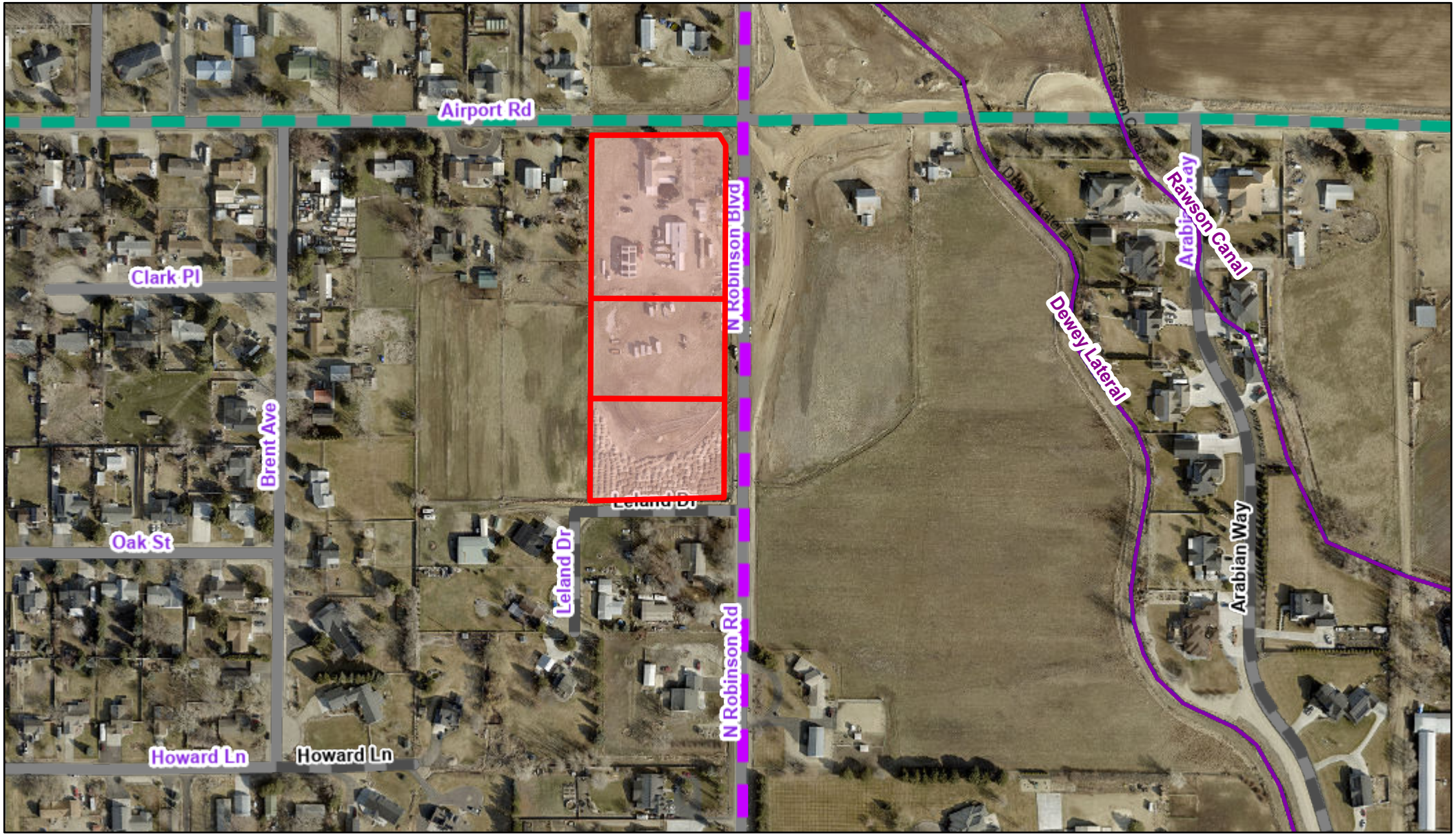
Canyon County, ID Web Map



1/26/2024, 11:46:39 AM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

Hydro_NHDFlowline

CanyonCountyRoads

Roads

CC_PrivateRoads

ITDFunctionalClassification

Major Collector

Minor Arterial

Imagery_2022

Red: Band_1

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

County of Ada, 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

County of Ada, 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 | Nampa GIS | City of Nampa |

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Mad River Development LLC
	MAILING ADDRESS: 8601 Deerskin Branch Trl. Nampa, ID 83686
	PHONE: [redacted] EMAIL:

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: Darin Barnes *Date:* 11/03/2023

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Darin Barnes
	COMPANY NAME: Mad River Development LLC
	MAILING ADDRESS: 8601 Deerskin Branch Trl Nampa, ID 83686
	PHONE: [redacted] EMAIL:

SITE INFO	STREET ADDRESS: 623 Airport Rd Nampa, ID 83687	
	PARCEL NUMBER: R27927, R27927011, R27927012	
	PARCEL SIZE: P1 2.13 Acres, P2 1.31 Acres, P3 1.31 Acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☑ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Rural Resident	PROPOSED ZONING: Commercial
	FLOOD ZONE (YES/NO)	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2024-0001	DATE RECEIVED:	1-25-24
RECEIVED BY:	Deb Root POD	APPLICATION FEE: $1400	(CK) MO CC CASH JA

