

CANYON COUNTY  
2030 COMPREHENSIVE PLAN

# PUBLIC OUTREACH REPORT



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# Introduction: Outreach Process

## Working Groups

Preparation of the new Plan began in the Fall of 2019 with the formation of seven (7) working groups that included:

- Greenleaf City Working Group: September 5 and October 11, 2019.
- Middleton City Working Group: September 24 and October 24, 2019.
- Nampa City Working Group: September 12 and October 10, 2019.
- Wilder City Working Group: September 24 and October 22, 2019.
- Melba City Working Group: June 24 and August 27, 2019.
- Notus City Working Group: August 22 and September 26, 2019.
- Parma Workgroup: August 4 and September 1, 2019.
- Southern/Northern Ag Belt: June 28 and November 12, 2019.

The Working Groups were generally representative of the various areas of the County. Public engagement events were held to introduce and publicize the Plan update and to receive public input on the Plan.

## Surveys

Two surveys were created in 2020 and remained open for two months, from February through March 2020. The survey was advertised through County, City, and partner social media channels.

### *Agricultural Perspectives Survey*

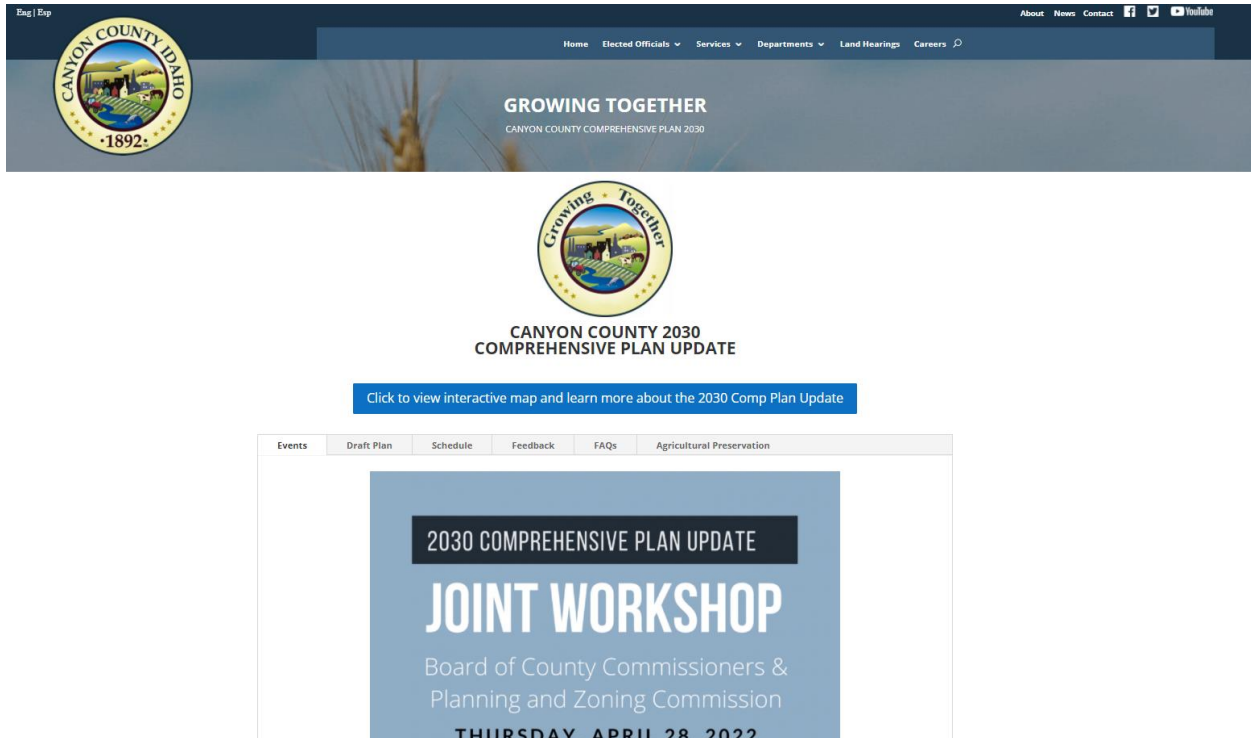
A total of 187 were received. Most respondents represented family-owned farms and were concentrated south of the Boise River in the County.

### *Rural Community Survey*

A total of 845 responses were received. Respondents represented the following area: 68% Nampa, Caldwell, and Middleton Impact Areas; 24% Greenleaf, Parma, Notus, Wilder, and Melba Impact Areas; and 7% Southern and Northern "Agricultural Belts."

## Website and Mail

To provide the public with the most up to date information about the Comprehensive Plan update a webpage was created on the County website. The website included project updates and events. The page included event details, draft plan and maps, policy matrix, survey summary, open house handout, anticipated process schedule, and general facts. An online comment form was provided on the page to allow the public to submit comments.



In 2021 a Comprehensive Plan feedback flyer was included in the tax notifications that went out to approximately 90,000 households. Website analytics during this time showed views of the Plan website more than double.

### Open Houses and Agricultural Community Meetings

Several open houses were held in 2020, 2021, and 2022. The table below shows the three rounds of open houses including the date, location, time, and focus of the meeting.

Round 1 Open House			
February 10, 2020	Canyon County Administration Building	4 pm - 7 pm	Desired changes to the current plan and future land use map.
February 13, 2020	Middleton Trolley Station	4 pm - 7 pm	
February 27, 2020	Parma City Hall	4 pm - 7 pm	
March 10, 2020	Melba Tower Theater	4 pm - 7 pm	
Round 2 Open House			
September 8, 2021	Middleton Trolley Station	4 pm - 7 pm	Feedback on draft plan, specifically the future land use map and map set.
September 15, 2021	Canyon County Administration Building	4 pm - 7pm	
September 22, 2021	Nampa Library	4 pm - 7 pm	
September 29, 2021	Wilder Fire District	4 pm - 7 pm	

**Round 3 Open House**

February 1, 2022	Canyon County Administration Building	8 am - 12 pm	Proposed goals, policies, and future land use map.
February 8, 2022	Canyon County Administration Building	8 am - 12 pm	
February 23, 2022	Canyon County Administration Building	11 am - 2 pm	

Staff held two Agricultural Community Meetings to hear feedback. The meetings were held on January 7<sup>th</sup> and 21<sup>st</sup> from Noon – 2 pm at the Canyon County Administration Building. These meetings focused on the Transfer of Development Rights, farmworker housing, and agri-tourism.

**Joint Workshops**

Two joint workshops were held with the Planning and Zoning Commission and the Board of County Commissioners. The first meeting was held on March 9, 2022 and the second on May 23, 2022. At this meeting staff provided a summary of the proposed plan and answered questions. Comments from the public were not accepted at these meetings but the public was asked to submit responses following the second workshop.

# Surveys

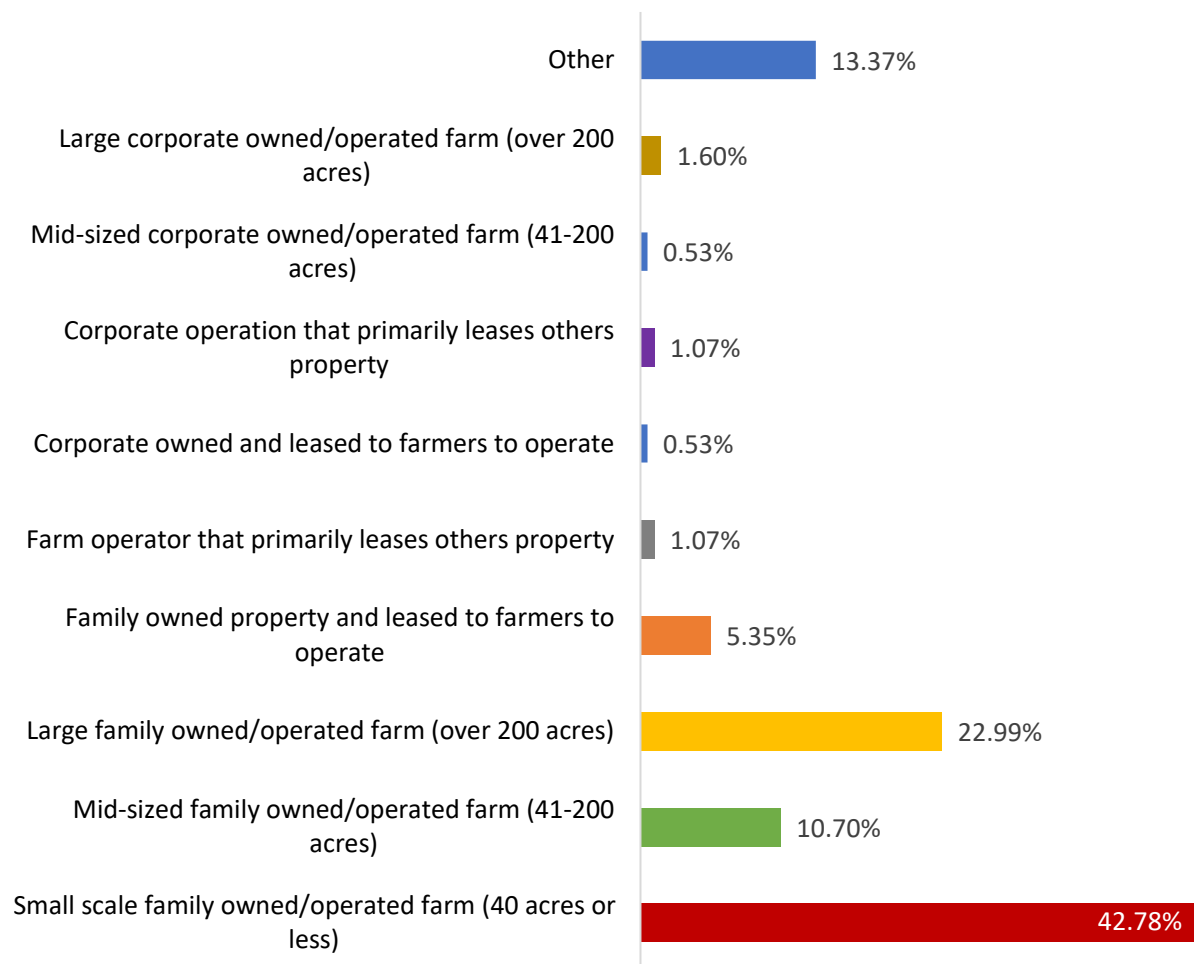
## Survey Results

### Agricultural Perspectives Survey

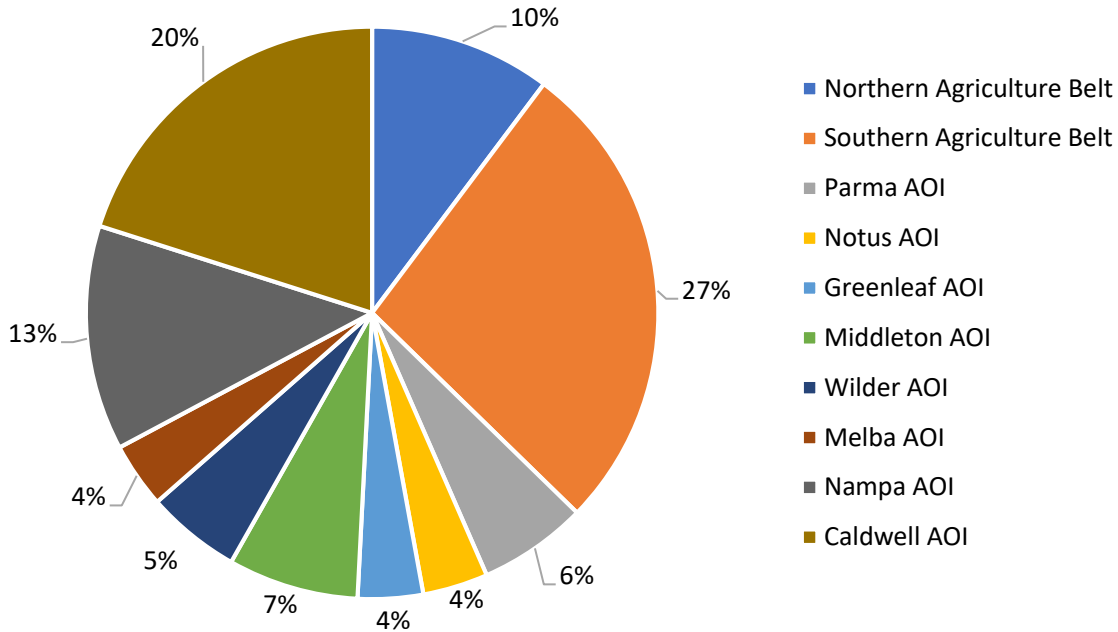
The Agricultural Perspectives Survey was created to gain insight into the perspectives of the farming community. 188 responses were received. Most respondents identified as small-scale family-owned/operated farms (40 acres or less) who farm in the “Northern Agricultural Belt” and Caldwell Area of Impact Area. The majority of respondents plan to continue to farm over the next ten years, and keeping farmland in operation was selected as an ideal outcome for the future. Farmers face a variety of challenges to continue operating; the top three challenges were identified as farmland fragmentation, traffic, and rising land prices. Protecting agricultural lands through restrictive zoning, education, advocacy, and lobbying were selected as the top three tools to help address challenges.

Results from the survey are condensed below.

#### Q1. Which type of farm operation structure best describes you. Select the most applicable.



**Q2. Which part of Canyon County do you call home or do the majority of your farming? Check up to 3 areas.** \*Northern Agriculture Belt includes north of the Boise River from the Ada County line to Parma to Snake River. Southern Agriculture Belt is between Melba/Ada County line to Parma and Snake River.



**Q3. How important are each of the aspects listed below to you as they relate to preserving Canyon County’s agriculture? Rank each from 1-10 with 1 being least important and 10 being most important.**

\*Only most important responses are shown below

68.65%	The ability to grow our own food to supply local, regional, and global markets.
56.45%	Maintains and preserves a traditional way of life, leaves a legacy, improves understanding of the past.
49.73%	Maintains scenic landscapes by preserving open space and environmental benefits.
48.65%	Importance to the Canyon County Economic Base: exports, jobs, supply chain to agriculture processing, etc.
48.11%	Farmland is an important part of the tax base as it generates more tax revenue than it uses in public services.
17.74%	Brings tourism dollars to communities through agri-tourism.

**Q4. Do you plan to continue farming in the next 10 years?**

Very Likely	Likely	Not Sure	Unlikely	Very Unlikely
64.17%	19.79%	7.49%	5.88%	2.67%

**Q5. What challenges listed below make it most difficult for you to continue farming. Check all that apply.**

66.84%	Farmland Fragmentation (farmland interrupted by development)
52.41%	Traffic
50.80%	Rising Land Prices (too expensive to lease/buy to continue operating)
48.66%	Non-farm neighbor complaints or conflicts.
36.36%	Farm worker availability.
30.48%	Water availability.
30.48%	Rising Land Prices (to sell and retire comfortably).
28.88%	Commodity Prices.
22.46%	State and Federal Regulations.
12.30%	No-one to pass on/sell the farm land or operation to stay in Ag business.
12.30%	Other
11.76%	Local regulations.
8.56%	Weather patterns.

**Q6. What agricultural issues should be the top priorities for Canyon County to address in the next 5-10 years? Choose up to five (5)**

74.87%	More restrictive zoning policies and ordinances to preserve agriculture lands by limiting development.
61.50%	Education of the general public about the importance of agriculture.
49.20%	Advocacy/lobbying for new agricultural preservation legislation and funding.
28.88%	More local distribution of locally grown food.
27.27%	Creation of an Agricultural Task Force to provide specific recommendations to Canyon County Government.
26.74%	Exploring the feasibility of implementing preservation techniques through purchase or transfer of development rights.
22.99%	Small area planning of specific agricultural areas (like wine region, food processing, dairies, etc.).
22.99%	More flexible zoning policies and ordinances to allow diversification of on-farm income.



- 20.32%** Agricultural grant assistance.
- 17.11%** Collecting and compiling new data about Canyon County agriculture.
- 13.90%** More marketing of agri-tourism.
- 10.16%** A source of sustainable funding to purchase development rights.

**Q7. One component of a Comprehensive Plan is history and special sites, Canyon County has a rich farming history but few farming specific designated sites. Has your family owned and farmed at least 40 acres of the original farm for over 100 year?**

Yes	No	Not sure	Not applicable
13.37%	66.31%	4.28%	16.04%

**Q8. The Cost of Community Services Report produced by the University of Idaho in 2000 reviewed different land use categories within Idaho and compared how much taxes were collected for each land use compared to the cost of services such as education, roads, police and fire protection to service the land use. It found in Canyon County, that agricultural land use provided 7% of tax revenues but only utilized 2% of the services (+5%), while residential land use provided 59% of tax revenues and used 83%, costing the local government 24% in additional revenues to supply services. Do you believe this is a valid reason for local government to provide some funding for farmland preservation?**

Yes	No	Not sure	I don't know
64.71%	11.23%	12.83%	11.23%

**Q9. As you think about the future of your farm and your retirement, which of the following options would be the best fit for your particular situation, if all situations had comparable financial gains?**  
 \*Answer option included worst case scenario, less than ideal scenario, acceptable scenario, good scenario, and ideal scenario. Only ideal and worst scenario responses are shown below.

	Ideal Scenario	Worst Scenario
100% of the farm continues as farmland.	72.73%	5.88%
100% of the farm is developed into housing, commercial, or industrial.	2.67%	79.14%
25% of the farm is developed into housing and 75% continues as farmland.	1.60%	27.27%

75% of the farm is developed into housing and 25% continues as farmland.

0.53%

54.01%

50% of the farm is developed into housing and 50% continues as farmland

0.53%

43.32%

**Q10. Is there anything else you would like to tell us about or provide comments from above?**

**Which type of farm operation structure best describes you. Select the most applicable. Other (please specify)**

Work for an agriculture supplier (seed)

We are a 2-acre plot with fruit trees, garden, berries, etc.

Vegetable seed production business using many farmers for contract growers

Small seed producer

Single family home on 3 acres

Seed Production Company contracting with growers

Seed company representative

Seed Company

S&W seed company who contractsaid with local growers for the seed production

Residence (non-farm) w/ garden on 4 acres in agricultural zone, 3 acres potential wine grape vineyard

Ranchet 3ac

Not a farmer

Manager Ag Business and Consultant

Live on 1/2 acre in rural farmland (not new construction)

I work in the seed industry and lease as many as 40 acres.

Home gardener

Farmland surrounds me but I only have 1 acre

Family owned, 2 acres w animals

Family owned small business providing aerial application to farmers in our area, operations based on 40 acres

Family Livestock Producer that primarily rents ground to operate

Do not own farmland

Deer Flat Wildlife Refuge is Federal public land.

Citizen concerned about the preservation of our farming community

Agribusiness Directly Involved with Farmers

Ag Business Leader directly involved in Canyon County Ag

Custom harvest operators 4,000 to 5,000 acres/year

**How important are each of the aspects listed below to you as they relate to preserving Canyon County's agriculture? Rank each from 1-10 with 1 being least important and 10 being most important. Other (please specify)**

Important world seed production asset.no other place to produce as well for many species

I live here to avoid city living, to enjoy scenic landscapes and ride my horses. Do not want jobs besides farm related in this area. grow food. Farmland is critical. Meridian, Kuna and Boise have maintaining active farm ground is primary to development; no farms = no food

Preserving the one of a kind asset that we have here in treasure Valley. Something that cannot be replaced. the trifecta of water, soil and arid climate and long growing season. It cannot be matched anywhere else in the world.

Canyon County Ag has a global impact beyond our border.

I'm sick of seeing sub divisions and apartments in every square foot of farmland for sale in this valley because of BIG MONEY DEVELOPERS taking over our cities! What are all these extra people going to eat while we keep bringing them in? I for one like home grown food not made in China or Mexico!  
no farms/no food

Stop building on our fertile Treasure Valley farm ground. Go build houses towards Mountain Home  
Bitner Vineyards has been growing vineyards for almost 40 years. While our business continues to successful grow, we are not able to afford additional land to plant additional vineyard acreage particularly on south facing hillsides. This land is being sold for development, Idaho will never grow as vineyard or wine industry and wineries will have to purchase grapes out of state. We would rather showcase Idaho agriculture I.

Important seed growing region only a few in the world this good.

seed production. one of the most unique environments in the world

Most important is trying to accommodate rather than unreasonably block a farm owner's right to determine the future of that farm owner's farm.

Stop building houses on farm land. Once it's gone it's gone.

Canyon County has some of the best seed production in the world, hacking up farm ground is a serious threat to this critical step in food production worldwide.

Fighting climate change

Please be sure to manage growth from cities out. Do not allow new developments out in prime farmland where there are no supporting utilities and roads.

Road traffic is making farming extremely difficult

**What challenges listed below make it most difficult for you to continue farming. Check all that apply. Other (please specify)**

Isolation of important seed production

We are not into farming.

Not currently a farmer

only home farmer

We need the farmers more now than ever. Do not destroy our farm land. Preserve the green.

Crowding development without consideration of the flight path of an aerial applicator. There is not an agricultural advisor in the DSD who reviews each application regarding its impact on nearby farm ground. The current evaluation process seems to be an opinion from the planners who may or may not have actual knowledge of adverse impact.

Deer Flat NWR is public land.

Urban encroachment on good farmland.

Huge increase in population. NO INFRASTRUCTURE IMPROVEMENTS to support growth

**What agricultural issues should be the top priorities for Canyon County to address in the next 5-10 years? Choose up to five (5) If not these, what do you believe Canyon County Government could or should do?**

Combat urban/suburban sprawl as a matter of policy

Make farming a priority and provide incentives or restrictions to stop farms becoming subdivisions. We do not have the infrastructure for city dwellers who would make it more difficult for large machinery to operate effectively.

Change the matrix to stop rezoning to RR in order to construct 1 or 2 houses. Give agricultural zones the ability to split land into 10 and 20 acre parcels without rezoning. \*Dev. Services needs to hire an agricultural advisor/advocate in their office to continually evaluate applications and to speak with people regarding the impact of any development on agricultural land. Include a copy of the Right to Farm Act in the application packet that the applicant has to sign stating that they have read and understood these statutes. Collect new data to evaluate the effect that development has had on the farming production. \*\*Include ALL dairies on the map - not just the smaller ones. Update the maps to include farming operations and areas of operations to provide a more accurate picture.

Growth is not paying their way. We have the same traffic corridors that we had 50 years ago but with increased traffic. Poor planning. Developers should be on the hook for road and light improvements.

Let the farmer sell his/her land

Lower property taxes on agriculture ground

impact fees for new development, my taxes are high enough

No bending of the rules to allow development of farmland

Farmers & Land owners should have the rights to use their land as they desire for farming or development and not be limited by the government

Canyon County should not interfere with what private land owners want to do with their own farm land.

Charge high impact fees to developers

County should be more open to rezones in areas like around the lake to accommodate high end lot buyers on poor farm land that has great views, one to two acre lots, people cannot take care of any more than those lot sizes, that land is poor at best compared to flat rich soil in other areas, building has already started in these areas in a big way and gives high end buyers something besides living the city, which they don't want to do, there are lots of 600,000 to million dollar properties in these areas already, this is the best use of these poorer farming areas.

Lower property taxes

effect zoning is the most effective opportunity to protect farmland

Take a lesson from the midwest, work out from city center. Don't just willy nilly sub divisions wherever. Keep the country, country

everything it can do to preserve farmland

Pay for Agricultural Easements to protect farm property

Most of these are pretty good and should try to implement them as much as possible

Reduce ag property tax and get out of the way

Canyon County has already lost some of the best farm land in the Treasure Valley to development. This should have been considered 10 years ago. Now you want to slow growth with new zoning policies and

hamstringing people's private property rights. If this was going to be done, it should have already been put into place. Now you are negatively affecting those who need or want to sell in the future.

Support local ag by institutional food purchases (schools, jail)

A farmers land is an asset that has probably taken most of the farmers career to get payed for. Upon retirement it may need to be sold to provide income. If the most profitable way to sell the property is for development it should not be stopped by County Government

Keep growth near cities or on ground that is not prime farmland. Good examples of growth are Avimor or in Middleton foothills.

**As you think about the future of your farm and your retirement, which of the following options would be the best fit for your particular situation, if all situations had comparable financial gains? Other (please specify)**

Not actively farming, only consulting

Farmland feeds people. We are nothing without farmland. Preserve and support the farmers before it is too late. How do you feed animals and people without farming??? Real estate developers would gladly gobble up the land. Don't let the developers take over our county and ruin it. Don't support urban sprawl.

Because of the location of our 2 acres on the corner of 20/26 and Conway. There was NO development when we moved here!

As long as the adjacent property is active farm ground there must be consideration for farming operations. If we lose support for our farming operations, it is more likely that we will sell and develop our property.

Deer Flat National Wildlife Refuge is not a farm, it is public land owned by the Federal Government

To shut down rezoning and development is not realistic at this point. We should have been having this discussion 20+ years ago. It's hard to tell a farmer that he can't cash in as long as the zoning has been updated from agricultural use. Very sad what's happening in this valley. We are losing an irreplaceable treasure here....!

Do not approve builders who do shoddy work or offer financial incentives to purchase their homes-

I want/need the flexibility to sell land as needed. With no large company retirement plan this flexibility is a must.

We are small acreage so any additional development would be unacceptable

Do not deprive landowners the ability to sell their land. Make it more expensive for developers with impact fees and no tax incentives.

I would love to have a retirement built in someway to be able to pass the land debt-free to my children

development has already made farming in my area difficult, best use is to continue high end development there is no shortage of food as reflected in low commodity prices, look at the huge decline in fruit growers since the 1950's, thats because there is no profit in growing fruit on a commercial scale, these farms have the best views and are the most suited for growth.

There will be growth. we just need to manage it properly

If we don't preserve it, who will? We can't expand with the rising land costs, so we are trying to be way more efficient on way less acres

Fertile land cannot be replaced. Every acre of fruitful land developed is less food for everyone

**STOP ALLOWING ALL THE DEVELOPMENT !!! AND PROTECT THE AG LAND!!!!** There is a reason I don't have any neighbors and I love it.

Ideal would be that it stays in the family for another 5 generations

The ideal scenario for my situation would be that there is no development in my area for the next 10 years, and then after that time period, I could sell 75% of my land to fund my retirement, and continue living on the remaining 25% in my home.

If the highest value of the land is by developing it, that is the best scenario

At this time we feel our area should stay in farmland because there is still areas to be developed near the larger cities or in outlying areas that are less productive for providing seeds, food and fiber.

**Is there anything else you would like to tell us about or provide comments from above?**

#### Open-Ended Response

Tighter zoning to stop "growing houses" is needed to preserve agricultural land in the Treasure Valley Worldwide one of the most important seed production areas. Development is a crime against mankind in the macro sense.

Growth is inevitable but current lack of strategy is creating conflict between Ag and urban lifestyles. Infrastructure is woefully behind and seems that the development aspect is not currently supporting improvement. We are losing what makes the area inviting at a rapid pace.

Move development to the out lying hills and not on prime farm ground.

Working for a multinational seed company, I answered the above questions based on how I think policy decisions should go forward to continue to operate here. If we continue to see the loss of farmland, and farming becomes too expensive to contract seed in this valley, our company will just move on to a different area to produce (see Syngenta). Contract value lost to growers would be over \$100 Million if we leave, and countless jobs lost to process and sell those seeds.

In order to maintain the treasure valleys diversity in business agriculture must be protected as history has taught us, Ag is a very important economic stabilizer to Idaho, if it's not protected and there is another down turn in the economy of which will happen the economic impact to the area will be widely felt greater than it has in the past..

The recent (past 20 years) creation and growth of the Snake River Wine Region (AVA) is an example of (A) new crops/market growth, and (B) agricultural tourism, when an agricultural area has not been compromised by urban/suburban sprawl or intrusion.

Not currently a farmer - though would like to be

Agriculture is critical to the Treasure Valley as a whole. Having been raised on a farm and in the industry for 20+ years, the Treasure Valley offers some of the best growing conditions for the diversity of crops we grow in the world. It is critical that this be preserved as much as possible.

NA

I would be very interested in volunteering my time. Jacqueline Litten #. Please contact me.

