ACRES:	1.44
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	PIONEER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0375F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	MINOR ARTERIAL
INSTRUMENT NO. :	2020055654
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	24-3N-3W NE STEPHENS ORCHARD AM TX 16398 IN TR 4A
PLATTED SUBDIVISION:	STEPHENS ORCHARD AM
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.

EMAILED 9/6/19

PI2019-0347

Exhibit C2

Parcel Inquiry Request

Canyon County Development Services
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyoncounty.org Phone 208-454-7458 Fax 208-454-6633

Type of Inquiry: ☐ General Information (e.g. zoning, setbacks)
☒ Status of Entitlements (e.g. is a building permit /land division available?)

Note: there is a $35.00 fee per entitlement inquiry per parcel. We accept debit/credit cards, cash and checks. A credit card authorization form is attached for your convenience.

Person Making Inquiry: ☐ Property Owner ☒ Realtor ☐ Other

Name: THOMAS EVANS Date: 08-06-2019

Address: 303 2nd AVE S.

City: NAMPA State: ID Zip: 83651

Daytime Phone Number: 208-370-1957

Email address: TOM@EHRREALTYIDAHO.COM

Please include as much information below as possible:

Site Information: Address: 14885 MIDWAY DR. NAMPA, ID 83651

Tax Parcel Number (if known) 32983307A0 Approximate Acreage: 1.44

Provide a detailed description of the information you require. Please be as specific as possible.

LOOKING TO SPLIT OFF ABOUT .44 ACRES FOR SEPARATE RESIDENCE TO BE BUILT, ALSO, REQUIREMENTS TO DO SO.
↳ AT NORTH END.
EVANS HOME & RANCH REALTY

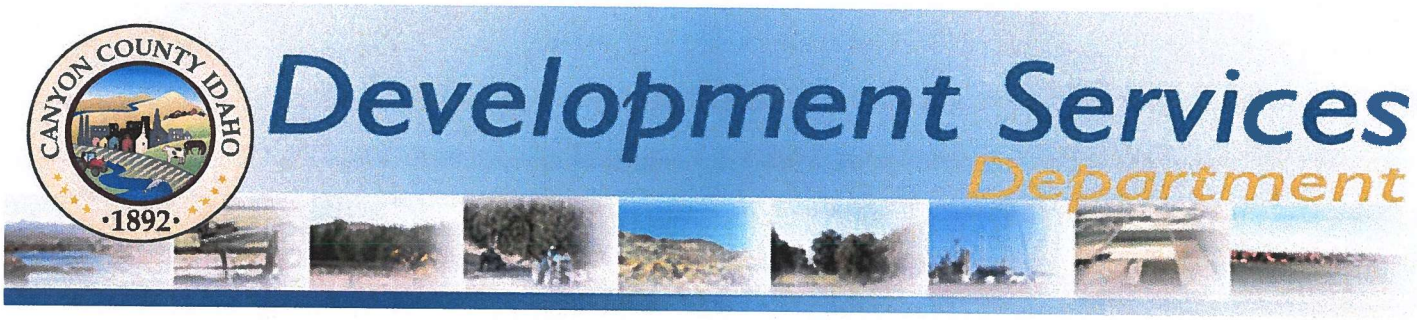
Staff will provide a written response upon completion of the property research.

The property research information presented by the Development Services Department (DSD) is based on the current ordinances and policies in effect on the date of this summary, and based on your representations and information you provided about the subject property. This information is valid only at the time of inquiry and may change when the subject property, ordinances, or policies change. The information becomes certain and not subject to change when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

Staff Initials: _____ ☐ **Parcel Tool Attached** ☑ **CAPS Entry** ☐ **Fee** $ 35.00 paid **Date:** 9-3

Summary of DSD Response:

SEE ATTACHED



Canyon County, 111 North 11th Avenue, Caldwell, ID 83605
(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyonco.org ▪ www.canyonco.org/dsd

September 6, 2019

RE: Parcel Inquiry for R32983207A

Question: Is this parcel eligible for a lot split?

Canyon County Zoning Ordinance Article 18 Administrative Land Divisions, allows original parcels that predate adoption of the Zoning Ordinance on September 6, 1979 and have never been divided, a one-time lot split. The minimum lot size is 1 acre per parcel.

The parcel was originally platted as tract 4 of Stephens Orchard Tracts Subdivision in 1911, and split into 4A and 4B by amended plat in 1990. In 2016, a Simple Change to a Recorded Plat was performed to adjust the property boundary between tracts 4A and 4B (AD2016-49). As a result, the parcel is not considered original or eligible for Administrative Land Division.

Any further divisions to the parcel would require a rezone ($850) to change the *current* zoning from agriculture to residential, followed by the subdivision process ($1680 + $10/lot) to legally plat and record lots.

This parcel is currently zoned agriculture, the future zoning is designated residential and it is not located within an impact area. There is residential zoning and subdivisions in the immediate vicinity, as well as the City of Nampa and Caldwell Boundaries. These conditions create a favorable environment for a rezone to be considered for approval.

However, 1 acre is the minimum lot size in the County required to support individual well and septic systems and meet the setback standards to prevent contamination. As a result, a proposed lot of 0.44 acres would need to be hooked to City water or sewer or both, in order to be considered for rezone approval.

If you have any further questions please contact me.
Sincerely,

Kate Dahl
Planner III
kdahl@canyonco.org
208-455-5958

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

R32983207A PARCEL INFORMATION REPORT

9/6/2019 10:18:05 AM

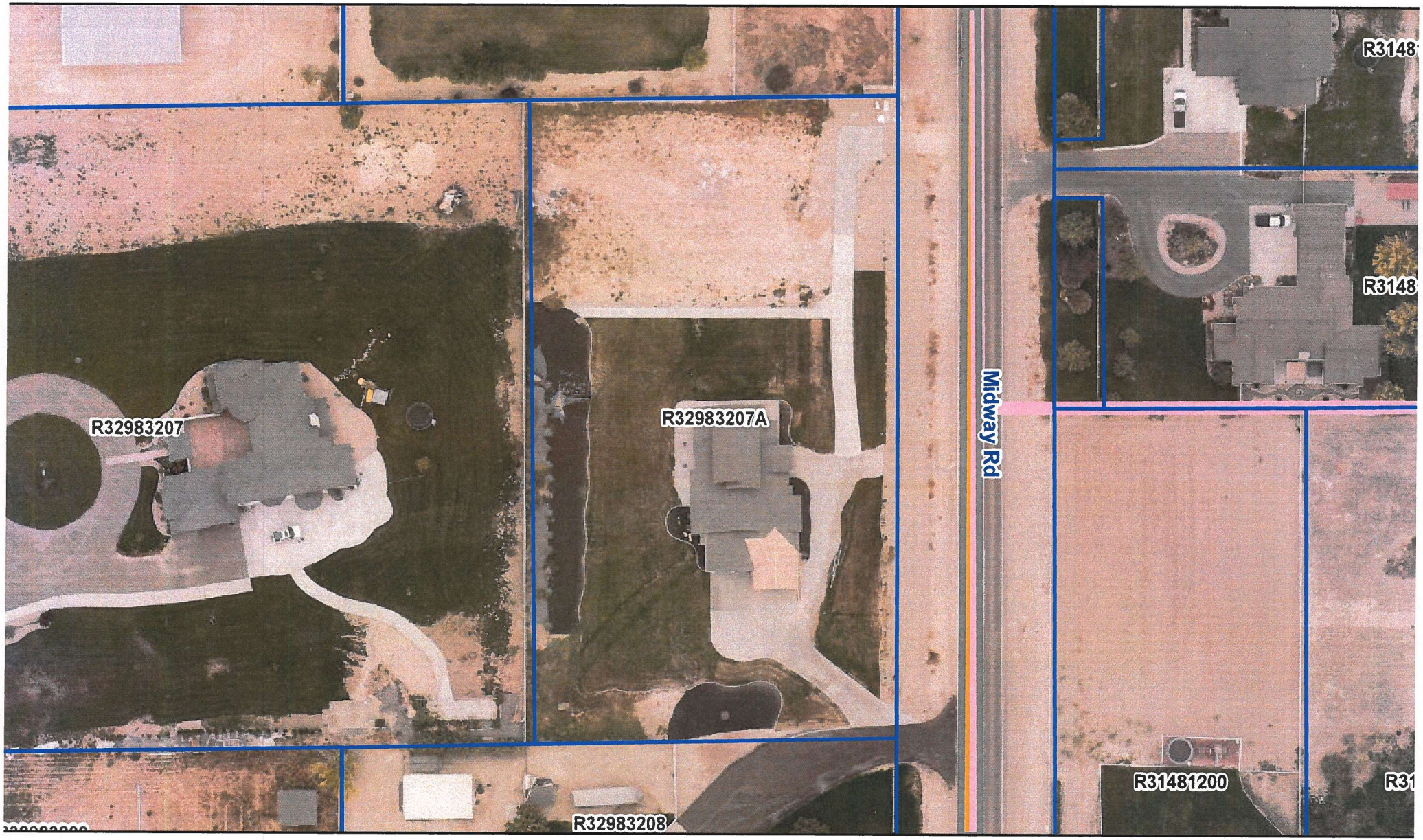
PARCEL NUMBER:	R32983207A
OWNER NAME:	CHEA TITNAVY
CO-OWNER:	CHEA VANNY
MAILING ADDRESS:	14885 MIDWAY RD NAMPA ID 83651
SITE ADDRESS:	14885 MIDWAY RD NA 83651
TAX CODE:	1450000
TWP:	3N
RNG:	3W
SECTION:	24
ACRES:	1.44
HOME OWNERS EXEMPTION:	Y
AG-EXEMPT:	NO
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURAL
HIGHWAY DISTRICT:	CANYON HWY
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE:	Res
IRRIGATION DISTRICT:	PIONEER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X
FEMA FLOODWAY:	NOT In FLOODWAY
FIRM PANEL NUMBER:	16027C0375F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
PRINCIPAL ARTERIAL:	NOT In Principal Art
COLLECTOR:	NOT In COLLECTOR
INSTRUMENT NO. :	2018033948
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	24-3N-3W NE STEPHENS ORCHARD AM TX 16398 IN TR 4A
PLATTED SUBDIVISION:	STEPHENS ORCHARD AM

DISCLAIMER:

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

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

Canyon County DSD Web Map



'6/2019 10:18:29 AM

ParcelTool
CanyonCountyRoads
Subdivisions
CurrentImpactAreas
Sections
CanyonCountyBoundary
CanyonCountyImagery2018
Red: Band_1
Green: Band_2
Blue: Band_3

1:1,128

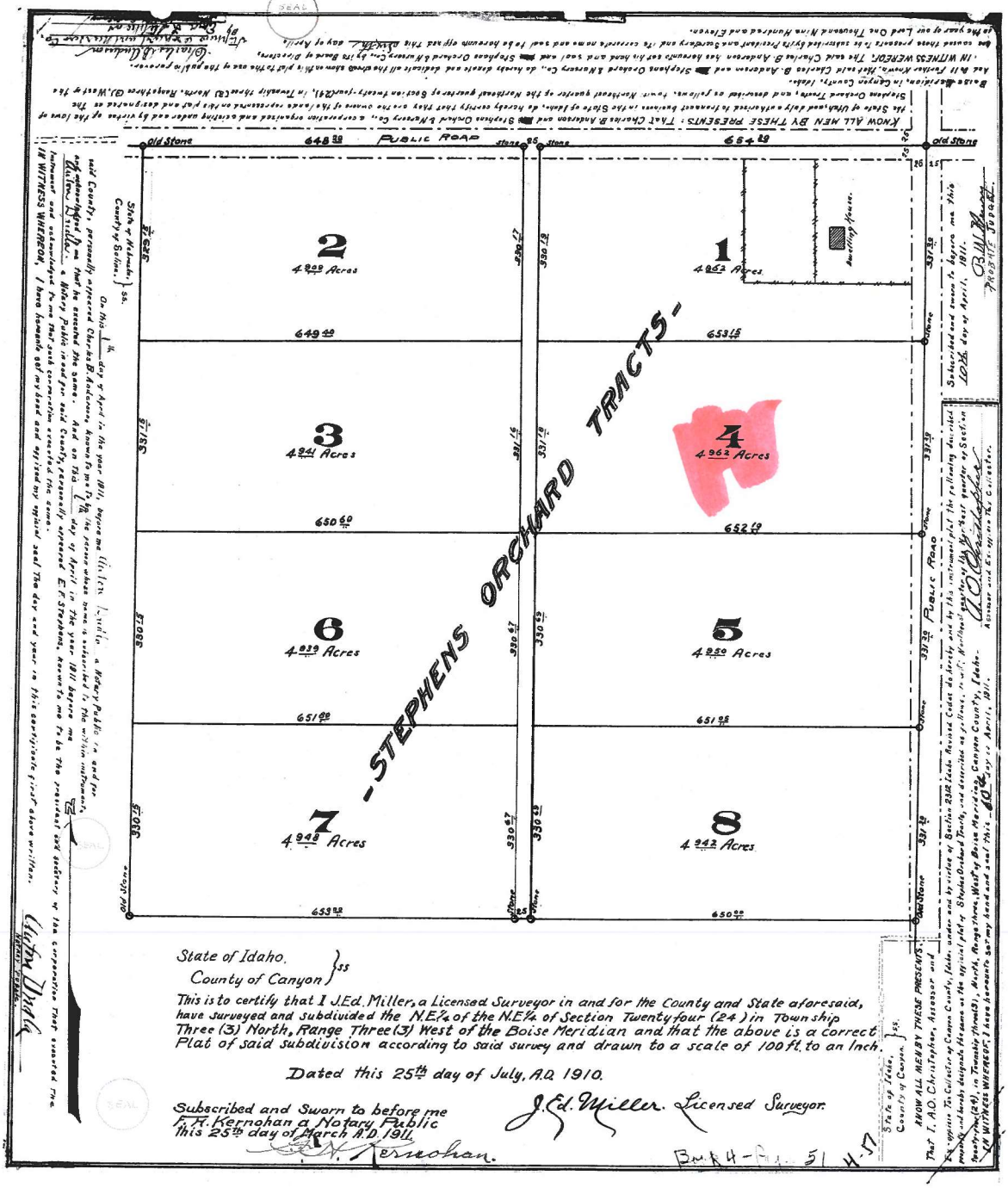
0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, E Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community

Canyon County

Bureau of Land Management, State of Oregon GEO, State of Oregon, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, U.S. Forest Service | COMPASS | ISDA, IDE



KNOW ALL MEN BY THESE PRESENTS: That Charles B. Anderson and Stephens Orchard & Nursery Co., a corporation organized and existing under and by virtue of the laws of the State of Utah, and duly authorized to transact business in the State of Idaho, do hereby certify that the annexed plat was executed on the premises represented on said plat and designated as the Stephens Orchard Tracts, and described as follows, to-wit: Northeast quarter of the Northeast quarter of Section Twenty-four(24), in Township Three(3) North, Range Three(3) West of the Boise Meridian, Canyon County, Idaho.

Said Stephens Orchard & Nursery Co. do hereby dedicate all the streets shown on this plat to the use of the public forever.

IN WITNESS WHEREOF, The corporate name and seal of said Stephens Orchard & Nursery Co. is hereunto affixed this 25th day of April, A.D. 1911.

Stephens Orchard & Nursery Co.
By Chas. B. Anderson Pres.
Attest: Geo. W. Stuvel Secy.

Subscribed and sworn to before me this 25th day of April, 1911.

R. H. Hart
Notary Public.

STATE OF IDAHO } ss.
County of Canyon }

I hereby certify that this instrument was filed for record at the request of E. A. Hagelin April 10, 1911 at 35 minutes past 11 o'clock A.M. in my office, and duly recorded in book 4 of Plats at page 51.

Geo. W. Stuvel
Ex-Officio Recorder.
By Carl M. Hazel Deputy
Fee $3.50

38677

CERTIFICATE DEC 31 1960

I hereby Certify that this Dublicate Plat contains all the Information in the Original Plat on file in the Records of Canyon County, Idaho.

Canyon County Surveyor

STATE OF IDAHO } ss.
County of Canyon }

On this 1st day of April in the year 1911, before me Chester L. Little, a Notary Public in and for said County, personally appeared Charles B. Anderson, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same. And on this 1st day of April in the year 1911 before me personally appeared E. A. Stephens, known to me to be the president and secretary of the corporation that executed the foregoing instrument and acknowledged to me that such corporation 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.

Chester L. Little
Notary Public.

State of Idaho. } ss
County of Canyon }

This is to certify that I J.Ed. Miller, a Licensed Surveyor in and for the County and State aforesaid, have surveyed and subdivided the N.E¼ of the N.E¼ of Section Twenty four (24) in Township Three (3) North, Range Three (3) West of the Boise Meridian and that the above is a correct Plat of said subdivision according to said survey and drawn to a scale of 100 ft. to an Inch.

Dated this 25th day of July, A.D. 1910.

Subscribed and Sworn to before me
I. N. Kernohan a Notary Public
this 25th day of March A.D. 1911.

I. N. Kernohan.

J. Ed. Miller. Licensed Surveyor.

STATE OF IDAHO } ss.
County of Canyon }

KNOW ALL MEN BY THESE PRESENTS: That I, A.D. Christopher, Assessor and ex-officio Tax Collector of Canyon County, Idaho, under and by virtue of Section 2302 Idaho Revised Code do hereby and by this instrument plat the following described property, and hereby designate the same as the official plat of Stephens Orchard Tracts, and described as follows, to-wit: Northeast quarter of the Northeast quarter of Section Twenty-four(24), in Township Three(3), North, Range three, West of Boise Meridian, Canyon County, Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of April, 1911.

A. D. Christopher
Assessor and Ex-officio Tax Collector.

STEPHENS ORCHARD TRACT SECTION 24, T 3 N, R 3 W

DUPLICATE PLAT BOOK 4 PAGE 51

THIS IS A REDUCED COPY

RECORD OF SURVEY

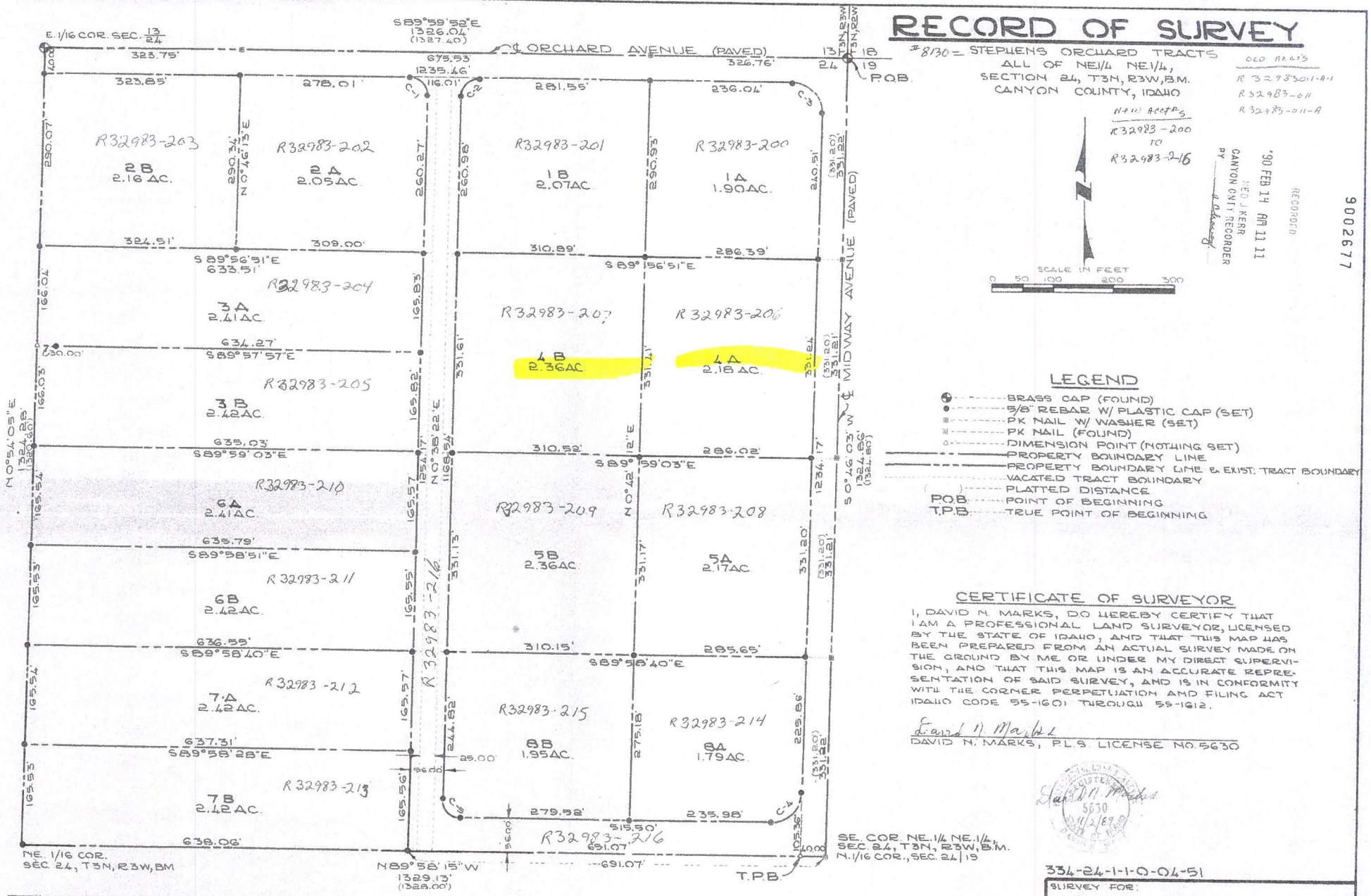
#8130 – STEPHENS ORCHARD TRACTS
ALL OF NE1/4 NE1/4,
SECTION 24, T3N, R3W, B.M.
CANYON COUNTY, IDAHO

OLD PLATS
R32983011-A-1
R32983-011
R32983-011-A

NAD 83 ACCESS
R32983-200
TO
R32983-216

'90 FEB 14 AM 11 11
CANYON CNTY RECORDER
FRED J. KERR
BY
RECORDED

9002677



LEGEND

- BRASS CAP (FOUND)
- 5/8" REBAR W/ PLASTIC CAP (SET)
- PK NAIL W/ WASHER (SET)
- PK NAIL (FOUND)
- DIMENSION POINT (NOTHING SET)
- PROPERTY BOUNDARY LINE
- PROPERTY BOUNDARY LINE & EXIST. TRACT BOUNDARY
- VACATED TRACT BOUNDARY
- ( ) PLATTED DISTANCE
- P.O.B. POINT OF BEGINNING
- T.P.B. TRUE POINT OF BEGINNING

SCALE IN FEET
0 50 100 200 300

CERTIFICATE OF SURVEYOR

I, DAVID N. MARKS, 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 BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT IDAHO CODE 55-1601 THROUGH 55-1612.

David N. Marks
DAVID N. MARKS, P.L.S. LICENSE NO. 5630

REGISTERED LAND SURVEYOR
David N. Marks
5630
11/2/89
STATE OF IDAHO

334-24-1-1-0-04-51

CURVE DATA

CURVE	RADIUS	Δ	ARC	CHORD	TAN.	CH. BRG.
C-1	30.00'	90°38'14"	47.46'	42.66'	30.36'	S44°40'45"E
C-2	30.00'	89°21'46"	46.79'	42.19'	29.67'	N45°19'15"E
C-3	50.00'	90°49'55"	79.21'	71.18'	50.67'	S44°36'55"E
C-4	50.00'	89°15'42"	77.90'	70.25'	49.36'	S45°28'54"W
C-5	30.00'	90°36'31"	47.44'	42.65'	30.32'	N44°39'56"W

NOTE

THE PETITION TO VACATE AND AMEND THE STEPHENS ORCHARD TRACTS PLAT AS RECORDED ON APRIL 10, 1911 WAS GRANTED BY THE CANYON COUNTY BOARD OF COMMISSIONERS ON FEBRUARY 8, 1990. THIS RECORD OF SURVEY SHOWS THE AMENDMENTS MADE TO THE 1911 PLAT.

SURVEY FOR:
J. & H. LAND CO.

BLAKLEY, BUTURLA
CONSULTING ENGINEERS
621 S. 9th AVENUE, CALDWELL, IDAHO 83605

DATE: NOV. 2, 1989	DRAWN: MAC CHECKED: DNM APPROVED: FJB	DWG. NO. J-50
JOB NO: SC 070689	BOOK: 335	

Director Decision
Simple Change to a Recorded Plat: AD2016-49

Canyon County Code of Ordinances 12-008 - 07-17-19 — *Development Services Department*

Case Number: AD2016-49 **Parcel #(s):** R32983-207 & R32983-206

Property Owner/Applicant(s): Adam Jabbar

Request: Adam Jabbar has requested to complete a simple change to a recorded plat to adjust a property line between parcels R32983-207 and R32983-206.

Finding: Parcel R32986-207 is also known as tract 4B of Stephens Orchard Tracts Subdivision. Parcel R32983-206 is also known as tract 4A of the same subdivision. The subdivision was platted in 1911 and amended in 1990. The adjustment does not create any additional parcels. The adjustment does not result in the relocation of a building permit or create additional entitlements. This application with supporting documents is in substantial compliance with the requirements of Canyon County Code §07-17-19. The properties will change as follows:

Parcel #:	Existing Acreage	New Acreage
Parcel R32983-206	2.18 acres more or less	1.43 acres, as shown as Parcel B on ROS# 2016-020306
Parcel R26909-207	2.18 acres more or less	3.11 acres, as shown as Parcel A on ROS# 2016-020306

Decision: The application to complete a simple change to a recorded plat of parcels R32986-207 and R32983-206 is **APPROVED** and the development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land use decision.