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

R27927 PARCEL INFORMATION REPORT 1/25/2024 7:16:44 AM

PARCEL NUMBER: R27927
OWNER NAME: MAD RIVER DEVELOPMENT LLC
CO-OWNER:
MAILING ADDRESS: 4423 E VICTORY RD NAMPA ID 83687
SITE ADDRESS: 6213 AIRPORT RD
TAX CODE: 1440000
TWP: 3N **RNG:** 1W **SEC:** 19 **QUARTER:** NE
ACRES: 2.13
HOME OWNERS EXEMPTION: No
AG-EXEMPT: No
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: RR / RURAL RESIDENTIAL
HIGHWAY DISTRICT: NAMPA HWY DIST
FIRE DISTRICT: NAMPA FIRE
SCHOOL DISTRICT: NAMPA SCHOOL DIST
IMPACT AREA: NAMPA
FUTURE LAND USE 2011-2022 : Res
FLU Overlay Zone Desc 2030:
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: Res
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0403F
WETLAND: NOT In WETLAND
NITRATE PRIORITY: ADA CANYON
FUNCTIONAL Classification: Major Collector
INSTRUMENT NO. : 2022049107
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 19-3N-1W NE WILSON ORCHARD TRS TX 00317 OF BLK 12 LS ROW
PLATTED SUBDIVISION: WILSON ORCHARD TRS
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

DISCLAIMER:

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

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

CR2024-0001

ZONING AMENDMENT
PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☐Rezone

☐Conditional Rezone with Development Agreement

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)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting form was completed and signed	✓	✓
Completed Agency Acknowledgement form including:		
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	
Highway District/Idaho Transportation Dept	✓	✓
Area of City Impact (If applicable)	✓	✓
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)		
Deed or evidence of property interest to the subject property		
Fee: $ 950 **Rezone** $1,400 **Conditional Rezone** $2,800 **Text Amendment**		
Fees are non-refundable		

*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.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____ Date _____

DSD Planner: _____ Date _____

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/29/23

SUBMITTAL STANDARDS

LETTER OF INTENT STANDARDS
Description of proposed use: expand on the Land Use Worksheet
Description of the existing use.
Expected impacts and traffic of future development.
Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.
Conditional Rezone:
Explanation/Description of the Concept Plan
Proposed conditions of approval

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☑ Individual Domestic Well ☐ Centralized Public Water System ☐ City

   ☐ N/A – Explain why this is not applicable: _____

   ☐ How many Individual Domestic Wells are proposed? 1

2. **SEWER (Wastewater)** ☑ Individual Septic ☐ Centralized Sewer system

   ☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**

   ☑ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

   ☐ Pressurized ☑ Gravity

5. **ACCESS:**

   ☑ Frontage ☐ Easement Easement width 30ft Inst. # 2

6. **INTERNAL ROADS:**

   ☑ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☑ Fencing will be provided (Please show location on site plan)

   Type: vinyl 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)

   N/A

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:**

☐ Residential _____ ☑ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: Fire hydrant

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

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** Storage

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

☑ Monday 8am to 5pm

☑ Tuesday 8am to 5pm

☑ Wednesday 8am to 5pm

☑ Thursday 8am to 5pm

☑ Friday 8am to 5pm

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. **WILL YOU HAVE EMPLOYEES?** ☑ Yes If so, how many? 5 ☐ 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? 15

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

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

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

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

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

   ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

   ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

   ☐ Other: _____

NEIGHBORHOOD MEETING INSTRUCTIONS

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

CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

(1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.

(2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.

(3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.

A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.

B. The meeting shall be held at one of the following locations:

1. On the property subject to the application;

2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or

3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.

(4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.

(5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.)* to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

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

The Neighborhood Meeting details are as follows:

Date:
Time:
Location:
Property description:

The project is summarized below:

Site Location:
Proposed access:
Total acreage:
Proposed lots:

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,

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: 6213 Airport Rd	Parcel Number: R27427	
City: Nampa	State: Idaho	ZIP Code: 83687
Notices Mailed Date: 11/03/2023	Number of Acres: 2.13	Current Zoning: RR
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Darin Barnes		
Company Name: Mad River Development		
Current address: 8601 Deersky Ranch Trl.		
City: Nampa	State: Idaho	ZIP Code: 83686
Phone [redacted]		Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 11/16/2023	MEETING LOCATION: 6213 Airport Rd Nampa, ID 83686
MEETING START TIME: 9am	MEETING END TIME: 9:30 am

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. N/a		
2. Jennifer Barnes	[signature]	6213 Airport Rd.
3. Margaret & Gerald	[signature]	6123 Airport
4. Les & Barbara Jensen	[signature]	6124 Airport
5. Bunny Arnett	[signature]	6132 Leland Dr
6.		
7.		
8.		
9.		

Thursday morning at 9 am.

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):

_____

APPLICANT/REPRESENTATIVE (Signature): Elyse Fisher

DATE: 11 / 16 / 23

PUBLIC HEARING APPLICATION PROCESS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
www.canyoncounty.id.gov Phone: 208-454-7458

1. • **DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)**

2. • **NEIGHBORHOOD MEETING (HOSTED BY APPLICANT) PER CCZO SECTON 07-01-15**

3. • **SUBMIT APPLICATION, SUBMITTAL MATERIALS & FEES TO DEVELOPMENT SERVICES**
   - Incomplete submittals will not be accepted

4. • **STAFF REVIEW OF APPLICATION**
   - APPLICATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE

5. • **SCHEDULE FOR PUBLIC HEARING (41-Day PROCESS)**
   - SUPPLEMENTAL CASE INFORMATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE
   - **DAY 1-5**: Hearing notices sent with comment deadline to affected agencies and proeprty owners
   - **DAY 19**: Comment deadline ends. Comments receieved late will not be accepted. Late comments may be provided during the public hearing as testimony if accepted by the hearing body.
   - **DAY 20-30**: Staff Report Packet preparation
   - **DAY 31**: Staff Report Packet sent to hearing body
   - STAFF REPORT WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE
   - **Day 41**: Public Hearing

6. • **PUBLIC HEARING**
   - Planning & Zoning Commission hearing (1st and 3rd Thursday evenings);
   - Hearing Examiner hearing (3rd Wednesday afternoon); or
   - Board of County Commissioners hearing (Day-time)
   - HEARING DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE

7. • **IF 2nd HEARING Required, SEE ITEM 5 & 6 SCHEDULING FOR HEARING AND PUBLIC HEARING**
   - Substantial changes to an application between hearings may be considered a new application and may be required to restart the process

8. • **CLOSED/REQUEST FOR RECONSIDERATION (IDAHO CODE SECTION 67-6535(b))**
   - FINAL DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE

Emily Bunn

From: Elyse Fisher [redacted]
Sent: Wednesday
To: Emily Bunn
Subject: Re: [External] re: Mad River Development (Joe Southers contact information)
Attachments: Goal and Policy Alignments .docx

1. The restricted uses we'd like to keep are as follows; Staging area, Vehicle fueling station with convenience store, Caretaker residence, Contractor shop, Indoor recreation and Landscaping business.
    a. We do understand that we would need to obtain a conditional use permit for the vehicle fueling station and contractor shop if approved for the C1 zone.
    b. Yes, Dr Pipeline is currently not located onsite but we would like to keep the option open.
2. We would like for the hours of operation to be from 7am-9pm this is inclusive of proposed and existing uses on the property. Most of the operations take place from 9am-5pm. Is there a noise ordinance in Canyon County? Everything I have read suggests the noise ordinance starts at 11pm (correct me if I am wrong) so we'd like to keep the operations open until 9pm.
3. Yes, we are open to a sight-obscuring fence on the west side of the property.
4. The site plan is being worked on to no longer show the back parcels.
    a. There is already a driveway entrance on the back north side of the property.
5. Could you send me a copy of our original master application please?
6. Thank you, we will keep the home business application on hand.
7. Please see attached document.

On Thu, Jan 8, 2026 at 9:14 AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

Hello,

Thank you for taking the time to meet with me yesterday (January 7th).

Here is a recap of our meeting and next steps:

1. Attached is the zoning response from March 2024. At that time, you were wanting to restrict the uses to: a caretaker residence, staging area, contractor shop, landscaping business, and indoor recreation. Based on our conversation yesterday, you still want to request these uses along with a vehicle fueling station with convenience store. If you want to look over the land use matrix to see if there are any other uses you are interested in, please review here: https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-3051

a. It is important to note that a contractor shop and vehicle fueling station with convenience store would be required to obtain a conditional use permit if approved for the neighborhood commercial zone, meaning this would be another public hearing application. See attached for the conditional use permit application.
b. To confirm, Dr. Pipeline is not located on site, but you want the option to remain open (this business would likely be classified as a staging area and contractor shop).

2. I have been mulling over hours of operations for the site, as 9:00 a.m. to 5:00 p.m. is easy to condition, but it is difficult to condition appointment only hours after this timeframe, please this basically is an extension of those hours of operation and it is hard to enforce. Based on our conversation yesterday, the hours of operation you would want for the site would be 7:00 a.m. to 9:00 p.m., with most of the hours of operation taking place from 9:00 a.m. to 5:00 p.m., correct? I would consider thinking of going earlier than 9:00 p.m. just due to the residential character of the area.
3. Yesterday, you stated you were open to doing a site-obscuring fence on the western boundary of the property. I wanted to verify you are still okay with this?
4. Please update the site plan to just show the parcel you are wanting to rezone to commercial, as it sounds like your plan is to keep the two southern parcels as residential for now.

    a. Side note on site plan: I would make sure to consider that the parcels south of you are likely going to need an easement through the northern property in order to access their property if you haven't already. But you can confirm with Nampa Highway District on if direct access can be taken from Robinson Blvd.
5. Please update your master application to show the appropriate agent and/or property owner (see attached).
6. For your information, attached is the home business application. The fee is $525 at this time.
7. At this time, if you are able to provide some ways the case meets the comprehensive plan (such as through goals and policies) and condition the property enough fit in the residential future land use in the area, a comprehensive plan map amendment is likely not needed. I will let you know if my recommendation changes based on any additional information or bigger changes to your application.

    a. 2030 Comprehensive Plan: https://www.canyoncounty.id.gov/wp-content/uploads/2023/04/FINAL-10.13.22-2030-Comprehensive-Plan-new-cover-photo-SM-DR-changes-with-maps-_last-edit-12-8-22.pdf

Please let me know if you have any other questions or comments.