Thank you for anticipating and working on this

The total development plan needs to be reworked, placing farming as the priority instead of development. There is a time when the area is simply at max, meaning that development is not beneficial for the established community. The density of houses in the subdivisions that have been approved is repulsive. Who decided that this overcrowding is healthy or sustainable? Spot zoning has to stop! There needs to be more understanding at the department of the adverse impact of development on farming. The matrix should reflect a gradient of development, decreasing as it approaches areas of farming. HOA's don't solve anything. In fact, HOA's need to be abolished as an overreach of human rights and personal freedoms. We don't want to live in the "fastest growing community" in Idaho; we want our privacy and safety. The farming community needs to be protected and nurtured. Farming is the backbone of Idaho. So when you see bumper stickers saying "Idaho is full" that's a good clue that the development monster needs to be reigned in.

Something must be done to stop the continued ground and land development down the green belt of Treasure Valley. they must move the ground to the east towards Mountain Home.

We are the Friends of Deer Flat Wildlife Refuge, we are extremely concerned about the farmland bordering Deer Flat NWR selling to developers. Urban sprawl, in the form of housing developments does not provide open space for wildlife, this threatens their very existence. We must be mindful and diligent regarding the disappearance of habitat and the flora and fauna that cohabitate on public and private lands.

I have discussions with my farmer friends all the time asking them if it is fair to purchase farmland and pay taxes on farmland at agricultural zoned prices and then sell to developers at above normal profits. I can see their point and am not an advocate for complete control of private rights on their land. I would recommend an evaluation of county zoning as it aligns with the strategic plan and then stick to it as long as it makes sense. We should have expanded east of Boise and into the more marginal farming areas instead of slapping houses in the good farm ground. We won't get that back. We had the CUP mentality a few years ago in this area which allowed a builder to circumvent the zoning rules by appealing to the county commissioners with a CUP instead of proper rezoning. Not a beneficial use of a CUP. It caused a hopscotch development effect which has just made things worse for both farmers and homeowners alike.

Many non-farm road users lack courtesy or understanding of slow moving farm equipment & necessary safety issues -- passing when a tractor is turning, and otherwise making it difficult to transport farm equipment safely. There are many concerns about liability if/when accidents do occur.

As 7th generation Idahoans and 3rd generation commercial farmers, we are proud to live, farm, and serve the community of Canyon County. We don't want to see that change.

As we consume the ag ground in the treasure valley are we looking at providing irrigation to new ground from our reservoirs. Primarily in the desert areas south and east of Boise. As are government has implemented so many conservation practices, there should be ample water to for new ag ground.

Please stop allowing large subdivisions and apartments to be built on good farm land

Please do not pass zoning for industrial use in place of farmland.

Yeah you need to do away with them emissions test in canyon county for the farmers you need to do away with all your damn property taxes

Let the farmer have his/her say on the land. You can't restrict them from selling if that's the best thing to do for the family.

Do not tax farm ground by the income of crops or what the ground might sell for. Commodity prices are continually changing. Not all farmers grow high dollar crops. We get one good year and property taxes increase but don't come down for the 5 years we don't get good prices. Another farmer might sell his ground for a high price...but we're not selling ours, so we shouldn't be taxed as if we did!

Farming sometimes creates noise like wind machines and smell like dairy, they are not good for housing developments. We need room!

Our neighbor wants to put 6 houses on the 8 acres next to us sharing the easement. This would totally upset our ranch as we have livestock and farm and do not want families infringing on our privacy as we are set back from the main road. That the new neighbor was even led to believe he could do this (can't widen easement and only other possible access is over Lucy Lee - which is not going to happen) was unconscionable by the realtor!

#### STOP THE DEVELOPMENT OF WORKING FARMLAND

Farmland is important!! Something has to be done to preserve farmland before it's too late... sad situation

leapfrog development is a great danger to the agriculture of our (and all) areas and should be actively discouraged!

I hate to see farm ground disappear, but on the other hand I've paid for this ground with a lot of hard work and don't want someone telling me what I can and can't do with my property. This farm is my form of retirement.

We have some of the most fertile farmland in the nation. It is saddening to see it destroyed by development. Once it has been built on or changed we can never return it to its current, usable and productive state

Farming is a way of life that is important to all. However too many would like to legislate the amount of acres that are to be permissible to farm. The growth of this valley is here. The amount of acreage that will be developed should be left to buyers and sellers. Ground that is sold for housing removes acreage from production and that should help those of us who desire to remain in production ag. Undue regulations from all governmental areas are dooming many of us which is very similar to the reasons that physicians are leaving medicine. The list of questions given here is similar to many surveys that seemingly require "gotcha responses."

Farmers, ranchers and land owners should have the ability to change the use of their land

How do I request rezoning on all of my farmland?

Idaho is an incredible agricultural state and we are quickly losing agricultural for endless, overbuilt development and housing where most Idahoans can't even afford to purchase the housing. I hope Canyon County sets a very strict capita/limit to the amount of housing development and population/growth. In addition, those who move to Canyon County who are currently not from Idaho should be charged an Impact Tax Fee for several years for money to go to schools, roads and emergency management, glass recycling capability, snow plows, increased police and fire departments as most rural areas are volunteer fire etc.... It is the only way we can prepare for growth successfully and keep our agriculture heritage, beauty and farmland.

To maintain the value of our region, must be smart in development. Claiming our best row crop land for development is a poor choice

Farmland owners are paying too much in property tax and especially irrigation tax. Investigate Pioneer Irrigation to see where tax dollars are going.

It is vitally important to figure out how to help farmers with their retirement while still providing agriculture Corredor's for crop production



i have lived here and farmed all my life 65 years, this valley has already hugely changed, as has farming, there used to be hundreds of small farms, all gone now, only big farms left, the idea that small 40 acre farms or less growing vegges for farmers markets is no way to make a decent living, we need to let some of the marginal ground be developed into larger lots to attract nicer home buyers only makes economic sense, and yes there are areas with flat good ground that are better suited to continue canyon counties farming history, I miss the days when there were hundreds of small family farms, they are all gone now, and our valley has changed and people are coming in droves to live here whether we like it or not.

Yes, I think there needs to be higher impact fees imposed on those moving into our community. We are tired of shouldering the cost through increasing taxes, levies, and bonds. WE didn't need these services increased, development is driving it, and DEVELOPMENT should be paying for it! Also, there will come a tipping point where we will start to lose all of the ag processors who currently work in our area because we will not have the land base to support their operations. Development needs to be going up (as in more stories) not just this unorganized sprawl!

We can grow and protect farmland at the same time. we just need effective standards that force growth to develop from the cities outward. we also need commissioners that will uphold the standards.

The burden of tax is huge. If growth is not going to managed and keeps rising exponentially, what about a 'grandfather' clause of something of the sorts on capping land taxes or passing that on in greater scale to new comers/new builds, ect.

Urban sprawl is a waste of farmland and stretches resources to the max. Build vertically. More people can live in a smaller area and it concentrates resources where the most people are.

Stop the expansions of cities, we are already destroying some of the best farmland in the country by building on it. Farms are moving further out, away from resources like water. Huge wells are being drilled to run 1/4 mile pivots, this will certainly affect the water supply somewhere down the line. Agriculture needs to be closer to surface water supplies, not be forced to drill wells for it.

I believe that having a Canyon County Agricultural committee that talks directly to the farmers/ranchers/ag industry owners, etc, in the area would provide great insight for the County to gather information and get a pulse of exactly what is needed or wanted from that sector. Surveys are nice, but not everyone takes them. In fact, a majority of the farmers I know don't get on a computer unless it is necessary.

Preserving farmland is of utmost importance! Zoning policies should encourage density in city center and near state highways where infrastructure already exists.

please discontinue spot development..... please use buffer zones around our dairies and feedlots to help cut down on conflicts

I would like Canyon County to be more supportive of organic farming. Especially by holding farmers who use pesticides and herbicides accountable for overspray. I would also like to see improved mass transit operations in the Valley such as park and rides and bus routes connecting small towns with cities. No farms No food...

I would really love to see less subdivisions appear on random 40 acre parcels surrounded by farmland. I'd love to see other areas of town filled up first before continuing to move outwards.

canyon county needs to preserve what farmground is left and develop unfarmable areas

I am curious to know why I didn't get information about this survey and only found out about it from a friends Facebook post.

There is only so much good soil with access to water irrigation and farm equipment...when you turn that land into houses you lose the ability to grow healthy food and become dependent on outside unreliable sources. This state was founded on agriculture, throwing that away to the highest bidder is selling the soul of Idaho.

Without the ability to diversify as the farmer sees fit, family farms will go out of business and along with it, agriculture in Canyon County. Farmers must have the ability to develop their land for other uses and diversify.

Save our farmland!

I would be happy to be an advocate for farmland. Keep fertile land in agriculture. It cannot be replaced

There are huge differences in farmland. Some have great soil, others have poor soil. Seems smart to encourage residential development on the poor soil areas.

No

Lack of water

If we keep allowing all development on our ag land we will not have ag land in our county. Drive anywhere and you will see it. Farmers and ranchers are being pushed out and looked negatively upon. Without farming and ranching we will not have a sustainable food supply. The development needs to stop. Stop allowing all the building permits. Allow for more ag!

If something is not done to combat the development growth soon in Canyon County, there will be no farm ground left.

Perhaps the county should look into ranchettes instead of cheap housing and storage units, or leave more as ag.

Have some common sense planning and zoning and listen to their recommendations.

Canyon County is being ruined by all the development going on. Rather live in Owyhee County than Canyon right now because of the ugly mess going on.

Stop letting them build houses on farm land. Restrict growth to the city limits. Help young farmers or aspiring young farmers.

My farm is a century farm we still own and farm 60 of the original 80 homestead acres.

No

Protect our farm land. There is no more. Why put storage buildings on farm land? At least turn farms into parks or other open spaces with trees. Build on waste ground or hilly ground.

Non impact zone farmland is being pushed to be added to the cities residential zones or allowed to change impact listing without proper hearing by county commissioners. Commissioners are having closed door hearings or approvals without proper research and impact study results being pursued prior to approval (ie. Updated road impact, water usage impact, septic system impact, etc.) and current studies used to form an informed decision.

Keep new houses in town, especially non ag related housing. New residents do NOT understand or appreciate AG!!!!

Don't forget who owns fee land. My land my work my investment. Just unfortunate I chose to farm in canyon county. Worst levies in the state. Poorest tax revenue management around. Under qualified county leaders.

Important to maintain private property rights

In order to preserve the agricultural lifestyle in the rural areas there needs to be protection from land owners being allowed to sub divide and sell off portions of their property. On the other hand, that is exactly what I hope to be able to do 10 years from now! So it is a very slippery slope for planning, because undoubtedly there are land owners right now who want to be able to that so that they can afford to retire. I guess the best plan I could recommend is to just go as slowly as possible on developing farm land. Don't allow rapid development in the rural areas. Growth is inevitable, but go slowly.

Stop building stupid houses on precious farmland

No more subdivisions

Like setting up residential zones to bunch residences in ag areas.

We need to stop developing farm land into subdivision.

Question 8. Residential should pay more taxes based on usage of services

Farming has to become a priority to everyone because the access to food, fiber, feed, and fuel are important to the survival of our future.

As much of our growth is coming from outside the state, it is important to educate the state on the importance of agriculture. One example would be to educate on our exceptional irrigation system and that it was built to supply water to farms and that agriculture should continue to be its' top priority.

On the subject of "special places", Canyon County has a rich history of seed production. It is also a very unique area when you consider the high desert climate, availability of irrigation water, and rich soil. Seed producers indicate that we may be one of the top 3 areas in the entire world that marries our unique growing conditions with an active seed industry. We should consider Canyon County a "special place" for world-wide seed production, and protect it as such. We should build a "seed repository", museum, and attraction as part of an effort to increase agri-tourism.

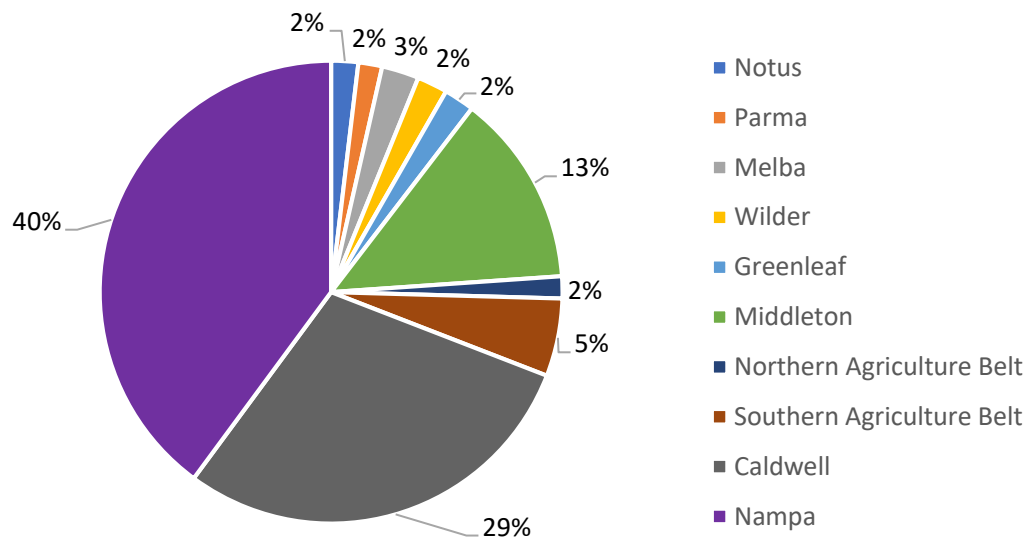
Continued allowance of spot subdivisions throughout farm land is destroying any purpose the comprehensive land use planning has. What is the point of land use planning if we don't follow it? We are not following the plan by all the subdivisions on Hwy 55 springing up. Thank you for survey.

### Rural Community Survey

The Rural Community Survey had 845 responses. The majority of respondents reside in the Caldwell and Nampa areas. Agriculture and downtown were identified as the heart of the community. Respondents showed a preference for infill development to accommodate growth and plan to stay in Canyon County or Idaho. For recreation options, respondents prefer outdoor activities such as hiking and fishing, followed by walking and biking pathways. Infrastructure improvements to streets, such as repaving or adding curbs and gutters and safe routes to school, were selected as the most critical infrastructure improvements.

The results are shown below:

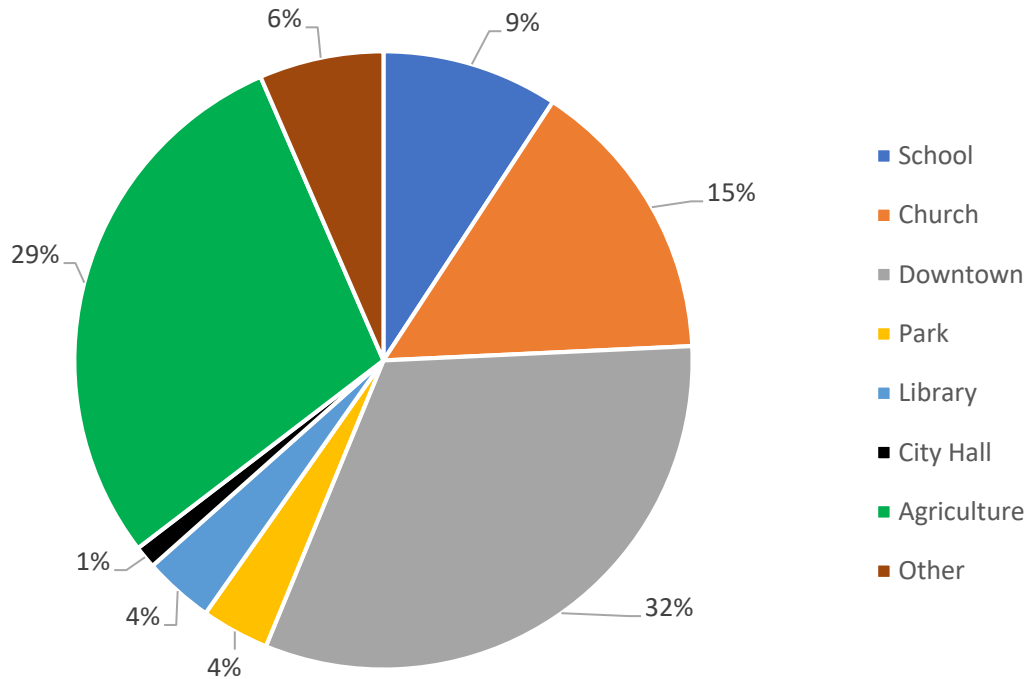
#### Q1. Which part of the County do you call home? \*City includes city limits and area of impact



#### Q2. Tell us what you cherish most about the area you live in.

Scenery; farms, mountains, river valley, etc.	70.18%
Slower pace of living, less traffic and relaxed rules.	65.92%
I prefer country/small town living.	58.34%
Friendly people, knowing neighbors.	56.80%
Great place for kids.	53.25%
Convenience; east to get from home to school to work to shopping, etc.	45.56%
Housing affordability	44.26%
Recreation, proximity to pool, parks, river, lake, hunting, fishing, etc.	40.47%
It's a great place to do business.	24.26%
I work in farming/ranching based here.	14.91%

Q3. What do you consider to be heart of your community?



Q4. Canyon County is projected to add a total of 120,787 people or 48,802 households by 2040. Of those 22,818 people or 9,376 households are projected to be in rural towns and areas of the County (not including the Caldwell/Nampa areas). Where should the majority of this growth be accommodated?

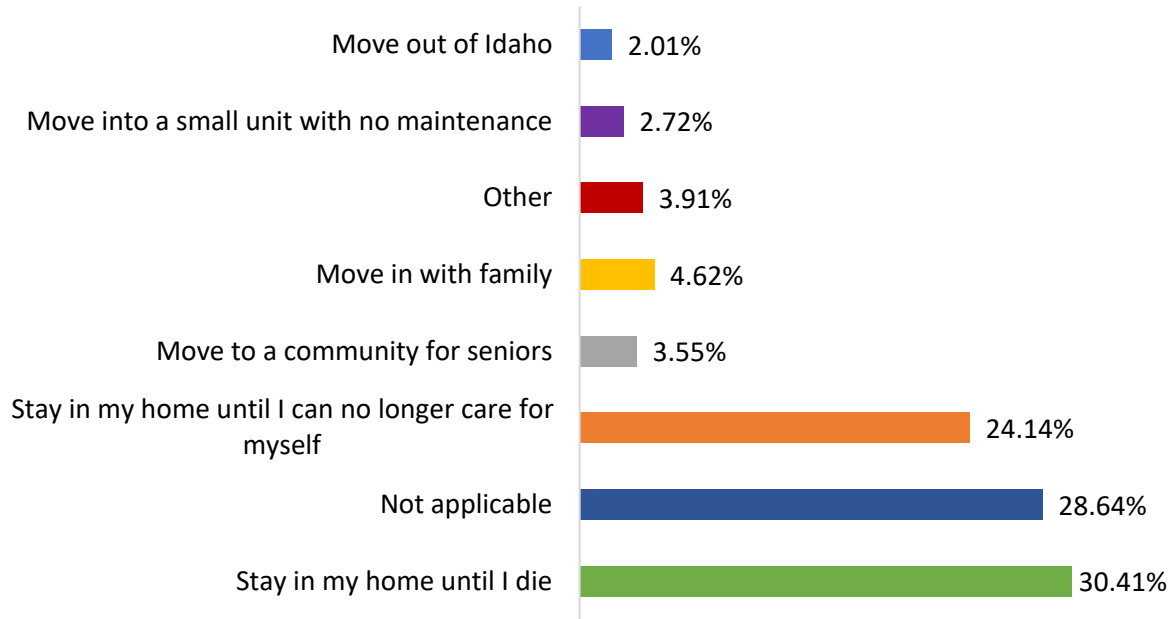
	More of this	Less of this
Infill development that uses vacant parcels within town first before expanding into surrounding farmland.	83.55%	8.05%
Plan more areas suitable for housing for different types of households, such as apartments, senior living communities, duplexes, etc.	43.08%	37.63%
Develop residential units above commercial buildings that are 2 or more stories in town.	38.22%	36.33%
Increase the number of homes allowed on existing lots in rural towns, such as mother-in-quarters or duplexes.	33.61%	42.25%

Develop farmland outside but close to towns that use individual wells and septic systems.	<b>18.82%</b>	56.21%
Rural subdivisions near other subdivisions that are not close to town.	<b>17.87%</b>	52.54%
Develop farmland into single-family subdivisions that are then annexed into the small towns and connected to city water and sewer systems.	<b>13.37%</b>	73.14%
Rural subdivisions near the Snake River, Boise River, or Lake Lowell.	<b>11.48%</b>	66.63%
Develop farmland wherever necessary to accommodate housing.	<b>7.81%</b>	81.78%

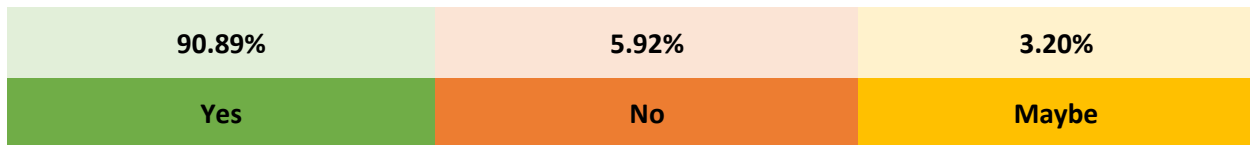
**Q5. Zillow estimates the median home price in Canyon County is now \$276,900 or \$1300/mo. According to American Community Survey, standard single-family homes make up 78%, of housing in Canyon County, while 8% are Mobile homes, and 14% are Multi-family. Zoning ordinances strongly favor single family residences, making it hard to develop other types of housing. More variety in housing styles are required to meet people’s budgets, family size, phase of life, and priorities. Besides a single-family home on a lot, which other housing styles would you personally (or a family member) consider living in were it available in your community either right now or if your current living situation changed for some reason.**

	Very unlikely	Somewhat unlikely	Maybe	Somewhat likely	Very likely
Apartments, duplex, town or patio homes - \$1300/mo or less.	40.59%	11.60%	17.87%	19.41%	<b>10.53%</b>
Residential unit above commercial buildings in town \$500 - \$1300/mo or more.	37.99%	13.49%	21.30%	17.99%	<b>9.23%</b>
Retirement housing, independent or assisted living communities \$varies	28.17%	12.31%	28.99%	21.42%	<b>9.11%</b>
Accessory Dwelling Units, separate unit in basements, above garage, or small unit in back of primary house or attached - \$250-\$1300/mo.	48.40%	12.07%	19.53%	12.78%	<b>7.22%</b>
Shared housing (independent space with shared facilities (kitchen, recreation, guest, etc.) \$250-\$500/mo.	63.67%	10.65%	13.96%	7.69%	<b>4.02%</b>
RV Park (as temporary/transitional housing) \$500/mo or less.	60.00%	14.20%	15.03%	6.98%	<b>3.79%</b>
Manufactured Home Park - \$750/mo.	62.72%	12.31%	13.02%	8.40%	<b>3.55%</b>

**Q6. If you wish to retire in the next 10 years, which choice best describes you.**



**Q7. Do you think historic buildings add an important sense of place to your town and incentives should be provided to encourage their preservation?**



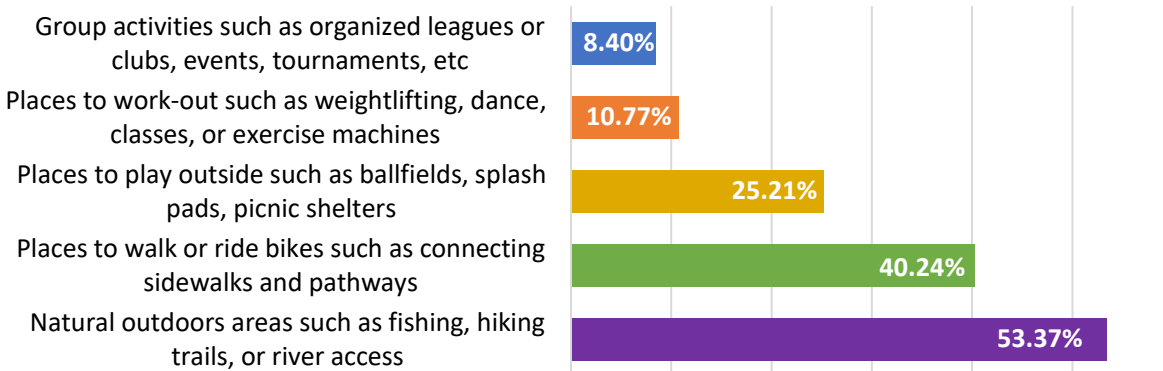
**Q8. Is the internet connectivity where you live adequate?** Answers were not conclusive.

**Q9. What do you think are the 3 most important steps right now to move the economy forward in your community? Check your top 3.**

- 43.43%** Physical improvements to town centers such as sidewalks, street lights, landscaping, benches, trash cans, public art, way-finding signs.
- 43.31%** Develop more well-paying jobs in my community so I do not have to commute.
- 39.64%** Physical improvements to commercial private property; improve exterior and interior of vacant or underutilized buildings.
- 38.22%** Complete infrastructure projects so water and sewer capacity is available.
- 35.86%** Leverage existing assets like history, businesses, events, public facilities, recreation, etc.
- 33.37%** Promote community pride and beautification to attract investment.
- 17.40%** Develop/promote tourism opportunities such as outdoor recreation, agritourism, and scenic byways.
- 15.50%** Other

**Q10. Several studies show the tax revenue from low-density single-family development does not cover the total cost of public services it requires (police, fire, schools, transportation, etc.) Do you prefer new growth in your community to be predominately low-density single-family homes or have new growth to be a fiscally sustainable pattern that includes both single-family and multi-family housing option?**  
 Answers were not conclusive.

**Q11. What types of recreation would you live to see developed in your area in the future?** \*options include not important, less important, neutral, somewhat important, and very important. Only very important responses are shown below.

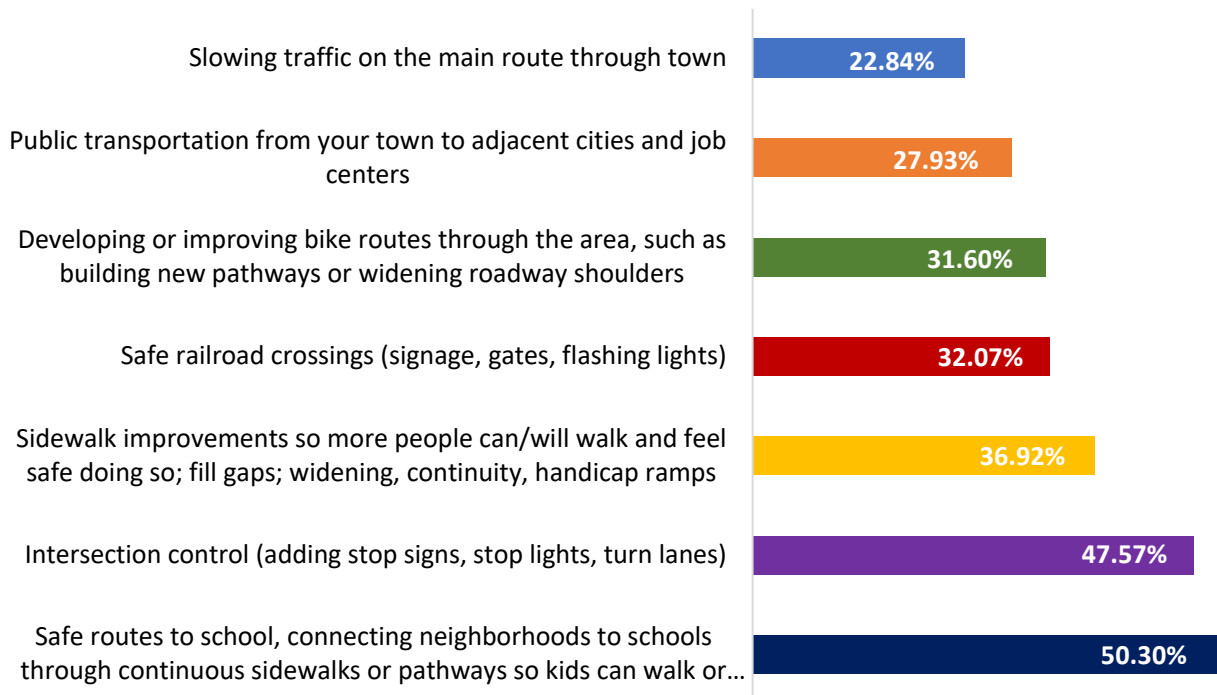


**Q12. How important do you think it is for children to have the option to walk or ride to school if they live within ½ mile from school?**

61.89%	24.26%	10.18%	2.13%	1.54%
<b>Extremely important</b>	<b>Very important</b>	<b>Somewhat important</b>	<b>Not so important</b>	<b>Not at all important</b>



**Q13. What are the most important transportation priorities for your area?** \*options include not important, less important, neutral, somewhat important, and very important. Only very important responses are shown below.

