



PLANNING AND ZONING COMMISSION
FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

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) semi-trucks and two (2) sprinter van 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 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?
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) semi-trucks and two (2) sprinter van parking spaces on parcel R32983207A. A staging area is defined as <i>"an area where equipment and/or materials are stored for use conducted entirely off site"</i> per §07-02-03. See project description analysis contained in Code Section 2 detailing the nature of the request.
Criteria Met?	2	What is the nature of the request?
No		
Analysis		The nature of the request consists of a staging area on parcel R32983207A for four (4) semi-truck (without trailers) and two (2) sprinter van parking spaces on site without a loading area (Exhibit B of the Staff Report). Based on the oral testimony and exhibits included in the Staff Report the Commissioners find that there is commercial activity occurring on the subject property. 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 of the Staff Report). Per oral testimony heard from the applicant, he may park a friend's semi-trucks on the subject property. The applicant rents out trucks to drivers, which fluctuates throughout the year. When drivers are available to rent the semi-trucks, the trucks will be off the property as the driver utilizes the semi-

	trucks to transport material. If the trucks don't have a driver they are parked on the subject property. • The applicant states that the trucks will not have daily activity and will come on and off site during the day (Exhibit B7 of the staff Report). The trucks are parked on the property while the applicant is not working, or the semi-trucks are not being utilized by a driver. <i>See Table 2 for staging area criteria detailing the use standards of CCCO §07-14-03.</i> • During the site visit, Staff observed four (4) semi-trucks and two (2) sprinter vans parked on the property (Exhibit D of the Staff Report). 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 of the Staff Report). • The proposed staging area is enclosed with a six (6) foot tall sight obscuring fence.																						
Criteria Met?	3	Is the proposed use consistent with the comprehensive plan?																					
No																							
Analysis	The proposed use is not 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 of the Staff Report). The City of Nampa's future land use designates the parcel as Medium-Density Residential. <i>See Table 3 detailing the area of city impact analysis.</i> The proposed use is not consistent with the 2030 Comprehensive Plan, due to the commercial operation in the "A" (Agricultural) zone. The staging area is not utilized for agriculturally related activities. The proposed use is a trucking company that's operating on the subject property which doesn't align with the Comprehensive Plan. 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 of the Staff Report). "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. <i>See Table 3 for analysis detailing the Area of City Impact.</i>																						
	Criteria Met?	4	Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?																				
No																							
Analysis	The proposed use is anticipated to be injurious to other property in the immediate vicinity and will negatively change the essential character of the area. The operation of four (4) semi-trucks would negatively change the essential residential character of the area in the "A" (Agricultural) zone evidenced by Exhibit F of the Staff Report. Adjacent Existing Conditions within a 1,000 foot radius of the subject property: <table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N</td><td>Residential</td><td>"A"</td><td>Agricultural and Residential within Nampa city limits</td></tr><tr><td>E</td><td>Residential</td><td>"A"</td><td>-</td></tr><tr><td>S</td><td>Residential</td><td>"A"</td><td>-</td></tr><tr><td>W</td><td>Residential</td><td>"A"</td><td>-</td></tr></table> "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)			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"	-
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W	Residential	"A"	-																				

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 of the Staff Report.* 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 of the Staff Report for site visit photos.* Within a 600 foot radius of the subject parcel, there are five (5) subdivisions (**Exhibit C5.8** of the Staff Report).

- Stephens Orchard Tracts: 17 lots
- The Plantation: 21 lots
- Hensen Subdivisions: 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** of the staff Report). 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 anticipated to impact or indirectly interfere with the surrounding residential land use. The Planning and Zoning Commissioners find that three (3) or more semi-trucks will change the essential character of the area as the primary use in the area is residential.

The proposed use is anticipated to directly or 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 its own access, however the proposed access is unauthorized (**Exhibit E5** of the Staff Report). *See Code Section six (6) and seven (7) for findings on the legal access and the traffic impact analysis.* Commercial activity such as parking semi-trucks in a residential area is incompatible with the land use. The proposed use has commercial/industrial operations based on the oral testimony heard and the exhibits included in the Staff Report.