Sincerely,

Emily Bunn,

Principal Planner

Canyon County Development Services Department

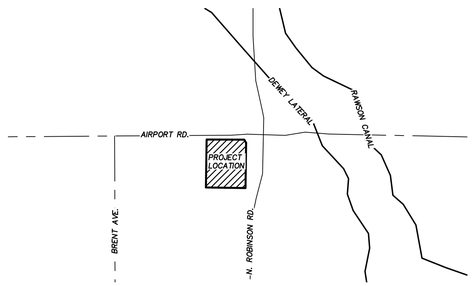
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

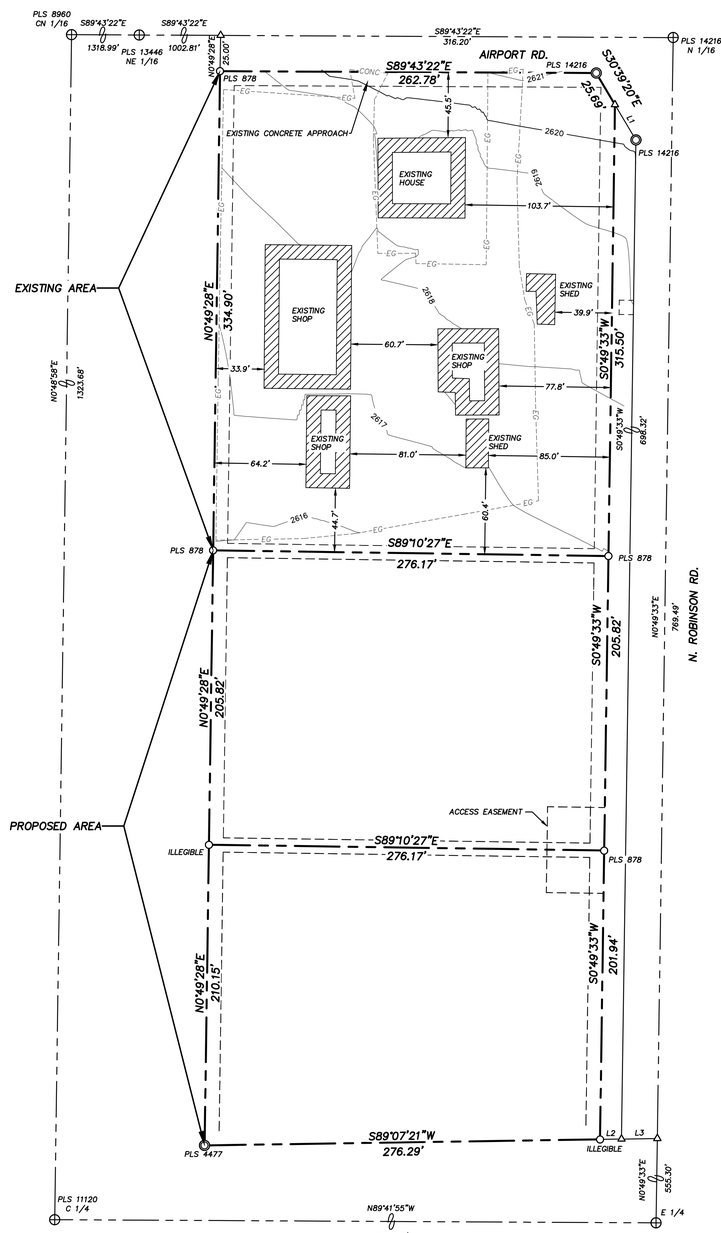
Email: emily.bunn@canyoncounty.id.gov

DARIN BARNES
TOPOGRAPHIC SURVEY

A PART OF THE SE 1/4, NE 1/4, SECTION 19, T. 3N, R. 2W, B.M.
CANYON COUNTY, IDAHO
2025



VICINITY MAP
SCALE: 1"=500'



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0 25 50 100
Scale: 1"=50'

LEGEND

- Benchmark (TBM)
- Calculated Point
- Found Aluminum Cap Monument
- Found 1/2" Iron Pin
- Found 5/8" Iron Pin
- Property Boundary Line
- Section Line
- Lot Line
- Easement Line
- Natural Ground Contour Line
- CONC Existing Concrete
- EG Existing Edge of Gravel

Line Table

Line #	Direction	Length
L1	S30°39'20"E	28.72
L2	S89°07'21"W	15.01
L3	S89°07'21"W	25.01

NO	BY	DATE	DESCRIPTION

REVISIONS

DESIGNED BY:
DRAWN BY: BP 10/25
CHECKED BY:
APPV'D BY:

Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256

CLIENT:
DARIN BARNES
4423 E. VICTORY RD.
NAMPA, ID, 83686
(208)-866-1190

JOB NO. AU0423
DWG NO. AU0423TOPO
SCALE: Vert: N/A Horz: 1"=50'
FIELD BOOK NO.

DRAWING TITLE:
DARIN BARNES
6213 AIRPORT RD.
TOPOGRAPHIC SURVEY

SHEET NO. 1 OF 1 SHEETS
Rev

Goal and Policy Alignments

CH.2 P2.01.01

- The proposed conditional rezone and conditional uses are consistent with Comprehensive Plan Policy P2.01.01 because they provide services and amenities that support existing and anticipated households (youth indoor recreation; neighborhood-serving retail/fuel as a future option; and contractor/landscape services that support infrastructure and property maintenance), while relying on enforceable conditions to ensure the site can be supported by adequate services (managed access, on-site parking, limited hours, obscured fleet parking, and lighting/buffering controls)

CH.2 G2.02.00

- The proposed conditional rezone and listed conditional uses are consistent with Comprehensive plan goal G2.02.00 because they allow a limited mix of housing, business, and service types that meet the needs of existing and future households, including indoor youth recreation, neighborhood-serving services (Landscape/contractor support) and future local-serving retail/fuel options, all subject to conditions that ensure the uses remain compatible in a residential setting through operational limits, screening, and site design standards.