Patricia Nilson — May 27, 2016

Director — Date

State of Idaho)

SS

County of Canyon County)

On this 27th day of May, in the year of 2016, before me Stephanie Hailey, a notary public, personally appeared Patricia Nilson, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

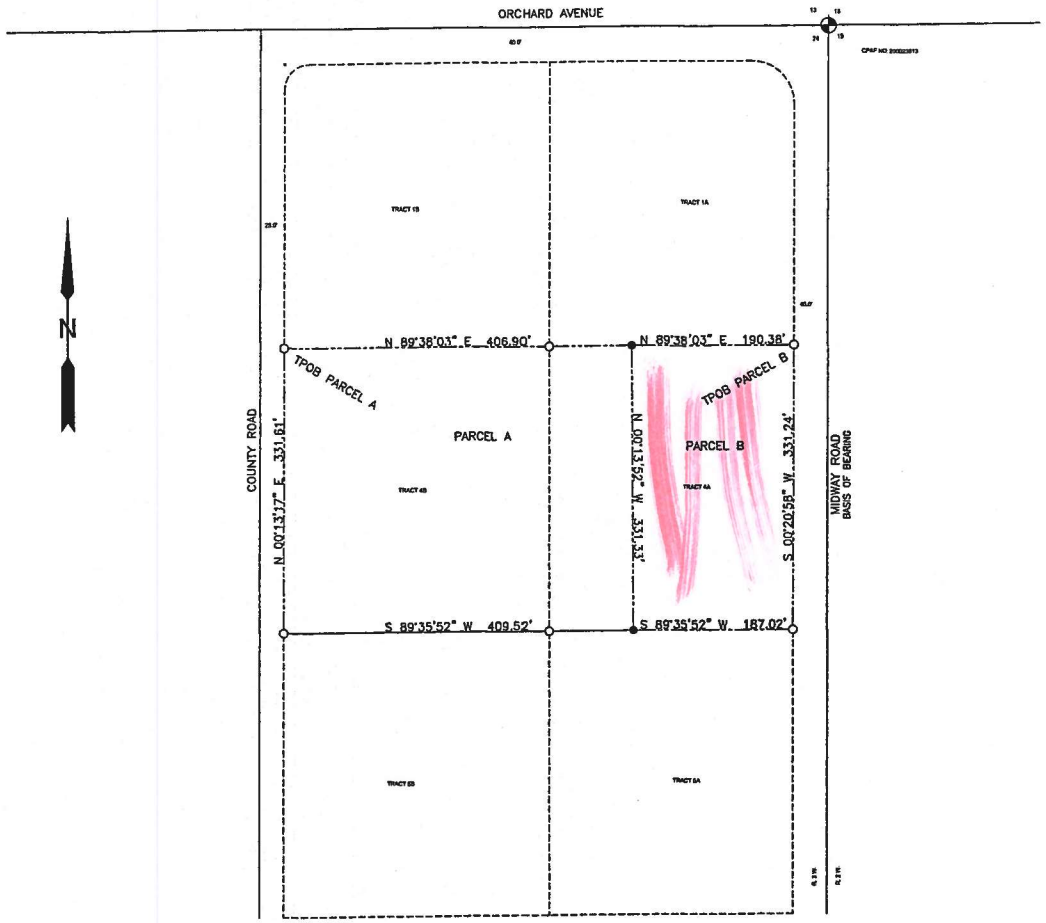
STEPHANIE HAILEY NOTARY PUBLIC STATE OF IDAHO

Notary Stephanie Hailey

My Commission Expires: June 19, 2019

2016-020306
RECORDED
05/27/2016 12:26 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 MARCHULETA $5.00
SURVEY
ADAM JABBAR



N

LEGEND
PARCEL BOUNDARY
TRACT BOUNDARY
FOUND BRASSCAP
FOUND 1/2" PIN
SET 5/8 X 24" IRON PIN

NOTES:
THIS SURVEY WAS PERFORMED TO RELOCATE THE OWNERSHIP LINES IN TRACTS 4A AND 4B TO FIT EXISTING POSSESSION LIMITS.

THIS INSTRUMENT IS BEING RECORDED AT THE INSISTANCE OF THE CANYON COUNTY DEVELOPMENT SERVICES AND SUPERCEDES INSTRUMENT NO. 2016-020073

INDEX NO. 334-24-01-00-04-51

REFERENCE DATA:
RECORD OF SURVEY NO. 200528794
RECORD OF SURVEY NO. 200519921
RECORD OF SURVEY NO. 9002677
STEPHENS ORCHARD TRACTS BOOK 4 PAGE 51

0' 100' 200' 300'

REGISTERED LAND SURVEYOR
1029
5/25/2016
STATE OF IDAHO
ALLEN R JOHNSON

RECORD OF SURVEY FOR
SIMPLE CHANGE TO A PLAT FOR
ADAM JABBAR

A PORTION OF TRACTS 4A AND 4B
STEPHENS ORCHARD TRACTS
SECTION 24, T.3N. R.3W., BM
CANYON COUNTY, IDAHO

AL'S PIN POUNDERS
PROFESSIONAL LAND SURVEYING
2511 SAN MARCO WAY, NAMPA, IDAHO
208-465-3266

DATE: MAY 25, 2016 SCALE: 1" = 100' DRAWN BY: ARJ

Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605
(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov/dsd

NOTICE OF VIOLATION / CEASE AND DESIST

January 15, 2025

Sent Certified and 1st-Class Mail

Exhibit C3

Vasyl Mytroga and Iryna Mytroga
14885 Midway Road
Nampa, ID 83651

Dear Property Owner:

Development Services Department (DSD) is investigating violations of the Canyon County Zoning Ordinance on your property located at 14885 Midway Road, Nampa, ID; also known as parcel number R32983207A. The subject property is zoned "A" (Agricultural).

- **ZONING ORDINANCE VIOLATIONS:** trucking terminal/storage/maintenance in an "A" zone

  CCZO § 07-10-27: LAND USE REGULATIONS (MATRIX):
  This section lists uses within each land use zone: allowed uses (A), permitted uses through a conditional use permit (C), Director administrative decision (D), not applicable because covered by different use/section (n/a), or prohibited (-).

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Transit or trucking terminal and/or service facility	-	-	-	-	-	C	A	A	C

CORRECTION: Please **cease and desist** all business activities at this site **immediately**. Please meet with DSD Planning and Zoning within the next 10 days or no later than January 29, 2025 to find out what options, if any, are available to you to continue operations at this location. DSD Planning and Zoning can be reached at (208) 402-4164. Otherwise, the business will have to be moved off-site to a property zoned for this type activity **within the next 30 days or no later than February 14, 2025.**

Development Services desires that property owners voluntarily correct all ordinance violations. You may call 208-402-4165 contact a Code Enforcement Officer. To view the Canyon County Code, please visit our website at http://www.canyoncounty.id.gov.

Failure to respond to this notice will result in additional code enforcement action and may result in criminal prosecution pursuant to Canyon County Zoning Ordinance § 07-19-03:

> 07-19-03: CRIMINAL ENFORCEMENT PROCEDURE:
> It shall be unlawful for any person to fail to comply with the preceding sections, or any part or provision, of this chapter. Upon conviction violations shall be punishable according to section 01-01-07 of the County's Ordinance, General Penalty. Criminal enforcement shall not foreclose use of other remedies in this chapter…

Criminal prosecution will require you to appear in the District Court of Canyon County. Should you be found guilty of a misdemeanor, you would be subject to fines and possible incarceration. Each day violations continue after notification of said violations shall constitute a separate offense and each violation shall be punishable as stated above. *Development Services Department is hopeful such action will not be necessary.*

Respectfully,

G. Westerfield

Gary Westerfield
Code Enforcement Officer
gary.westerfield@canyoncounty.id.gov

cc: CDEF2025-0008

Exhibit C4

In the matter of the application of:

City of City of Nampa
Area of Impact Boundary
OR2025-0011

Record and Procedural History

A. City of Nampa submitted a boundary confirmation request and supporting documents and maps on August 15, 2025. Marked as Exhibits A.1 and A.2 to the staff report.
B. Notice of the public hearing provided to City of Nampa on August 19, 2025. Newspaper notice published on August 27, 2025, and September 30, 2025, in the Idaho Press.
C. The staff report, exhibits, and public comments dated October 16, 2025, and including Exhibits A through D in the record.
D. A public hearing was held before the Board of County Commissioners on November 5, 2025. Testimony was offered at the public hearing from City of Nampa officials and members of the public.
E. On November 5, 2025, the Board also held a public hearing from City of Star. Nampa and Star each requested that their impact areas include the same area near the cities' borders.
F. The Nampa public hearing was continued to November 19, 2025, to permit City of Nampa to respond to questions from the Board. Star's hearing was continued to the same time.
G. Exhibits E.1 through E.2 submitted by the City of Nampa on November 18, 2025, in response to the Board's request for additional information from the City of Nampa.
H. The continued public hearing was held before the Board on November 19, 2025.
I. The Nampa and Star hearings were consolidated on November 19, 2025, for the purpose of allowing each city to address the overlap area.
J. On November 19, 2025, the Board moved to adopt the boundary map labeled as Exhibit E.3 in the staff report and to amend Chapter 9, Article 11, Areas of City Impact, City, of the Canyon County Code of Ordinance to adopt the map into the County ordinances.
K. Final Boundary map attached hereto as Attachment A: "Nampa Area of Impact Boundary Map" dated November 19, 2025.

Area of Impact Hearing Criteria

The City of Nampa requested that the Board of Canyon County Commissioners confirm its existing area of impact boundary. The request, OR2025-0011, was presented at public hearings before the Canyon County Board of County Commissioners on November 5, 2025. A continued public hearing was held on November 19, 2025, to permit the Nampa to respond to inquiries made by the Board. The City of Star's public hearing was held concurrently with Nampa's on November 19, 2025, to allow each city to address the overlap in their requests.

Having considered the evidence presented in the public hearings, including the staff report, City of Nampa submitted materials, written public comments described in the Record and Procedural History and the testimony offered at the public hearings, the Board finds as follows:

Areas of Impact Criteria
HEARING CRITERIA (Idaho Code §67-6526(3) - Modification or confirmation of area of impact boundaries: Any modifications to or confirmation of an area of impact boundary must be adopted by an ordinance approved by the board of county commissioners of the applicable county, following the notice and hearing procedures provided in section 67-6509, Idaho Code, and in accordance with the requirements for defining an area of impact as set forth in subsection (4) of this section. In addition, the legislature provided other limitations on the Board's authority to adopt an area of impact boundary. Of those most relevant to the decision before the Board are 1) areas of impact shall not overlap and 2) areas of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years. We will first address the proposed overlap area with the City of Star before addressing the other portions on the City of Nampa's request.
Nampa/Star overlap area
Idaho. § 67-6526 (3)(b) provides: "If the cities with impact area boundaries that abut or are proposed to abut each other reach agreement on the proposed boundaries or adjustments thereto, the requested boundaries or adjustments shall be collectively submitted by the cities to the county for consideration in accordance with paragraph (a) of this subsection. If the cities cannot reach agreement, then any or all of the cities involved may submit their requests to the board of county commissioners for consideration pursuant to paragraph (a) of this subsection. In either case, the county shall conduct at least one (1) consolidated public hearing where it considers all such requests together." Idaho Code § 67-6526 (4)(d) "Areas of impact shall not overlap." Both Nampa and Star submitted their overlap area boundary requests as part of their overall confirmation or modification of their area of impact boundary proposals. It's clear from the testimony of city officials that an agreement on the area would not be reached between the cities. The Board is then tasked with determining where the boundary between the cities will end by considering the Idaho Code §67-6526(4) factors and whether each city is very likely to be annexed to the city within the next five (5) years. Those criteria are: (i) Anticipated commercial and residential growth; (ii) Geographic factors; (iii) Transportation infrastructure and systems, including connectivity; (iv) Areas where municipal or public sewer and water are expected to be provided within five (5) years; and (v) Other public service district boundaries. We will take these out of order in order to more fully capture both cities' proposals as they relate to the criteria. Geographic factors and transportation infrastructure and systems, including connectivity The disputed area is bordered by the Boise River to the North; Highway 20-26 to the South; the Ada County line to the East; and to approximately Franklin Road to the West. Star's city limits would be immediately adjacent to the North of the disputed area but-for the Boise River. Nampa city limits are most immediately to the southwest, but still well below Highway 20-26.

Both cities cite the prospect of a bridge and transportation corridor that would cross the Boise River here. Nampa officials tout their long-range plans for this perspective corridor and leadership and financial role in the development of the corridor and crossing. Star also asserts participation in the planning.

While we can applaud the long-range planning and infrastructure development proposed for this area we are tasked with reviewing these requests through the criteria and restrictions that now limit area of impact boundaries. From the perspective of area of impact boundaries solely, it's unlikely that in 5 years the proposed transportation corridor and Boise River crossing will be completed. For that reason, these proposed transportation improvements are unlikely to result in annexations in the disputed area for either city within the next 5 years.

Without these improvements for the immediate future, Star will likely remain divided from the disputed area by the Boise River and Nampa separated from the disputed area by distance and significant agricultural users.

Areas where municipal or public sewer and water are expected to be provided within five (5) years

For sewer and water services, Star has a sewer lift station and the potable water well near the disputed area across the Ada County but below the Boise River that could support additional development in the area. Nampa currently has municipal water planned for extension north on Franklin to Joplin Road. Sewer is currently located on Linden Road west of Madison Road and is in the process of extending north on Franklin Road and east on Ustick Road. Potentially Star could service the disputed area on the East side while Nampa approaches from the Southwest within 5 years depending on the resources committed. Will the disputed area in its entirety be serviced by either city in the next 5 years? We find no substantial or realistic planning or commitment to that prospect from either city in their proposals.

Anticipated commercial and residential growth

Nampa and Star have similar visions and projections for residential growth, recreation preservation along the Boise River and commercial development along the transportation corridors.

Other public service district boundaries

There's no significant difference from either city in this regard, either city would play a greater role in this area should it be annexed.

Conclusion re: Nampa/Star overlap area

In considering these criteria as a whole we cannot find that either city is very likely to annex this disputed area in the next five years. Again, while the long-range planning along the projected transportation corridors cross the Boise River is laudable, we could not find that any evidence has been presented that this prospect would lead to enact annexation in the area in the next five years. Additionally, both cities have the prospect of extending water and sewer services to the area but these plans are not immediate or substantially developed. It is not feasible for Star to annex in this area because of the Boise River and it's not feasible for Nampa to annex in this area because of the distance and myriad of agricultural users in between the city limits and the area. For these reasons, we will leave the disputed area outside of either cities area of impact boundary. The Board believes this resolution will allow both the City of Nampa and the City of Star to plan into this area for future growth based on the needs of the communities they serve.

Continued Consideration of Nampa's Confirmation Request	
Provisions applicable to areas of impact (Idaho Code §67-6526(4) In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:	
67-6526(4)(a)(i)	Anticipated commercial and residential growth.

Nampa primarily presented the following growth projections:

(1) According to the presentation slides, "The City of Nampa is growing in several directions – primarily to the north and southwest. Land ownership indicates that most of the undeveloped land in the impact area is positioned for this type of growth." (Exhibit A4)
(2) Per Canyon County Comprehensive Plan and COMPASS forecasted growth, Nampa is projected to increase their population to 168,140 residents by 2050 and Nampa is projected to increase their jobs by 31,150 jobs by 2050 (Exhibit B3.1).
(3) The letter of intent states, "Highway 20/26 is a major commerce corridor between Caldwell and Boise, and commuter highway with the potential for vital commercial and economic development. Highway 16 will be completed in 2027. This corridor with its two off ramps at Franklin Blvd. and Ustick Rd. provides significant economic development opportunities." (Exhibit A1.1)
(4) According to the Letter of Intent, some pockets of County residential development throughout the current impact area have aging infrastructure that will eventually require access to City utilities. North Nampa and Highway 16 are well-positioned for high density housing adjacent to Ustick Road near services, commercial areas, entertainment and educational facilities. (Exhibit A1.1)

The Board considers the City of Nampa's anticipated residential and commercial growth projections to be viable and a significant consideration for confirmation of a majority of Nampa's area of impact boundary. The Board would point to Southwest (Lake Lowell area), South-east boundary, and Northeast area where large productive agricultural parcels on the far boundaries of Nampa's proposed boundary will inhibit Nampa's projections for annexation.

67-6526(4)(a)(ii)	Geographic factors.

(1) The City of Nampa's area of impact is relatively flat with varying levels of rolling hills, a bluff drops off along the Boise River and fairly rocky terrain along the Southeastern border. (Exhibit B2.6).
(2) To the Southwest, lies Lake Lowell, just outside of the proposed Area of Impact. The proposed Area of Impact abuts the County line to the east adjoining to Ada County and the City of Kuna's Area of Impact within Ada County. They border the City of Caldwell's area of impact to the West and Northwest, the City of Middleton's area of impact to the North as well as the City of Star's current area of impact. (Exhibit A2)
(3) According to the applicant's Letter of Intent, "The common borders with the National Wildlife Refuge places Nampa in a position to participate in the protection of the refuge through codes and legislative actions." (Exhibit A1.1, page 54 of this report)

City of Nampa's proposal observes the geographic factors such as the Boise River and Lake Lowell. Nampa's proposed boundary is appropriate for that reason and geographic factors will not be a significant consideration in the remainder of the proposal.

67-6526(4)(a)(iii)	Transportation infrastructure and systems, including connectivity.

(1) Within the proposed City of Nampa's Area of Impact, State Highway 20/26 runs east/west in the northern section, I-84 runs through several sections, State Highway 16 is being extended south through the Eastern area into the Southeast area. (Exhibit A2)
(2) There are several projects that are in process or studies are being started or completed according to the applicant's Letter of Intent (Exhibit A1.1)
(3) Highway 20/26 was identified by COMPASS as a Critical Urban Freight Corridor to Middleton Road. Idaho Transportation Department has advanced funding for widening Highway 20/26 from two lanes to an ultimate six lane section. (Exhibit A1.1, page 5)
(4) Transportation infrastructure and systems with critical connections are planned in the Nampa Transportation Master Plan. (Exhibit A4)
(5) The City of Nampa's Transportation Master Plan focuses on a safe roadway network including roads, highways, sidewalks and bicycle lanes. (Exhibit A1.1) Details regarding the Transportation and Infrastructure Systems for each section of the area of impact can be found in Exhibit A1.1.
(6) Highway District: Highway District No. 4 (HD4) provided comments on September 11, 2025, stating the highway district maintains the public highway systems outside of city limits. Near city limits the highway district will have an agreement with the city as to who's responsibility the maintenance will be under as land gets annexed into the city. Transportation impacts from growth should be mitigated via impact fees, right of way dedication and improvements. See Exhibit C2 for the full comment letter.

Nampa can connect to the area of impact with continued improvements to the infrastructure working in conjunction with the local highway districts and Idaho Transportation Department. Infrastructure development is a significant consideration towards confirming Nampa's boundary.

67-6526(4)(a)(iv)	Areas where municipal or public sewer and water are expected to be provided within five (5) years.

The Utility Map for the Nampa Impact Area is within Exhibit A1.1. Nampa's water and sewer infrastructure is substantial and capable of being extended to the proposed boundaries. Some water and sewer services are already extended outside of the city limits with annexation agreements. This criterion is restricted to where the services are "expected to be provided within five (5) years." This limitation goes hand-in-hand with the restriction on the boundary to areas where the city is very likely to annex within five (5) years.

In evaluating Nampa's water and sewer planning, the Board must also consider whether Nampa's planning or in other words Nampa's expectation for water and sewer extension can be provided in 5 years. In our view, shoe-string extension where large tracts of land are bypassed or where only water is extended or expected to be extended do not meet the criteria. We interpret "expected to be provided within five (5) years" to mean a meaningful if not a majority of the area within that time.

For this reason, in reviewing Nampa's water and sewer service projections and we do not see that Nampa has a reasonable expectation to provide water and sewer services to areas to the Southwest (Lake Lowell area), along the Southeast boundary, and to the Northeast area because productive agricultural parcels on the far boundaries of Nampa's proposed boundary will inhibit the extension of water and sewer services to these areas. Likewise, these productive agricultural areas on the far areas of Nampa's boundary make is unlikely that annexation will occur within the same time.

Additionally, on the Northwest area of the boundary along Franklin Road the Board finds that Nampa is expected to extend water and sewer to this area within 5 years. Nampa's city limits along Franklin Road currently extend to near Highway 20-26. This is the furthest north Nampa has developed and annexed land. Nampa currently has municipal water planned for extension north on Franklin to Joplin Road. Sewer is currently located on Linden Road west of Madison Road and is in the process of extending north on Franklin Road and east on Ustick Road.

67-6526(4)(a)(v)	Other public service district boundaries.
The record contains analysis on other service district boundaries including the school district and the fire district boundaries. The Board does not find any conflict between these boundaries and Nampa's boundary request that would require alteration of Nampa's proposed boundary.	
67-6526(4)(b)	In addition to the criteria set forth in paragraph (a) of this subsection, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years. Except as otherwise provided in this paragraph, an area of impact shall not extend more than two (2) miles from existing city limits. An area of impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on that parcel so that it encompasses the entire parcel. Adjustments to an area of impact may be proposed and considered at any time following the initial establishment of the area of impact.
"[V]ery likely to be annexed to the city within the next five (5) years" restriction has been discussed above and will be discussed further in the Conclusion below. The proposed area of impact has one parcel that is a that was more than two miles from existing city limits (Staff Report Exhibit E3). This parcel will be excluded from the adopted area of impact boundary accordingly.	
67-6526(4)(d)	Areas of impact shall not overlap.
This requirement is addressed in the Nampa/Star overlap area section above.	

Conclusion

During our hearings City officials spoke of long-range infrastructure and transportation goals and we hope those efforts are not hindered by the Board's decision on this request. Nampa's growth and infrastructure planning is extensive, and the Board has no doubt that it's some of the best in the state. The area of impact boundary is truly only one planning tool among many that the cities and County have at our disposal. That said, these legislative changes directly impact the County's authority to confirm Nampa's area of impact boundary as requested.

The most significant restriction on Nampa's requested boundary is the requirement that the area be "[v]ery likely to be annexed to the city within the next five (5) years." Nampa's area of impact boundary has been substantially the same for at least last two decades, which is an indication that the boundary is unrealistic projection of annexation within the next 5 years. As discussed herein, we have found in weighing the criteria established by the legislature that revisions must be made to the boundary in order to adopt a boundary in compliance with the new criteria and restrictions. Specifically, large uninterrupted stretches of agricultural land will inhibit annexation in the north, southeast and Lake Lowell areas of the proposed boundary. These agricultural uses and the distance between city limits and the outer boundaries make annexation of these areas in the next five years unlikely. These same factors make Nampa's plan or expectation to provide water and sewer services to these furthest areas in the next 5 years unrealistic despite Nampa's extensive infrastructure and resources.

The remainder of Nampa's requested boundary, including Northwest area of the boundary along Franklin Road, is very likely to be annexed within the next 5 years. These areas are adjacent to city limits, where sewer and water services have been or are expected to be extended, where there is no geographic factors,

transportation issues or active agricultural uses that would make development unlikely and where growth projects indicate residential or commercial growth is imminent. The Board finds the boundary in Attachment A is supported by the criteria.

At the end of our last hearing, a City official asked to provide another boundary request that differed from the one originally submitted by Nampa. At that stage in the proceedings, we felt the opportunity for revisions have been provided to Nampa prior to the continued hearing and that it was inappropriate at that late hour to take up new information. As we have told other municipalities, we would invite Nampa to revisit these specific areas with subsequent boundary amendment requests if Nampa believes that more determinative information can be provided.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein, the Board of County Commissioners approves Case #OR2025-0011, the updated city of Nampa area of impact boundary per Idaho Code 67-6526(3), as described in Attachment A.

The decision includes the following Board actions:

1. Signing of an Ordinance per Idaho Code 67-6526(2)(a) & (3)(a).

DATED this 30th day of December, 2025.

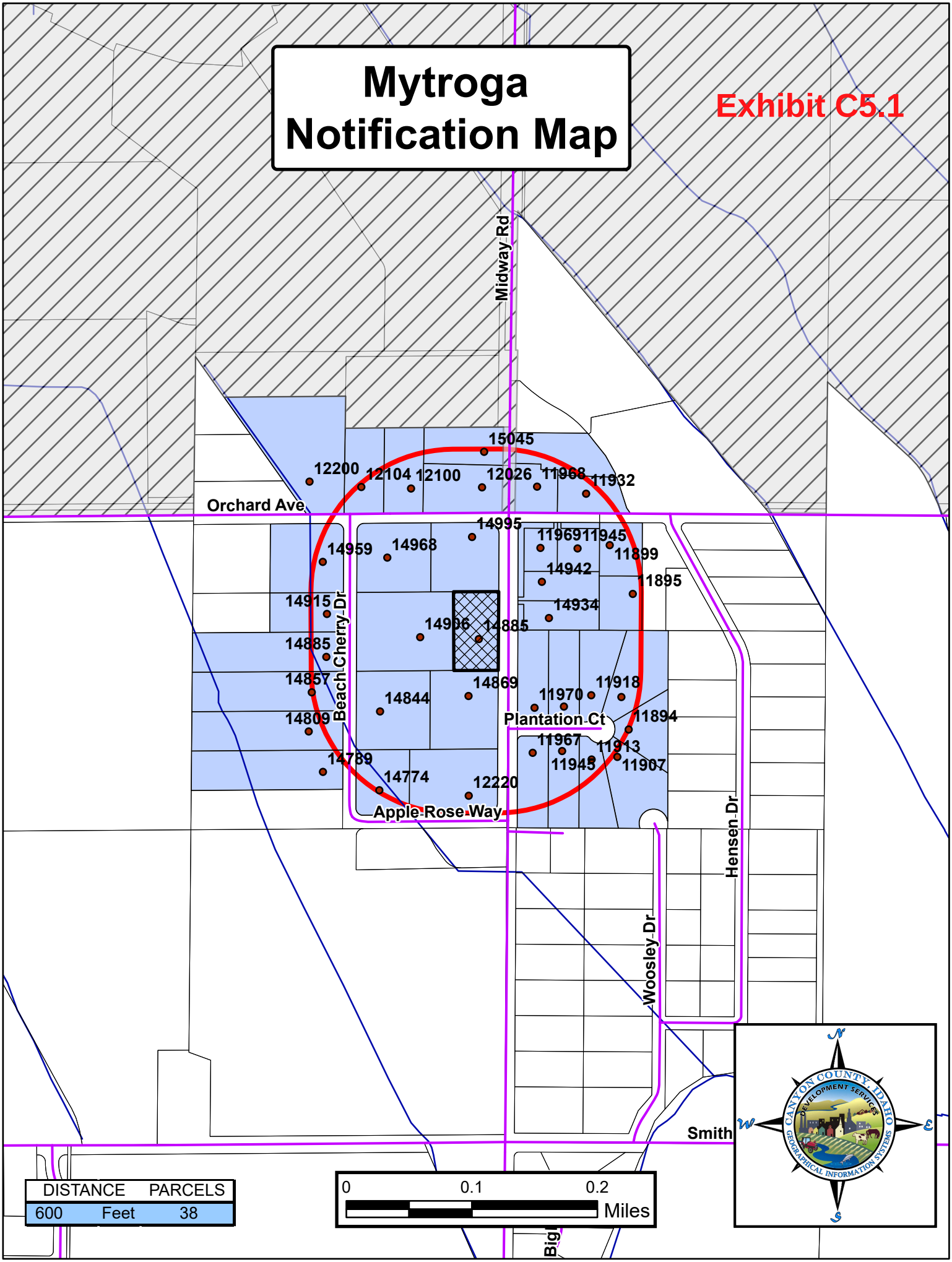
CANYON COUNTY BOARD OF COMMISSIONERS

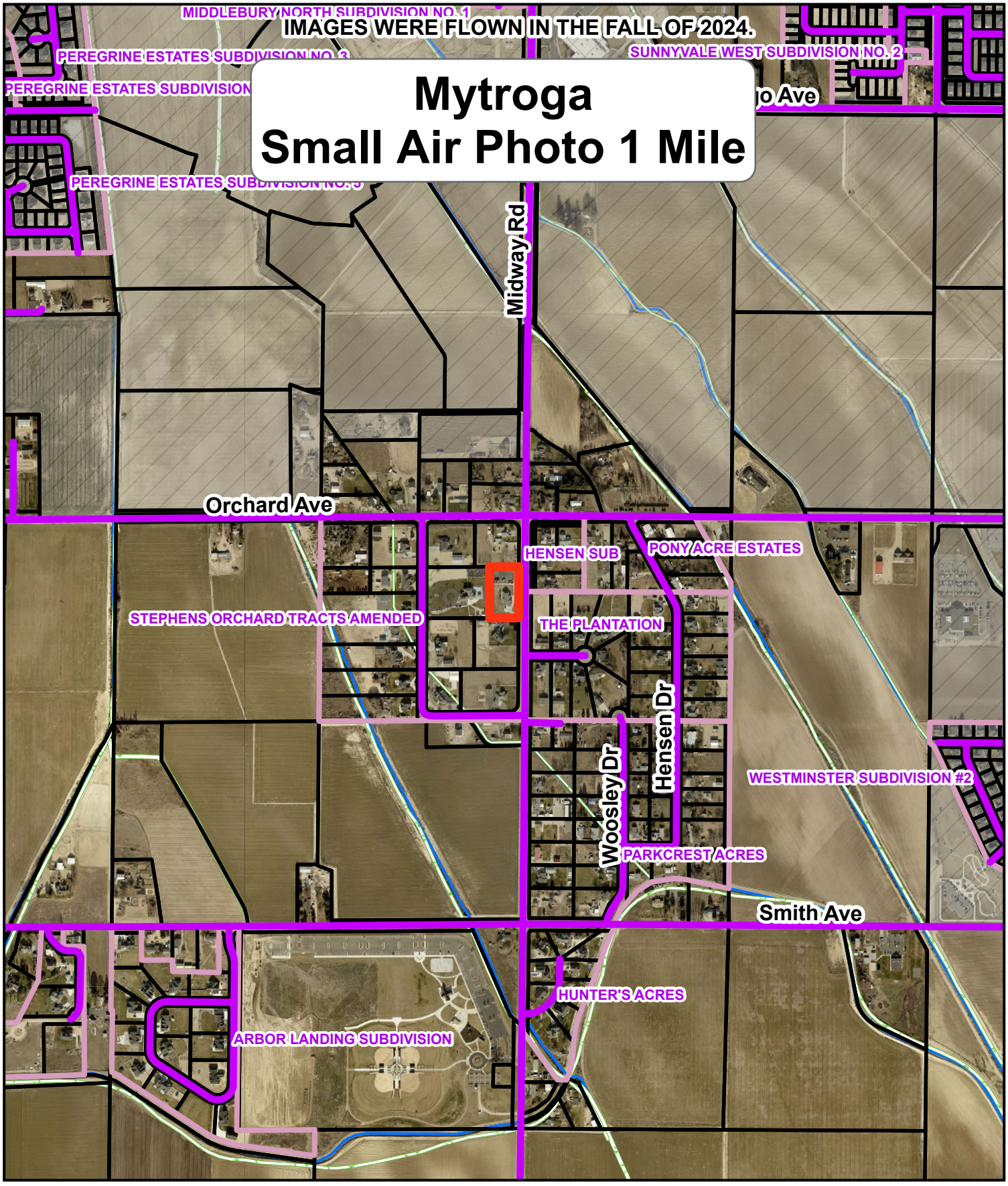
✓ Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek	✓		
Commissioner Brad Holton	X		
Commissioner Zach Brooks	X		

