Planning and Zoning Commission
Hearing Date: May 7, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: **CU2025-0014**

APPLICANT/ PROPERTY OWNER: Alysha & Matthew Billington

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

LOCATION: **17030 Madison Road, Nampa, Idaho, 83687**
Parcel R30795013, approx. 1.31 acres zoned Agricultural

ANALYST: **Arbay Mberwa**

STAFF RECOMMENDATION: **Denial**

REQUEST:
The applicant, Billington Inspections and Services Inc., represented by Alysha & Matthew Billington are requesting a conditional use permit on Parcel R30795013, approximately 1.31 acres zoned "A" (Agricultural) for a staging area to store equipment and inventory on the property. The proposed use has one (1) employee, 3 parking spaces and a loading area. The hours of operation are Monday through Friday 7 a.m. to 5 p.m. and Saturday 8 a.m. to 5 p.m. The subject property is located at 17030 Madison Road, Nampa, ID, also referenced as Parcel R30795013.

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), §09-11-25 (Area of City Impact Agreement) and §07-10A (Flood Hazard Overlay Zone).

BACKGROUND:
Parcel R30795013 (the subject parcel) is approximately 1.31 acres located in the "A" (Agricultural) zoning district with a future land use designation of Residential. The subject parcel was created in 2006 via a conditional use permit (**Exhibit C2**). The applicant received a code enforcement violation for operating a staging area without a conditional use permit and no evidence of the applicant submitting a building permit application or a floodplain development permit for the shipping containers on October 16, 2024 (**Exhibit C3 & C9**). The applicant submitted a conditional use permit application to abate the code enforcement violation on July 16, 2025 (**Exhibit B**). The applicant submitted a floodplain development permit application on April 20, 2026.

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?**
Analysis	The proposed use of a staging area is permitted in an "A" (Agricultural) zone by conditional use permit, pursuant to County Ordinance (CCCO §07-10-27). The proposed use consists of a staging area for Billington Inspections and Services Inc. on parcel R30795013 to store equipment, inventory and material. The applicant submitted a conditional use permit application to establish a staging area on July 16, 2025. *See **Exhibit B** for the application and submitted materials.* A staging area is defined as "an area where equipment and/or materials are stored for use conducted entirely off site" per CCCO §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 conditional use permit to establish a staging area for Billington Inspection Services Inc. on parcel R30795013. • Billington Inspection Services completes "off-site aerial lift inspections, preventative maintenance and mechanical repairs on fleets" (**Exhibit B3**). • Hours of operations are proposed to be from 7 a.m. to 5 p.m. Monday through Friday, 8 a.m. to 5 p.m. on Saturday and closed on Sunday (**Exhibit B4**). • All operations related to Billington Inspections take place off site. Billington Inspections has an office space within Nampa city limits (1800 N Midland Blvd, Nampa, Idaho) where administrative operations are completed (**Exhibit B3**). Mechanical repairs, inspections and maintenance take place out in the field. Field personnel take the equipment home with them at the end of the day. The subject property will be utilized as a staging area to park all other business vehicles and store inventory and equipment on site. The proposed use utilizes approximately a quarter of the property with parking the in driveway and storage of materials in the southwest area of the property. • The applicant is requesting three (3) parking spaces for business vehicles (**Exhibit B5**). During the site visit Staff observed two (2) business trucks (F-150), eight (8) trailers and three (3) shipping containers (**Exhibit D**). According to the applicant all the aforementioned equipment is used for business operations, and one (1) of the trailers have since been removed from the property (**Exhibit B5**). • Deliveries will take place Monday through Friday 8 a.m. to 5 p.m. at the Nampa location. The applicant does not anticipate shipments and deliveries to take place at the subject parcel. • There will be one (1) employee at the subject property however, employees may meet on site to share rides and/or pick up equipment (**Exhibit B4**). *See Table 2 for staging area requirements.* • The applicant proposes fencing and landscaping on the eastern and southern boundary of the staging area (**Exhibit B2**). • *See **Exhibits B1, B2 & B3** for the letter of intent, site plan and operation plan for details.*	
Criteria Met? **No**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is not consistent with the 2030 Canyon County Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as Residential. The surrounding area is designated as Residential and Industrial. The City of Nampa designates the surrounding area as Industrial and Residential. The subject property is located in an "AE" flood zone therefore a hazardous area without mitigations. The proposed use doesn't align with the following actions, goals and policies outlined in the 2030 Comprehensive Plan: <u>Chapter 1: Property Rights</u> ***A1.01.00a** Require properties to conform to the zoning code before receiving additional zoning approvals.*	

	The subject property has a code enforcement violation for operating a staging area without a conditional use permit and unpermitted structures on the property that have not been abated. The 2030 Comprehensive Plan does not support additional approvals prior to conforming to the code. *See Code Section five (5) for details.* Chapter 5: Natural Resources and Hazardous Areas ***P5.05.01*** *Mitigate development in hazardous areas or require site planning or construction techniques to mitigate the hazard.* The subject property is located in a "AE" flood zone therefore a floodplain development permit is required. The applicant submitted a floodplain development permit on April 20, 2026. Chapter 4: Land Use and Community Design ***A4.01.01b*** *Coordinate land-use planning with adjoining counties, cities, and other agencies and groups.* ***P4.04.01*** *Support development in locations where services, utilities, and amenities are or can be provided.* ***P4.04.02*** *Align planning efforts in areas of city impact.* ***P4.07.01*** *Plan land uses that are compatible with the surrounding community.* The City of Nampa has designated the subject property and the surrounding area as Industrial and Residential. The City of Nampa has mitigations in place to allow for compatibility between industrial and residential uses such as the use of landscaping and setback requirements to buffer the industrial and residential uses. The applicant may annex into the City of Nampa to operate the proposed use. The proposed use may potentially align with the following actions, goals and policies outlined in the 2030 Comprehensive Plan: Chapter 1: Property Rights ***G1.01.00*** *Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. The use is not anticipated to negatively impact public health, safety and welfare with added conditions of approval.* ***P1.01.01*** *No person should be deprived of private property without due process of law.* ***G1.02.00*** *Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.* "The right to enjoy: The right to enjoy the property for its intended use without creating nuisances. Zoning categorizes land uses based on compatibility, such as agriculture, residential, commercial, and industrial... (2030 Comprehensive Plan, pg. 10)". The subject property is contiguous with "M-1" Light Industrial zoning to the south and Agricultural zoning to the north, east and west. *See Code Section 4 for a compatibility analysis on the proposed use and surrounding uses.* "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 July 16, 2025, to establish a staging area on the property legally. Chapter 2: Population ***G2.02.00*** *Promote housing, business, and service types needed to meet the demand of the future and existing population.* "Billington Inspection specializes in off-site inspections and repairs" via mobile work (**Exhibit B1**). The business operations on the subject property is specifically utilized as a staging area to store equipment and inventory.

Chapter 3: Economic Development
P3.01.02 *Support suitable sites for economic growth and expansion compatible with the surrounding area.*

"Sixty-four percent (64%) of businesses had one to four employees (2030 Comprehensive Plan, pg. 18)." Billington Inspection operates nationwide; however, the subject property will have one (1) employee on site while other employees will work out of the Nampa location or out in the field doing mobile work.

According to the applicant the property and the proposed use of a staging area is consistent with the 2030 Comprehensive Plan as the primary function of the property will remain residential in nature. Administrative and field work will take place off site and the subject property as a staging area is incidental and will only be used to store equipment and material. Although there are goals, policies and actions outlined in the 2030 Comprehensive Plan the proposed use aligns with it's not generally consistent with the Comprehensive Plan. The proposed use of a staging area on the subject property is not consistent with the 2030 Comprehensive Plan as the future land use designation is Residential and a staging area is not a permitted use in the Residential zones.

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 will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

The subject property is zoned "A" (Agricultural). The 2030 Canyon County Comprehensive Plan designates the subject parcel as Residential located in Nampa's area of impact (**Exhibit C1**). Nampa designates the subject parcel as Industrial.

Adjacent Existing Conditions within a 600 foot radius of the subject property:

Direction	Existing Use	Primary Zone	Other Zone
N	Residential	"A"	"R-1" in the County and Residential within Nampa city limits.
E	Residential	"A"	"R-1" in the County and Residential within Nampa city limits.
S	Industrial	"CR-M-1"	"M-1" in the County and Industrial within Nampa city limits.
W	Agricultural	"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 600 foot radius there are four (4) land use cases in the surrounding area. Approximately 0.7 miles north of the subject property is an approved staging area for a cleaning business (**Exhibit C6**). There was a preliminary plat approximately 500 feet north of the subject property that was approved, the plat consists of eleven (11) lots (**Exhibit C7**). Approximately half a mile east of the subject property is a staging area for a nursery (**Exhibit C5**). A conditional rezone was approved on parcel R31008 directly south of the subject property with a light industrial zoning for RV storage, outdoor equipment rental and a caretaker residence (**Exhibit C4**). There is not a land use case to the west of the subject property (**Exhibit C8.8**). Based on past surrounding land use cases the development trends in the area are industrial and residential uses.

Character of the Area: To the north and east of the subject property there are residential uses in the county and Nampa city limits approximately 500 feet away. The subject parcel is touching Nampa city limits on the southern property boundary. The parcel directly to the south is zoned CR-M-1 (Conditionally Rezoned to Light Industrial). Parcels located in Nampa's jurisdiction to the south are zoned Industrial and

	are used as such. *See Table 3 for analysis on the City of Nampa zoning and area of impact.* Nampa's future land use designation of the subject property is Industrial. Directly to the west the property is zoned "A" (Agricultural) and is used as such. **Compatibility Analysis:** The proposed use is not anticipated to interfere with the surrounding residential uses to the north and east of the subject property. The use may be compatible with the uses to the south of the subject property as there are industrial operations located in the County and the City of Nampa. The use is not anticipated to diminish one another's use of public and private services. *See code section five (5) for details.* Potential interactions between the proposed use and the existing use is anticipated to be minimal as the use operates within approximately 0.35 acres of the subject property behind a 6'foot fence on the south and east sides of the staging area in the southeast area of the subject property. Towards the west property line lies approximately a 2'-4' fence (**Exhibit D**). The applicant utilizes an unauthorized access off of Cherry Lane for the purposes of the business. The usage of the unauthorized approach may cause safety concerns due to the spacing between the approach and the Madison Road and Cherry Lane intersection. According to the applicant the proposed use is compatible with the surrounding area as the proposed use will have minimal impacts and remain primarily residential, compatible with the surrounding residential uses. **Potential Impacts:** The staging area may have an impact on the surrounding area due to the increase in noise, the applicant shall abide by the public nuisance ordinance. To mitigate concerns, fencing and landscaping has been installed around the staging area in all directions (**Exhibit D and B2**). The applicant proposes three (3) parking spaces, resulting in minimal Average Daily Trips (ADT) therefore creating minimal traffic impacts; however, due to the proximity of the unauthorized approach to the intersection the proposed use may cause an undue interference with the traffic patterns. *See Code Section six and seven (6 & 7) for analysis regarding traffic and access.* Residential uses and the proposed use of a staging area are anticipated to have minimal negative interactions.
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 proposed use 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. According to the City of Nampa city water is adjacent to the subject property (**Exhibit E4.2**). **Sewer:** Southwest District Health was notified of the request on January 12, 2026. According to Southwest District Health on January 12, 2026, stating a subsurface sewage disposal is not required as the proposed use does not generate wastewater. The subject property is located in a nitrate priority area however, according to Southwest District Health a nutrient pathogen study is not required (**Exhibit C8.10 & E1**). Although the subject property is adjacent to the City of Nampa, city sewer lines are not available to the subject property. The proposed use is anticipated to have an adequate sewer system for the proposed use if required. **Irrigation:** Pioneer Irrigation District was notified of the request on January 12, 2026, no comments were received. Per the land use worksheet, the applicant does not have irrigation water provided but has also indicated that it's pressurized irrigation **(Exhibit B4**). Staff reached out to the applicant for clarity on the irrigation system on March 6 and April 7, 2026 the applicant was unsure how water was provided to the site but did note the property used sprinklers. The subject property is located in Pioneer Irrigation Districts jurisdiction. According to the City of Nampa, pressure irrigation is stubbed at the Cherry Lane and	

	Madison Road intersection (**Exhibit E4.2**). It's not anticipated that the irrigation system will be impacted by the proposed use. **Drainage/ Stormwater drainage facilities:** Applicant did not indicate how stormwater will be drained on the land use worksheet (**Exhibit B4**). Staff reached out to the applicant for clarity on stormwater drainage facilities on March 6 and April 7, 2026 however, the applicant was unsure how stormwater will be retained on site. Stormwater shall be retained on site. **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. **Floodplain:** The subject parcel is located in a Special Flood Hazard Area, in the "AE" flood zone due to Mason Creek, therefore the applicant shall comply with CCCO Article 10A and applicable FEMA regulations. A floodplain development permit is required per Development Services Engineering Division (**Exhibit E5**). The applicant submitted a floodplain development permit on April 20, 2026 (**Exhibit B6**). **Building:** The three (3) shipping containers on site require a building permit as storage containers are considered a structure regardless of the proposed staging area (**Exhibit D**). The southern property boundary is on a section line (Cherry Lane); section lines have a 70' setback requirement unless waived by the highway district that has jurisdiction over the road per Canyon County Code of Ordinance §07-10-19. Two (2) out of the three (3) containers do not meet section line setback requirements as they are placed approximately 55 and 65 feet from the section line (**Exhibit C9**). Due to Cherry Lane being located in the City of Nampa's jurisdiction the applicant shall coordinate with the City to obtain a variance/waiver through the City or relocate the shipping containers to meet County setback requirements. Staff discussed the proposed use with City of Nampa's Engineer, Peter Nielsen, he stated Nampa would not grant a variance to the subject property due to the parcel being located in the County. The applicant shall relocate the shipping containers that do not meet section line setback requirements to obtain a building permit (**Exhibit C9**). The shipping containers shall be in compliance with all floodplain and FEMA requirements. **Code Enforcement Violation:** The applicant received a code enforcement violation on October 16, 2024 for operating a staging area without a conditional use permit and having unpermitted shipping containers on the subject property (**Exhibit C3**). The applicant submitted a conditional use permit application on July 16, 2025 to remedy the code enforcement violation. Additionally, a building permit application with a floodplain development permit was attempted to be submitted on July 16, 2025, however, due to the containers not meeting section line setback requirements the application was not accepted by Development Services Building Department to allow the applicant to meet the section line setback requirements. The code enforcement violation remains open as the shipping containers do not meet setback requirements, and the conditional use permit goes through the hearing process. If the conditional use permit request and a waiver is approved or the containers are relocated to meet setback requirements, the property will come into compliance with Canyon County code subject to conditions of approval.	
Criteria Met? **No**	**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 not have legal access to Cherry Lane for the proposed use and legal access on Cherry Lane will not exist at the time of the development. The subject property is located on the northeast corner of the Madison Road and Cherry Lane intersection. Madison Road is classified as a rural major collector and Cherry Lane is classified as a principal arterial roadway. The subject property has legal access to Madison Road via an approved approach from Nampa Highway District No. 1. Agency notice was provided to Nampa Highway District No. 1 on January 12, 2026 and April 2, 2026. Nampa Highway District No. 1 provided comments on January 13, 2026, stating the approach off Madison Road shall meet ACCHD-106 requirements if it serves the business, no new	

	access will be permitted to Madison Road (**Exhibit E3**). The applicant utilizes an unauthorized approach off Cherry Lane for the proposed use (**Exhibit D**). The City of Nampa has jurisdiction over Cherry Lane, according to City of Nampa Engineer, Peter Neilsen, the applicant would need to request access from the City of Nampa to utilize the approach to Cherry (**Exhibit E4.1**). Staff requested the applicant to contact the City of Nampa to obtain legal access on to Cherry Lane, which the applicant did on April 8, 2026. City of Nampa Engineer, Peter Neilsen, stated "an access to Cherry Lane from the lot would not meet the necessary minimum [spacing] requirements" and further stated "any request for approval of an access to Cherry Lane at this location would be denied" (**Exhibit E4.1**). The applicant shall cease the utilization of the approach off Cherry Lane and restore the shoulder and drain of the road.	
Criteria Met? **No**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	There will be undue interference with the existing and/or future traffic patterns due to the use of the unauthorized approach's proximity to the intersection at Cherry and Madison. The operation of a staging area has commenced on the subject property. There will be three (3) parking spaces and a loading and unloading area north of the driveway and in the backyard area (**Exhibit B2**). *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, if any, related to the business (**Exhibit B7**). According to the applicant commercial traffic and customer visits will not take place on site, therefore the average daily trips will be limited. Agency notice was provided to Idaho Transportation Department (ITD) on January 12, 2026 and April 2, 2026. Comments were received from ITD on January 21, 2026 stating the requested use does not meet the threshold for a traffic impact study (100 average daily trips during peak hour) nor does it pose any safety concerns (**Exhibit E6**). Nampa Highway District did not provide comments related to traffic impacts. The minimal operation of a staging area is not anticipated to interfere with the existing and/or future traffic patterns; however, the location of the unauthorized approach may pose safety concerns. Madison Road is classified as a rural major collector and Cherry Lane is classified as a principal arterial roadway. Traffic volumes are anticipated to increase on major collectors and principal arterials as they are intended to serve major regional centers. When the applicant needs to turn into the subject property coming east on Cherry it can cause traffic to queue near the intersection which can interfere with the traffic patterns.	
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 Vallivue School District on January 29, 2026 and April 2, 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 January 12, 2026 and April 2, 2026, and no comments were received from Nampa Police Department and Canyon County Sherriff. Nampa Fire District provided comments on February 10, 2026 stating Nampa Fire District is not opposed to the request subject to complying with all code requirements outlined in the comment letter (**Exhibit E7**). 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 January 12, 2026, and April 2, 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 January 12, 2026 and April 2, 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 as "Billington Inspection specializes in off-site inspections and repairs" (**Exhibit B1**). The proposed use is strictly for parking business vehicles and storing equipment and materials for the business on site. Billington Inspections and Services Inc. is registered under Alysha and Matthew Billington (**Exhibit C10**). Billington Inspections has an office located at 1800 N Midland Blvd, Nampa, Idaho, where other employees work out of for Administrative work. Repairs, inspections and maintenance take place in the field off-site. The business trucks, materials and equipment will be parked and stored on site with the approval of the conditional use permit.	
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 three (3) parking spaces and a loading and unloading space for the staging area (**Exhibit B4**). During the site visit Staff observed eight (8) trailers, two (2) business trucks and three (3) shipping containers on site; all parking was provided off-street, located on the premise and appeared to be operable (**Exhibit D**). One (1) of the trailers has since been removed from the property since the site visit according to the applicant.	
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 one (1) employee on site that may access the property to pick-up equipment, materials and business vehicles to be used elsewhere (**Exhibit B1 & B3**).	
Criteria Met?	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Yes		
Analysis	There is one (1) employee at the subject property, however Billington employees may meet on-site to share rides to and from the job site if needed. The proposed hours of operation are Monday through Friday, 7 a.m. to 5 p.m. and Saturday 8 a.m. to 5 p.m.	
Criteria Met?	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Yes		
Analysis	Employees' vehicles, business vehicles, materials, and equipment shall be parked on site and out of Madison Road and Cherry Lane right of way. Based on the provided site plan, all of the parking is proposed to be on the premises, off-street (**Exhibit B2**).	

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 Star ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
No	**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 Nampa area of city impact consists of an area in unincorporated Canyon County where development or use of land affects, or may affect, the City of Nampa in consideration of trade areas, geographic factors and areas that can reasonably be expected to be annexed to the City of Nampa in the future. The subject parcel is contiguous with Nampa city limits. The subject parcel is in the City of Nampa's area of impact. An agency notice was sent out to the City of Nampa on January 12 and April 2, 2026, and The City of Nampa submitted a letter on January 13, 2026, stating that the subject property's land use designation is Industrial in Nampa's Comprehensive Plan and it's adjacent to a Residential land use designation, therefore, mitigations needs to be in place to allow for compatibility such as landscaping and setback requirements (**Exhibit E4**). Nampa recommends denial to allow the subject property to annex into the City of Nampa to meet their standards. The subject property is adjacent to industrial uses in the County and the City of Nampa therefore, the request is not anticipated to negatively impact the city's future land use plans. The applicant proposes to have a sight obscuring fence around the staging area and landscaping on the east property line running north to south. The proposed use may be better suited in the City of Nampa to provide for greater compatibility.	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on January 12, 2026. Property owners within 600 feet of the subject property boundaries were notified on April 2, 2026. Full political notice was completed on April 2, 2026. A newspaper notice was published on April 7, 2026. The subject property was posted with a notice on April 7, 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 zero (0) total written public comments by the materials deadline of April 27, 2026.

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 not compliant with Canyon County Ordinance §07-07-05. A full analysis is detailed within the staff report.

Should the Commission wish to deny the subject application, staff recommends the following actions the applicant may take to gain approval:

1. The applicant shall strictly use the approved access off Madison Road, cease using the access on Cherry Lane and the shoulder and drainage of the roadway shall be restored off Cherry Lane (**Exhibit E4.1**).
2. The applicant shall obtain a section line setback waiver from the City of Nampa or relocate the shipping containers to meet County setback requirements to apply for building permits and any associated floodplain development permits to resolve the code enforcement violation (**Exhibit C3 and E5**).
3. The applicant may annex into the City of Nampa and operate within city limits.

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. Within 90 days from the date the development agreement is signed, a floodplain development permit shall be submitted to the Development Services Department (**Exhibit E5**). Floodplain development permit compliance must be obtained within one (1) year of the approval date of the Findings of Fact, Conclusion of Law and Order, unless the floodplain development permit is denied or expires due to inactivity. If the floodplain development permit is denied or expires (over 45 days without any action or activity), termination of this conditional use permit may be enacted before the one-year timeframe.
    b. 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 R30795013 and the applicant Alysha and Matthew Billington. 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 B1 & B2**).
    a. Staging Area: No more than three (3) vehicles, eight (8) trailers and three (3) shipping containers shall be on site in conformance with the site plan (not on a public road) and shall be in operable condition (**Exhibit B2**).
    b. No more than a quarter of the property shall be utilized for staging area purposes in conformance with the site plan (**Exhibit B2**)
    c. Hours of Operation: The applicant shall operate the staging area Monday to Friday 7 a.m. to 5 p.m. Saturdays 8 a.m. to 5 p.m. and close on Sundays. Business related shipments and deliveries shall be prohibited to the subject parcel.
5. The applicant shall comply with Development Services Building Department and meet Canyon County setbacks by relocating the shipping containers that do not meet county setback requirements (starred in **Exhibit C9**) or obtaining approval for a setback variance with the City of Nampa.
6. The applicant shall comply with the applicable Nampa Highway District No.1's requirements, including paying any applicable impact fees (**Exhibit E3**). The applicant shall obtain a commercial access permit on Madison Road 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 north, east, south and west boundary of the staging area location as to obscure business vehicles, materials and equipment (**Exhibit B2 & D**).
8. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties.
9. 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.
10. 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.

<u>DECISION OPTIONS</u>

- **Approval of the Application**: "I move to approve CU2025-0014, Billington Inspections, 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 CU2025-0014, Billington Inspections, 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 CU2025-0014, Billington Inspections to a [*date certain or uncertain*]

EXHIBITS:

A. **Draft FCOS**

B. **Application Packet & Supporting Materials**
   1. Letter of Intent
   2. Site Plan(s)
   3. Operation Plan
   4. Land use Worksheet
   5. Email Correspondence
   6. Floodplain Development Permit

C. Supplemental Documents
   1. Parcel Information Report
   2. CU2005-142
   3. CDEF2024-0218
   4. RZ2022-0016
   5. CU2022-0038
   6. CU2025-0007
   7. SD2019-0013
   8. Cases Maps/Reports
      - 8.1. Notification Map
      - 8.2. Small Ortho Map
      - 8.3. FEMA Map
      - 8.4. Vicinity Map
      - 8.5. Zoning Map
      - 8.6. Future Land Use Map
      - 8.7. Nampa Future Land Use Map
      - 8.8. Case Map/ Report
        - a. Case Summary
      - 8.9. Subdivision
        - a. Subdivision & Lot Report
      - 8.10. Nitrate Priority Map
   9. Shipping Containers
   10. Billington Inspection Business License

D. Site Visit Photos: February 13, 2026

E. Agency Comments Received by: April 27, 2026
   1. Southwest District health; Received: January 12, 2026
      - 1.1. Pre-development meeting; Received: January 12, 2026
   2. Development Service Building Department; Received: January 12, 2026
   3. Nampa Highway District No. 1; Received: January 13, 2026
   4. City of Nampa; Received: January 13, 2026
      - 4.1. Nampa Engineer (Access); Received: April 8, 2026
      - 4.2. Nampa Engineer (Services); Received: April 27, 2026
   5. Development Services Engineering and Floodplain; Received: January 14, 2026
   6. Idaho Transportation Department; Received: January 21, 2026
   7. Nampa Fire District; Received: February 10, 2026

EXHIBIT A

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

Planning & Zoning Commission

Case# CU2025-0014

Hearing date: May 7, 2026

Exhibit A

In the matter of the application of:
Billington Inspection and Services Inc. – CU2025-0014

The Canyon County Planning and Zoning Commission considers the following:

Case No. CU2025-0014: The applicant, Billington Inspections and Services Inc., represented by Alysha & Matthew Billington is requesting a conditional use permit on Parcel R30795013, approximately 1.31 acres zoned "A" (Agricultural) for storing business equipment and inventory. The proposed use consists of a staging area for three parking spaces with a loading area, one (1) employee with hours of operations Monday to Friday 7 am to 5 pm and Saturday 8 am to 5 pm. The subject property is located at 17030 Madison Road, Nampa, ID, also referenced as Parcel R30795013, a portion of the SE quarter of Section 03, T3, R2, 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 CU2025-0014.
      1. All exhibits are located in the case staff report dated May 7, 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 CCCO §09-11-25 (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

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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, CU2025-0014, was presented at a public hearing before the Canyon County Planning and Zoning Commission on May 7, 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 an "A" (Agricultural) zone by conditional use permit, pursuant to County Ordinance (CCCO §07-10-27). The proposed use consists of a staging area for Billington Inspections and Services Inc. on parcel R30795013 to store equipment, inventory and material. The applicant submitted a conditional use permit application to establish a staging area on July 16, 2025. *See **Exhibit B** for the application and submitted materials.* A staging area is defined as "an area where equipment and/or materials are stored for use conducted entirely off site" per CCCO §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?**
Yes		
Analysis	The nature of the request consists of a conditional use permit to establish a staging area for Billington Inspection Services Inc. on parcel R30795013.	

	• Billington Inspection Services completes "off-site aerial lift inspections, preventative maintenance and mechanical repairs on fleets" (**Exhibit B3**). • Hours of operations are proposed to be from 7 a.m. to 5 p.m. Monday through Friday, 8 a.m. to 5 p.m. on Saturday and closed on Sunday (**Exhibit B4**). • All operations related to Billington Inspections take place off site. Billington Inspections has an office space within Nampa city limits (1800 N Midland Blvd, Nampa, Idaho) where administrative operations are completed (**Exhibit B3**). Mechanical repairs, inspections and maintenance take place out in the field. Field personnel take the equipment home with them at the end of the day. The subject property will be utilized as a staging area to park all other business vehicles and store inventory and equipment on site. The proposed use utilizes approximately a quarter of the property with parking the in driveway and storage of materials in the southwest area of the property. • The applicant is requesting three (3) parking spaces for business vehicles (**Exhibit B5**). During the site visit Staff observed two (2) business trucks (F-150), eight (8) trailers and three (3) shipping containers (**Exhibit D**). According to the applicant all the aforementioned equipment is used for business operations, and one (1) of the trailers have since been removed from the property (**Exhibit B5**). • Deliveries will take place Monday through Friday 8 a.m. to 5 p.m. at the Nampa location. The applicant does not anticipate shipments and deliveries to take place at the subject parcel. • There will be one (1) employee at the subject property however, employees may meet on site to share rides and/or pick up equipment (**Exhibit B4**). *See Table 2 for staging area requirements.* • The applicant proposes fencing and landscaping on the eastern and southern boundary of the staging area (**Exhibit B2**). • *See **Exhibits B1, B2 & B3** for the letter of intent, site plan and operation plan for details.*
Criteria Met? **No**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is not consistent with the 2030 Canyon County Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as Residential. The surrounding area is designated as Residential and Industrial. The City of Nampa designates the surrounding area as Industrial and Residential. The subject property is located in an "AE" flood zone therefore a hazardous area without mitigations. The proposed use doesn't align with the following actions, goals and policies outlined in the 2030 Comprehensive Plan: <u>Chapter 1: Property Rights</u> ***A1.01.00a*** *Require properties to conform to the zoning code before receiving additional zoning approvals.* The subject property has a code enforcement violation for operating a staging area without a conditional use permit and unpermitted structures on the property that have not been abated. The 2030 Comprehensive Plan does not support additional approvals prior to conforming to the code. *See Code Section five (5) for details.* <u>Chapter 5: Natural Resources and Hazardous Areas</u> ***P5.05.01*** *Mitigate development in hazardous areas or require site planning or construction techniques to mitigate the hazard.* The subject property is located in a "AE" flood zone therefore a floodplain development permit is required. The applicant submitted a floodplain development permit on April 20, 2026. <u>Chapter 4: Land Use and Community Design</u> ***A4.01.01b*** *Coordinate land-use planning with adjoining counties, cities, and other agencies and groups.* ***P4.04.01*** *Support development in locations where services, utilities, and amenities are or can be provided.* ***P4.04.02*** *Align planning efforts in areas of city impact.* ***P4.07.01*** *Plan land uses that are compatible with the surrounding community.*	

	The City of Nampa has designated the subject property and the surrounding area as Industrial and Residential. The City of Nampa has mitigations in place to allow for compatibility between industrial and residential uses such as the use of landscaping and setback requirements to buffer the industrial and residential uses. The applicant may annex into the City of Nampa to operate the proposed use. The proposed use may potentially align with the following actions, goals and policies outlined in the 2030 Comprehensive Plan: <u>Chapter 1: Property Rights</u> ***G1.01.00*** *Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. The use is not anticipated to negatively impact public health, safety and welfare with added conditions of approval.* ***P1.01.01*** *No person should be deprived of private property without due process of law.* ***G1.02.00*** *Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.* "The right to enjoy: The right to enjoy the property for its intended use without creating nuisances. Zoning categorizes land uses based on compatibility, such as agriculture, residential, commercial, and industrial... (2030 Comprehensive Plan, pg. 10)". The subject property is contiguous with "M-1" Light Industrial zoning to the south and Agricultural zoning to the north, east and west. *See Code Section 4 for a compatibility analysis on the proposed use and surrounding uses.* "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 July 16, 2025, to establish a staging area on the property legally. <u>Chapter 2: Population</u> ***G2.02.00*** *Promote housing, business, and service types needed to meet the demand of the future and existing population.* "Billington Inspection specializes in off-site inspections and repairs" via mobile work (**Exhibit B1**). The business operations on the subject property is specifically utilized as a staging area to store equipment and inventory. <u>Chapter 3: Economic Development</u> ***P3.01.02*** *Support suitable sites for economic growth and expansion compatible with the surrounding area*. "Sixty-four percent (64%) of businesses had one to four employees (2030 Comprehensive Plan, pg. 18)." Billington Inspection operates nationwide; however, the subject property will have one (1) employee on site while other employees will work out of the Nampa location or out in the field doing mobile work. According to the applicant the property and the proposed use of a staging area is consistent with the 2030 Comprehensive Plan as the primary function of the property will remain residential in nature. Administrative and field work will take place off site and the subject property as a staging area is incidental and will only be used to store equipment and material. Although there are goals, policies and actions outlined in the 2030 Comprehensive Plan the proposed use aligns with it's not generally consistent with the Comprehensive Plan. The proposed use of a staging area on the subject property is not consistent with the 2030 Comprehensive Plan as the future land use designation is Residential and a staging area is not a permitted use in the Residential zones.	
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 will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.	