Ch.3 G3.01.00

- The proposed conditional rezone and listed uses are consistent with Comprehensive Plan Goal G3.01.00 because they support a healthy and sustainable regional economy by enabling the retention and potential expansion of existing local businesses and services (indoor recreation and a utility contractor operation), and allowing future neighborhood-serving service/retail options, all in a location that can function as "favorable" due to adequate site area and managed access, with enforceable conditions to ensure compatibility with adjacent residences.

CH.4 G4.02.00

- The proposed conditional rezone and listed uses are consistent with Comprehensive Plan Goal G4.02.00 because the project is structured to allow limited neighborhood-scale services while preserving the rural-residential character of the surrounding area through enforceable conditions, including buffering/screening adjacent to residences, managing access via two existing driveways, controlling lighting and hours of operation, and containing all higher-impact activity (fleet parking/staging) behind existing structures and out of view.

CH.5 G5.06.00 + P5.06.01

- The proposed conditional rezone and associated existing/proposed uses are consistent with Canyon County Comprehensive Plan Chapter 5 Goal G5.06.00 and Policy P5.06.01 because the project will provide lighting that supports public safety while minimizing adverse impacts from light pollution. The applicant will use downward-facing, fully shielded exterior lighting and site design practices intended to reduce sky glow and glare and prevent light spillover onto adjacent residential properties, while still providing adequate illumination for safe on-site circulation, parking, and security related to the indoor recreation use, caretaker residence, contractor/shop operations, staging/fleet vehicle activity, landscape business activity, and any future commercial use approved on the site.

CH.9 G9.03.00

- The proposed conditional rezone and associated uses are consistent with Comprehensive Plan Chapter 9 Goal G9.03.00 because the primary existing use on the site is a private indoor recreation facility, and the requested zoning/conditional uses support the continued operation and development of that private recreation facility through the development process by allowing complementary site management and service functions (caretaker oversight, site maintenance/support, and compatible accessory services), subject to enforceable conditions to maintain neighborhood compatibility.

CH. 12 G12.02.00

- The proposed conditional rezone and listed uses are consistent with Comprehensive Plan Goal G12.02.00 because they can support the rural and agricultural community through neighborhood-scale services and contractor/utility support functions, while using enforceable conditions (buffering/screening, limits on outdoor storage, lighting controls, and operational limits) to minimize land-use conflicts that could adversely affect nearby farmers and local farmland.

Letter of Intent

The current zoning of land is rural residential, it is being requested that the land be rezoned too commercial. It is being requested that the land be zoned commercial so that the business may use the facilities for staging and storage purposes. All business activities are done off location. There is a small office space where a limited number of employees conduct meetings, no customers come on-site. Business hours are from 8am to 5pm Monday through Friday, employees meet on-site in the morning to pick up work trucks and meet on-site at the end of the business day to return work vehicles. Noise levels are very minimal as the facilities are primarily used for staging and storage purposes. There are a total of seven employees that come and go throughout the week, making the impact on traffic very minimal. The property is not within the city limits of Nampa therefore the rezone should have no impact on the city of Nampa. Surrounding the proposed parcels there is land zoned as residential mixed use, community mixed used, industrial, and commercial. Rezoning these parcels to commercial is compatible with surrounding land use as the area is changing and there is already an established industrial zone within just a mile of the property. At this time there will be no impact to the city services as there is an existing individual well and septic that service the property. In future the business would consider adding a septic to one or both of the back two parcels which would not impact city services. To conclude the business requests a rezone from rural residential to commercial as the impact to traffic, noise level, and the surrounding area are minimal. The rezone is also compatible with the land use in the surrounding area and would continue to support the growth and change that is already happening within this area.

Proposed Conditions of Approval

To whom it may concern Mad River Development is requesting a conditional rezone at the property of 6213 Airport Rd. Nampa, ID 83687. The property currently is used as a staging area and has a caretaker residence onsite. In addition to these two conditions, we would also like to have the option to use the property for a landscaping business, contractor shop, or indoor recreation in the future. We give up all other conditional uses of a commercial property except for the ones previously listed.

0004147080

STATE OF IDAHO
Office of the secretary of state, Lawerence Denney
REGISTERED AGENT/OFFICE CHANGE
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only
-FILED-
File #: 0004147080
Date Filed: 1/28/2021 9:25:29 PM

The name and address of the entity for which the registered agent is being changed:

Select one: Standard, Expedited or Same Day Service (see descriptions below)	Standard (filing fee $0)
The name of the business entity is:	MAD RIVER DEVELOPMENT LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0000179222

The registered agent on record is:

Registered Agent	SCOTT WENDLING Registered Agent Physical Address 4423 E VICTORY ROAD NAMPA, ID 83616 Mailing Address

The name and street address of the new registered agent and office in Idaho is:

Registered Agent	Registered Agent Jennifer Barnes Physical Address: 8601 DEER SKY RANCH TRL NAMPA, ID 83686 Mailing Address: 4423 E VICTORY RD NAMPA, ID 83687-8707

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

Entity Signature:

Darin Barnes — Sign Here

01/28/2021 — Date

Job Title: Member

B0576-7445 01/28/2021 9:25 PM Received by ID Secretary of State Lawerence Denney

ARTICLES OF ORGANIZATION
LIMITED LIABILITY COMPANY

(Instructions on back of application)

FILED EFFECTIVE
2006 NOV -2 AM 8:50
SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

   Mad River Development LLC

2. The street address of the initial registered office is:

   4423 E. Powerline Road, Nampa, ID 83616

   and the name of the initial registered agent at the above address is:

   Scott Wendling

3. The mailing address for future correspondence is:

   PO Box 3023, Nampa ID 83653

4. Management of the limited liability company will be vested in:

   Manager(s) ☑ or Member(s) ☐ (please check the appropriate box)

5. If management is to be vested in one or more manager(s), list the name(s) and address(es) of at least one initial manager. If management is to be vested in the member(s), list the name(s) and address(es) of at least one initial member.