Attest: Rick Hogaboam, Clerk

By: JRoss Date: 12·30·25
Deputy

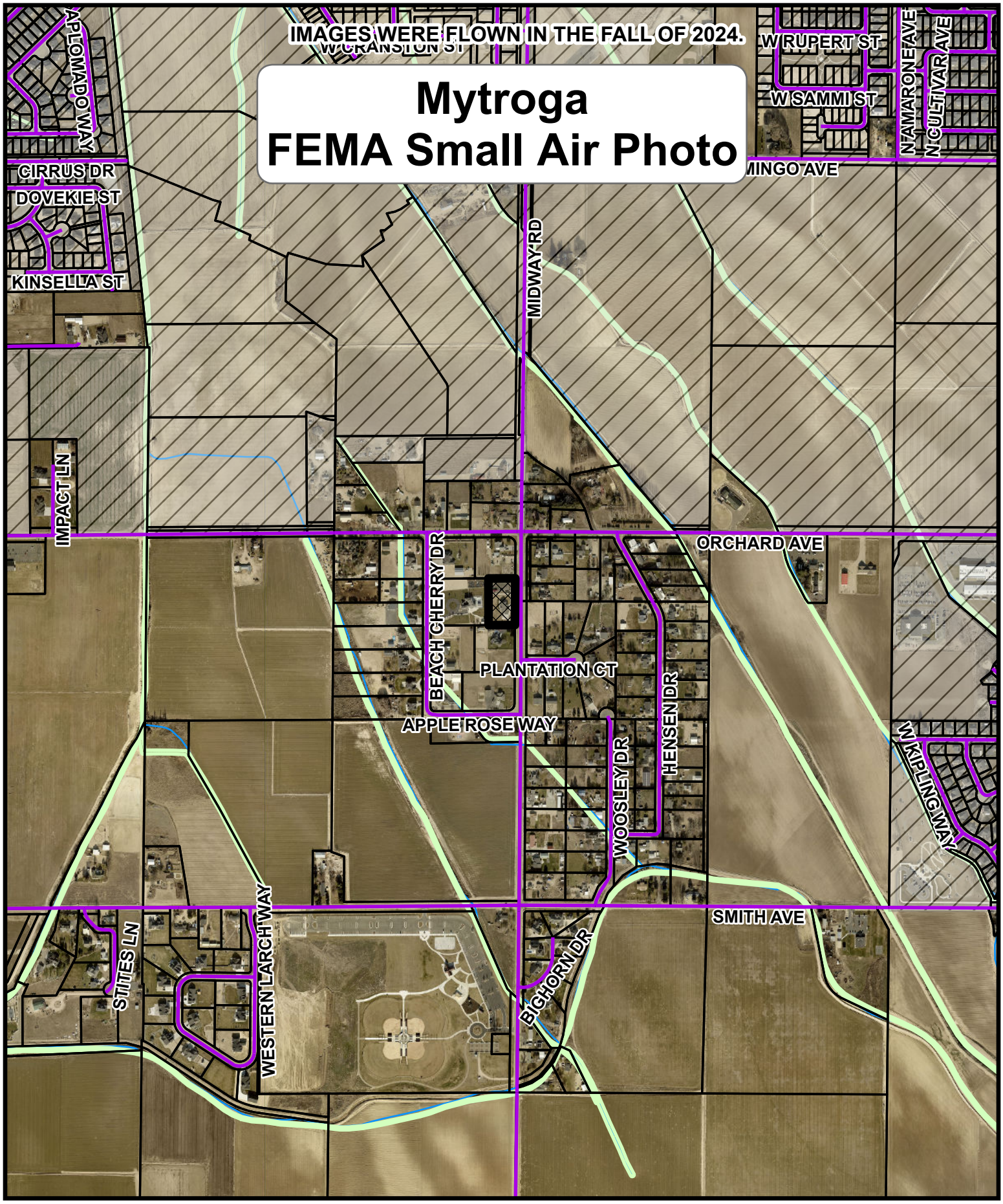

Mytroga
Notification Map
Exhibit C5.1
Midway Rd
Orchard Ave
Beach Cherry Dr
Plantation Ct
Apple Rose Way
Hensen Dr
Woosley Dr
Smith
15045
12200
12104
12100
12026
11968
11932
14995
14959
14968
11969
11945
11899
14942
11895
14915
14934
14906
14885
14885
14857
14869
11918
14844
11970
14809
11894
11967
11913
14789
11945
11907
14774
12220
DISTANCE PARCELS
600 Feet 38
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Miles
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS



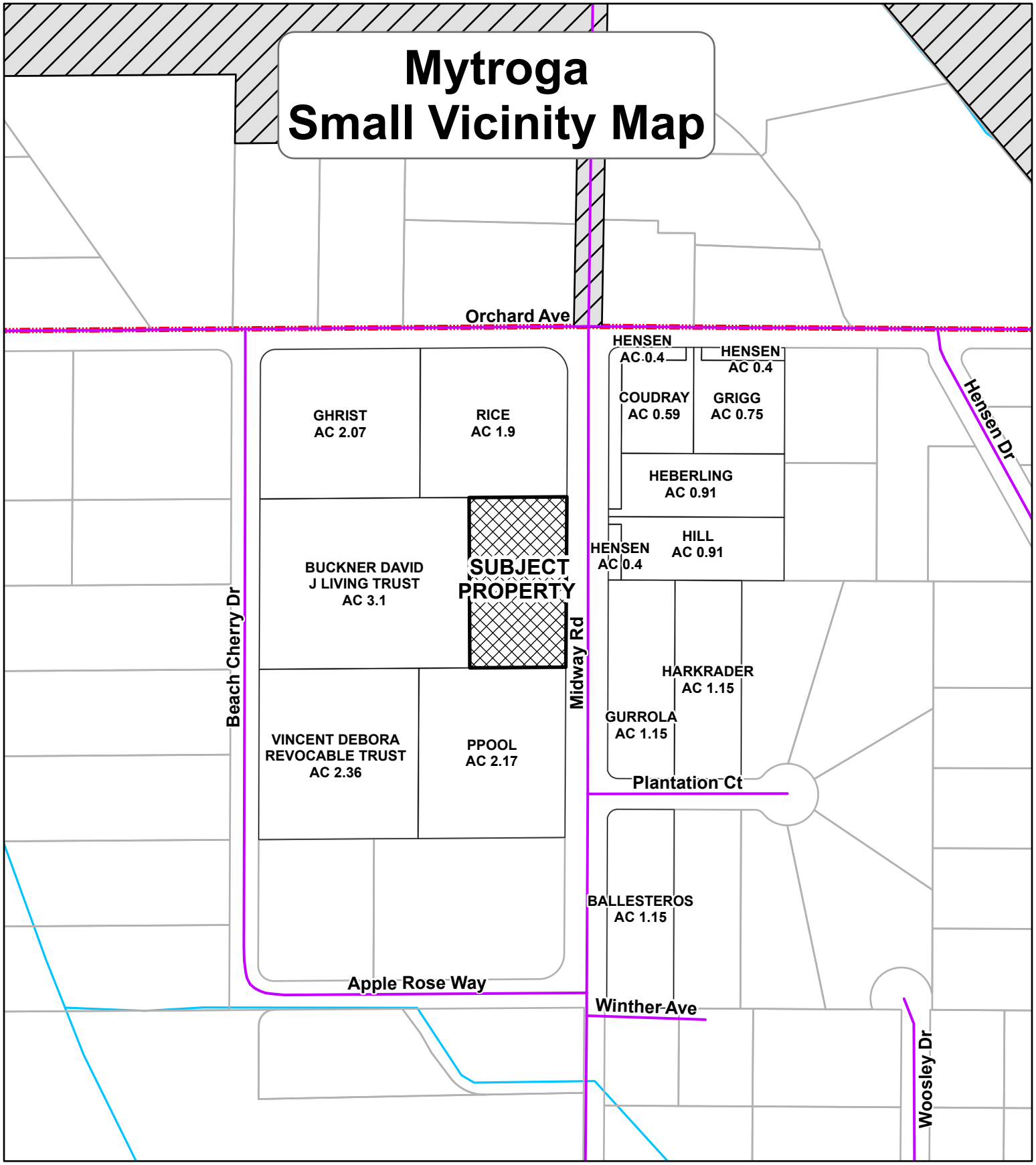
City_Limits
Wetlands

Exhibit C5.2

0 0.25 0.5 Miles


IMAGES WERE FLOWN IN THE FALL OF 2024.
Mytroga
FEMA Small Air Photo
APLOMADO WAY
CIRRUS DR
DOVEKIE ST
KINSELLA ST
IMPACT LN
MIDWAY RD
W RUPERT ST
W SAMMI ST
N AMARONE AVE
N CULTIVAR AVE
MINGO AVE
ORCHARD AVE
BEACH CHERRY DR
PLANTATION CT
APPLE ROSE WAY
HENSEN DR
WOOSLEY DR
W KIPLING WAY
SMITH AVE
STITES LN
WESTERN LARCH WAY
BIGHORN DR
Legend
SUBJECT_PROPERTY
TAXLOTS
WETLANDS
A
AE
X
400 0 400
Feet

Mytroga
Small Vicinity Map



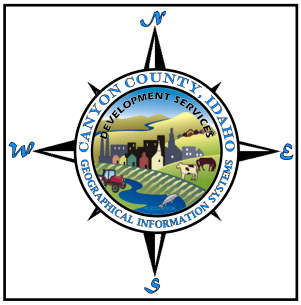
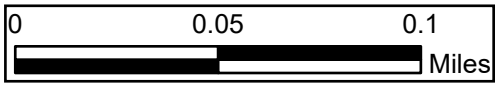
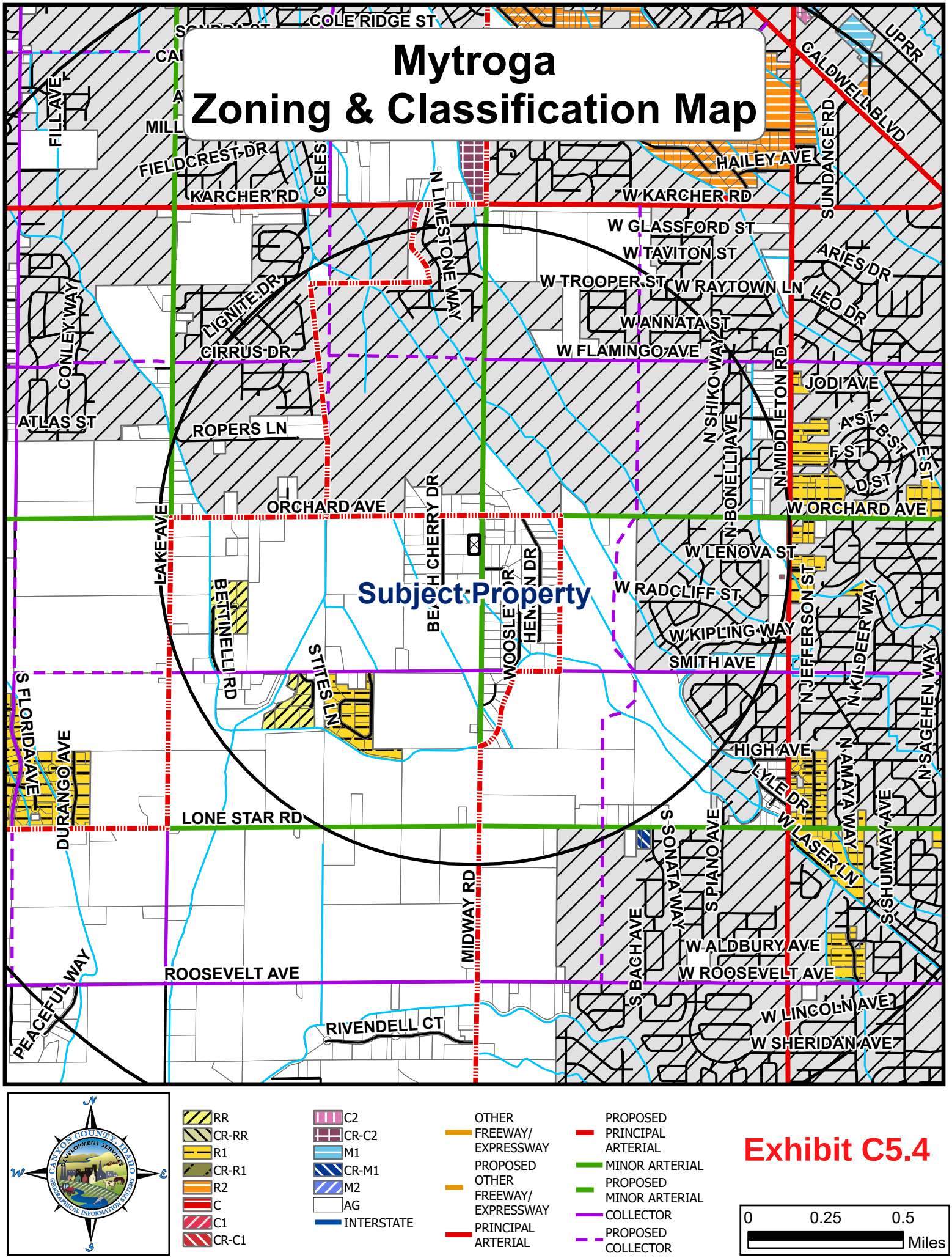


Exhibit C5.3




Mytroga
Zoning & Classification Map
Subject Property
COLE RIDGE ST
FILL AVE
MILL
FIELDCREST DR
KARCHER RD
CELES
N LIMESTONE WAY
HAILEY AVE
W KARCHER RD
SUNDANCE RD
CALDWELL BLVD
UPRR
W GLASSFORD ST
W TAVITON ST
ARIES DR
W TROOPER ST
W RAYTOWN LN
LEO DR
W ANNATA ST
W FLAMINGO AVE
LIGNITE DR
CIRRUS DR
CONLEY WAY
ATLAS ST
ROPERS LN
N SHIKO WAY
N MIDDLETON RD
JODI AVE
A ST
B ST
E ST
F ST
D ST
N BONELLI AVE
W ORCHARD AVE
ORCHARD AVE
LAKE AVE
N CHERRY DR
W LENOVA ST
W RADCLIFF ST
W KIPLING WAY
N JEFFERSON ST
N KILDEER WAY
SMITH AVE
BETTINELLI RD
STITES LN
WOOSLEY DR
HEN
N SAGEHEN WAY
S FLORIDA AVE
DURANGO AVE
HIGH AVE
LYLE DR
N AMAYA WAY
LONE STAR RD
W LASER LN
S SONATA WAY
S PIANO AVE
S SHUMWAY AVE
MIDWAY RD
S BACH AVE
W ALDBURY AVE
W ROOSEVELT AVE
ROOSEVELT AVE
PEACEFUL WAY
RIVENDELL CT
W LINCOLN AVE
W SHERIDAN AVE
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
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
Exhibit C5.4
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Miles

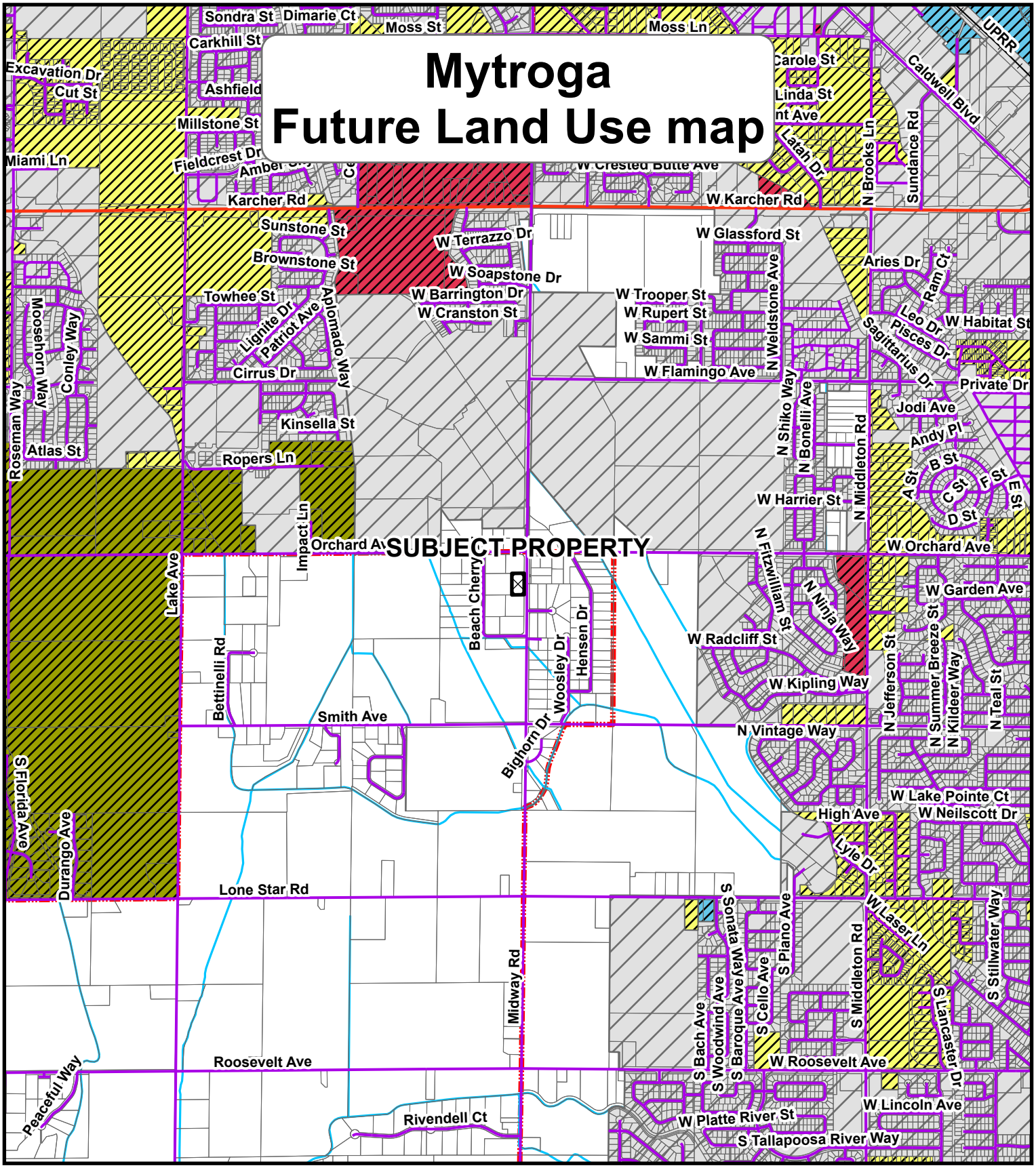
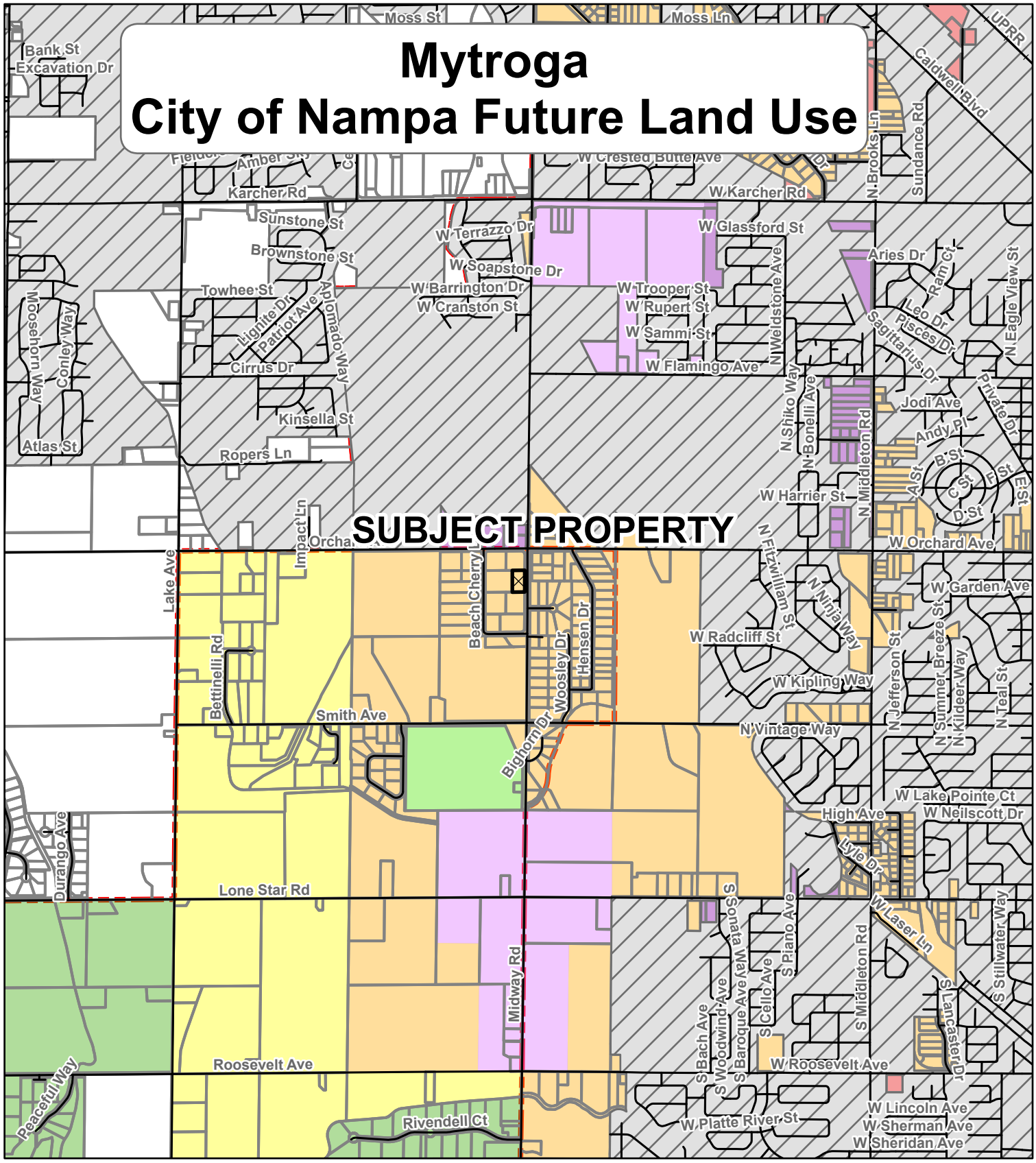
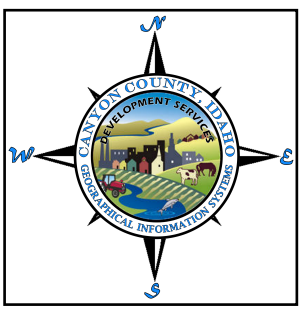

Mytroga
Future Land Use map
SUBJECT PROPERTY
Sondra St
Dimarie Ct
Moss St
Moss Ln
Carkhill St
Excavation Dr
Cut St
Ashfield
Millstone St
Miami Ln
Fieldcrest Dr
Karcher Rd
W Karcher Rd
Carole St
Linda St
Latah Dr
N Brooks Ln
Sundance Rd
Caldwell Blvd
UPRR
W Crested Butte Ave
Sunstone St
Brownstone St
W Terrazzo Dr
W Soapstone Dr
W Barrington Dr
W Cranston St
Towhee St
Lignite Dr
Patriot Ave
Aplomado Way
Cirrus Dr
W Glassford St
W Trooper St
W Rupert St
W Sammi St
W Flamingo Ave
N Weldstone Ave
Aries Dr
Ram Ct
Leo Dr
Pisces Dr
Sagittarius Dr
W Habitat St
Private Dr
Jodi Ave
Andy Pl
Moosehorn Way
Conley Way
Roseman Way
Atlas St
Kinsella St
Ropers Ln
Impact Ln
Orchard Ave
N Shiko Way
N Bonelli Ave
N Middleton Rd
A St
B St
C St
D St
E St
F St
W Harrier St
W Orchard Ave
N Fitzwilliam St
N Ninja Way
W Radcliff St
W Garden Ave
W Kipling Way
N Jefferson St
N Summer Breeze St
N Kildeer Way
N Teal St
Lake Ave
Beach Cherry
Hensen Dr
Woosley Dr
Bettinelli Rd
Smith Ave
Bighorn Dr
N Vintage Way
S Florida Ave
Durango Ave
W Lake Pointe Ct
W Neilscott Dr
High Ave
Lyle Dr
Lone Star Rd
S Sonata Way
S Piano Ave
W Laser Ln
S Stillwater Way
S Middleton Rd
S Cello Ave
S Lancaster Dr
Midway Rd
S Bach Ave
S Woodwind Ave
S Baroque Ave
W Roosevelt Ave
Roosevelt Ave
Peaceful Way
Rivendell Ct
W Lincoln Ave
W Platte River St
S Tallapoosa River Way
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
N
W
E
S
0
0.5
1
Miles