The subject property is zoned "A" (Agricultural). The 2030 Canyon County Comprehensive Plan designates the subject parcel as Residential located in Nampa's area of impact (**Exhibit C1**). Nampa designates the subject parcel as Industrial.

Adjacent Existing Conditions within a 600 foot radius of the subject property:

Direction	Existing Use	Primary Zone	Other Zone
N	Residential	"A"	"R-1" in the County and Residential within Nampa city limits.
E	Residential	"A"	"R-1" in the County and Residential within Nampa city limits.
S	Industrial	"CR-M-1"	"M-1" in the County and Industrial within Nampa city limits.
W	Agricultural	"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 600 foot radius there are four (4) land use cases in the surrounding area. Approximately 0.7 miles north of the subject property is an approved staging area for a cleaning business (**Exhibit C6**). There was a preliminary plat approximately 500 feet north of the subject property that was approved, the plat consists of eleven (11) lots (**Exhibit C7**). Approximately half a mile east of the subject property is a staging area for a nursery (**Exhibit C5**). A conditional rezone was approved on parcel R31008 directly south of the subject property with a light industrial zoning for RV storage, outdoor equipment rental and a caretaker residence (**Exhibit C4**). There is not a land use case to the west of the subject property (**Exhibit C8.8**). Based on past surrounding land use cases the development trends in the area are industrial and residential uses.

Character of the Area: To the north and east of the subject property there are residential uses in the county and Nampa city limits approximately 500 feet away. The subject parcel is touching Nampa city limits on the southern property boundary. The parcel directly to the south is zoned CR-M-1 (Conditionally Rezoned to Light Industrial). Parcels located in Nampa's jurisdiction to the south are zoned Industrial and are used as such. *See Table 3 for analysis on the City of Nampa zoning and area of impact.* Nampa's future land use designation of the subject property is Industrial. Directly to the west the property is zoned "A" (Agricultural) and is used as such.

Compatibility Analysis: The proposed use is not anticipated to interfere with the surrounding residential uses to the north and east of the subject property. The use may be compatible with the uses to the south of the subject property as there are industrial operations located in the County and the City of Nampa. The use is not anticipated to diminish one another's use of public and private services. *See code section five (5) for details.* Potential interactions between the proposed use and the existing use is anticipated to be minimal as the use operates within approximately 0.35 acres of the subject property behind a 6'foot fence on the south and east sides of the staging area in the southeast area of the subject property. Towards the west property line lies approximately a 2'-4' fence (**Exhibit D**). The applicant utilizes an unauthorized access off of Cherry Lane for the purposes of the business. The usage of the unauthorized approach may cause safety concerns due to the spacing between the approach and the Madison Road and Cherry Lane intersection. According to the applicant the proposed use is compatible with the surrounding area as the proposed use will have minimal impacts and remain primarily residential, compatible with the surrounding residential uses.

Potential Impacts: The staging area may have an impact on the surrounding area due to the increase in noise, the applicant shall abide by the public nuisance ordinance. To mitigate concerns, fencing and landscaping has been installed around the staging area in all directions (**Exhibit D and B2**). The applicant proposes three (3) parking spaces, resulting in minimal Average Daily Trips (ADT) therefore creating minimal traffic impacts; however, due to the proximity of the unauthorized approach to the intersection the proposed use may cause an undue interference with the traffic patterns. *See Code Section six and seven (6*

	& 7) for analysis regarding traffic and access. Residential uses and the proposed use of a staging area are anticipated to have minimal negative interactions.	
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 proposed use 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. According to the City of Nampa city water is adjacent to the subject property (**Exhibit E4.2**). **Sewer:** Southwest District Health was notified of the request on January 12, 2026. According to Southwest District Health on January 12, 2026, stating a subsurface sewage disposal is not required as the proposed use does not generate wastewater. The subject property is located in a nitrate priority area however, according to Southwest District Health a nutrient pathogen study is not required (**Exhibit C8.10 & E1**). Although the subject property is adjacent to the City of Nampa, city sewer lines are not available to the subject property. The proposed use is anticipated to have an adequate sewer system for the proposed use if required. **Irrigation:** Pioneer Irrigation District was notified of the request on January 12, 2026, no comments were received. Per the land use worksheet, the applicant does not have irrigation water provided but has also indicated that it's pressurized irrigation **(Exhibit B4**). Staff reached out to the applicant for clarity on the irrigation system on March 6 and April 7, 2026 the applicant was unsure how water was provided to the site but did note the property used sprinklers. The subject property is located in Pioneer Irrigation Districts jurisdiction. According to the City of Nampa, pressure irrigation is stubbed at the Cherry Lane and Madison Road intersection (**Exhibit E4.2**). It's not anticipated that the irrigation system will be impacted by the proposed use. **Drainage/ Stormwater drainage facilities:** Applicant did not indicate how stormwater will be drained on the land use worksheet (**Exhibit B4**). Staff reached out to the applicant for clarity on stormwater drainage facilities on March 6 and April 7, 2026 however, the applicant was unsure how stormwater will be retained on site. Stormwater shall be retained on site. **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. **Floodplain:** The subject parcel is located in a Special Flood Hazard Area, in the "AE" flood zone due to Mason Creek, therefore the applicant shall comply with CCCO Article 10A and applicable FEMA regulations. A floodplain development permit is required per Development Services Engineering Division (**Exhibit E5**). The applicant submitted a floodplain development permit on April 20, 2026 (**Exhibit B6**). **Building:** The three (3) shipping containers on site require a building permit as storage containers are considered a structure regardless of the proposed staging area (**Exhibit D**). The southern property boundary is on a section line (Cherry Lane); section lines have a 70' setback requirement unless waived by the highway district that has jurisdiction over the road per Canyon County Code of Ordinance §07-10-19. Two (2) out of the three (3) containers do not meet section line setback requirements as they are placed approximately 55 and 65 feet from the section line (**Exhibit C9**). Due to Cherry Lane being located in the City of Nampa's jurisdiction the applicant shall coordinate with the City to obtain a variance/waiver through the City or relocate the shipping containers to meet County setback requirements. Staff discussed the proposed use with City of Nampa's Engineer, Peter Nielsen, he stated Nampa would not grant a variance to the subject property due to the parcel being located in the County. The applicant shall relocate the shipping containers that do not meet section line setback requirements to obtain a building permit (**Exhibit C9**). The shipping containers shall be in compliance with all floodplain and FEMA requirements.	

	Code Enforcement Violation: The applicant received a code enforcement violation on October 16, 2024 for operating a staging area without a conditional use permit and having unpermitted shipping containers on the subject property (**Exhibit C3**). The applicant submitted a conditional use permit application on July 16, 2025 to remedy the code enforcement violation. Additionally, a building permit application with a floodplain development permit was attempted to be submitted on July 16, 2025, however, due to the containers not meeting section line setback requirements the application was not accepted by Development Services Building Department to allow the applicant to meet the section line setback requirements. The code enforcement violation remains open as the shipping containers do not meet setback requirements, and the conditional use permit goes through the hearing process. If the conditional use permit request and a waiver is approved or the containers are relocated to meet setback requirements, the property will come into compliance with Canyon County code subject to conditions of approval.	
Criteria Met? **No**	**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 not have legal access to Cherry Lane for the proposed use and legal access on Cherry Lane will not exist at the time of the development. The subject property is located on the northeast corner of the Madison Road and Cherry Lane intersection. Madison Road is classified as a rural major collector and Cherry Lane is classified as a principal arterial roadway. The subject property has legal access to Madison Road via an approved approach from Nampa Highway District No. 1. Agency notice was provided to Nampa Highway District No. 1 on January 12, 2026 and April 2, 2026. Nampa Highway District No. 1 provided comments on January 13, 2026, stating the approach off Madison Road shall meet ACCHD-106 requirements if it serves the business, no new access will be permitted to Madison Road (**Exhibit E3**). The applicant utilizes an unauthorized approach off Cherry Lane for the proposed use (**Exhibit D**). The City of Nampa has jurisdiction over Cherry Lane, according to City of Nampa Engineer, Peter Neilsen, the applicant would need to request access from the City of Nampa to utilize the approach to Cherry (**Exhibit E4.1**). Staff requested the applicant to contact the City of Nampa to obtain legal access on to Cherry Lane, which the applicant did on April 8, 2026. City of Nampa Engineer, Peter Neilsen, stated "an access to Cherry Lane from the lot would not meet the necessary minimum [spacing] requirements" and further stated "any request for approval of an access to Cherry Lane at this location would be denied" (**Exhibit E4.1**). The applicant shall cease the utilization of the approach off Cherry Lane and restore the shoulder and drain of the road.	
Criteria Met? **No**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	There will be undue interference with the existing and/or future traffic patterns due to the use of the unauthorized approach's proximity to the intersection at Cherry and Madison. The operation of a staging area has commenced on the subject property. There will be three (3) parking spaces and a loading and unloading area north of the driveway and in the backyard area (**Exhibit B2**). *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, if any, related to the business (**Exhibit B7**). According to the applicant commercial traffic and customer visits will not take place on site, therefore the average daily trips will be limited. Agency notice was provided to Idaho Transportation Department (ITD) on January 12, 2026 and April 2, 2026. Comments were received from ITD on January 21, 2026 stating the requested use does not meet the threshold for a traffic impact study (100 average daily trips during peak hour) nor does it pose any safety concerns (**Exhibit E6**). Nampa Highway District did not provide comments related to traffic impacts. The minimal operation of a staging area is not anticipated to interfere with the existing and/or future traffic patterns; however, the location of the unauthorized approach may pose safety concerns. Madison Road is classified as a rural major collector and Cherry Lane is classified as a principal arterial roadway. Traffic volumes are anticipated to increase on major collectors and principal arterials as they are intended to serve major regional centers. When the applicant needs to turn into the subject property coming east on Cherry it can cause traffic to queue near the intersection which can interfere with the traffic patterns.	
Criteria Met?	**8**	

Yes		**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 Vallivue School District on January 29, 2026 and April 2, 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 January 12, 2026 and April 2, 2026, and no comments were received from Nampa Police Department and Canyon County Sherriff. Nampa Fire District provided comments on February 10, 2026 stating Nampa Fire District is not opposed to the request subject to complying with all code requirements outlined in the comment letter (**Exhibit E7**). 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 January 12, 2026, and April 2, 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 January 12, 2026 and April 2, 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 as "Billington Inspection specializes in off-site inspections and repairs" (**Exhibit B1**). The proposed use is strictly for parking business vehicles and storing equipment and materials for the business on site. Billington Inspections and Services Inc. is registered under Alysha and Matthew Billington (**Exhibit C10**). Billington Inspections has an office located at 1800 N Midland Blvd, Nampa, Idaho, where other employees work out of for Administrative work. Repairs, inspections and maintenance take place in the field off-site. The business trucks, materials and equipment will be parked and stored on site with the approval of the conditional use permit.	
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 three (3) parking spaces and a loading and unloading space for the staging area (**Exhibit B4**). During the site visit Staff observed eight (8) trailers, two (2) business trucks and three (3) shipping containers on site; all parking was provided off-street, located on the premise and appeared to be operable (**Exhibit D**). One (1) of the trailers has since been removed from the property since the site visit according to the applicant.	
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 one (1) employee on site that may access the property to pick-up equipment, materials and business vehicles to be used elsewhere (**Exhibit B1 & B3**).	
Criteria Met?	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Yes		
Analysis	There is one (1) employee at the subject property, however Billington employees may meet on-site to share rides to and from the job site if needed. The proposed hours of operation are Monday through Friday, 7 a.m. to 5 p.m. and Saturday 8 a.m. to 5 p.m.	
Criteria Met?	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Yes		
Analysis	Employees' vehicles, business vehicles, materials, and equipment shall be parked on site and out of Madison Road and Cherry Lane right of way. Based on the provided site plan, all of the parking is proposed to be on the premises, off-street (**Exhibit B2**).	

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 Star ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
No	**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 Nampa area of city impact consists of an area in unincorporated Canyon County where development or use of land affects, or may affect, the City of Nampa in consideration of trade areas, geographic factors and areas that can reasonably be expected to be annexed to the City of Nampa in the future. The subject parcel is contiguous with Nampa city limits. The subject parcel is in the City of Nampa's area of impact. An agency notice was sent out to the City of Nampa on January 12 and April 2, 2026, and The City of Nampa submitted a letter on January 13, 2026, stating that the subject property's land use designation is Industrial in Nampa's Comprehensive Plan and it's adjacent to a Residential land use designation, therefore, mitigations needs to be in place to allow for compatibility such as landscaping and setback requirements (**Exhibit E4**). Nampa recommends denial to allow the subject property to annex into the City	

	of Nampa to meet their standards. The subject property is adjacent to industrial uses in the County and the City of Nampa therefore, the request is not anticipated to negatively impact the city's future land use plans. The applicant proposes to have a sight obscuring fence around the staging area and landscaping on the east property line running north to south. The proposed use may be better suited in the City of Nampa to provide for greater compatibility.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **denies** Case # CU2025-0014, a conditional use permit for a staging area.

Under Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. The applicant shall strictly use the approved access off Madison Road, cease using the access on Cherry Lane and the shoulder and drainage of the roadway shall be restored off Cherry Lane (**Exhibit E4.1** of the Staff Report).
2. The applicant shall obtain a section line setback waiver from the City of Nampa or relocate the shipping containers to meet County setback requirements to apply for building permits and any associated floodplain development permits to resolve the code enforcement violation (**Exhibit C3 and E5** of the Staff Report).
3. The applicant may annex into the City of Nampa and operate within city limits.

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

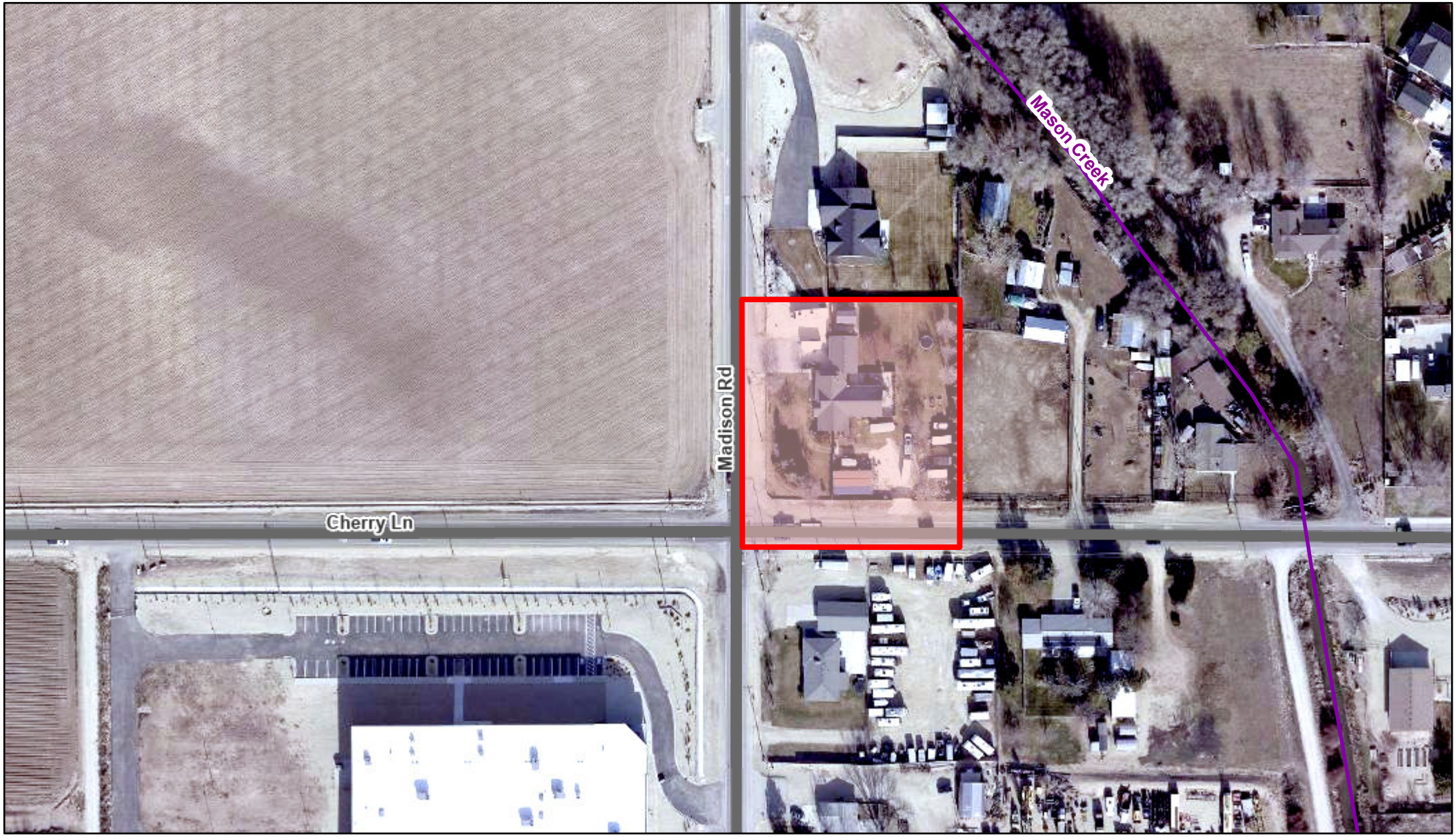
Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CU2025-0014

Hearing date: May 7, 2026

Canyon County, ID Web Map



7/16/2025, 4:11:22 PM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Roads

Imagery_2025_3in

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 |

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Alysha and Matthew Billington	
	MAILING ADDRESS: 17030 Madison Rd Nampa ID 83687	
	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:* 07-10-25

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

SITE INFO	STREET ADDRESS: 17030 Madison Rd Nampa ID 83687	
	PARCEL NUMBER: R30745013	
	PARCEL SIZE: 1.31	
	REQUESTED USE: Staging area	
	FLOOD ZONE (YES) NO)	ZONING DISTRICT: Ag

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CU2025-0014	DATE RECEIVED: 7/16/25
RECEIVED BY: tt	APPLICATION FEE: 1200.00 (CK) MO CC CASH

RECEIVED
JUL 16 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	✓	
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)	✓	
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
- [x] 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.

Alysha and Matthew Billington
17030 Madison Rd
Nampa, ID 83687
[redacted]

Exhibit B1

June 30, 2025

To Whom It May Concern,

Re: Letter of Intent – Use of Property as a Staging Area (17030 Madison Rd, Nampa, ID 83687)

I am writing to formally express our intent to utilize the property located at **17030 Madison Rd, Nampa, ID 83687**, as a **staging area** for our business operations. Billington Inspections and Services Inc. specializes in **off-site inspections and repairs**, and our operations are conducted primarily **nationwide**, with the majority of our equipment and work located out of state. As such, this property will be used exclusively for the **storage of business equipment and materials** that are sent out to field locations as needed.

The following points outline the intended use and important details for the property:

- **Primary Use**: The property will be used for the **storage of equipment** and materials. There will be no inspections or repairs conducted on-site.
- **Traffic**: Employee traffic will be minimal as our field technicians are mobile and carry the necessary tools and equipment with them. **Shipments or deliveries** to and from the property will take place within **business hours (8:00 AM – 5:00 PM)** only.
- **Access**: We will continue to use the **existing access points** to the property and make no changes to the current entryway.
- **No Infrastructure Impact**: There will be **no impacts** to **water, sewer, irrigation, drainage, or stormwater drainage** systems as a result of this use.
- **No Impact on Traffic Patterns**: We do not anticipate any changes to **existing or future traffic patterns** in the surrounding area. The minimal traffic associated with this use will not disrupt or alter the local flow of traffic.
- **No Impact to Essential Services**: Our use of the property will have **no impact** on **essential services**, including utilities, emergency services, or other community infrastructure.

- **Site Improvements**:
    - A **fence** has been installed to **enclose** the property, effectively **obscuring the view** of stored equipment from surrounding areas.
    - In addition, we have **planted trees** along the south road-facing side of the fence to help preserve the aesthetic and rural character of the area.

We are committed to operating in a responsible manner and maintaining the property in an orderly condition. We will ensure that all activities conducted on-site adhere to zoning and regulatory requirements, and we aim to have minimal impact on the surrounding community.

Please feel free to contact me directly at [redacted] if you need further information or clarification.

Thank you for your time and consideration.

Sincerely,
Alysha and Matthew Billington
[redacted]

SITE PLAN

Exhibit B2



Operational Plan

Exhibit B3

This property is applying to contain a staging area. We would be keeping extra and/or new equipment and inventory on the property until it is needed in the field. Our company works nationwide and our employees keep the equipment with them when working on the road. We perform off-site aerial lift inspections, preventative maintenance, and mechanical repairs on fleets. We would be possibly working during the hours of 7am and 5pm Monday-Friday and on Saturday 8am to 5pm. We have an office located in Nampa where the office staff works out of, not at the site address for the proposed conditional use permit. We have grass and a concrete driveway so the dust is not an issue. All noise will be conducted during business hours and kept to a minimum as much as possible. All raw material deliveries will be made Monday-Friday from 8am to 5 pm.

LAND USE WORKSHEET

Exhibit B4

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:** NA

   ☐ 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:** NA ☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

   ☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

   None

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: Staging Area for equipment and inventory

2. DAYS AND HOURS OF OPERATION:

☐ Monday	7am	to	5pm
☐ Tuesday	7am	to	5pm
☐ Wednesday	7am	to	5pm
☐ Thursday	7am	to	5pm
☐ Friday	7am	to	5pm
☐ Saturday	8am	to	5pm
☐ Sunday		to	

3. WILL YOU HAVE EMPLOYEES? ☑ Yes If so, how many? 1 ☐ 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? 3

Is there is a loading or unloading area? Yes driveway

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 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: 17030 Madison Rd	Parcel Number:	
City: Nampa ID	State: ID	ZIP Code: 83687
Notices Mailed Date: 06-13-25	Number of Acres: 1.3	Current Zoning: A
Description of the Request: Apply for Conditional Use permit to store equipment and inventory on Property		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Alysha Billington		
Company Name:		
Current address: 17030 Madison Rd		
City: Nampa	State: ID	ZIP Code: 83687
Phone: [redacted]	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 06-23-25	MEETING LOCATION: Ridgevue High School
MEETING START TIME: 5:00pm	MEETING END TIME: 5:28pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Debra Goodwin	Debra Goodwin	16982 Madison Rd Nampa ID 83687
2. Dan + Jud	Robertson	17070 Madison
3. Linda Hays	Linda Hays	8424 Cherry Lane
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print): Alysha Billington

APPLICANT/REPRESENTATIVE (Signature): Alysha Billington

DATE: 06 / 23 / 25

AGENCY ACKNOWLEDGMENT

Date: 06-30-25
Applicant: Alysha Billington
Parcel Number: R30795013
Site Address: 17030 Madison Rd Nampa ID 83687

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

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

Date: 07/02/2025 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: un-official District: Nampa Highway Dist. #1
☒ Applicant submitted/met for ~~official~~ review.

Date: 6.30.25 Signed: Edward Thiel
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Pioneer Irr Dist
☒ Applicant submitted/met for official review.

Date: 6/30/25 Signed: [signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City: NAMPA
☑ Applicant submitted/met for official review.

Date: 6/30/2025 Signed: [signature]
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

AGENCY ACKNOWLEDGMENT

Date: 06-30-25
Applicant: Alysha Billington
Parcel Number: R30795013
Site Address: 17030 Madison Rd Nampa ID 83687

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: _____
☒ Applicant submitted/met for official review.

Date: 7-1-2025 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

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

Date: _____ 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

2024-015079
RECORDED
05/17/2024 12:14 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 PBRIDGES $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

TitleOne
a title & escrow co.

Order Number: 24502102

Warranty Deed

For value received,

Zf Spv, LLC, a Delaware Limited Liability Company

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

Alysha Billington and Matthew Billington, wife and husband

whose current address is 17030 Madison Rd Nampa, ID 83687

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

See Exhibit A, attached hereto and incorporated herein.

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: May 8, 2024

Zf Spv, LLC, a Delaware Limited Liability Company
By: Zoom Forward, LLC, a Delaware Limited Liability Company, member
By: Sarenne Capital, LLC, a Delaware Limited Liability Company, manager

By: _____
Fred Bin, Member

State of California, County of Los Angeles, ss.

On this 9 day of May 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Fred Bin, known or identified to me to be a member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

_____
Notary Public Thomas Gallagher
Residing In: Los Angeles, CA
My Commission Expires: 10-30-24

THOMAS GALLAGHER
Notary Public - California
Los Angeles County
Commission # 2336234
My Comm. Expires Oct 30, 2024

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township3 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The West line of the Southeast 1/4 of Section 3, Township 3 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 00°06'47" West.

Beginning at the South 1/4 corner of Section 3, Township 3 North, Range 2 West, Boise Meridian, thence along the West line of the Southeast 1/4 of said Section 3
North 00°06'47" West to a 5/8 inch rebar a distance of 254.00 feet, from which the Center 1/4 corner of said Section 3 bears North 00°06'47" West a distance of 2393.74 feet; thence leaving said West line
South 89°53'26" East to a 5/8 inch rebar a distance of 224.23 feet; thence
South 00°00'20" West to a 5/8 inch rebar on the South line of said Southeast 1/4 a distance of 254.00 feet; thence along said South line
North 89°53'26" West a distance of 223.70 feet to the POINT OF BEGINNING.

Arbay Mberwa

Exhibit B5

From: Alysha Billington <[redacted]>
Sent: Monday, March 30, 2026 11:25 AM
To: Arbay Mberwa
Subject: Re: [External] Building permits 17030 Madison rd

Hi Arbay,

1. There was already an approach on the property when we purchased it. So im not sure why we are being asked this.
2. The proposed use is consistent with the County's 2030 Comprehensive Plan Residential designation, as the property will remain residential in character and function. This location will not be used to actively operate a business from the home. There will be no commercial traffic, customer visits, or day-to-day business operations conducted on-site. The residence will continue to be used as a primary dwelling. The property will be used only for incidental storage of equipment and limited inventory related to the business. This use is minimal in nature and does not alter the residential use, appearance, or impact of the property or surrounding area. As such, the proposed use remains compatible with the intent of the Residential designation within the County's Comprehensive Plan.
3. I did submit a permit back in June of last year but I was told by them that I have to bring it in when applying for the building permits which I did. But since we were unable to get an answer on the variance for the road, I was told I cannot submit the building permits and I needed to wait for you guys to figure out who to get the variance waiver from but I never heard back.
4. These are not permanent buildings and can be moved at any time but require a lot of work. I was told that we can get a waiver. I would like to get some type of waiver for this to see if we could get them approved to stay where they are. It should not be our fault that no one will provide us a waiver when we have tried extensively but no one wants to take responsibility for this setback.
5. This is not a facility we work out of everyday. We have an office in Nampa that we work out of daily and our company has our equipment in the field as we are a mobile company. We just are storing equipment there when it is not in use. So I wouldn't even say we have daily trips from this location that are business related. They are very sporadic.

Im not sure what you are asking about the irrigation. We didn't change the irrigation, we still have the same sprinklers that were there when the house was purchased.
The stormwater is drained the same way it was when we purchased the house. Nothing has changed.

As for the travel trailer no one is living in it. It's plugged in so the batteries don't die. Also the trailer for sale in the driveway has been sold so it is no longer there.

Please let me know if I missed anything or you have questions on anything else.