Name	Address
Scott Wendling	9546 Cherry Lane, Nampa, ID 83687
Darin Barnes	PO Box 3023, Nampa, ID 83653

6. Signature of at least one person responsible for forming the limited liability company:

   Signature: [signature]
   Typed Name: Scott Wendling
   Capacity: Owner

   Signature _____
   Typed Name: _____
   Capacity: _____

Secretary of State use only

Revised 07/2002

Web Form

IDAHO SECRETARY OF STATE
11/02/2006 05:00
CK: 12074 CT: 170952 BH: 1003513
1 @ 100.00 = 100.00 ORGAN LLC # 2

W55924

Aumentum TECHNOLOGIES

2023 Real Property Splits

PIN:	27927000 0	TAG:	144-00	Current owner:	MAD RIVER DEVELOPMENT LLC
AIN:	09455012000A	TIF:		Ownership type:	Sole Ownership
Status:	Active	County:	14-Canyon	Situs address:	6213 AIRPORT RD
Geocode:		Case:		Description:	19-3N-1W NE WILSON ORCHA(...)
Rev acct:	0000845963	Pmt pin:		Class:	537 Res Impr on Cat 15
Tax sale:		ACH pin:		Roll type:	Real Property

Situs Addresses

Address	City	State	Postal code	Primary
6213 AIRPORT RD	NAMPA	Idaho		X

PioneerTitleCo.
GOING BEYOND

1211 W Myrtle Street, Plaza II Suite 100
Boise, ID 83702

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

2022-045644
RECORDED
10/04/2022 08:04 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 TYOUREN $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 817458 BD/DM

WARRANTY DEED

For Value Received Kendle L. Willingham also shown of record as Kendle Willingham, an unmarried man

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Mad River Development LLC

hereinafter referred to as Grantee, whose current address is 4423 E Victory Road Nampa, ID 83687-8707

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: 10/3/22

Kendle L Willingham

State of Idaho, County of Canyon

This record was acknowledged before me on 10/3/22 by Kendle L Willingham

Signature of notary public
Commission Expires:

Residing in Middleton, Idaho
Commission Expires: 03-11-2026

KRISTI COX
COMMISSION #37722
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

This is
6213 Airport

Parcel I (Parcel No. 27927000 0):

This parcel is situated in the Southeast Quarter Northeast Quarter of Section 19, Township 3 North, Range 1 West of the Boise Meridian and consists of a portion of Lot 12 of Wilson Orchard Tracts, which plat is on file in Book 4 of Plats at Page 10 in the office of the recorder of Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Northeast Quarter;

Thence South 90°00'00" West along the North boundary of said Southeast Quarter Northeast Quarter, a distance of 40.00 feet;

Thence South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 25.00 feet to a point on the North boundary of said Tract 12, which point is the True Point of Beginning;

Thence continuing South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 337.54 feet;

Thence North 89°27'40" West, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter a distance of 276.18 feet;

Thence North 00°32'15" East, a distance of 334.94 feet to the point on the North boundary of said Tract 12;

Thence North 90°00'00" East, along the North boundary of said Tract 12 and parallel with the North boundary of said Southeast Quarter Northeast Quarter, a distance of 276.20 feet to the True Point of Beginning.

Parcel II (Parcel No. 27927011 0):

This parcel is situated in the Southeast Quarter Northeast Quarter of Section 19, Township 3 North, Range 1 West of the Boise Meridian and consists of a portion of Lot 12 of Wilson Orchard Tracts, which plat is on file in Book 4 of Plats at Page 10 in the office of the recorder of Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Northeast Quarter

thence South 90°00'00" West, along the North boundary of said Southeast Quarter Northeast Quarter, a distance of 40.00 feet;

thence South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 362.54 feet to the True Point of Beginning;

thence continuing South 00°32'00" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter a distance of 205.82 feet;

thence North 89°27'40" West, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter, a distance of 276.17 feet;

thence North 00°32'15" East, a distance of 205.82 feet;

thence South 89°27'40" East, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter of 276.18 feet to the True Point of Beginning;

Parcel III (Parcel No. 27927012 0):

This parcel is situated in the Southeast Quarter Northeast Quarter of Section 19, Township 3 North Range 1 West of the Boise Meridian and consists of a portion of Tracts12 and 13 of Wilson Orchard Tracts, which plat is on file in Book 4 of Plats at page 10 in the office of the Recorder of Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Northeast Quarter;

thence South 90°00'00" West, along the North boundary of said Southeast Quarter Northeast Quarter, a distance of 40.00 feet;

Thence South 00°32'20" West parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 568.36 feet to the True Point of Beginning;

thence continuing South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 201.94 feet;

thence South 88°50'08" West, a distance of 276.29 feet;

thence North 00°32'15" East, a distance of 210.15 feet;

thence South 89°27'40" East, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter a distance of 276.17 feet to the True Point of Beginning.