Exhibit C5.5

Mytroga
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

Exhibit C5.6

0 0.25 0.5 Miles

Mytroga Case Map

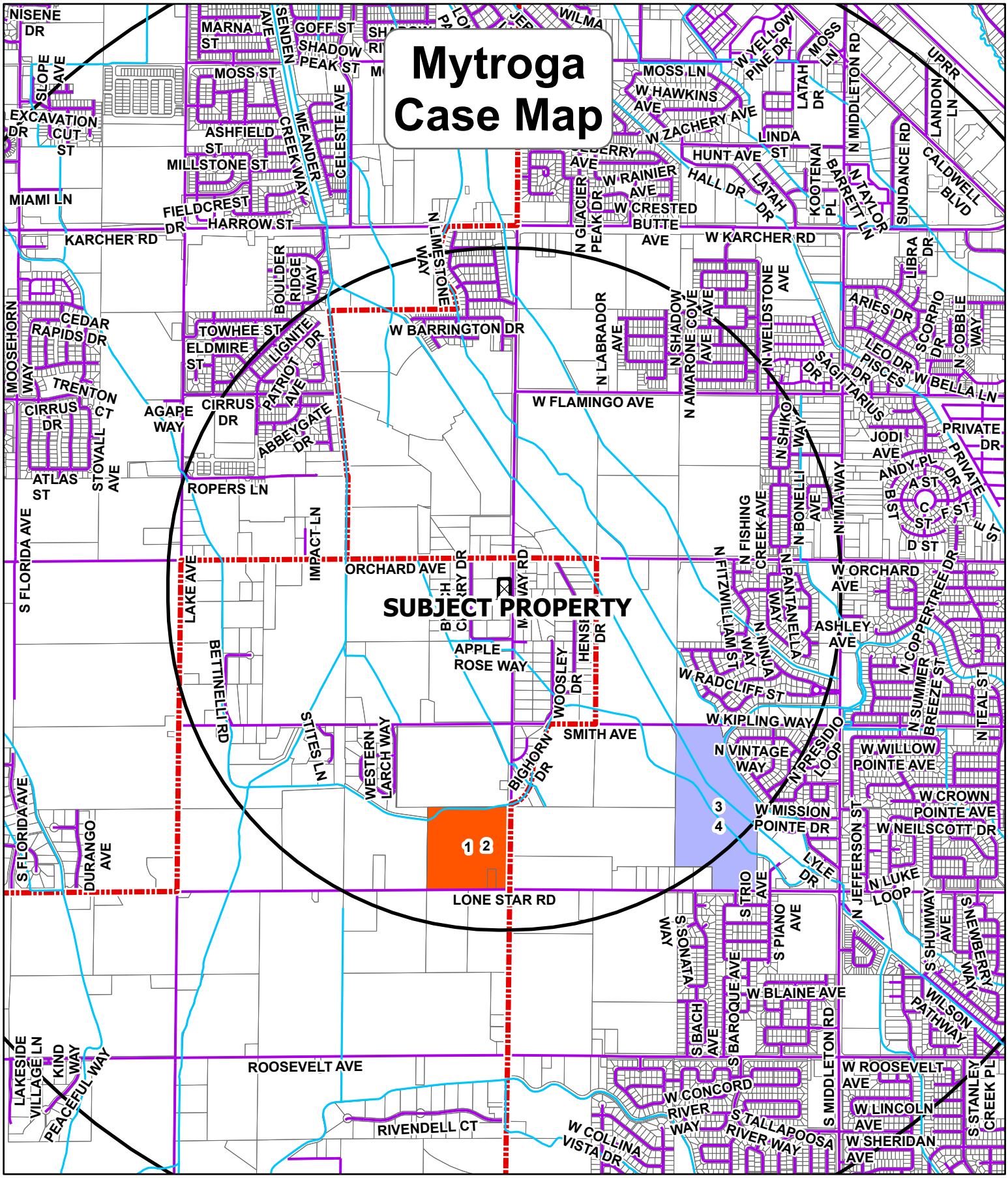
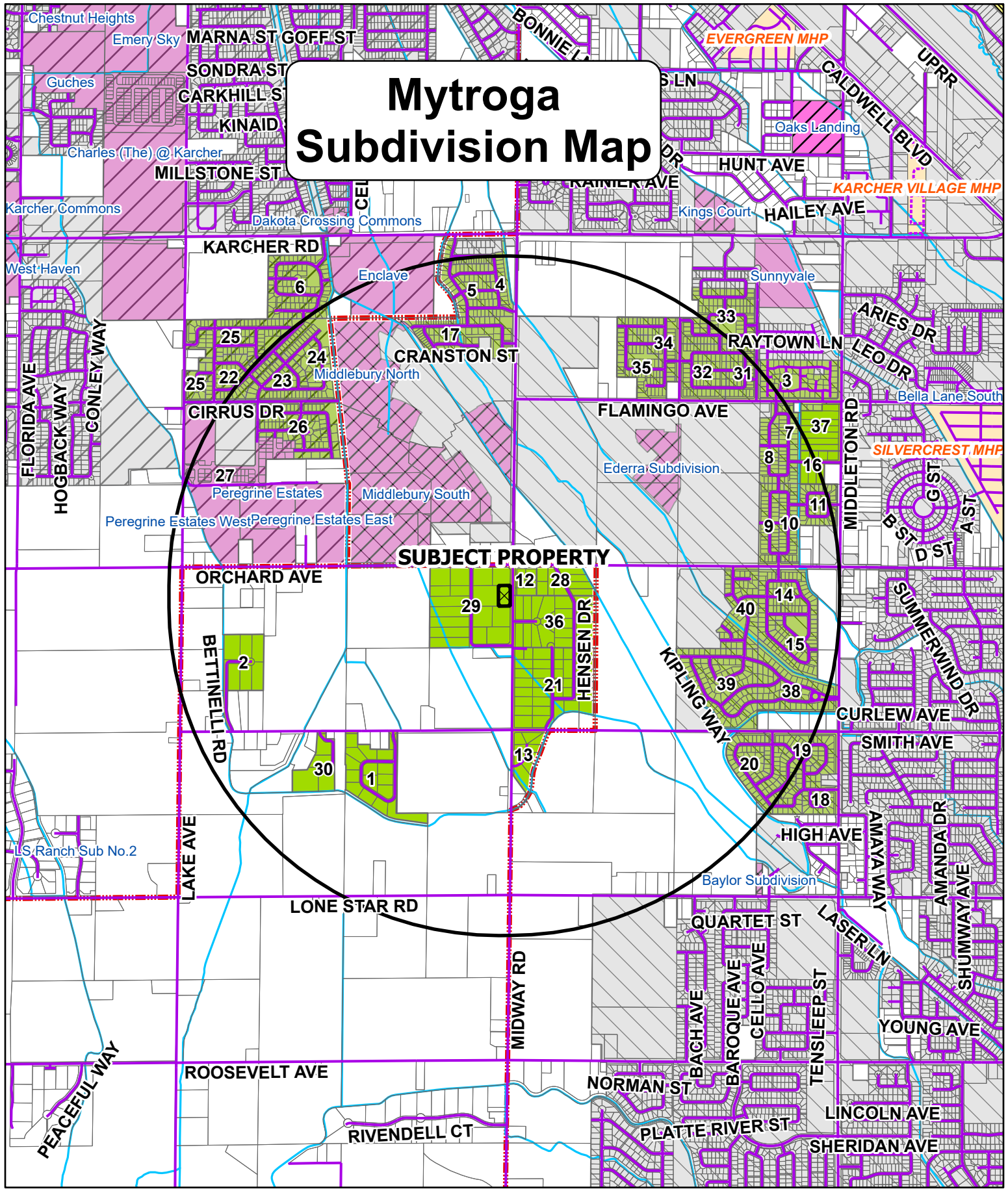


Exhibit C5.7

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2020-0023	Rezone AG to R1	Exxex Holding VI, LLC	DENIED
2	SD2020-0042	Plat - Geneva Esatest Sub	Geneva Estates Sub	DENIED
3	CU2023-0005	Wireless Telecommuncations Facility	Wullner	DENIED
4	CU2023-0005-APL	Appeal denial of telecommunications facility	Wullner	DENIED


Mytroga Subdivision Map
Chestnut Heights
Emery Sky
MARNA ST
GOFF ST
SONDRA ST
Guches
CARKHILL ST
KINAID
Charles (The) @ Karcher
MILLSTONE ST
Karcher Commons
Dakota Crossing Commons
KARCHER RD
West Haven
Enclave
Middlebury North
CRANSTON ST
CIRRUS DR
FLORIDA AVE
HOGBACK WAY
CONLEY WAY
Peregrine Estates
Peregrine Estates West
Peregrine Estates East
Middlebury South
SUBJECT PROPERTY
ORCHARD AVE
BETTINELLI RD
LAKE AVE
LS Ranch Sub No.2
LONE STAR RD
PEACEFUL WAY
ROOSEVELT AVE
RIVENDELL CT
MIDWAY RD
HENSEN DR
EVERGREEN MHP
UPRR
CALDWELL BLVD
Oaks Landing
HUNT AVE
KARCHER VILLAGE MHP
HAILEY AVE
Kings Court
Sunnyvale
ARIES DR
LEO DR
RAYTOWN LN
Bella Lane South
FLAMINGO AVE
Ederra Subdivision
SILVERCREST MHP
MIDDLETON RD
G ST
B ST
D ST
A ST
SUMMERWIND DR
KIPLING WAY
CURLEW AVE
SMITH AVE
HIGH AVE
Baylor Subdivision
AMAYA WAY
AMANDA DR
SHUMWAY AVE
LASER LN
QUARTET ST
CELLO AVE
BACH AVE
BAROQUE AVE
TENSLEEP ST
YOUNG AVE
NORMAN ST
PLATTE RIVER ST
LINCOLN AVE
SHERIDAN AVE
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
Exhibit C5.8
0
0.5
1
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
40	655.49	1865	0.35

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
7	420.54	1424	0.30

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
38	1.56	1.37	0.41	3.80

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0				

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
ARBOR LANDING SUBDIVISION	1	3N3W24	21.00	17	1.24	COUNTY (Canyon)	2020
BELLA VISTA SUBDIVISION	2	3N3W24	14.09	7	2.01	COUNTY (Canyon)	2014
BRASSY COVE SUBDIVISION	3	3N2W18	19.38	65	0.30	NAMPA	2007
BROWNSTONE ESTATES SUBDIVISION NO. 1	4	3N3W13	11.70	50	0.23	NAMPA	2020
BROWNSTONE ESTATES SUBDIVISION NO. 3	5	3N3W13	14.00	56	0.25	NAMPA	2020
CANYON VIEW ESTATES	6	3N3W13	24.38	91	0.27	CALDWELL	2007
EAGLE STREAM SUBDIVISION NO. 1	7	3N2W18	8.78	30	0.29	NAMPA	2017
EAGLE STREAM SUBDIVISION NO. 2	8	3N2W18	9.39	39	0.24	NAMPA	2018
EAGLE STREAM SUBDIVISION NO. 3	9	3N2W18	10.79	42	0.26	NAMPA	2019
EAGLE STREAM SUBDIVISION NO. 4	10	3N2W18	9.11	41	0.22	NAMPA	2019
EDMONDS HOLLOW SUBDIVISION	11	3N2W18	9.15	39	0.23	NAMPA	2019
HENSEN SUB	12	3N2W19	4.32	7	0.62	0	2004
HUNTER'S ACRES	13	3N2W19	8.90	9	0.99	0	2003
JASPER RIDGE SUBDIVISION NO. 1	14	3N2W19	17.51	75	0.23	NAMPA	2023
JASPER RIDGE SUBDIVISION NO. 2	15	3N2W19	14.52	47	0.31	NAMPA	2023
LYLE-HORN SUB #1	16	3N2W18	6.00	7	0.86	0	1972
MIDDLEBURY NORTH SUBDIVISION NO. 1	17	3N3W13	20.50	74	0.28	NAMPA	2024
MISSION POINTE #1	18	3N2W19	8.89	33	0.27	NAMPA	2003
MISSION POINTE #2	19	3N2W19	23.24	85	0.27	NAMPA	2004
MISSION POINTE #3	20	3N2W19	14.70	57	0.26	NAMPA	2004
PARKCREST ACRES	21	3N2W19	36.39	37	0.98	0	1972
PEREGRINE ESTATES SUBDIVISION NO. 1	22	3N3W13	12.02	45	0.27	CALDWELL	2018
PEREGRINE ESTATES SUBDIVISION NO. 2	23	3N3W13	13.35	50	0.27	CALDWELL	2019
PEREGRINE ESTATES SUBDIVISION NO. 3	24	3N3W13	19.46	52	0.37	CALDWELL	2020
PEREGRINE ESTATES SUBDIVISION NO. 4	25	3N3W13	24.58	89	0.28	CALDWELL	2021
PEREGRINE ESTATES SUBDIVISION NO. 5	26	3N3W13	24.55	74	0.33	CALDWELL	2022
PEREGRINE ESTATES SUBDIVISION NO. 6	27	3N3W13	15.97	58	0.28	CALDWELL	2025
PONY ACRE ESTATES	28	3N2W19	9.60	8	1.20	0	1971
STEPHENS ORCHARD TRACTS AMENDED	29	3N3W24	40.38	17	2.38	0	1990
STITES FARM SUBDIVISION	30	3N3W24	9.55	5	1.91	COUNTY (Canyon)	2019
SUNNYVALE SUBDIVISION NO. 1	31	3N2W18	10.97	46	0.24	NAMPA	2020
SUNNYVALE SUBDIVISION NO. 3	32	3N2W18	15.71	64	0.25	NAMPA	2021
SUNNYVALE SUBDIVISION NO. 4	33	3N2W18	22.27	95	0.23	NAMPA	2022
SUNNYVALE WEST SUBDIVISION NO. 1	34	3N2W18	10.74	44	0.24	NAMPA	2022
SUNNYVALE WEST SUBDIVISION NO. 2	35	3N2W18	15.49	69	0.22	NAMPA	2024
THE PLANTATION	36	3N2W19	25.54	21	1.22	0	2000
VAUGHN ESTATES	37	3N2W18	11.75	10	1.17	NAMPA	1971
WESTMINSTER SUBDIVISION	38	3N2W19	20.23	61	0.33	NAMPA	2005
WESTMINSTER SUBDIVISION #2	39	3N2W19	30.06	98	0.31	NAMPA	2006
WESTMINSTER SUBDIVISION #3	40	3N2W19	16.50	51	0.32	NAMPA	2007

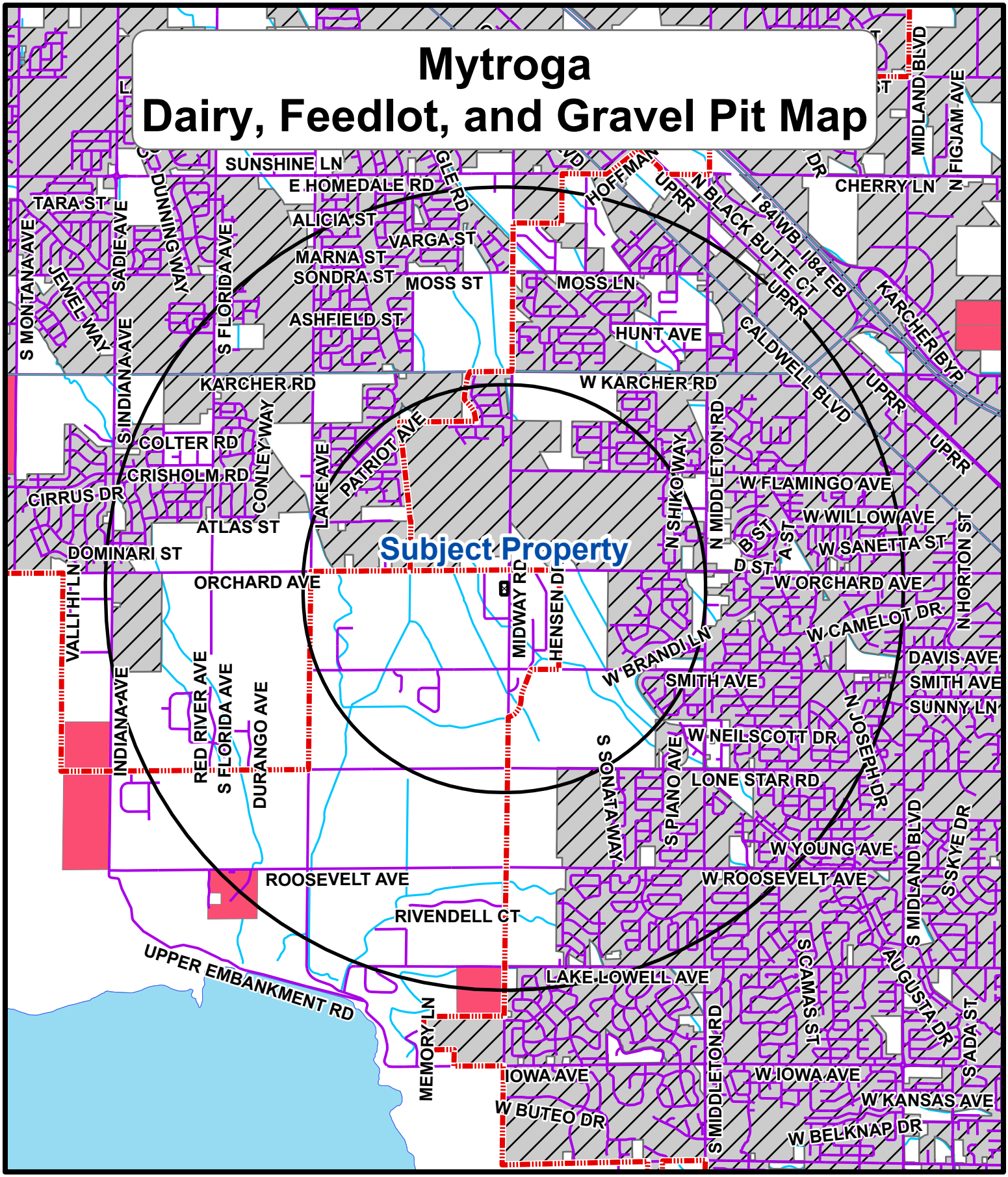
SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Enclave	46.75	190	0.25
Middlebury North	122.33	387	0.32
Peregrine Estates	67.16	161	0.42
Peregrine Estates East	20.38	58	0.35
Peregrine Estates West	16.59	55	0.30
Middlebury South	105.78	376	0.28
Ederra Subdivision	41.56	197	0.21

MOBILE HOME & RV PARKS

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

Mytroga
Dairy, Feedlot, and Gravel Pit Map

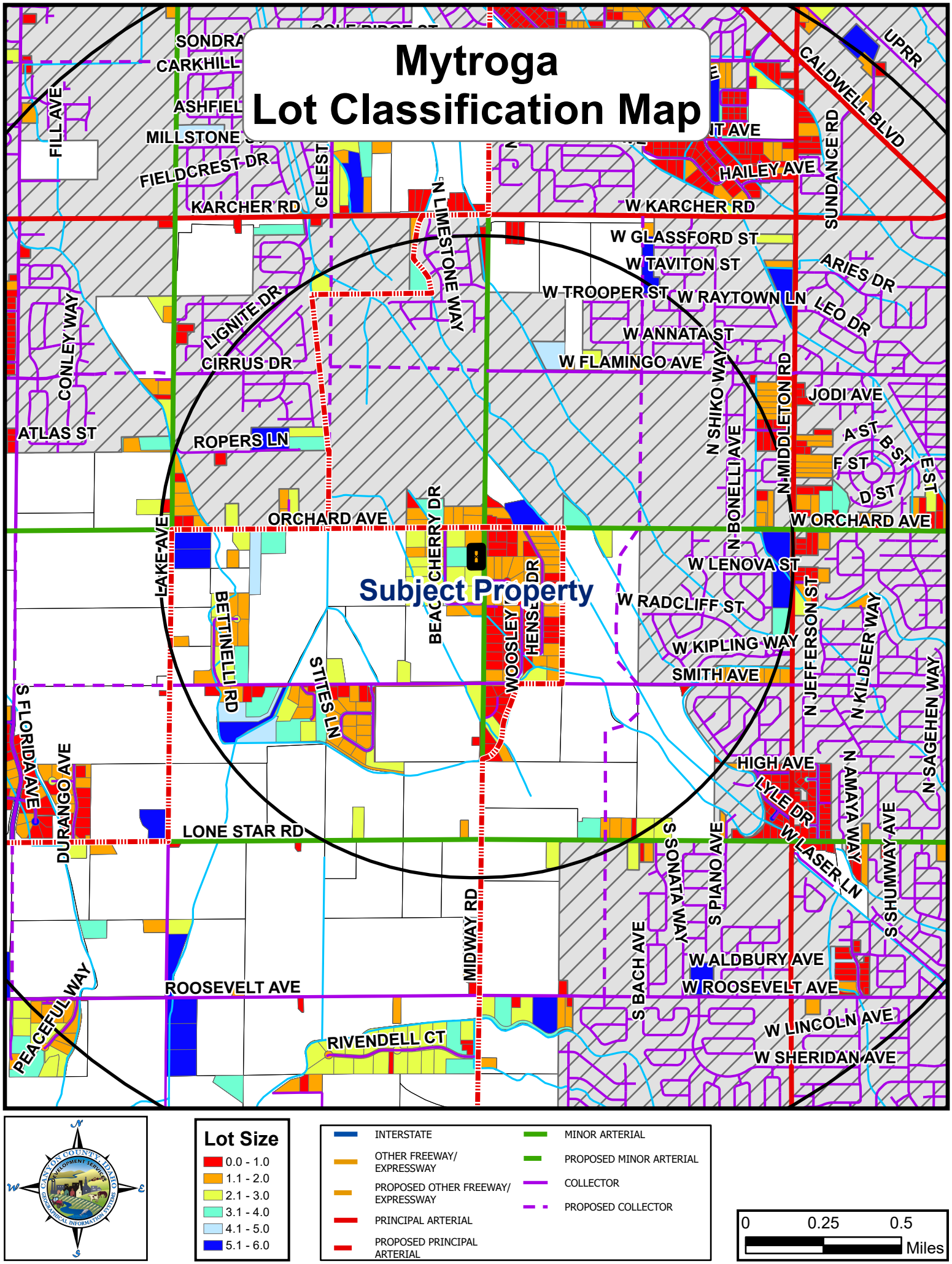


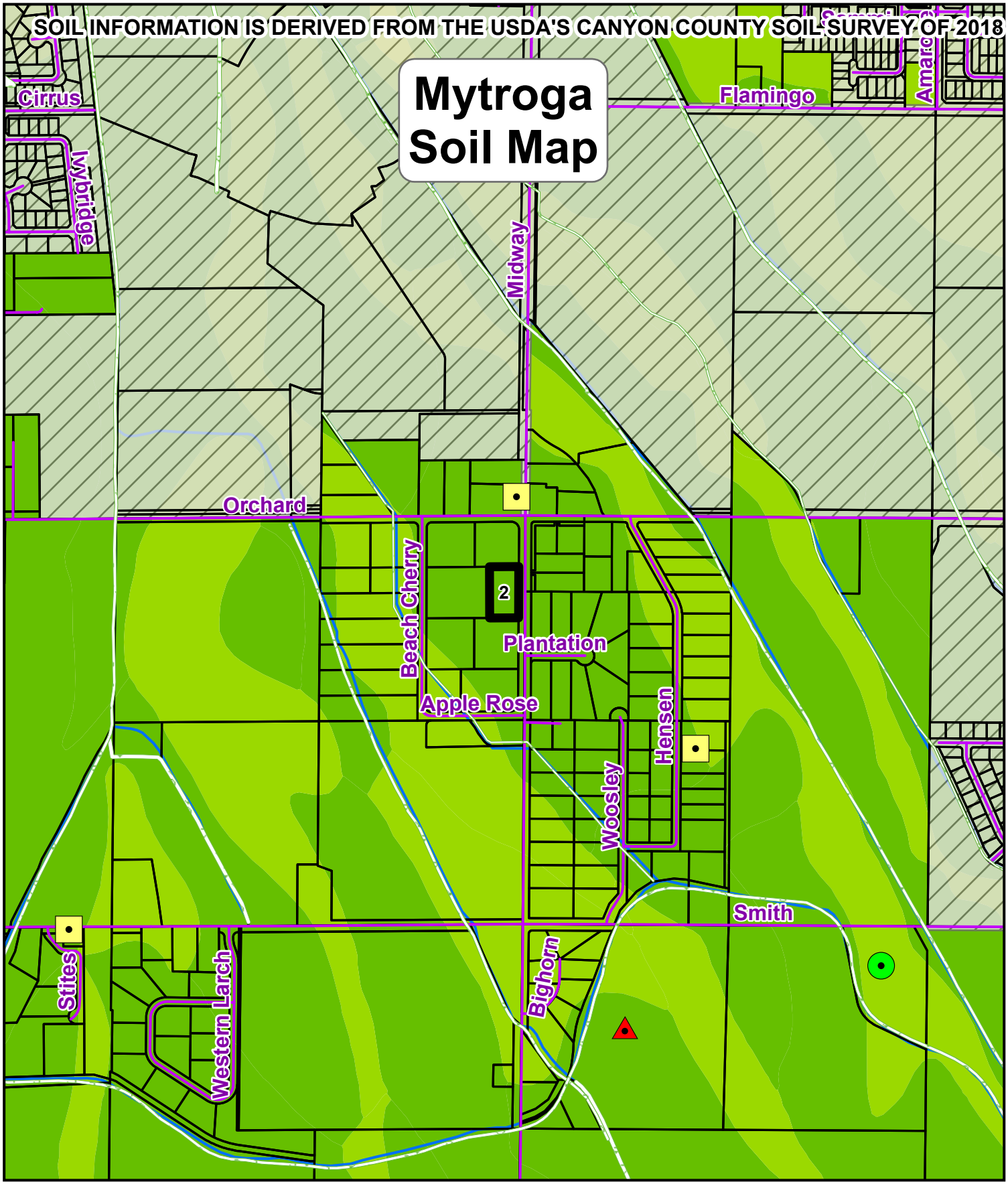
FEEDLOTS

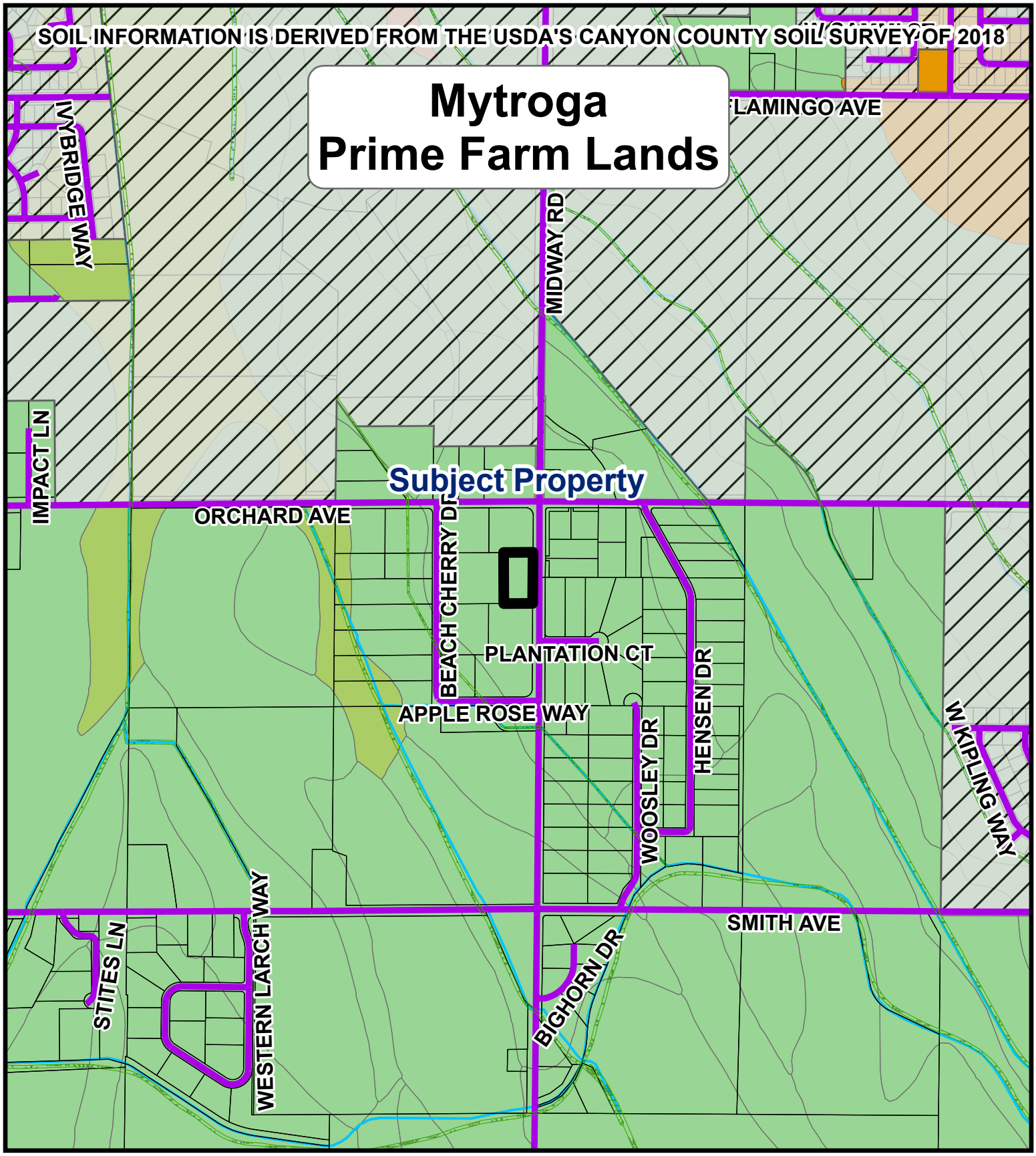
DAIRIES

GRAVELPITS

0 1 2 Miles


Mytroga
Lot Classification Map
Subject Property
SONDRA
CARKHILL
ASHFIEL
MILLSTONE
FIELDCREST DR
KARCHER RD
CELEST
N LIMESTONE WAY
FILL AVE
UPRR
CALDWELL BLVD
SUNDANCE RD
HAILEY AVE
W KARCHER RD
W GLASSFORD ST
W TAVITON ST
ARIES DR
W TROOPER ST
W RAYTOWN LN
LEO DR
W ANNATA ST
W FLAMINGO AVE
LIGNITE DR
CIRRUS DR
CONLEY WAY
ATLAS ST
ROPERS LN
N SHIKO WAY
N MIDDLETON RD
JODI AVE
A ST
B ST
E ST
F ST
D ST
N BONELLI AVE
W ORCHARD AVE
ORCHARD AVE
LAKE AVE
CHERRY DR
BEACH DR
HENSLEY DR
WOOSLEY DR
W LENOVA ST
W RADCLIFF ST
W KIPLING WAY
SMITH AVE
N JEFFERSON ST
N KILDEER WAY
N SAGEHEN WAY
BETTINELLI RD
STITES LN
S FLORIDA AVE
DURANGO AVE
HIGH AVE
LYLE DR
W LASER LN
N AMAYA WAY
S SHUMWAY AVE
LONE STAR RD
S PIANO AVE
S SONATA WAY
MIDWAY RD
S BACH AVE
W ALDBURY AVE
W ROOSEVELT AVE
ROOSEVELT AVE
PEACEFUL WAY
RIVENDELL CT
W LINCOLN AVE
W SHERIDAN AVE
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