Best Regards,

Alysha Billington
Billington Inspections & Services Inc.
[redacted]

On Mar 6, 2026, at 11:54 AM, Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Hello,

I will be scheduling the case to go to hearing on May 7, 2026. The deadline to do so is quickly approaching and I'm missing information that is crucial in making a recommendation and for the Planning and Zoning Commissions to make a decision on the case. Major things I would like to bring your attention to are the following:
1. Lack of legal access to the property from Cherry Lane (criteria #6). Please discuss the project with the City of Nampa to obtain an approach permit.
2. City of Nampa comment letter (attached in the previous email). The City of Nampa Comprehensive Plan has the area designated as Industrial while the County's 2030 Comprehensive Plan designates the area as Residential (criteria #3). Can you provide evidence the proposed use is consistent with the County's 2030 Comprehensive Plan?
3. Floodplain Development Permit needs to be submitted (at the very least) since your property is in the "AE" flood zone to allow the floodplain manager to review the permit.
4. Building permits. The shipping containers require a building permit (additional requirements may be imposed due to being located in a flood zone). The two shipping containers closest to Cherry do not meet section line setback requirements of 70'. In discussion with the City of Nampa Engineer, Nampa will not provide a variance or waiver to keep the shipping container in their current location. The shipping containers that do not meet setbacks will need to be relocated.
5. Without information regarding the average daily trips the staging area may generate can cause difficulties in having findings for criteria #7.
On the land use matrix under irrigation you have none checked off but also state that it will be pressurized, can you please provide clarification on this. For the stormwater drainage it's marked as N/A, how will stormwater be drained? Please submit a parking and circulation plan.
Conditional use permit hearing criteria: https://urldefense.proofpoint.com/v2/url?u=https-3A__codelibrary.amlegal.com_codes_canyoncountyid_latest_canyoncounty-5Fid_0-2D0-2D0-2D2807-23JD-5F07-2D07-2D05&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=owYGATWsjh1vcq1GDopTsRo5tVLw3bak1qm3OrVyBBj7U8-qLEm-MaanSeLqPkai&m=NEX427uJ02_L0XyMrZFSjoDW9k570-oH-X6XYzraiJzJ32zr-W5HQY30YU2gSK04&s=sCV4SBBspq1w9BVh82OUTD16Ekk9lAEriU3J0ZTsRrs&e=
County's 2030 Comprehensive Plan: https://urldefense.proofpoint.com/v2/url?u=https-3A__www.canyoncounty.id.gov_wp-2Dcontent_uploads_2023_04_FINAL-2D10.13.22-2D2030-2DComprehensive-2DPlan-2Dnew-2Dcover-2Dphoto-2DSM-2DDR-2Dchanges-2Dwith-2Dmaps-2D-5Flast-2Dedit-2D12-2D8-2D22.pdf&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=owYGATWsjh1vcq1GDopTsRo5tVLw3bak1qm3OrVyBBj7U8-qLEm-MaanSeLqPkai&m=NEX427uJ02_L0XyMrZFSjoDW9k570-oH-X6XYzraiJzJ32zr-W5HQY30YU2gSK04&s=YJ2jwVb_zfnPc9muCp3TrEFjcbiPvG77A1Oq2-u5e0E&e=
Please provide a response no later than March 30, 2026. If I don't have substantial evidence/findings to make on the criteria (linked above) the case will go before the commission as a recommendation of denial due to a lack of information.

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: https://urldefense.proofpoint.com/v2/url?u=http-3A__www.canyoncounty.id.gov&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=owYGATWsjh1vcq1GDopTsRo5tVLw3bak1qm3OrVyBBj7U8-qLEm-MaanSeLqPkai&m=NEX427uJ02_L0XyMrZFSjoDW9k570-oH-X6XYzraiJzJ32zr-W5HQY30YU2gSK04&s=kTkPhws0Eb3b5hXcKJFDOH9J0upIb9kG-t0nKIZ7uIY&e=
Public office hours:

Monday, Tuesday, Thursday and Friday
-----Original Message-----
From: Arbay Mberwa
Sent: Tuesday, March 3, 2026 9:36 AM
To: 'Alysha Billington' <[redacted]>
Subject: RE: [External] Building permits 17030 Madison rd

Hello,

I just wanted to check in, if you can please provide answers to the previous questions in the email prior by next week March 10, that will be appreciated.

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: https://urldefense.proofpoint.com/v2/url?u=http-3A__www.canyoncounty.id.gov&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=owYGATWsjh1vcq1GDopTsRo5tVLw3bak1qm3OrVyBBj7U8-qLEm-MaanSeLqPkai&m=NEX427uJ02_L0XyMrZFSjoDW9k570-oH-X6XYzraiJzJ32zr-W5HQY30YU2gSK04&s=kTkPhws0Eb3b5hXcKJFDOH9J0upIb9kG-t0nKIZ7uIY&e=
Public office hours:
Monday, Tuesday, Thursday and Friday
-----Original Message-----
From: Arbay Mberwa
Sent: Wednesday, February 18, 2026 2:20 PM
To: 'Alysha Billington' <[redacted]>
Subject: RE: [External] Building permits 17030 Madison rd

Hello,

I was able to complete a site visit last week and saw 8 trailers (1 with a for sale sign), two (2) trucks and thee (3) shipping containers. In the application there is a request for three (3) parking spaces. Are all of the trailers on site related to the business, if so I recommend requesting the amount of parking spaces needed.
There appeared to be an occupied RV on site, can you confirm if the RV is occupied or not. If so it requires a permit as living in an RV is prohibited without a permit.
It appeared that there is an access off Cherry Ln, has that approach been approved by Nampa Highway District?
Is all of the equipment being stored in the containers or trailers?
What types of trucks may be parked on site?

Thanks,

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: https://urldefense.proofpoint.com/v2/url?u=http-3A__www.canyoncounty.id.gov&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=owYGATWsjh1vcq1GDopTsRo5tVLw3bak1qm3OrVyBBj7U8-qLEm-MaanSeLqPkai&m=NEX427uJ02_L0XyMrZFSjoDW9k570-oH-X6XYzraiJzJ32zr-W5HQY30YU2gSK04&s=kTkPhws0Eb3b5hXcKJFDOH9J0upIb9kG-t0nKIZ7uIY&e=
Public office hours:
Monday, Tuesday, Thursday and Friday
-----Original Message-----
From: Arbay Mberwa
Sent: Wednesday, February 11, 2026 1:46 PM
To: Alysha Billington <[redacted]>
Subject: FW: [External] Building permits 17030 Madison rd

Hello,

Please find attached all of the agency comments received during the initial agency commenting period. Please address/ review the comments. I would like to schedule the hearing before the Planning and Zoning Commission on April 16, 2026 (I will send a follow up email closer to that date if it gets scheduled). In the meantime, I will be working

on the Staff Report for the case and may reach out to you if I have questions and feel free to do the same.

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: https://urldefense.proofpoint.com/v2/url?u=http-3A__www.canyoncounty.id.gov&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=owYGATWsjh1vcq1GDopTsRo5tVLw3bak1qm3OrVyBBj7U8-qLEm-MaanSeLqPkai&m=NEX427uJ02_L0XyMrZFSjoDW9k570-oH-X6XYzraiJzJ32zr-W5HQY30YU2gSK04&s=kTkPhws0Eb3b5hXcKJFDOH9J0upIb9kG-t0nKIZ7uIY&e=
Public office hours:
Monday, Tuesday, Thursday and Friday
-----Original Message-----
From: Arbay Mberwa
Sent: Thursday, August 7, 2025 10:30 AM
To: 'Alysha Billington' <[redacted]>
Subject: RE: [External] Building permits 17030 Madison rd

Hi Alysha,

I talked with the City of Nampa Engineer, and he noted that they will not handle the variance as your parcel is located in the county. I'm still working on locating the agency who would review the variance. Hold off on submitting the building permits.

I'll keep you posted and let you know the agency once found,

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: https://urldefense.proofpoint.com/v2/url?u=http-3A__www.canyoncounty.id.gov&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=owYGATWsjh1vcq1GDopTsRo5tVLw3bak1qm3OrVyBBj7U8-qLEm-MaanSeLqPkai&m=NEX427uJ02_L0XyMrZFSjoDW9k570-oH-X6XYzraiJzJ32zr-W5HQY30YU2gSK04&s=kTkPhws0Eb3b5hXcKJFDOH9J0upIb9kG-t0nKIZ7uIY&e=
Public office hours:
Monday, Tuesday, Thursday and Friday
8am - 5pm
Wednesday: 1pm - 5pm
**We will not be closed during lunch hour **

-----Original Message-----
From: Alysha Billington <[redacted]>
Sent: Thursday, August 7, 2025 8:17 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: [External] Building permits 17030 Madison rd

Hi Arbay,
I spoke with someone last week or so and they were still looking into whether we have to have a setback waiver from the city since Madison is their road. I was wondering if this has been resolved or what we need to do to move forward so we can submit the building permits for the containers? If you could please let me know what the status is or if we need to do anything I would appreciate it. Thank you.

Alysha Billington
Billington Inspections and Service Inc
[redacted]

<Floodplain Development Permit packet with CC authorization form.pdf>

FLOODPLAIN DEVELOPMENT PERMIT

Canyon County

Development Services Department

Exhibit B6

The undersigned hereby makes application for permit to develop, demolish, or excavate in a designated floodplain area. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Canyon County Floodplain Ordinance and with all other applicable local, State and Federal regulations. This application does not create liability on the part of the Canyon County or any officer or employee thereof for any flood damage that results from reliance on this application or any administrative decision made lawfully thereunder.

PROPERTY OWNER	OWNER NAME: Alysha and Matthew Billington	
	MAILING ADDRESS: 17030 Madison Rd Nampa ID 83687	
	PHONE: [redacted]	EMAIL: [redacted]
Signature: Alysha Billington		Date: 06-23-25

APPLICANT OR BUILDER:	APPLICANT NAME: Alysha and Matthew Billington	
	MAILING ADDRESS: 17030 Madison Rd Nampa ID 83687	
	PHONE: [redacted]	EMAIL: [redacted]

ADDRESS AND LOCATION OF THE PROPERTY:

17030 Madison Rd Nampa ID 83687

A. DESCRIPTION OF WORK

1. Proposed Work: none of [redacted] below, adding 3 shipping containers

☐ New Construction (includes bridges and fences) ☐ Manufactured Home

☐ Improvement to Existing Building ☐ Filling/Grading

☐ Demolition (includes equip. storage) ☐ Excavation (includes culverts, dredging, vegetation, paving, and drilling, mineral extraction ponds)

2. Describe in Detail: We have 3 c trains (storage containers) on the property and have to get building permits which require the floodplain permit. We are not changing anything else.

3. Size of Proposed Development (attach site plan): 1080 sqft

4. Per the floodplain map, what is the zone and panel number of the area of the proposed development:

Zone: AE Panel Number: 16027C0377F

5. Are there any other Federal, State, or local permits obtained?

☑ Yes ☑ No

Type: _____ Agency: _____

B. COMPLETE FOR NEW STRUCTURES AND BUILDING SITES:

1. Base Flood Elevation at the Site (in ft.): _____
2. What is the total cost of the proposed construction? _____
3. Elevation to which all utilities, including all heating and electrical equipment, will be protected from flood damage:

_____ Feet

C. COMPLETE FOR ALTERATIONS, ADDITIONS, OR IMPROVEMENTS TO EXISTING STRUCTURES:

1. What is the estimated market value of the existing structure? $ 618,000
2. What is the total cost of the proposed construction? $ 0 adding shipping containers to property

If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then substantial improvement provisions shall apply.

D. COMPLETE FOR NON-RESIDENTIAL FLOOD-PROOFED CONSTRUCTION:

1. Type of floodproofing method: _____
2. The required floodproofing elevation is: _____
3. Floodproofing certification by a registered engineer is attached? ☐ Yes ☐ No

E. COMPLETE FOR SUBDIVISION AND ADMINISTRATIVE LAND DIVISIONS:

1. Floodproofing certification by a registered engineer is attached? ☐ Yes ☐ No
2. If yes, does the plat or proposal clearly identify the base flood elevation? ☐ Yes ☐ No
3. Are the 100-year floodplain and floodway delineated on the site plan? ☐ Yes ☐ No

F. COMPLETE FOR DEMOLITION WITHIN THE FLOODPLAIN:

1. Describe the items to be demolished: _____
2. Describe equipment and material stored on site: _____
3. Describe the length of time equipment and materials will be stored on site: _____

G. COMPLETE FOR EXCAVATION, GRADING, AND FILLING WITHIN THE FLOODPLAIN:

1. Describe the total area to be excavated: _____
2. Describe the total area to be dredged: _____
3. Describe the area of vegetation and/or debris to be removed: _____
4. Describe the total area of a culvert to be installed: _____
5. Describe type of fill material used: _____
6. Describe the amount of fill material used: _____
7. Does the proposed work involve any wetlands? ☐ Yes ☐ No

Please check with the following agencies for possible joint permit requirements under all above sections:

- Idaho Dept. of Environmental Quality
- Idaho Dept. of Lands
- U.S. Army Corps of Engineers
- Idaho Dept. of Fish & Game
- Idaho Dept. of Water Resources
- Environmental Protection Agency

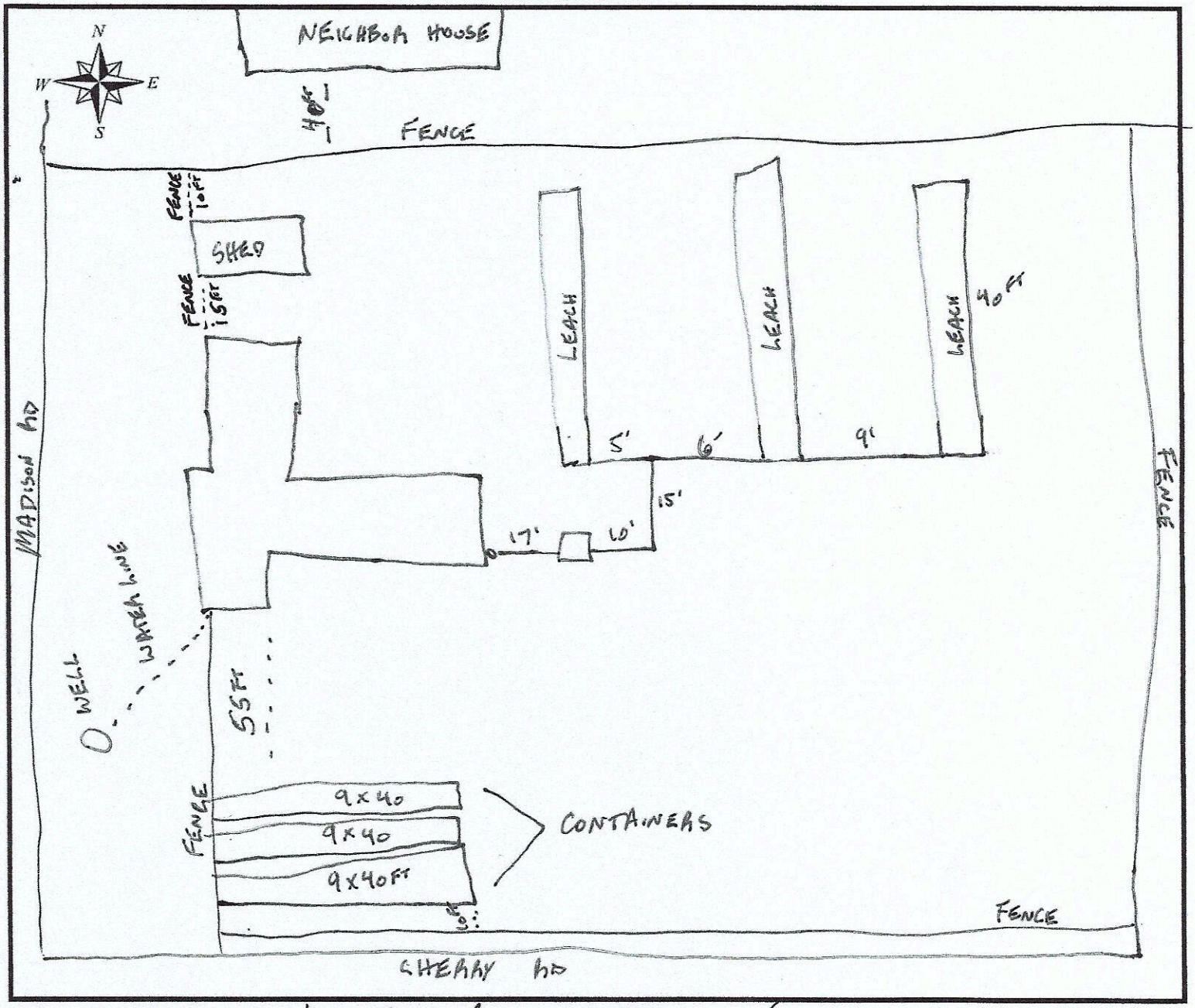
ADMINISTRATIVE USE ONLY

1. Permit **Approved** ☐ Permit **Denied** ☐
2. Elevation Certificate Attached: ☐ Yes ☐ No
3. As per plan, Lower Floor Elevation: _____ ft.
4. Are additional required permits or certificated attached? ☐ Yes ☐ No
5. Permit Reviewed by: _____ Date: _____
6. Local Administrator Signature: _____ Date: _____

CONDITIONS/COMMENTS: _____

Please draw an aerial view of the property showing your proposal and the outline of buildings, property lines, well location(s), water lines, location of septic tank and drainfields, location of drainfield replacement area, ditches and streams, easements and right of ways, drive-way and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield (see attached example).

PLOT PLAN



SIGNATURE : _____ DATE: 06-23-25

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 my permit canceled. I accept the responsibility to notify Southwest District Health of any changes to the above information if performed prior to completion of the permitted system. I hereby authorize Southwest District Health to have access to this property for the purpose of conducting a site-evaluation.

Southwest District Health, Environmental Health Services

13307 Miami Lane	1008 East Locust	1155 Third Avenue North	46 West Court
Caldwell, ID 83607	Emmett, ID 83617	Payette, ID 83661	Weiser, ID 83672
208.455.5400	208.365.6371	208.642.9321	208.549.2370
208.455.5405 (fax)	208.365.4729 (fax)	208.642.5098 (fax)	208.549.2371 (fax)

EXHIBIT C

Supplemental Documents

Planning & Zoning Commission

Case# CU2025-0014

Hearing date: May 7, 2026

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

Exhibit C1

R30795013 PARCEL INFORMATION REPORT

3/5/2026 10:16:07 AM

PARCEL NUMBER:	R30795013
OWNER NAME:	BILLINGTON ALYSHA
CO-OWNER:	BILLINGTON MATTHEW
MAILING ADDRESS:	17030 MADISON RD NAMPA ID 83687
SITE ADDRESS:	17030 MADISON RD
TAX CODE:	0610000
TWP:	3N RNG: 2W SEC: 03 QUARTER: SE
ACRES:	1.31
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	VALLIVUE SCHOOL DIST #139
IMPACT AREA:	Nampa
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	PIONEER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	AE / X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0377F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	COLLECTOR
INSTRUMENT NO. :	2024015079
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	03-3N-2W SE TX 06262 IN SWSE
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

Exhibit C2

BEFORE THE CANYON COUNTY HEARING EXAMINER

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

IN THE MATTER OF AN APPLICATION BY:	)	
	)	
JERRY HESS	)	**CASE # CU2005-142**
	)	
FOR A CONDITIONAL USE PERMIT	)	**PARCEL # R30795**

I. APPLICATION PROCESS (CCCO 07-07-03)

1.1 LEGAL

Jerry Hess is requesting a **Conditional Use Permit** to divide approximately 14.94 acres into three (3) residential lots in an "A" (Agricultural) Zone. The subject property is located at the northeast corner of the intersection of Cherry Lane and Madison Road, Nampa, Idaho, in a portion of the SE ¼ of Section 3, T3N, R2W, B.M.

1.2 PROCEDURAL HISTORY

November 29, 2005	Application Accepted
February 8, 2006	Agencies Notified
February 20, 2006	Legal notice published
February 21, 2006	Property owners notified (notification distance of ¼ mile)
March 2, 2006	Property posted (on or before said date)

II. PROPERTY REVIEW

2.1 PROPERTY HISTORY

The subject property historically had been two (2) separate properties. The parcel to the north of Mason Creek incurred a division in 1990 that consists of 11.80 acres and 2.80 acres.

The parcel to the south of Mason Creek has incurred a division in August 1984 that consists of 1.29 acres and 2.79 acres.

III. PUBLIC HEARING

The Hearing Examiner, M. Jerome Mapp, opened public testimony.

3.1 Planner for the Development Services Department, Joshua Johnson reviewed the staff report for the record.

3.2 WITNESSES SIGNED UP IN FAVOR: Jerry Hess.

3.3 WITNESSES TESTIFYING IN FAVOR: Jerry Hess.

Jerry Hess - Applicant

- Mr. Hess stated he has a 200' wide strip of property that no one wants to farm.
- Stated the subject property has been in weeds for 5 years.
- Stated he could increase the tax bases by putting two new homes on the subject property.
- Stated the lot sizes will be 1.93 acres and 1.29 acres.
- Stated the remaining acreage is the existing farm.
- Stated he agrees with the conditions in the staff report.

3.4 NO NEUTRAL WITNESSES.

3.5 NO WITNESSES IN OPPOSITION.

The Hearing Examiner, M. Jerome Mapp closed public testimony.

IV. FINDINGS OF FACT (CCCO 07-07-05)

4.1 Whether the proposed use is permitted in the zone by Conditional Use Permit?

Mr. Mapp cited the following from the staff report:

Yes. CCZO 05-002, 07-10-19 (3) (J)

4.2 A statement of the nature of the request.

Mr. Mapp cited the following from the staff report:

Request to divide 14.94 acres into three (3) residential lots.

4.3 Whether the proposed use is consistent with the Canyon County 2010 Comprehensive Plan.

Mr. Mapp cited the following from the staff report:

A. This request is consistent with the following Comprehensive Plan provisions.

Property Rights Policy No. 2:

Encourage the protection of the property rights of landowners to the extent reasonably possible

Population Policy No. 1:

Provide the planning base for an anticipated population of 167,141 by the year 2005, and 189,513 by the year 2010

Overall Land Use, Residential Policy No. 1:

Encourage more dense development in areas of city impact.

Overall Land Use, Residential Policy No. 2:

Encourage residential development in areas where agricultural uses are not viable.

Overall Land Use, Residential Policy No. 3:

Encourage compatible residential areas, zones and development contiguous to existing county or city residential areas, zones or development so that public services and facilities may be extended and provided in the most economical and efficient manner.

Public Services, Facilities and Utilities Policy No. 5:

Encourage all new development to have adequate access to publicly maintained roads.

Public Services, Facilities and Utilities Policy No. 6:

Encourage the establishment of all new development to be located within the boundaries of a rural fire protection district.

B. This request is not consistent with the following Comprehensive Plan provisions:

Property Rights Policy No. 2:

Encourage the protection of the property rights of landowners to the extent reasonably possible

Hazardous Area Policy No. 1:

Carefully consider requests to place structures in floodplain areas.

Hazardous Area Policy No. 2:

Endeavor to limit structures and developments in areas where known physical constraints or hazards exist. Such constraints or hazards include, but are not limited to, the following:
I. Flood hazards,
ii. Unstable soil and/or geologic conditions; and
iii. Contaminated groundwater.

4.4 Whether the proposed use will be injurious to other property in the immediate vicinity and / or will negatively change the essential character of the area?

Mr. Mapp cited the following from the staff report:

If the proposed use is developed as described in the applicant's Letter of Intent, it will not be injurious to other properties in the immediate vicinity and will not negatively change the essential

character of the area as it will be adding two (2) residences on 14.94 acres in an area that is within the Nampa City Impact Area and the Urban Growth Area.

4.5 Whether, if applicable, adequate water, sewer, irrigation and drainage and storm water drainage facilities and utility systems are to be provided to accommodate said use as described below?

Mr. Mapp cited the following from the staff report:

A.	Sewer:	Individual septic systems
B.	Water:	Individual domestic wells
C.	Drainage:	No changes are proposed
D.	Utilities:	Currently available to the subject property.

Southwest District Health responded on February 13, 2006 (Exhibit C.4).

4.6 Whether legal access to the subject property for the development exists or will exist at the time of final plat?

Mr. Mapp cited the following from the staff report:

If the applicant utilizes a shared access, Nampa Highway District has indicated that this project has legal access (Exhibit C.5).

4.7 Whether there will be undue interference with existing or future traffic patterns.

Mr. Mapp cited the following from the staff report:

No undue interference with existing or future traffic patterns as this proposed use will add two (2) additional residences to the area.

4.8 Whether essential services are to be provided to accommodate said use such as, but not limited to, school facilities, police and fire protection, emergency medical services, and whether or not services will be negatively impacted by such use or will require additional public funding in order to meet the needs created by the requested use.

Mr. Mapp cited the following from the staff report:

City of Nampa indicates in their letter dated September 9, 2005, that the City Council voted on September 6, 2005 to recommend to the county the viability of dividing property via a survey (in lieu of a plat). The City Council recommended the applicant's request be approved.

Nampa Fire Department has responded (Exhibit C.2).

No other agencies have responded.

V. CONCLUSIONS OF LAW

The Canyon County Hearing Examiner is authorized to hear this case and to make a decision. Standards noted under Section III of the Staff Report were followed, which allowed for the procedures and processes of this hearing to be conducted.

VI. ORDER OF DECISION

Based on the Findings of Fact, Conclusions of Law and the reasons stated, the Canyon County Hearing Examiner orders Case # **CU2005-142** a request by Jerry Hess for a **Conditional Use Permit** to divide approximately 14.94 acres into three (3) residential lots in an "A" (Agricultural) Zone, is **approved** with the following **conditions:**

1. **The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.**
2. **This development shall adhere to Canyon County Zoning Ordinance, Regulations for the "F" Flood Hazard Overlay Zone, 07-10-37.**
3. **The applicant shall meet all of Nampa Fire Department's requirements.**
4. **The applicant shall meet Nampa Highway District No. 1's requirements.**
5. **This development shall commence within three (3) years and be completed within five (5) years.**

Notice of Appellate Procedure

Pursuant to the provisions of Chapter 7, Article 3 of the Canyon County Code of Ordinances, an affected person aggrieved by this decision may file an appeal with the Development Services Department, together with the filing fee, within fifteen (15) calendar days after the date of the written decision. A certified copy of the file will be delivered to the Canyon County Board of Commissioners, which will schedule and conduct the appeal hearing.

RITTEN FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER WAS APPROVED BY THE CANYON COUNTY HEARING EXAMINER AT A SCHEDULED MEETING HELD **MARCH 23, 2006.**

M. Jerome Mapp
Canyon County Hearing Examiner

3/23/06
Dated

ATTEST:

Jerry D. Macdonald for
Susan J. Hartley
Recording Secretary

Exhibit C3



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

COURTESY NOTICE

October 16, 2024 *Sent First Class Mail*

Alysha and Matthew Billington
17030 Madison Road
Nampa, ID 83687

Canyon County Development Services Department (DSD) is investigating a violation of the Zoning Ordinance on your property located at 17030 Madison Road, Nampa, ID; also identified as Assessor Parcel Number R30795013. This property is zoned « A » (Agricultural).

Operating a staging area (Billington Inspections & Services) in an Agricultural zone is not allowed unless and until you are appoved for a Conditional Use Permit :

CCZO §07-02-03 (Definitions): STAGING AREA: An area where equipment and/or materials are stored for use conducted entirely off site.
CCZO§07-10-27 (Land Use 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
Staging Area	C	-	-	-	A	A	A	A	A

Please meet with DSD-Planning and Zoning within the next 10 days or no later than October 30, 2024, to determine what options are available to you to continue on this property; otherwise, the business will have to be moved off-site to a property zoned for this type of activity. To reach DSD-Planning and Zoning, call 208-402-4164.

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

Thank you for your cooperation,

Eric Arthur, Code Enforcement Supervisor
eric.arthur@canyoncounty.id.gov
cc: Case File CDEF2024-0113

Echibit C5

In the matter of the application of:
Gutierrez – CU2022-0038-APL
The Canyon County Board of County Commissioners consider the following:
1) Appeal (CUP)
CU2022-0038-APL, 17087 N Franklin Blvd, Nampa ID 83687 (Parcel Number: R30792), a portion of the SE¼ of Section 03, T3N, R2W, 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 CU2022-0038-APL.
   B. Findings of Fact, Conclusions of Law and Order signed by the Planning and Zoning Commission on February 2, 2023. *See* Attachment 1.
   C. An appeal filed by Manuel & Jose Gutierrez was submitted on February 17, 2023 pursuant to Canyon County Code §07-05-07. *See* Attachment 4.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-07 (Conditional Use Permits), Canyon County Code §07-02-03 (Definitions), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), Canyon County Code §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and Canyon County Code 09-11-25 (Area of City Impact Agreement).
   a. Notice of the public hearing was provided per CCZO §07-05-01 and Idaho Code §67-6509.
   b. The decisions of the commission or the hearing examiner may be appealed to the board by filing a written notice of appeal with DSD within fifteen (15) calendar days of the date the FCOs were signed. The notice of appeal should include a statement of the reasons for the appeal and must be accompanied by a filing fee as established by the adopted fee schedule. *See* CCZO §07-05-05.
2. The Board has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use. *See* I.C. §67-6504, §67-6512.
3. The Board has the authority to hear this case and make its own independent determination. *See* I.C. §67-6519, §67-6504.
4. The Board can sustain, modify or reject the Commission's recommendations. *See* CCZO §07-05-03.
5. 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.
6. 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. Idaho Code § 67-6512.

7. The burden of persuasion is upon the applicant to prove that all criteria, including whether the proposed use is essential or desirable to the public welfare, are satisfied. CCZO §07-05-03.

8. 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).

9. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO §07-05-03(1)(I).

The appeal of Case CU2022-0038 was presented at a public hearing before the Canyon County Board of County Commissioners on May 31, 2023. 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 Board of County Commissioners decides as follows:

FINDINGS OF FACT & CONCLUSION OF LAW

(1) The applicant filed an appeal to Case CU2022-0038 on February 17, 2023 pursuant to Canyon County Code §07-05-05 asking the Board of County Commissioners ("Board") to overturn the findings signed by the Planning and Zoning Commission.