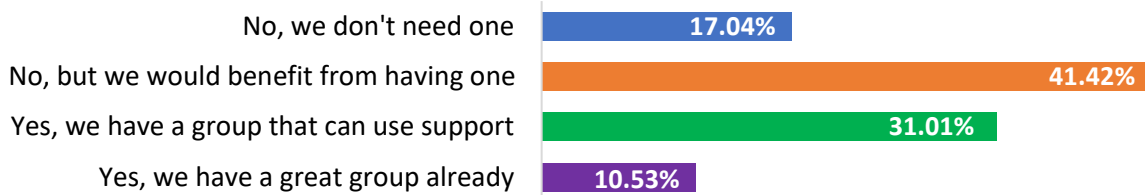


**Q14. Which improvements are most important for you to see happen in the next 10 years in your community?** \*options include top priority, secondary priority, maybe a priority, and not a priority. Only top and secondary priority are shown below.

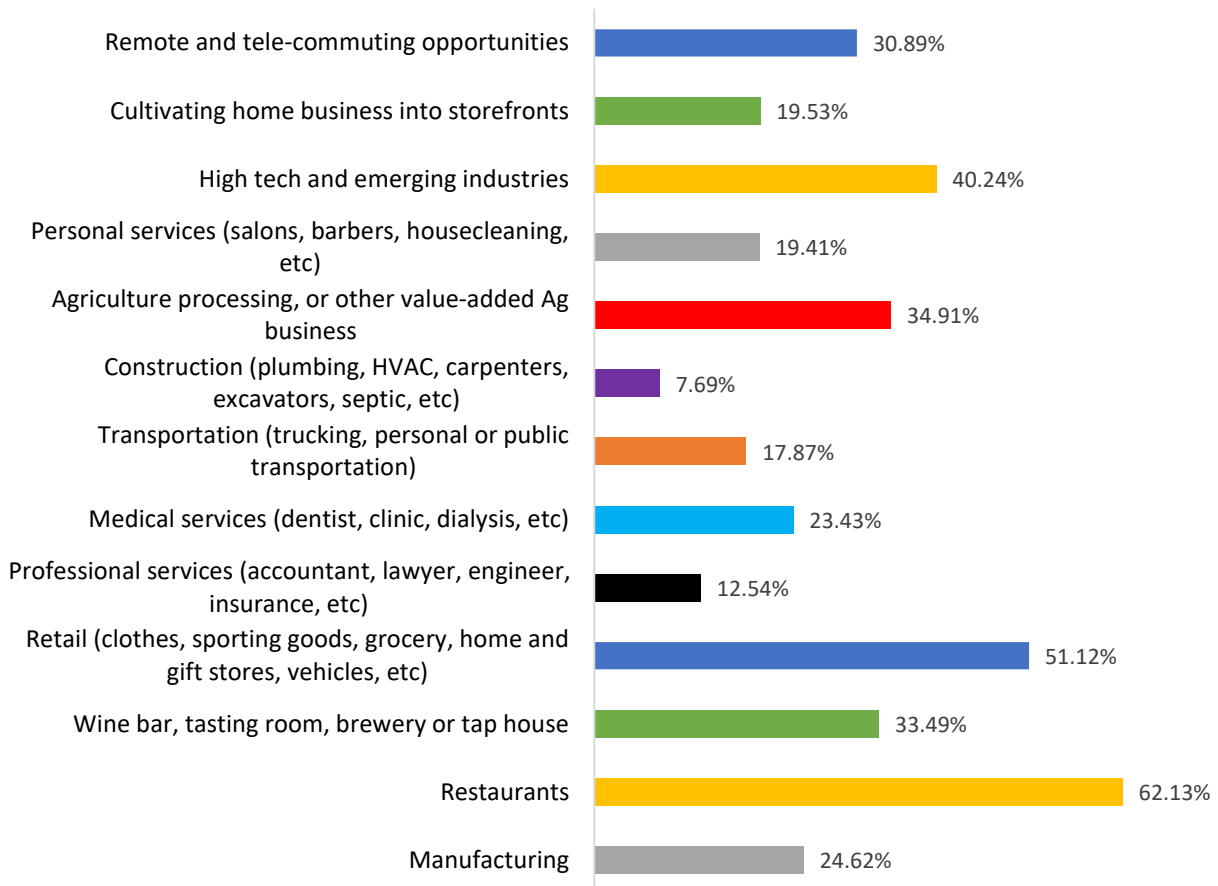
Top Priority	Secondary Priority	Improvement
35.50%	31.48%	Infrastructure improvements to streets, such as repaving or adding curbs and gutters
34.67%	28.40%	Safe pedestrian/bike routes and street crossings at major intersections in town
33.85%	18.22%	Infrastructure improvements to improve capacity of city water and sewer systems
32.78%	30.06%	The commercial town center or business corridor being revitalized through beautification, events, and business development
22.25%	30.18%	Pedestrian improvements to streets such as sidewalks, ADA ramps, delineated parking spaces, landscaping, benches, trash cans
18.46%	35.62%	New parks or improvements to existing parks (includes pathways)
14.67%	25.92%	Attractive gateways into the community that have welcome signs and landscaping

7.10% 16.21% New public facility such as library, city hall, or public meeting space

**Q15. Does your community have or desire an organization that leverages volunteers and resources to hold public events, initiate street and building improvements, promote community pride, and sponsor beautification projects and business development projects?**



**Q16. Which new businesses do you want to see added to your community? Select your top 5 choices.**



**All comments.****Q2: What do you cherish: Comments.**

A lot less traffic on Middleton would be great!!!

A safe place for the areas closest to high schools. Drivers are going 50+ miles down the streets near these schools to avoid traffic. I'm surprised more children have not been hit. Speed bumps would slow them down but not if they were only at the ends of the streets. Or cameras that send tickets to speeders.

Adequate infrastructure, traffic management primary

Any new home built should be charged a mello-told tax or no more building!

As much as I would like Nampa to remain a small town, I know that it's growing rapidly. I would like to see the County focus on improving road ways to allow the traffic to flow more easily. I would like to see a left turn lane installed on Northside & 20/26, CanAda & 20/26 so traffic that is turning right (west) can access Hwy 20/26 faster. I would also like to see a left turn lane on Hwy 20/26 & 11th Ave No, so traffic doesn't have to stop on the Hwy.

Building too fast. Infrastructure cannot meet growth

clean air

Clean safe parks for families to gather.

Community that is a family.

courteous manners

Definitely NOT the parking on BOTH sides of the road!

Ease of getting to bigger cities where a variety of stores are

Easy access to good medical/dental/health care

Ethnic And cultural diversity

Fewer new subdivisions

Fewer Regulations

Great place for dogs

Great place for schools

Greenery around housing and between and

Hate light pollution. Need to plan for walkability. Need a village design that includes grocery shopping, banking, recreation, community meeting place, all within safe, walking distance. Reduce need to own cars. Trolley or tram s welcome.

Have to have a place for all my critters

High capacity track housing will destroy this area. I know money is important, but for this area to

I grew up in Caldwell, my family are farmers and ranchers. While growth will happen, it's important to be smart and to take care of Idaho citizens first not developers. We are losing to much precious agriculture land, expensive living in Caldwell and make \$12-\$15 an hour. We cannot handle the growth, from recycling glass, traffic, volunteer fire departments, emergency management. People moving to Idaho and Canyon County specially from out of state should be charged impact tax to go towards roads, schools and emergency management. They move here anyways, they should be paying for everything that impact the growth.

I don't feel crowded and congested.

I grew up here and want to keep this area as my home.

I hate all of the uncontrolled growth. Quit allowing rezoning of agri-land.

I used to enjoy the small-town feel, however, that's rapidly changing.

Infrastructure to include bike lanes

Infrastructure - don't build until infrastructure is in place

It is a great place to raise kids and retire

It would be nice to see more development like surrounding areas

Keep 83676 & 83607 Smaller and less populated please

Keep this area residential/farming, NOT A COMMERCIAL ZONE.

Keeping farmlands accessible for farming

Larger lot sizes, more space between homes, less density, interaction with wildlife (quail, pheasant, coyotes, etc)

Leave the farmland!!!!

Less crime then larger cities

Limited impact from traffic from other communities

Love the small community feel of Middleton.

low density housing and ranch properties. farming, food production

Low property taxes

Lower property taxes; Less city interference/regulation

Lower taxes

Neighbors who are active in whatever they do, such as work, school, church. We don't have very many people who are not striving to make things better.

NO MORE F\*\*\*\*ING PLAZAS! NO MORE F\*\*\*\*ING LIGHTS! SPEND TAX MONEY ON INFRASTRUCTURE! ROADS! POWER STATIONS! THINGS THAT BENEFIT ME, NOT MILLIONAIRE SLUMLORDS!

NOT a heavy industrial neighborhood

open spaces, more trees, a growth ring for development, better road company

Our community helping, and integrating the less fortunate. Maybe community gardens etc.

Outside city limits, less government.

Please no more huge subdivisions with hundreds of houses!

Quiet, slow pace, not crowded, low traffic

Safety at home, on the roads, when out and about the area

SAVE OUR FARMLAND!!!! Mother of three kids here who wants my kids to have the same country backdrop to their childhood. No more subdivisions!!!!

Save the farms!!!

separation of houses, there is room to breathe,

slow the growth to keep costs of living from continuing to sky rocket. Pretty soon only very rich people will be able to live here

Small businesses in Downtown community, walking/biking paths, pedestrian friendly routes in downtown area

small town should remain a small town

Space between houses and neighbors

Stop building houses without building roads and schools. I don't understand how you cannot figure that out!

Stop building new housing!! We want to keep Nampa small. TOO MANY PEOPLE MOVING HERE !!

STOP THE GROWTH - YOU'RE KILLING US WITH TAXES, LEVY'S AND BONDS!!!

Streets and public areas kept clean AND no homeless people

Streets aren't busy or packed from traffic. Honestly it has become way to busy on the roads near us with all the communities coming up and the roads not being expanded due to the traffic before communities coming up.

The current Mix of community and Farm land

the place that I moved to 15 years ago doesn't exist anymore.

The types of subdivisions going in aren't a good fit for the scenic beauty of the Sunnyslope area.

Too much growth. Our schools and roads cannot keep up. I live here because I liked the small town/farming community feel. That is quickly going away. Highway 55 is horrible to drive on and dangerous.

Traffic safety, I have a flight risk kid.

We appreciate the safe environment of our small town.

when rapid development begins, does it end when there's no more land to develop? We already have a state like that. It's called California. There will be a mass exodus from Idaho too if that happens. Then what?

Would like to see more services but not lose the rural community

Congestion due to over development is ruining our county.

Consideration for alternative methods of transportation including bike paths.

each new sub should it's open space area for a place to fly a kite play meet other neighbors

Feeling safe in our community and neighborhoods. Knowing who we are conducting business with and visa versus. Knowing the leaders..

Godly heritage; dry town

Green spaces

Growing too big too fast. I love the small town feel but love even more, the clean up they are doing for the downtown area

I live in Greenleaf because it's a SMALL community surrounded by agriculture. I would HATE the idea of replacing ag land with densely pack resendial housing, and will oppose any low income, high density housing in the community.

Quiet, and dark skies

### Q3: What is the heart of your community: Comments.

All of the above. The whole community working as one..... not factions.

All the above

Businesses

Church agriculture and downtown

Combination of all the above

Community center

Community center

Country feeling, not houses crammed together with your neighbors' windows only feet away from yours, where you can hear them talking through the walls.

Farmlands

Friends

Honestly, Nampa is falling drastically behind Caldwell with places to see and visit

It's beautiful
Keeping the spirit of individuality of Idaho strong.
Knowing other community members
local people
Museum
My rural location
My fellow Veterans
My home
Neighborhood area and 12th ave
Neighborhood Community
No real "heart" for us. We like it all!
none of the above
None of the above, my heart
nothing live on East side & do 90 %\$everything in ADA county
Our neighborhood
OUTDOOR RECREATION
People
People
People in neighborhoods
People with conservative values
People
Playing outside in our neighborhood with neighbors
recreation center
Recreation center
rural living environment
Small Rural community, entire feel
Small town atmosphere with minimal traffic.
Small town living
Sports
The kindness of the people
the people
The people
The people
The people and the resources
There isn't really anything connecting it that's accessible
These are all physical locations, but the heart of the community is the people!!
to be able to live here and REMAIN here.
Traditional values
Ymca
Downtown has the potential but it needs a lot of work
Greenleaf Friends Academy and Church

neighborhood

small business

The church AND the school

#### Q4: Where should growth be accommodated: Comments.

A building moratorium to restrict development.

avoid high density housing in rural areas, if development must intrude in these areas, do minimum 1 acre lots. At least attempt to preserve the rural feel of the County.

But go out there with a REAL plan and make the Developers pay for cost of city/county upgrades sewer,water, police,fire,parks,schools

Cap property taxes or pass them to developers. I'm terrified I will be taxed right out of my house eventually!

City ordinances that allow for long and short term room rentals, and small lot sizes for tiny homes, as well as multiple household within same family dwelling in one house. Also, pioneering laws that allow for vacant commercial bulidings to be converted to shelter for homeless individuals and/or families.

Consider transportation and other infrastructure needs when planning for growth, rather than the current "anything and everything is approved" approach

Continuing conversion of farmland to housing developments in this area is a serious concern.

Density density density and smaller, lower income homes as infill

Develop cities and towns up more than out

Develop defunct box store locations for housing/job training/social services

Develop empty, non-farmland into housing with 2 acre minimum per lot residential housing.

Develop infastructure (roads/traffic control) to keep up with growth

Develop larger lot sub-divisions >1 acre to 5 acre lots

Develop the roads for Gods sake

Development of no leash dog parks

Efficient routes for moving commuters should be evaluated with developed new space.

Emmet has a 5 acre minimum...its that simple...you want to move here...you must take on agriculture. If there is no demand it will make housing more affordable. This question requires you to accept the number moving here. That is a choice and people can go elsewhere if they want to live in a city. This is potato land...if you don't like that you have 49 other states to choose from.

Farming needs to be preserved for food.

Find a better way to house people. Quit forcing farmers to sell land.

Get more funding for existing small towns to improve their roads and curbs to make the undeveloped lot more sellable.

Get rid of dairy cows

I do not want to see the over development of farm land.

I don't want our precious farmland developed. We have plenty of space within city limits to fill in before exploiting more land.

I would like to keep rural caldwell as rural. Larger lots with less dense housing.

Idaho is valuable agricultural state from hops, alfalfa, vineyards, orchards, etc. Support farmers otherwise purchasing all of your ag/produce fro Mexico. Support farmers, ranchers and Idahoans. Not developers and the rich out of state

IF a new subdivision is allowed out in rural areas, they should be no less than 2-3 acre parcels. Stop filling all of the farmland with track houses on tiny lots. You are LITERALLY creating ghettos. Did you not see what happened in California?!

If I wanted to move to California I would have years ago. Our resources are already over-run. That many people would kill what makes this area great.

if on a city or county master plan, NO ZONING CHANGE. IE. has what had happened to us. A commercial diesel repair shop in a residential zoned area!

If the subdivision layouts were more symmetrical with straight streets and rectangular lots, more housing would fit into each development.

Improve infrastructure to handle the growth before it becomes inadequate or don't allow the growth

In general, we like elbow room, and want things spread out, not tightly packed in

In town, develop existing lots to accommodate additional housing. In rural areas maintain a rural atmosphere, less dense building, larger (1 acre or more) building lots similar to existing housing.

Increase grocery shopping, convenience shopping in rural areas so as not to travel into town

infill existing areas

Infill first before taking over currently farmed lands

It is important to teach our community the basics of life. Such as not encroaching onto, or near the wildlife preserve. Showing intercity people the value of wild land.

Keep as much farmland as possible

Keep development adjacent to existing not in isolated farmland.

Keep our farms!!

Keep the lake Lowell area open and protected for wildlife and recreation

Keep the Sunnyslope area for the growing wine industry and limit growth, ban high density neighborhoods as they would ruin the area

Keep this land Rural - Stop the building

Leave our farmland alone!

Let's build down town as much as possible

Need to develop close to city limits and eliminate sprawl

New subdivision and high-density housing should ONLY be within city limits

No duplexes unless one side is owner occupied

No more housing especially Cory Barton or Hubble homes

NO MORE NEIGHBORHOODS

No more subdivisions. People will be pretty sad when produce costs them an arm and a leg! Their fancy house sitting on the old farm ground won't seem as exciting anymore.

NO MORE! STATE IS FULL!

Only allow new development whether in city or added later from farmland to have impact fees to pay for increased road use, increase sewer & water use, increase school requirements. Thus not requiring current taxpayers to increase taxes to pay for the burden resulting from growth.

Our infrastructure cannot accommodate all of the new development. Traffic is a nightmare.

Plan for traffic, check into plastic roads and permeable pavement

preserve farmland outside city

Preserve what we have. Stop desecrating our farmland. Where will food come from when we have to little farmland



Quit accommodating housing in outlying areas, our infrastructure needs to be developed first (roads, schools, etc)

Quit making farmland into subdivisions!!!!

Re-evaluate previously zoned light/heavy industrial near subdivisions and prioritize that as residential land to avoid having industrial complexes/buildings near homes and schools.

Require large lot size for subdivision of at least an acre to two acres of more if farmland is developed

Save farmland ... we cannot eat subdivisions

Save our farmlands!

Start expanding the roads BEFORE housing and commerce is developed!!!!

Stop all growth. More crime comes with more growth. No room in county jail or prison for these people.

Stop allowing these cookie cutter housing developments. Require lower density I.E. 1 building per half acre.

Stop building

STOP BUILDING !! TOO MANY PEOPLE !!

STOP BUILDING KEEP CALIFORNIA OUT OF HERE

Stop developing farmland in the valley. Where will we grow food?

stop developing farmland, develop land that cannot be economically farmed first.

Stop taking our Farmland!

Stop taking up farmland for subdivisions!

Take a look at what Portland has done to keep from invading agriculture, wildlife. Look at Germany. Protect our agriculture, wildlife, etc. The new houses near Lake Lowell, what are they going to do to the existing problem with the water? How many animals did you just push out?

the appeal of living here is open spaces and of you take that away, people aren't going to be happy living here anymore. This rapid growth is unsustainable and doesn't benefit any of the residents. We are looking at more traffic, higher taxes, more stress and frustration, crowded schools, higher prices and less job opportunities. Are you trying to turn this great city into Orange County? Why do you think so many people are leaving California? Nobody wants that here. But the City Council seems to think this is the best future for this city. They are sadly mistaken.

The last question should be Use existing farmland.....

The types of subdivisions going in in the rural areas aren't the right direction for this scenic area. Subdivisions belong close to town, not on prime farm land.

There are so many places going up and it saddens me to see cement plants near homes and schools. I am torn between farmers who need to sell their land to have enough money to retire. don't want Caldwell to turn into California's remedy of freeways and normal houses at 1 -3 million

There is plenty of land without invading farm and agricultural lands

There is way to much way to fast!!!! We are quickly turning into CA!

Too many senior assisted living places already, don't overrun us with apartments and stop rushing to take away farmland. Keep this county beautiful and spread out with acreage homes that allow a MIL quarters or a tiny house, not bulk housing.

Too much building without infrastructure to support it.

Two story limitation for all builds.

water won't last forever, more desert landscaping

We are full!!! Stop please

We'd like to keep our small town small.

When developing only large lots

While development and growth has to happen, it should be in moderation and protect our nature areas.

Why develop...let newcomers move to Meridian!

you are ruining this valley, we have to have farmers/ranchers for food; water in this area will not last forever, & then what; STOP THE GROWTH

You've overbuilt already - We can't afford you folks.

zero growth it is getting too crowded taxes are skyrocketing

Zoning higher density near town, lower density as the distance away from city center increases, like a rainbow

Absolutely no high density low income housing.

Agriculture is the base of this community. The more we destroy our fertile land, the less we are the original community which we value PLUS the more displaced our wildlife becomes.

Are farmland is being gobbled at alarming rates

Build up north county area. It takes me almost thirty minutes to get through Nampa traffic to the 84 from south county. This is insane.

Build where farming is not viable

Commissioners in the past have ignored their senior staff in protecting our best farmlands specifically between Caldwell and Wilder. Farming and food production with the least amount of resources required must be a continued priority.

develop more RR5 zoning of farmland to maintain the rural feel, way of life, and property values. We need to consider higher density housing within the city limits and limit subdividing farmland further from town.

Keep it a farm community and not subdivision heaven

Minimize growth...no urban sprawl.

More mixed size housing and smaller lots

More townhomes, duplexes, etc...

Stop ALL growth NOW. Growth is out of control.

Stop Developing on the Farm Lands, Farming is What Idaho is all about. Not subdivisions or homes. Were growing to quickly and the Prices I see for some new developed homes is out ragious.

We need to work on infrastructure and not just keep building houses

#### Q5: Which Alternative housing options would you live in: comments.

1 bedroom apartment

Alternative forms of housing. Green homes. Dorm style living. Tiny Home communities which will fit many families without a lot of space wasted. The ideas are literally endless.

Apartment buildings would use space much more efficiently than a trailer park.

apartments just need elevators to accommodate those with needs such as a walkers and wheelchairs and other disabilities.

As our area becomes more diverse, communal living is less desirable.

City owned manufactured home park, income and/or age restrictions

Congregate living "next step" type transitional housing.

Cost is too expensive anymore to buy or rent houses, apartments, etc.

Do not cater to unemployed, welfare or illegals.

I don't think apartments should be limped with duplex, town or patio homes. They are very different things. I might well live in a patio home but not an apartment and the impact on the area is extredifferent.

I have a family of 5, housing prices are making it impossible to save for anything other than monthly mortgage payments and bills.

Mobile homes communities look like slum areas in Canyon County!

Most of these choices do not accommodate my family size of 8.

Most people are looking for rent between 200-500 a month.

No low income or subsidized housing.

No mobile home parks or apartments near subdivisions.

Not old enough to apply to me

Over 55 communities with plentiful ammenities (think Del Webb communities)

Please understand, I am agriculture to the bone. I have zero interest moving closer to people. Many city dwellers have zero problems with these arrangements.

Property taxes are getting too high. Hurting the fixed income retirees

renters are not burden with porperty tax. There shuld be a way then taking my income to subsidize their housing. God doesn't force me to tithe.

Stop building

STOP BUILDING IDAHO IS FULL CALIFORNIANS NEED TO STAY AWAY

Stop packing houses in subdivisions so close together. If 1 house burns so do neighbors. 20ft isn't enough.

Stop the building. Don't become California or Seattle.

there needs to be generous allowances and encouragement to build a guest house or MIL quarters on properties of any kind to allow/encourage multi generational living. Take care of family and have family like environment here.

There needs to be options to accommodate people who can not afford \$1300 to live

Tiny homes on land

Tiny house lots for permanent standalone (not accessory) dwellings

try some f\*\*\*ing rent control. Don't let slumlords charge exorbitant rates for shitty places. Do you know that I could live in Hawaii for less money every month than in this shithole?

Want to stay in my home so stop over building and charging us for it.

Why is smaller, single homes not on this list?

With family or friends in a home.

You are displacing the people of this town by building all the time. You displace the manufactured home family and expect them to find another place to live. So then crime goes up and you ask for more money. If you mandate that those who come here must manage land you protect this state and its people. Restricted growth can actually lower housing prices if people don't take to the responsibilities they must take on to live here.

Zillow does not accurately price properties, it disregards many of the assets that separate homes on larger lots from cookie-cutter houses in subdivisions. Using Zillow needs to be done with extreme care for accurate information.

Aging grandparents and college-age kids who will need a place of their own.

If we stop building more housing then these crowds of people will stop moving in here, which we hope will happen. It's getting too crowded and too much traffic.

Lower values bring crime and blight to our beautiful town

No to all of the above. NO low income, or high density, or mobile home housing in Greenleaf.

Prefer my own home

That would depend on a lot of different things

We need quality apartments. I'm not talking about section 8 garbage. Affordable but good multi story apartments for working families. Preferably north of the 84, or west of Nampa.

#### Q6: Retirement housing choices: Comments.

Already retired.

depends on economy & our health

Downsize to a smaller home with lower maintenance

Downsize to a smaller home, patio home ? with garage space for toys.

Downsize to a smaller house with smaller yard

downsize to a smaller single family, low maintenance home

Downsize to smaller acreage single family home in RURAL setting

I am retired and wish to stay where I am

I wish to live in downtown in a big city next to a nice hospital

I wish to move into a home with more land outside of a community setting.

I wish to move to a less crowded area, in Idaho or elsewhere.

I wish to move to a smaller home (no apartment) with a larger yard.

I wish to move to the country

I would prefer to move to single story decent size home

I'd probably leave the area as it's turned to crap.

if this growth rate continues at this pace, i will positively sell my house and leave this once great state. I left California 12 years ago because of the rapid growth, over development and unaffordable costs of living, and I refuse to subject myself and my family to those horrendous living conditions ever again.

I've saved portions of my salary through the years, I want to be live in my house without the taxation going to those who never save

Live in a very large home where I can take care of my family, they can take care of me, and anyone we bring into our home. Ranch style living 4K+' would be needed to accomplish this. Multiple homes could outline a community garden.

More likely a condo in an area that has more to offer than rural areas typically do

Move from Nampa because city planners can not plan. The fiasco you sold all the citizen on is a disaster in the making. The college, the Amazon, the trailer manufacturing and not one improvement. The city planners couldn't plan their way out of aq wet paper bag.

Move out of canyon county

Move South for the winter and Idaho for the summer in our small home

Move to more open area, then stay in house until death

move to smaller more rural town

Remain in Idaho but move out further from city

Rent most of my home to university students or young couples at a decreased rate, in exchange for help and companionship. <https://www.google.com/amp/s/www.cbc.ca/amp/1.4811115>

Retired

Smaller home, small lot in the country

Smaller house near cascade

Stay in my home and then with family. So option 2 and 7

Live in I wish to move into a tiny house community setting until I need to move in with my kids

moving to cascade

Retire in central Idaho

### Q9: What 3 steps to move economy forward: comments.

-- Utilize existing public lands to entice businesses to our area --Add an interchange to make it faster to get to I-84 from Middleton/Star

A cap or reduction in real estate tax so seniors can stay in their home's

Address the road and highway infrastructure BEFORE options are restricted by uncontrolled growth and cancerous expansion.

As climate change forces more people to move, Idaho will be VERY attractive. I expect your estimate will bear out by 2030. Don't throw the burden on residential property taxes, Developers are making bank and need to pay for the social disruption.

Attract more daily use businesses like grocery stores to come. Fred Meyer or Ridley's. And varied retailers and restaurants.

Better develop digital and telecommunication infrastructure for rural communities.

Better farmer's market and backyard gardeners customer reach.

Better parks like Esther Simplot. However, parks can bring in a bad element.

better traffic flow using belt routes and through traffic main arteries. There are no north/south arteries and one east/west. adding more stop lights just slows down the traffic flow

Bring in few more businesses.

Bring in businesses that add to the quality of life we have, not detract from it.

Bring in Fiber and better internet options, promote small businesses (like incubator spaces), and stop selling out to developers who only care about themselves (and you only care about the taxes so you let them build fast junk).

Bring in more commercial properties like a movie theater, a Starbucks, clothing stores...as the community grows there will be a need/want for such businesses close by. I get tired of driving a distance to go to major stores.

Build a parking garage like Nampa did and eliminate the ability to park on both sides of the street! Right now only ONE vehicle can drive between them. Eliminates sueing the city if a vehicle or person gets hit!

Build the roads first! Stop developing new projects when the transit infrastructure can't support it. New housing projects displace farmland and are high density with multiple vehicles per structure causing excessive street parking. Get rid of underused bike lanes to accommodate better traffic flows. Add more local parks.

Cap the amount of homes being built. It is all too much. I have lived in Nampa my entire life, 39 years. I have always loved this town, now I would do anything to be able to leave it.

Companies go to counties where people want to live. Vibrant downtowns and recreation are essential. People flee from areas that they perceive as unsafe or prone to adverse cultures. That's reality regardless of political correctness.

Concentrate on fixing our roads - they are terrible!