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Mytroga Soil Map
Cirrus
Wybridge
Flamingo
Midway
Orchard
Beach Cherry
2
Plantation
Apple Rose
Hensen
Woosley
Smith
Stites
Western Larch
Bighorn
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
Exhibit C5.9
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Mytroga
Prime Farm Lands
LAMINGO AVE
IVYBRIDGE WAY
MIDWAY RD
IMPACT LN
Subject Property
ORCHARD AVE
BEACH CHERRY DR
PLANTATION CT
APPLE ROSE WAY
WOOSLEY DR
HENSEN DR
W KIPLING WAY
SMITH AVE
STITES LN
WESTERN LARCH WAY
BIGHORN DR
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

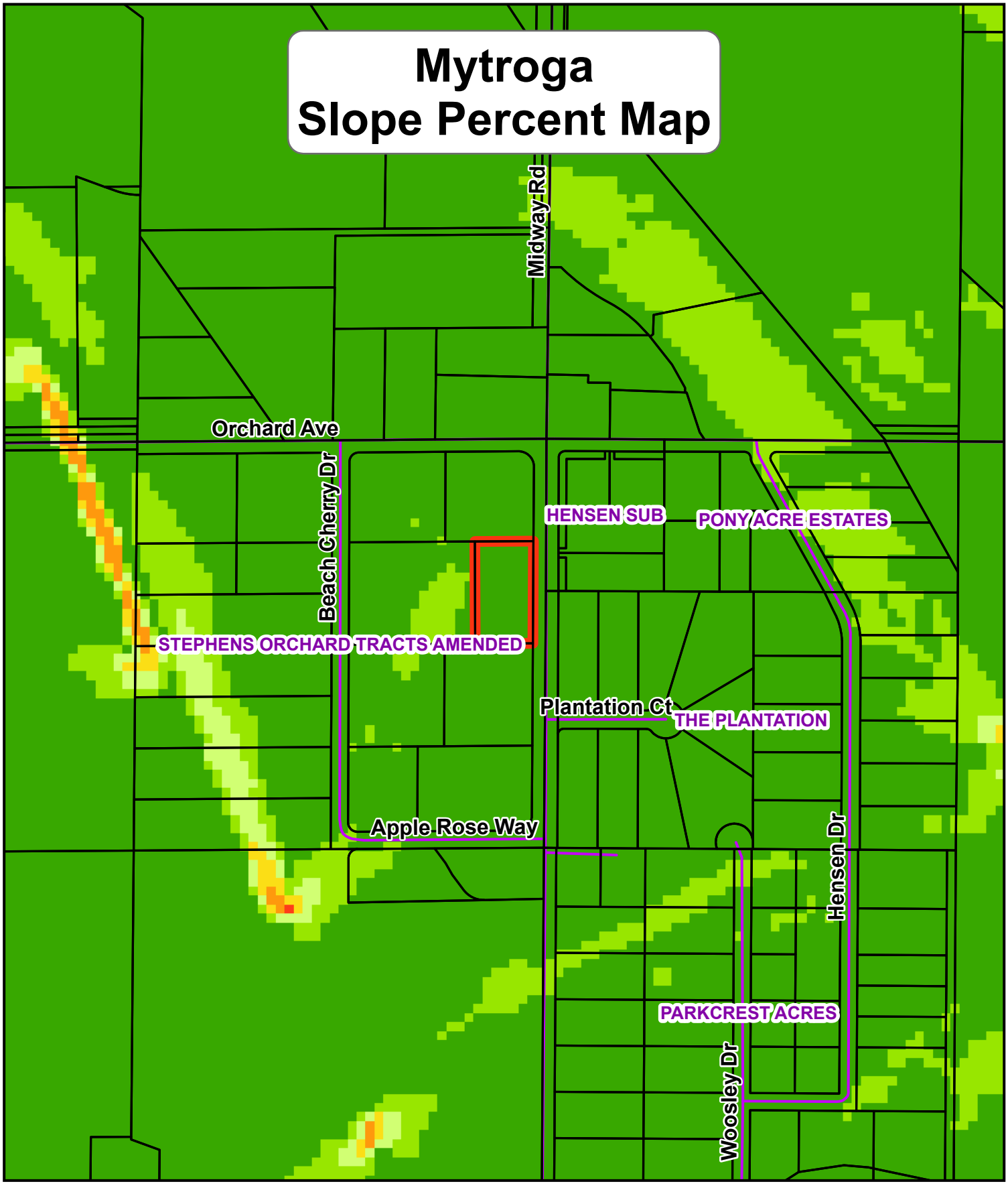
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	62510.11	1.44	100.00%
		62510.11	1.44	100%

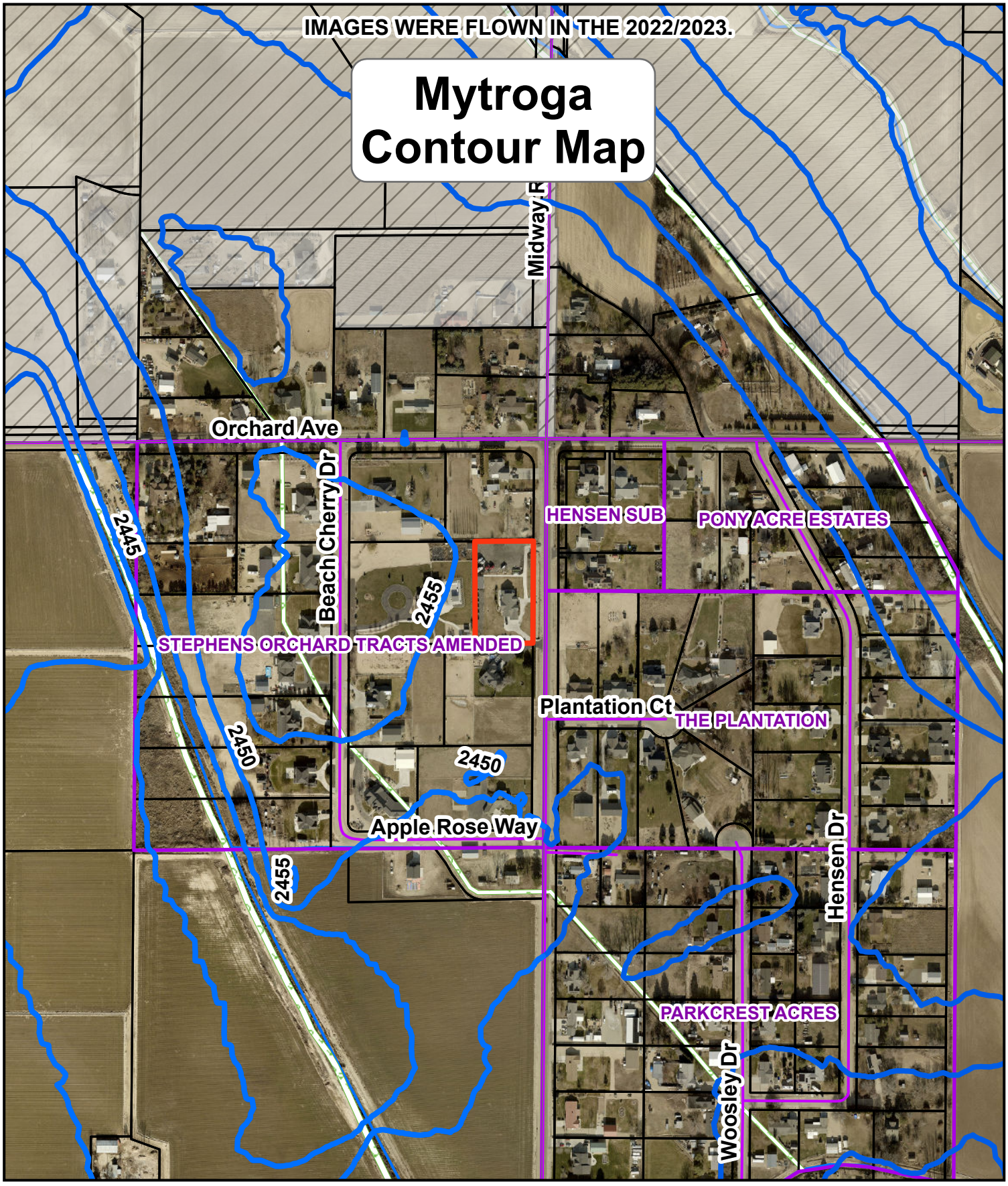
FARMLAND REPORT

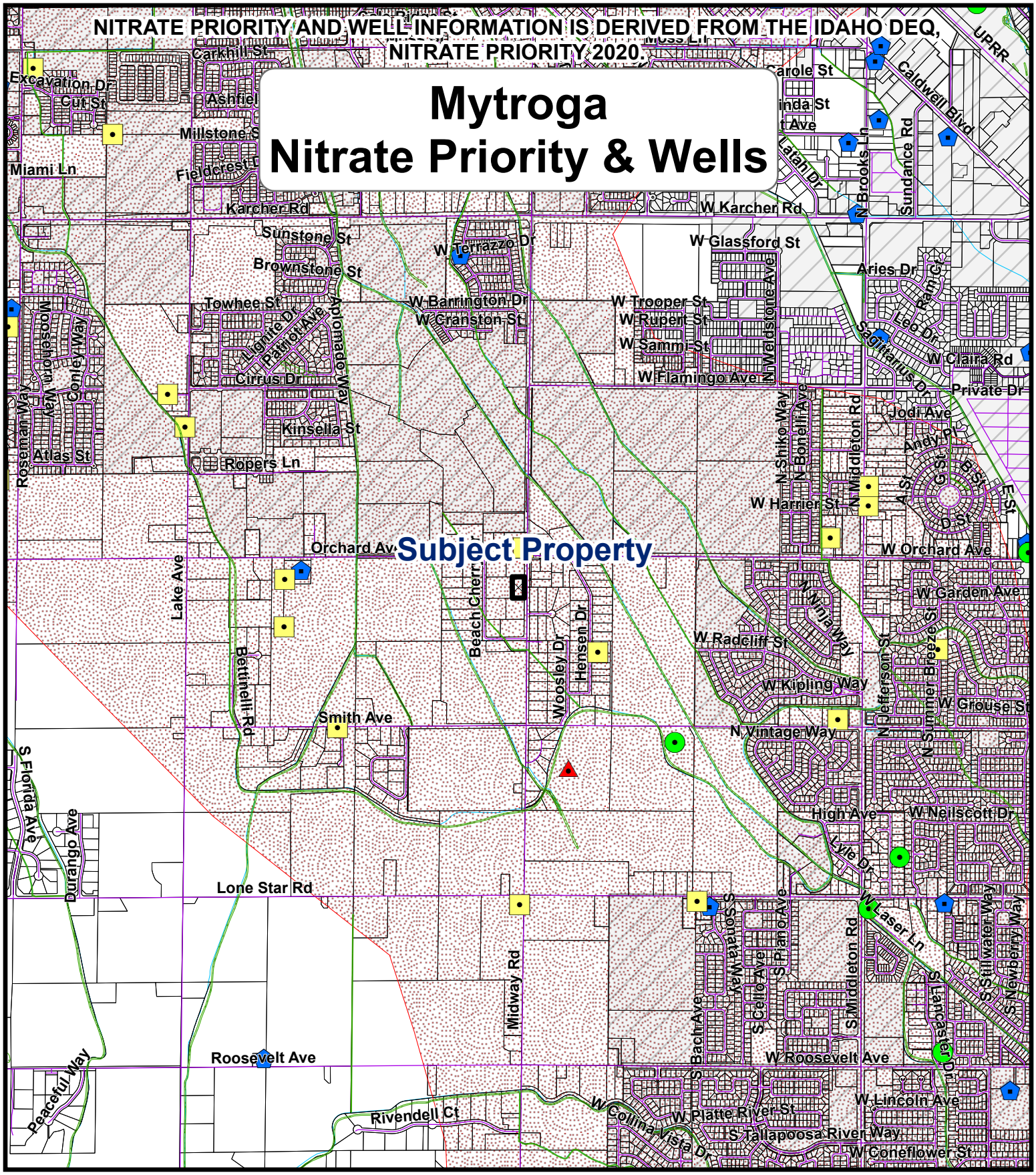
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PpA	Prime farmland if irrigated	62510.11	1.44	100.00%
		62510.11	1.44	100%

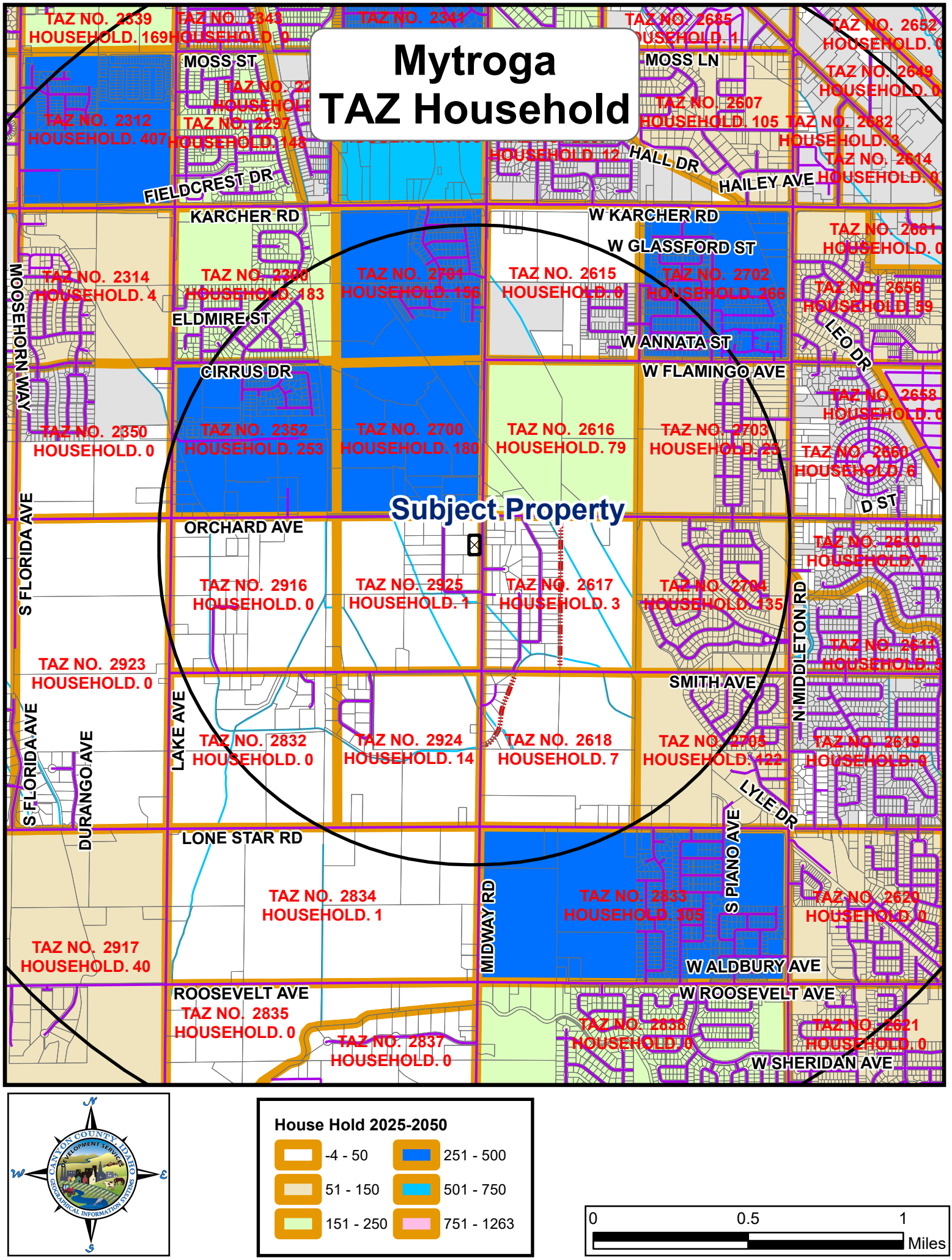
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

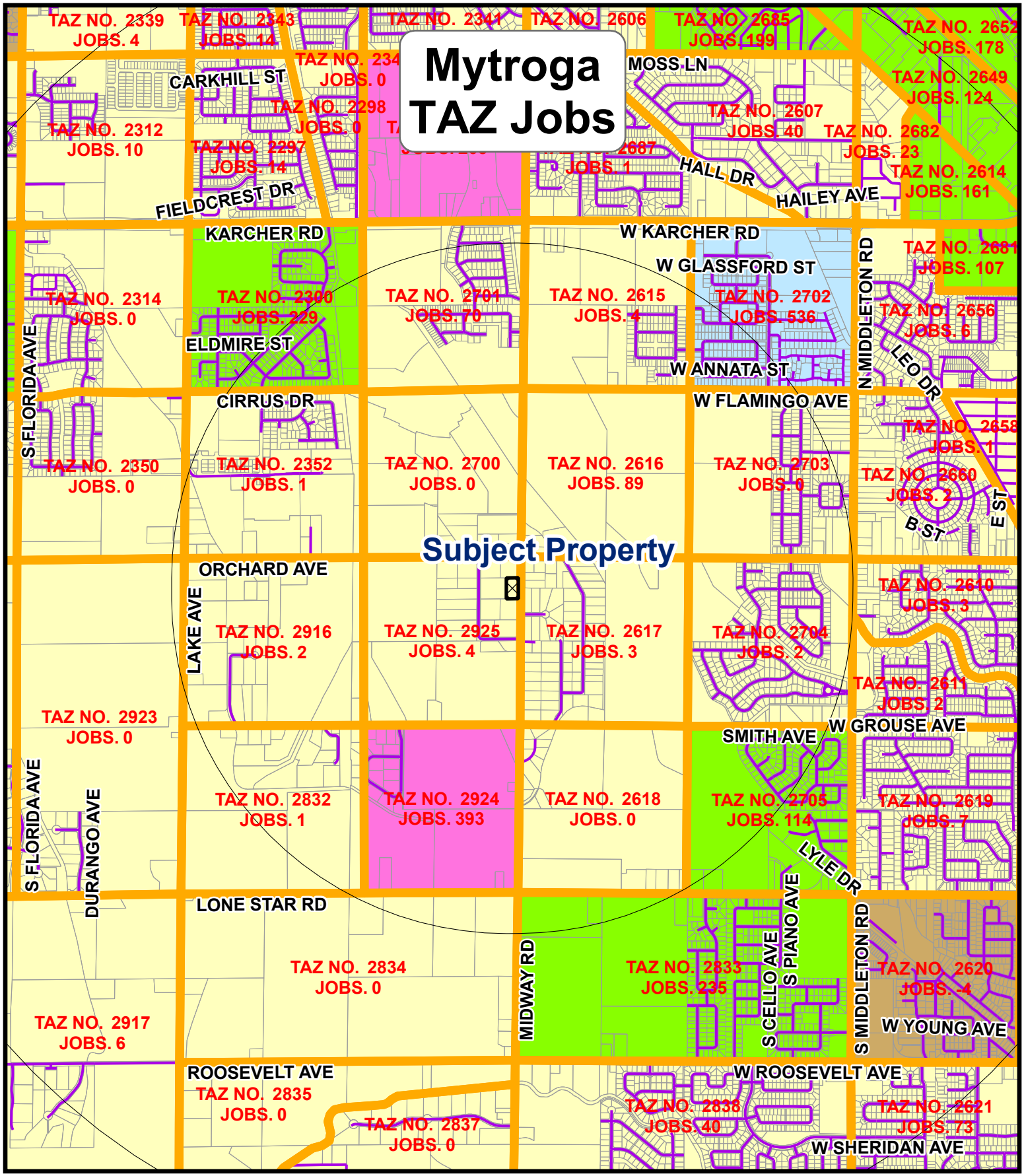
GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL


Mytroga
Slope Percent Map
Midway Rd
Orchard Ave
Beach Cherry Dr
HENSEN SUB
PONY ACRE ESTATES
STEPHENS ORCHARD TRACTS AMENDED
Plantation Ct
THE PLANTATION
Apple Rose Way
Hensen Dr
PARKCREST ACRES
Woosley Dr
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


IMAGES WERE FLOWN IN THE 2022/2023.
Mytroga Contour Map
Midway R
Orchard Ave
Beach Cherry Dr
2445
2455
HENSEN SUB
PONY ACRE ESTATES
STEPHENS ORCHARD TRACTS AMENDED
Plantation Ct
THE PLANTATION
2450
2450
Apple Rose Way
2455
Hensen Dr
PARKCREST ACRES
Woosley Dr
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0 200 400 600
Feet


NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.
Mytroga
Nitrate Priority & Wells
Subject Property
Excavation Dr
Cut St
Carkhill St
Ashfield
Millstone St
Fieldcrest
Miami Ln
Karcher Rd
Sunstone St
Brownstone St
Towhee St
Lignite Dr
Patriot Ave
Aplomado Way
Cirrus Dr
Kinsella St
Ropers Ln
Atlas St
Roseman Way
Conley Way
Orchard Av
Lake Ave
Bettinelli Rd
Smith Ave
Beach Cherr
Woosley Dr
Hensen Dr
Lone Star Rd
Midway Rd
Roosevelt Ave
Peaceful Way
Rivendell Ct
S Florida Ave
Durango Ave
W Terrazzo Dr
W Barrington Dr
W Cranston St
W Trooper St
W Rupert St
W Sammi St
W Flamingo Ave
W Glassford St
Weldstone Ave
Aries Dr
Sagittarius Dr
Leo Dr
W Claira Rd
Private Dr
Jodi Ave
Andy Pl
N Shiko Way
N Bonelli Ave
N Middleton Rd
W Harrier St
A St
B St
D St
E St
W Orchard Ave
W Garden Ave
W Vinja Way
W Radcliff St
W Kipling Way
N Vintage Way
N Jefferson St
N Summer Breeze St
W Grouse St
High Ave
W Neilscott Dr
Lyle Dr
W Laser Ln
S Middleton Rd
S Stillwater Way
S Celio Ave
S Plano Ave
S Sonata Way
S Bach Ave
S Lasso Ct
W Roosevelt Ave
W Lincoln Ave
W Platte River St
S Tallapoosa River Way
W Collina Vista Dr
W Coneflower St
Caldwell Blvd
Sundance Rd
N Brooks Ln
Latah Dr
UPRR
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
Exhibit C5.10
0
0.5
1
Miles