(2) The Board reviewed the Planning and Zoning Commission's written findings (Attachment 1), testimony (Attachment 2), and evidence presented in the public hearings on the application.

a. The Board finds that criteria 1, 2, 3, 5, 6, 7, and 8 from the findings of fact decided by the Planning and Zoning Commission in Attachment 1 are adequately supported by evidence demonstrating consistency with the required criteria pursuant to CCZO §07-07-05.

b. The Board finds the findings of fact decided by the Planning and Zoning Commission (Attachment 1) are not adequately supported by evidence; and therefore, the following criteria pursuant to CCZO §07-07-05 have been met and will be amended as follows:

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

Conclusion: The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Findings: No evidence has been provided that the proposed use would be injurious to other property in the vicinity nor will it negatively change the essential character of the area. Impacts due to the existing allowed uses on the property including the single-family dwelling and landscape business cannot be considered because they are already allowed in the "A" (Agricultural) zone and are not part of the proposed use. To minimize potential impacts to existing and future uses in the area, conditions of approval are included.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **approve** the appeal of Case #: CU2022-0038-APL **approving** the conditional use permit for a Staging Area on parcel R30792 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.
2. Historic irrigation lateral, drain, ditch flow patterns and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.
3. The facility shall be developed in general conformance with the Letter of Intent and Site Plan (Attachment 3).
4. Hours of operation shall not exceed 7:00 a.m. to 7:00 p.m., Monday through Friday. "Operation" is defined as movement of materials and employees not living on the property to and from the property.
5. All employee and business vehicles shall be parked on-site. Employee parking is prohibited on the public right-of-way.
6. Existing site-obscuring landscaping around the perimeter of the property shall be maintained.
7. Structures and fences shall be maintained in good repair. Equipment, weeds and trash shall be maintained so as not to become a public nuisance (Canyon County Code §02-01-05).
8. All exterior lighting shall be downward facing and directed away from adjacent properties.
9. This permit shall not be transferable to any other property or individual and is not valid for any business or use other than that specifically approved by the Board of County Commissioners.

Pursuant to Section 67-6535 of the Idaho Code, the applicant has 14 days from the date of the final decision to seek reconsideration before seeking judicial review.

DATED this 31 day of MAY, 2023.

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: Chris Yamamoto, Clerk

By: _____ Date: 5-31-23
Deputy

Exhibit C6

In the matter of the application of:
Rosa's House Cleaning – CU2025-0007
The Canyon County Examiner considers the following:

1) A conditional use permit for a staging area and contractor shop. The subject property (parcel R26488500) is 17747 Madison Rd, Nampa, 83687. (CU2025-0007).

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 CU2025-0007.

Applicable Law

(1) The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-07 (Conditional Use Permits), Canyon County Code §07-02-03 (Definitions), Canyon County Code §07-10-27 (Land Use Regulations (Matrix), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and Canyon County Code 09-03.

a. Notice of the public hearing was provided pursuant to CCZO §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 Hearing Examiner to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. See CCZO §07-03-07.

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, CCZO §07-07-17, and 07-07-19.

(2) The hearing examiner appointed by the board shall perform such duties as assigned by the board pursuant to Idaho Code section 67-6520. See CCZO §07-03-07.

(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. CCZO §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. CCZO 07-05-03(1)(I).

The application CU2025-0007, was presented at a public hearing before the Canyon County Hearing Examiner on August 18, 2025. 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 Hearing Examiner decides as follows:

CONDITIONAL USE PERMIT HEARING CRITERIA – CCZO §07-07-05

1. **Is the proposed use permitted in the zone by conditional use permit?**

Conclusion: The proposed uses are permitted in the "A" (Agricultural) zone by conditional use permit.

Findings:

(1) The proposed uses are permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to the Canyon County Code of Ordinance (CCCO §07-10-27).

(2) CCCO §07-02-03 defines a contractor shop as "May include, but not be limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking" and a staging area as "An area where equipment and/or materials are stored for use conducted entirely off site."

(3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0007.

(4) Evidence includes associated findings and evidence supported within this document.

2. **What is the nature of the request?**

Conclusion: The request consists of a conditional use permit for a staging area and contractor shop.

Findings:

(1) The conditional use permit application for a complete application was submitted on April 7, 2025 **(Exhibit A)**.

(2) The nature of the request consists of using the subject property to store equipment for the applicants cleaning business, Rosa's House Cleaning, such as cleaning solutions, vacuums, uniforms, and microfiber clothes. Company vehicles are stored onsite and when in use the employee vehicles will be stored onsite. The request includes an office and a breakroom for the employees, the breakroom would include a coffee area with no kitchen and 2 bathrooms with no showers **(Exhibit A2.1)**.

(3) The applicant is proposing twenty (20) employees. The employees have different shifts, so employees do not come onto the property all at once. Employees come on-site to load the company vehicles with needed supplies and do work off-site **(Exhibit A2)**.

(4) No customers come onsite **(Exhibit A2)**..

(5) The hours of operation proposed are Monday through Friday, 7 am – 6 pm per the applicant's letter of intent and land use worksheet **(Exhibits A2 and A3)**.

(6) The proposal includes parking for 20 employee vehicles and the applicant's company vehicles **(Exhibit A2.1)**. The parking is located on the west end of the property behind the current shop.

(7) There are two restrooms proposed for the employees' use located within the breakroom **(Exhibit A2.1)**. The applicant currently has porta-potties.

(8) The applicant is proposing a laundry facility to include one washer and dryer to wash the company's microfiber clothes and uniforms.

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0007.

(6) Evidence includes associated findings and evidence supported within this document.

3. Is the proposed use consistent with the comprehensive plan?

Conclusion: As conditioned, the proposed use is consistent with the 2030 Comprehensive Plan.

Findings:

(1) The 2030 Canyon County Comprehensive Plan designates the subject parcel as "Residential" **(Exhibit B2.15)**. The parcel is located adjacent to the City of Nampa's jurisdiction, near a high-density residential subdivision **(Exhibit B2.1)**.

However, there appears to be a mixed-use growth planned for the area. Approximately 2,000 feet west of the subject parcel, the future land use designation is industrial **(Exhibit B2.15)**. The City of Nampa submitted comments stating the area is designated "Residential Mixed Use" on the Nampa Future Land Use Map, where a "Community Business" zone may be supported.

(2) The parcel is located in the City of Nampa's Impact Area. The City of Nampa Comprehensive Plan designates the future land use of the parcel and area as "Residential Mixed Use." Compliance with the City of Nampa Comprehensive Plan is further detailed in findings below.

(3) As conditioned, the request aligns with the following goals and policies of the 2030 Comprehensive Plan:

Property Rights Goals and Policies:

- Goal No. 1.1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."

Economic Development Goals and Policy:

- Goal No. 3.5: "Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."

Land Use & Community Design Goals:

- Policy No. 4.1.1: "Maintain a balance between residential growth and agriculture that protects the rural character."
- Policy No. 4.1.2: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0007.

(5) Evidence includes associated findings and evidence supported within this document.

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

Conclusion: The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area, as the proposed conditions of approval will mitigate the negative effects on the character of the area.

Findings:

(1) The surrounding land uses, as reviewed within a one- and two-mile radius, the current zoning and classification map, as well as nearby businesses, indicate that land uses in the area are a combination of residential, industrial, and agricultural uses as seen in **Exhibits B2.5, B2.6 and B2.16**. There are agricultural operations adjacent to the subject property to the north and west. To the south, there are agricultural operations within close proximity at approximately 0.09 miles of the subject property. The TAZ Jobs report in **Exhibit B2.13** indicates the area is a location for employment. A staging area and contractor shop are allowed in an agricultural zone with a conditional use permit. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area.

Adjacent Existing Parcels:			
Direction	**Existing Use**	**Primary Zone**	**Other Zones**
N	**Agricultural with Primary Residence**	**AG**	**City of Nampa**
S	**Residential**	**AG**	**RR**
E	**Residential**	**City of Nampa**	
W	**Agricultural with Primary Residence**	**AG**	**City of Nampa**
"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)			

(2) **Surrounding Land Use Cases within a 1-Mile Radius and in the past 5 Years:**

- Within a 1-mile radius of the property, there have been 5 land use cases that have been approved, with two (2) of these being subdivisions, one (1) being a

conditional rezone application, one (1) a comprehensive plan amendment, and one (1) a conditional use permit for a staging area.

(3) **Character of the Area:**

- The area is characterized by a mix of uses ranging from primarily residential and agricultural, with some industrial operations within a 2-mile radius. The subject parcel is in the City of Nampa's area of impact, with the City of Nampa being adjacent to the east of the subject property. The City of Nampa is within close proximity to the north and west of the subject property. The City of Nampa's future land use designation is "Residential Mixed Use" (**Exhibit B2.12**). The subject parcel has large agricultural operations adjacent to the north and west of the subject property and within proximity to the south. There is a gravel pit within a 2-mile radius of the subject property (**Exhibit B2.8**).

(4) **Potential Impacts**:

- As proposed, the staging area and contractor shop are not anticipated to significantly increase the sound levels in the immediate vicinity. Per the letter of intent (**Exhibit A2**), the nature of the work is remote, with loading and unloading onsite. As conditioned, the hours of operation are limited to Monday – Friday, 7 am – 6 pm (**Exhibits A2 and A3**), and the proposed development shall be in general conformance with the applicant's site plan (meaning it cannot expand outside of the area shown without amending the conditional use permit).

- The proposed use may increase the dust levels in the immediate vicinity. Access to the subject property and parking areas is gravel. As conditioned, 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 (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ)requirements. To mitigate the potential for dust, the applicant shall submit a dust mitigation plan for staff's review and approval prior to commencement.

- Canyon County Comprehensive Plan 2030 Goal No. 4.6 outlines that, "Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment." In order to improve compatibility with adjacent residential properties to the east, improve the visual aesthetic, and to obscure the business operations, the staff recommends that a condition be added to add a sight-obscuring fence to the property.

- The applicant has not indicated that they plan to install lighting for the associated use. As conditioned, all exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance.

- It is anticipated that in the future, the area will be primarily residential. A staging area and contractor shop are not permitted in a residential zone. As conditioned, the staging area and contractor shop shall expire at the time the adjacent property

to the north either annexes into the City of Nampa or develops the property for residential use.

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0007.

(6) Evidence includes associated findings and evidence supported within this document.

5. Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?

Conclusion: As conditioned, 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.

Findings:

(1) **Water:** The property appears to have adequate water via an individual well to serve the proposed use. There are no additional wells proposed to serve the proposed staging area (**Exhibit A3**).

(2) **Sewer:** The applicant received a commercial-grade sewage permit as seen in **Exhibit A6.1**. There was initial concern that the approved permit would not be adequate for the proposed use if the restrooms located in the breakroom included a shower (**Exhibit D5**). The breakroom does not include a shower (**Exhibit A2.1**). An additional concern arose in regards to wastewater from washing the microfiber clothes (**Exhibit D5.1**). Southwest District Health provided a 10% technical allowance to accommodate the use of a washer and dryer facility (**Exhibit D5.2**). As conditioned, the applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property.

(3) **Irrigation:** The applicant has gravity irrigation provided via surface water (**Exhibit A3**). It's not anticipated that the irrigation system will be impacted by the proposed use. As conditioned, the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.

(4) **Stormwater Drainage:** According to the land use worksheet, stormwater drainage on the subject property is borrow ditches. It appears the use does not require or affect stormwater drainage on the property (**Exhibit A3**).

(5) **Utilities:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 18, 2025, and July 16, 2025. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.

(6) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0007.

(7) Evidence includes associated findings and evidence supported within this document.

6. Does legal access to the subject property for the development exist or will it exist at the time of development?

Conclusion: The subject property does have legal access for the development and will exist at the time of the development.

Findings:

(1) The subject parcel has frontage on Madison Rd along the eastern border. According to the comment received from Nampa Highway District, this portion of Madison Rd is in the City of Nampa's right-of-way (**Exhibit D3**). The City of Nampa's comment, as seen in **Exhibit D2**, advised that ROW improvements will be required. The City of Nampa sent a revised comment letter on July 28, 2025, advising of the same ROW improvements (**Exhibit D2.1**). An access permit from the City of Nampa is required for these improvements to the approach and to document the change in use for the property.

(2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0007.

(3) Evidence includes associated findings and evidence supported within this document.

7. Will there be undue interference with existing or future traffic patterns?

Conclusion: As conditioned, there will not be undue interference with the existing or future traffic patterns.

Findings:

(1) It's anticipated that twenty (20) employees will be coming to pick up materials and leave at the beginning of their shift, and at the end of their shift, they will come to drop off the materials. There are different shifts; therefore, they will not all be coming onto the property at the same time.

(2) According to the comment from ITD, they have no comments or concerns. The application does not meet the thresholds for a Traffic Impact Study, nor does the proposed use pose any safety concerns (**Exhibit D4**).

(3) The City of Nampa has jurisdiction over Madison Road. They did not provide any comment, concerns, or conditions in regards to traffic.

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0007.

(5) Evidence includes associated findings and evidence supported within this document.

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?

Conclusion: Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use.

Findings:

(1) **School:** Parcel R26488500 is serviced by the Vallivue School District. It is not anticipated that any impacts or accommodations will be needed for the proposed use. Agency comments were

sent out on April 18, 2025, and July 16, 2025. No comments were received by the school district.

(2) **Police and Fire Protection:** Parcel R26488500 is under the jurisdiction of the Nampa Fire District. Nampa Fire District is required to provide services to the parcel. As conditioned, the applicant shall 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 and commencement of activities on the site. All development shall comply with the 2018 International Fire Code and codes set forth by Canyon County. Agency notice was sent on April 18, 2025, and July 16, 2025. No comment was received by the materials deadline.

No comment was received from the Canyon County Sheriff's Department.

(3) **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management were notified of the application on April 18, 2025, and July 16, 2025. No comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding.

(4) **Irrigation:** The proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Pioneer Irrigation District on April 18, 2025, and July 16, 2025. No comments were received. As conditioned, the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0007.

(6) Evidence includes associated findings and evidence supported within this document.

9. Does the proposed project comply with the specific use standards for a contractor shop and staging area per CCCO §07-14-09 and CCCO §07-14-29?

Conclusion: The proposed project complies with the specific use standards for a contractor shop per CCCO §07-14-09 and CCCO §07-14-29.

Findings:

(1) **The use shall be contained within a building or behind a sight-obscuring fence:** Parking/storage of company vehicles and employee parking will be located behind the shop. There will be a sight-obscuring fence that all vehicles and equipment shall be contained behind. All other work is done off-site.

(2) **All work shall be conducted off site:** Per the applicant's land use worksheet and letter of intent, all work will be conducted off-site with loading and unloading of supplies on-site, with the exception of what is allowed with the contractor shop criteria, which vehicle/equipment will either be in a building or located behind a site obscuring fence (**Exhibits A2 and A3**).

(3) **Business vehicles shall be operable and parked on site, not on a public or private road:** Per the applicant's site plan, business parking will be on-site (**Exhibit A4**). No parking will take place on a public or private road. Based on the Planning Staff's site visit on July 9, 2025, there does not appear to be any inoperable business vehicles on the property (**Exhibit C**).

(4) **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:** Per the meeting with the applicant and staff, there will be approximately twenty (20) employees total who will visit the premises to pick up equipment to be used elsewhere, including company vehicles and cleaning supplies such as cleaning solutions, vacuums and microfiber clothes. (**Exhibit A2.1**).

(5) **Employees may meet on the premises to share rides to and from job sites:** This may occur.

(6) **Employees' vehicles shall be parked on site and not on a public or private road (Ord. 16-001, 1-8-2016):** There are ample parking spaces for employee vehicles as seen during the site visit (**Exhibit C**). There is space for more parking if needed. Parking is located on the west side of the property located behind the shop. See **Exhibit C** for the location of the parking spaces. As conditioned, the proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits A2 and A4**).

(7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0007.

(8) Evidence includes associated findings and evidence supported within this document.

Canyon County Code §09-03 (Area of City Impact Agreement) - AREA OF CITY IMPACT AGREEMENT ORDINANCE

Conclusion: The subject parcel is located within the City of Nampa Area of City Impact.

Findings:

(1) The subject parcel is located within the City of Nampa Area of City Impact.

(2) An agency notice was sent to the City of Nampa on April 18, 2025, and comments were received on April 21, 2025 (**Exhibit D2**). The City of Nampa submitted comments stating that the area is designated "Residential Mixed Use" on the Nampa Future Land Use Map. The City of Nampa requested that the subject property be annexed into the City of Nampa, and that the proposed property be zoned "Community Business." On July 28, 2025, staff received a revised comment letter (**Exhibit D2.1**) advising of the same information provided in **Exhibit D2**.

(3) Staff contacted the City of Nampa on May 20, 2025, over the phone. It was discussed that there are water services via a 12-inch water main on Madison Road. However, there is not sewer utilities available. The subdivision to the east of the subject property has sewer, but the City of Nampa was not sure if they have the capacity to include the subject parcel. It was also discussed that if the property owner annexed into the City of Nampa and obtained the "Community Business" zoning, the property owner could not live on the property. The property owner would be able to split the house off and have a residential zoning for that portion as long as it didn't exceed 17,000 sq. ft.

(4) It is anticipated that in the future the area will be primarily residential. A staging area and contractor shop are not permitted in a residential zone. As conditioned, the staging area and contractor shop shall expire at the time the adjacent property to the north either annexes into the City of Nampa or develops the property for residential use.

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0007.

(6) Evidence includes associated findings and evidence supported within this document.

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Canyon County Hearing Examiner **approves** Case # CU2025-0007, a conditional use permit for a staging area and contractor shop 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. Any violations of any applicable federal, state, and local requirements shall be considered a violation of this conditional use permit.
2. A change of occupancy from residential to commercial occupancy, fire district permits, and approval for a Certificate of Occupancy for the business office, shop, and breakroom. All appropriate building permits shall be obtained within 180 days from the approval of the Conditional Use Permit.
3. The applicant shall comply with the applicable City of Nampa's access requirements. The applicant shall obtain a permit to be provided at the time of building permit submittal.
    a. Prior to commencement, the applicant shall coordinate with the City of Nampa and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district.
4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance.
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction. All necessary permits shall be obtained from Pioneer Irrigation District and shall be obtained prior to commencement.
6. Signage shall meet CCZO §07-10-13 requirements, and shall not exceed 32 sq. feet and 10 feet 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.
7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits A2 and A4**).
    a. The hours of operation shall be Monday – Friday, 7 am -6 pm, as proposed in the applicant's letter of intent and land use worksheet (**Exhibits A2 and A3**).
    b. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on site, not on a public or private road.
8. This conditional use permit must follow land use time limitation as stated in CCZO 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.
    a. Commencement shall be the date zoning compliance is issued for a change of occupancy for the home office and shop.
9. A dust mitigation plan shall be submitted prior to commencement to the Development Services Department. 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) requirements.

10. A sight-obscuring fence shall be constructed on the north, south, and west portions of the west side of the property, behind the shop, as to obscure the business operations. The placement of fencing shall take into consideration any easements that may be in place. Proof shall be submitted to the Development Services Department for review and approval prior to commencement.

11. The applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property as evidenced by the applicant providing Development Services a letter of review and approval from SWDH prior to the commencement of contractor shop and staging area activities.

12. The conditional use permit for a staging area and contractor shop shall be limited to residential development or annexation into the City of Nampa to the adjacent property to the north (parcel R30831010). Should the adjacent property to the north develop into residential or be annexed into the City of Nampa, the conditional use permit for a staging area and contractor shop shall terminate.

DATED this 2nd day of September, 2025.

HEARING EXAMINER
CANYON COUNTY, IDAHO

Leon Letson

State of Idaho)

SS

County of Canyon County)

On this 2nd day of September, in the year 2025, before me Caitlin Ross, a notary public, personally appeared Leon Letson, 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.

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

Exhibit C7

Findings of Fact, Conclusions of Law and Order

Preliminary Plat - SD2019-0013

Findings

1. The applicant, Mason & Associates, representing Mark Hess, is requesting approval of a Preliminary Plat (with irrigation and drainage plans) for **Hesse Acres Subdivision** on Parcels R30795, R30800 and R30800010. The plat consists of nine (9) residential lots, (3) common lots and one (1) road lot (Attachment A). The properties are located at 17178 and 17260 Madison Road, Nampa; also referenced as a portion of the SE¼ of Section 3, T3N, R2W, BM, Canyon County, Idaho.
2. The parcels are rezoned to "R-1" (Single Family Residential).
3. The properties are located within the City of Nampa Area of City Impact. See Attachment C for the City's required improvements.
4. The subdivision will be served by individual wells and septic systems.
5. Gravity irrigation will be provided to each lot via water rights from Pioneer Irrigation District.
6. All lots will have access onto the extension of E. Colter Bay Drive. Three lots will access E. Colter Bat Drive via private road (Road Lot 6, Block 2). The private road name, N. Hess Place, was approved by the City of Nampa.
7. A portion of this project is located within a mapped floodplain, SFHA: AE Flood Zone (FIRM panel #16027C0381F). See Attachment B for consistency with CCZO §07-10A11(2)K.
8. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on May 25, 2021. Newspaper notice was published on May 25, 2021. Property owners within 300' were notified by mail on May 25, 2021. The property was posted on June 2, 2021.
9. The record includes all testimony received at the public hearing held on June 11, 2021 and July 9, 2021, the staff report, exhibits, and documents in case file SD2019-0013.

Conclusions of Law

According to CCZO §07-17-09(5):

1. *The Board shall consider the Commission's recommendation at a noticed public hearing.*
   - On March 11, 2021, the Planning and Zoning Commission recommended approval subject to recommended conditions of approval.
2. *The Board shall base its findings upon the evidence presented at the board's public hearing, and within thirty (30) calendar days declare its findings. It may sustain, modify or reject the recommendations of the commission and make such findings as are consistent with the provisions of this chapter and the Idaho Code. The findings shall specify:*
   1. *The ordinance and standards used in evaluating the application;*
   2. *The reasons for approval or denial; and*
   3. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.*

Standard of Review for Subdivision Plats:

A. Idaho Code, §67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions);
B. Idaho Code, §50-1301 through 50-1329 (Platting);
C. Idaho Code, §31-3805 (Irrigation);
D. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations);
E. Subdivision Plats in Flood Zone, CCZO §07-10A11(2)K; and
F. Canyon County Code Chapter 9, Article 11 (Areas of City Impact - Nampa).

The preliminary plat was found to be complete by Keller Associates subject to conditions of approval (Attachment B). Additional, upon review of the plat (Attachment A) and letter provided by Mason & Associates regarding the floodplain, Keller Associates finds the plat does not propose any alterations to the water course of the Mason Creek Drain. Proposed public improvements located with the floodplain are limited to approximately 180 lineal feet of public road improvements near the edge of the floodplain. Existing ground elevations along the centerline of the proposed road range between 2459.5 and 2462.0 all of which is above the Base Flood Elevation (BFE) of 2459.0 established within 70 feet of the proposed centerline. This indicates that all road improvements can be constructed above the BFE without changing the existing grades adjacent to the roadway. Construction of residential homes will be required above the BFE (Base Flood Elevation) and other applicable requirements of CCZO 07-10A-09 & 11). Therefore, the plat with floodplain information meets the standards and findings required by CCZO §07-10A11(2)K (Attachment B).

Conditions of Approval

1. All subdivision improvements (public roads, shared access, irrigation and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat. Prior to installation of improvements, a construction plan must be submitted at the time of final plat and reviewed and approved by the County Engineer. Any construction within a mapped floodplain requires a Floodplain Development Permit.
2. Historic irrigation laterals, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
4. Prior to the Board signing the Final Plat, conditions of approval stated in the comment letter from Keller Associates (Attachment B) shall be met.
5. The final plat shall comply with applicable requirements of Nampa Fire District.
6. Subject to Canyon County Code (CCC) Section 09-11-19(5), the final plat shall be reviewed for consistency with the City's conditions of approval and requirements (Attachment C). The final plat shall have a certification line for execution by the City of Nampa Engineer attesting to the plat's conformance with the city standards listed within CCC Section 09-11-19. The plat shall not be signed by the Board of County Commissioners or recorded until the City Engineer has signed the plat.
7. Prior to the Board signing the Final Plat, a Road User's Maintenance Agreement (RUMA) shall be prepared and recorded per CCZO §07-10-03(1)B3.
8. Prior to the Board signing the Final Plat, a Water User's Maintenance Agreement (WUMA) shall be recorded between all water users.
9. Prior to the Board signing the Final Plat, an after-the-fact property boundary adjustment between Parcels R30795 and R30799 shall be submitted and approved by Canyon County Development Services in accordance with CCZO §07-10-17.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2019-0013, the Board of County Commissioners **approves** the Preliminary Plat, Irrigation & Drainage Plan for Hesse Acres Subdivision subject to the Conditions of Approval as enumerated herein.

APPROVED this 9th day of July, 2021.

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY,

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek	✓		
Commissioner Keri Smith	✓		
Commissioner Pamela White	✓		

Attest: Chris Yamamoto, Clerk

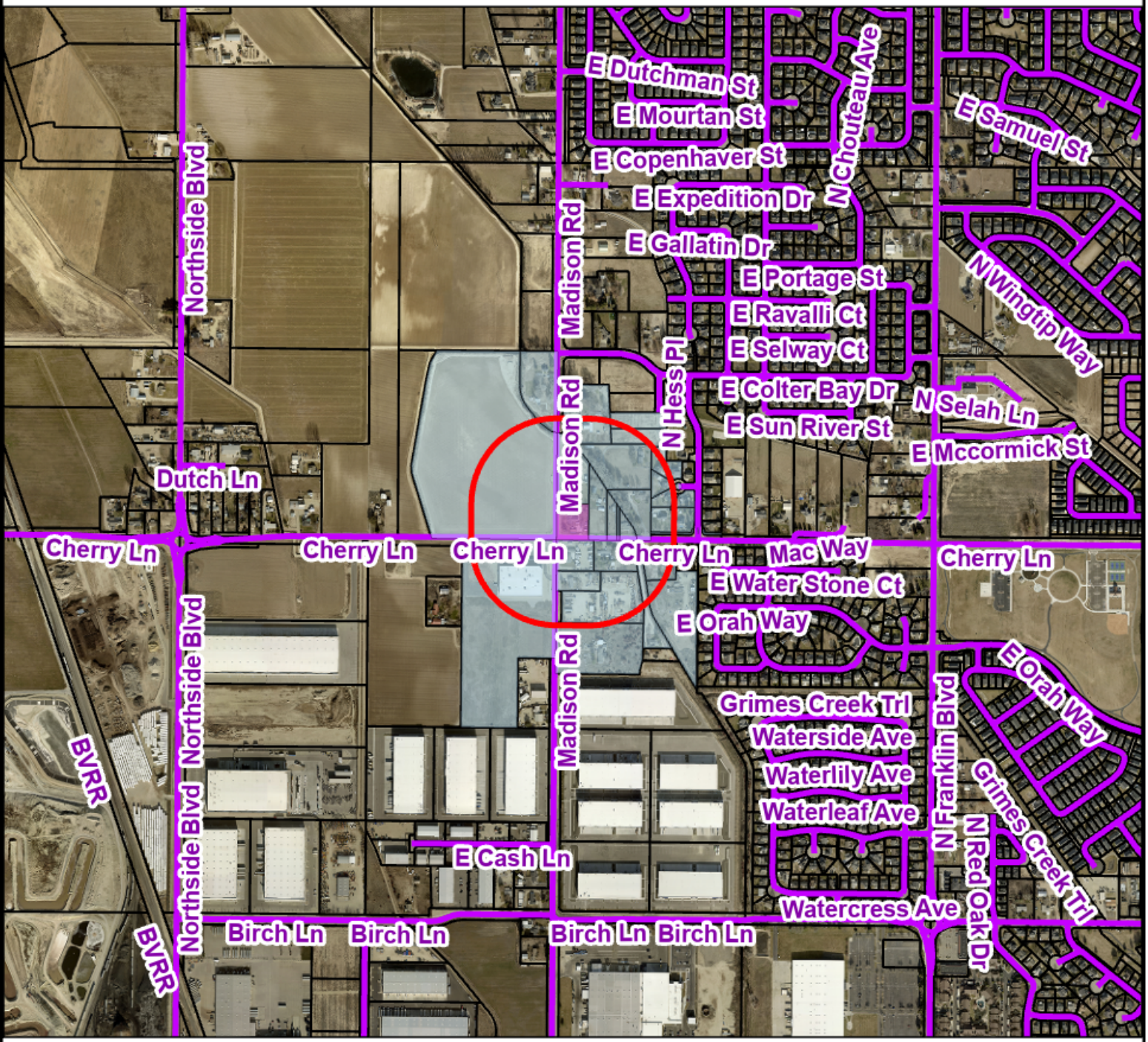
By: M. Reeves, Deputy

Neighborhood Notification Map
Parcel No. R30795013
Buffer Distance 600 Feet

This map is for informational purposes only and does not suggest approval of the project.

Canyon County
Development Services
111 N. 11th Ave ROOM 310
Caldwell, ID 83605

Date: 3/2/2026
By: TAlmeida



Legend

- NOTIFICATION BUFFER
- SUBJECT_PROPERTY
- NOTIFIED PARCELS
- TAX PARCELS
- Highway
- Interstate
- Local Road

SCALE

0 0.2 0.4 Miles

Exhibit C8.1

Neighborhood listings and maps are provided "as-is" without warranties on accuracy, completeness, or timeliness. Users are solely responsible for determining their appropriateness for decision-making. Canyon County, ID makes no guarantees, express or implied, including fitness for any particular use. Maps are dynamic and subject to ongoing revisions; they do not represent a survey. Neither Canyon County nor its employees assume liability for any errors or damages arising from the use of this information.