Parcel IV (Parcel No. 27927013 0):

Beginning at the Northeast corner of Tract 12 of the Wilson Orchard Tracts, a subdivision of the East Half of Section 19, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho, according to the plat filed in the office of the County Recorder of said County and bearing

South 745 feet along the East boundary of Tracts 12 and 13 of the aforesaid Wilson Orchard Tracts; thence
South 88°50' West 291.3 feet, thence
North 750.92 feet to the North boundary off the aforesaid Tract 12, thence
East 291.2 feet along the aforesaid North boundary to the True Point of Beginning.

Excepting Therefrom:

This parcel is situated in the Southeast Quarter Northeast Quarter of Section 19, Township 3 North, Range 1 West of the Boise Meridian and consists of a portion of Lot 12 of Wilson Orchard Tracts, which plat is on file in Book 4 of Plats at Page 10 in the office of the recorder of Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Northeast Quarter;

Thence South 90°00'00" West along the North boundary of said Southeast Quarter Northeast Quarter, a distance of 40.00 feet;

Thence South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 25.00 feet to a point on the North boundary of said Tract 12, which point is the True Point of Beginning;

Thence continuing South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 337.54 feet;

Thence North 89°27'40" West, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter a distance of 276.18 feet;

Thence North 00°32'15" East, a distance of 334.94 feet to the point on the North boundary of said Tract 12;

Thence North 90°00'00" East, along the North boundary of said Tract 12 and parallel with the North boundary of said Southeast Quarter Northeast Quarter, a distance of 276.20 feet to the True Point of Beginning.

And Excepting Therefrom:

This parcel is situated in the Southeast Quarter Northeast Quarter of Section 19, Township 3 North, Range 1 West of the Boise Meridian and consists of a portion of Lot 12 of Wilson Orchard Tracts, which plat is on file in Book 4 of Plats at Page 10 in the office of the recorder of Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Northeast Quarter

thence South 90°00'00" West, along the North boundary of said Southeast Quarter Northeast Quarter, a distance of 40.00 feet;

thence South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 362.54 feet to the True Point of Beginning;

thence continuing South 00°32'00" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter a distance of 205.82 feet;

thence North 89°27'40" West, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter, a distance of 276.17 feet;

thence North 00°32'15" East, a distance of 205.82 feet;

thence South 89°27'40" East, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter of 276.18 feet to the True Point of Beginning;

And Also Excepting Therefrom:

This parcel is situated in the Southeast Quarter Northeast Quarter of Section 19, Township 3 North Range 1 West of the Boise Meridian and consists of a portion of Tracts, which plat is on file in Book 4 of Plats at page 10 in the office of the Recorder of Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Northeast Quarter;

thence South 90°00'00" West, along the North boundary of said Southeast Quarter Northeast Quarter, a distance of 40.00 feet;

Thence South 00°32'20" West parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 568.36 feet to the True Point of Beginning:

thence continuing South 00°32'20" West, parallel with the East boundary of said Southeast Quarter Northeast Quarter, a distance of 201.94 feet;

thence South 88°50'08" West, a distance of 276.29 feet;

thence North 00°32'15" East, a distance of 210.15 feet:

thence South 89°27'40" East, perpendicular to the East boundary of said Southeast Quarter Northeast Quarter a distance of 276.17 feet to the True Point of Beginning.

And Further Excepting Therefrom:

A Parcel of land lying in the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 19, Township 3 North,. Range 1 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at a Brass Cap at the Northeast corner of the Southeast Quarter of the Northeast Quarter, (the intersection of Airport and Robinson Roads) located in the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 19, Township 3 North. Range 1 West of the Boise Meridian, Canyon County, Idaho;

thence South along the Section line 184.00 feet to a point, thence West 25.00 feet to a point, which is the Real Point of Beginning,
thence continuing West 10.00 feet to a point;
thence South 10.00 feet to a point;
thence East 10.00 feet to a point;
thence North 10.00 feet to a point, the Real Point of Beginning.

(Being a portion of Tract 12 of Wilson Orchard Tracts, Canyon County, Idaho, according to the plat filed in Book 4 of Plats, Page 10, records of said County)..

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Mad River Development

Parcel Number: R27927, R27927011, R27927012

Site Address: 6213 Airport Rd Nampa, Idaho 83687

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____ has

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

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____ has

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____ has

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____ has

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Nampa

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____ has email

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Doug Critchfield response

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

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Mad River Development

Parcel Number: R27527, R27527011, R27527012

Site Address: 6213 Airport Rd Nampa, Idaho 83687

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District: District: Nampa Fire Dist.

☒ Applicant submitted/met for informal review.

Date: 12/12/23 Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Nampa Hwy. Dist. #1

☐ Applicant submitted/met for informal review.

Date: 11-27-23 Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

AGENCY ACKNOWLEDGMENT

Date:
Applicant: [illegible]
Parcel Number: [illegible]
Site Address: 6213 Airport Rd Nampa, Idaho, 83687

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

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

Date: Signed:

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

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

Date: Signed:

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

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

Date: 11-27-23 Signed:

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

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

Date: 12-12-2023 Signed:

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

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

Date: Signed:

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

CANYON COUNTY IDAHO ·1892·

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Mad River Development

Parcel Number: R27927, R27927011, R27927012

Site Address: 6213 Airport Rd Nampa, Idaho 83687

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 12/27/23 Signed: Anthony Lee

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

Fire District: District: SWDH

☐ Applicant submitted/met for informal review.

Date: Signed:

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Nampa Hwy. Dist. #1

☐ Applicant submitted/met for informal review.

Date: 11-27-23 Signed: [signature]

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District:

☐ Applicant submitted/met for informal review.