Mytroga
TAZ Household
TAZ NO. 2339
HOUSEHOLD. 169
TAZ NO. 2343
HOUSEHOLD. 0
TAZ NO. 2341
TAZ NO. 2685
HOUSEHOLD. 1
TAZ NO. 2652
HOUSEHOLD. 0
MOSS ST
MOSS LN
TAZ NO. 2649
HOUSEHOLD. 0
TAZ NO. 2312
HOUSEHOLD. 407
TAZ NO. 2297
HOUSEHOLD. 148
TAZ NO. 2607
HOUSEHOLD. 105
TAZ NO. 2682
HOUSEHOLD. 3
HOUSEHOLD. 12
HALL DR
TAZ NO. 2614
HOUSEHOLD. 0
FIELDCREST DR
HAILEY AVE
KARCHER RD
W KARCHER RD
W GLASSFORD ST
TAZ NO. 2681
HOUSEHOLD. 0
TAZ NO. 2314
HOUSEHOLD. 4
TAZ NO. 2300
HOUSEHOLD. 183
TAZ NO. 2701
HOUSEHOLD. 156
TAZ NO. 2615
HOUSEHOLD. 0
TAZ NO. 2702
HOUSEHOLD. 266
TAZ NO. 2656
HOUSEHOLD. 59
MOOSEHORN WAY
ELDMIRE ST
LEO DR
W ANNATA ST
CIRRUS DR
W FLAMINGO AVE
TAZ NO. 2658
HOUSEHOLD. 0
TAZ NO. 2350
HOUSEHOLD. 0
TAZ NO. 2352
HOUSEHOLD. 253
TAZ NO. 2700
HOUSEHOLD. 180
TAZ NO. 2616
HOUSEHOLD. 79
TAZ NO. 2703
HOUSEHOLD. 25
TAZ NO. 2660
HOUSEHOLD. 6
D ST
Subject Property
S FLORIDA AVE
ORCHARD AVE
TAZ NO. 2610
HOUSEHOLD. 7
TAZ NO. 2916
HOUSEHOLD. 0
TAZ NO. 2925
HOUSEHOLD. 1
TAZ NO. 2617
HOUSEHOLD. 3
TAZ NO. 2704
HOUSEHOLD. 135
N MIDDLETON RD
TAZ NO. 2923
HOUSEHOLD. 0
TAZ NO. 2611
HOUSEHOLD. 5
SMITH AVE
S FLORIDA AVE
LAKE AVE
DURANGO AVE
TAZ NO. 2832
HOUSEHOLD. 0
TAZ NO. 2924
HOUSEHOLD. 14
TAZ NO. 2618
HOUSEHOLD. 7
TAZ NO. 2705
HOUSEHOLD. 122
TAZ NO. 2619
HOUSEHOLD. 0
LYLE DR
LONE STAR RD
S PIANO AVE
TAZ NO. 2834
HOUSEHOLD. 1
MIDWAY RD
TAZ NO. 2833
HOUSEHOLD. 305
TAZ NO. 2620
HOUSEHOLD. 0
TAZ NO. 2917
HOUSEHOLD. 40
W ALDBURY AVE
ROOSEVELT AVE
W ROOSEVELT AVE
TAZ NO. 2835
HOUSEHOLD. 0
TAZ NO. 2837
HOUSEHOLD. 0
TAZ NO. 2836
HOUSEHOLD. 0
TAZ NO. 2621
HOUSEHOLD. 0
W SHERIDAN AVE
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


Mytroga
TAZ Jobs
TAZ NO. 2339
JOBS. 4
TAZ NO. 2343
JOBS. 14
TAZ NO. 2341
TAZ NO. 2606
TAZ NO. 2685
JOBS. 199
TAZ NO. 2652
JOBS. 178
TAZ NO. 234
JOBS. 0
MOSS LN
TAZ NO. 2649
JOBS. 124
CARKHILL ST
TAZ NO. 2298
JOBS. 0
TAZ NO. 2607
JOBS. 40
TAZ NO. 2682
JOBS. 23
TAZ NO. 2312
JOBS. 10
TAZ NO. 2297
JOBS. 14
2687
JOBS. 1
HALL DR
TAZ NO. 2614
JOBS. 161
FIELDCREST DR
HAILEY AVE
KARCHER RD
W KARCHER RD
W GLASSFORD ST
TAZ NO. 2681
JOBS. 107
TAZ NO. 2314
JOBS. 0
TAZ NO. 2300
JOBS. 229
TAZ NO. 2701
JOBS. 70
TAZ NO. 2615
JOBS. 4
TAZ NO. 2702
JOBS. 536
N MIDDLETON RD
TAZ NO. 2656
JOBS. 6
ELDMIRE ST
LEO DR
W ANNATA ST
S FLORIDA AVE
CIRRUS DR
W FLAMINGO AVE
TAZ NO. 2658
JOBS. 1
TAZ NO. 2350
JOBS. 0
TAZ NO. 2352
JOBS. 1
TAZ NO. 2700
JOBS. 0
TAZ NO. 2616
JOBS. 89
TAZ NO. 2703
JOBS. 0
TAZ NO. 2660
JOBS. 2
B ST
E ST
Subject Property
ORCHARD AVE
TAZ NO. 2610
JOBS. 3
LAKE AVE
TAZ NO. 2916
JOBS. 2
TAZ NO. 2925
JOBS. 4
TAZ NO. 2617
JOBS. 3
TAZ NO. 2704
JOBS. 2
TAZ NO. 2611
JOBS. 2
TAZ NO. 2923
JOBS. 0
W GROUSE AVE
SMITH AVE
S FLORIDA AVE
DURANGO AVE
TAZ NO. 2832
JOBS. 1
TAZ NO. 2924
JOBS. 393
TAZ NO. 2618
JOBS. 0
TAZ NO. 2705
JOBS. 114
TAZ NO. 2619
JOBS. 7
LYLE DR
LONE STAR RD
S PIANO AVE
S CELLO AVE
MIDWAY RD
TAZ NO. 2834
JOBS. 0
TAZ NO. 2833
JOBS. 235
S MIDDLETON RD
TAZ NO. 2620
JOBS. -4
TAZ NO. 2917
JOBS. 6
W YOUNG AVE
ROOSEVELT AVE
W ROOSEVELT AVE
TAZ NO. 2835
JOBS. 0
TAZ NO. 2838
JOBS. 40
TAZ NO. 2621
JOBS. 73
TAZ NO. 2837
JOBS. 0
W SHERIDAN AVE
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

Certificate of Zoning Compliance / Permit

Development Services Department
111 North 11th Ave., Suite 310
Caldwell, ID 83605
Office: (208) 454-7458
For Inspections Call: (208) 454-7460
Fax: (208) 454-6633
www.canyoncounty.id.gov/dsd

Exhibit C6

Parcel Number: 32983207A0 **Permit Number: BP2025-0582**

Township: 3N Parcel Acreage: 1.44
Range: 3W County Zone: A
Section: 24 City Impact Area: Nampa,
Quarter: NE
Subdivision: STEPHENS ORCHARD TRACTS AMENDED
Lot: Block:

Permit Is For: Accessory
Square Footage: 864

Site Address: 14885 MIDWAY RD
Nampa ID 83651

Secondary Residence Address:

Sec Line: 1/4 Sec:
County Set Backs: Yes City Set Backs: No
Front : 30 Sctn Line: Yes Front:
Rear : 20 Rear:
Side : 10 Side:

Project Flood Zone:
Parcel Flood Zone: Zone X – Outside SFHA,
Hwy Dist: Highway District #4,
Fire Dist: Nampa Fire,
School Dist: Nampa School Dist #131,

Original Parcel: No

Land Use Case #: STEPHENS ORCHARD AM / PI2019-0347

Owner:
MYTROGA VASYL
14885 MIDWAY RD
NAMPA ID 83651

Applicant:
MITROGA VASYL
14885 MIDWAY RD
NAMPA ID 83651

Contractor:
MITROGA VASYL
14885 MIDWAY RD
NAMPA ID 83651

	Required Documentation	Date Received	Initials			Required Documentation	Date Received	Initials
X	Legal Description / Deeds	07/17/2025	NO			Ad Valorem		
X	Building / Site Plans (2)	07/17/2025	NO			PRE-76 Rehab Certificate		
X	Engineering	07/22/2025	LO			MH Temp Res Permit		
	Res Check					Road Frontage		
	Prescriptive					Easement		
	Manual J S D & E					RUMA		
X	SWDH Septic Permit	07/17/2025	NO			Development Permit (Flood)		
	Hwy Dist/ITD Access Permit					Elevation Certificate		
	Fire District Permit				X	Property Research	07/17/2025	NO
	Waiver					Address from City		
						Address		

Description: 24X36 PATIO COVER - EXISTING PATIO COVER BEING MOVED TO MEET SETBACKS (remedy CDEF2025-0051 - unpermitted, double fees)

Application Processed By: **Filing Date:** 07/14/2025 **Status:** Active

Standard Zoning / Building Condition(s)

- ☐ Approved set of plans must be on-site for inspector or inspection will fail and a possible fee will be charged for a re-inspection.
- ☐ Personal use only. Not to be used as a residence or used for a commercial or industrial activity.
- ☐ Property owner is responsible for identification of all property boundaries to measure setbacks from. Property owners shall not build any structure on/in an easement and it shall be the owner's responsibility to locate those easements. Structures must be at least seventy (70) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction. Front Setbacks shall be measured from either the front property line, road right of way line, or road easement line, whichever is greatest.
- ☐ This structure is to be used for storage only and is not to be used as a residence. If used as a residence Zoning Ordinance enforcement action may be pursued.

Fees

Date	Fee Item	Amount
07/31/2025	Residential Plan Check - Varies	$45.12
07/31/2025	Residential Plan Check - Varies	$45.12
07/31/2025	Residential Permit Bid Fee - Additional	$182.00
07/14/2025	Certificate of Zoning Compliance - ZCB	$200.00
07/31/2025	Residential Permit Fee - Varies	$282.00
		$754.24

Receipts

Date	Receipt Number		Amount
07/14/2025	85829		$200.00
		Total Paid:	**$200.00**

This is not a Building Permit.

For Building Permit applications, this "Certificate of Zoning Compliance" shall expire if not complete within sixty (60) calendar days from the date of filing. One extension may be requested in writing and approved by the Zoning Administrator. Please pick-up your Building Permit when it is ready during office hours of 8:00 a.m. to 4:00 p.m. Monday - Friday.

Your signature acknowledges that any nuisance complaints regarding agricultural activity may be limited by the Idaho "Right to Farm" laws.

Your signature also acknowledges that you have read, understand and agree to comply with all the conditions listed above.

I affirm that all information provided by me for the completion of this certificate is correct to the best of my knowledge.

Applicant's Signature: _____ Date: _____

DSD Staff Accepting Application:  Date: July 31, 2025

DSD Flood Plain Administrator: _____ Date: _____

BUILDING PERMIT APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605
Phone: 208-454-7458 Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME: Vasyl Mitroga	
	MAILING ADDRESS: 14885 Midway RD	CITY/ZIP: Nampa ID
	PHONE: 208-801-0945	EMAIL: Katanenterprises@gmail.com
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Owner.	CONTRACTOR LICENSE #:
	COMPANY NAME:	
	MAILING ADDRESS:	CITY/ZIP:
	PHONE:	EMAIL:

In lieu of the property owner signature, the Applicant/Builder affirms that he/she is an appointed representative of the property owner for the sole intent of filing an application for this permit. Applicant/Builder aggress to indemnify, defend, and hold harmless Canyon County, its elected officials, offices, departments, employees and agents against all liability related to signing this form.

Signature: _____ *Date:* 7/14/2025

SITE INFO	STREET ADDRESS: same as above	CITY/ZIP:
	PARCEL #: 32983207AC	LOT SIZE/AREA: 1.44 Acre.
	LOT: 24 BLOCK: 3N	SUBDIVISION: 3W Stephens orchard.
	ZONING DISTRICT:	FLOODZONE (YES/NO):

STRUCTURE TYPE

- ____ NEW RESIDENCE
- ____ SECONDARY RESIDENCE
- ____ RESIDENTIAL ADDITION/ALTERATION
- ____ NEW COMMERCIAL
- ____ COMMERCIAL ADDITION/ALTERATION
- ____ NEW ACCESSORY STRUCTURE
- X ACCESSORY ADDITION/ALTERATION
- ____ POOL
- ____ OTHER ____

24X36

STRUCTURE SIZE IN SQUARE FEET (S.F.)

- ____ MAIN FLOOR
- ____ BONUS RM
- ____ BASEMENT
- ____ OTHER FLOOR
- ____ GARAGE
- X PORCH PATIO
- 864 TOTAL S.F.

CONSTRUCTION MATERIAL: wood

USAGE PURPOSE: personal

PROJECT VALUE: $ 12,000

All information provided within this application is correct to the best of my knowledge. I understand that the acceptance of this application does not guarantee that a Building Permit or a Zoning Compliance Certificate will be issued and that this application will be used to help determine if the project complies with the Canyon County Zoning Ordinance and adopted Building Code.

Signature: _____ *Date:* _____

Printed Name: Aleksey Katan *Daytime phone #:* 208-801-0945

PERMIT NUMBER: BP2025-0582 DATE RECEIVED: 7/14/25

RECEIVED BY: tt APPLICATION FEE: 100.00 CK MO (CC) CASH

Revised 5/31/23

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

R32983207A PARCEL INFORMATION REPORT

7/14/2025 12:30:52 PM

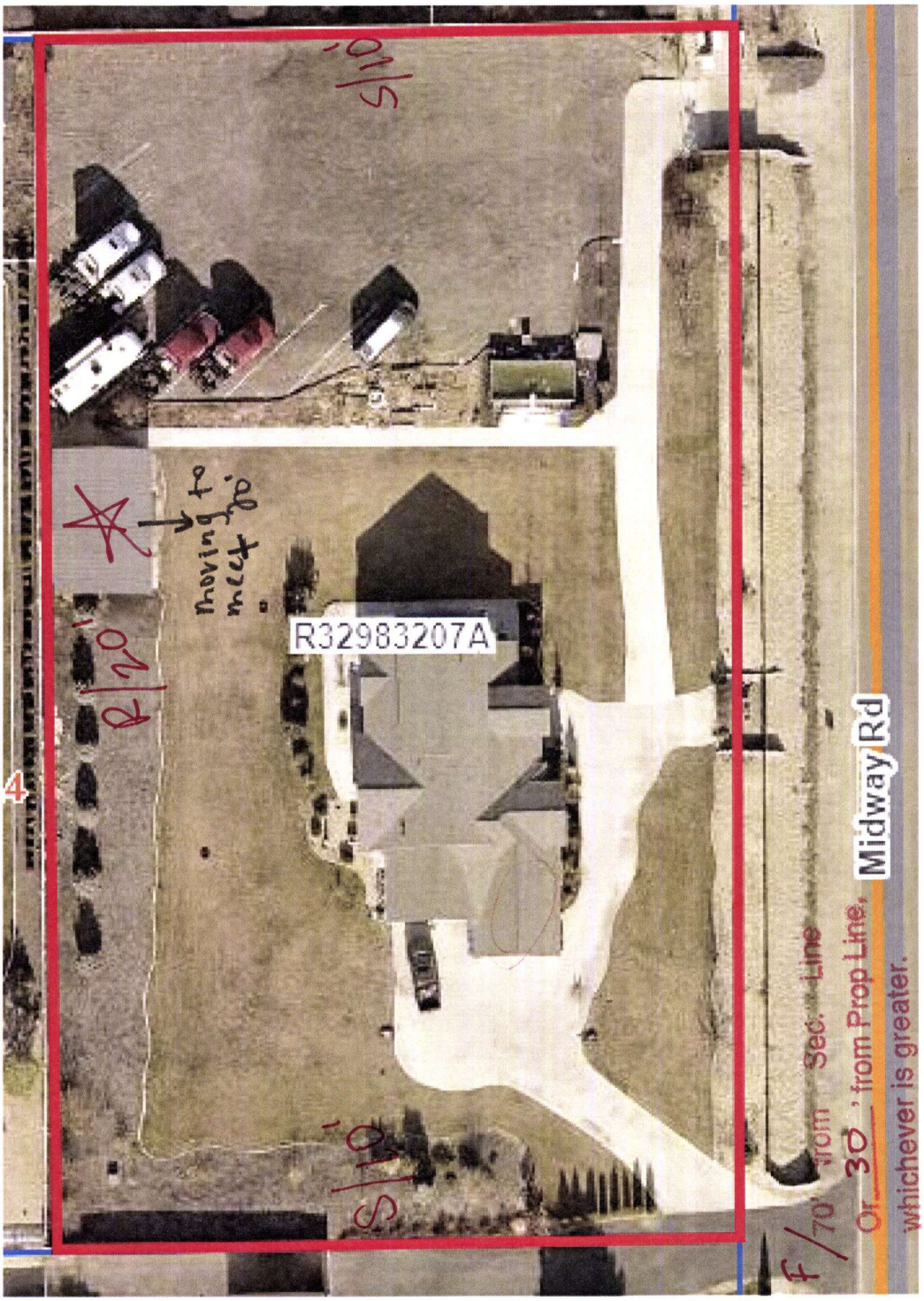
PARCEL NUMBER:	R32983207A
OWNER NAME:	MYTROGA VASYL
CO-OWNER:	MYTROGA IRYNA
MAILING ADDRESS:	14885 MIDWAY RD NAMPA ID 83651
SITE ADDRESS:	14885 MIDWAY RD
TAX CODE:	1450000
TWP:	3N **RNG:** 3W **SEC:** 24 **QUARTER:** NE
ACRES:	1.44
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURAL
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
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:	AG
IRRIGATION DISTRICT:	PIONEER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0375F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	MINOR ARTERIAL
INSTRUMENT NO. :	2020055654
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	24-3N-3W NE STEPHENS ORCHARD AM TX 16398 IN TR 4A
PLATTED SUBDIVISION:	STEPHENS ORCHARD AM
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

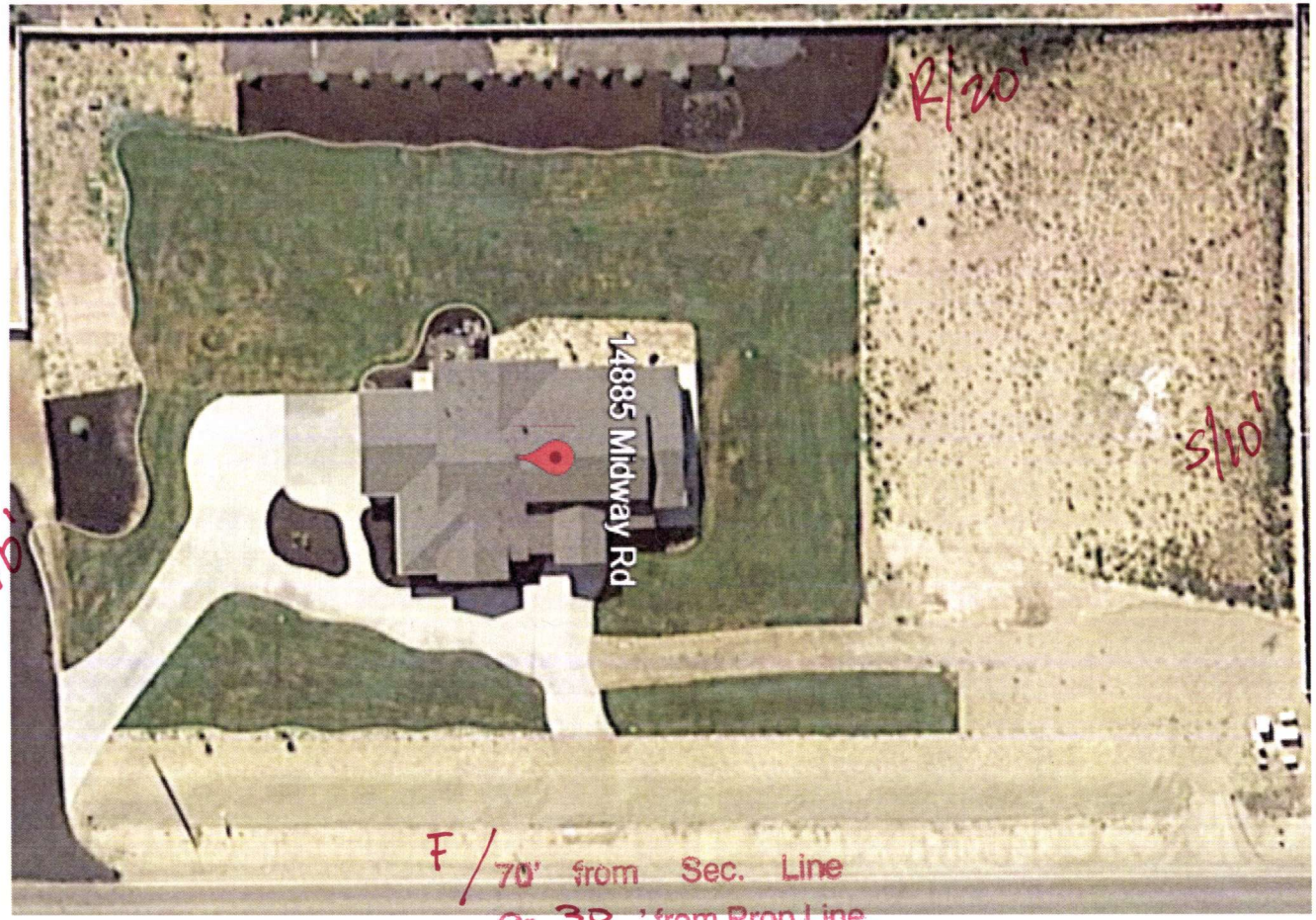
DISCLAIMER:

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 C6.1


R32983207A
Midway Rd
F/70' from Sec. Line
Or 30' from Prop Line,
whichever is greater.
S/10'
R/20'
moving off mcht.
10'



F / 70' from Sec. Line
Or 30' from Prop Line,
whichever is greater.

2018

SOUTHWEST DISTRICT HEALTH

ACCESSORY USE APPROVAL

THIS ACCESORY USE APPROVAL IS GRANTED BASED ON INFORMATION THE APPLICANT HAS PROVIDED.

ISSUED TO:	**VASYL MITROGA**	
FOR THE APPROVAL OF AN:	**Accessory Use**	EST. #:
LOCATED AT:	14885 MIDWAY RD NAMPA ID 83651	**022469**

Legal Description:

Parcel #: 32983207A0
Township: 3N
Range: 3W
Section: 24

HEALTH AUTHORITY

Chris Ababon Digitally signed by Chris Ababon Date: 2025.07.10 09:50:20 -06'00'

Conditions of Approval:

The proposed 36'x40' dry shed relocation 20' to the south will not encroach on existing or replacement septic systems. The proposed must maintain all agreed-upon setbacks per the accessory use application and IDAPA 58.01.03.

07/10/2025

2020-055654
RECORDED
09/25/2020 02:49 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 MKEYES $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

TitleOne
a title & escrow co.

Order Number: 20381351

Warranty Deed

For value received,

Titnavy Chea, a married woman, as her sole and separate property and Vanny Chea, a married man as his sole and separate property

the grantor, does hereby grant, bargain, sell, and convey unto

Vasyl Mytroga and Iryna Mytroga, husband and wife, husband and wife

whose current address is 14885 Midway Rd Nampa, ID 83651

the grantee, the following described premises, in Canyon County, Idaho, to wit:

Parcel 1:

A parcel of land being a portion of Tract 4A of Stephens Orchard Tracts as recorded on Page 51 in Book 4 of Canyon County, Idaho and also being a portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows;
Beginning at an iron pin marking the Northeast corner of Said Tract 4A, Said point being the TRUE POINT OF BEGINNING;
Thence South 00°20'58" West along the Easterly Boundary of Said Tract 4A for a distance of 331.24 feet to an iron pin marking the Southeast corner of Said Tract 4A;
Thence South 89°35'52" West for a distance of 187.02 feet along the Southerly Boundary of Said Tract 4A to an iron pin;
Thence North 00°13'52" West 331.33 feet to an iron pin located on the Northerly Boundary of Said Tract 4A;
Thence North 89°38'03" East for a distance of 190.38 feet to the TRUE POINT OF BEGINNING.

Parcel 2:

Easement for the benefit of Parcel 1 as created by instrument recorded March 4, 2005 as Instrument No. 200511430, for ingress and egress, over and across the land described as follows:

Beginning at the Northeast corner of said Lot 5A, said corner also being the Southeast corner of the above described Tract 4A and is monumented with a 1/2 inch diameter iron pin;
Thence South 00°20'58" West a distance of 14.00 feet along the Easterly boundary of said Lot 5A and parallel with and 40.00 feet Westerly of the Easterly boundary of the aforesaid Northeast Quarter of the Northeast Quarter to a point;
Thence South 89°35'52" West a distance of 70.00 feet parallel with a 14.00 Southerly of the Northerly boundary of said Lot 5A to a point;
Thence North 00°20'58" East a distance of 14.00 feet parallel with the Easterly boundaries of said Lot 5A and the aforesaid Northeast Quarter of the Northeast Quarter to a point on the Northerly boundary of said Lot 5A, said point also being the Southerly boundary of said Lot4A;
Thence North 89°35'52" East a distance of 70.00 feet along the Northerly boundary of said Lot 5A, said point also being the Southerly boundary of said Lot 4A to the Point of Beginning of this easement.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: September 22, 2020

Vanny Chea

Sothealai Reth

Titnavy Chea

Pouthy Por

State of Idaho, County of Ada, ss.

On this 22nd day of September in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Titnavy Chea and Pouthy Por known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public
Residing In: Expiration Date: 6/18/22 Resides In: Eagle, ID
My Commission Expires:
(seal)

STATE OF IDAHO
Comm. No. 19071
NOTARY PUBLIC
TARA M. CLIFFORD

State of Idaho, County of Ada, ss.

On this 22nd day of September in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Vanny Chea and Sothealai Reth known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public
Residing In: Expiration Date: 6/18/22 Resides In: Eagle, ID
My Commission Expires:
(seal)

STATE OF IDAHO
Comm. No. 19071
NOTARY PUBLIC
TARA M. CLIFFORD

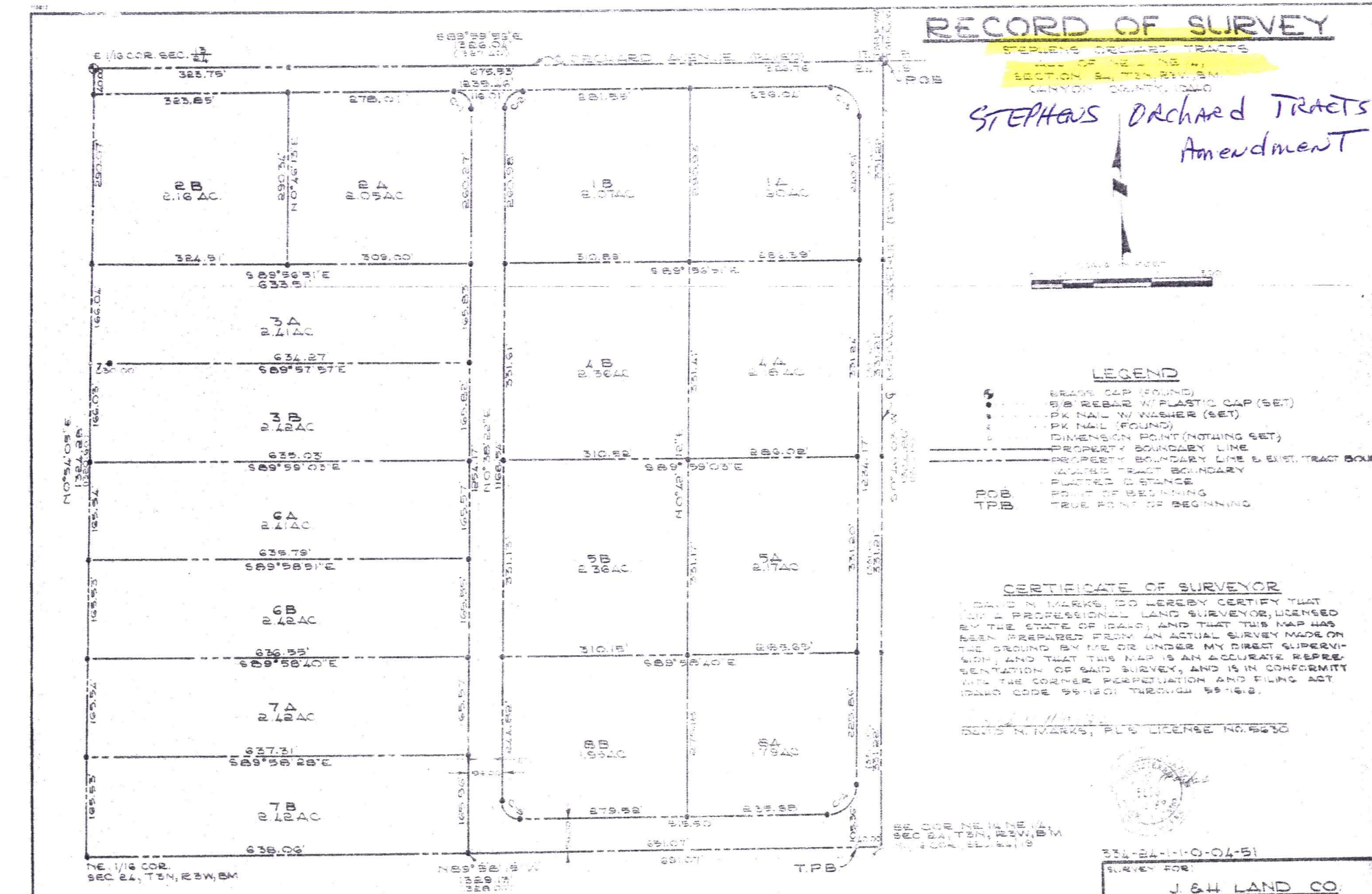
5-270A

RECORD OF SURVEY

STEPHENS ORCHARD TRACTS

PART OF THE NE 1/4 NE 1/4
SECTION 24, T3N, R3W, BM
CANYON COUNTY, IDAHO

STEPHENS ORCHARD TRACTS Amendment



LEGEND

- BRASS CAP (FOUND)
- 5/8" REBAR W/ PLASTIC CAP (SET)
- PK NAIL W/ WASHER (SET)
- PK NAIL (FOUND)
- DIMENSION POINT (NOTHING SET)
- PROPERTY BOUNDARY LINE
- PROPERTY BOUNDARY LINE & EXIST. TRACT BOUNDARY
- ADJOINER TRACT BOUNDARY
- PLATTED DISTANCE

POB POINT OF BEGINNING
TPB TRUE POINT OF BEGINNING

CERTIFICATE OF SURVEYOR

I, DAVID N. MARKS, 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 BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT IDAHO CODE 55-1601 THROUGH 55-1612.