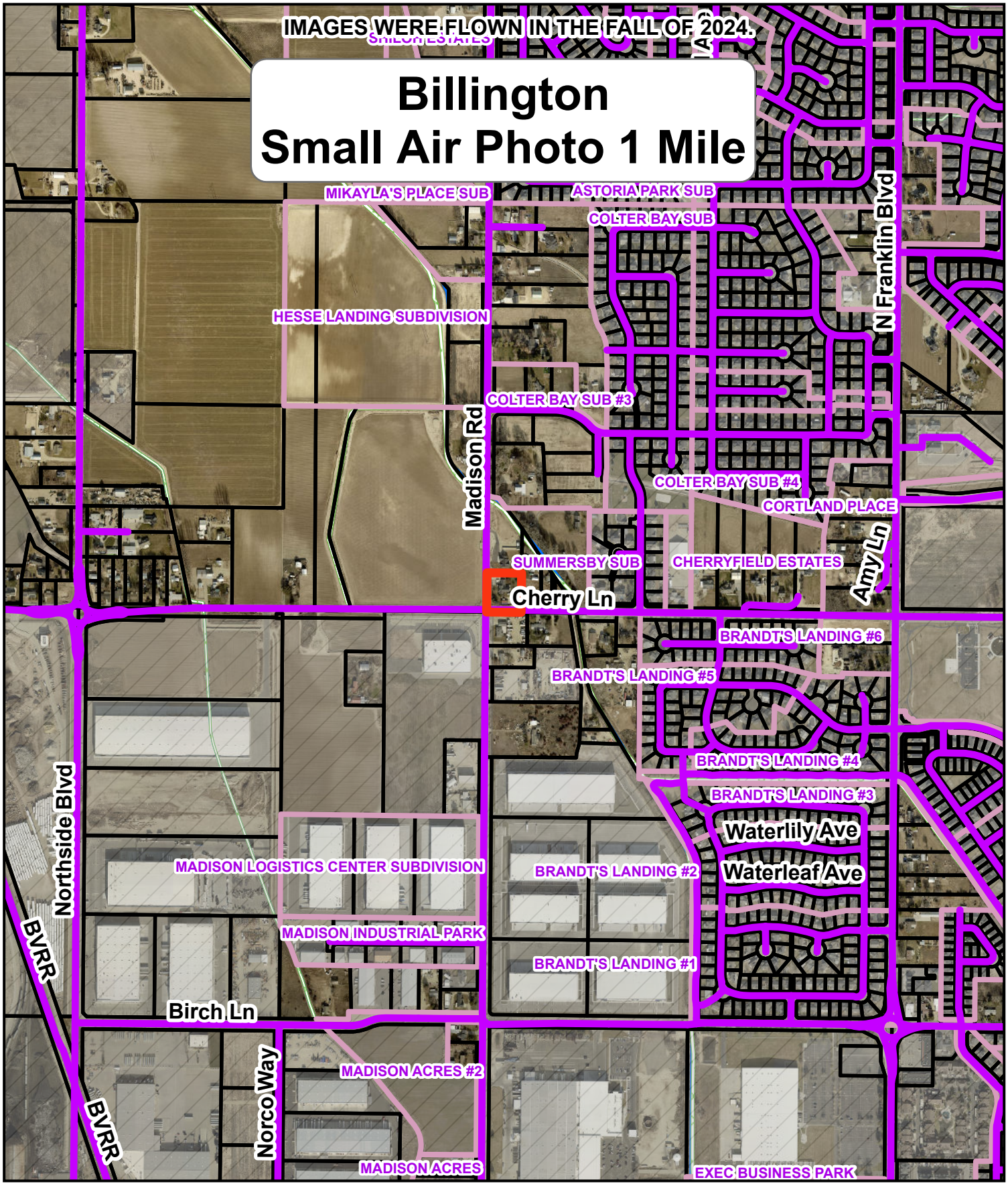
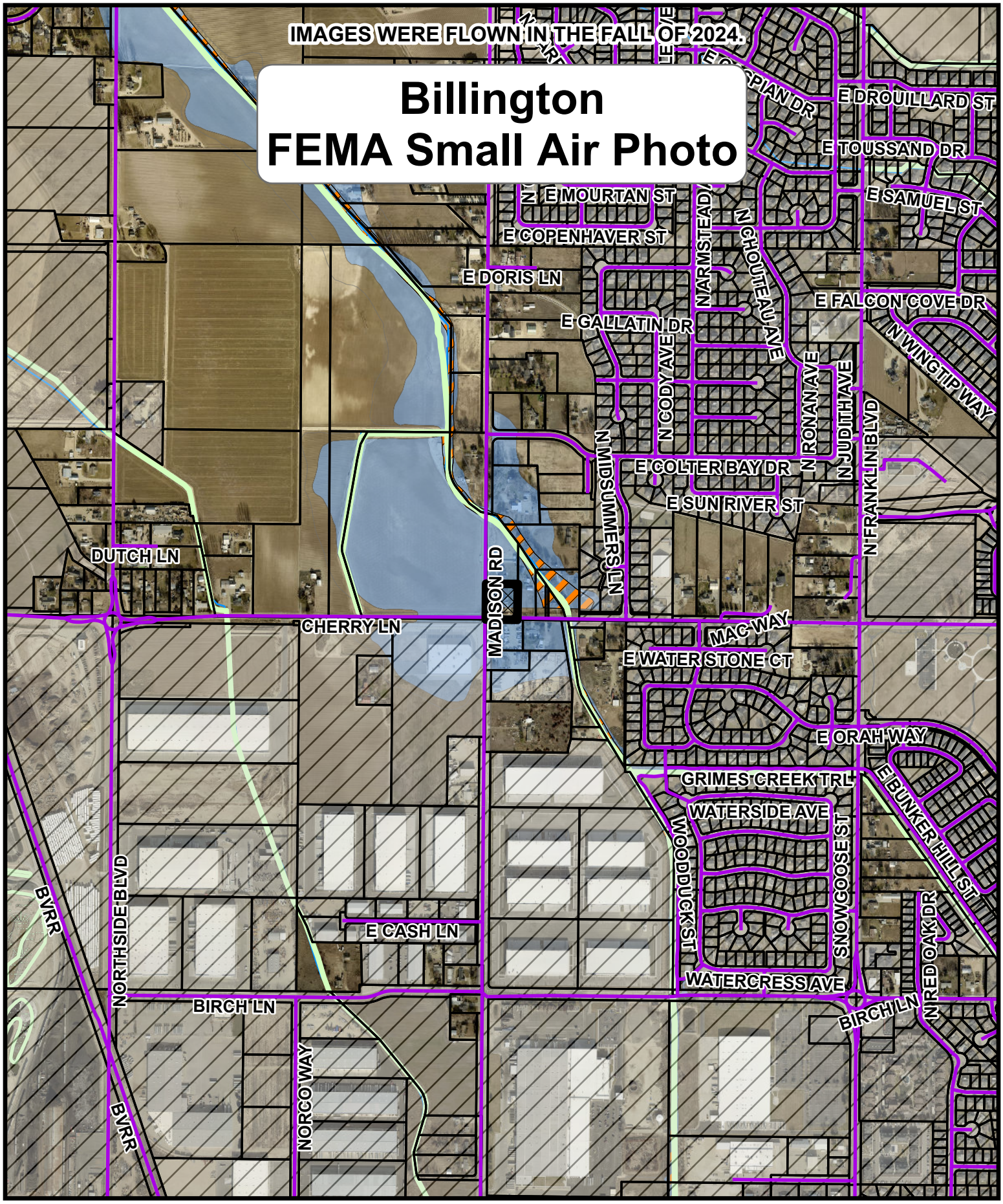


Exhibit C8.2

City_Limits
Wetlands

0 0.25 0.5 Miles



Legend

- SUBJECT_PROPERTY
- TAXLOTS
- WETLANDS
- A
- AE
- X

Exhibit C8.3

400 0 400 Feet

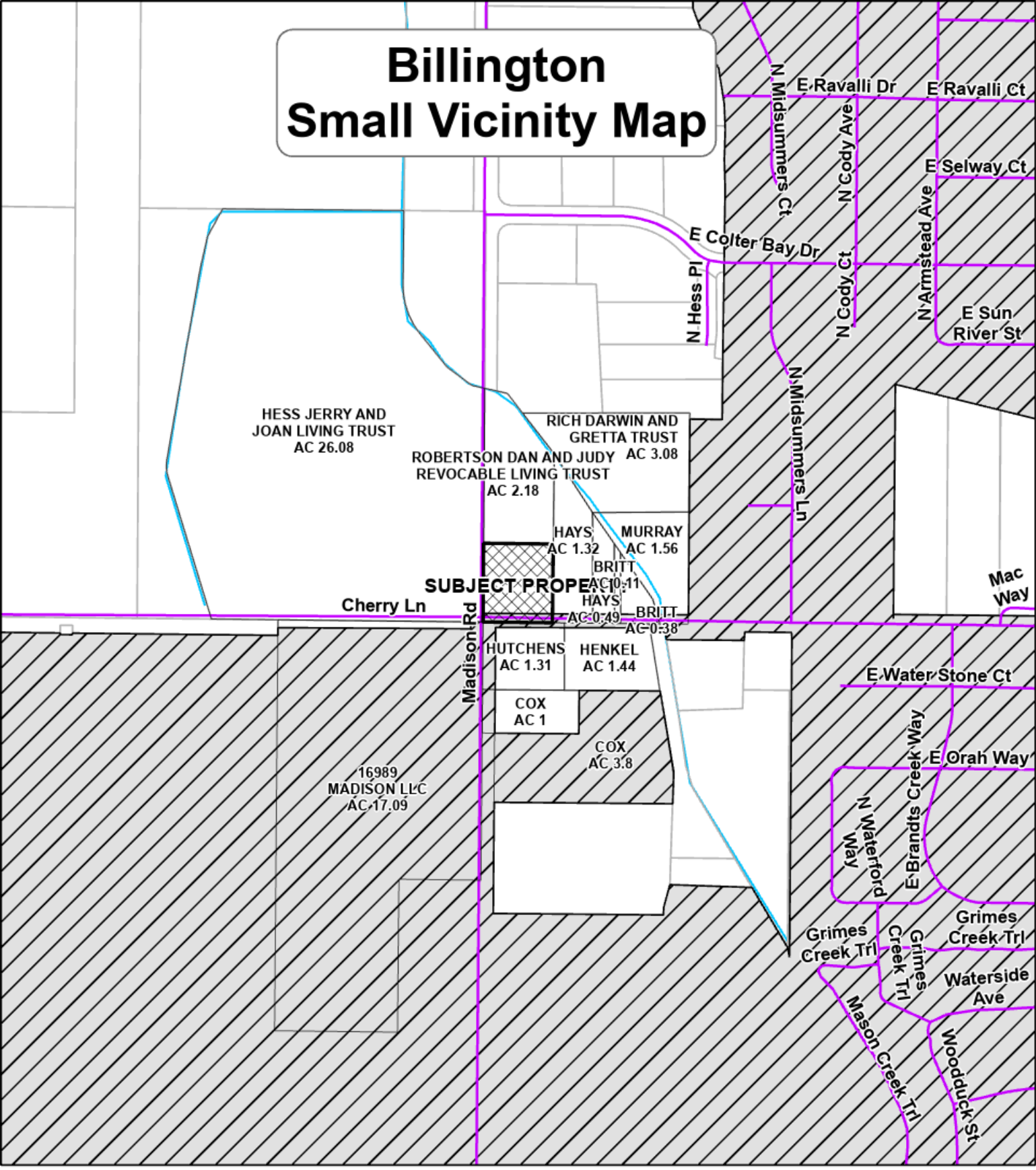
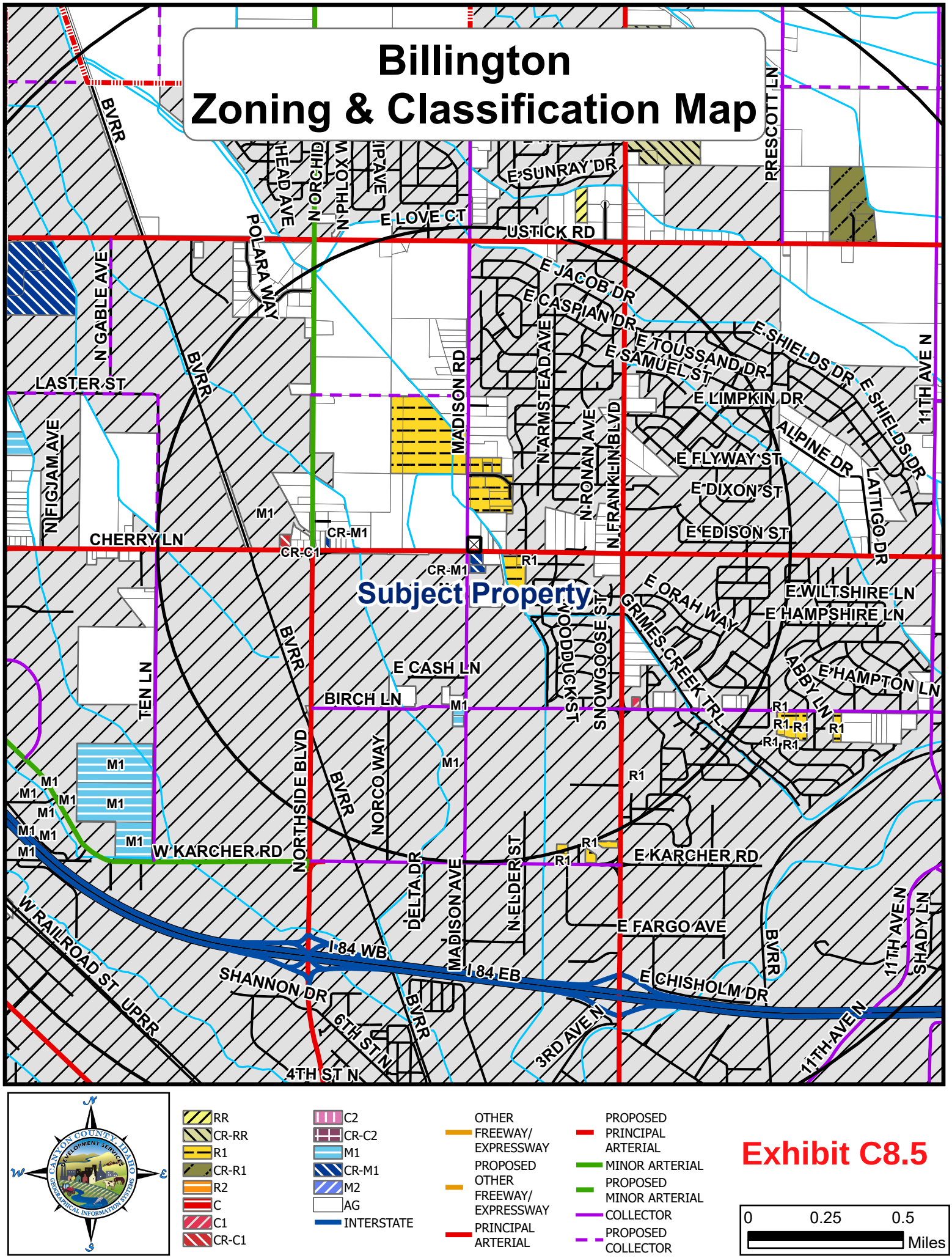
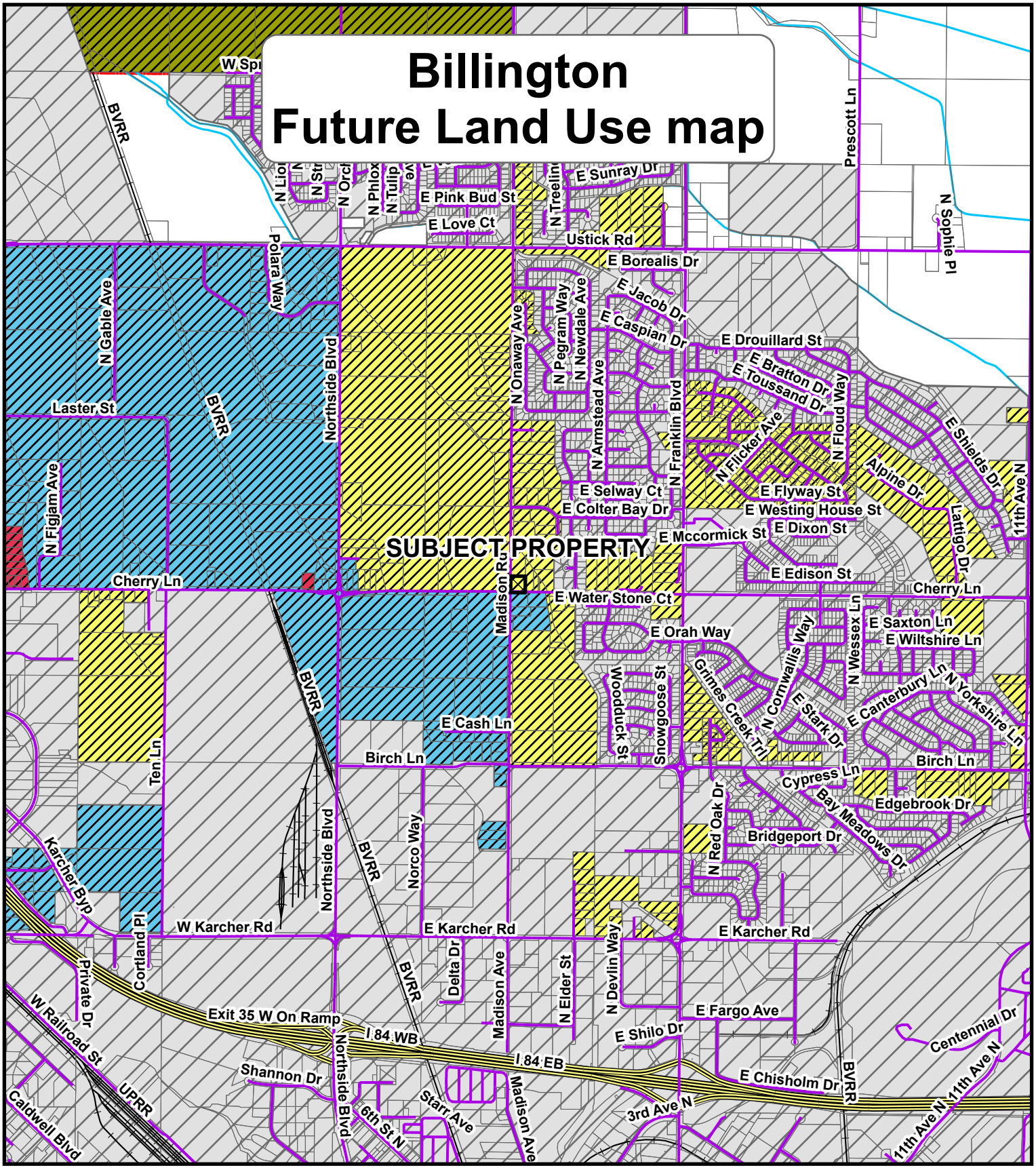
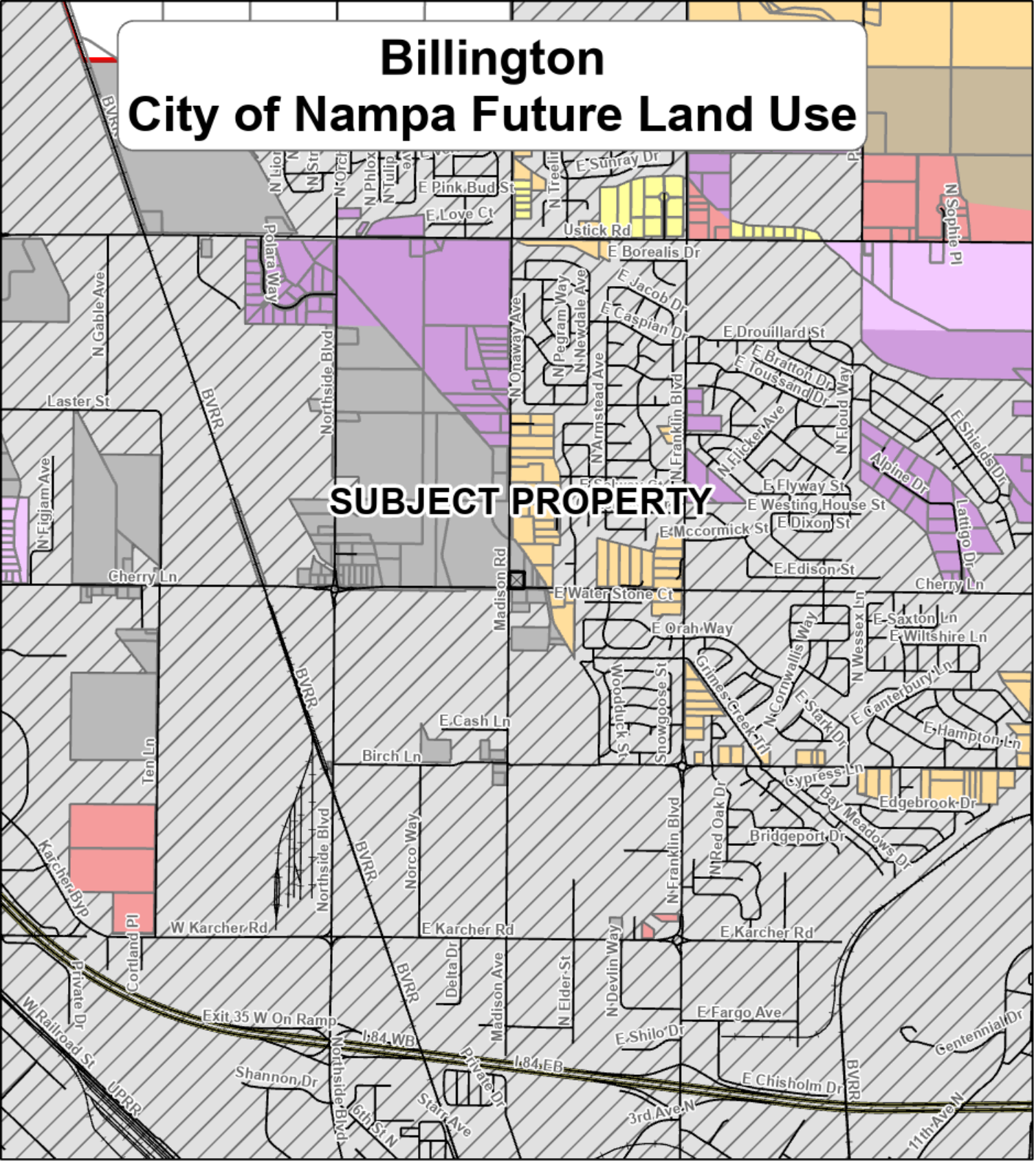

Billington
Small Vicinity Map
N Midsummers Ct
E Ravalli Dr
E Ravalli Ct
N Cody Ave
E Selway Ct
N Armstead Ave
E Colter Bay Dr
N Hess Pl
N Cody Ct
E Sun River St
N Midsummers Ln
HESS JERRY AND JOAN LIVING TRUST AC 26.08
RICH DARWIN AND GRETTA TRUST AC 3.08
ROBERTSON DAN AND JUDY REVOCABLE LIVING TRUST AC 2.18
HAYS AC 1.32
MURRAY AC 1.56
BRITT AC 0.11
SUBJECT PROPERTY
HAYS AC 0.49
BRITT AC 0.38
Cherry Ln
Madison Rd
Mac Way
HUTCHENS AC 1.31
HENKEL AC 1.44
E Water Stone Ct
COX AC 1
COX AC 3.8
E Orah Way
E Brandts Creek Way
N Waterford Way
16989 MADISON LLC AC 17.09
Grimes Creek Trl
Grimes Creek Trl
Grimes Creek Trl
Waterside Ave
Mason Creek Trl
Woodduck St
N
W
E
S
0
0.13
0.25
Miles

Exhibit C8.4


Billington
Zoning & Classification Map
Subject Property
BVRR
PRESCOTT LN
E SUNRAY DR
N ORCHID AVE
N PHLOX WAY
E LOVE CT
USTICK RD
POLARA WAY
N GABLE AVE
E JACOB DR
E CASPIAN DR
E TOUSSAND DR
E SAMUEL ST
E SHIELDS DR
11TH AVE N
LASTER ST
MADISON RD
ARMSTEAD AVE
N RONAN AVE
N FRANKLIN BLVD
E LIMPKIN DR
ALPINE DR
E FLYWAY ST
E DIXON ST
LATTIGO DR
N FIGJAM AVE
CHERRY LN
E EDISON ST
CR-M1
CR-C1
R1
M1
E ORAH WAY
E WILTSHIRE LN
E HAMPSHIRE LN
GRIMES CREEK TRL
ABBY LN
E HAMPTON LN
E CASH LN
BIRCH LN
SNOWGOOSE ST
WOODDUCK ST
TEN LN
NORTHSIDE BLVD
NORCO WAY
W KARCHER RD
E KARCHER RD
DELTA DR
N ELDER ST
MADISON AVE
W RAILROAD ST
UPRR
I 84 WB
I 84 EB
SHANNON DR
E FARGO AVE
E CHISHOLM DR
11TH AVE N
SHADY LN
6TH ST N
4TH ST N
3RD AVE N
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 C8.5
0
0.25
0.5
Miles


Billington
Future Land Use map
SUBJECT PROPERTY
BVRR
Prescott Ln
N Sophie Pl
E Sunray Dr
E Pink Bud St
E Love Ct
Ustick Rd
E Borealis Dr
E Jacob Dr
E Caspian Dr
E Drouillard St
E Bratton Dr
E Toussand Dr
N Floyd Way
E Shields Dr
11th Ave N
Alpine Dr
Lattigo Dr
N Flicker Ave
N Franklin Blvd
N Armstead Ave
N Newdale Ave
N Pegram Way
N Onaway Ave
Polara Way
N Gable Ave
Laster St
Northside Blvd
N Figjam Ave
E Selway Ct
E Colter Bay Dr
E Flyway St
E Westing House St
E Dixon St
E Mccormick St
E Edison St
Cherry Ln
E Water Stone Ct
Madison Rd
E Orah Way
E Saxton Ln
E Wiltshire Ln
N Wessex Ln
N Cornwallis Way
Grimes Creek Trl
Woodduck St
Snowgoose St
E Stark Dr
E Canterbury Ln
N Yorkshire Ln
E Cash Ln
Birch Ln
Ten Ln
Cypress Ln
Edgebrook Dr
Bay Meadows Dr
N Red Oak Dr
Bridgeport Dr
Karcher Byp
Norco Way
W Karcher Rd
E Karcher Rd
Cortland Pl
Private Dr
W Railroad St
Delta Dr
Madison Ave
N Elder St
N Devlin Way
E Fargo Ave
E Shilo Dr
Exit 35 W On Ramp
I 84 WB
I 84 EB
Centennial Dr
E Chisholm Dr
Shannon Dr
Starr Ave
3rd Ave N
11th Ave N
Caldwell Blvd
UPRR
6th St N
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
Exhibit C8.6
0
0.5
1
Miles

Billington
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 C8.7

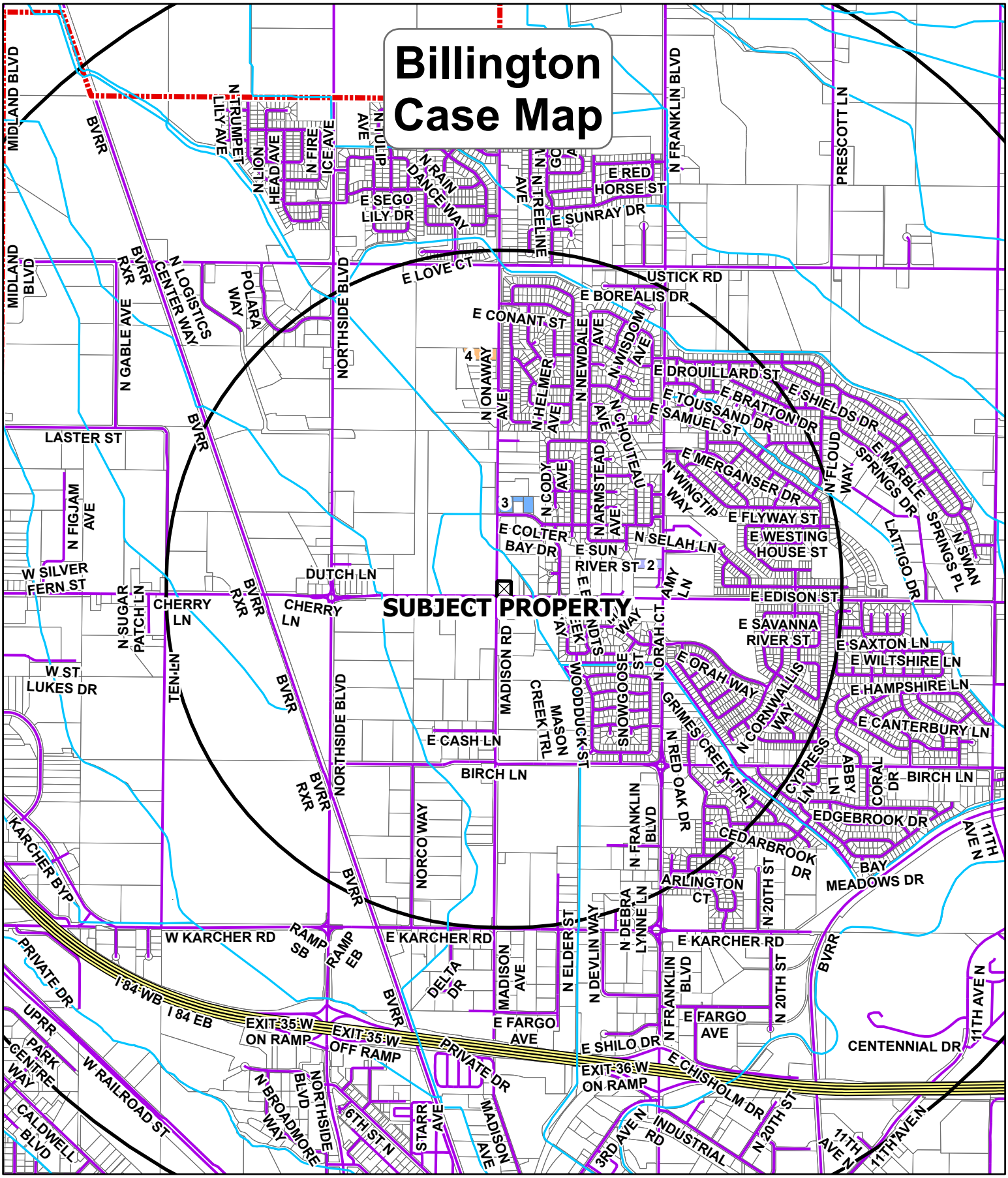

Billington Case Map
SUBJECT PROPERTY
MIDLAND BLVD
BVRR
N TRUMPET LILY AVE
N OIL N HEAD AVE
N FIRE ICE AVE
N TULIP AVE
N RAIN DANCE WAY
E SEGO LILY DR
N TREELINE AVE
E RED HORSE ST
E SUNRAY DR
N FRANKLIN BLVD
PRESCOTT LN
E LOVE CT
USTICK RD
E BOREALIS DR
E CONANT ST
N GABLE AVE
N LOGISTICS CENTER WAY
POLARA WAY
NORTHSIDE BLVD
N ONAWAY AVE
N HELMER AVE
N NEWDALE AVE
N WISDOM AVE
E DROUILLARD ST
E TOUSSAND DR
E BRATTON DR
E SHIELDS DR
E SAMUEL ST
N CHOUTEAU AVE
N ARMSTEAD AVE
N CODY AVE
E MERGANSER DR
N WINGTIP WAY
N FLOUD WAY
E MARBLE SPRINGS DR
N SWAN SPRINGS PL
LATTIGO DR
E FLYWAY ST
E WESTING HOUSE ST
N SELAH LN
E SUN RIVER ST
E COLTER BAY DR
LASTER ST
N FIGJAM AVE
W SILVER FERN ST
DUTCH LN
CHERRY LN
N SUGAR PATCH LN
TEN LN
W ST LUKES DR
E EDISON ST
E SAVANNA RIVER ST
E SAXTON LN
E WILTSHIRE LN
E HAMPSHIRE LN
E CANTERBURY LN
E ORAH WAY
N ORAH CT
E AMY LN
N CORNWALLIS WAY
GRIMES CREEK TRL
N RED OAK DR
CYPRESS LN
ABBY LN
CORAL DR
BIRCH LN
EDGEBROOK DR
CEDARBROOK DR
BAY MEADOWS DR
11TH AVE N
N 20TH ST
ARLINGTON CT
N DEBRA LYNNE LN
N DEVLIN WAY
N ELDER ST
MADISON RD
MASON CREEK TRL
E CASH LN
WOODCHUCK ST
SNOWGOOSE ST
E KARCHER RD
W KARCHER RD
KARCHER BYP
NORCO WAY
DELTA DR
MADISON AVE
E FARGO AVE
N FRANKLIN BLVD
E SHILO DR
E CHISHOLM DR
CENTENNIAL DR
PRIVATE DR
I 84 WB
I 84 EB
EXIT 35 W ON RAMP
EXIT 35 W OFF RAMP
EXIT 36 W ON RAMP
RAMP SB
RAMP EB
UPRR
PARK CENTRE WAY
W RAILROAD ST
CALDWELL BLVD
N BROADMORE WAY
6TH ST N
STARR AVE
3RD AVE N
INDUSTRIAL RD
11TH AVE N
Year
2020
2021
2022
2023
2024
2025
Exhibit C8.8
0
0.5
1
Miles