Create new public spaces within urban areas such as parks, plazas and naturalized areas for recreation.

Develop in the hills not the valley. Do not take anymore farmland.

Develop more restaurants and other amenities in South Nampa. Add more lanes and traffic lights on main roads like Midway, Middleton, Midland. All the subdivisions added have quadrupled traffic delays

Development must pay for its footprint on the community.

DO NOT allow industrial buildings to be built near schools and newer subdivisions. This creates health hazards, safety issues, and promotes dissatisfaction in and around a existing/new community.

Eliminate common core education. Teach the basics so our kids are ready for higher education. Vocational education. College is NOT for everyone!

Encourage the Arts/ Film/ Music industries in areas that are possible

Enforce cleaning ordinances , get Rid/Clean up, some of the trashed used car lots and junk yards on Caldwell /Nampa Border on Caldwell Blvd and surrounding Areas. Enforce clean up measures to houses that have dead vehicles and trashed yards. I understand people are poor, but that doesn't give them the right to trash the area. It hurt Businesses and prevents people wanting to live and play here. physical appearance plays a big part. Lower the School tax Bonds for people/seniors that don't have kids

Enforce existing laws about overgrown weeds in yards, unusable cars sitting around, garbage piles-- especially those visible from road, renters living in mass in a residence.

Expand Roadways so traffic can flow better through and around town.

Expanded public transportation that is integrated with other cities such as Meridian, Caldwell, Boise and Eagle. A light rail system, increased bus service, etc.

fix our horrible streets, if you have anticipated growth coming, the people need someplace to drive.

Fix roads to accommodate future, not past.

Fix the roads

Fix the roads. Cherry between Franklin and 11th is the worse road in the valley. Make developers pay for the widening of roads and infrastructure (i.e. sewer, water, lighting). The intersection at Garrity is horrific and the city plans to make it worse by shoving more trucks on road without any plan for improvements. There should be freeway access at Robinson Road and Black Cat.

Get a handle on our roadways. Stop being reactive and get ahead of traffic flow problems. Several freeway on ramps in Nampa right now are significant traffic hazards... get the job done!

Get a handle on the up-tick of petty crime in the neighborhoods.

Honestly, I don't want growth- I want this area to return to it's small town appeal. I hate how many people have moved to this area and it's sad to see so many new apartment buildings and subdivisions. We are losing the farm life that drew my family here initially. I miss the days when you had to drive to Boise for chain restaurants and large stores.

I am happy with the way things are

I think it is very important to keep our farm land farm land and not build on it. We need to produce food

I would rather enjoy the things that make this area great than have a booming economy and watch the area go to hell with congestion.

Improve access from South Nampa to Interstate via a loop from 10 mile to 12th street (highway 45) south of Nampa

Improve and capitalize on Nampa's downtown, including more housing options and CHRISTMAS LIGHTS. Give the homeless population a reason to feel invested in and proud to be a part of this community- perks and benefits for helping make their community a better place (i.e. meal vouchers for service?).

Improve roadways without relying upon chip sealing so heavily as a "get by" low-cost maintenance alternative

Improve streets and highways (widen, add turn lanes, freeway on-ramp)

Improve the streets and roads to handle the growth before it becomes a problem. Add police and fire protection to adequately handle the growth before we are behind. Stop the aggressive driving that is currently a problem.

improve transportation infrastructure manage building and improvements, do not allow a multitude of strip malls, provide incentives for management and improvement of commercial sectors.

Internet access. Putting fiber optic cables underground.

KEEP IT SMALL!!! TAKE IDAHO BACK AND KICK THE CALIFORNIANS AND EVERYONE ELSE THAT DOESNT BELONG HERE OUT

Keep the houses and the businesses off the farm land. Agri tourism is great don't get me wrong, but some farms have to function without the looks.

Keep the town small

Leave it alone. We don't want any damn tourists here. We also don't want any more new neighborhoods. Stop building. Stop rezoning agricultural land for housing.

Leave it alone-none of the selections are acceptable

Left and right turn lanes on State St, bypass around town, freeway on-ramp

Loosen up the requirements for startup businesses, stop putting up roadblocks, give tax incentives to startups, allow small businesses

Love the Indian Creek improvements

lower impact fees for small business or start ups in existing buildings

Lower my property taxes so I can at least consider staying in my home when I retire.

Lower property taxes

lower taxes

Make bringing business' to the area, something that will employ hundreds of people and increase the tax base and take some of the burden off of home owners. Middleton taxes are way to high.

Make housing possible for single mothers and families.

Make it easier for businesses to operate. Taxes and regulations are killing us. Every time we start to feel like maybe we're gaining traction, we get hit with another huge bill. We were forced to add drinking fountains we never use, we were forced to replace a perfectly good fire extinguisher; you get the idea. Stupid rules kill businesses.

Make small business ownership easier to achieve by offering tax incentives and de-regulation within the city limits.

Middleton is a bedroom community, slow steady growth is the best plan.

More grocery store choices on North side of I-84

more outdoor recreation within the city

More recreational areas

NA

Nampa needs an outdoor event area close to the old downtown much like Caldwell has done. It also needs to get the Pix movie theater back up and running. Leverage assets like history of Nampa...

near by hospitals or minimally urgent care facilities.

Need other infrastructure projects like grocery stores, strip malls, etc. so that you don't have to travel so far to the Blvd. or Downtown Caldwell (maybe along the Lake Avenue corridor either at Karcher or Orchard). Desperately need I84 access at Ustick with Ustick being expanded to two lanes in both directions from 10th Avenue to Aviation to relieve congestion including a freeway on/off ramp...same two lane expansion on Karcher Road from Farmway to Middleton including STREET LIGHTS.

NO MORE NEIGHBORHOODS PROTECT OUR FARMS

None of the above

NONE of the above!

Organize development.

Our greatest asset in our community is the people. Our weakest links are those impoverished, hurting, and jailed. We need to serve, and help them to bring them up a level, instead of fighting them as if they need to leave our city. Our police, and leaders need to bring things up a notch, and learn to serve the least in our community!

Pedestrian trails/walkways with smaller local parks distributed along the pathways.

Progress to some is not progress for others. Keep Canyon County beautiful and support agriculture. Do not change our community to become more like California. Been there, left because if it. You can't get back what you tear down and destroy.

promote and encourage people to move to another state to slow population

Protect our agriculture and natural resources. Every time a farm field is leveled you are not only removing agriculture but water cleaning capabilities, fly-ways for migratory and native birds, habitat for many wild animals, etc.

Provide better roads: better north-south transit in particular (some sort of freeway), change 4-way stops to lights for smoother traffic flow

Provide more funding for all modes of transportation (walking, biking, public transit and private vehicles)

Public transportation-street cars, trolley. no buses as it encourages transients to reside all day.

Reduce or put a ceiling on property taxes (Prop 13-CA), as they just continue to skyrocket. If the trajectory continues as is, people will not be able to afford their homes. Some already can't. Also, for amount of new construction out this way, Hwy 55 and Orchard Ave. will not support population. This is also true of needing grocery stores out here. Trader Joes!



repair existing roads, sidewalks and infrastructure BEFORE any more new development, or you will be playing catch up for the next 20 years. Some of the roads in Nampa are deplorable and it costs everyone wear and tear on their vehicles which cuts into a family's budget.

Repair our failing septic systems, so many have this in my area. Upgrade older homes internet

Require land developers to improve the roads and traffic controls to a level commensurate with the increases in vehicles expected as the result of their business transactions.

Restaurant options near our home in southeast Nampa. Also, more choices on the south side of town in general of places to go eat and watch games. There is very little available other than fast food options.

Road infrastructure.

roads are ready to handle the influx of traffic.

Roads!!!

Solve the road congestion before any further housing or commercial development. Build in the cities, not the county.

Solve traffic issues

Start making new construction pay full cost of developing the infrastructure needed before approving more building stop placing the burden upon existing tax payers.

Stay within our economic budget to maintain our small home town atmosphere and not over tax our water, sewer, and street capacities.

stop adding new restaurants to karcher. there's tons of huge available nice buildings off Garrity by jcp, need a roundabout at victory and happy valley, need a left turn lane off amity into Columbia high, schools are overcrowded in many areas. Those area's need a new high school and development should grow outward versus overcrowding existing areas.

stop being such puritans about granting liquor licenses. good people might enjoy a drink at a restaurant, but WILL drive to meridian to get it if nampa keeps fooling around about the licenses.

Stop building

Stop building subdivisions

Stop developing so much farmland.

Stop wasting tax money on idiotic pseudo-public spaces or privately managed Plazas. Spend that money helping the families who ALREADY LIVE HERE to repair the horrible slums we live in, and hire a real city planner to develop traffic, water, sewer, and recycling systems that NOT ONLY MEET CURRENT NEEDS but also ACCOMMODATE GROWTH!

Streamline and ease building codes and allow a lot more building type diversification. MIL small home on back 40, Pole barn house, etc. Make it as easy as possible to do or start a business from any where. How many big businesses started in a garage?

Take the same money that would have been spent on public art or public playgrounds and use it to finance a roving handyman team to assist homeowners. Particularly, to assist in lowering county wide energy usage.

the economy's fine in my community

The growth of the economy should not be a priority. Growth should be a result of the economy.

The roads in Nampa are a nightmare, 30-40 cars backed up at 4 way stops, traffic signals not timed to keep traffic flowing.

The Village in Meridian is a brilliant concept; a meeting place, social with restaurants and shopping. The development off Garrity has been sitting dead and it is sad. This development could stand to be modeled after The Village development in meridian.

This city has moved forward at to fast a pace. You have injured folks who were native and those who came here because they could afford to live here. I say no more development for many years and take care of what we have now. If we can't afford the roads, sewers, schools... then DON'T BUILD AND DEVELOP.

To preserve our local economy which is mostly AG based then it is best to keep the community small

Traffic flow, start dwindling down 4 way stops that have stop signs. There's way too much road rage and everyone is 'the' perfect driver in their own mind.

Transportation (light rail from Caldwell to Boise!) and farmland preservation

Update infrastructure to me current and future needs. ROADS especially.

Use impact fees to widen roads and install lights at entrances to sub divisions. Builders should be responsible, instead of existing community members.

Utilize existing commercial properties to meet new needs (remodel, upgrade, while keeping historic look and feel).

Well planned Apartment communities that don't appear to be huge population centers.

Why is there such a push to change...many of us like this city the way it is. Upkeep sure. Forced change: no. If you have extra money and need to figure out what to do with it, help the farmers.

Widen and improve streets to accommodate traffic flow for all the new subdivisions going in, i.e. Middleton Rd between Greenhurst and Karcher.

Widen roads, add traffic signals, and (maybe) add round-abouts

Work to improve area for people who live here and not to bring more people here. Some but not all change is good. Becoming a Los Angeles is not a good goal or change.

zero growth with accent on pride of ownership.

clean up Nampa south we have million dollar homes and filthy shopping centers, schools, and libraries.

Do not promote growth in Melba. That is why i live here...to be surrounded by farms. America needs farmers and Kuna, Meridian and Boise are all over building based on roads and infrastructure. It is already getting difficult to get to Boise and Nampa due to urban sprawl. Roads can't accomodate what the surrounding towns are boxing us in. Do not make it worse. Leave all the agriculture alone and ban building on farmland please.

Fix the property tax system

I do not want commercial businesses to get any closer to Greenleaf. I want to see large lot, single family housing, with lots of space between.

Improve Natural Availability

Lower taxes, in order to make the atmosphere more business friendly.

More entrances and exits for parking lots

Promote small businesses

Public transportation

Stop approving additional subdivisions and housing until other aspects of public welfare infrastructure are caught up - schools, fire stations, etc.

Street infrastructure correction and development.

Traffic is a huge problem yet it is not even a choice. Who wrote this survey?

**Q11: What type of recreation do you want to see: comments.**

A local restaurant or coffee shop would be a nice addition. Parks, too. North of I-84, in the Vallivue School District

Bike lanes and education for drivers. I don't feel anymore riding my bike on the roads.

Build large jails for the the growing crime problem. While they are incarcerated require them to attend school.

Community gardens!

Dog park like Nampa has!

Dog parks.

Downtown Caldwell looks awesome!

Expanding the Boise riverwalk thru Canyon County would be nice

Good paved roads and gutters. Sidewalks are not necessary everywhere.

Greenbelt type bike route

Having a program which brought mentors, and kids together would be very advantageous. This could be based in the kids interests. Matching them up with mentors of their own affiliations; whether it be religious, farming , or many others. They could be pared, and working together. This is why ranch kids are typically more balanced than kids which live in the city. They need mentored. We have so many elderly, and others in our community to pull from.

horse riding trails

Horse riding trails

horse trails, and pathways not paved but gravel and still gives users the feel they are in nature and not a groomed trail

I don't want to have to drive to Nampa for grocery stores (Costco, Fred Meyer, Winco, Walmart). 25 mins!

I want a local dog park

I want bloody bicyclists to stop blocking our damn roads and people to stop walking on my private property!

I want to keep all of the golf courses we currently have

I want to see the R/C Model airport in Nampa and Parma protected and kept operational.

I would like a better library. I love the downtown area.

I would like to enjoy things the natural environment provides already. Adding more people threatens that.

I'm a Latina woman, and I would love more inclusive events, leagues and clubs for my children and I. Also to teach other Latinos in the community about these laws and plans, so they can have a say as well.

If there are walking paths, have them connect so that residential and commercial areas are connected.

It would be nice to be able to afford leisure! Are you aware that 19.3% of people living in Caldwell are doing so BELOW the poverty line? For those people, recreation isn't really a concern.

KICK CALIFORNIANS OUT

Looking for a less public place than the YMCA to do water exercises.

Lower my taxes instead.

Making canal pathways accessible to hikers and bikers would be great!

Melba needs a pool

micro farms, orchards

Modernizing current parks with splash pads and adding new equipment similar to malard park

--multi-use existing assets. Duel mark tennis courts at schools so pickleball and tennis can be played on the same court. We need additional outside exercise area for senior citizen activities.

None of these applies to where I live. We are happy with what we have and are in close driving distance to anything named above.

Pickleball and bowling would be great

Please, don't look for ways to impose more costs to us. Maintain and keep up what we have.

Promote local clubs, biking, fishing, wood working, classic cars, etc

Shooting ranges, Horseback riding areas - access to public land.

Stop building

Stop developing recreation and instead keep taxes low.

Stop wasting millions of \$\$\$ on Indian Creek, when you have police, fire, schools, transportation, etc. to take care of in existing areas!!!!

Stop wasting money on bike paths. Parks in each development should be a req of the development not city funds. Fix traffic congestion issues first and foremost, you need questions or help on this topic not parks and clubs.

This is Idaho. Safe outdoor walkways and access to natural scenes are essential. That's why people want to live here.

Tired of bicyclists having more rights than the motorists, they pay nothing to register the bike but think they own the roads. Needs to be a mandatory fee for them.

We go to town for all of these. Not needed here

We have lakes, we have mountains...we have streams. There are great places to workout, to splash and to ride your bike.

we need sidewalks badly, i travel to meridian and boise for most my entertainment, i would prefer to stay in nampa restaurants, bars, play areas

City pools such as nampas Lakeview pool

Dog parks that are built with additional (smaller) runs for single dog use. Huge areas where you have to be with all the other dogs is unsafe for many reasons. Add enclosures where people can go and met up with a specific dog friend or just play fetch with their dog, without having to be in with the pack! These still need to be large enough for fetch and running.

Support BLM for outdoor recreation.

We have benefited from GALS and support community based recreational groups.

We have work-out space and an aerobics class

#### Q14: What are the most important Transportation Priorities: Comments.

1. Continue to expand bike/walk paths AND require bikers and walkers to where reflective gear or clothing- bikes on roads must have flashing headlights and tail lights. 2. Walk-to-school paths ONLY within school zones (1/2 mile) 3. I am undecided about public transportation. Private sector on-demand transportation (including medicaid-reimbursed) is replacing everything, except wheelchair (and himeless??) transportation needs. I think public transportation needs to transition to being on-demand as well.

A light rail commuter train would be ideal before the Treasure Valley grows any larger than it already has. 100,00 people in Nampa alone and most of them commute into Meridian or Boise. But the land now for a public transportation system. Expanding the freeway is a band-aid, unfortunately.

Add turn lanes where already needed, reprogram lights for recent business vacancies, add passing lanes on 55

Adding a parkways (low access traffic corridors) that can effectively move traffic at 40 mph through town. Traffic circles built in the rural edges of town before growth limits land access

Adding LED solar power lights to stop signs like on Riverside/Marsing. Huge help.

Adequate traffic controls that allow flowing traffic in higher density traffic periods, I am a firm believer in round-about versus lights, signage

ALL Kids ride school Buses

better paving options (different company or alternative materials)

bike travel is perilous. The two one-way streets in Caldwell are nearly impossible to cross, even in the crosswalk, because cars do not stop and go far too fast. Idaho desperately needs public transit, in every form, and might even benefit from the return of the streetcars we used to have.

Bikeways are also excellent for foot traffic.

Bottom line is this - our taxes are already too high. I do not want anything that is going to increase them more. I want to see better use of the funds already received; pure and simple. As for other transportation issues: people have got to SLOW down. I live on East Victory in Canyon County and the traffic on our street is ridiculously dangerous with the speeds people are traveling. We have kids, animals etc and it is more and more difficult to get out of my drive way. We have tried to get the speed limit lowered to no avail. Also, education that the left lane of the freeway is a passing lane; traffic is to stay right unless passing a vehicle; start ticketing these people.

Canyon County is not Ada County. People drive cars here and few as of this time ride bikes or take public transportation. Not because it's not available or not safe. Its just not the rural mindset.

Canyon County roads could be much safer and friendlier for cyclists. The recent repaving of Riverside and Lakeshore at the north end of Lake Lowell are good models--ample shoulders, smooth surface (no chipseal!).

Clearing up main routes (removing stop signs) to the freeway so that traffic is relieved and not so congested. Lights or roundabouts

coordinate street lights so as to move traffic much better

Develop public transportation in this area for elderly residents.

Do NOT waste anymore money on public transportation. One or two people on a bus is not worth it!

Fix congestion, roundabouts are great, maybe a couple stoplights rather than stop signs, where it gets congested is a full stop sign. I think in areas where there are stores to walk to a path or sidewalk is good for schools have fixed out of traffic bus stops for safety this causes unnecessary congestion on roads during bus routes move them off the roadways and have less stops and designated well designed stop areas, as much as we like the rural town feel there are too many cars on the roads for these buses to stop in the middle of victory or happy valley to let someone out every 50 yards. Use some common sense and make some safer central stops for the buses, maybe only spread out the stops on snow or icy road days for children's safety. The rider no. are too low to keep subsidizing public transportation. We don't need bike paths all around town, that should NOT be the first priority and why it is right now is very disturbing.

fix the intersection where Blaine, Centennial and 19 come together --it is an accident waiting to happen.

**FIX THE ROADS!**

Get rid of underused bike lanes so traffic can flow more smoothly.

Get road construction done more efficiently. Seeing a project started on every other street but none of them completed for months feels like someone does not know what they are doing.

I don't like how many lights are on 20/26. I like what Eage and Meridian do. Limit access to a 20/26 and have only a few lights. 20/26 is a highway and people want lights placed at every entrance to it.

If any close calls have occurred because of stop signs being removed from railroad crossings, put the stop signs back.

If farmland is developed into subdivisions, farm roads need to be updated/maintained to improve safety in traffic (as well as walking paths should be considered to allow for safe walking in/near the community).

If the trucks on 20/26 can't go 65 mph pull them over and do a basic safety inspection. They hold up large amounts of traffic for miles.

**IF YOU KEEP CALIFORNIANS OUT IT WOULDNT BE A PROBLEM**

Increasing traffic control, lights, signs, enforcement. Improving/widening roads where bottlenecks occur. Don't widen roads piecemeal do it all or nothing, charge developer for costs of road improvement as part of the developer fee. If a road is widened and sections along that road are not developed then future developers pay a fee for the prior improvement of the road.

Kids like to use all sorts of transportation. Biking, skateboard, and many others. If we had a path for those who are in need of that kind of transportation, that would take care of many issues. The city could own electric bikes, which idealistically could be placed all around the city for free. This would help, and take care of so many people in need. A path from Caldwell, to Boise!

Lack of public transportation is the #1 reason we're looking into leaving the area

Leave it natural. If we wanted to live in Meridian, we would. NO MORE CONCRETE!!

less fricking stoplights! sheesh. cant even get across town

Light rail from Caldwell into Boise

Local transportation in city limits, Have connect point to travel/transfer to other transportation.

Make all the red traffic lights in sync so that you don't have to stop at every single one of them no matter what the traffic amount is!

more people would be active and get out in the nampa area if it were accessible. kids can't ride more than half a mile in my neighborhood. i would love to see the greenbelt in nampa be completed and completely connected. i would love to see garrity shopping area developed again.

More roads with 2-way turn lanes in the middle, particularly at entrance/exit points to subdivisions.

More traffic lights at the exits of all these new subdivisions so less people get killed

Need other infrastructure projects like grocery stores, strip malls, etc. so that you don't have to travel so far to the Blvd. or Downtown Caldwell (maybe along the Lake Avenue corridor either at Karcher or Orchard). Desperately need I84 access at Ustick with Ustick being expanded to two lanes in both directions from 10th Avenue to Aviation to relieve congestion including a freeway on/off ramp...same two lane expansion on Karcher Road from Farmway to Middleton including STREET LIGHTS.

Need safe bikeways on Highway 45

please... don't slow traffic on main routes. There is a need to move traffic faster on main routes. What is needed is more main routes.

Quit developing and adding more folks to our roads. Keep up the roads and paths that we have. I feel like saying you folks are CRAZY out of control.

roundabouts in areas of impact but not on major roads and highways like Homedale, Ustick, Highway 55 outside of areas of impact. Farmers and semi-trucks cannot use them and makes moving farm equipment harder.

Safe open play area

Sidewalks are so important and something Caldwell really lacks. We have a great park less than a mile from us (Mallard) but have to drive because there is no safe way to get there by sidewalk down Orchard or Hwy 55.

Slowing traffic on the main route through town - you just need to enforce the current speed limit. Everybody speeds and the aggressive driving is out of control

Something needs to be about traffic on Hwy 44, it's nearly impossible to cross a lane and travel in the opposite direction at certain times of the day. Build the Bypass now!

Take care of the roads we have instead of spending money (WASTING MONEY) on what is going to be used by less than 5% of the population.

There were two 'Somewhat Important' options, so I assumed that the one closest to 'Not Important' meant 'Somewhat Unimportant'.

Traffic control should include traffic circles. We need to stop making stoplights and start making traffic lights that move traffic, not stop it.

Turn lanes are extremely important on busy roads.

We don't have any sidewalks currently except for inside the subdivision.

We must have transit!

We need to have more benches on walking paths so people with disabilities, or folks trying to improve their health can have a spot to rest. A long path with no benches, makes these areas unusable for people with limitations.

Widen the roads. All the option listed here are silly.

Children do not seem to have any problem getting to school now

Creating a suicide (turning) lane on 20/26 for now would be extremely beneficial for local traffic conditions.

Downtown is great... Montana/ ustick is awful...a lot of ustick is hard to get across

I'd like more children to be able to walk or ride their bikes to school. We are in the county but Safely riding bikes would be a nice benefit.

Keep the country in Melba.

More traffic circles. They work great!

Sidewalks need to be made continuous in places that Nampa has expanded residential or not. I would think this might be a an ADA compliance issue. It's not reasonable to expect private residences to foot the bill to fix or install a basic city amenity like a sidewalk.

#### Q16: What businesses do you want to see: Comments.

A Bank, either full service or small limited services bank inside another business. Like the US Bank in Albertsons.

A good book store!

A local restaurant or local coffee shop would be great!

A NICE Grocery store!

A small bakery and coffee shop, barber/salon combo, another real grocery store/hardware store combo

A store or market specializing in Gluten Free products, like Cliff's in Caldwell.

A whole lot less superstores and more family businesses.

Activity/ entertainment

Again the category lumping!?! Vehicles (industrial commercial) should not be in with retail shops. I consider my area downtown Nampa. Unique little retail shops (with 2nd floor apartments!)- the more the better! Vehicle retailers- obviously not.

Aldi

Any of the above would be great but the current infrastructure will not support any of them.

Anything in downtown Nampa that will draw people from the area

Anything Non-Manufacturing that uses or deals in Information Technology.

Anything that will employ a lot of people and provide a descent wage.

Apartments or housing.

art galleries and music venues

CHASE BANK, El Pollo Loco, diner with breakfast, lunch, dinner, fast food businesses on pads next to Wal-Mart neighborhood, market , bakery, CHURCH'S FRIED CHICKEN

Childcare in the Ustick/Midland or Ustick/Middleton area.

Club Pilates

Costco - available to the rural areas for people who cannot drive so far to Nampa. Ex. Parma, Emmett, Homedale etc.

Customer service is horrible in Nampa anywhere you go (other than a few restaurants) so some of my choices above reflect the opportunity to choose "better" customer services options, even though we may already have some of these here in town.

cutting edge technology firms, places to utilize tech degrees and certifications as those are the most in demand and forward thinking industries right now. With high demand for cyber security pros we need that industry here

Dance classes, kids indoor play areas, martial arts, gyms, soulfood restaurant

Deseret Book

Encouraging High-Tech businesses to expand into the county would help bring a stronger workforce to the area. Polluting industries I believe would have a significant negative impact.

everything. start competing with meridian for those new building we see at the 10mile interchange. and for crying out loud put an interchange at Robinson.

Family-owned farm produce store.

Fitness studios

Fred Meyer, Super Target

Glad to see the Amazon distribution center underway. Was really concerned city officials getting greedy was going to make them take their business somewhere else.

GROCERY STORE

Health food alternative grocery and holistic medicine. Fresh herbs and organic vegetables

How about a business that deals in healthy hobbies for kids? Get them off the streets. What about more options for agriculture?



How about little or NO new businesses?

I see all of these already. No more breweries or stuff with wine!

I think the outlets of Boise are in a horrid location. I think if they were moved to Caldwell, Nampa and Meridian they would have sufficient opportunities to prosper and bring in tax money to advance Caldwell. People would come to the outlets and drive back home. It could be Caldwell's Marketplace. If placed near 84 and 20/26 it could be very viable.

I would absolutely love to see a Natural Grocers or Trader Joes in Nampa. We have nothing like that here.

I would like to see our agricultural history supported. I would like to see a large year-around structure with local products sold from the actual producers of the product.

I would love to see the old K-Mart turned into a venue where small businesses could set up in sections of the old store. Businesses such as those seen at craft fairs, locally produced products and small cafes with mostly locally produced foods.

I'd like to see planned infrastructure to accommodate planned development. Stop playing Infrastructure build catch up after development approval! Plan for roads, SCHOOLS, public safety THEN APPROVE housing DEVELOPMENT!!! Exp) Lincoln, NE

I'd love to see Caldwell northend become a cultural district where residents could access URD money to improve facilities IF they are creating a cottage business linked to Latino culture

Ikea

In n Out, Alberto's, Tommy's Burgers

Keep town in town

Ki

Light rail to and from Boise , A Railroad car

Locally or family owned rather than major chains. If major chain (I.e., Albertsons) at least Idaho based.

Low cost fuel stations

Maybe a small library

Microsoft

More chiropractors in the Karcher/Caldwell area, Red Lobster, IKEA

More events at the Idaho Center and a sign that informs passer byers of the current event and not just what's coming 5 months away.

More grocery stores!

More internet opportunities in rural areas.

More small farms and farmers markets

Nampa has a good selection of all of the about now.

No

No

No

No BIG box stores. No loan shop or massage business. Promotes hangout for bad elements. No strip malls as get developed and have low occupancy over time. Need an Architectural Overlay District for the CBD NOW. No new permits approved until this is in place. One something is built and looks terrible, it is very difficult to get rid of.

no more fast food joints.

No. Let them stay in Nampa, etc.

None

None

NONE of the above!

None!

NONE!!! Stop the californication of Nampa.

None, I like it the way it is

None.

Notus is essentially like a subdivision. Any Manufacturing that can develop in a 10-12 mile radius would improve its desirability.

ONE THAT KEEPS OUT OF TOWNERS AWAY

Opera, school for musically gifted, Outside ice skating rink, more street food vendors, street foods

Organized growth not urban sprall We live very close to all services available in Caldwell and Nampa.