DAVID N. MARKS, PLS LICENSE NO. 5630

334-24-1-1-0-04-51

CURVE DATA

CURVE	RADIUS	Δ	ARC	CHORD	TAN.	CH. BRG.
C1	20.00	50°38' 4"	17.46	16.98	9.35	S44°40'45"E
C2	30.00	69°21' 46"	36.79	42.19	23.67	N45°19'15"E
C3	50.00	90°49' 55"	79.21	71.18	50.67	S77°30'55"E
C4	50.00	89°15' 42"	77.90	70.25	49.36	S28°23'54"W
C5	30.00	90°26' 37"	47.44	42.68	30.32	N44°39'56"W

NOTE

THE PETITION TO VACATE AND AMEND THE STEPHENS ORCHARD TRACTS PLAT AS RECORDED ON APRIL 26, 1911 WAS GRANTED BY THE CANYON COUNTY BOARD OF COMMISSIONERS ON FEBRUARY 8, 1960. THIS RECORD OF SURVEY SHOWS THE AMENDMENTS MADE TO THE 1911 PLAT

SURVEY FOR:
J & H LAND CO.

BLAKLEY, BUTURLA
CONSULTING ENGINEERS
621 S. 4TH AVENUE, CALDWELL, IDAHO 83605

DATE NOV. 2, 1969	DRAWN: N.A.C. CHECKED: D.N.M. APPROVED: F.J.B.	DWG. NO. J-50
JOB NO: 90 0706 89	BOOK: 333	

Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605
(208) 454 7458 ▪ (208) 454 6633 Fax ▪ buildingInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

NOTICE OF VIOLATION

March 5, 2025

Sent US First Class & Certified Mail

Exhibit C7

Vasyl Mytroga
14885 Midway Rd.
Nampa, Idaho 83651

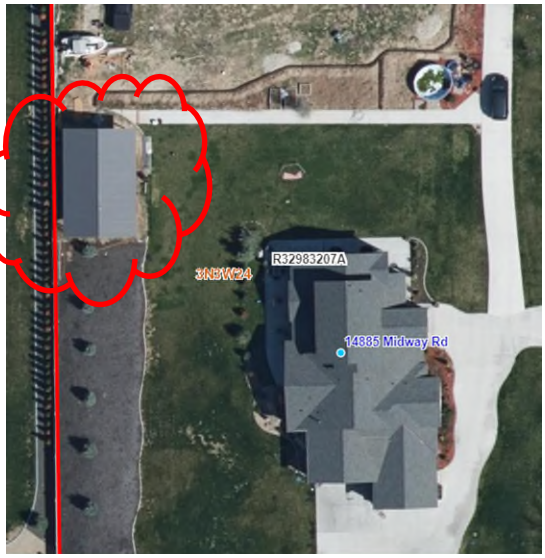
Dear Property Owner:

Canyon County Development Services Department is investigating Building Ordinance violation(s) on your property. The subject property under investigation is located at 14885 Midway Rd Nampa, Idaho; also identified as parcel R32983207A.

On March 4, 2025, our division was notified of a structure constructed without a building permit on the property near the home. During research of the compliant, it was identified that there is another structure that was built between 2022 – 2023 without a building permit and does not meet County setback requirement. Your property is in violation for the following:

Building Ordinance Violation: No Evidence of building permit(s) for detached accessory structure(s), over 200 sq. ft.

1.



2.



CCZO 06-01-09: BUILDING PERMIT REQUIRED:
(1) Building Permits: It shall be unlawful for any person to erect, construct, enlarge, alter, repair, improve, move, remove, convert or demolish any building or structure unless a separate permit for each building or structure has first been obtained from the County Development Services Department.

In order to bring your property in compliance with the County Building Ordinance, please contact the Canyon County Building Department **no later than 10 business days from the date of this notice.** Our office is located on the 3rd floor of the Administrative Building at 111th. 11th Ave., Caldwell, Idaho 83605.

Planning your visit to the office, please be aware of our office hours Monday Thru Friday 8-5 pm, other than Wednesdays closed from 8-1:00 pm.

Due to the buildings being constructed without a permit double fee shall be charged for the building permit if permits can be obtained.

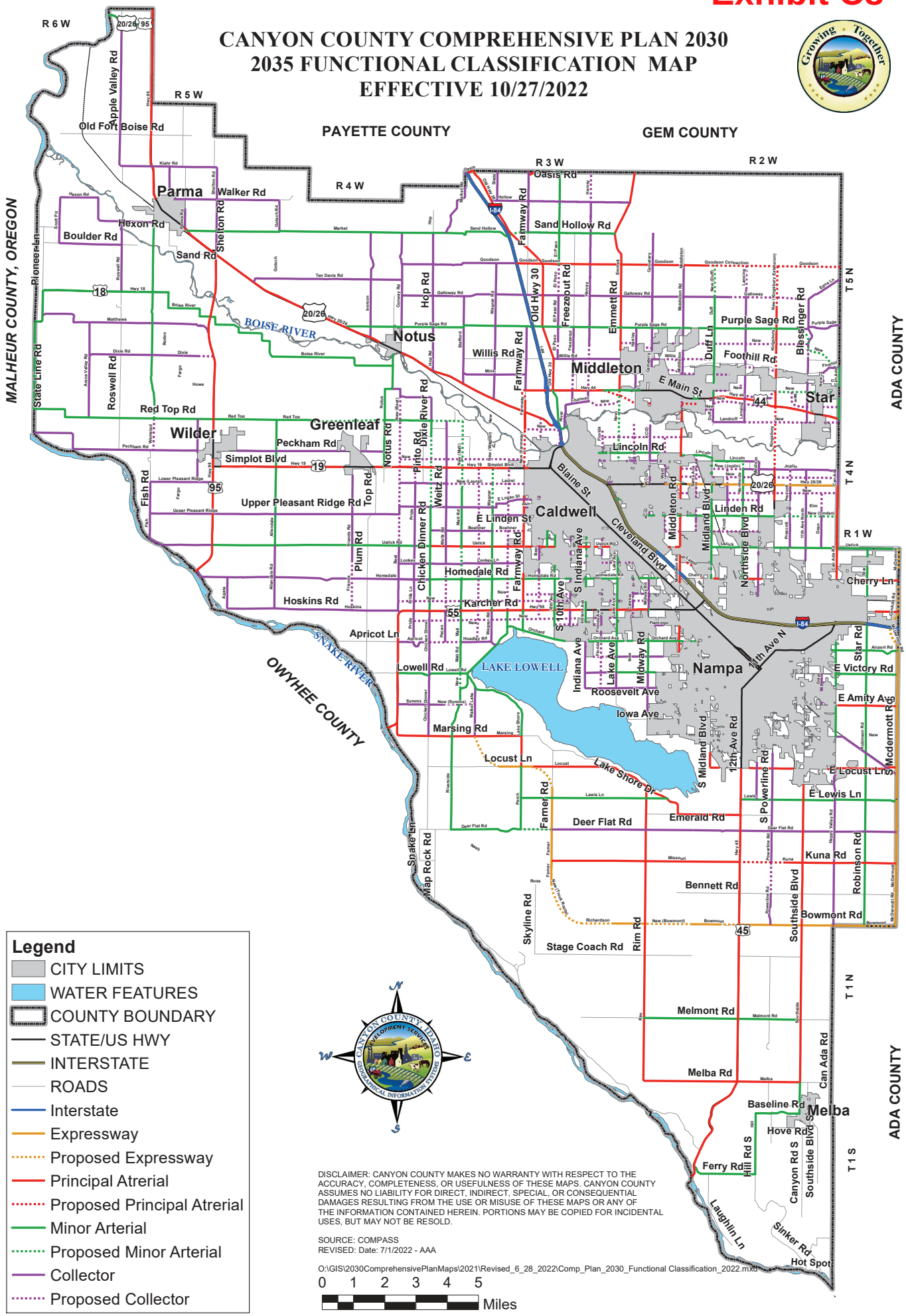
Failure to comply with this request may result in enforcement and penalties as outlined in Chapter 6, Article 1, Sections 15 & 17 (§06-01-15 and §06-01-17) of Canyon County Code. A certificate of non-compliance may be recorded against the property and may cloud the title.

Canyon County Building Department
BuildingInfo@canyoncounty.id.gov
208-454-7458

cc: CDEF2025-0051

Exhibit C8

CANYON COUNTY COMPREHENSIVE PLAN 2030
2035 FUNCTIONAL CLASSIFICATION MAP
EFFECTIVE 10/27/2022



Legend

- CITY LIMITS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS
- Interstate
- Expressway
- Proposed Expressway
- Principal Atrerial
- Proposed Principal Atrerial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector

DISCLAIMER: CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD.

SOURCE: COMPASS
REVISED: Date: 7/1/2022 - AAA

O:\GIS\2030ComprehensivePlanMaps\2021\Revised_6_28_2022\Comp_Plan_2030_Functional Classification_2022.mxd

0 1 2 3 4 5
Miles

EXHIBIT D

Site Visit Photos: January 16, 2026

Planning & Zoning Commission

Case# CU2025-0008

Hearing date: March 5, 2026

Exhibit D



Photo 1 Taken facing north from the shared driveway off Midway Rd.



Photo 2 Taken facing northeast from the shared driveway off Midway Rd.



Photos 1-8 were taken from the shared driveway off Midway Road.



Photo 3 Taken facing east from the shared driveway off Midway Rd.



Photo 4 Taken facing southeast from the shared driveway off Midway Rd.



Photo 5 Taken facing south from the shared driveway off Midway Rd.



Photo 6 Taken facing southwest from the shared driveway off Midway Rd.



Photo 7 Taken facing west from the shared driveway off Midway Rd.



Photo 8 Taken facing northwest from the shared driveway off Midway Rd.



Photo 9 Taken facing north from the proposed access off Midway Rd.



Photo 10 Taken facing east from the proposed access off Midway Rd.

Photos 9-12 taken from the proposed access off Midway Rd.





Photo 11 Taken facing south from the proposed access off Midway Rd.



Photo 12 Taken facing west from the proposed access off Midway Rd.

Photos below show the staging area.








MALLARD

Structure below built without a building permit and does not meet setback requirements (CDEF2025-0051/**Exhibit C7**). The applicant submitted BP2025-0582 to remedy the code enforcement violation and will relocate the structure 20’ east to meet setbacks (**Exhibit C6 & C6.1**). See condition of approval No. 5 of the staff report.





EXHIBIT E

Agency Comments Received by: February 23, 2026

Planning & Zoning Commission

Case# CU2025-0008

Hearing date: March 5, 2026

Arbay Mberwa **Exhibit E1**

From: Amber Lewter
Sent: Tuesday, July 29, 2025 2:16 PM
To: Arbay Mberwa
Subject: FW: [External] RE: Agency Notice CU2025-0008 / Mytroga
Attachments: Pre.Development.Notes.Signed.03.19.2025.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, July 29, 2025 2:06 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: [External] RE: Agency Notice CU2025-0008 / Mytroga

Hi Amber,

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

Please see the attached pre-development notes.

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

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

Brad Little, Governor
Jess Byrne, Director

Exhibit E2

August 4, 2025

Arbay Mberwa, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
arbay.mberwa@canyoncounty.id.gov

Subject: Agency Notice CU2025-0008 Mytroga

Dear Arbay Mberwa:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: *https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/*.

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

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

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

Exhibit E2.1

Arbay Mberwa

From: BRO Admin <BRO.Admin@deq.idaho.gov>
Sent: Monday, February 9, 2026 10:27 AM
To: Arbay Mberwa
Cc: Jennifer Lahmon
Subject: [External] RE: Agency Notice CU2025-0008 / Mytroga

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

Sincerely,

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, January 29, 2026 10:33 AM
To: watkinsk@cityofnampa.us; badgerd@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; cstauffer@nsd131.org; dleon@nsd131.org; eddy@heritagewifi.com; prevention@nampafire.org; effingere@nampafire.org; Knute Sandahl <Knute.Sandahl@doi.idaho.gov>; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; jessica.mansell@intgas.com; monica.taylor@intgas.com; Contract.Administration.Bid.Box@ziply.com; kirk@pioneerirrigation.com; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; anthony.lee@phd3.idaho.gov; d3development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; makline2@marathonpetroleum.com; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; BRO Admin <BRO.Admin@deq.idaho.gov>; smith.carolyn.d@epa.gov
Subject: Agency Notice CU2025-0008 / Mytroga

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.

Dear Agencies,

Please see the attached agency notice regarding the scheduled Planning and Zoning Commission hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. A copy

of the application can be found on our Land Hearings website at Land Hearings | Canyon County. No response is required unless there is an update to your original comments.

This is the notification that a hearing date of **March 5, 2026** at 6:30 pm has been set for this case along with a final deadline of **February 23, 2026** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

Please direct your comments or questions to Planner **Arbay Mberwa** at arbay.mberwa@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)
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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Arbay Mberwa

Exhibit E3

From: Caitlin Ross
Sent: Tuesday, August 5, 2025 9:44 AM
To: Arbay Mberwa
Subject: FW: [External] RE: Agency Notice CU2025-0008 / Mytroga

FYI – thanks!

Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, August 5, 2025 9:14 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0008 / Mytroga

Hello,

After careful review of the transmittal submitted to ITD on July 29, 2025 regarding, CU2025-0008/Mytroga , 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: Tuesday, July 29, 2025 11:47 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; '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>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>
Subject: Agency Notice CU2025-0008 / Mytroga

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 29, 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 **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,

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

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

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

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Exhibit E4

NAMPA
IDAHO

PLANNING AND ZONING DEPARTMENT

DATE: August 7, 2025

TO: Arbay Mberwa, Canyon County Development Services

RE: **Case No. CU2025-0008:** The applicant, Vasyl Mytroga, is requesting a conditional use permit for a staging area with approximately four (4) parking spaces in an "A" (Agricultural) zone. The subject property is located at 14885 midway Road, Nampa, Idaho, 83651, also referenced as Parcel R32983207A, a portion of the NE quarter of Section24, T3N, R3W, BM, Canyon County, Idaho.

Arbay,

Nampa Planning and Zoning has reviewed the proposal and has the following comments:

The Property at 14885 Midway Road is in the Nampa Area of Impact. It is in a residential area. The Nampa Future Land Use Map shows this area and the surrounding area as Medium Density Residential. The description of Medium Density Residential can be found in the Nampa 2040 Comprehensive Plan, and states the following:

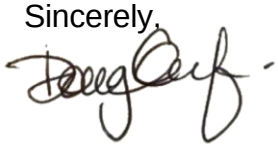
> With a gross density of 2.51 to 8 dwelling units per acre (gross), this is the most common residential land use designation in the Nampa Area of City Impact. Its character is more urban than rural but can contain rural elements such as open space. This land use designation is intended to contain single- family detached homes, duplexes, and townhomes. Compatibility with existing development is an important consideration when designing subdivisions in this land use designation. Developments that exceed 5 dwelling units per acre should be a planned unit development or part of a master planned community. High-density development (multi- family with more than two dwelling units and apartments) should not be allowed in this land use designation. The character of Medium- Density Residential development in Nampa typically consists of traditional streetscapes with sidewalks, street trees, covered entries, and a diversity of architectural styles. Access to garages is provided from the street or loaded by an alley at the rear of the property. (Nampa Comprehensive Plan, p. 90)

The proposed "staging area with approximately four (4) parking spaces" is not compatible with a residential area, does not meet the description of the allowed uses in the Medium Density

Residential future land use.

Nampa Planning and Zoning requests denial of this proposal.

Sincerely,



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

EDC/dc file

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

Exhibit E5

August 26, 2025

Canyon County Commissioners, P&Z Commission, & Development Services
111 N. 11th Ave Suite 140
Caldwell, Idaho 83605
Attention: Arbay Mberwa, Planner

RE: CU2025-0008 Vasyl Mytroga- Staging Area
Canyon County Parcel R323983207A aka 14885 Midway Rd

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use of the above described parcel for purposes of establishing staging area within an Agricultural zone. The subject property is located on the west side of Midway Rd approximately 500-ft south of Orchard Ave in the NE ¼ Section 24 T4N R3W, and consists of part of Tract 4A of Stephens Orchard Amended subdivision. HD4 offers the following comments on the proposed use:

General
The subject property consists of one parcel, totaling approximately 1.44 acres. The parcel has approximately 331-feet of frontage on Midway Rd along the easterly boundary. Midway Rd is classified as a minor arterial on the functional classification maps adopted by Canyon County and HD4. Existing right-of-way width along the subject property is a 40-ft half width right-of-way created by deed. The ultimate ROW width for a minor arterial is 50-feet (half-width) measured from the section line.

The original Stephens Orchard Tracts was created in 1911, consisting of 8 lots of about 5 acres each. This plat was modified outside of the subdivision process in 1990, and each lot split in half creating 16 lots. The highway district was not provided notice or given opportunity to comment on this process (see Canyon County Commission's FCOs dated Feb 8, 1990 Inst. No. 9002968).

The subject property was created by administrative land division in 2016. This split included conditions from the highway district that the property would take access to Midway Rd via a shared driveway approach at the southerly boundary. Direct access to arterial roadways such as Midway Rd is limited by HD4 policy to promote safety and mobility for higher classified corridors.

Access
The subject property was issued a residential access permit in 2017, to be located at the southerly boundary of the property, and configured as a shared driveway with the parcel to the south in keeping with the administrative land division conditions of approval.

Using aerial photography, the new approach near the northern property boundary appears to have been constructed sometime in 2019 or 2020. This approach was constructed without a permit.

HD4 can issue a permit for an auxiliary driveway at the northerly property boundary by applying City of Nampa access spacing standards in accordance with HD4 policy for parcels within one-mile of city limits. City policy allows access to minor arterials at 4-5 times the speed limit, or every 180 – 220 feet for Midway Rd. The nearest driveway approach is approximately 177-feet north of the northerly driveway for the subject property, which meets this standard for all intents and purposes.

The approach location appears suitable for the intended use, which is stated to be limited parking semi tractors (without trailers) for access to the residence. This approach location and configuration would not be suitable for use by semi tractors with trailers, or for commercial operations or deliveries.

An access permit from HD4 is required for the previously unpermitted northern approach. It will need to be improved to meet ACCHD Standard Drawing SD-106 for at 20-ft one-way commercial approach, by construction of a paved apron between the concrete approach and Midway Rd.

Transportation Impacts
The conditional use application provided by the applicants indicates portions of the property will be used to support a staging area for off-duty semi tractors. A total of 4 parking spaces are proposed to be provided. Traffic impacts from development projects are typically estimated using the ITE Trip Generation Manual (11th Edition), however parking is generally not considered a commercial use. From the application materials, it appears the operator is simply parking his tractor at home when he is not working, which is consistent with the already established residential use of the property. The application materials do not indicate the proposed use would generate additional traffic impacts.

HD4 does not opposed the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

Respectfully,

Chris Hopper, P.E.
District Engineer

File: Midway Rd- CU2025-0008 Mytroga Staging Area

RECEIVED
MAR 31 2025
RECEIVED

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

NOTICE OF ENCROACHMENT
Idaho Code Section 40-2319

Exhibit E5.1

TO: **Vasyl and Iryna Mytroga**
PO BOX 140297
Garden City, ID 83714

CC: **Canyon County Code Enforcement**
111 11th Avenue #310
Caldwell, ID 83605

RE: **Right-of-Way Encroachment**
14885 Midway Road (Parcel No. R32983207A0)
Nampa, ID 83651 (Canyon County, Idaho)

PLEASE TAKE NOTICE THAT:

Midway Road is within the jurisdiction, ownership and control of Highway District No. 4; and

I.C. § 40-1310 (8) provides: *The highway district board of commissioners shall have the exclusive general supervisory authority over all public highways, public streets and public rights-of-way under their jurisdiction, with full power to establish design standards, establish use standards, pass resolutions and establish regulations in accordance with the provisions of title 49, Idaho Code, and control access to said public highways, public streets and public rights-of-way.*; and

I.C. § 40-2319 (1) provides: *If any highway or public right-of-way under the jurisdiction of a county or highway district is encroached upon by gates, fences, buildings, or otherwise, the appropriate county or highway district may require the encroachment to be removed....*

You are hereby given notice that you are encroaching upon the highway or public right-of-way of Highway District No. 4 in the following regard:

1. **Unauthorized approach adjacent to north boundary of parcel onto Midway Road**
   a. **Access permit issued 6/28/2017 permitted a shared approach at south property line for a residence only**

2. **You are directed to immediately:**
   a. **Stop using the unpermitted approach; and**
   b. **Stop all tractor trailer ingress/egress into the parcel; and**
   c. **Await Canyon County's decision on the conditional use permit**

You are hereby given notice, pursuant to I.C. § 40-2319, to remove the encroachment within ten (10) days of the date of this notice which is the date of its posting and service.

You are hereby specifically advised that in the event the encroachment is not removed within said 10 days, the person who caused, owns, or controls the encroachment shall forfeit ONE HUNDRED FIFTY DOLLARS ($150) for each day the encroachment continues unmoved; and

You are further advised that in the event you deny the encroachment and you refuse to remove it or to permit its removal, Highway District No. 4 shall commence in 3rd Judicial District for the State of Idaho, County of Canyon, an action to abate the encroachment as a nuisance, which will include seeking the sum of ONE HUNDRED FIFTY DOLLARS ($150) per day for each day the nuisance remains after this notice, as well as costs of legal action; and

You are further advised if the encroachment is not denied but is not remove within fifteen (15) days of the date of this notice, Highway District No. 4 may remove it at the expense of the owner, occupant, or person controlling the encroachment and recover costs and expenses, as well as the sum of ONE HUNDRED FIFTY DOLLARS ($150) for each day the encroachment remains after notice is complete.

You are further advised that if you wish to seek additional time to remove the encroachment, then **a signed, written request shall be made to the Highway District within three (3) business days of the service of this Notice**, which shall include acknowledgment of responsibility for the encroachment, the reason(s) for the request and a specific date for removal of the encroachment and showing of an ability to timely complete the removal of the encroachment as requested. A request for additional time to remove an encroachment is subject to approval or denial by the Director of the Highway District in the exercise of the Highway District discretion based upon public safety, the present need and convenience of vehicular use of the subject highway or public right-of-way, and based upon a showing of reasonable efforts being made to remove the encroachment and a showing of an ability to timely complete the removal of the encroachment as requested. If denied, no additional time beyond the initial ten (10) days shall be provided for removal of the encroachment.

If you have any questions, please contact Senior Assistant Engineer, Leonard Riccio, at (208) 454-8135 or by email at LRiccio@hwydistrict4.org.

Posted and served the 25th day of March 2025

Bruce Eggen

Director, Highway District No. 4

APPLICATION AND PERMIT TO USE RIGHT-OF-WAY – APPROACHES

COPY OF PERMIT MUST BE PRESENT AT WORK SITE DURING CONSTRUCTION

ISSUE DATE: June 28, 2017
PERMIT VOID AFTER 12 MONTHS FROM DATE ISSUED, UNLESS OTHERWISE SPECIFIED.

NOTICE

This permit shall not be valid for construction until, or unless, the provisions of Idaho Code Title 55, Chapter 22 have been complied with.

PRIOR TO EXCAVATION, CALL DIGLINE 1 (800) 342-1585

PUBLIC ROAD TYPE:

GRAVEL ☐ PAVEMENT ☒ OTHER ☐

ARTERIAL ☐ COLLECTOR ☐ LOCAL ☐

ROAD NAME: Midway Rd. ROAD #: 3022.C

LOCATION: 1660' South of Orchard Ave. N 3278330 W/A

TYPE: RESIDENCE ☒ COMMERCIAL ☐ FIELD ☐ OTHER ☐ _____

QUANTITY: Existing WIDTH: 30' SURFACE TYPE: Asphalt

CULVERT: NOT REQUIRED ☐ N/A REQUIRED ☐ (SIZE: _____ LENGTH: _____)

AVAILABLE SIGHT DISTANCE: 0K (N S E W) 0K (N S E W) POSTED SPEED _____

CONSTRUCTION REQUIREMENTS (attached): ☒ SD-105 (Resid) ☐ SD-106 (Comm.) ☒ SD-110 (R/W)

SPECIAL PROVISIONS:

Applicant will use existing paved approach, shared with R.P. 9S3208 (4760 Midway Rd). No change to approach and field entry.

SEE REVERSE SIDE FOR GENERAL PROVISIONS

I CERTIFY THAT I AM THE OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPOSED PROPERTY TO BE SERVED AND AGREE TO DO THE WORK REQUESTED HEREON IN ACCORDANCE WITH THE GENERAL PROVISIONS PRINTED ON THE REVERSE SIDE, THE SPECIAL PROVISIONS AND THE PLANS MADE A PART OF THIS PERMIT.

John Taylor
APPLICANT - PLEASE TYPE OR PRINT

[redacted]
PHONE

[redacted]
SIGNATURE AND DATE (BY OWNER OR AUTHORIZED REPRESENTATIVE)

[redacted]
MAILING ADDRESS *(for refund of performance assurance fee)*

[redacted]
CITY, STATE, & ZIP

[redacted]
EMAIL OR OTHER CONTACT *(Optional)*

SUBJECT TO ALL TERMS, CONDITIONS, AND PROVISIONS SHOWN ON THIS FORM OR ATTACHMENTS. PERMISSION IS HEREBY GRANTED TO THE ABOVE NAMED APPLICANT TO PERFORM THE WORK DESCRIBED ABOVE.