Date: Signed:

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City:

☐ Applicant submitted/met for informal review.

Date: Signed:

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

Gmail

Elyse Fisher <drpipeline.elyse@gmail.com>

planning and zoning agency acknowledgment

2 messages

Elyse Fisher [redacted] Thu, Nov 30, 2023 at 3:13 PM
To: pzall@city[redacted]

Hello,

I am emailing to obtain agency acknowledgment for the informal review of the property located at 6213 Airport Rd. We are looking to go from rural residential to commercial so that we may be allowed to store company vehicles there. We do not plan on making any changes to the property at this time, except what is required as conditions for approval. Thus far the only pre-approval condition we have is to add paved aprons on Airport Rd. I have attached a map of the property, the comprehensive plan amendment sheet, the zoning amendment sheet, and the agency acknowledgement sheet. Thank you for taking the time to read, if you have any questions or concerns please feel free to contact me.

Kind Regards, Elyse.

4 attachments

SKM_C36823112714120.pdf
83K

HPSCAN_2023112716034911_2023-11-27_160436220.pdf
307K

HPSCAN_20231127172805871_2023-11-27_172853304.pdf
480K

HPSCAN_20231127161152736_2023-11-27_161240691.pdf
593K

Doug Critchfield <critchfieldd@cityofnampa.us> Thu, Nov 30, 2023 at 3:44 PM
To: Elyse Fisher <[redacted]

Hi Elyse – The future land use designation over this property is Low Density Residential in the Nampa Future Land Use Map. The map allows a future land use designation to be "stretched" over adjacent parcels that are not in a Specific Area Plan. In your case, the Community Mixed use designation can be stretched over your parcel. That would allow light industrial and commercial uses. Here is the Community Mixed Use definition in the Nampa Comprehensive Plan. Please note the highlighted areas:

5.6.7 Community Mixed Use (8.01+ Dwelling Units Per Acre [Gross])

The Community Mixed-Use designation is to specifically include commercial uses with a focus on providing communitywide needs and services and low-impact industrial uses. These areas should be sited along major transportation corridors and include public transportation access wherever feasible. At least **5 - 50% of the gross parcel area should be in high-density residential**.

Land uses could include commercial retail, large grocery stores, box stores, hotels, services for apartment-dwellers, live/work, recreation, employment centers with various business operations, commercial or light industrial/industrial business park/business park land uses with an emphasis on office and workshop facilities with minimal yards, business campuses, etc.

5.6.7.1 Community Mixed Use Design Principles

- Located on major transportation corridors, arterials, collectors, and gateways with commercial elements oriented to the corridor, a frontage road or local access road.

- Developments should have interconnected circulation systems with convenient and easily interpreted access and egress for automobiles, pedestrians, and public transportation

- A Planned Unit Development, Master

Planned Community, or subdivision with high-density residential is encouraged.

- Neighborhoods and associated residential structures should be well-designed; and include streetscape, plazas, and landscape elements that are scaled appropriately; The feel of neighborhoods and shopping areas should be open and inviting, well lit, and connected.

- Should follow criteria outlined in design review, architectural, building, and engineering codes.

- Land Uses that are located on major transportation corridors, should be subject to a higher standard of street presence, including, but not limited to landscape buffers, building treatments, and screened fencing requirements.

Zoning districts that would fit in this land use designation include RD (3-4 Dwelling unit buildings), RML, RMH, RP, BC, GB1, GB2, IP, IL, HC, and U.

Thanks - Doug

From: Elyse Fishe[redacted]
Sent: Thursday, November 30, 2023 3:14 PM
To: Planning-Zoning Staff <PZall@cityofnampa.us>
Subject: planning and zoning agency acknowledgment

This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

[Quoted text hidden]

2 attachments

image001.jpg
72K

6213 Airport Rd - County Rezone App..pdf
209K

APPLICATION-Acknowledgement Notice

SOUTHWEST DISTRICT HEALTH

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

(Official Use Only)

Parcel #: R27927012, R27927011, R27927 Acres: 5

Property Address: 6213 Airport Rd City Nampa Zip Code 83687

Legal Description: Township Range Section County Canyon

Subdivision: N/A Lot Block

Applicants Name: Jenna Barnes Email: [redacted]

Mailing Address: 8601 Deersky Ranch Rd Phone #: [redacted]

City: Nampa State: ID Zip Code: 83686

Applicant is : ☑ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: 12/27/2023

Owners Name : Jenna Barnes

Mailing Address : 8601 Deersky Ranch Rd Phone #: [redacted]

City : Nampa State: ID Zip Code: 83686

The proposed use will be: ☐ Residential ☑ Commercial

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

Is a Letter of Intended Use provided? ☑ Yes ☐ No

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

Number of lots on the parcel (if applicable): 3

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

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

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

Description of proposal:

See letter of intent (attached)

SIGNATURE: [signature] DATE: 12/27/23

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

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 81633 Date: 1/25/2024

Date Created: 1/25/2024 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Mad River Development, LLC.

Comments:

Site Address: 6213 AIRPORT RD, Nampa ID / Parcel Number: 27927000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Rezone with Development Agreement	CR2024-0001	$1,400.00	$0.00	$0.00

Sub Total:	$1,400.00
Sales Tax:	$0.00
Total Charges:	$1,400.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	1032	$1,400.00

Total Payments:	$1,400.00

ADJUSTMENTS

Receipt Balance:	$0.00

Issued By: Jalmeida