Planners have already ruined my area. The college, the Amazon and Auto Center way . How much more? Our streets should be paved with gold from the tax dollars but bad business deals give that away. City is broken. Can't wait to leave. In 10 years the mayor and city officials have made this place a terrible place to live. Thanks

Real restaurants, not all these fast food joints

Revitalize Marsing.

Spaghetti Factory; Ikea; more ethnic food - Thai, Vietnamese; a great bakery

sport bars

Starbucks; movie theater; bowling alley; pickleball (indoor/outdoor)

The commercial kitchen in Caldwell is a great value added Ag business. It benefits start up companies and consumers!

The community will benefit greatly from increased spending on public services - hire more people to clean up and maintain parks, roads, and sidewalks. Further, we only stand to gain from DOMESTIC POWER PRODUCTION and SUSTAINABLE WASTE MANAGEMENT SOLUTIONS, both of which are industries that will make jobs and improve quality of life for residents.

Trader Joe's

Trader joes

Trader Joes!

We absolutely need a grocery store

We have a wide variety of businesses around us so I really don't think we need anymore.

We have plenty of the above. I think our future is dependent on the needs of our kids. They will want to blow off steam. How to do this in a positive way? I am not sure, but I believe they have the answer. My generation went to outdoor theaters, football games, and dances. I am unclear as to all the needs of our youth. They would love to have a blank canvas on the side of a building to do graffiti. Then every month or so, it can be repainted. .... Ideas like that. Teaching them responsibility with the freedom they would like to own.

We need a large grocery store on the North side! We've become a food desert

We need to keep and promote our agriculture instead of selling it and building new subdivisions.

we're good.. Stop the growth.

What more do we need?

Whole Foods or Trader Joe's. More variety than fast food, Mexican food. Higher quality with local sourcing of food.

Wholefoods, Trader Joes, Ruth's kriss, Breweries, Amazon Retail store

Winco or other grocery store

Yes: Chuck A Roma: Barnes and Noble, Raley's Grocery Store, Lucky's Grocery Store, Laundry Matt, Macy's, A new Fred Meyers, Toys R Us, etc.

A Pre-Funk in downtown Caldwell

A year-round coop for artists/artisans to rent small spaces at low rates to encourage small, creative businesses. The Karcher Mall space would be one possibility.

Albertsons

Don't want or need most of these businesses added to this town. We have enough already.

Expansion of what is available at the market

Greenleaf could use an indoor public swimming pool.

Higher-end/specialty restaurants. No more cheap, chain restaurants.

I can not think of any thing that would be important

I don't really want to see anymore of these businesses added to Nampa. More grocery stores now seem necessary.

I think a hair salon/barber would be great.

I'd like to see businesses start to develop along Karcher. Large grocery store, Services and eventually restaurants. We need more jobs that are productive (ag related or manufacturing) versus service related in order to withstand economic downturns. Maybe food related. Less fast food. More fresh cooked -healthier food choices.

IKEA and The Container Store

Larger grocery store with more variety and lower prices.

No more franchise fast food please. But more quality dining or locally owned establishments would be great!

None

Sit down/family restaurant at Gateway Center Nampa.

Some thing like Wahoo's or big AI's so we don't have to go to meridian to have a fun evening with the kids. Also retail in Caldwell (clothes, Home improvement) Promote local more (Cliffs, Rediscovered books, C of I public events)

Study, evaluate and design a game plan for traffic. Roundabouts are not safe, need driver training on those.

Trader Joes

### Q17: General Comments

A dog park in Middleton would be nice! Commercial buildings on Main St in Middleton and remove all the houses. A place where people can shop, eat and gather on Main St.

A sports complex for our kids near town would be beneficial instead of an equestrian arena that the parks system is pushing

Add a stop light to the Orchard & Middleton Rd intersection ASAP

Ag first. Preserve our heritage. Build up not out. It's common sense. Let's be better than Boise.

Again, if we had some vision (Compass, pa-leeze...) we'd be reducing the payload on the freeway, freeing up the freeway for interstate commerce. Imagine having a beltway that circle from SE Boise (e.g. Micron) through Kuna, South Nampa, West Valley (Caldwell/Middleton), Star, Eagle, and back through Boise. This would offload the existing freeway and the arteries off it. Imagine instead of coming off freeways, instead of sitting at lights, you just kept moving via flying overpasses that kept you on your way, and out of the way of others. E.g. Meridian, south to Kuna, flying ramp around that lands back down South of Overland. Midland/Karcher, flying ramp that lands Marsing-bound traffic on the other side of Middleton road, again isolating and getting traffic out of the way of each other. Imagine traffic lights, instead of stop lights, where instead of sitting at the new light at Karcher-Midland & egress of interstate traffic (which had to be redone because of lacking foresight) that the light actual we moving traffic instead of sitting on a timer, where 3 directions sit at red while no one is coming off the freeway. The aforementioned lack of insight - why we had a bridge built over the freeway for Karcher that had 5 lane-ingress to Costco (55, Nampa/Cldw Boulevard both directions, freeway both directions) and only 1 lane egress back south ... why we approve such spend and having to redo it. That bridge should have been 6 lanes from day 1, esp with what was planned with Costco / St. Luke's. Imagine more rural intersections with roundabouts instead of sitting at lights or stopsigns. Imagine the ceasing of tax breaks for corporate developers that put the tax burden on residents. \$4.9M is pocket change from Amazon's development fee, and won't even fix the traffic lights (stop lights....again) being on the same system across the greater region.

Again, we need our farmland!! Too many houses being built. The small town we all love is becoming a stressful place to live.

All of the building that is happening isn't growth in a good way, it is taking something that was good and bringing problems that will spiral out of hand. Don't allow that to happen to such a wonderful place. Change is inevitable, but at this pace, it is a runaway train. These questions are a great start, but don't paint the whole picture. I don't know that people would answer the same questions the same way if they knew what had to be given up in order to have these things your asking about.

All the houses that keep going in can not be supported by current roads and systems. Make the developers pay for all those costs!!!!!!

area I live is going to become more of a retirement community. Golf, out door and sustained living of high importance.

As a governing body over our city, we need to be more grass roots. We cannot mentor by being an example of what a good suit and tie look like. All of us need to be more hands on. We need a mentoring movement. It should be a standard requirement for everyone in a governing position to be a mentor, and go through mentoring training. It would be a bonus if our business owners took persona responsibility in this area. Teaching their leaders to mentor their staff as well. People taking care of people. Business is nothing, and the people who work for us are the ones we serve. They, and the community which surrounds us are everything!

As a person in a motorized wheelchair who loves to be active in our communities (Nampa and Caldwell), public access and easy movement on the sidewalks is essential. There are a few places that are very difficult to get to because of inaccessibility. I love our local towns and I want to see them prosper, stay clean, have no homeless people on the streets (either sleeping on them or asking for money), and to be safe while out and about.

As land owners fitting the tab on levies needs to be changed, if you have children that go to school, landowner or not you should have to pay on the levy.

As stated before, I so desire the small town farm community that drew us to this area to be maintained. It is incredibly sad to see farmland being sold just so a ton of apartments can be built. I know growth is the goal, but it is truly taking away the charm that this area offered years ago.

Better develop internet provider services for rural areas!!!!!!!

Better transportation options to reduce congestion

Bike lanes, walking paths, public transportation all need a huge increase. Building more houses when schools are already in cubicles before building more schools does not make sense. Access for kids to safely walk/ride away from busy streets is needed. Where there are crosswalks there should also be street lights at the least, maybe the flashing school crossing signs. Look at the crosswalks at Santa Ana and Empress by Sage Valley. Kids could be standing there to cross but there is no light so you can't see them. Better placement of street lights would be good. Entrance roads to town should look nice and inviting, not full of weeds and trash. County jail inmates could help here a lot. Sheriff work details need to be out gathering trash. Civic clubs need to be more involved in our community. Take ownership and volunteer to help make our community better. And being your kids and teach them how to work something besides a video game. I love this survey. Thank you for reaching out and asking.

Build in outlying areas. Try to keep the small town atmosphere. Question 12 is badly written. Kids who live only half a mile from school can Walk unless bad weather makes it impractical.

Build the roads first! Stop developing new projects when the transit infrastructure can't support it. New housing projects displace farmland and are high density with multiple vehicles per structure causing excessive street parking. Get rid of underused bike lanes to accommodate better traffic flows. Add more local parks.

Build up stores, grocery store or business off Franklin ext for Caldwell ID.

Can't think of anything.

Canyon County DMV is horrible and property taxes are outrageously high

Canyon County has such diverse landscapes and yet little is done to promote these outdoor opportunities. I mentioned the rodeos earlier as an example. Other counties and cities with these big rodeos capitalize on them for months and weeks ahead of time. They have huge markets, they decorate the entire area getting all the businesses involved, and they have hotels booked months in advance because of their promotion. Look at the little town of Pendleton, Or., Cheyenne, WY. or Calgary, B.C. And we have TWO and do virtually nothing. Canyon County needs to get with it. Not ten years from now but NOW! Then watch the tax base grow.

canyon county has to take a hard look at the diminishing, precious farmground we have left and protect it.

Canyon county is very highly property taxed and poorly maintained, ie roads, bridges, sidewalks parks and public facilities.

Canyon County need only look to east (Boise, Meridian, etc.) to examine the adverse impacts of rampant, unplanned growth. Transportation services are at least 15 years behind the growth curve. Canyon County has the opportunity to learn from those gross errors and plan its growth in a more sustainable way that maintains quality-of-life goals. That means not saying "yes" to every proposed development.

Changing the negative stigma about Caldwell is important to me

Closest town is Marsing; very run down. Beautification needed! Quality of restaurants-poor. Library is AWESOME. We go often to the library, but the town could be livened up like Indian Creek was, and it would be a gold mine because of all the growth south of the Lake and surrounding areas. Free movie nights for families, farmer's markets, coffee bars and shops, could have great walkability on Main St.

Consider expanding roads to accommodate all the traffic from these new residents to the freeway. Add new onramps so there are more options of how to get to the freeway.

Control the growth! Don't let this area become another CA.

Coordination between County, city, and highway districts to master plan transportation corridors. Improve rural intersections before growth overruns capacity and makes land procurement difficult. Especially in the rapidly filling areas between hwy 55 and Lake Lowell.

Cross town main roads

Develop the park area along the river south of the Middleton Lakes subdivision.

Develop within current city limit before more annexation

Developers need to pay for more schools, police, fire and road improvement or they need to go elsewhere. Stop lights not roundabouts and build in areas unsuitable for farmers and leave the farms alone.

Do not allow the farm land to be swallowed up by developers. You are taking away the beauty, homes of wild life and bringing more people here. We are not California. We do not need the riff RAF, gangs and destruction in Idaho. We have a beautiful state. Stop destroying it with building more and etc.

Do not try to satisfy all people. Public buildings like museums are nice but are they as important as good infrastructure and libraries? I think not. Some people will certainly object but someone will object to anything proposed.

Do not want agricultural areas-farming-used for single family developments-need agriculture to keep this area what it is loved for and provide income locally and to state.

Don't let rural canyon county grow and loose the valuable farming and Idaho pride & beauty

don't run interference on business. if a bar wants to open, let them. if a business wants tax breaks, do it. meridian has overtaken nampa as a place of choice. fix it.

Downtown Nampa needs to be more family friendly and centralized. A park for kids would be nice, better parking.

Encourage farmers to hold on to their land. There's so much development that it can't keep up with the infrastructure, so less development. Better public transportation.

English only signage. Low light pollution. Do no allow like businesses to be within 3-5 miles of an already established business. It is not fair to the business first there. Toon town has too many nail shops/ spas/ salons. Star already has too many coffee shops too close together. ADA access is so impotent and is an area the has been greatly neglected.

Find a way to lower property taxes so we can remain in our homes. There are a lot of retired people on fixed incomes, and many are having to rely on local food pantries to stay where they grew up.

Finish I-84

Finish orah park

Fix Hwy 55 between Pride Ln and Middleton Rd! I live in a subdivision right off this road with no turn lane or light and it is very scary!!

Free internet at parks might drive more active use, especially for remote parents who take their kids to play.

Get roads ready before adding 260 apartment units to an already known problem! Marketplace

Get the police off facebook and back to doing there job. It's sad to see all the red light runners, and all the police want to do is post crap on facebook. They are suppose to protect and serve, but playing on facebook is not protecting or serving.

Growth does not pay for itself - even if it is high density residential. If it did we would not have school funding issues or bridges 20 years past their useful life. Unprecedented growth should have taken care of infrastructure and school issues, if the growth in fact paid for itself.

Have city hall and downtown development get on same page and stop gouging new businesses with high impact fees.

Having bigger shoulders for bikes in the areas outside of areas of impact or designated bike paths to help cyclists from getting hurt and allowing farm equipment to still move and operate away from them.

Having lived in other fast growing cities you are in deep trouble already along roads such as Midland and Middleton. You are going to have nightmare. Do not need industrial businesses such as cement plant at Midland and Ustick. 500 yards from a elementary school and middle school, 1/2 mile from a hospital 1 mile from another elementary school and 1 1/2 miles from a high school. Right in the middle of the fastest growing part of Caldwell. City planners should be fired.

Homelessness is growing because it's too expensive to live here. The developers are making tons of money. I feel like more of the burden should be placed on them instead of our property owners.

Hope is see downtown Caldwell continue to revitalize. Parks for kids. Less commercial trucking/warehouse type businesses

Housing developers need to plan and fund infrastructure improvements before they build. Adding the traffic of 400 home neighborhoods to already busy streets is a nightmare coming. Much of the burden should be taken from the taxpayers and taken on by those becoming wealthy through their developments. Make THEM pay for road/infrastructure improvements.

I am a lifetime Idaho resident and find we are losing our friendly atmosphere in our area. I see more hostility in area Stores and during traveling in traffic. I dont know how we can become more Community orientated. If possible I would like Families to have affordable housing and jobs that can pay our monthly living expenses. I dont know how this could be implemented, but sometimes I dont feel "at home" in Nampa anymore

I am an Idaho native. I worked hard to get into a decent home in a decent neighborhood. I live here because I do not want to live in an overcrowded, higher-crime, higher-tax city. Stop spending what I cannot continue to give. One whole month of take home pay now goes to property taxes. Give us some relief and look out for constituents rather than unions and developers.

I am personally so sick with the way the city officials have taken us. We fought at the Planning and Zoning Meetings and again the City Hall. We are NOT heard. So disappointed in the officials I voted for.

I appreciate you involving community members in this process. The outcome will be very interesting with our diverse demographics and ethnicity.

I believe the abundance of storage unit centers detracts from the appeal and attractiveness of Middleton. It portrays a cheap and transient image.

I do not want heavy industrial near the schools and we need more schools before more people come.

I don't agree with question 10, so I couldn't answer it correctly. government's job is to provide safety, infrastructure, and education. You need to stay ahead on these areas to support the growth. Don't allow the current infrastructure and law enforcement to become overloaded. Curtail the growth to meet the available resources. New developments need to pay for their total impact and improvements needed, more than just the curbs sidewalks, streets that are adjacent to the development.

I find this survey slanted to a specific outcome.

I have heard we are highest in property tax so I would like to say please budget wisely.

I have live in this city all my life. It pains me to see people in such dire circumstances being conned out of their tax dollars in order to create businesses they can't afford to shop at, and 'beautification' that only gentrifies them out of their homes. We need to stop putting band-aids on gangrene and make real investments that will benefit these people, instead of demonising, humiliating, and forcing them out of the community. I am so angry that the leaders of this community would rather cater to their friends in business than to the people they are supposed to be helping, and the county should be ashamed of itself. Also; why can't we have another DMV? Have you ever tried to get anything done at that place? It takes AT LEAST three hours if you need something done with your license. The people who work there spend more time on break or in the bathroom than they do behind the TWO open counters (OUT OF TWELVE!) and when you finally do get there, they can't help you "because the computer won't take a card". How about you open an office in that big fancy administration building y'all just built with my tax cash? If you have any further questions please do not hesitate to get in touch with me directly at nlysiak@yahoo.com

I have lived here my whole life, and it is becoming unaffordable with the high taxes. I would like to retire here and be with y children and grandkids, however, I am very concerned about the high property taxes making it so I will have to move at a time when I least want to.

I have mixed feelings on the home affordability issue. Whether we like it or not, Idaho is growing at an insane rate. Leaving Nampa's homes too affordable or offering too many multifamilyhome options could lead to us ending up with the more poverty driven people. With this crime rates and issues will rise, leading to a higher necessity and usage of our public workers (officers, firemen, etc)

I live in a agriculture community, we are seeing farms bought up for development and don't want to see that out in our area. People need to realize where their food comes from and realize that "No Farms/No Food" is a real thing! Stop rural development. Go through urban areas and get rid of the vacant areas and the buildings that are sitting empty and develop something on those. Also, stop building strip malls that then sit empty. There are so many of those throughout the town of Nampa where other things can be built. That is annoying to see. Some have been empty since they have been built. Force companies to utilize already standing structures before looking at building more and more that could possibly sit empty.

I live out by lake Lowell, so road improvement on Hwy 55 is very important to me and my neighbors! Especially a turn lane on the corner of Riverside and Hwy 55!!!

I live west of Middleton near the high school and I think that Emmett Road should be the north to south boundary for home density with high density east and R 1 or Rural residential to the west to keep some sense of country living in close proximity to an actual city lifestyle. For the most part this has been the norm for a while and should continue in my opinion. Middleton is spreading north with high density and keeping this boundary would give the option of city or country life style close to the amenities of the city.

I love our small community. I'm so sad our farms and ranches are being turned into subdivisions. I do not like all the building and growth that is happening.

I personally love what's going on with downtown Nampa and Caldwell. It's important to restore the old buildings but it's just as important to bring in fun new restaurants (as you have done) to bring in money to the town. It's just as important to remember Idaho is an AG state and agriculture is important to teach people moving into the state and kids growing up in this state. The Treasure The Valley event and the Farm to Fork are all great ways to show this!!



I think building continuity downtown would be important. There are so many run-down businesses/lots near the Indian Creek plaza that it takes away from the charm. I'd love to see these empty spaces redeveloped or beautified. Caldwell is gaining a stronger reputation among my contacts and I love that I've heard that Caldwell is becoming a more popular destination than Nampa. Let's keep it that way! :)

I think developers of subdivisions should make or pay for improvements from the entrance or exit to their subdivision all the way to the next intersection. It's ridiculous that they only improve in front or as far as the fence line in the new subdivision.

I think our biggest struggle is the rural roads in Nampa and Caldwell. They we're great for how small our communities were 6 or 7 years ago. However traffic now on these roads is out of control!!

I think putting huge apartment complexes right on Caldwell Blvd, so close to the street is unsightly. Work on a way for traffic from S. Nampa to get to the freeway.

I think we are taking up way to much of our agricultural land for homes and building way to many apartments and condo type homes. Very sad what our town has become. Way to much grafity too

I wish there were business in town

I would love to see more neighborhood gathering places/ shopping in North Nampa. There is commercial property developed and sitting idle at Middleton and Lake Lowell for instance. I love how Meridian has this scattered on both Ustick and Mcmillian.

I would love to see Nampa be the frontrunner of some innovative solutions in housing. Lets be among the first to adopt ordinances allowing the conversion of vacant commercial buildings into shelter for the homeless population, as well as granny pods, homesharing, and tiny home lots!

I would prefer our growth come mainly from inside the state, the building that our current library is in is up for sale and out of state investors keep wanting to buy it and not cooperate with handshake deals made by previous owners to let the library rent the space. I want the investors and builders that come to our small town to care more about city and state than they care about putting up cheap apartments to make a quick buck. Notus has great growth potential, the people here are genuine and the right business could do well here as long as the people putting there money here care about the people. Also our area has great farming land, so the less agricultural we take away the better. Thanks for taking the time to create this survey. The people here care, and I hope you find that through the information you acquire.

I'd like to see infrastructure improvement paid for by developers. I'd like to see planners looking at better traffic flow instead of everything concentrated in the Karcher/I-84 area. I'd like to see funding spent on more freeway ramps north of Karcher. Most important, I'd like to see a ban on all new housing construction for 2 years.

I'd like to see them clean up utility's ie burying power lines

I've lived in Caldwell my whole life. 31 years. I love my town, and I want to raise my kids here. I hope we can keep it safe, and affordable, and appreciative of the residents, so they'll want to raise their kids here too.

Idaho has built a good community. It is SO IMPORTANT that we don't lose the core values of that community as we grow. Even if that means slowing growth.

Idaho is growing but people who are moving here are not taking jobs that run this state bus driver, has station clerk, working at grocery store or farming. Roles that likely make \$8-\$12 an hour, cannot afford to live in Caldwell. Should be supporting these job roles and proving housing and options for them. People who work hard and are needed in these jobs, can't even afford to rent an apartment. Our priority is to Idaho, agriculture and people who work hard to run it. Please take steps to help preserve this, not destroy or take it away.

If homes have to be built then let's stop consuming the farmland and start building higher density housing within the city that can help promote Down Town growth within walking distance of residences.

If something isn't done about property taxes, I'll have to make some decisions about food and medical conditions.

If you're planning on more people in rural areas, you need to widen and paint lines on the road.

I'm surprised road improvements aren't talked about more often in your survey

Improve lanes for increased traffic Build a big indoor community sports Facility YMCA CANNOT HANDLE GROWTH

In my opinion Caldwell and Nampa are cities of their own and should look to expand public Education. A new Community College System should be a priority as new growth continues. May I suggest : The Caldwell Community College System? May I suggest also that the Public should be invited to have a public University of their own? Private institutions are too expensive and too uppity to support our new growth. May I also say that ; though it is nice to have BSU as a college it is not nor should it be the Only one in the State? Really, there is such a thing as healthy completion in having more than one college in the area May I suggest : The University of the Treasure Valley or Univesity of Caldwell? Mascot could be the Flamingos. Did you know Flamingo means " Center"? Colors could be pink, white and black. I would love it if you want more info. Contact me personally. My name is Christine Calkins and I live in the Monarch Subdivision. 17904 Monarch Way Nampa , ID 83687. Phone :208-600-8837. Please feel free to contact me. I love , love to be part of this! Thanks Christine Calkins

Industrial Zoning in this area should be against the law.

Infrastructure (especially roadways) always seems to be lagging behind development. Highway 44 into and thru Middleton is becoming more congested with each passing month - especially when the schools let out. Thank you.

Intelligent planing and zoning for all concerned.

It was hard to take this survey because the area I live is much different than the City I work for. Where I live I want to stay ag, but the City I work for needs alot of help with growth and community development.

It would be nice to see more new roads, instead of so much "chip & seal".

It's good to focus on children, families and the elderly, but the new economy relies on young, mostly single IT workers who demand to live in specific types of areas. Those demands should take priority.

It's kinda scary trying to pay property taxes as house prices keep increasing. I love Caldwell, I love seeing fewer homes. I truly hope we do not turn into the Bay area where San Jose was offended by being labeled the bedroom city of San Francisco. Homes were built, traffic lights everywhere, crime went up with the congestion, noise 24 hours a day, parks were few and lacking. To fish we had to travel three to five hours to get somewhere, the mountains had homes everywhere taking away the natural beauty. Even on the weekend there were traffic jams, we felt like prisoners in our house as it took forever to go 10 miles.

Karcher Road should be a top priority to widen right now. 10th avenue should also be considered in the next 5 years as it will be one of the main roads to city center with all the growth south of town.

Keep industrial (both heavy and light) away from residential communities and schools. They are health and safety hazards and add to the traffic congestion near communities, which is already a major issue for the city of Nampa.

Keep liberal policy out of Idaho

Keep Middleton rural

Keep our area run by conservatives

Keep our conservative values and government small, taxes low.

Keep plans for kids, families, and schools in the center of everything. Build communities that are great for kids and they will be great for everyone.

Keep rural areas rural. Increase density within city limits. Redevelop and improve vacant areas.

Keep small-town single-family neighborhood.

Keep taxes low.

Keep the agreement with the city of Caldwell and canyon County to use Farm Way as the dividing line of Urban and Rural

Keep the government out of anything besides basic infrastructure. They are the only group that can go bankrupt while selling sex and alcohol to trucker along a major interstate.

Keep the town small, it is growing too quickly

Kid summer camps!

Learn how to spell!

Let's stop being a bedroom community!

Living in a rural area was not my first choice, but it was my spouse's so we are here. It would make it much more palatable if we were on city water/sewer and if there were more things to do close by. It seems I am driving into Nampa, Caldwell or Eagle more often because what I want isn't in Middleton. Exception: the Sunshine Cafe is great.

Low income housing is nearly gone. We must do something before we turn into Seattle.

Maintain the quality of living that we so love here, don't get greedy.

Maintaining rural character is important; growth is a threat.

Make certain that investors in rural residential subdivisions pay their share for road improvements, school taxes etc before selling any lots.

Make change to improve lives of current residents and not to attract new residents. Amazon needs thousands of employees.  $\$18 \text{ hr} \times 35 = \$630$  per week times 52 =  $\$32,760$  a year divided by 12 =  $\$2730$  a month times 25% =  $\$682.50$  per month for housing. 25% of monthly income is rule of thumb for intelligent budgeting for housing. Where do we have housing for  $\$682.50$ . Where can we build housing that will cost  $\$682.50$  per month. I see increasing homelessness and crime as is in major cities when we foolishly solicit uncontrolled growth. I thought this was a conservative state with balanced budgets and a thoughtful planning process.

Make new anything pay for its self. Increase the fee's for building new homes to cover new infrastructure and services. Controlled growth not just growth. Let the other cities communities do the cheap growth, become the higher end area. It seems the different government services are arguing with each other. Fire some of those government employees. Use the community to do more of the services and just become the government, not the doer.

Middleton needs widening now. Also need another freeway access to decrease traffic for existing ones.

Minimize building new homes. Our taxes don't cover the cost of updating all the infrastructure requirements and emergency services to accommodate the increased population.

Moore County meetings in communication with residents in subdivision is located near Main throw away

More parking

More diverse retail and an acceptance to major retail. Businesses that would help the tax base. Anything to reduce the tax burden to home owners.

More focus on roads and development to make travel better

More green technology and renewables: ie would like to see all future new housing construction with solar power. We need charging stations for electric vehicles.

Must preserve farmland but understand the need for affordable, quality places for people to live. Need open spaces that are safe and a town with quality roads and sidewalks that are attractive to buyers

My biggest gripes are the roads and internet. It's inefficient driving, particularly north-south, due to a lack of a freeway. And there's no land-line internet. Wireless services charge too much for streaming. If fiber, or at least cable came thru here, that would improve things a lot. Freeway: A lot of traffic clogs local roads because there's no major route north-south. Extend highway 16 from Chinden to I-84 and a lot of traffic that now clogs side streets will take that route. I sure will.

My husband and I own wineries in the Sunnyslope area and we'd love to see the right type of development happening in our area. The revitalization of downtown Caldwell and the restaurants going in there are fantastic ways to promote our beautiful area. There is more of a variety of things grown here in the Sunnyslope area than anywhere else in the state and we need to focus on that. Not on putting in mobile homes and crappy subdivisions.

Nampa has SO MUCH potential. The downtown core needs to be the backbone of the city, not the sprawling developmental area out by Costco. I hope the city can really get people behind the concept of downtown revitalization, urban villages, transit corridors, and infill. Sprawl like the Costco area should be a last resort. But now that it's there...lets maintain and contain it!

Nampa is a great place to live and we truly love it here. Safety is key to the community and tax incentives are critical to attract more businesses.

Need a route to get where you need to go without going through the center of town

Need availability to fiber for internet in more rural locations

Need other infrastructure projects like grocery stores, strip malls, etc. so that you don't have to travel so far to the Blvd. or Downtown Caldwell (maybe along the Lake Avenue corridor either at Karcher or Orchard). Desperately need I84 access at Ustick with Ustick being expanded to two lanes in both directions from 10th Avenue to Aviation to relieve congestion including a freeway on/off ramp...same two lane expansion on Karcher Road from Farmway to Middleton including STREET LIGHTS.

Need to be more proactive with being ready for traffic demands of the future and we need to plan and adjust for that now. The area around the Idaho Center is a mess because the traffic lights are timed horribly.

Need to find ways to travel around- not through town. Also, need for free way on-ramp if you ever hope to get any businesses to move in to broaden the tax base

Need to learn from California bay area. Over built so much traffic from high tech. Left there and see this will happen here if you don't slow growth.

New construction needs to carry more financial burden. We are a hot spot now up the ante to be here. Larger fees for new home buyers and new construction

No heavy industrial near homes or schools

No more cookie cutter sardine can subdivisions. Put 1 home on a minimum 1-2 acre lot. Give people room to park their car and have a back yard or just leave their property natural.