Exhibit C8.8a

CASE SUMMARY				
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2022-0016	Conditional Rezone from Ag to CR-M1	Goodwin	APPROVED
2	CU2022-0038-APL	Staging Area	Gutierrez	APPROVED
3	SD2019-0013	Preliminary Plat	Hesse Acres Sub	APPROVED
4	CU2025-0007	CUP - Staging area & contractor shop	Rosa's House Cleaning	APPROVED

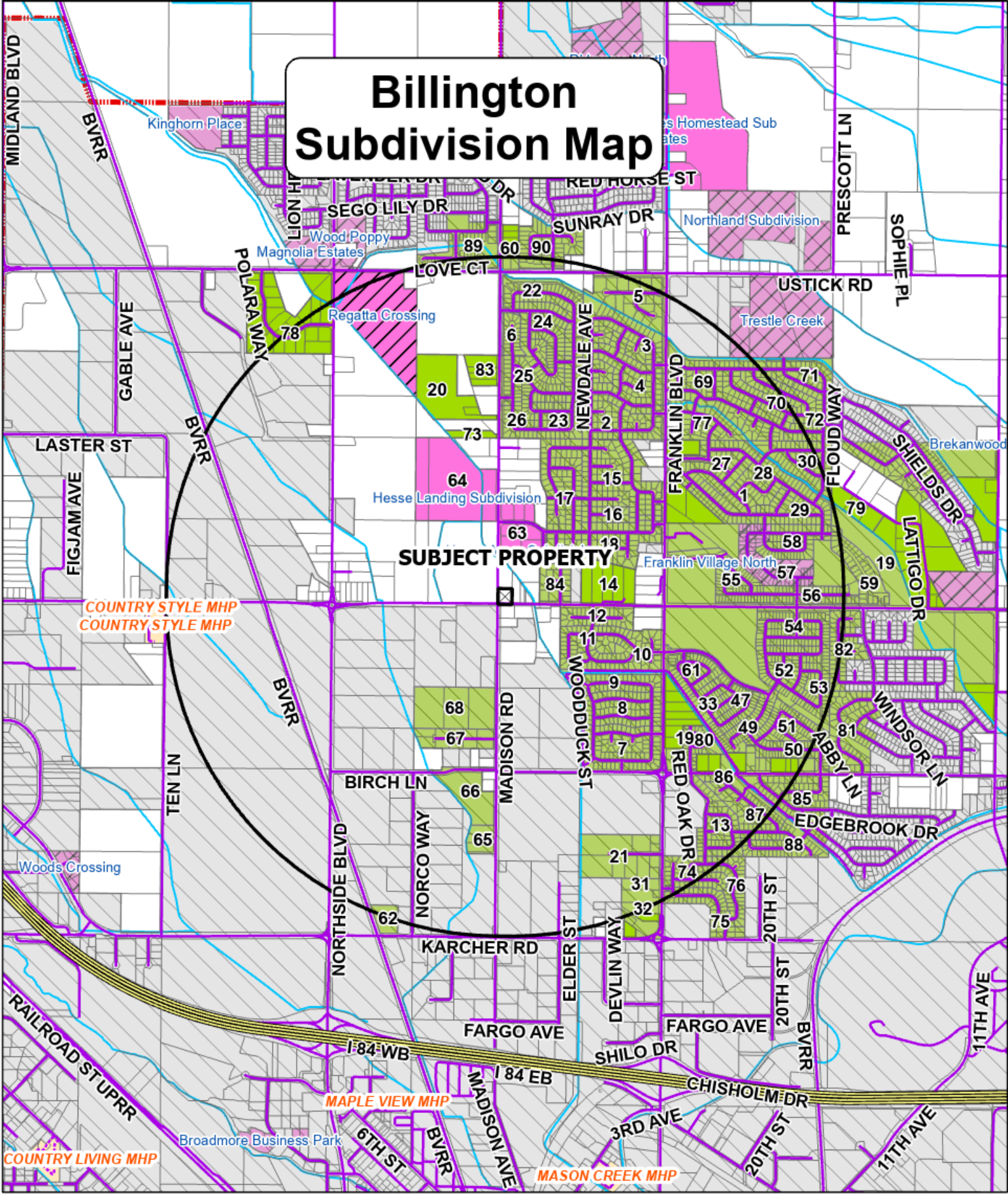

Billington Subdivision Map
SUBJECT PROPERTY
Kinghorn Place
Homestead Sub
Northland Subdivision
Wood Poppy
Magnolia Estates
Regatta Crossing
Trestle Creek
Brekanwood
Hesse Landing Subdivision
Franklin Village North
Woods Crossing
Broadmore Business Park
COUNTRY STYLE MHP
COUNTRY STYLE MHP
MAPLE VIEW MHP
COUNTRY LIVING MHP
MASON CREEK MHP
MIDLAND BLVD
BVRR
LION HT
SEGO LILY DR
RED HORSE ST
SUNRAY DR
PRESCOTT LN
SOPHIE PL
POLARA WAY
LOVE CT
USTICK RD
GABLE AVE
NEWDALE AVE
FRANKLIN BLVD
FLOUD WAY
SHIELDS DR
LATTIGO DR
LASTER ST
FIGJAM AVE
WOODDUCK ST
WINDSOR LN
ABBY LN
EDGEBROOK DR
RED OAK DR
TEN LN
BIRCH LN
MADISON RD
NORCO WAY
NORTHSIDE BLVD
KARCHER RD
ELDER ST
DEVLIN WAY
20TH ST
FARGO AVE
SHILO DR
CHISHOLM DR
I-84 WB
I 84 EB
RAILROAD ST UPRR
MADISON AVE
3RD AVE
6TH ST
11TH AVE
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.25
0.5
Miles

Exhibit C8.9

Exhibit C8.9a

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
90	1402.82	4073	0.34

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
5	176.14	563	0.31

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
31	2.71	1.18	0.06	26.08

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

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
AMENDED FEATHER COVE SUBDIVISION NO. 2	1	3N2W02	20.77	77	0.27	NAMPA	2021
ASTORIA PARK SUB	2	3N2W03	19.32	65	0.30	NAMPA	2003
ASTORIA PARK SUB #2	3	3N2W03	23.15	72	0.32	NAMPA	2003
ASTORIA PARK SUB #3	4	3N2W03	17.94	63	0.28	NAMPA	2004
ASTORIA PARK SUB #4	5	3N2W02	19.08	22	0.87	NAMPA	2006
BODLE FARMS SUBDIVISION	6	3N2W03	4.51	22	0.21	NAMPA	2024
BRANDT'S LANDING #1	7	3N2W11	22.16	77	0.29	NAMPA	1995
BRANDT'S LANDING #2	8	3N2W11	15.87	64	0.25	NAMPA	1997
BRANDT'S LANDING #3	9	3N2W11	10.11	38	0.27	NAMPA	1997
BRANDT'S LANDING #4	10	3N2W11	16.62	47	0.35	NAMPA	1998
BRANDT'S LANDING #5	11	3N2W10	11.51	46	0.25	NAMPA	1998
BRANDT'S LANDING #6	12	3N2W10	8.94	31	0.29	NAMPA	1998
BRANDT'S LANDING E	13	3N2W11	14.17	55	0.26	NAMPA	1999
CHERRYFIELD ESTATES	14	3N2W03	13.41	5	2.68	NAMPA	1993
COLTER BAY SUB	15	3N2W03	28.58	97	0.29	NAMPA	2003
COLTER BAY SUB #2	16	3N2W03	5.35	21	0.25	NAMPA	2004
COLTER BAY SUB #3	17	3N2W03	27.25	80	0.34	NAMPA	2003
COLTER BAY SUB #4	18	3N2W03	16.76	50	0.34	NAMPA	2004
CORTLAND PLACE	19	3N2W02	378.28	62	6.10	NAMPA	1894
DEER POINT	20	3N2W03	17.72	2	8.86	COUNTY (Canyon	1999
EXEC BUSINESS PARK	21	3N2W10	20.43	11	1.86	NAMPA	2003
FALL CREEK SUBDIVISION NO. 1	22	3N2W03	16.92	62	0.27	NAMPA	2016
FALL CREEK SUBDIVISION NO. 2	23	3N2W03	14.74	57	0.26	NAMPA	2018
FALL CREEK SUBDIVISION NO. 3	24	3N2W03	12.59	54	0.23	NAMPA	2020
FALL CREEK SUBDIVISION NO. 4	25	3N2W03	18.72	73	0.26	NAMPA	2020
FALL CREEK SUBDIVISION NO. 5	26	3N3W03	7.74	31	0.25	NAMPA	2021
FEATHER COVE SUBDIVISION NO. 1	27	3N2W02	18.53	66	0.28	NAMPA	2020
FEATHER COVE SUBDIVISION NO. 2	28	3N2W02	20.77	77	0.27	NAMPA	2021
FEATHER COVE SUBDIVISION NO. 3	29	3N2W02	12.51	45	0.28	NAMPA	2021
FEATHER COVE SUBDIVISION NO. 4	30	3N2W02	16.29	51	0.32	NAMPA	2023
FRANKLIN OFFICE WAREHOUSE SUBDIVISION	31	3N2W10	2.48	3	0.83	NAMPA	2021
FRANKLIN TRACTS	32	3N2W10	14.18	10	1.42	NAMPA	1946
FRANKLIN VILLAGE NO. 2	33	3N2W11	6.34	30	0.21	NAMPA	2017
FRANKLIN VILLAGE NO. 3	34	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	35	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	36	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	37	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	38	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	39	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	40	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	41	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	42	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	43	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	44	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	45	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	46	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	47	3N2W11	10.83	56	0.19	NAMPA	2018
FRANKLIN VILLAGE NO. 4	48	3N2W11	0.00	47	0.00	NAMPA	2019
FRANKLIN VILLAGE NO. 4	49	3N2W11	9.63	47	0.20	NAMPA	2019
FRANKLIN VILLAGE NO. 5	50	3N2W11	9.48	51	0.19	NAMPA	2019
FRANKLIN VILLAGE NO. 6	51	3N2W11	10.21	54	0.19	NAMPA	2020
FRANKLIN VILLAGE NO. 7	52	3N2W11	13.83	67	0.21	NAMPA	2020
FRANKLIN VILLAGE NO. 8	53	3N2W11	11.93	56	0.21	NAMPA	2021
FRANKLIN VILLAGE NO. 9	54	3N2W11	16.17	79	0.20	NAMPA	2022

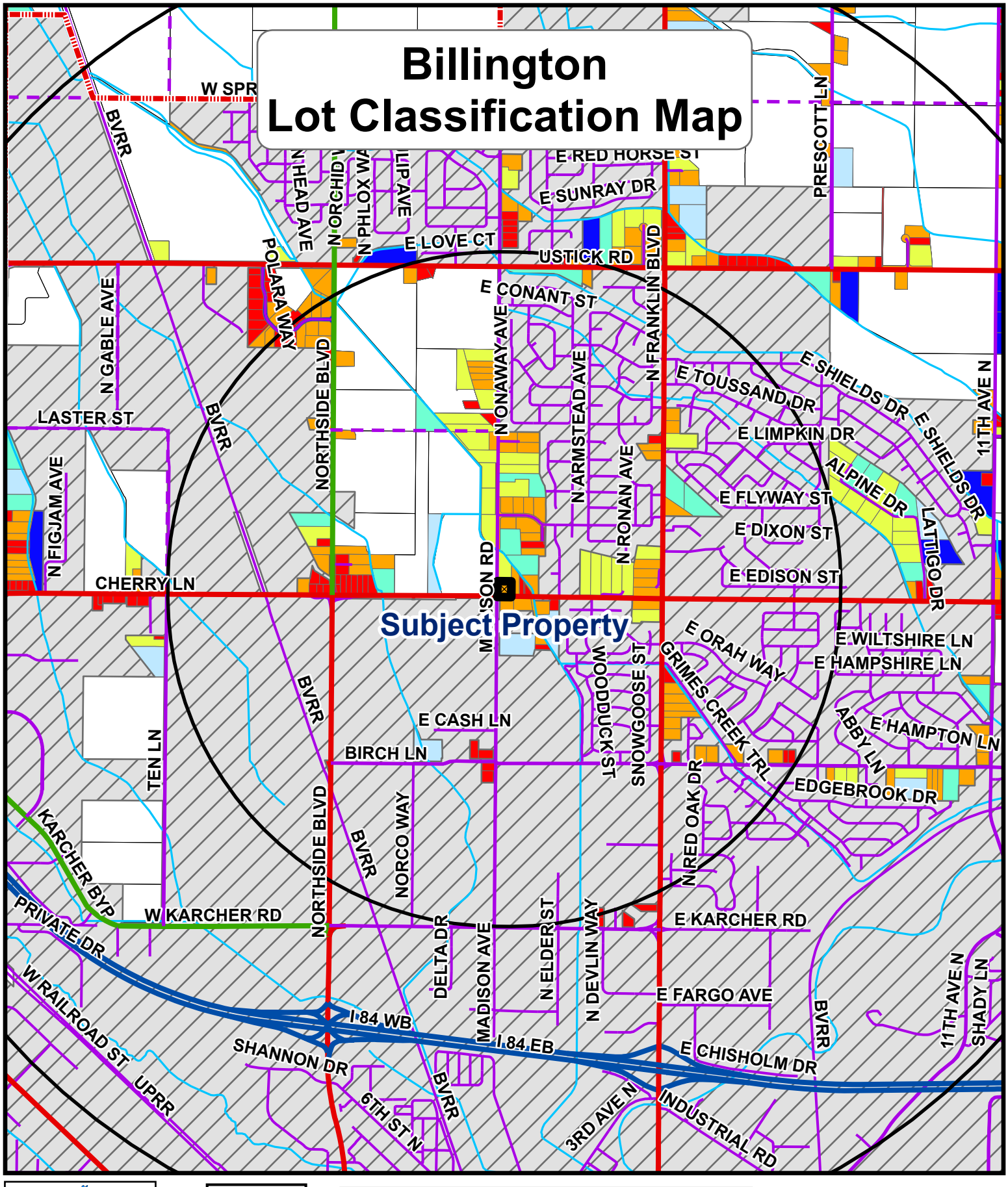
FRANKLIN VILLAGE NORTH SUBDIVISION NO. 1	55	3N2W02	13.89	60	0.23	NAMPA	2023
FRANKLIN VILLAGE NORTH SUBDIVISION NO. 2	56	3N2W02	9.42	46	0.20	NAMPA	2024
FRANKLIN VILLAGE NORTH SUBDIVISION NO. 3	57	3N2W02	0.00	63	0.00	NAMPA	2025
FRANKLIN VILLAGE NORTH SUBDIVISION NO. 4	58	3N2W02	11.45	54	0.21	NAMPA	2025
FRANKLIN VILLAGE NORTH SUBDIVISION NO. 5	59	3N2W02	10.95	39	0.28	NAMPA	2026
FROSTY ACRES SUB	60	4N2W34	5.06	6	0.84	0	1992
Franklin Village No. 1	61	3N2W11	10.65	49	0.22	NAMPA	2016
HENRY ANKENY IND #1	62	3N2W10	3.74	1	3.74	NAMPA	1968
HESSE ACRES SUBDIVISION	63	3N2W03	14.66	11	1.33	COUNTY (Canyon	0
HESSE LANDING SUBDIVISION	64	3N2W03	34.04	3	11.35	COUNTY (Canyon	2023
MADISON ACRES	65	3N2W10	4.72	3	1.57	NAMPA	1973
MADISON ACRES #2	66	3N2W10	12.21	1	12.21	NAMPA	1984
MADISON INDUSTRIAL PARK	67	3N2W10	8.86	11	0.81	NAMPA	2016
MADISON LOGISTICS CENTER SUBDIVISION	68	3N2W10	19.51	3	6.50	NAMPA	2023
MERIWETHER PARK SUBDIVISION #1	69	3N2W02	27.16	180	0.15	NAMPA	2008
MERIWETHER PARK SUBDIVISION NO. 2	70	3N2W02	17.11	64	0.27	NAMPA	2018
MERIWETHER PARK SUBDIVISION NO. 3	71	3N2W02	12.42	44	0.28	NAMPA	2020
MERIWETHER PARK SUBDIVISION NO. 4	72	3N2W02	10.83	44	0.25	0	2021
MIKAYLA'S PLACE SUB	73	3N2W03	2.11	1	2.11	COUNTY (Canyon	2000
MILLIKEN HEIGHTS #1	74	3N2W11	11.10	46	0.24	NAMPA	1995
MILLIKEN HEIGHTS #2	75	3N2W11	10.70	45	0.24	NAMPA	1996
MILLIKEN HEIGHTS #3	76	3N2W11	8.46	36	0.24	NAMPA	1997
MODENA SUBDIVISION	77	3N2W02	11.47	36	0.32	NAMPA	2020
NORTHSIDE ESTATES	78	3N2W04	35.50	30	1.18	COUNTY (Canyon	2003
REMINGTON ACRES #2	79	3N2W02	6.12	3	2.04	NAMPA	2005
SHARPES ORCHARD SUBDIVISION	80	3N2W11	6.47	37	0.17	NAMPA	2022
SHERWOOD FOREST #1	81	3N2W11	21.98	70	0.31	NAMPA	1997
SHERWOOD MEADOWS #2	82	3N2W11	12.45	50	0.25	NAMPA	2000
SHILOH ESTATES	83	3N2W03	5.68	4	1.42	COUNTY (Canyon	1996
SUMMERSBY SUB	84	3N2W03	7.54	21	0.36	NAMPA	2002
SUNSET OAKS #1 PH #1	85	3N2W11	21.14	69	0.31	NAMPA	1995
SUNSET OAKS #1 PH #3	86	3N2W11	2.71	5	0.54	NAMPA	1996
SUNSET OAKS #1 PH #7	87	3N2W11	13.98	53	0.26	NAMPA	1998
SUNSET OAKS #1 PH #8	88	3N2W11	10.35	41	0.25	NAMPA	1998
SWEETWATER GLEN SUBDIVISION NO. 1	89	4N2W34	17.15	49	0.35	NAMPA	2023
TIMBERLAKE SUBDIVISION	90	4N2W34	15.43	44	0.35	NAMPA	2018

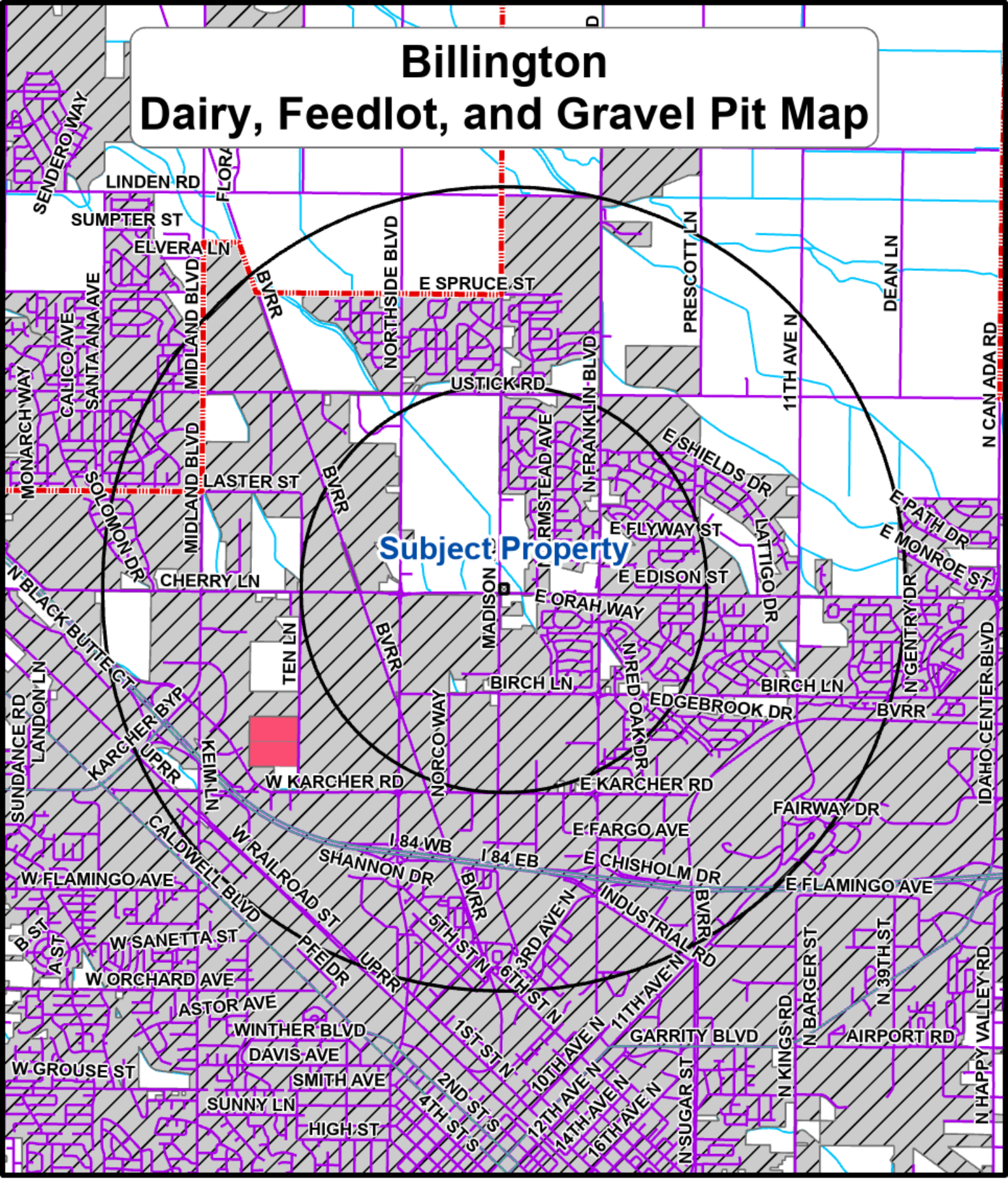
SUBDIVISIONS IN PLATTING

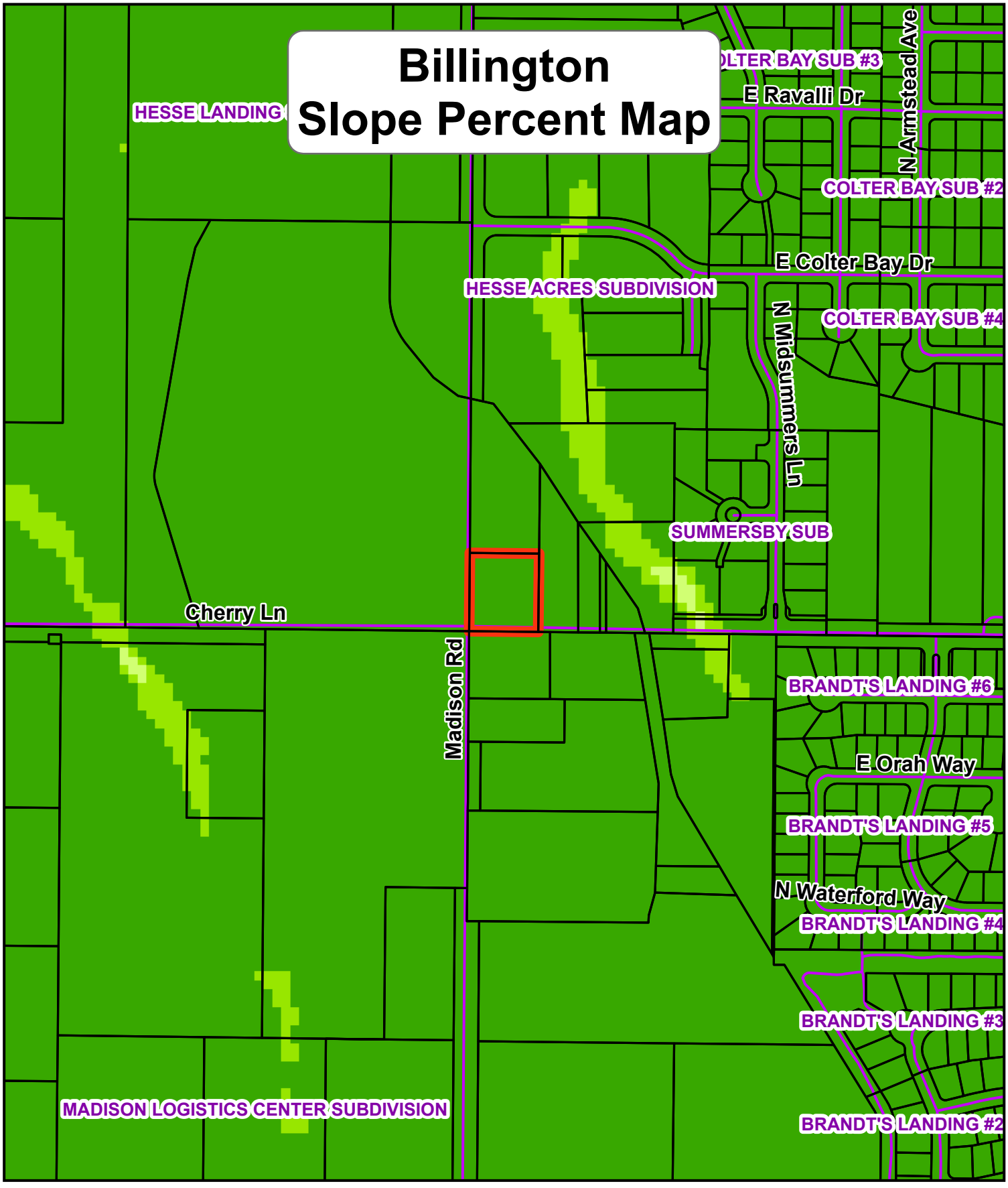
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Hesse Landing Subdivision	33.99	3	11.33
Hesse Acres Subdivision	14.70	10	1.47
Franklin Village North	47.66	173	0.28
Trestle Creek	42.05	193	0.22
Regatta Crossing	37.74	184	0.21