CANYON HIGHWAY DISTRICT NO. 4 Office Use

ISSUED BY: _____
TITLE: _____
DATE: _____

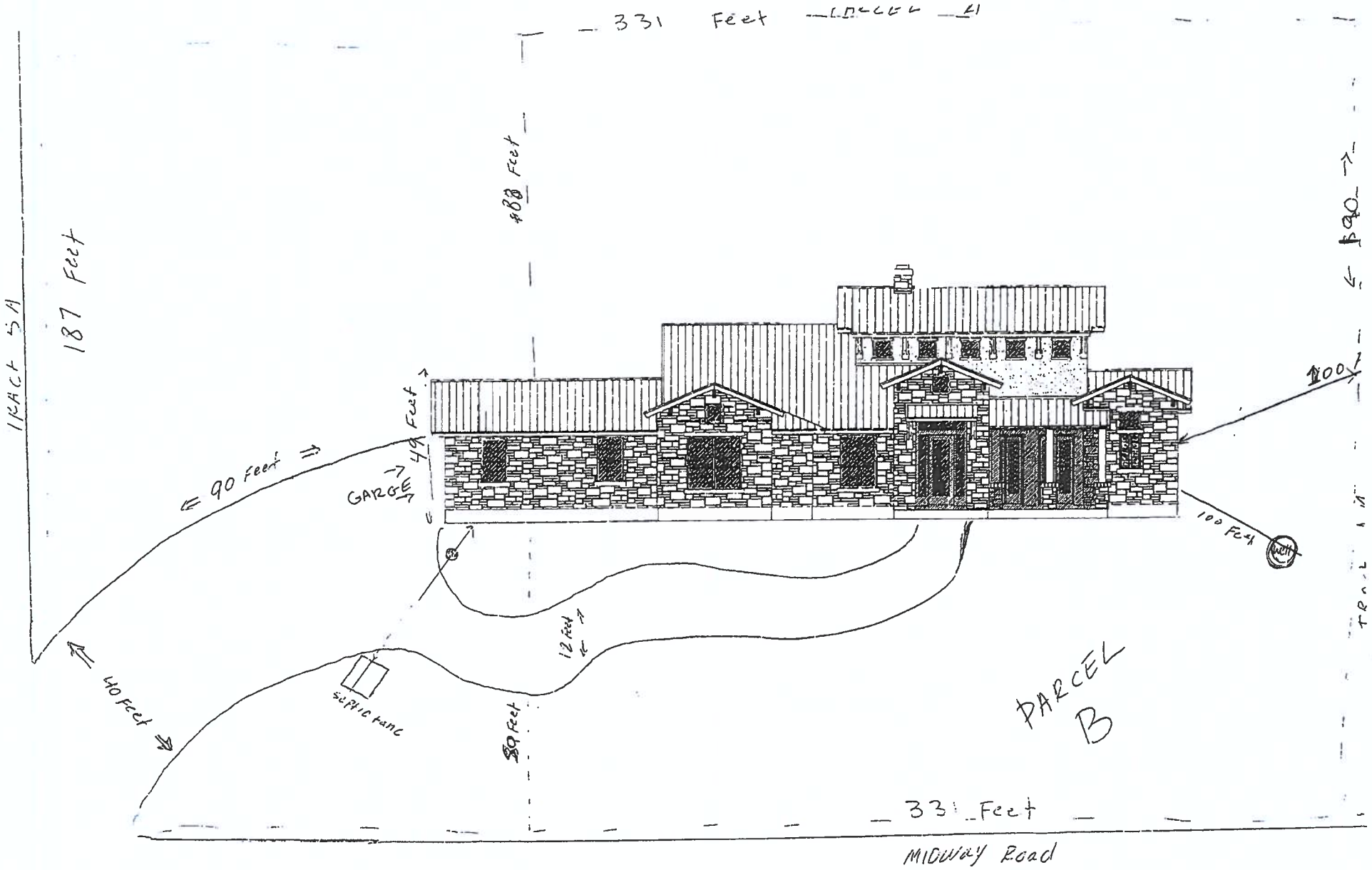
FEE: $ _____ (NON-REFUNDABLE)
PERFORMANCE ASSURANCE: $ _____
TOTAL DUE: $ _____

CONST. COMPLETED (DATE): _____
APPROVED BY: _____

REFUND AMOUNT: $ _____

This form may be reproduced for use in making multiple applications

Revised Dec 2014


331 Feet
Parcel A
488 Feet
187 Feet
Tract 5A
490
100
100 Feet
49 Feet
90 Feet
GARAGE
40 Feet
12 Feet
Septic tank
89 Feet
PARCEL
B
331 Feet
Midway Road



unauthorized approach.

EXHIBIT F

Public Comments Received by: February 23, 2026

Planning & Zoning Commission

Case# CU2025-0008

Hearing date: March 5, 2026

Exhibit F1

Arbay Mberwa

From: stacey tickner <staceyltickner@yahoo.com>
Sent: Monday, February 2, 2026 11:47 AM
To: Arbay Mberwa
Subject: [External] Written Testimony Case No. CU2025 008

Dear Canyon County Planning and Zoning Commission,

I am writing to submit public comment regarding Case No. CU2025 008, the request for a conditional use permit to allow the staging of semi trucks and RVs on the neighboring property located behind our home.

My family and I reside on an adjacent property within this agricultural residential area. We invested in our home and land with the reasonable expectation that surrounding uses would remain compatible with the rural residential character established by the zoning. This area has a strong sense of shared stewardship, with residents making consistent efforts to maintain their properties in a way that preserves the appearance and character of the community.

The proposed use as a staging area for semi trucks and RVs is incompatible with the character of the area. Large commercial vehicles are clearly visible from our property and are stored in quantities that introduce a level of visual impact inconsistent with agricultural residential use.

These vehicles are visible from both our yard and from interior living spaces of our home, including downstairs living areas, extending the impact beyond outdoor areas and into our primary residential environment. The visibility and appearance of the stored vehicles has also been noted by guests and nearby neighbors, reinforcing that the visual impact is readily apparent and not limited to our household.

Alternative solutions, such as enclosed storage within a shop or similar structure, would reduce or eliminate the visual impacts currently experienced by neighboring residential properties.

In addition to visual concerns, this use raises issues related to noise, lighting, vehicle movement, and precedent. Approval would introduce a commercial scale activity into a residential agricultural area and undermine the established land use pattern relied upon by surrounding property owners.

A photo is included to document the existing visual impact of commercial vehicle storage as viewed from our residential property.

We respectfully request that the Planning and Zoning Commission deny this conditional use permit, or carefully consider whether the proposed use is appropriate for this location and consistent with the intent of agricultural residential zoning.

Thank you for your time and for your commitment to preserving the agricultural residential zoning and community character that make this area such a special place to live.

Sincerely,

Stacey Tickner & Dave Buckner

14906 Beach Cherry Drive
Nampa, ID 83651


MALLARD

Exhibit F2

TO: Canyon County Planning and Zoning Commission **DATE:** February 17, 2026

FROM: Rice family - 14995 Midway Rd, Nampa ID 83651

CASE NO: **CU2025-0008**

Members of the commission,

We respectfully request that the conditional use permit for staging area for Mr. Vasyl Mytroga at 14885 Midway Rd be denied. Please consider the following information relative to the staging area in question....

1. Multiple semi trucks have been coming and going on the property for the last few years. See Canyon County GIS satellite view in pictures below along with Google street view images from Sept 2023 and Aug 2025 that support this statement. There have been 4 semi trucks circulating through the proposed staging area for the last year on average along with two campers that are less frequently moved.

2. This is not an 8 to 5 trucking operation nor is it entirely silent as engines may idle for a while before departure and we have witnessed trucks coming and going late nights and early morning.

3. Prior to a preliminary meeting among neighbors with Mr. Mytroga last spring regarding this permit application, there had been several full-length box trailers also moving in and out of the staging area. Mr. Mytroga agreed last spring not to bring trailers on the property pending the outcome of his petition. These truck-trailer combinations were routinely parked immediately adjacent to our privacy fence (South side of our property, north side of staging area in question). If permit is granted, we are concerned a wall of trucks / trailers will return to tower above our fence as we are left with a truck stop view and environment in perpetuity. Mr. Mytroga and associate's trucks are far taller than our privacy fence and offer an uninhibited view of our back yard. Once private relaxing moments in our back yard space have become awkwardly interrupted and less than comfortable as we witness semi trucks maneuvering next to the fence or sit idle.

4. We do not wish to offend Mr. Mytroga with these comments nor do we wish to infringe on Mr. Mytroga and associates rights to operate a successful trucking business. We do however feel that the nature of this trucking lot operation industrializes the residential property and surrounding space with an impact beyond

Mr. Mytroga's own property boundaries. Unless made invisible and silent, it is not in harmony with expectations for residential zoned property.

5. This trucking operation seems likely to be harmful to the resale potential of surrounding residential property and is a deterrent to our own enjoyment of a residential space.

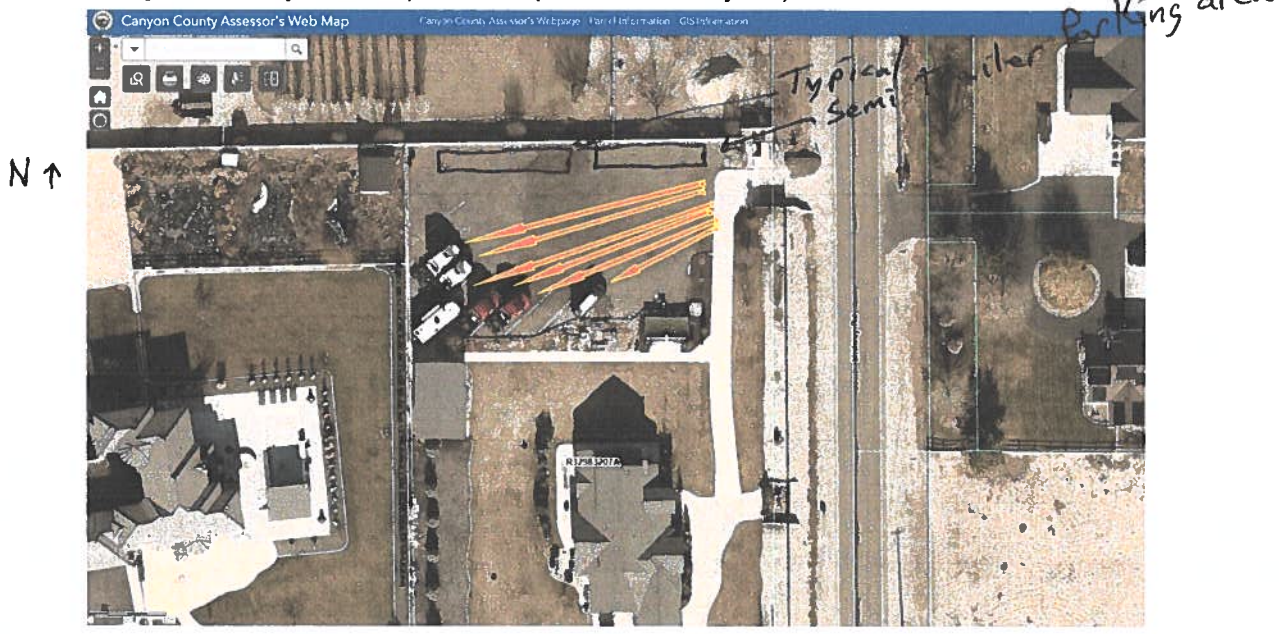
6. Within a few days after receiving the March 5th hearing notice in the mail, the trucks and campers were quickly moved away. We suspect this is temporary until the March 5th hearing is concluded. Please consider the pictures below showing this trucking lot has been in operation for a few years now despite not having permit for the staging area in question.

Regards,

Paul Rice

(See additional photos next page)

Canyon County GIS map – 2025 (14885 Midway Rd)



Google street view 14885 Midway, Aug 2025: (Semi trucks)



Google street view 14885 Midway, Sept 2023 (Semi trailer)



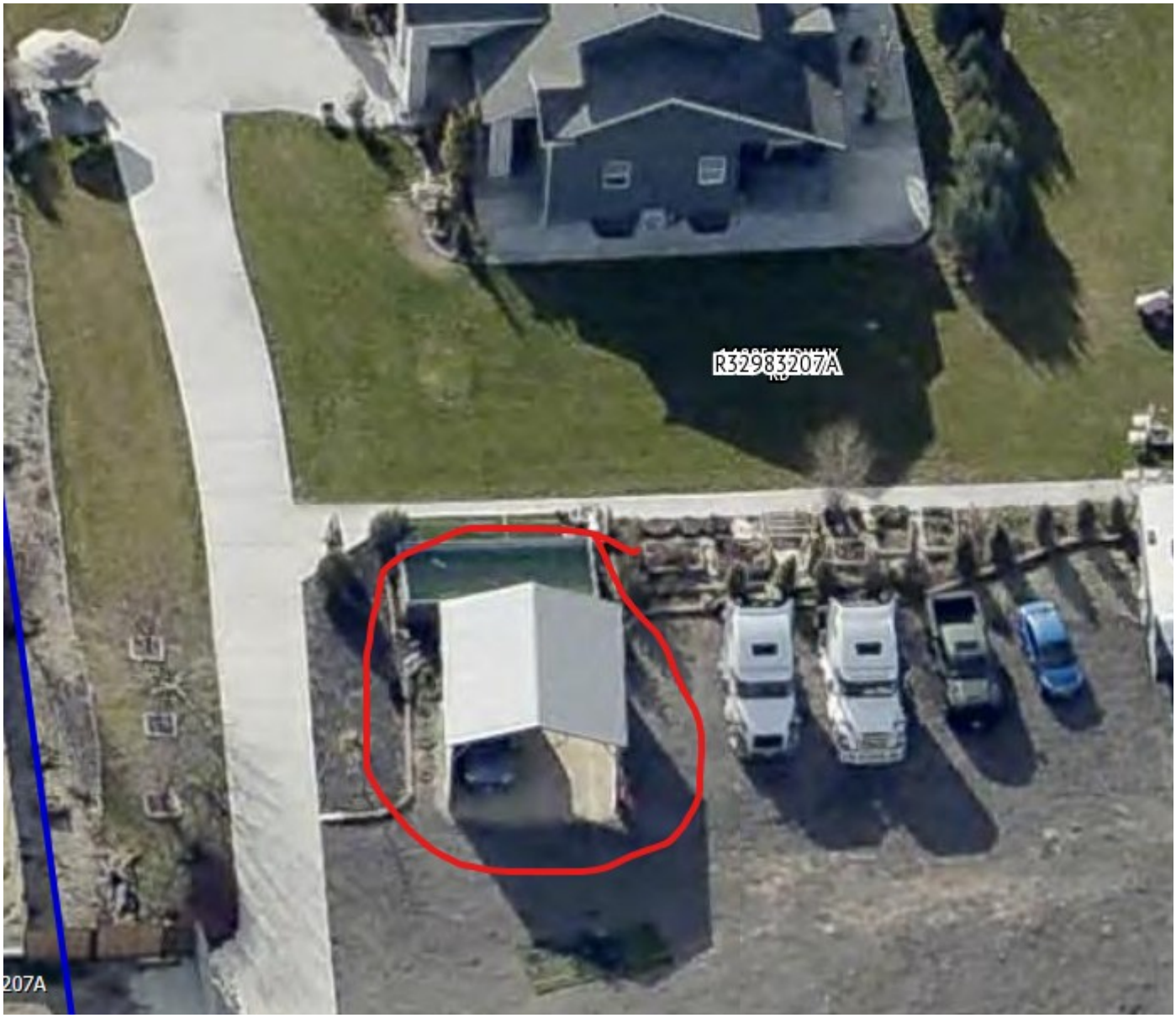
Arbay Mberwa **Exhibit F3**

From: Holly Hopkins
Sent: Thursday, February 19, 2026 3:45 PM
To: Arbay Mberwa
Subject: Case No. CU2025-0008

Hello Arbay,

I have some questions in regards to this conditional use permit.

1. Does this mean a rezoning for this parcel?
2. Does this impact that area for rezoning? I know there is lot's of future development plans for that area so trying to see if this will lead to more rezoning.
3. Is there a stipulation for where the parking spaces will be located and how far away from the property line they need to be. It is in a rural subdivision and looks like he was not to code on another dwelling that is supposed to be moved but still has not moved. Will this application be approved prior to him moving that building to get it to code? And will the parking spaces be designated by you or he just can park wherever?
4. Can he do work on any vehicles or RV/Campers on site or have people staying in the RVs/Campers there?
5. Will he have to raise his fence height so that it is more sight-obscuring? The neighbors behind are having to look at multiple trucks and RV's daily because he does not park them in the designated spots he showed on his application he parks them along the back fence. She will be sending in pictures showing where he typically parks the trucks which is different from the 4 spots he is suggesting in his application.
6. Does the new 24x20 cover he has added need permitted as well since it is over the 200 sqft? See pic below



7. I guess as concerned neighbors he has a pattern of doing things before he is approved for them, or saying one thing and doing another. So how will the 4-6 parking spaces be monitored or will they?

Another area of concern is in his letter for application he said he held a meeting and all of his neighbors signed and said that they were ok with him parking the trucks there. This was never said…yes we had the meeting but we all had some concerns like the above that were not answered so no we did not ever say we were ok with this conditional use permit. Just wanted to make that clear. Not that we wouldn't be if everything was done properly but at that point we were not ok with it.

Appreciate you helping answer a few questions I have so I can get back to the neighbors. I can always come up and discuss too if you have time. Appreciate the help!

Holly Hopkins

Chief Appraisal Supervisor

Canyon County Assessor's Office
111 N 11th Ave, Ste. 250
Caldwell, Idaho 83605

holly.hopkins@canyoncounty.id.gov
(208) 454-7249 ***direct***

(208) 454-7349 ***fax***

Arbay Mberwa

Exhibit F4

From: dBuck2012 <dbuckner2012@gmail.com>
Sent: Thursday, February 19, 2026 4:38 PM
To: Arbay Mberwa
Subject: [External] Re: parking permit request case #CU2025008
Attachments: IMG_3691.jpeg; IMG_3689.jpeg; IMG_3692.jpeg; IMG_3690.jpeg

Arbay,
My name is Dave Buckner, i am property owner at 14906 Beach Cherry Dr. Nampa, ID.

I am writing regarding the application by for truck parking submitted by Vasyl Mytroga at 14885 Midway Rd, Nampa, ID

It was stated in the application and discussion that neighbors who attended the community meeting were supportive and signed in agreement. This does not accurately reflect what occurred. In fact, it is untrue. Attendees were asked to sign a sheet to document their presence, as shown on the sign in form. As you can see on the document, those signatures were for verification of ATTENDANCE ONLY and should not be interpreted as support. At the meeting, neighbors voiced concerns related to traffic, safety, land use precedent, and overall neighborhood impact. As a matter of fact, I stated verbally to Mr. Mytroga that Although I have not yet complained about his semi truck parking to the county, I absolutely would NOT give my signature of approval to his application for parking permit. I am not aware of any written statements of support from any residents in attendance at the community meeting.

During that meeting it was also stated that the use would be limited to two trucks and one van. Since then, six or more vehicles have been stored on the property. This discrepancy raises concern about how the use may expand beyond what was represented.
I am willing to state these facts in person, on record, at the March 5 public hearing if needed.

Additionally, the Mr. Mytroga has not yet complied with the county requirement to relocate the patio cover in his back yard which incidentally is infringing on country setback requirements to my property line. This unresolved compliance issue contributes to concern about adherence to stated conditions and commitments.

The proposed truck parking use does not align with the established character and quality of our residential neighborhood. There has been an ongoing pattern of building and storage activity without meaningful consideration of surrounding homeowners, and prior communication has not resulted in resolution.

For these reasons, I believe it is important that the reviewing body have an accurate understanding of neighborhood sentiment and the concerns expressed.

Sincerely,
Dave Buckner
(208) 615-2844

Attached are 5 photos showing

a) 7 vehicles (3 semi cabs, 2 camping trailers, 2 sprinter vans) stored at Mr. Mytroga's property, exceeding even his requested parking capacity,
b) the unfinished covered structure that was to be moved or demolished, per request by Canyon County.
These photos were recorded on Feb 19, 2026 and Feb 6, 2026 respectively

Photos received from Dave Buckner February 19, 2026





Photos received from Dave Buckner February 19, 2026





Photos received from Dave Buckner February 19, 2026



Arbay Mberwa **Exhibit F5**

From: Bowman, David <David.Bowman@trane.com>
Sent: Friday, February 20, 2026 9:33 AM
To: Arbay Mberwa
Cc: Bowman, Yvonne
Subject: [External] Zoning request for 14885 Midway Rd, Nampa Idaho
Attachments: 613.pdf; 14885Midway.png

City of Nampa Planning and Zoning Department,

My name is David Bowman and my Wife (Yvonne Bowman) and I own our home located on 14774 Beach Cherry Drive in Nampa, I am writing to formally express our strong opposition to my neighbor's request to rezone their property that is located at 14885 Midway Road in Nampa to allow the parking and storage of commercial vehicles.

This area is entirely residential, and it has always been understood and maintained as such. The property in question is a single-family home, not a commercial yard, truck stop, or storage facility. The owner originally requested to park one large commercial truck on the property. That request has now expanded to up to six commercial trucks (Big Rigs with Trailers). This progression raises serious concerns about the long-term intent and the precedent it would set for future expansion or similar requests by others.

Allowing commercial vehicles in a residential zone fundamentally changes the character of the neighborhood. Large commercial trucks introduce excessive noise from engines, air brakes, and idling. They increase heavy vehicle traffic on streets designed for passenger vehicles, accelerating road wear and creating safety risks for children, pedestrians, and cyclists. The size and limited visibility of these vehicles can obstruct sightlines and reduce overall roadway safety within the neighborhood.

In addition, commercial vehicle activity often includes early morning departures, late evening arrivals, maintenance activity, lighting, and operational noise that are inconsistent with a quiet residential environment. Diesel emissions and prolonged idling also raise concerns regarding air quality and the health of nearby residents.

Approving this request would open the door for similar uses in other residential properties, gradually eroding zoning protections that homeowners rely on. Zoning regulations exist to protect property values, ensure safety, and preserve the intended character of neighborhoods. Introducing what is effectively commercial vehicle storage into a residential district undermines those protections and creates a precedent that could lead to further incompatible uses.

This type of activity is more appropriately located in areas already zoned for commercial or industrial use, where infrastructure and regulations are designed to accommodate large vehicles and related operations.

I also want to point out that the access road the homeowner created to bring trucks and trailers onto the property was, to my knowledge, never approved by the City of Nampa. When I spoke with the original home builder, they explained that they were denied a permit for a driveway on that property and were therefore required to share the existing driveway onto Midway Road with the adjacent property. The current property owner, as far as I know, did not request or receive approval from the City for the new access they created from the property onto Midway Road. Therefore, even if the zoning were approved, their access to that portion of the property would still be an unpermitted access road and should not be used.

For these reasons, I respectfully request that the City of Nampa deny this zoning request and uphold the integrity, safety, and residential nature of our neighborhood.

Thank you for your time and consideration. I appreciate the City's commitment to thoughtful planning and protecting the interests of its residents.

David & Yvonne Bowman
We are the property owners of 14774 Beach Cherry Drive, Nampa Idaho. 83651

Dave Bowman
Area Contracting Manager
Utah / Idaho Area Offices
Pacific Northwest / Rocky Mountain Region
Commercial HVAC Americas

8400 Birch Lane – Suite 110
Nampa, Idaho 83687
208-318-8723 Cell

Trane Technologies
David.Bowman@Trane.com

Photo received from David Bowman February 20, 2026

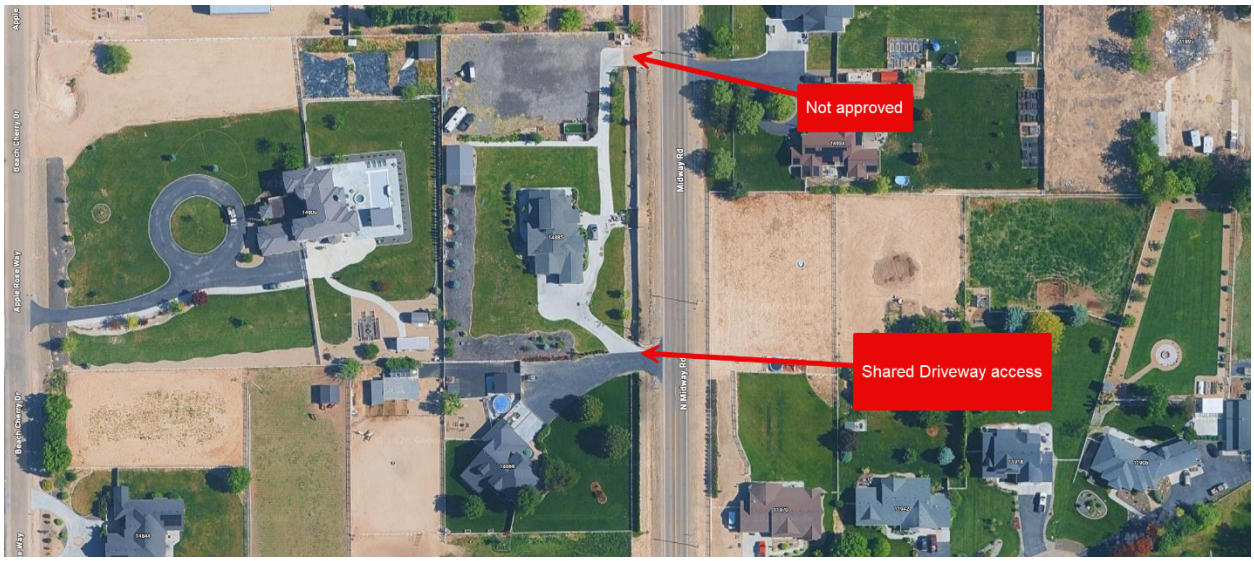


Exhibit F6

23 February 2026

Ryan and Misty McMillan

14755 Beach Cherry Dr.

Nampa, Idaho 83651

208-731-8898

Canyon County Planning and Zoning Board

111 North 11th Ave

Caldwell, Idaho 83605

Subject: 14885 North Midway Road, Nampa, ID 83651

Dear Canyon County Planning and Zoning Case Planner,

I am writing regarding the property at 14885 North Midway Road, Nampa, ID 83651, and the request to allow parking for 4–6 semi-trucks on that parcel.

On February 24th, 2025, the homeowner held a meeting with seven neighbors. During that meeting, we were told that only two semi-trucks and one church van (possibly two) would be kept on the property, for a total of four parking spaces, and no trailers. Several neighbors expressed concern that the number of trucks would eventually increase. In response, Mr. Mytroga repeatedly assured us that it would not exceed two trucks.

However, in a neighborhood group text this past month, he stated that the vans were not included in the permit count—contradicting what was communicated at the meeting. Now, the official notice for the meeting lists four to six trucks, which is far beyond what was originally represented. I was willing to accept two trucks, but four to six is unacceptable, and my wife is strongly opposed as well.

We live in a residential neighborhood with homes valued at more than $750,000, not a commercial truck yard or truck stop. There are multiple designated truck-parking facilities within 15–30 minutes of our area that are far more appropriate for commercial semi-truck storage.

I would also like to highlight an important detail regarding the property's access. In 2017, when the home was being built, the County Road Department required the builder to share the driveway, as they did not want another entrance onto Midway Road from this subdivision. The homeowner submitted maps that clearly show the concrete connects to a blacktop driveway, which at the time was the only approved entrance to Midway Road, per the Canyon County Highway District. That address is located at 14869 Midway Rd. The original builder attempted to place the driveway where the current homeowner now pulls in semi-trucks, but that request was denied.

For these reasons, we respectfully request that the permit for expanded semi-truck parking be denied.

Thank you for your time and consideration.

Sincerely,
Ryan and Misty McMillan