No more growth

No more subdivisions and no more damn bicyclists blocking up our roads.

Not all growth is good. I have lived in areas where there were too many people, heavy congestion, unaffordable housing and overwhelming tax burdens. People are not happy in these cities and eventually leave, and if Nampa changes into one of these cities, people here will also leave and so will the tax revenues and businesses. Nampa will collapse from its unsustainability and then everybody loses. Learn from other cities mistakes. Commit to gradual and smart growth, know when to say when and learn to say NO to excessive development. Don't get greedy. Put the people of Nampa and their needs and desires to live in a comfortable community first before development, overgrowth and revenues.

Notification of planned changes should be better advertised to a larger radius of the residents it will affect. 300 ft is not enough.

Notus is a lost cause.

On ramps and off ramps at Ustick and Middleton Rd

Our city leadership needs to be more transparent in how they intend on funding projects. Their vision for the city is lacking in detail regarding timelines and dollars.

Our farm land is more valuable than selling to build houses where we can grow food due to water. Also any housing built needs to be paying impact fees to pay for widening roads, Traffic lights, and other infrastructure. Don't let this state turn into another California, Oregon, or Washington by letting developers overrun us to get rich.

Our farmland is dwindling by the day and the "small town" feel of the entire valley is all but gone. I realize growth is going to happen, but we need to manage it better, especially in terms of infrastructure. Most roads are overloaded already and thousands of homes are still being built in the County. More access to the Freeway is needed, Middleton Road and Ustick need on/off ramps now, not in 2040. We also need to do address property taxes, mine have almost doubled in 10 years, if I get annexed into the the city they will almost double again.

Our property taxes are to high, pretty soon we won't be able to afford our homes

Our road has not been paved In 17 years.

Overall we love nampa. So sad it's losing its agriculture and small town feel. Too big... park & ride locations for commuting

PLANNED DEVELOPMENT WORKS! Roads, schools, public safety, shopping. FIRST!!! THEN residential development. It's called Planned, CONTROLLED GROWTH. And it Works!!!

Please control/slow the influx of people by not building more housing.

Please develop this area into something that we residents can be proud of and that will protect our home/land investment values. Put construction/diesel repair commercial areas in specific areas and do not allow these to be interspersed into residential areas in a hit-and-miss manner. Initiate a few fencing laws to hide an excessive amount of agricultural/commercial/construction vehicles from view of the road, as this just makes the area look junky--take a drive down Lake Avenue.

Please do not allow further building of homes without the developers paying for the infrastructure to support it.

Please do not allow too many subdivisions, people live in smaller communities out of choice. We want the small town experience.

Please don't allow willy nilly development to destroy traffic flow like has happened in Ada County. Designate several N/S and E/W traffic corridors and do not allow development to infringe on the traffic flow on those corridors. Require developers to build frontage roads that link their developments to currently existing stop lights so that traffic isn't gridlocked like Eagle Road and now 20/26. I think that developers should be required to pay impact fees per lot contingent to plat approval. Those impact fees should be allocated to water treatment, fire, police, roads and parks. Developers should be encouraged to create inclusive communities with schools and services included.

Please don't let our Middleton turn into Meridian...we don't want all the homes and people. The developers are getting rich while we deal with more traffic and congestion. Why?

Please ensure before allowing for development of rural areas that there is adequate plan to maintain fresh water to all homes and that Aquifers do not become over utilized by wells leading to the potential of driving people out of their homes if these become dry from over utilization.

Please keep our valley from getting taken over by the greed of home builders. We want to keep beautiful country around us. And keep commercial building distant from homes, so there's no obstruction of views from homes.

Please listen to comments related to traffic control. Vehicles are driving Way to fast and unsafely on roads. More enforcement is needed.

Please plan things and look at how it will affect the "little guys" that live here. In short, how quickly taxes have been climbing are making quite a few long term residents not able to afford to live in the area. Let's take care of our locals before taking care of the big wigs moving in from high metropolitan areas. Taxes are rising and paychecks are lowering or staying the same. We are "eating" the locals out of house and home so to speak.

Please please please save our community from these subdivisions . I understand that growth is good but build them like downtown and not ugly subdivisions! Fix the older lots in town! Keep Caldwell a farm town not a mini Boise

Please prioritize residents' quality of life over short-sighted development decisions. Transportation, housing affordability, and the protection of natural places (including farmland) should be a top priority. Learn from the mistakes of Ada County: develop mindfully and limit unnecessary sprawl. Communities benefit from connectivity and cultural hubs; isolated subdivisions increase traffic and are more expensive than multi-use development. Build up, not out! Thank you for conducting this survey.

Please protect the small town way of life here.

Please stop filling all the farmland with track housing. It is ruining our beautiful county and state.

Please stop wasting money on projects like the downtown parking garage. Also, please consider more roundabouts over 4 way stops.

Please, please, please look at how Portland, Oregon has protected their agriculture and natural wildlands? Germany is doing the same, as are many areas. Please protect our agriculture and wildlands. These areas do more than grow crops and wild animals. The land filters water before it reaches the lake, streams, and the aquifer. The land is a natural habitat, yes, even farm fields. Look at the impact that keeps happening on wildlife, migratory birds, the bird fly-way, etc.

Police, Fire Services

Preservation of the rural agricultural land is THE top priority. Else in 50 years the Treasure Valley will look like the LA Basin.

Promote patriotism and respect for our police and military! Build a new jail instead of paying to house them elsewhere. This will grow jobs.

Promotion of historic district. Incentives to improve. City should looking for unsafe home sites along Greenhurst. Standards for the city.

Property tax relief for seniors, we have no kids in school but the largest portion of our property taxes are for schools. We pay more for schools than we do for Canyon County services.

Property taxes can't keep going up. We need sustainable business development to help share part of the burden. Somehow Middleton needs to encourage more business development. Would help with taxes and provide more jobs.

Protect our ag resources!

Protect recreation opportunities. New development should not raise taxes on existing development.

Protect the farm land.

Provide better commuting routes to Boise besides freeway.

Public transportation is very important

Public transportation should be a top priority.

Respect the existing homeowners, don't cater to developers so much. Thoughtful growth to allow older communities to thrive as well as new.

Revenue needs to have increased or soecific impact fees for developers to develop and widen streets to the intersection. Currently corners are congested because developers boundary stops hundreds of feet of intersection so the traffic increases, the delays from congestion increases, and becomes more dangerous with no street light or traffic light at intersection. South Nampa has added dozens of residential subdivisions with no supporting community retail. KARCHER ROAD NEEDS IMPROVEMENTS. MAJOR ROUTE FOR TRUCKS. KMART could be converted to condos. Don't add more apartments to residential areas. Schools and traffic already too congested. Housing affordability could add duplexes or patio homes for smaller families. SENIORS CAN'T AFFORD ANY MORE INCREASES IN TAXES. TOO MANY SCHOOL LEVYS. PROPERTY VALUES HAVE GROWN QUICKLY. SENIORS SHOULDN'T HAVE TO MOVE BECAUSE THEY CAN'T AFFORD PROPERTY TAXES. NEED A PROP 13 TYPE CAP. Need to attract more employers to Nampa. Need to shift some of the residential tax burden to developers for addition of fire stations, schools, police stations. Need to shift some of the residential tax burden to commercial buildings.

Road connections need to be completed to the new subdivisions, for example Aviation and 20/26 in Caldwell is extremely dangerous for pedestrians the way it narrows and no sidewalks. I am so frustrated that new developments are being added and that intersection is left unfinished, someone, probably a child is going to be killed or severely injured before this problem gets the attention it deserves.

Road construction is a HUGE issue. City does not talk to county does not talk to neighboring cities. then 2 or 3 pallel routes get shut down all at once and time after time I see streets get torn up and then no one works on that project for weeks - is that really hard to plan road work?

Rural subdivisions should have no minimum acreage. Creates more sprawl than already necessary.

Save the farmland

School districts should not be left to bare the weight of building schools entirely on their own. They have to ask tax payers and when tax payers deny the request the people who suffer the greatest are students and teachers. Developers who reap the rewards of the population growth should be expected to help bare the burden of the impact on our schools. Good schools are vital to keeping an economy healthy, no one wants to live where their children are at risk.

Slow down growth!!!!

Slow down on the housing. All the houses being built in my area are small with small yards. The beauty of my area, Nampa is going fast to housing and it's really depressing and we know it's all about money. Not one store is being built to accommodate the growth. You don't have to have housing for everyone who wants to live here, they can just move on to another state.

slow growth is preferable

Something has to be done about the rising of crime. Building a community is great but now so is the crime. We no longer feel safe in our subdivision. The area has most definitely lost its small town farm charm. Very sad indeed.

Stay on course. You are doing everything to make Canyon Canyon the premier county of Idaho

STOP adding houses!!!!!!!!!!!!

Stop approving new housing developments until we are caught up with the needed infrastructure improvements

Stop building near Dear Flat Refuge!! The trash is already getting bad around the Refuge. We do not need affordable housing. It was always affordable before the influx of people. The draw to canyon county was the farmland and open spaces. We do not need 3000 sf houses here. Stop all the building. And dont ask for more taxes to pay for a poorly run county.

Stop passing the cost of "growth" onto the citizens

Stop spending my taxes to pay for new development.

Stop the growth. We allow people from other states to move in and they bring the crime. Also, this causes more traffic and more car accidents.

Stuff

Survey pretty much covered it all.

Take a look around and solve today's biggest problem of traffic. Quicker roundabout development (stop worrying about an expensive center art piece and make them cheaper), get some lights in where there are stop signs like midland (so many places over that direction). Find some future solutions, if you are going to allow 3 or 4 CBH and hubble home giant developments in an area FIRST do the street work, create better traffic flow. There has been too many developments approved in an almost unscrupulous way, I say that being there was no planning put in place to make the roads more manageable when you have traffic like this you make a mockery of the town and then people think it is a bunch of know nothings running things. Can we please put some planning into the planning department and be more responsible with growth. Do the work, the road work, first.

Taxes are too high already, growth is too fast already. There are too many new homes being allowed, this area is going to look like one continuous city from Ontario Oregon to Boise and beyond if it is not slowed or stopped soon. The entire Idaho feeling of life is being ruined by bringing so many new people in, the way of life is threatened.

Thank you

Thank you

Thank you for asking! I really appreciate the opportunity.

Thank you for giving us in the community the opportunity to share our thoughts.

Thank you for the opportunity to provide input! Keep up the good work!

Thank you for this survey!

The City and County need to involve the community more, more citizen committees.

The county should support mass transportation projects throughout the valley to ease commuter traffic on I-84. Commuter train into Boise for example.



The current conflict over zoning on the border between Nampa and Caldwell is absolutely asinine. Nampa clearly does not care about putting heavy industrial in close proximity to residential because "it's across the street and not their problem".

The growth is pushing Idahoan's out of Idaho. Better paying jobs to the area would help as well as tax relief. Limit the amount of out of Staters. It is growing so fast, we can't catch our breath.

The natural resources that made this area so great are getting so congested that many places aren't worth going to anymore.

The questions seemed very skewed toward a particular outcome, often lumping 2-3 desirable things with 1 undesirable, which creates a biased outcome.

The roads are awful, very bumpy and a lot of pot holes.. Gang crime, Caldwell and Nampa are still looked down upon as "ghetto", a secondary highway to commute on outside perimeter of town

The small town, friendly neighborhood feeling of Nampa is diminishing. This is what we love about Nampa We HATE to loose that with all the new housing and people moving here. Too many people and too much traffic. Sorry to see all the farmland disappearing. All the beautiful trees at the Northside freeway entrance are now gone. They looked beautiful. Now it's all concrete Don't let Nampa history go away by building too much. Nampa is starting to look like Meridian and Boise. That sucks !!

The valley needs a Highway loop design that circles from the Deerflat area on Nampa out to Boise around to west boise, to Emmett and Caldwell back to Nampa. Should have been started years ago!

There are larger towns all around the Middleton area to do shopping. Keeping Middleton rural would add value in the future giving this area a very special charm. Unlike Meridian which has become a maze of houses and shopping spread out to the brink of it's existance. Keep this area a small town with rural roots where children and adults can enjoy a less crownded life style. Farm FFA Animal raising horse property etc thank you

There is a "house" at 137 Hwy 95 (5th Street) in Wilder, it is an eye sore! We've lived here 3.5 years, and it just keeps getting worse. It is in city limits, but, they say there is nothing they can do. It is AWFUL, rats are visible from the road. Can you do anything about it?

There needs to be a marketing plan to let those traveling on the 84 know what they're missing should they pass Caldwell.

There needs to be a plan for the increased traffic at Karcher for when the new outdoor mall is completed. Traffic is already horrible through there and the lights are not programmed correctly. Plan and fix now before it becomes a bigger problem. This burden should have been put on the developer

this growth is already out of hand; townhouses are going in across from me that in the beginning I was told they would be able to be purchased, now I found out they are rentals, there goes my property value. By the way I don't like LIARS

This survey seems to manipulate the results in favor of rural development. With increased development to rural communities you increase the risk of higher crime rates. We like living in the rural areas to avoid that risk.

Tired of paying very very high tax rate. Don't want anymore building homes too many

To be really proactive for a larger safer community you need to plan for a larger effective police force first before the actual need arrives! More people thus more crime and/or issues.

Too many cheap residential areas being developed that bring in crime.

Traffic and property taxes are just going crazy and need to get under control before any more building

Urban sprawl into farmland must be stopped. Approval of development that is not directly adjoining existing cities should be stopped.

Very important to me Growth should pay for growth.

We are very tired of the massive growth and wish this would stop. Not only do we not have the infrastructure, but you are taking away the very heart of our county....for profit and 'progress'. We moved here 5 years ago and, with all the massive growth, already want to move from Treasure Valley. We lived in CA most of our lives and watch 'progress' destroy our community, our beautiful land, and all that brought more crime. We don't want to lose our friendly community and beautiful land.

We can't sell off all our farmland!!

We do not have adequate service for either fire or police services in the Ustick area between Midland and Middleton. This has been in "the works" for over 10 years I am told. Please get this addressed asap.

We have to preserve our welcoming small town feel and activities.

We need a safe, large, open area for dogs and children to be able to play together.

We need better, more efficient ways to get across the valley. 12th ave in Nampa is a disaster. The fact that 5 miles separates Nampa and Caldwell exits on I84 is simply criminal. We could use a Middleton rd and/or Ustick rd I84 access.

We need more mountain bike trails and parks near the river and the soon-to-be parks that are being put in. We also need to respect hunting and fishing access.

We NEED roundabouts on the west side of town to improve transportation flow instead of stop signs and stoplights. PLEASE add roundabouts as other towns and cities are doing and also as we have on the east side. Midland, Middleton and Midway will continue to grind to a slow nightmare if all we do is change to stoplights. We need roundabouts!!!!

We should be concerned about unregulated growth that is above the capacity of our groundwater supply and current infrastructure. I do not want to see our farm land disappearing into housing tracks.

We should make an effort to protect Caldwell citizens by making housing affordable and the ability to buy a house perhaps through an incentive for Caldwell residents so they aren't pushed out by development and new residents from outer areas seeking affordable housing.

When county commissioners make long term decisions they need to consider growth of the area. Example is today our commissioners approved Cope gravel to expand for the next decade even though neighborhoods, parks, and schools are planned in the near future. Unsafe and doesn't fit the community today. Wasn't a problem 20 years ago but with the growth of the area this is not good. Commercial vehicles flying up and down the residential roads now is unsafe. Poor decision made today that was already opposed twice in recent years. Very disappointed.

When making land use decisions consider who is here now. Example, south of Lake Lowell you are putting too many houses swallowing up an Ag operation that has been in business for years but you are surrounding it with homes and the FAA will shut it down and put it out of business if you keep planting more homes here. This person will lose his livelihood if you keep it up.

Widen Karcher Hwy 55 from Middleton Rd to 10th Ave with a signal at Florida Ave. Reduce speed limit and have a left hand turn lanes where needed.

With all the new housing going in, especially near schools, there are inadequate crosswalks/stop signs or lights, sidewalks, speed reduction. Kids safety is not being put into account. More homes, equals more cars. Not enough safety infrastructure for the kids.

With the exception of industries already in place, we should discourage any further industrial businesses that are high in pollution OR unsightly, into our cities. Would love to see the dirt piles reduced - especially ones like we see behind the sugar beet factory. :( Reduce gravel pits in the city - do not increase them.

With the increasing traffic, having roads that can handle the added traffic from more housing is VERY important.

With the rapid growth of the area, I think priority should be given to improving traffic patterns. I would love a different and faster way to connect to Interstate 84 from South Nampa. I would also like to see semi trucks diverted around town via a through loop instead of right through town during rush hour. One solution might be to add a few lanes directly on top of the existing highway like Austin TX did with Interstate 35.

Would like to see all the vacant buildings around town occupied by some type of family owned business.

Would love to attract more middle to higher income people to our area that could increase the overall community. The education level of Caldwell as a whole is low and increasing this would allow for a more robust community and one that I would want to continue to live in.

YOU ARE RUINING IDAHO BY ALLOWING CALIFORNIANS TO COME IN AND CHANGE IDAHO INTO A SOCIALIST STATE IDAHO WAS SUCH A BEAUTIFUL PLACE BUT IS GOING DOWNHILL FAST AND WILL BE RIGHT UP THERE WITH THE COST OF LIVING IN CA. OR WA. \$3000 A MONTH FOR A 1 BEDROOM SHACK WITH NO RUNNING WATER IS WHAT IT WILL BE WITHIN 10 YEARS

Your doing a great job. Thank you!

Your number 13 is messed up. You have "Somewhat Important" listed twice. You have no idea what you are doing running this city/community.

Your survey assumes no growth restrictions. Consider growth management but evaluating the moral value of this state as an agricultural state. You displace the people, you displace the animals, you displace the food...not every state shares these qualities. Therefore we should consider if it is wise to eliminate this states soul by disrespecting what makes it Idaho.

- HWY 45 South from Nampa to the Melba turn off needs to be replaced! - Faster internet service - Natural Gas access - More frequent patrols by Canyon Count Sheriff's Office

Addressing the traffic should be a top priority. Developers build subdivisions make their millions flood our streets and don't pay but pennies for doing it! Please make this a priority!!!!!!

Before adding more people and homes, we need better roadways. Commuting is getting insane. We are not big enough to at 200,000 people to have the commute issues we have.

Better funding of rural schools to make the education more equitable with the urban/suburban large districts

caldwell is spending too much trying to keep up with boise. it is becoming to crowded. i have been here since the 1960's and stayed because of it being a small town. development of subdivisions needs to slow down and make them pay impact fees, not tax the rest of us so we can no longer afford to live here.

Develop main artery roads now while improving the water and sewer. 10th street, Middleton RD, Farmway and etc. Protect farmlands - don't allow developers but we need to let farmers sell their land. how can farming be supported better or marketed to other farmers so the land is best used but owners can reap the value. Spread the density with main roads developed. Utilize undeveloped interior land Near other dense developments but watch for and require open spaces. Overcrowding will lead to degregation of our communities.

Greenleaf should never lose its small town feel and appeal. If it does I will probably leave.

HOAs have been a night mare to live in. The idea is nice but not a good reality. I hate the HOA and how people will not stand up for their rights- oh wait there is no accountability for a Board. He he only solution is lawyers and that is not Idaho.

I am concerned with the amount of homes going in vs the number of grocery stores, schools, and public safety organizations such as police, fire, paramedic. I am also concerned with the increasing traffic on all of Nampa's roads. With the increasing population, I would like to see the city makes plans to improve roads to reduce traffic and add grocery stores.

I am pro farmland. Utilize land that does not sustain agriculture for future growth in Greenleaf area.

I believe Canyon County is already behind the 8 ball with infrastructure like schools and fire/police. I believe, in general, the public distrusts elected officials and to some extent either believes they don't care about wide growth, or they are getting personal pay offs to approve subdivisions, etc. I live near the Desert Springs and Sage Valley School. Sage Valley has put into multiple outdoor classrooms over the last five years to accommodate growth. Caldwell approved two major subdivisions (Adams Ridge being one) that will bring in something like 800 homes combined. I don't believe those subdivision manufactures will be appropriately taxed to cover the upfront \$\$ needed to build schools and hire fire/police, etc. By the time that the taxes come in for the homes we will already have school districts desperate for bonds, and other services will continue to be behind. I believe the elected officials and community leaders need to find ways to communicate why they have been and continue to approve so much residential growth, and how the numbers will work for providing the infrastructure for those families and kids. Mistrust and blame runs rampant and actual details and number breakdowns are lacking. Also, perhaps subdivisions should be incentivized to build on undeveloped land, not prime agricultural plots. Disappearing farmland will catch up with us one day.

I really like what is happening downtown. I feel like the roads are in need of the most help

I think Mayor Nancolaus is doing a fabulous job or revitalizing our community. I am worried about our farming community being sold and developed to create more housing. I would like to see expansion for our police community since we are growing at an exponential rate and another fire station or two for the four corners or our community.

I think the town is way past the need to be a dry community. They need to allow local stores to sell alcohol.

I would like to see more water-smart landscaping that would preserve important green space for cooling the town and residential areas, including the planting of trees that can adapt to the heat and dryness, but using an approach which accepts the need to focus water supplies on the highest needs. Residents need more education on water use and water wise plantings.

Improve the low-income areas, not by throwing people out, but making sure it is livable and setting up programs to help the families in the housing to get helps up that they need. And more affordable housing options.

Industrial areas need to be cleaned up and improved. They really do look rather trashy around Nampa. Trees and grass areas could help this.

It seems our farm land is being developed without much thought to the longterm consequences. While it may not be the case, to the average citizen it LOOKS very ugly, unplanned and haphazard. Thanks for these questions. But what's next?

Keep property taxes a adorable levels, don't over develop the county especially rural areas, and be more strategic in planning for growth for all aspects.

Many traffic issues exist with the residential growth it does not seem that the street infrastructures are really being prepared to handle the growth that is coming. The traffic is already horrible around the 20/26 & Middleton area, this needs to be a top priority before 500+ homes are added.

Melba is a great place to live but the growth in South Nampa, Kuna and Meridian make going to these cities miserable. The roads are not intended for dense growth. Learn from the mistakes Kuna and Meridian have made.

Nampa should fine \$\$ to business large or small to keep Nampa clean. Parking lots fronts entries, cutting grass beautify to promote Nampa living.

Need to stop the sprawl of all these random subdivisions on farmland

No more county subdivision

open space

Promote summer/winter activities, like 50's Fridays, or any events that bring the community together.

Put money into schools

Putting signals at busy intersections instead of stop signs. More entrances/exits for parking lots. Synchronize the signals.

Question 10 is biased, it should be invalidated from your survey. Well, since this is a self-selected survey it's not valid anyway.

Since we can't stop growth, how can we mitigate the increased traffic? How do we keep all the acreage from becoming subdivisions so we are still rural? I hope this survey will lead you to answers.

Slow down the speed of freeway traffic. I love the construction zones because the speed is slowed down. People seem to allow others to merge onto the freeway better when the speed limit is slower. For safety reasons the speed on Hwy 20/26 between the Notus exit through Fruitland needs to be lowered as well. It is a two lane hwy.

Thank you for putting our immense concerns of overdevelopment in the forefront.

This out of control growth needs to stop now. Stop overtaxing the farmer so they have to sell their fields. Stop changing all the zoning. Stop granting all the developers their every wish. Start investigating the county commissioners and their bank accounts each time they grant another zoning change and grant permits for development. They ignore their constituents when they speak up at public hearings and still grant the developers all they want. We're sick of this and intend to vote these idiots out but in the mean time we need to take control of this huge overgrowth problem which is overburdening the infrastructure.

We are new residents of Nampa and feel there is a lot of information that we don't know about the needs of the county.

# Open Houses

## 2020 Open Houses

A total of 43 comments were received at the 2020 open houses. Each open house featured seven stations focused on agriculture, recreation, transportation, housing, and growth, as shown below. The themes of the results are summarized below:

Respondents expressed the desire to slow growth and indicated that growth should pay for growth and that impact fees are a solution. Growth should be focused within areas of impact to protect the rural character and farmland. Agricultural uses should be buffered from residential, and a buffer should be provided between commercial/industrial uses and residential. There is a desire to see less residential on the future land use map and that housing should be located on land with poor soils and no water. Many respondents expressed a need for open spaces, parks, pathways, and bike paths.

The comments received and station information is shown below:

- #1: Sign-in: Place a dot on the planning area where you live.
- #2: Agriculture – Should intense agricultural uses be buffered from residential development?
- #3: Features to avoid or mitigate.
- #4: Recreation – Where and what kind of recreation sites would you like to see in the county?
- #5: Transportation – How do you get around? Where could better connections be made?
- #6: Housing – Which alternative housing options could you see yourself living in?
- #7: Growth – Do you agree with where and how many new households are planned, why or why not?