Potential Impacts: The staging area may impact the surrounding area due to the increase in noise. To mitigate lighting concerns fencing has been installed around the staging area in the north, east and west property line (**Exhibit D** of the Staff Report). The applicant is requesting four (4) semi-truck parking spaces and two (2) sprinter vans, resulting in impacts to the character of the area. *See Code Section seven (7) for analysis regarding traffic.* Residential uses and the proposed use of a staging area are anticipated to have negative interactions. The proposed use includes commercial activity which is more intensive than the surrounding residential use.

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** of the Staff Report). Additional concerns include the approval of this case rezoning the property and setting a precedent of commercial/industrial uses that do not fit in the residential area. The Planning and Zoning Commission finds that the request may set a precedent in the area as the primary use is residential. *See Exhibit F of the Staff Report for all public comments received.* The proposed use is anticipated to be injurious to the

	surrounding area. The Planning and Zoning Commission finds the proposed use can not be conditioned to mitigate concerns such as negatively impacting the character of the area. The applicant proposes a six (6) foot tall sight obscuring fence along the property boundary in compliance with the site plan (Exhibit B3 of the Staff Report). The height of the semi-trucks would tower over the 6' fence. The staging area has commenced operations without a conditional use permit resulting in a code enforcement violation (Exhibit C3 of the staff Report).	
Criteria Met?	5	Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?
Yes		
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 of the Staff Report). Irrigation: Irrigation is proposed to be provided via surface irrigation (Exhibit B5 of the Staff Report). 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 of the Staff Report). 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 of the Staff Report). The applicant submitted a building permit application to remedy the code enforcement violation on July 14, 2025 (Exhibit C6 of the staff Report). During the site visit on January 16, 2026, staff found a car port on the property that is 20 feet by 25 feet; there is not a building permit associated with the car port. The applicant shall obtain a building permit for the car port.	
Criteria Met?	6	Does legal access to the subject property for the development exist or will it exist at the time of development?
No		
Analysis	The subject property does not have legal access to the property for the proposed use. The applicant utilizes an approach that is not permitted with Highway District No. 4 for the proposed use since the operation began year(s) ago (Exhibit E5.1 of the Staff Report). 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 of the Staff Report). 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 of the Staff Report). 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. <i>See Exhibit E5.1 of the Staff Report for details.</i> 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 of the Staff Report). Midway Road has limited direct access to promote safety and mobility. Highway District No. 4 shall apply City of Nampa standards; see Exhibit E5 of the Staff Report for details. Highway District No. 4 does not oppose the proposed use with the recommendations provided in Exhibit E5 of the Staff Report.	
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) semi-trucks that may access the property. See Exhibit D of the Staff Report 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 of the Staff Report). 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 of the Staff Report). Midway Road is classified as a minor arterial roadway per Canyon County Comprehensive Plan Functional Classification Map (Exhibit C8 of the Staff Report). 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 of the Staff Report). A parking and circulation plan was submitted with the application (Exhibit B3 & B4 of the Staff Report).	
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) semi-trucks and two (2) sprinter vans 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 two (2) sprinter vans without a loading area for the staging area (Exhibit B7 of the Staff Report). During the site visit on January 16, 2026, there were four (4) semi-trucks on site and two (2) sprinter vans (Exhibit D of the Staff Report). 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 of the Staff Report). All provided parking shall be marked and be off-street parking, located on the premises and all vehicles shall be operable (Exhibit B3 of the Staff Report).	
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) members that may access the property for the purpose of parking the vehicles to be used elsewhere (Exhibit B5 of the Staff Report).	
Criteria Met?	4	Employees may meet on the premises to share rides to and from job sites.
Yes		
Analysis	The proposed use is operated as a commercial parking area. There are no employees related to the proposed use however, 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 of the Staff Report).	

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 <u>09-11-17(3)</u> 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 of the Staff Report). 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 of the Staff Report). 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.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **denies** Case # CU2025-0008, a conditional use permit for a staging area.

DATED this 19 day of March, 2026.

PLANNING AND ZONING COMMISSION CANYON COUNTY, IDAHO



Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 19 day of march, in the year 2026, before me CAITLIN ROSS, a notary public, personally appeared Robert Sturgill, 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: Caitlin Ross

My Commission Expires: 5/7/2031