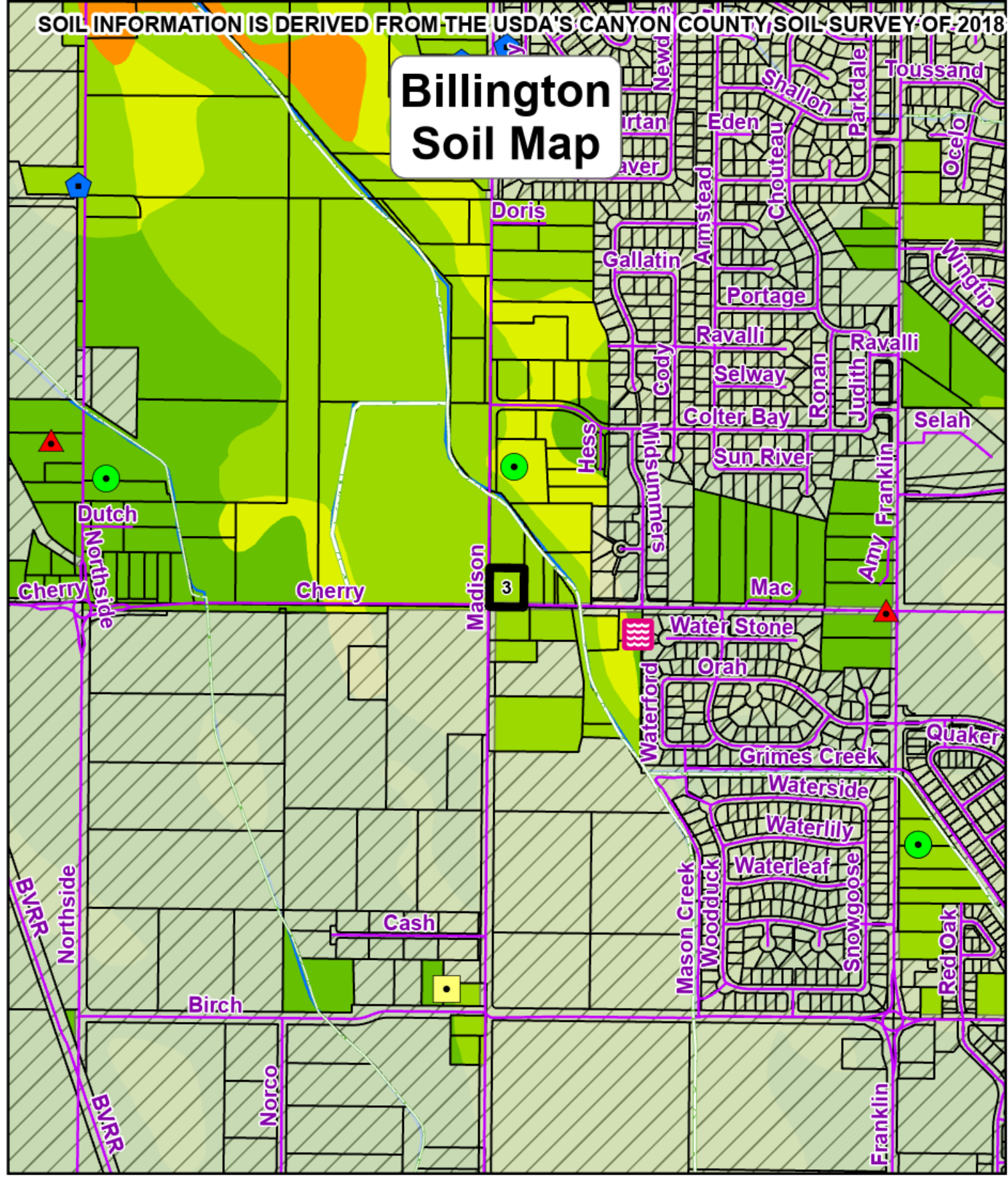
MOBILE HOME & RV PARKS

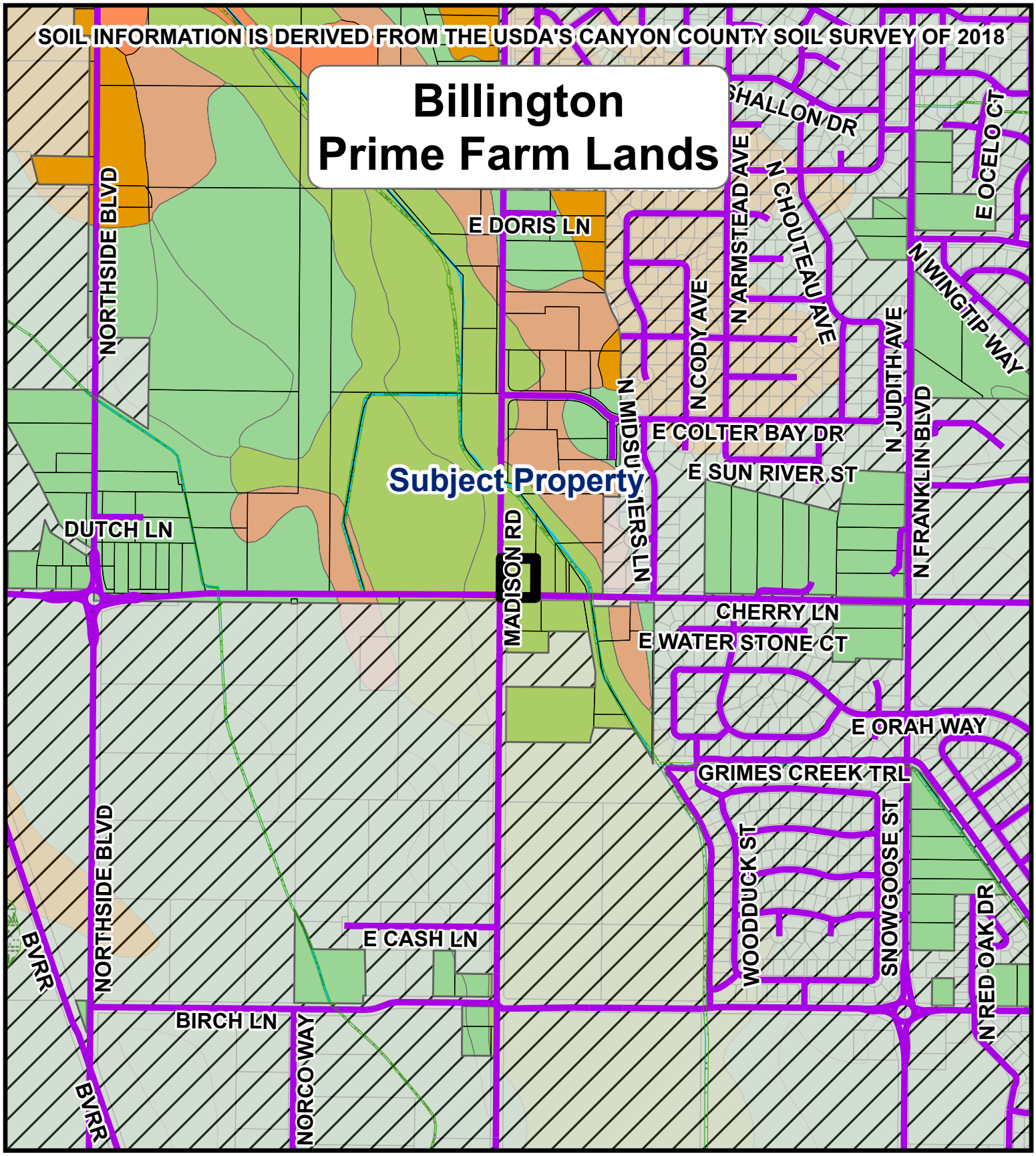
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...


Billington
Lot Classification Map
Subject Property
W SPR
BVRR
N HEAD AVE
N ORCHID
N PHLOX WAY
LIP AVE
E RED HORSE ST
E SUNRAY DR
PRESCOTT LN
E LOVE CT
USTICK RD
POLARA WAY
N GABLE AVE
E CONANT ST
N FRANKLIN BLVD
NORTHSIDE BLVD
N ONAWAY AVE
N ARMSTEAD AVE
E TOUSSAND DR
E SHIELDS DR
11TH AVE N
LASTER ST
E LIMPKIN DR
N FIGJAM AVE
N RONAN AVE
ALPINE DR
E FLYWAY ST
LATTIGO DR
E DIXON ST
CHERRY LN
MADISON RD
E EDISON ST
E ORAH WAY
E WILTSHIRE LN
E HAMPSHIRE LN
WOODDUCK ST
SNOWGOOSE ST
GRIMES CREEK TRL
E CASH LN
ABBY LN
E HAMPTON LN
BIRCH LN
EDGEBROOK DR
TEN LN
N RED OAK DR
KARCHER BYP
NORCO WAY
PRIVATE DR
W KARCHER RD
E KARCHER RD
N ELDER ST
DELTA DR
MADISON AVE
N DEVLIN WAY
E FARGO AVE
W RAILROAD ST
I-84 WB
I-84 EB
SHANNON DR
E CHISHOLM DR
SHADY LN
UPRR
6TH ST N
3RD AVE N
INDUSTRIAL RD
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


Billington
Dairy, Feedlot, and Gravel Pit Map
Subject Property
LINDEN RD
SUMPTER ST
ELVERA LN
SENDERO WAY
FLORA
BVRR
E SPRUCE ST
NORTHSIDE BLVD
MIDLAND BLVD
SANTA ANA AVE
CALICO AVE
MONARCH WAY
PRESCOTT LN
DEAN LN
11TH AVE N
N CAN ADA RD
USTICK RD
N FRANKLIN BLVD
E SHIELDS DR
E PATH DR
E MONROE ST
LASTER ST
SOLOMON DR
CHERRY LN
N BLACK BUTTE CT
E FLYWAY ST
LATTIGO DR
E EDISON ST
E ORAH WAY
MADISON
TEN LN
BIRCH LN
EDGEBROOK DR
N GENTRY DR
IDAHO CENTER BLVD
LANDON LN
SUNDANCE RD
KARCHER BYP
UPRR
KEIM LN
W KARCHER RD
E KARCHER RD
NORCO WAY
RED OAK DR
FAIRWAY DR
E FARGO AVE
I 84 WB
I 84 EB
SHANNON DR
W RAILROAD ST
CALDWELL BLVD
E CHISHOLM DR
W FLAMINGO AVE
E FLAMINGO AVE
INDUSTRIAL RD
B ST
A ST
W SANETTA ST
PFEIDR
5TH ST N
3RD AVE N
6TH ST N
W ORCHARD AVE
ASTOR AVE
WINTHER BLVD
DAVIS AVE
SMITH AVE
SUNNY LN
HIGH ST
W GROUSE ST
1ST ST N
2ND ST S
4TH ST S
10TH AVE N
11TH AVE N
12TH AVE N
14TH AVE N
16TH AVE N
GARRITY BLVD
N SUGAR ST
N KINGS RD
N BARGER ST
N 39TH ST
AIRPORT RD
N HAPPY VALLEY RD
FEEDLOTS
DAIRIES
GRAVELPITS
0
0.75
1.5
Miles


Billington
Slope Percent Map
HESSE LANDING
OLTER BAY SUB #3
E Ravalli Dr
N Armstead Ave
COLTER BAY SUB #2
E Colter Bay Dr
HESSE ACRES SUBDIVISION
N Midsummers Ln
COLTER BAY SUB #4
SUMMERSBY SUB
Cherry Ln
Madison Rd
BRANDT'S LANDING #6
E Orah Way
BRANDT'S LANDING #5
N Waterford Way
BRANDT'S LANDING #4
BRANDT'S LANDING #3
MADISON LOGISTICS CENTER SUBDIVISION
BRANDT'S LANDING #2
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


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Billington Soil Map
Newd
Shallon
Parkdale
Toussand
Eden
Chouteau
Ocelo
Doris
Armstead
Gallatin
Wingtip
Portage
Ravalli
Ravalli
Cody
Selway
Ronan
Judith
Colter Bay
Selah
Hess
Midsummers
Sun River
Franklin
Dutch
Northside
Amy
Cherry
Cherry
Madison
3
Mac
Water Stone
Orah
Waterford
Quaker
Grimes Creek
Waterside
Waterlily
Waterleaf
Mason Creek
Woodduck
Snowgoose
Red Oak
BVRR
Northside
Cash
Birch
Norco
BVRR
Franklin
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Billington
Prime Farm Lands
SHALLON DR
E OCELO CT
E DORIS LN
NORTHSIDE BLVD
N ARMSTEAD AVE
N CHOUTEAU AVE
N WINGTIP WAY
N CODY AVE
N JUDITH AVE
N MIDSUMMERS LN
E COLTER BAY DR
N FRANKLIN BLVD
Subject Property
E SUN RIVER ST
DUTCH LN
MADISON RD
CHERRY LN
E WATER STONE CT
E ORAH WAY
GRIMES CREEK TRL
WOODDUCK ST
SNOWGOOSE ST
NORTHSIDE BLVD
BVRR
E CASH LN
BIRCH LN
NORCO WAY
N RED OAK DR
BVRR
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	56892.64	1.31	100.00%
		56892.64	1.31	100%

FARMLAND REPORT

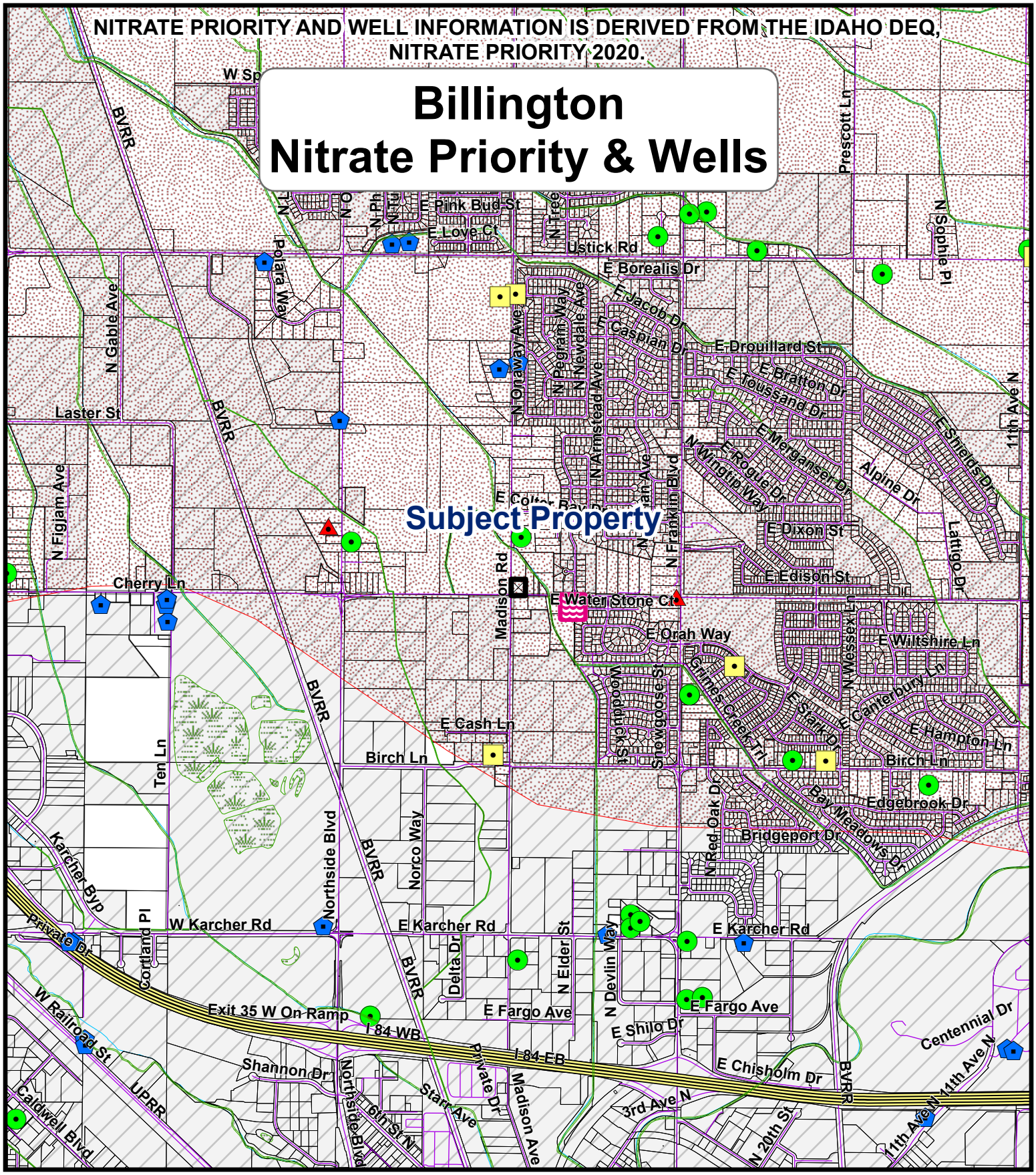
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BdA	Prime farmland if irrigated and reclaimed of excess salts and sodium	56892.64	1.31	100.00%
		56892.64	1.31	100%

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

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

Billington Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

WETLANDS

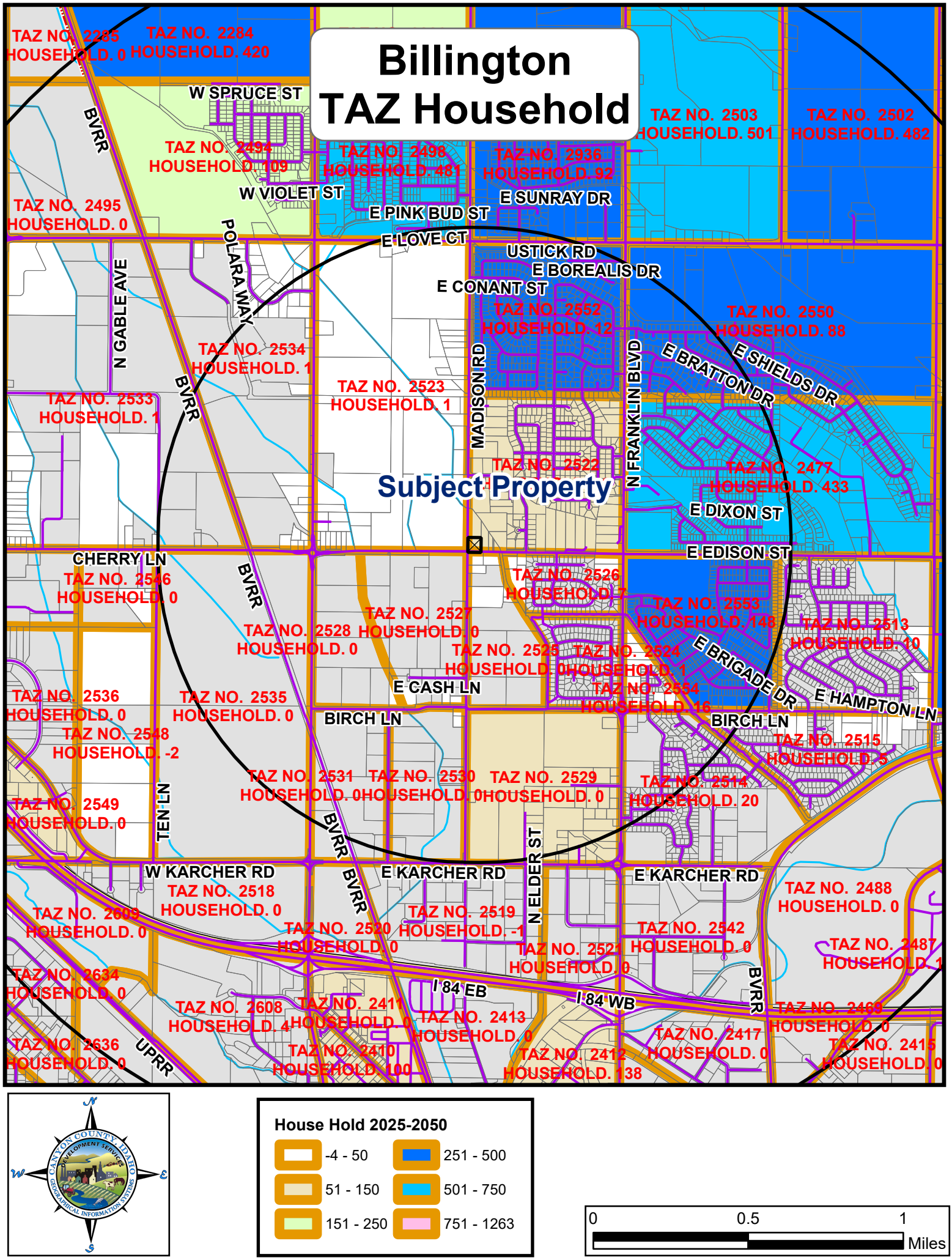
NITRATE_PRIORITY

DEQ WELLS N03_MGL

- 0.005 - 2.00
- 2.000001 - 5.00
- 5.0000001 - 10.00
- 10.000001 - 49.80

Exhibit C8.10

0 0.5 1 Miles


Billington
TAZ Household
TAZ NO. 2285
HOUSEHOLD. 0
TAZ NO. 2284
HOUSEHOLD. 420
W SPRUCE ST
BVRR
TAZ NO. 2494
HOUSEHOLD. 109
TAZ NO. 2498
HOUSEHOLD. 481
TAZ NO. 2936
HOUSEHOLD. 92
TAZ NO. 2503
HOUSEHOLD. 501
TAZ NO. 2502
HOUSEHOLD. 482
W VIOLET ST
E SUNRAY DR
TAZ NO. 2495
HOUSEHOLD. 0
E PINK BUD ST
E LOVE CT
POLARA WAY
USTICK RD
E BOREALIS DR
E CONANT ST
N GABLE AVE
TAZ NO. 2552
HOUSEHOLD. 12
TAZ NO. 2550
HOUSEHOLD. 88
TAZ NO. 2534
HOUSEHOLD. 1
MADISON RD
E BRATTON DR
E SHIELDS DR
N FRANKLIN BLVD
TAZ NO. 2533
HOUSEHOLD. 1
TAZ NO. 2523
HOUSEHOLD. 1
TAZ NO. 2522
Subject Property
TAZ NO. 2477
HOUSEHOLD. 433
E DIXON ST
CHERRY LN
TAZ NO. 2546
HOUSEHOLD. 0
E EDISON ST
TAZ NO. 2526
HOUSEHOLD. 7
TAZ NO. 2553
HOUSEHOLD. 148
TAZ NO. 2513
HOUSEHOLD. 10
TAZ NO. 2527
TAZ NO. 2528 HOUSEHOLD. 0
HOUSEHOLD. 0
TAZ NO. 2525
HOUSEHOLD. 0
TAZ NO. 2524
HOUSEHOLD. 1
E BRIGADE DR
E HAMPTON LN
E CASH LN
TAZ NO. 2554
HOUSEHOLD. 15
TAZ NO. 2536
HOUSEHOLD. 0
TAZ NO. 2535
HOUSEHOLD. 0
BIRCH LN
BIRCH LN
TAZ NO. 2548
HOUSEHOLD. -2
TAZ NO. 2515
HOUSEHOLD. 5
TAZ NO. 2531
HOUSEHOLD. 0
TAZ NO. 2530
HOUSEHOLD. 0
TAZ NO. 2529
HOUSEHOLD. 0
TAZ NO. 2514
HOUSEHOLD. 20
TAZ NO. 2549
HOUSEHOLD. 0
TEN LN
BVRR
W KARCHER RD
E KARCHER RD
N ELDER ST
E KARCHER RD
TAZ NO. 2488
HOUSEHOLD. 0
TAZ NO. 2518
HOUSEHOLD. 0
TAZ NO. 2609
HOUSEHOLD. 0
TAZ NO. 2519
HOUSEHOLD. -1
TAZ NO. 2520
HOUSEHOLD. 0
TAZ NO. 2542
HOUSEHOLD. 0
TAZ NO. 2487
HOUSEHOLD. 1
TAZ NO. 2521
HOUSEHOLD. 0
TAZ NO. 2634
HOUSEHOLD. 0
I 84 EB
I 84 WB
TAZ NO. 2608
HOUSEHOLD. 4
TAZ NO. 2411
HOUSEHOLD. 0
TAZ NO. 2413
HOUSEHOLD. 0
TAZ NO. 2469
HOUSEHOLD. 0
TAZ NO. 2636
HOUSEHOLD. 0
UPRR
TAZ NO. 2410
HOUSEHOLD. 100
TAZ NO. 2412
HOUSEHOLD. 138
TAZ NO. 2417
HOUSEHOLD. 0
TAZ NO. 2415
HOUSEHOLD. 0
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles

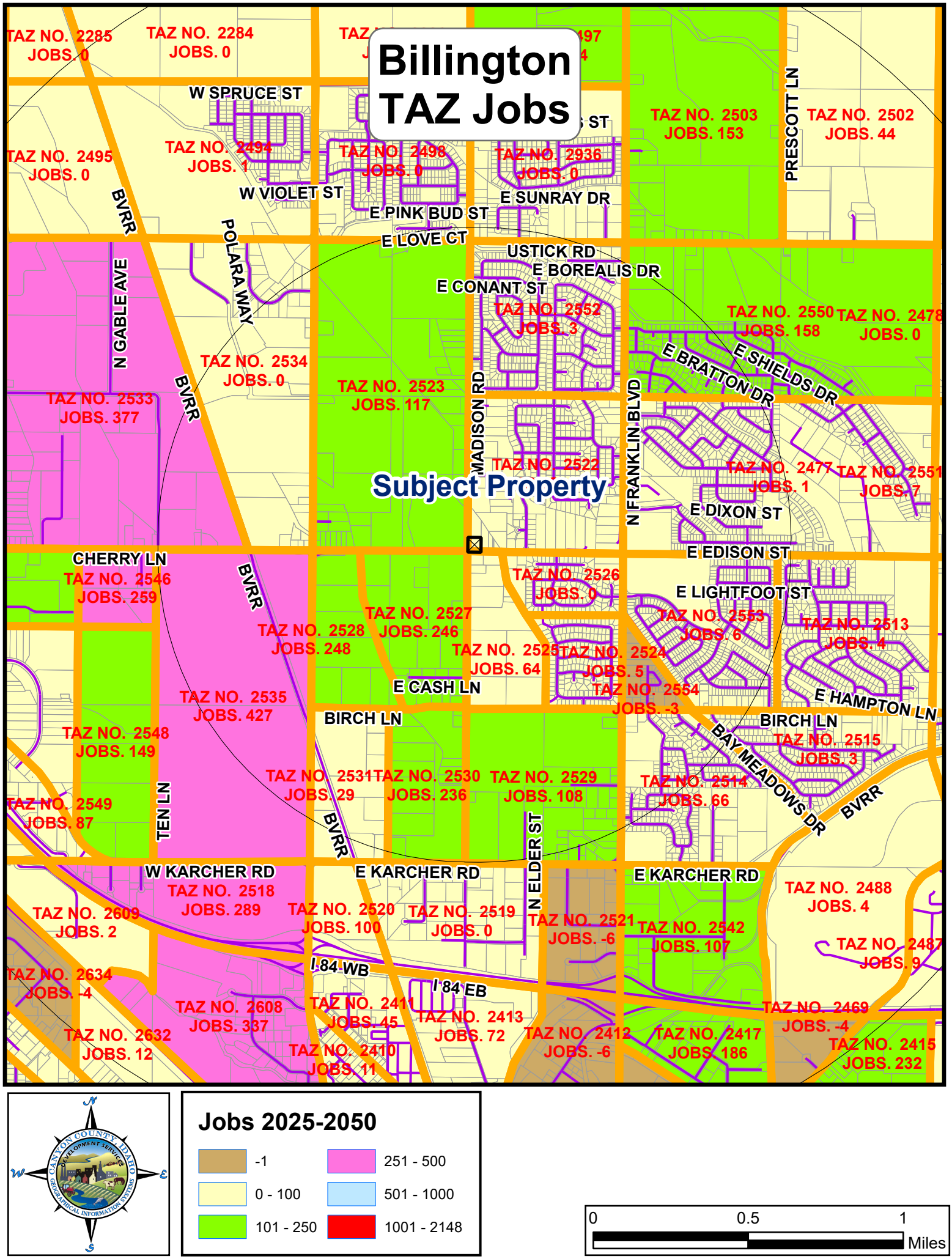
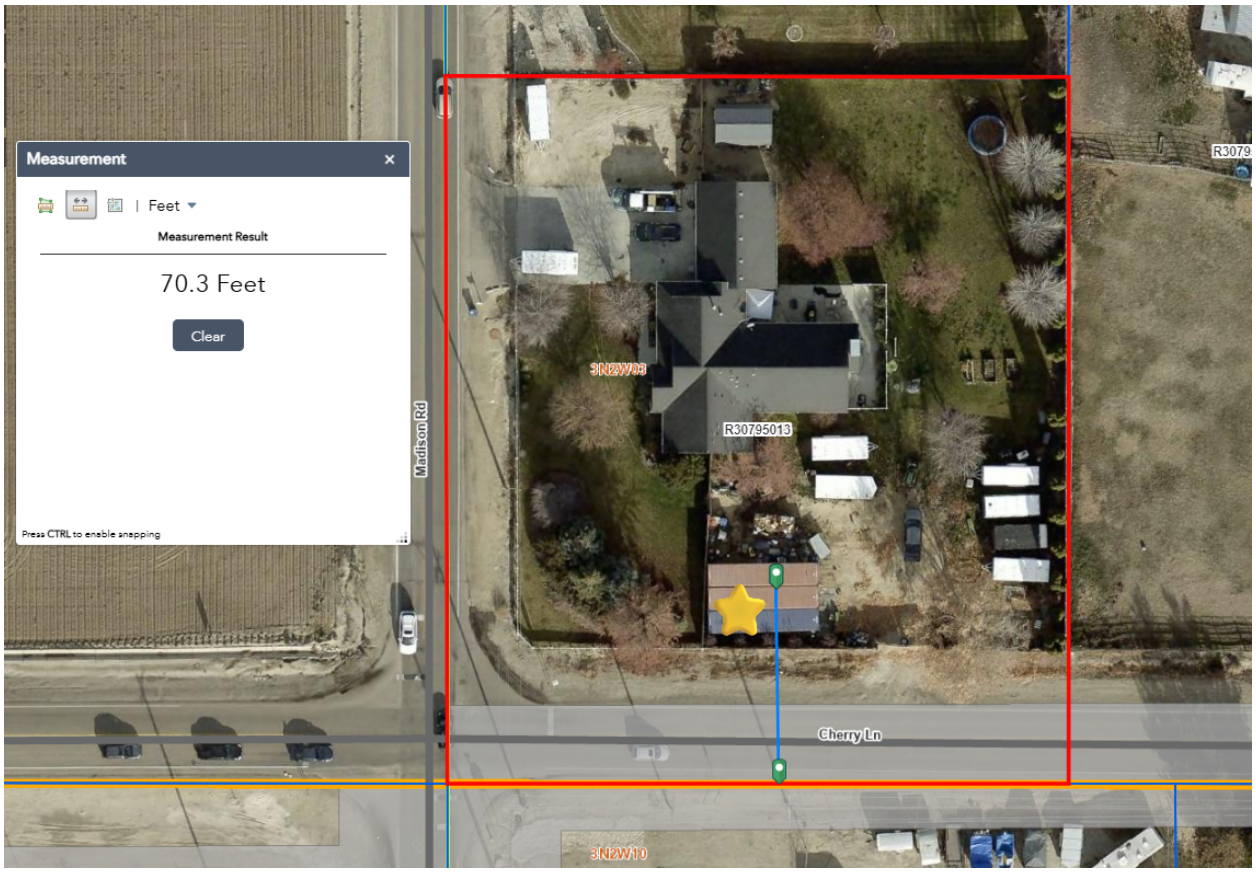

Billington
TAZ Jobs
TAZ NO. 2285
JOBS. 0
TAZ NO. 2284
JOBS. 0
W SPRUCE ST
TAZ NO. 2503
JOBS. 153
PRESCOTT LN
TAZ NO. 2502
JOBS. 44
TAZ NO. 2495
JOBS. 0
TAZ NO. 2494
JOBS. 1
TAZ NO. 2498
JOBS. 0
TAZ NO. 2936
JOBS. 0
W VIOLET ST
E SUNRAY DR
E PINK BUD ST
E LOVE CT
BVRR
POLARA WAY
N GABLE AVE
USTICK RD
E BOREALIS DR
E CONANT ST
TAZ NO. 2552
JOBS. 3
TAZ NO. 2550
JOBS. 158
TAZ NO. 2478
JOBS. 0
E BRATTON DR
E SHIELDS DR
TAZ NO. 2534
JOBS. 0
TAZ NO. 2523
JOBS. 117
TAZ NO. 2533
JOBS. 377
MADISON RD
N FRANKLIN BLVD
TAZ NO. 2522
Subject Property
TAZ NO. 2477
JOBS. 1
TAZ NO. 2551
JOBS. 7
E DIXON ST
E EDISON ST
CHERRY LN
TAZ NO. 2546
JOBS. 259
TAZ NO. 2526
JOBS. 0
E LIGHTFOOT ST
TAZ NO. 2527
JOBS. 246
TAZ NO. 2528
JOBS. 248
TAZ NO. 2553
JOBS. 6
TAZ NO. 2513
JOBS. 4
TAZ NO. 2525
JOBS. 64
TAZ NO. 2524
JOBS. 5
E CASH LN
TAZ NO. 2554
JOBS. -3
E HAMPTON LN
TAZ NO. 2535
JOBS. 427
BIRCH LN
BIRCH LN
TAZ NO. 2548
JOBS. 149
TAZ NO. 2515
JOBS. 3
BAY MEADOWS DR
TAZ NO. 2531
JOBS. 29
TAZ NO. 2530
JOBS. 236
TAZ NO. 2529
JOBS. 108
TAZ NO. 2514
JOBS. 66
TAZ NO. 2549
JOBS. 87
TEN LN
BVRR
BVRR
BVRR
N ELDER ST
W KARCHER RD
E KARCHER RD
E KARCHER RD
TAZ NO. 2518
JOBS. 289
TAZ NO. 2488
JOBS. 4
TAZ NO. 2609
JOBS. 2
TAZ NO. 2520
JOBS. 100
TAZ NO. 2519
JOBS. 0
TAZ NO. 2521
JOBS. -6
TAZ NO. 2542
JOBS. 107
TAZ NO. 2487
JOBS. 9
I 84 WB
I 84 EB
TAZ NO. 2634
JOBS. -4
TAZ NO. 2608
JOBS. 337
TAZ NO. 2411
JOBS. 45
TAZ NO. 2413
JOBS. 72
TAZ NO. 2469
JOBS. -4
TAZ NO. 2632
JOBS. 12
TAZ NO. 2410
JOBS. 11
TAZ NO. 2412
JOBS. -6
TAZ NO. 2417
JOBS. 186
TAZ NO. 2415
JOBS. 232
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

Exhibit C9



The two shipping containers marked with a star do not meet Canyon County Section line setback requirement of 70 feet.