### 2020 Open House – Caldwell

In attendance: 28

#	Comment
1	<p>Station 2: (Yes) so ag producers are not harassed or complained about when working property.</p> <p>Station 5: I oppose proposed collector of beet road as it would be too big of project and too much farm and homes affected. I think proposed collector extending pride from lower pleasant to Hwy 19 would be a good idea.</p> <p>Station 7: Don't feel the listing is correct in the pride lane, middle road, upper lower pleasant. Also if residential is going to increase in top road area, top road must be improved and widened for safety.</p>
2	<p>Station 2: Yes so agricultural is not bothering home owners with noise and dust.</p> <p>Station 5: Oppose proposed collector of Beet Rd, going through Highway 10 taking out Ag land. Approve proposed Pride Lane going though to Highway 10.</p> <p>Station 6: Possible senior housing.</p> <p>Station 7: Do not agree with housing off Pride Lane and Middle Road. Need to improve Top Road is more housing goes in. Road is to narrow for more traffic.</p>

3	# 4: Bike paths that connect Boise River, downtown schools, Lake Lowell and then maybe wine county. #7: Impact area are too big!
4	# 7: Impact areas are too big.
5	Station 4: Return property to Ag that is marking Residential by Marsing and Riverside Road – that has no subdivision now all expired! Chicken Dinner to Perch and Marsing to Sims # Give information on arsenic to P&Z Commission. # Add to dairy map all CAFO – dairies over 3,000 animals. 26 dairies are missing from map.
6	Return property to AG that is marked residential – East to West from Perch to Chicken Dinner and North to South from Simms to Marsing Road. Add CAFOS to dairy map. Give information on arsenic to commissioners.
7	#5 I am retired. I only travel after rush hour morning and before in evening. I use a car to get around mostly on freeway or Midland and Linder. #7 I do not agree. We don't have the infrastructure for the traffic growth. It moves to slow the development of roads. We are in a serious mess now. We need to slow growth till we can develop efficient movement of traffic. We need to develop efficient travel on our roads. Road are at their capacity now during rush hour. Road rage is evident if you pull out onto road after waiting period of time. I am in favor of roundabouts as opposed to stop lights. I am not in favor of blending commercial with residential. Concentrate commercial in industry zones away from residential. To mix commercial and the extra load on our roads will create more need for highway repair due to semi max loads.
8	Station 2: Yes – nitrates. Station 5: Round a bouts Station 7: No, too many issue – quality of air, water issues, not enough infrastructure. Station 5: Transportation issues very critical as grow expands. Need 20-26 to be developed to 4 lanes from Eagle to Caldwell. Station 6: Need to keep larger lot size so neighbors are not on top of each other. Station 7: Need to slow down growth to create better communities in each town. Worried about crime increasing when population increase and the demand it places on city and county services. Separate industrial and commercial from residential land.
9	Station 2: Yes #2 #3: Revisit existing “future land use mapped zones” are these really the best uses of those pre-zoned areas. Why can't there be zones w/in zones? Use land that has no irrigation water or poorer ag land and slate those areas for housing. #4: Let's look at some park development along the river – something like Mallard Park. Let's have something that is an ag education interpretive center. #3: No more subdivisions that dump traffic into Karcher Rd.
10	1: I'd be careful or thoughtful about not allowing subdivision housing in the areas of the county that have unique and beautiful views. These areas are rare and can provide a quality of like people are looking for. 2: Some farms are great for farming – the topsoil is good, fertile and can grow a wide variety of crops. Other farms are marginal. Growth should be directed towards more marginal farmland. 3: The areas close to Nampa and Caldwell are going to have houses on them eventually – attempts at farm preservation should focus away from these population centers.
11	Growth – I attended this with my husband who is in ag. My interest is with schools – has anyone walked through schools during the day?? Children are having to sit on floors in hallways eating lunch, children are encouraged to eat fast so other children have a seat, children are sitting on

	<p>floors in classrooms, children are sharing lockers – or even worse they are carrying backpacks all day because they don't have a locker. I think some of these developers better slow down and take a look at how OUR children are being impacted.</p>
12	<p>Station 5: passenger vehicle.</p> <p>Station 7: Inner city is understandable, but preserving high quality farm land and educating city and non-ag county residents about why it is important to keep the farms.</p>
13	<p>2: Yes a buffered area would be a sufficient answer to keeping Ag areas and residential separate. I believe Ag is important to Canyon County and we should protect those areas.</p> <p>4: I believe with all the growth, we need to keep some open spaces for parks, or recreation.</p> <p>5: Transportation is very important to me. I feel roads need to be widened, ways to fund bussing. Flow of traffic needs to be improved with various ideas to create improvement – more roadways!</p> <p>7: Growth is not being planned in a sufficient manner we are build more and putting more cars on the same amount of roads. In some regards we are making things worse by adding traffic controls. Smart Growth is important. Growth needs to pay for its self.</p>
14	<p>I would love more walking/hiking areas close to the Caldwell area. More pet friendly areas.</p> <p>Transportation ideas from Caldwell to downtown Boise use up vacant plots in subdivisions before growing out. Utilize upper levels of building specially in the downtown areas grow up not out.</p>
15	<p>Future land use map vs. planning areas projected households. The plan provides for too much residential growth and elimination of too much agricultural land. I'm not confident that enough thought has been put into infrastructure such as roads, water, sewer, etc. A buffer needs to be kept in place between residential and ag land. Developers need to pay for infrastructure to support new housing developments.</p>
16	<p>Station 2: I'm not in favor of CAFO's or confined dairies but I understand the economies. We should preserve ag land regardless of use.</p> <p>Station 5: Better bike and ped.</p> <p>Station 6: Tax large square footage homes.</p> <p>Preserve ag land and make housing dense.</p>
17	<p>2020 Comprehensive Plan SAYS:          *" Quality of Life. Implementation Action: Examine the Countys development code to ensure it promotes development that is compatible with historic resources and character".          The first statute mandates that property rights be added as a component of the Comprehensive Plan and essentially requiring that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of property." "Property rights are more effectively protected when government and citizens understand those rights." All these are some of the things in the 2020 Comp Plan, that seem great on paper. But as a homeowner can be very confused, and there seems to be little help for them in the real Planning and Zoning Dept. If your not a Developer.</p>
18	<p>How to afford improving infrastructure in Caldwell? Start a medical marijuana pilot program. Even better? A recreational program for cannabis! Keep money in Idaho for Idaho! Oregon is bleeding Idaho \$\$\$\$\$!</p>
19	<p>The county need to hold the builders of the big housing projects accountable for sewage; roads outside of the development, schools for new kids, parks and other needs to the area. Not just build make their money and run. All ready the I84 will not be able to handle the traffic from all the new developments in Nampa and other cities. Soon the fwy will be a parking lot just like the fwys in So. California. We need to preserve the ag land. If you start build next to high use land people will complain. I do not like the future land use map created by compass (who ever they are). It opens the gate to high density housing out here in Caldwell that we do not need!</p>



- 20 Station 4: Recreation sites near town are great places that are within walking distance or trails to walk my pet.
- Station 5: Mainly by car. Sometimes by foot.
- Station 6: Mother in-law suite would be only one. Additional living above business will take away from views.
- Station 7: No, agriculture is IMPORTANT! These areas need to be protected for the future. They source food, learning, a way of life. Agriculture needs to be protected. Keep residential areas within the cities hub areas.

### 2020 Open House – Melba

In attendance: 10

#	Comment
1	Look at the feasibility of TDR! If not for the County as a whole but maybe the Melba Valley. With a min acreage requirements 3 to 5 acre parcels.
2	Station 2 – yes. Keep Melba small, wholesome. Larger towns lose community and similar values.
3	Most in Melba like the small-town atmosphere and don't want huge growth. Would prefer that any growth go to non-ag areas like rocky, non-productive lands. Would like to see things like bike paths, sidewalks, basic safety infrastructure. Thank you!
4	Station 2 – Yes. Station 4 – Camping on Snake River. New households are ok as long as roads are improved to handle the additional traffic.
5	Thank you for having an open house in Melba. The information was informative and interesting to see and hear about. Melba is the seed capitol of the world. Let's keep it that way. Save southern Canyon County farms, feedlots and dairies. We don't want to import food from China. We saw no single family homes or farms on preferred housing.
6	Station 4 – Our road system is in no way ready. Please put this in mind. Station 2 – If the city grows farm land next to the impact area will no longer be able to be farmed. Please expand the impact area to allow use to leave our operations. Water, sewer, and power also will be issues. Station 7 – I do not agree with the amount of homes while no plans for roads will change.

### 2020 Open House – Middleton

In attendance: 26

#	Comment
1	Station 4 – Bicycle paths surrounding Lake Lowell. Station 6 – High density housing near amenities should be priority. Station 5 and 7 – Incentivize Union Pacific to allow bicycle paths in proximity to the UP right of way.
2	Buffers should be established between light and heavy industrial areas. Don't allow a subdivision to be put into an industrial area. Don't allow an industrial area to be placed directly next to a subdivision. Example: Northside Estates Sub. Why did the county approve a subdivision in an area zoned industrial? Need more collectors and arterial routes established. Remove 5 way stops and install round a bout.
3	We live in Northside Estates. Why did the County allow a residential subdivision in an area zoned industrial? The City of Nampa is currently in the process of annexing the land adjacent to use and planning to develop light and heavy industrial within 30-feet of our home. Nampa claims our concerns should be directed at Canyon County for allowing our subdivision to be built in an area zoned for industrial use.
4	Station 4 – Yes. Please consider their needs from a traffic congestion and future use. Little value if that are protected but grid locked. Station 5 – Traffic has become very congested on Hwy 20/26 and Hwy 44. Need more E-W and N-S options. Feels like were constantly behind growth. Station 7

	– The designations seems hap hazard. Need to look at potential use/value to do large swaths of similar densities. Very informative, thanks!
5	Middleton Impact Area West of Emmett Road. Emmett Rd has historically been a boundary between higher density homes and more rural 1 acre lots properties. The terrain west of Emmett Rd is less hospitable to higher density. It makes more sense to restrict development of this area to lower density homes and preserve the diversity of housing options in the county.
6	Middleton (and Star) residents do not want Hwy 44 expanded. We like being bedroom communities with open spaces. We want to be in the Country side. Solution: Hwy 16 is already expanded south to Chinden (20/26) complete with a bridge. Why not route most vehicles to Chinden and then west? Hwy 20/26 is in open country and could easily be widened further to accommodate traffic. Middleton residents (and Star residents) feel that the highway departments do no listen to the residents they are impacting. They seem to have already decided on a plan and have blinders on any other options. Middleton has very little room to expand any commercial businesses. West or up seems to be our only options. If a Hwy 44 bypass is built north of the Boise River, it will adversely affect our expansion for both commercial and residential. We residents would must rather keep our small-town feel. Building or expanding Hwy 44 or 20/26 south of the river allows us to have a bit of commercial expansion while keeping our small-town feel. Please listen to us!
7	I came from the building development enforcement industry working as a building inspector/code enforcement officer. I must say I was shocked there an no impact fees associated with the development of large subdivisions. The growth in Canyon County is moving at a rapid pace without infrastructure impacts addressed. I feel there has go to be a moratorium in place on future development until such fees can be assessed and implemented so the citizens are not subjected to covering the costs of school needs, roads that are impacted with more people on them, traffic lights, public safety, and the additional impacts growth creates. All while the developer makes millions then walk away. I do think growth is a good thing. However, in moderation. Do not allow unlimited development/year. I do not want to see Canyon County turn into Ada County. I moved here for the smaller non-city rural atmosphere and would like to see that maintained. I do believe with all residential growth there needs to be commercial development that residents can shop at so they do not have to go out of the area. We need to keep the tax base local. I live in Middleton and have to travel to other cities or to Ada County for supplies/groceries/medicine. I prefer to shop local however there are not many options.
8	Transportation – roads with stop signs should have turn lanes (Duff/44 right turn off of Duff). Wider roads before LOS of f. Preserve Ag Land! Don't give up park land opportunities because of funding priorities.
9	The residential development next door to the city impact zone needs to slow down. The county is approving development without services. Growth is not pay for growth under that plan.
10	I believe in property rights. If zoning allows new households then it is the right of the owner to develop his/her land. I would rather spend time and resources preparing for growth than trying to stop it.
11	I do not want to see a greenbelt on northside of Boise rive from Caldwell to Star. No way period!!
12	Consider current residents and schools before changing agricultural zones to industrial areas.
	Consider areas of impact. Do the changes negatively impact citizens of Canyon County? Hazardous exposures, heavy traffic, quality of life.

## 2020 Open House – Parma

#	Comment
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- 1 You said we were desperate for additional jail facilities due to increase population. Your continual approval of new development, increasing population even more before satisfying the existing needs is like seeing the glass is full and continuing to pour the milk. At the Town Hall on development, a map was displaying asking people to indicate what recreational facilities they wanted built. Before providing for the jail, why are you asking what other things you can spend money on? Things that are wants, not needs! Take care of needs before approving any more development and before spending on wants. We get around fine without increased traffic caused by development. Housing – none of the above, ever. Growth – the legend is not clear as to the area indicated for each amount of houses: Example 1-75/square miles? 10 square miles? County commissioners claim were desperate for more jail space due to increased growth. Yet they continue to approve more growth. That's like seeing that the glass is full and continuing to pour milk into it. We moved to the edge of the county to avoid being near population density. Confine growth to areas adjacent to populated areas. How far out of town does one have to go to avoid being surrounded?
- 2 1. I'm a firm believer in personal property rights.  
2. I think preference should be given to existing successful businesses to grow and expand.  
3. I think we need to be careful to protect agriculture land use.  
4. I would like to look at the County CAFO ordinance. Most counties classify a calf as .3 of an animal unit. A yearling as .7 of an animal unit. A lactating dairy cow as 1.3 animal units. Canyon County classifies all three sizes of animals as one animal unit. Why? If it poops less it should be counted as less. If it poops more it should count as more.
- 3 Would like to see existing businesses be able to expand if they are compatible with their area. Perhaps an expedited procedure could help them. Cases in point would be CAFOs, dairies on other longstanding ag. Related businesses.
- 4 Ag owners, dairy owners and feed lot owners should put conservation easements on their property if they oppose their neighbor opting to develop to residential. Need more 1 and 2 acre choices and not be so restrictive on R-1 and R-R options. Try to slow cities from growing faster than the rural community. Let the open market and demand drive decisions on land use. Why does number 6 about leave out rural estates with well and septic?
- 5 In the last year or two it appears there is a move to force the Canyon County population to locate in Cities. There is a demand for small acreages that accommodate a more rural lifestyle. Intense agriculture uses should be buffered only if the owners thereof restrict their properties from development. History of the last 30+ years show us that many ag owners are opposed to neighboring development sold their properties for the very purpose. Cities seem to have no opposition to growth but rural options seem to have difficulty getting approved. Planning and zoning seem to be out of touch but the County Commissioners have by and large been on target.

## 2021 Open Houses

A total of 47 comments were received at the 2021 open houses. Each open house featured maps, including the proposed future land use map, current zoning, highway districts, fire districts, cropland diversity, dairies and feedlots, emergency services, functional classification, soils, park and ride, nitrate priority, recreation, school districts, urban renewal, and wildland-urban interface. The themes of the results are summarized below:

Respondents expressed that the current infrastructure cannot support growth and the need for impact fees. There is a concern about the limited amount of water, and the impact development has on the resource. Farmland should be protected for the economic and local benefits it has. Alternative options for property owners should include the Transfer of Development Rights. There is a desire for “hobby farms.”

Comments are shown below:

2021 Open House – Nampa/Caldwell	
#	Comment
1	<ol style="list-style-type: none"> <li>1. Maps do not show Purple Sage Golf and the residential development at end of Golf Course. Please update your maps in this regard.</li> <li>2. This area at end of golf course, golf course is on right side of Old Hwy 30 before Galloway Rd. This development is approximately 3 houses per acre.</li> <li>3. I recommend the Middleton proposal with dark solid blueline along Galloway and Old Hwy 30 be maintained to allow residential development and I recommend a minimum of 2 houses per acre without city sewer, but with city sewer now close from Middleton density should be a minimum of 4 house per acre.</li> <li>4. I own property along with other family members at Old Hwy 30 and Galloway. Presently farmed but have residential development from 1/3 acre lots in Par Estates at end of Purple Sage golf course – existing houses there to newer ½ acre lots at Purple Sage and Old Hwy 30 – and newest at 1 to 2 acre lots on Old Hwy 30 and Purple Sage on northwest corner.</li> <li>5. In looking at the impact areas proposed, it really is confusing where impact areas do not meet and there are sections left out of any impact area of any city even though its right next to a designated city impact. For example, Middleton Impact Area extends to Purple Sage and Old Hwy 30 – there is no impact area for Purple Sage towards Notus, i.e. Willis Road and Farmway Road.</li> <li>6. I recommend rural residential zoning from two house per acre, one house per acre and one house per two acres be allowed in a zoning designation. Recommend properties towards Caldwell from Galloway Rd/Old Hwy 30 corridor all allow these densities until sewer is available. Higher densities of 4 houses or more after sewer.</li> </ol>
2	<p>Thanks for the open house. My main concerns are</p> <ol style="list-style-type: none"> <li>1. Water – area # issue – use of irrigation water for one acre lots plus the lot having a separate well and septic system. High density housing should only be allow next to existing towns with water and sewer provided. County needs to be looking at all water issues (surface and ground water).</li> <li>2. Loss of agricultural land. BSU study – by 2040 or 2050 only 100,00 ft acre of ag land left in Treasure Valley.</li> <li>3. Transportation – more coordinated planning needed to be identified that incorporates road district and state plans within next 20 years. I don’t think the state hwy was listening</li> </ol>

	to all the subdivision being planned in Middleton, Star, Caldwell and Nampa when designing Karcher – Caldwell. (I attended planning)
3	<p>Notifications should have been sent to everyone via tax assessment mail address collection. Advertising via social media and radio is not enough to capture the general public. The survey should be redone using the tax assessment mailing addresses. This would ensure all landowners in the County would have been notified and notification not left to chance of listening to the correct radio station or looking at the “right” website.</p> <p>Who are the survey respondents? Are they small lot land owners who just don’t want neighbors in their backyard or are they actual farmers who will feel the brunt of the new land use map? It makes a difference. If a farmer wants to sell to a developer for retirement money or to make ends meet this should not be denied simply because the masses want the farmer to keep the land. The good of the community over the good of the individual is called communism and socialism.</p> <p>Why does the exclusive ag and other ag zones proposed cover existing subdivisions? There are dozens and dozens of large and small existing subdivisions that are now covered with the ag zones. Why? It appears deceptive that large chunks of land are ag when in reality they are full of residential subdivisions. Will these properties be rezoned to ag? If so will they then receive the tax benefits of being in an ag zone?</p>
4	<ol style="list-style-type: none"> <li>1. Many existing subdivisions zoned residential are being proposed in future agricultural zones. <ol style="list-style-type: none"> <li>a. Why not show existing residences on 1 acre and smaller lots as future residential?</li> <li>b. Why aren’t current residential zones shown as future residential? If housing is already constructed will the land really go back to agricultural?</li> </ol> </li> <li>2. Of the responses to the future land use survey how many responses were received from respondents living on greater than 1 acre; 1.01 – 4.99 acres; 5 – 20 acres; greater than 20 acres? These numbers are important in helping determine if individual private property rights of larger properties are being taken away to appeal to smaller property owners desires.</li> <li>3. A. why does exclusive agricultural definition in plan not use the dictionary definition of exclusive? Exclusive by definition does not allow other uses. B. General agricultural definition appears more restrictive than exclusive agricultural. Confusing. Why?</li> <li>4. Is it possible to show an overlay of proposed land use in the 2020 plan and the 2030 plan with all current residential zones?</li> <li>5. Areas of “enclaved” agricultural have become more difficult to continue to operate/access/lease. i.e. small agricultural properties are becoming more expensive less profitable or unprofitable. Are these properties/property owners “paying” for surrounding residential property owners view? Would they be more appropriately zoned as future residential?</li> </ol>
5	<ol style="list-style-type: none"> <li>1. Proposed new land use: “Exclusive Ag”. Currently proposal: “Residential uses with limitations may be permitted with a conditional use permit...” No. This is going backward. No CUP should be allowed in the Ag Zone. Use rezones with a higher standard.</li> <li>2. Future land use map. “Overlay version”. This is the version I would like to see adopted. Much quicker protection of existing Ag land.</li> <li>3. “Exclusive Ag Zone”: If RR is proposed, it should only be allowed if contiguous with an existing RR.</li> <li>4. Impact Fees. We must ensure new growth pays for itself. Implement to pre-pay for utilities, roads, fire/police, schools, etc.</li> <li>5. TDRs. We need an “escape” mechanism for farmers who want to sell so they do not have to sell to a developer.</li> </ol>

6	<p>I appreciate the desire to preserve viable agricultural ground. In talking to Dan Lister I like the idea of a “Transitional Agricultural” land use with options for additional splits or subdivision with certain standards (e.g. community well/septic) to make it viable. My in-laws have property south of Lake Lowell which is surrounded by residential on three, soon to be four sides. While they intend to maintain the agricultural use, for now, they would like the opportunity to develop to match the surrounding land uses in the future, and would appreciate tools and options to be able to do so as the sue of the land as agricultural will become less viable over time. Regarding groundwater recharge and well issues south of Lake Lowell, my perception is the main problem is individuals irrigating too much area off of a well. Most of the residential lots are irrigating for more than the allowed .5 acres. Enforcing the irrigation limit and employing more community wells would be good mitigating measures</p>
7	<p>Future land use map – leave as ag tourism not residential. Would like to serve on Comp Plan committee</p>
8	<p>Appreciate effort that have been completed so far to make sure this ‘plan’ is successful.</p> <ol style="list-style-type: none"> <li>1. More emphasis on historical aspects of County and surrounding areas. <ol style="list-style-type: none"> <li>a. An historical event was the pioneers during the 1840-1860. There are mentions of happenings – eg ‘the utter massacre’ along the Oregon trail.</li> <li>b. The WWII P.O.W camp just off Churucca Lane.</li> <li>c. Lizard Butte and its landmark significance.</li> </ol> </li> </ol> <p>Encourage current and new businesses to emphasize as a theme in their business model.</p> <ol style="list-style-type: none"> <li>2. Encourage the surrounding countys to participate in this planning process. Note: Owyhee County has 3 main “gateway” crossings into Canyon County. At Walter’s Ferry – Marsing and Homedale – Places to show off our qualities.</li> <li>3. Has their been input from Idaho Power? <ol style="list-style-type: none"> <li>a. Future utility corridors</li> <li>b. Recreational development</li> <li>c. Historical emphasis</li> </ol> </li> </ol>
9	<p>My concern is the infrastructure, especially the roads. How are we moving all the cars from all this new development to help people get where they need to go? We are behind and trying to catch up and not meeting the need. I would encourage all the entities to try and work together more effectively.</p>
10	<p>This open house was great – so informative and very friendly and competent staff. I got so much information from Kate Dahl and Elizabeth Allen. Thanks for bringing this to us and giving opportunities to interact! Snacks and water are deeply appreciated, too.</p>
11	<p>Re: Deer Flat Wildlife Refuge.</p> <ol style="list-style-type: none"> <li>1. Would like to see a continuation of the trail from Gott’s Point to Lake Lowell Park and Upper Dam. Right now there is a fence and gate that prevents continuing on the path. This would provide a great trail for those who want to hike/bike a longer distance and want to connect to the Upper Dam and Observation Trail.</li> <li>2. Please have a trash can placed at the trailhead signs for the Kingfisher Trail and Gott’s Point. We walk in this area regularly and have to tote trash that we find all the way home to throw it away due to the lack of trash cans.</li> <li>3. Consider prohibiting hunting on the Kingfisher and Gott’s Point Trail areas. Many people use these trails for walking, jogging, and biking and it seems dangerous for hunting to be allowed in these areas that so many use for exercise.</li> <li>4. Emergency Services Map – Fire Stations</li> </ol>

	I believe the fire station icon shown adjacent to Lake Lowell south of Iowa Avenue may be a mistake. I regularly visit this area as I live nearby and this is no fire station at this location. Per my phone conversation with the fire department on 6-7-21, there is a new fire station proposed for the southwest quadrant of Nampa located at 1725 W. Roosevelt Avenue. The land was purchased in 2013 for the new fire station but it has not been funded.
12	Please consider designating the northwest area of the hwy 20/26 – notus/parms exit as industrial. It would be consistent with the future use identified by the City of Caldwell for this portion of their area of impact. It would be inline with many of the existing surrounding uses (even though the map shows commercial, many of the actual uses are of an industrial nature). The area has already been identified as a regional freight cluster, and this section of hwy 20/26 as a regional freight corridor (COMPASS Freight Study 2017)
13	The area along Peckham Road parallel to Hwy 10 outside of Wilder city limits is showing transition agriculture. The property is right next to a railroad and there are currently many acres in light industrial. The traffic corridor along Peckham between Greenleaf and Wilder has already begun transitioning from Ag to Light Industrial. The future comp plan suggests this area to be transition ag, however, residential use is highly undesirable next to railroad tracks and intensive ag farm lands, next to other light industrial uses currently conducting business. This corridor is meant to preserve Hwy 19. It would be highly undesirable to located transition AG along this commercial corridor alongside railroad tracks, and in between current light industrial. I propose this area to be designated as light industrial rather than transition agriculture.
14	My comment has to do with ag land that has class 4 or 5 soils that is hard to farm should be put into homes. The good soils should be in farming because they are more profitable. I have a farm that is class 4 soils and on a hillside that is not profitable and it should be in homes even if it is in an ag zone. The county should consider this anywhere in the county. From a concerned farmer that is 3 <sup>rd</sup> generation.
15	I strongly support the idea of adding more industrial zoning, allowing and inviting experiences companies to invest in our county. In areas within the “impact area” and easy access to I-84 and 20/26. This could provide our county with good quality and high paying jobs. Also bring prosperity to the cities of Notus and Parma. The City of Caldwell would also benefit with this zoning.
16	Firstly, thank you for your thought out work and objective in maintaining the feature that makes this state what it is – an agricultural provider. Please consider the following: <ol style="list-style-type: none"> <li>1) IF we are having our water stopped because they are expecting years of drought, please prioritize farming and water distribution over subdivision expansion and asthetic presentation (i.e. lawns and sprinklers).</li> <li>2) With the 84/44 traffic increase, please consider controlling the commercial growth of the 44 and/or modifying the exit/intersection. At around 5p, and 9am that intersection is VERY difficult to cross.</li> </ol> Keep farming alive – Please
17	The county cannot make farm ground exclusive ag because that is a government over reach and takes away land owner rights. My farm ground is 401k when I retire in 10 or 20 years and want to sell it. You cant do that!
18	When you limit a piece of ground ag only and it lowers the value of the property is that a government taking is so are you prepared to compensate for it.
19	The designation of “exclusive ag” is too restrictive. I understand the focus there may be ag but that should not mean nothing else and that term indicated that.

20	The county has no right to call ag ground exclusive that is too strong of a term. The ground is a farmer's 401k program and he wants to sell to a golf course or developer he has property rights do not forget that!
21	The county needs to involve specifically farmer on your ag maps because you have 3 kinds of ag and some of them are in the wrong place. Some of the farm ground should be matched up with the class of soils also. I have a 40 acre parcel in exclusive ag with class 4 soils next to a 45 home subdivision so my parcel should be in 4 or 5 splits or a subdivision.
22	The survey needed to include more questions about RR type living/lifestyle. Seems like a lot of city residents wanting to have other people farm so they can watch them
23	<ul style="list-style-type: none"> <li>- We need to maintain the ability to develop or rezone less viable/non-prime farm ground out in the county to 1-5-10 acre lots. Not everyone wants to live on city sized lots.</li> <li>- Concerned about too much limitation on the ability to develop/use non-viable ground in the 3 ag designations. Those areas are not defined as far as what can happen in these ag designations.</li> <li>- We are not Pennsylvania – please do not implement TDRs. Too much government control and to limiting on property rights. The statute has been there for many years but there is a reason it is not used to any significant degree in the state.</li> <li>- The best way to preserve farm ground is a strong ag economy. The farm ground is not “ours” it belongs to the landowners/farmers.</li> <li>- We need more commercial and industrial along the major transportation corridors.</li> <li>- Cities do not want 1-10 acre lots and putting in city services/curb/gutter etc. doesn't pencil. We need the ability to develop those lots outside the impact area on non-prime ground.</li> </ul>
24	There seems to be a significant amount of confusion about what uses are intended for the proposed new ag zones. There also appears to be a lack of knowledge of who the author (authors) are so explanations can be had about the process. There needs to be more input from affected landowners and also buy in from those most affected by changes. Is there evidence that clearly shows that current and past plans are and have not worked? There needs to be more committee work by committees with more diverse backgrounds. There is an obvious lack of input from those in the building, developing, and real estate industries. Most, if not all, are ag friendly but need options for all types of housing and lifestyles.
25	The county/state should halt “all” new residential construction until land acquisition for new freeways has been completed. In addition, developers should cover the cost of the needed infrastructure roads, fwy, water, etc. Further water is becoming a major problem.
26	Dear Commissioners, Please keep in mind individual property rights when considering common sense development. To think we can stop growth makes no sense. Not all ag ground is quality ag ground.
27	What is the farmer to do after retiring if he does not have a successive farmer and has 20-200 acres of non-viable agricultural land? Please include objective criteria about what constitutes “conflict” or “undue interference” between agricultural and residential acreages. Every landowner wants to keep their options open of what to do with their land at different times in their lives and careers. Usually, it is later in life and careers that individuals are exercising their options. Mid-life, and mid-career, is when individuals want to make sure they have options because there are investing time and money to build equity in their land and operations. When they 1 <sup>st</sup> buy the place, they are committed whole-heartedly to their new venture. Over a lifetime, a landowner will likely want to change what they do on all or a portion of their property, especially the less profitable portion if ag to industrial, residential or commercial, not continued ag at-a-loss or waste ground. It's a win-win to use bare ground without water right for housing, drastically needed, in and out of cities, for a variety of lifestyles, property sizes, and for ownership or rentals. People are coming to the valley



whether we have an adequate housing supply (affordable) or not (unaffordable). Please be part of the solution of unaffordable housing. Not everyone wants to live on a city lot w/o farm animals.

### 2021 Open House – Wilder

#	Comment
1	Ag definition need to include whether its productive. If no water not ag or have city well water not ag. Look at slope. Look at what is being grown now. If its vacant likely its not productive farm ground. It needs to be ok to put lot acreage homes 1-2 acres to give owner options. But home owners must sign a statement that they will not oppose farming, like dust, smoke, tractor, late at night farm work – normal farming operations must not be hampered at all. We are a right to farm county. Make it logical to allow homes on nonviable farm ground. Make the zoning so its allow but protect farm ground if its viable.
2	Support current proposal other than west of town to Roswell Road should be residential to help growth for the city of Wilder and subdivisions. Either R-4 R-8?
3	Question: Area with high nitrates etc. Why prompt or zone as exclusive agriculture to add even more nitrates. This affects the water people and animals drink. If it is a dairy or a feedlot by the animals drinking this water passes it to people that drink the milk or eat the meat. Shouldn't these areas be prompted for less intensive agriculture?
4	Responsible and accountable agriculture is key. As it has been in the past at least in certain aspects theres little to no accountability (different departments pass the buck) thus no one has to follow conditional use permits. Thus fellow neighbors pay for the lack of care! Canyon County has failed miserably in ensuring conditional use permits are following the law! For many years! Suggestion to put area from Rodeo to Kish as agriculture tourism. We expect the laws to be followed!
5	What are they going to do when they destroy the ground so we can't live out in the county? How are they going to pay for what they plan to do?
6	I do not see the purpose of a general ag zone. It should all be intensive ag.
7	With the amount of housing being added to the outskirts of the Wilder area, the area around Wilder should be classified as a agricultural transition area.
8	I would love to see the intensive agriculture area expanded. All the farms I own are in this area with the exception of our home parcel. We know a neighbor who wants to take transition agriculture in the Homedale impact area and build a subdivision. The parcel is located on the corner of Boehner and Batt Corner. If we could turn that area into intensive agriculture I think it would make sense. His farm has pivot and has produced really good potatoes. As a farmer, developing that ground is a mistake. I'm also against development around Timberstone Golf Course. The Christensen's own some ground around me and trying to sell to a developer. This would be a major issue for us farmers. The traffic is already bad and moving equipment is getting more and more dangerous because of the lack of education from homeowners moving to the county. I would love to see the intensive ag area expanded.
9	The farm ground on Ballard Lane north of Caldwell is in intensive ag should go away because the registered feedlot no longer is there.
10	I've watched over the year's orchards pulled and the houses built on prime, irrigated farm land. I have no problem with well planned growth in areas with minimal farm potential. My concern is the availability of water (my wells are 27 – 35' deep), the lack of infrastructure (I've had most of my road frontage ripped out by vehicles), and the impact on schools – the need for additional teachers, classrooms, and busses that will result from increased housing. Controlled, thought-out growth is one thing. What we've seen in Boise and Meridian is something else. Newcomers need to accept that Canyon Co. is principally a farm county.