0006494050

STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only
-FILED-
File #: 0006494050
Date Filed: 10/20/2025 1:04:43 PM

Exhibit C10

Entity Name and Mailing Address:

Entity Name:	BILLINGTON INSPECTIONS AND SERVICES INC
The file number of this entity on the records of the Idaho Secretary of State is:	0005408645
Address	17030 MADISON RD NAMPA, ID 83687-8280

Entity Details:

Entity Status	Active-Good Standing
This entity is organized under the laws of:	IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	

The registered agent on record is:

Registered Agent	ALYSHA BILLINGTON Registered Agent Physical Address 6417 W DRY CREEK RD BOISE, ID 83714 Mailing Address 6417 W DRY CREEK RD BOISE, ID 83714-9740

Corporate Officers and Directors:

Name	Title	Business Address
ALYSHA BILLINGTON	Director	6417 W DRY CREEK RD BOISE, ID 83714-9740
MATTHEW BILLINGTON	Director	6417 W DRY CREEK RD BOISE, ID 83714-9740

The annual report must be signed by an authorized signer of the entity.
Job Title: CPA OFFICE

GREGORY WATTS — Sign Here
10/20/2025 — Date

B1058-6573 10/20/2025 1:04 PM Received by Office of the Idaho Secretary of State

Page 1 of 1

EXHIBIT D

Site Visit Photos: February 13, 2026

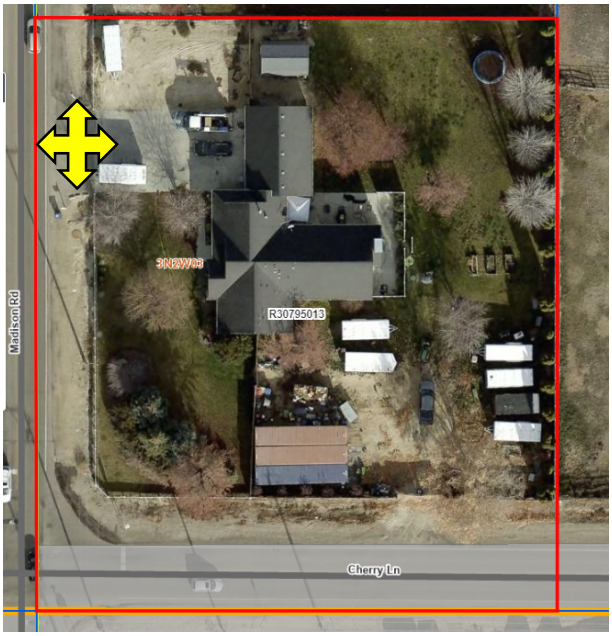
Planning & Zoning Commission

Case# CU2025-0014

Hearing date: May 7, 2026



Photo 1 Facing north on Madison Road.



Photos 1-8 were taken from Madison Road.



Photo 2 Facing northeast on Madison Road.



Photo 3 Facing east on Madison Road.



Photo 4 Facing southeast on Madison Road.



Photo 5 Facing south on Madison Road.



Photo 6 Facing southwest on Madison Road.



Photo 7 Facing west on Madison Road.



Photo 8 Facing northwest on Madison Road.

1



2



3



4

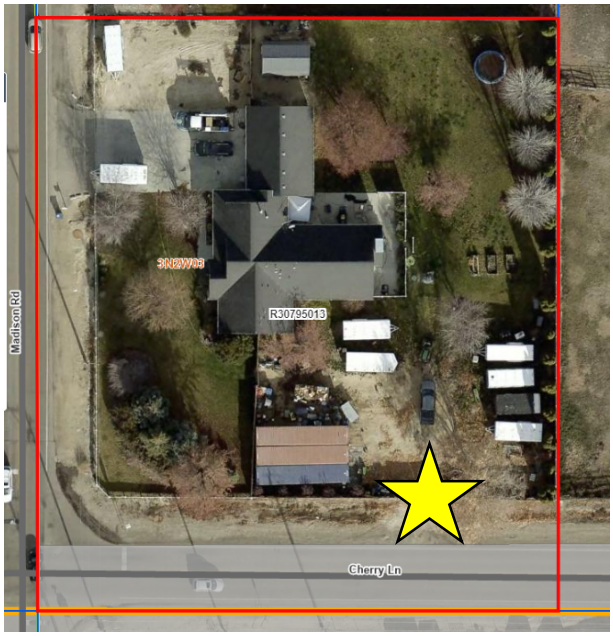


Photos taken off Cherry Ln facing north(1), east(2), south(3) and west(4) from the unauthorized approach.









Photos on pages 5-7 were taken in front of the unauthorized approach off Cherry Ln.





Photo taken in front of the residence on Madison road, facing northeast.



EXHIBIT E

Agency Comments Received by: April 27, 2026

Planning & Zoning Commission

Case# CU2025-0014

Hearing date: May 7, 2026

Arbay Mberwa **Exhibit E1**

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, January 12, 2026 9:49 AM
To: Arbay Mberwa
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CU2025-0014 / Billington
Attachments: Pre.Development.Notes.Signed.07.02.2025.pdf

Hi Arbay,

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? **No wastewater will be generated that would require a subsurface sewage disposal system**.
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,

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, January 12, 2026 8:58 AM
To: watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; eddy@heritagewifi.com; prevention@nampafire.org; effingere@nampafire.org; knute.sandahl@doi.idaho.gov; eddy@nampahighway1.com; brandy.walker@centurylink.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@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; d3development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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>; BRO.Admin@deq.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice CU2025-0014 / Billington

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **February 11, 2026**, 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)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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

SOUTHWEST DISTRICT HEALTH

Exhibit E1.1

Pre-Development Meeting

Name of Development: 17030 Galloway Rd - Staging Area
Applicant: Alysha Billington
P.E./P.G.:
All others in Attendance:

EHS#035 Date 07/02/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 1.31
Location of Development: 17030 Galloway Rd
Caldwell, ID 83607
R30795013

Project in Area of Concern: No Groundwater/Rock <10'
Level 1 NP Necessary for N: No

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

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

Additional Comments: The applicant discussed with SWDH the proposal for a staging area with no office building on 1.31 acres. The staging area will not encroach upon the existing septic system and SWDH does not have any concerns with moving the process forward in approving the CUP with the county. An accessory use applicant was approved for the storage buildings on the property. No wastewater disposal is occuring with this proposal.

Anthony Lee

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

Arbay Mberwa

Exhibit E2

From: Lucy Ostyn
Sent: Monday, January 12, 2026 10:29 AM
To: Arbay Mberwa
Subject: FW: Agency Notice CU2025-0014 / Billington
Attachments: Agency Response Requested Notification Form1.12.26.pdf; CU2025-0014 application_Redacted.pdf

I believe per CDEF2024-0218 that we are still waiting on building permits for the shipping containers. Last note says they were to work on a section line waiver from the Hwy Dist in order for their permit applications to be accepted. However P&Z wants to handle that whether its before CUP goes to hearing or a condition of the CUP

Thanks,

Lucy Ostyn
Permitting Supervisor
lucy.ostyn@canyoncounty.id.gov
(208)455-5961
Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, January 12, 2026 8:58 AM
To: watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; eddy@heritagewifi.com; prevention@nampafire.org; effingere@nampafire.org; knute.sandahl@doi.idaho.gov; eddy@nampahighway1.com; brandy.walker@centurylink.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@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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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>; BRO.Admin@deq.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice CU2025-0014 / Billington

Arbay Mberwa

Exhibit E3

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, January 13, 2026 11:41 AM
To: Arbay Mberwa
Subject: [External] FW: Agency Notice CU2025-0014 / Billington
Attachments: Agency Response Requested Notification Form1.12.26.pdf; CU2025-0014 application_Redacted.pdf

Good Morning Arbay,

Nampa Highway District #1's ROW involved in this request is only on Madison Rd. Cherry Ln will be under the City of Nampa's jurisdiction for any access to Cherry.

Our requirement is a paved apron, meeting ACCHD Standard Drawing #ACCHD-106, will be required on any approach serving the business. No new points of access will be permitted to Madison for the subject parcel as it would no meet current spacing requirements as Madison Rd is classified as a Rural Major Collector.

If you have any other questions feel free to contact us.

Thank you,

Eddy

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, January 12, 2026 8:58 AM
To: watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; eddy@heritagewifi.com; prevention@nampafire.org; effingere@nampafire.org; knute.sandahl@doi.idaho.gov; Eddy Thiel <eddy@nampahighway1.com>; brandy.walker@centurylink.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@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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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>; BRO.Admin@deq.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice CU2025-0014 / Billington

Exhibit E4

PLANNING AND ZONING DEPARTMENT

TO: Arbay Mberwa

DATE: January 13, 2026

FROM: Doug Critchfield, Principal Planner

RE: **Case No. CU2025-0014**: The applicant, Billington Inspections and Services Inc., represented by Alysha & Matthew Billington, requests a conditional use permit on Parcel R30795013, approximately 1.31 acres, to establish a staging area for equipment and inventory with 3 to 7 parking spaces and the driveway as a loading area. The subject 'Property' is located at 17030 Madison Road, Nampa, ID, also referenced as a portion of the SE¼ of Section 03, T3N, R2W, BM, Canyon County, Idaho.

The Property is in the Nampa Impact Area and is subject to comment by the City of Nampa for consideration by the Canyon County Board of Commissioners pursuant to the Joint Exercise of Power Agreement between the City of Nampa and Canyon County.

Nampa provides the following comments:

1. The Property is designated 'Industrial' on the Nampa Comprehensive Plan Future Land Use Map. The 'Industrial' land use designation description is as follows:

   "This zone permits industrial land uses that are designated as light industrial and heavy industrial. Light industrial uses are oriented to industries that are less impactful to surrounding land uses, require lighter utility use, are cleaner in operations and emissions, and located in areas that are easily accessible by large vehicles. These are important land uses that assist the City to diversify its economy with new and renovated industrial properties. Heavy Industrial land uses are generally more impactful to the environment and surrounding land uses. They have a potential to affect the public health and safety due to sound, odors, vibrations. Examples of this type of land use is a rendering plant, automobile pick- and-pull, and junk yard. They require more intensive utility service connections and large vehicle access. Light and Heavy Industrial Land is shown as an 'Industrial' Land Use Setting on the Future Land Use Map. The City's Zoning Code should show and differentiate between both uses on the zoning map."

2. The property is adjacent to residential properties on the north and east. Nampa's Zoning Code requires mitigation for industrial land uses that are adjacent to residential properties:

   NCC 10-19-7.A: Landscaping Established: All landscaping shall be established in accordance with the requirements of Chapter 33 of (NCC Title 10), additionally:

   NCC 10-19-7.A.1: Landscaping Adjacent to Residential Districts: All sites having a common boundary/property line with a residentially zoned property shall have either or both a six (6) to eight foot (8') high sight/site obscuring fence or a view obscuring coniferous/evergreen greenbelt of shrubs, trees, and native vegetation not less than six feet

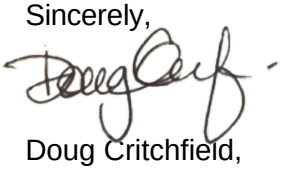
(6') in height nor less than ten feet (10') in width.

NCC 10-19-7.B: Setback from Residential Districts: In an IL district directly across a street or thoroughfare from a residential district or "Very Low Density Residential" district in an area designated for future residential use on the comprehensive plan land use map, the parking and loading facilities shall be set at least twenty feet (20') back from the street line (edge of pavement), and structures shall be set back at least fifty feet (50') from the street line (edge of pavement).

3. The Property is contiguous with parcel number R3104700000, which has been annexed into the City of Nampa. The Property lies in the pathway of annexation. Nampa suggests that adherence to city codes and regulations for compatible development with adjacent properties and future city growth is the most appropriate path forward.

Nampa respectfully requests that Conditional Use Permit CU2025-0014 be denied so that the property owner may annex and zone the Property into the City of Nampa.

Sincerely,



Doug Critchfield,
Principal Planner, Long Range Planning
Planning & Zoning Department
critchfieldd@cityofnampa.us
(208) 468-5442

EDC
file

"Owner/Applicant(s) shall comply with all applicable requirements [including obtaining proper permits] as may be imposed by City agencies appropriately involved in the review of improvement or land use requests (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments, etc.) as this zoning verification letter does not and shall not have the effect of approving a project or abrogating requirements from those agencies."

Exhibit E4.1

Arbay Mberwa

From: Peter Nielsen <nielsenp@cityofnampa.us>
Sent: Wednesday, April 8, 2026 12:55 PM
To: Alysha Billington
Cc: Emily Bunn; Arbay Mberwa
Subject: [External] RE: 17030 Madison Rd

Follow Up Flag: Follow up
Flag Status: Completed

Hello Alysha,

Concerning Cherry Ln access from 17030 Madison Rd, the City has no record of either permitting or approvals for an access at this location. If any access currently exists, it was not reviewed or approved.

An access to Cherry Ln from this lot would not meet the necessary minimum requirements as described in our adopted Access Management Policy (2023 Engineering Policy Manual, Section 105: https://www.cityofnampa.us/458/Manuals#docaccess-06a68a4c139c2612bdcb503fbf923735760ff9644facf923a1751506bf867888). Any request for approval of an access to Cherry Ln at this location would be denied.

Moving forward, City of Nampa requires that if there are any existing access to Cherry Ln from 17030 Cherry Ln that they be closed permanently and that the shoulder of the roadway and any street drainage be restored as soon as possible.

We also request that any existing non-permitted access to Cherry Ln be referred to Canyon County Code Enforcement in order to facilitate follow up and inspection of permanent closure of said access and restoration of shoulder/ drainage.

If you have any questions, please feel free to respond to this email.

Thank you

Peter Nielsen
Sr Eng Plans Examiner | Development Engineering
Office: (208) 565-5252 | Cell: (208) 250-0331
500 12th Ave S | Nampa, ID 83651
cityofnampa.us | Stay Connected

-----Original Message-----
From: Alysha Billington < [redacted] >
Sent: Wednesday, April 8, 2026 9:52 AM
To: Peter Nielsen <nielsenp@cityofnampa.us>
Subject: 17030 Madison Rd

CAUTION: 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.

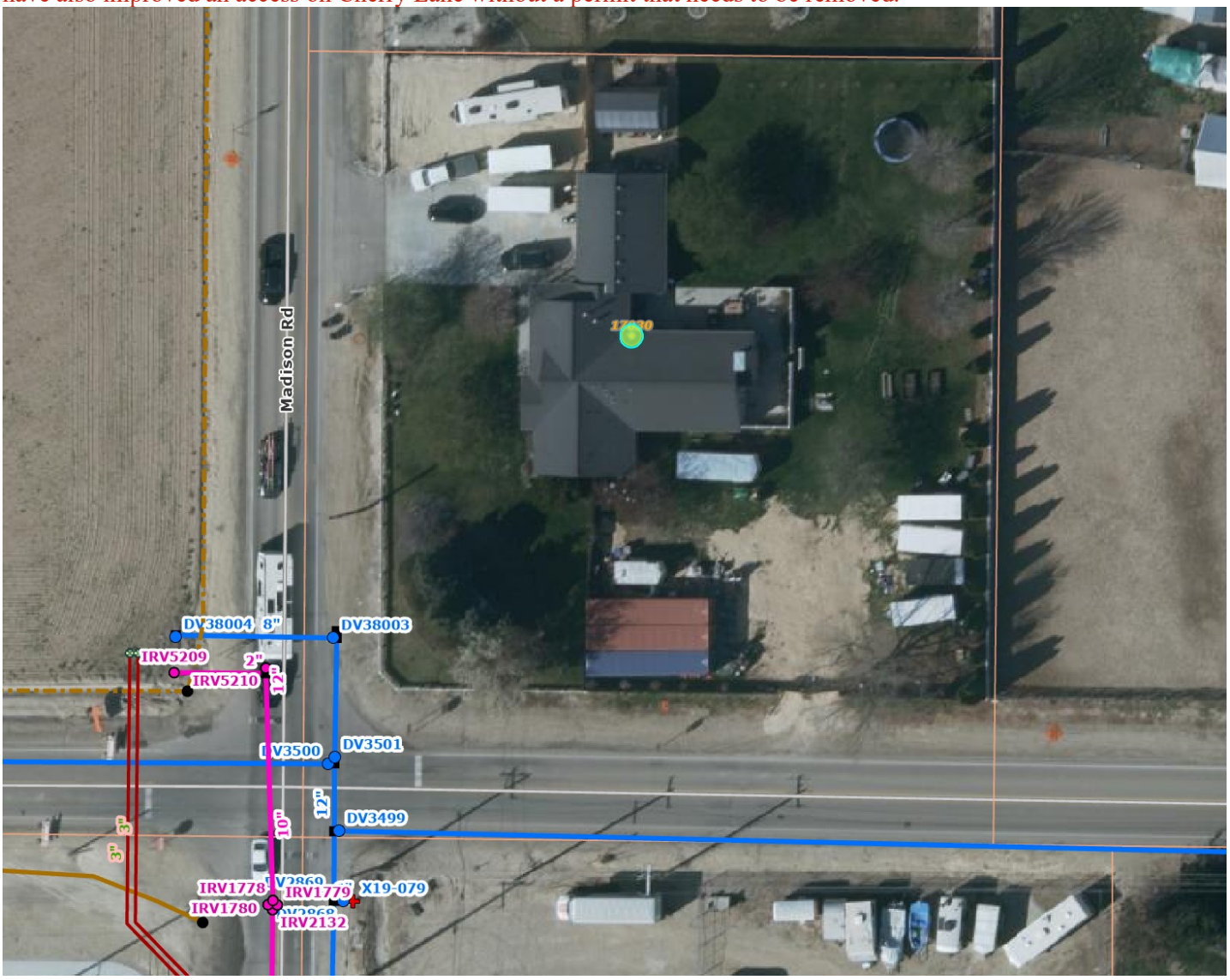
Hello,
I was instructed to contact city of Nampa about obtaining approval for an approach on cherry road for our property. I was wondering if you could please help me with that?

Exhibit E4.2

Arbay Mberwa

From: Daniel Badger <BadgerD@cityofnampa.us>
Sent: Monday, April 27, 2026 10:44 AM
To: Arbay Mberwa
Subject: Re: [External] RE: Agency Notice CU2025-0014 / Billington

(R30795013/ 17030 MADISON RD) Domestic water is adjacent to the property in Cherry Lane and stubbed out of the intersection in Madison, Pressure irrigation is stubbed out of the intersection in Madison, sewer is not avaliable. They have also improved an access on Cherry Lane without a permit that needs to be removed.



R30673010/ 5023 E VICTORY RD Domestic water is in Victory Road adjacent to the parcel.

Hi Doug,

How far away are city services (water and sewer) from this property (R30795013/ 17030 MADISON RD)?
How far away are city services (water and sewer) from R30673010/ 5023 E VICTORY RD?

Thanks,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Tuesday, April 7, 2026 1:29 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: RE: [External] RE: Agency Notice CU2025-0014 / Billington

Hi Arbay – If the property is annexed into the city, the residential land use would be permitted as a non-conforming land use. If the property owner wants to increase or change the existing land use, they would be required to conform to the codes for the Industrial zoning.

Thanks – Doug

Doug Critchfield (ASLA)
Principal Planner | Planning & Zoning Department
Office: (208) 468-5442 | Cell: (208) 606-5799
500 12th Ave S | Nampa, ID 83651
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From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Tuesday, April 7, 2026 10:44 AM
To: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: RE: [External] RE: Agency Notice CU2025-0014 / Billington

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Are residences allowed in Industrial zoning? Parcel R30795013 has a residence on site, if the property annexes into Nampa and is zoned Industrial would the residence be considered legal non-conforming /can the residence remain on the property?

Thank you,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

From: Peter Nielsen <nielsenp@cityofnampa.us>
Sent: Monday, February 23, 2026 9:26 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Cc: Daniel Badger <BadgerD@cityofnampa.us>
Subject: RE: [External] RE: Agency Notice CU2025-0014 / Billington

Arbay,

We do not have record of an approved access on Cherry Ln at that address.

They would need to request access approval. Nampa would review the request and provide comment/ approval via letter.

Thanks

Peter Nielsen
Sr Eng Plans Examiner | Development Engineering
Office: (208) 565-5252 | Cell: (208) 250-0331
500 12th Ave S | Nampa, ID 83651
cityofnampa.us | Stay Connected

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Monday, February 23, 2026 7:58 AM
To: Peter Nielsen <nielsenp@cityofnampa.us>
Subject: RE: [External] RE: Agency Notice CU2025-0014 / Billington

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Hello,

Can parcel R30795013 (17030 Madison Rd) get access to Cherry Ln. It appears the property owner is using an approach off Cherry for their business and wanted to verify if it is an approved access with the City of Nampa. If not, what steps do they need to take to gain access?

Thanks,

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: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Friday, February 13, 2026 2:20 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Cc: Peter Nielsen <nielsenp@cityofnampa.us>
Subject: RE: [External] RE: Agency Notice CU2025-0014 / Billington

Arbay – Pater Nielsen will need to answer this question for you. Thanks - Doug

Doug Critchfield (ASLA)
Principal Planner | Planning & Zoning Department
Office: (208) 468-5442 | Cell: (208) 606-5799
500 12th Ave S | Nampa, ID 83651
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From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Wednesday, February 11, 2026 2:17 PM
To: Doug Critchfield <critchfieldd@cityofnampa.us>
Cc: Peter Nielsen <nielsenp@cityofnampa.us>
Subject: RE: [External] RE: Agency Notice CU2025-0014 / Billington

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Hello,

Thanks for providing comments for this case. Parcel R30795013 (17030 Madison Rd) is on a section line (Cherry Ln) and therefore has a 70' setback requirement. Cherry Ln is under the City of Nampa's jurisdiction, can the property owner request a setback variance or a waiver if so what is that process. Any additional comments are welcomed.
Thanks,

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: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Tuesday, January 13, 2026 1:10 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0014 / Billington

Hi Arbay – Please see attached response from the City of Nampa. Thank you - Doug

Doug Critchfield (ASLA)
Principal Planner | Planning & Zoning Department
Office: (208) 468-5442 | Cell: (208) 606-5799
500 12th Ave S | Nampa, ID 83651
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From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, January 12, 2026 8:58 AM
To: Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; jenny.titus@vallivue.org; lisa.boyd <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; eddy@heritagewifi.com; prevention@nampafire.org; Elijah Effinger (Fire District) <effingere@nampafire.org>; knute.sandahl@doi.idaho.gov; eddy@nampahighway1.com; brandy.walker@centurylink.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@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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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>; BRO.Admin@deq.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice CU2025-0014 / Billington

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Please see the attached agency notice. You are invited to provide written testimony or comments by **February 11, 2026**, 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



Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

▪ Engineering Division ▪

Exhibit E5

January 14, 2026

RE: Engineering Review of Conditional Use Permit (CUP) – Case No. CU2025-0014

17030 Madison Road, Nampa, Idaho

Dear Arbay,

The Engineering Division has reviewed the Conditional Use Permit (CUP) application for Case No. CU2025-0014, which proposes the establishment of an equipment and inventory staging area with associated parking and loading areas on the above-referenced property.

Based on the materials provided, the subject property is located within a FEMA-designated Special Flood Hazard Area (SFHA), Flood Zone AE. As such, all proposed development is subject to Canyon County Zoning Ordinance Article 10 and applicable FEMA regulations.

Engineering Comments and Conditions:

1. Floodplain Development Permit (FDP) Required

In accordance with Canyon County Zoning Ordinance **§07-10A-09**, a Floodplain Development Permit (FDP) from Canyon County Development Services is required prior to any development activity within the floodplain. Development includes, but is not limited to:

- Grading or earthwork;
- Placement of fill;
- Construction of structures;
- Paving, parking areas, or drive aisles;
- Storage of equipment, inventory, or materials; and
- Any other man-made change to improved or unimproved real estate within the SFHA.



Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

▪ Engineering Division ▪

The Engineering Division recommends that all floodplain-related requirements, including approval of a Floodplain Development Permit, be fully addressed prior to CUP approval or as a condition of approval, as determined by the Planning and Zoning Commission. Continued coordination with the Engineering Division will be required.

No site work shall commence until the FDP has been reviewed and approved by the County Engineer.

Please feel free to contact our office if additional information or clarification is needed.

Sincerely,

Dalia Alnajjar
Engineering Supervisor
Canyon County Development Services
P(208) 454-7459
F(208) 454-6633
E: dalia.alnajjar@canyoncounty.id.gov

Arbay Mberwa

Exhibit E6

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, January 21, 2026 7:58 AM
To: Arbay Mberwa
Subject: [External] RE: Agency Notice CU2025-0014 / Billington

Hello,

After careful review of the transmittal submitted to ITD on January 12, 2026, regarding, CU2025-0014/Billington, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, January 12, 2026 8:58 AM
To: watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; eddy@heritagewifi.com; prevention@nampafire.org; effingere@nampafire.org; knute.sandahl@doi.idaho.gov; eddy@nampahighway1.com; brandy.walker@centurylink.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@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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>; BRO.Admin@deq.idaho.gov; makline2@marathonpetroleum.com
Subject: Agency Notice CU2025-0014 / Billington

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Please see the attached agency notice. You are invited to provide written testimony or comments by **February 11, 2026**, 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.

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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: February 10, 2026

Exhibit E7

TO: Canyon County Development Services Department

FROM: Elijah Effinger, Nampa Fire Protection District, Fire Marshal

APPLICANT: Allysha & Matthew Billington / Billington Inspections & Services Inc.

OWNER: Allysha & Matthew Billington

PROJECT ADDRESS: 17030 Madison Road

RE: Billington Inspections & Services CU2025-0014

This application is for Billington Inspections and Services Inc., represented by Alysha & Matthew Billington, requests a conditional use permit on Parcel R30795013, approximately 1.31 acres, to establish a staging area for equipment and inventory with 3 to 7 parking spaces and the driveway as a loading area. The subject property is located at 17030 Madison Road, Nampa, ID, also referenced as a portion of the SE¼ of Section 03, T3N, R2W, BM, Canyon County, Idaho.

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

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

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

Fire Access Comments:

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

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9 – 12th Avenue South Nampa, ID 83651

208.468.5770

section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. (IFC D105)

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (D107.1)

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

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

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

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

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

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

General Conditions

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