- 11 Very interesting to see the outlook for growth within the County til 2030. My husband and I have a 20 acre area out of Parma. We live there because it is rural and want it to stay that way. I am excited to see the continued preservation of our “intensive” farm ground; but also enhancing along our rivers for walk paths etc. Really appreciate the work and effort for this. Thanks.
- 12 I would like to see the area shown on the current comp plan map north of Purple Sage and east of Middleton Road as residential stay shown as residential. There are numerous res. Developments in that area, most of which were done by C.U.P. (such as Lansing Heights Estates and Benchmark Estates). It is generally not the best farm ground in the valley and would make great hobby farm properties.
- 13 My concern with labelin the northside of Lake Shore Drive from Hwy 45 out to Dearborne as Intensive Agriculture is the additional restrictions and permits that we would need to apply for. We currently do not fit with the definition for intense agriculture as we are not large enough acreages to warrant that our highest and best use.
- 14 I like to see more residential west of Wilder.
- 15 You need to update your maps. They do not match what is really there in real life. Please get rid of the feedlot on Peckham Road between Rodeo and Fish Road.
- 16 I am concerned about the “intense” agriculture and feedlot designation for a feedlot that is not currently meeting the conditions of their conditional use permit. This feedlot is within a mile of the middle of Wilder and have been granted an expansion near residential and the city of Wilder. Putting Wilder and it’s residents at risk. Additionally, the impact of the highway and surface roads with semi(s) of cattle (up to 90 per day) on traffic.
- 17 Like to see parcel 33102000-0 residential.
- 18 Re: Intensive ag – why this new classification? Are there plans to put more CAFO’s between Parma and Wilder? It will end up being like Kuna. I see that the nitrate property map shows that the CAFO on Peckham is located there. Why were they given approval for expansion?
- 19 We would like the property that we own to be shown as future residential. It is boarded by the Boise River on the south, Residential on the west and north, and city of Star on the east. It is certainly not viable ag ground and is surrounded by other zones and uses.
- 20
1. Ag Zone. We need to catch up the zoning map with the actual use. During the 1990, and early 2000, CUPs were an allowed use in the Ag zone. Several residential developments were allowed in an “A” zone, but the zone was not updated. These plats still look like Ag land on a zoning map, but they only have houses growing on them.
  2. There needs to be an enforced time limit on developments. “Start within 3 years, complete within 5 years” needs to mean just that. If an approved development does not start within 5 years the permission should be revoked.

## 2022 Open Houses

A total of 202 comments were received on the proposed goals and policies. The majority of responses were on Land Use, followed by Agriculture, Property Rights, and Housing. Except for Transportation, most respondents strongly agreed or agreed with the proposed goals and policies. The themes of the results are summarized below:

Infrastructure should be improved before growth occurs, and impact fees are necessary to pay for growth. There is a desire to maintain and protect the agricultural and rural character and keep development out of farmland. Low-density housing was identified as appropriate in areas with poor soils and no water. Industrial designations should be removed in areas where there are existing residential neighborhoods. Commercial, industrial, and residential should be concentrated in areas of impact. Many respondents expressed concerns about the need to protect water resources.

Chapter 1. Property Rights			
Q1. Canyon County should maintain a balance of individual property rights and safeguarding public health, safety, and welfare.		Q2. Based on the property rights and policies, do you generally agree with the goals and/or policies?	
38% Strongly Agree 29% Agree 14% Neutral 5% Disagree 14% Strongly Disagree		28% Strongly Agree 24% Agree 19% Neutral 24% Disagree 5% Strongly Disagree	
#	Q1	Q2	Comment
1	N	N	I think the government should be focused on property rights for the landowner and large acreage owners. This plan falls into benefit for large developers - only people that will be able to purchase the land. - Most of these numbers are coming from small acreage and subdivision owners who haven't ever farmed.
2	A	A	Please don't restrict farmers from selling small pieces of ag land with administrative splits because that is our 401k program.
3	A	A	Regarding 1.01.00: Exactly "who" gets to define "safeguarding public health, safety and welfare"? I just left a state that has embraced climate change/global warming to such an extent that they are now codifying regulations that completely restrict private property rights, or remove them out right, in the name of "common good" public health + safety + welfare. Then, as these regulations are invoked, the results are completely opposite of their shared intentions. Don't use ambiguous working! Be specific so the phrasing cant be weaponized against the people.
4	SA	SA	-
5	N	A	I agree that property rights should be maintained. However, the safeguarding if done in regards to growth could take away those rights. Ex - A road is widened for safety and my property is taken. Ex - No more septic's are allowed so city services are brought down my road and my personal septic is deemed unusable.
6	SA	SA	1. There are multiple properties in Canyon County that are literal junk yards. I know there have been multiple complaints about Willis and Legend Lane. 1.01.10, 1.01.02, and 1.01.09.
7	-	-	1.01.07 In the best possible condition as determined by whom? Owners should be responsible for maintaining their property end. 1.01.09 "Shall not" does not belong

			in policy. 1.01.10 What "values" are you referring to? Incompatible and detrimental according to who? This whole line item needs to go. Completely contradicts private property rights.
8	SD	D	The county has a legal duty to do both: recognize and follow real property law and constitutional safeguards, and safeguard public health, safety, and welfare. Individual rights should not be diluted or shifted to neighbors. I disagree with policies 1.01.06, 1.01.09, and 1.01.10 dilute and or sight an individual right to neighbors. Words like "conflict", "negative impacts", and "incompatible and detrimental", weaken individual rights in land use and property, and should be guarded against carefully, and should be articulated specifically and succinctly so they can be equally and consistently applied by decision makers, enforcers, and staff and administration. The proposed plan treats wasteland like farmland in the ag zone and this shouldn't be. Wasteland should be used for residential.
9	-	-	Re: Future land use: We own property that has not been farmed for 20+ years. We at point had approval to subdivide into rural residential lots (2-4 acres). Since we did not complete the final plat the rules changed and we were not able to complete the project. Property is located west of Hwy 95 north of Pearl Road. We would like the ability to develop and provide the much needed an highly demanded small acreage homesites.
10	SD	A	Im not sure what you mean by the word "balance" !. An individuals property rights shall not be infringed upon. As long as it doesn't cause health concerns (proven) or haz mat.
11	SD	SD	As I see it the terms listed on the back to not fall inline with the statement on this card. You can own the prop. You will pay taxes forever on your property but you will do with it what we say. How is that property rights.
12	A	N	New development shouldn't cause issues for existing property owners. A new subdivision that is going to cause significant traffic issues should be responsible for traffic mitigation, stop signs, turn lanes, etc as part of the development rather than causing the issue and having to pay for it later.
13	N	D	Landowners should not lose property rights for subjective reasoning., ie public safety. The county should tread very lightly on landowners rights.
14	SA	D	We own property by Ustick Road and Farmway on the SW side around 16741 Ustick. The Caldwell City limits is across the road. We feel that this area should be zoned transitional ag since housing will be all around us. This farm ground does not have enough water from the Wilder Irrigation District historically to farm a wide variety of crops. This is not prime farm ground area!
15	A	D	Language is too restrictive and limiting RR uses which can reasonably co-exist w/ag uses. On non-prime (not talking about good, viable farm ground) the county should allow for RR uses - outside comp plan!
16	D	D	Allowing farmers to develop some of their land (less viable portions) of their property. For some this is their retirement. The proposed comp plan is to restrictive is limiting rural residential uses.
17	SA	SA	I strongly believe that all development should never create a burden for any neighboring property owners. All fees should more than cover all necessary improvements required to maintain original neighbors' rights and privacy.
18	A	N	-

19	SA	SA	-
20	SA	N	-
21	SA	SA	-
22	SA	SA	My good friend lives near Robinson Rd and the County is taking her house at “market value” to build a highway through her home and property. She and other neighbors took it to court and had no say in their position and didn’t have a fair trial. Because of the Amazon building and all the traffic and commotion they have to leave their home – which they have owned for 24 years! 1.01.03 and 1.01.04 policies don’t really apply here in their situation. They were not treated fairly nor were they given just compensation. Why was there not a better plan to grow Canyon County without displacing their precious residents who were here first!!!? It seems like the policy is in place but not enforced for the good of the residents – but favored the growth and development of the county which in turn added more money to the already deep pockets of developers.
23	A	A	-

**Chapter 2. Population**

<b>Q1. The promotion of orderly development that benefits the public good is important.</b>	<b>Q2 When making land use decisions, Canyon County should plan for population that can be supported with adequate services and amenities</b>	<b>Q3. Based on the population goals and policies, do you generally agree with the goals and/or policies?</b>
40% Strongly Agree 40% Agree 10% Neutral 10% Disagree	40% Strongly Agree 40% Agree 10% Neutral 10% Disagree	44% Strongly Agree 33% Agree 11.5% Neutral 11.5% Disagree

#	Q1	Q2	Q3	Comment
1	A	A	N	The comp plan for 2030 looks like you made concessions for wine industry. I do not agree with the various ag titles, it should be ag period. All this does is keep land prices high while waiting for CBH to purchase until the city grows and they can go into the city. I do not think your numbers come from actual major land or acreage owners - its coming from people who own under 5 acres.
2	A	A	A	Metric collection and use is essential. Please make all metric data available to the public, always!
3	D	A	SA	Development - in mass amounts such as subdivision does not align with other goals. Ex 10.02.00 - maintain rural character. Adequate services should not impact current landowner services. Example - will adequate services take away my well and put me on city water?
4	-	-	-	Change R-1 - It's too dense.
5	A	D	-	Personal/private property rights should be preserved without additional restrictions or regulations. Residents should be able to live, build and enjoy without requirements of municipal services and at their own free will.
6	SA	SA	SA	These like most if not all the other contradict.
7	N	N	D	It appears the unincorporated population is not growing along with the entire populations level. So why is rural residential development being targeted I this

				comp plan? Current growth is already happening in the cities and impact areas. This new comp plan is an overreach at best.
8	SA	SA	SA	-
9	SA	SA	A	-
10	-	-	-	In short - this promotes urbanization. This equals higher taxes and loss of farmland.
11	A	A	A	It's not like growth has never happened before in cities and small towns across America. Limit the amount of homes that are available to buy (or build) so we can catch up with the roads and other infrastructure needed to accommodate for the growth we already have. Find out and research what other cities and town have done to maintain their growth responsibly. We are busting at the seams and everywhere I drive there is an amazing amount of traffic. We are already treading water and the growth needs to stop!
12	SA	SA	SA	Plan for population that can be supported with adequate services and amenities and doesn't interfere with existing land use and existing operations.

### Chapter 3. Economic Development

Q1. Canyon County should promote a healthy and sustainable regional economy.	Q.2 Tourism is an important industry in Canyon County.	Q3. Based on the economic development goals and policies, do you generally agree with the goals and/or policies?
53% Strongly Agree 33.5% Agree 13.5% Neutral	12.5% Strongly Agree 37.5% Agree 37.5% Neutral 6.25% Disagree 6.25% Strongly Disagree	31% Strongly Agree 54% Agree 7.5% Neutral 7.5% Strongly Disagree

#	Q1	Q2	Q3	Comment
1	SA	N	A	-
2	N	N	A	-
3	A	A	-	Not at the expense of rural lifestyle. What is being done to increase the education in the County?
4	-	-	-	3.01.02 is a joke. There needs to be balance the rural areas should have access to shopping etc..
5	-	A	-	Not to the extreme of turning into Ada Co! Keep development out of farmland. Stop turning Ag into cement. Utilize desert non/irrigated areas for urban development.
6	-	-	-	3.01.04 - How do you direct development to locate within areas of city impact? Where is 3.01.05? 3.04.02 "Marketing Campaign". 3.05.0 Build CC as the premier location for agri business. Since when is it a government function to advertise.
7	A	A	SD	Less restrictions, less regulations, and the preservation of property owners to make their own decisions when it comes to buying or selling. Agriculture is important! Growth will happen. If a farmer chooses to retire and sell, he/she should not be restricted to a certain use or buyer. If a developer wants to purchase and develop ag ground, they should not be regulated against it.

8	N	N	N	Whats wrong with the old comp plan? Why was it decided to spend the funds to create a new plan? How much money was spent in the development of the new plan? And finally how much did it cost builders/developers/citizens in delay's on moving through the system while the development of this new plan was being made.
9	SA	SA	SA	I particularly agree with restricting incompatible development near existing ag businesses as this can be a large issue and push businesses out of the community.
10	SA	A	A	-
11	A	A	-	3.01.04 - Direct agricultural to Ag not AOI - may need some clarification on this.
12	A	N	SA	-
13	SA	N	SA	-
14	SA	A	A	-
15	SA	SA	SA	1. Suggestion: Visit w/ City of Marsing to partner on agri-tourism between Marsing and Sunnyslope Wine Region to ensure any development in the area is contiguous and does not create urban sprawl. Though Marsing is Owyhee County their proximity should be considered. 2. Sunny Slope should be shown as a "Highway Road" through to Marsing bridge. 3. Is there a map that shows all public accesses to the river in the County? If yes, could you refer me to where?
16	A	N	A	-
17	SA	SD	A	I totally disagree with policy 3.04.00 regarding tourism, and 3.03.00 regarding wineries. We don't want any more growth and we certainly don't want more people coming into our county on tours/trips and deciding to move here and live. As it is now, our children won't be able to buy a home here in our county because of the growth and increased prices. Stop the tourism. Stop the growth. Maintain and beautify what we already have!
18	SA	D	A	3.01.04 Ag, industrial & warehouse development – be careful about how this is worded. Nampa AOI has a lot of prime farmland within it. These developments should not hinder or jeopardize existing operations. 3.04.02 We don't see the promotion of more tourists & traffic into our ag areas as “protecting agriculture.” On the contrary, more congestion prohibits safe & effective farm practices. Keep the tourists out of Ag Production Areas! We do not support the increase of agri-tourism. We don't support an increased campaign for recreation either. Oftentimes the crowds of recreators, the noise the increase in traffic to recreation areas, are diminishing the quality of life for the people who already live here in Idaho/ live near the recreation areas.

Chapter 4. Land Use and Community Design	
Q1. Future growth should be concentrated near cities and towns to maintain agriculture as the principal land use.	Q.2 Based on the land use and community design goals and policies listed on page 2, do you generally agree with the goals and/or policies?
38% Strongly Agree	27% Strongly Agree 33% Agree 3% Neutral

#	Q1	Q2	Comment
1	A	A	-
2	A	A	Regarding 4.02.00: Please define "sustainability". This word is a made up word that sounds great but eventually is weaponized and used in a way opposite to its published and original intentions. I've seen it first hand. Another weaponized word to avoid is "smart". It may sound sill but you have no idea of the evil headed to Idaho hiding behind these two words. We left everyone and everything we knew to separate ourselves from this evil. Now we are in Idaho and I see the same playbook repeating here.
3	A	A	1. Ag and rural should remain the priority. 2. Properties should not be annexed into Middleton as they are going against all county goals.
4	SD	SD	Draft version 4: I as well as every neighbor that I have spoken to is strongly against any more development. We don't want more traffic, more crime, more trash, and less water. Some say? The gold course they and I have found sawd coming from our well. Just for starters.
5	A	A	Yes and no. Some policies are great - others need to be tweaked. Overall, I believe the intent is good to maintain as much Ag Land as possible. I would like to see allowance for rural residential uses outside the impact areas on non-prime or less viable farm ground. There is high demand for acreage estates with quality build that do not fit into urban densities. Landowners should be able to split and build homes on their parcels to accommodate generational living on the Ag ground. Allowing farmers to develop some of their less viable land helps to support Ag operations and the farmers relying on this land as part of their retirement. I believe the proposed comp plan is too restrictive in the language limiting rural residential uses and that in fact, rural residential and Ag can co-exist quite well together.
6	SD	D	Principals and policies. - First in time, first in right. - Can't complain if you move near and existing dairy. - Can't put a new dairy near existing residential without compensation. - Private property is owned by owner not the county. Otherwise, go through eminent domain process and take the property legally. - The county should encourage houses on poor soil, much of your plan puts poor soils in permanent ag. - I reserve the right to additional comments.
7	-	-	Other funding mechanisms need to be found to fund growth. Out of state people should not have access to home owners exemptions. If out of state investor sells his property a 2.5% tax should be collected.
8	SD	D	There needs to be more provisions to support development on the less-viable/non-prime ground. Forcing development into the city assumes everyone wants to live on city lot with urban density. Many want 1-5 acre lots with a nice custom home. Most of the upper end high quality development seems to be in the county while cities approve a lot of starter/mid homes on 6,000-11,000 sq ft lots that is mass produced. There needs to be balance allowing farmers to utilize less viable ground for rural residential development. Its their retirement or allows them to support their viable operations. I agree most development should occur in the city impact area but at the densities the cities approve that is certainly the case now. The practice over the 10-15 has been a fairly reasonable balance. The residential area designations in the current future land



			use map need to be retained. They were thoughtfully designated as appropriate for RR or as area that have experienced such growth. We need more commercial and industrial designations on major transport corridors like 20/26, Hwy 55, Hwy 45 and Simplot Blvd. Water and waste water is a question of engineering if city services cant be extended. Can we slow the comp plan and utilize committees to help with specific comp plan elements and text, and future land use map. The best protection for farm ground is supporting a strong ag economy - not mandating uses or continued farming on ground that does make a profit.
9	-	A	Strongly disagree with bringing light industrial to our residential ag community along Lower Pleasant Ridge Road. Keep the industrial zone along Simplot Blvd keep out neighborhoods intact. We do not want to fight industrial impact in our back yards. There are many homes and large industry has no place here. Take the industrial areas to the desert that is not inhabited or providing your dinner! Maintain ag as primary land use in Canyon Co.
10	SD	SD	The proposed plan treats wasteland the same as ag farm land in the ag zone. It treats land without an irrigation water right the same as land with a water right, and it forces the landowner to use land without an agricultural history of production to be used for that or sit unused. If land is economical for agricultural use, it would be used as that today. Rural residential lifestyle and housing type pays for the public services it uses, and cannot be replicated in city limits, which is required by cities to connect to municipal services. This proposed plan forces everyone going forward to be a city resident. Some of us dont want that. The unmet demand for rural housing has contributed to the unaffordable housing costs in Canyon County. The conversation should start with articulating the conflict and interference between rural residential in the ag zone that causes a condition of incompatible uses.
11	SD	SD	1. The County Comprehensive Plan should allow for rural residential uses outside the impact areas on the non-prime or less viable farm ground. There is high demand for acreage estates with high quality custom homes and these types of developments do not fit in the cities. Not everyone wants to live in the city with urban density. Dont reduce the residential designation in current plan. Those were properly designated for rural residential uses. 2. Rural residential can co-exist with agricultural uses. 3. Allow the farmers to develop their property, will help support there farms. 4. The proposed comp plan language is too restrictive in limiting rural residential. 5. Non-viable farm land should be allowed for rural residential even if in agriculture zone. Land is not farmland can turn into tax dollars.
12	SD	SD	Dictation to land use impacts a property owners ability to manage their property to their desire. Many landowner farmers - including myself - are nearing retirement with our land value being our retirement plan. Ability to sell to the highest bidder whether developer or farmer should be the land owners fight without government agencies mandating usage selling as farm value greatly reduces potential profit vs. ability to sell for development. Secondly, the proposed ag vs acreage is very small contribution to the overall ag industry - with impact farmers ability to sell their land as desired. Third - Caldwell is ground westerly - planning constraints on land use at this time seems highly premature with the dramatic population growth.
13	-	-	County should stay out of private property rights.

14	A	A	Lets not forget that there are areas of "so called viable ag land" in north and south Canyon County that are far from city limits and impact areas. Those areas are not currently being farmed because its not "viable". There is either no water available or the topography does not lend itself conducive to equipment and farming techniques. These areas should be considered prime residential development to help take the stress off of true "viable" ag land.
15	D	D	I feel the government is trying to dictate the rule's of the land. I see a strong potential for the rights of smaller farm landowners removing their options to do with their land as they see fit. Example a farmer with 200 acres can sell to a big farmer for less money than they can to a building developer. This plan in my opinion chooses winners if the small farmer cant sell to the developer he sell to the big farmer. The big farmer wins because he doesn't pay builder prices and the smaller farmer looses because he cant sell to the builder.
16	D	D	Who determines the definition of "fragment"? 4.04.01 Concentrate future development versus encourage. 4.04.00 Concentrate future growth... enhancing counties rural nature. How does restricting the current 5% of residential land use even more enhance the rural character? The rural character attracts rural residential development. 4.05 Canyon county has a history of rural residential uses that coexist with ag. We dont need drastic changes to the current comp plan to accomplish this. 4.06 Protecting private property rights. The new comp plan does not protect these rights. It only allows the county govt to value individual parcels of land development on where its located .These changes will only devalue small farms while promoting large conglomerate farmers to dominate buying land. 4.07 Community design: who decides the design standards? County employees? Again, too much governments. Preserving the rural nature of the county is working with the current comp plan. Create more government over reach and making these drastic changes is not the solution. The county has not proven that the current comp plan is not working.
17	SD	SD	All your policies and goals are only to protect the big farmers who probably all just moved into the county. I lived in the lower Melba Valley almost 60 years on the same place I am try to sell now part of my land for sale is in the Melba City Impact Area which when I read your statements is where you want growth but I cant even sell because I cant get the splits and building permits for it. Even if I try for lot sizes of 5 acres or more my other ground is right next to that zone and I tried to ask for lots sizes of 8 acres or more still nothing. I have wrote the county commissioners, my senators and Rep, at state level and only 2 have time to respond. Damn poor maybe you all should consider how your rich farmer policies affect those of us who want to sell our land at a fair market price not just your rich farmer prices. Strongly disagree with what you all are doing.
18	SA	A	-
19	SA	SA	-
20	SA	SA	Canyon County has always been known as the cornucopia of Idaho. Agriculture is sustainable and we have invested millions in irrigation systems. Maintain our heritage. Keep AG as the cornerstone of what we are famous for.
21	A	A	4.02.01 Designate to cities area of impact the industrial/commercial/residential land uses as much as possible. As we are working through the AOI locations - need to

			consider "orderly growth" approach that includes the ability of cities to plan 20 years into the future.
22	SA	SA	Leave commercial and light industrial development along major routes not in narrow county roads.
23	SA	SA	Leave the farm lands as farm lands! Build our light industrial elsewhere - not where we grow out crops.
24	SD	D	1. The county comp plan should allow for RR uses outside the impact areas on non-prime or less viable farm ground. 2. There is high demand for acreage estates with high quality custom homes and these types of developments do not fit in the cities. Not everyone want to live in cities with urban densities. 3. Do NOT reduce the residential designations in the current comp plan. Those areas were properly identified for RR uses. 4. RR can reasonably co-exist with AG uses. 5. Allowing farmers to develop some of their less viable ground helps support the Ag operations on the viable portions. 6. The proposed comp plan language is too restrictive and is limiting RR uses.
25	SD	D	There is a high demand for acreage estates with high quality custom homes and these types of development do not fit in the city's w/urban densities. Rural residential uses can reasonably co-exist w/agricultural uses. Allowing farmers to develop some of their land, for some this is their retirement! The proposed comp plan language is too restrictive in limiting rural residential uses. Allowing farmers to develop some of their less viable portions of their property. I strongly agree!
26	SA	N	During all development it is imperative that water is discussed to make sure all surface irrigation rights are utilized before any other source of water is used. Our groundwater supply is not unlimited. All development should be required to dry scape all entry ways and common areas.
27	SA	SA	-
28	A	A	But 50 years too late. Basically, these ideas were in place years ago. In 1993 we visited with a commissioner that was in place at the time. I pointed out that the proposal in front of them violated the current comp plan. She said about the map "that's just someone's idea of a dream world". These ideas are all well and good but there will be 3 people who may or may not enforce them.
29	SA	SA	Be mindful of current hobby farms > 5 acres when deciding new residential and commercial sprawl.
30	SA	SA	We cannot allow growth to impact agriculture. We cannot allow growth to tax agriculture out of existence.
31	SA	SA	I especially agree with policies: 4.02.02, 4.04.00 (all of them), 4.05.00. We need to keep the city of impact small and agricultural land large. Maintain the beauty of the farmlands and the integrity of these hard working farmers and ranchers who have been here for over a hundred years – at least some of them. Don't allow the area of impact to grow beyond their bounds. We don't need more people to move here or live here. We need to maintain what we already have. Save the farmlands! Save our fields so we can have enough food to feed our growing families.
32	SA	A	-

### Chapter 5. Natural Resources and Hazards

**Q1. Canyon County should protect natural resources and restrict development in hazardous areas.**

**Q2. Based on the natural resources and hazards goals and policies, do you generally agree with the goals and/or policies?**

#	Q1	Q2	Comment
67% Strongly Agree 20% Agree 13% Neutral			36% Strongly Agree 57% Agree 7% Neutral
1	A	A	Regarding 5.01.00 and 5.02.00: I agree with the premise here but precautions must be taken such that evil is not done in the name of clean air and water. Political goals should not and must not drive these decisions...ever!
2	N	A	-
3	SA	A	How is the county meeting its goals when a majority of county ditch ways are overrun with poison hemlock? This impacts people, animals, and other vegetation.
4	SA	-	Areas we can't recreate. What happens when development encroaches on my water/well resources? Who pays for my well to be deepened/moved when so much new development threatens my existing water table.
5	SA	A	I would like to see more buffering for the Deer Flat National Wildlife Refuge. The animals of the refuge do not know boundaries, and more buffering is needed to prevent animal vs. people negative interactions.
6	SA	SA	5.04.02 Strongly support. If a request (application) is received by Planning and Development for rezone - from agriculture - app. Automatically referred to Canyon County Soil and Water Conservation District for suitability of soil - farmland retention impact - etc.
7	A	A	5.01.06 is essential. Too many people are not living in a semi-arid area and don't understand limited water resources. Without setting limits and putting mitigation in place they over use and take away from their neighbors.
8	SA	SA	-
9	N	N	Very complex issue, but need to protect all water users.
10	SA	SA	We need to keep more wells from being drilled. The aquifer is depleted enough already.
11	SA	A	-
12	SA	SA	-
13	A	A	I tend to agree. BUT we need to remember that we are high desert. We need to protect our water. We can't end up like L.A. or Las Vegas needing to "import" water.
14	SA	A	Protecting natural resources is an issue that needs immediate attention. Over the past several months, I have attended multiple city council meetings concerning constructing large, dense housing communities in unincorporated Canyon County. Local municipalities annex county pockets with pre-existing rural communities and forces these areas to accept large, dense housing subdivisions. During these subdivisions' planning and zoning meetings, developers present water and traffic study reports promoting their projects. At the same time, these developers are touting these positive reports; farmers and homeowners in these same areas are testifying how their wells are going dry. One developer working through the annexation and rezoning process with the City of Middleton recently bragged how his subdivision would pull 900,000 gals a month. There are at-least three developments of the same size working through the process in Middleton right now. If each will draw 900,000 gals, where does that leave us? The report of dwindling wells are only miles from where these and future developments are being placed. We are going into the third consecutive dry year with no one to answer when the rain and snow will return to normal levels.

			<p>I very much support the protection of our natural resources. As outlined in 5.01.00, protecting and enhancing waterways, groundwater, wetlands, and other natural resources is vitally important. The key is how these goals are obtained. For examples of how not to do it, just look West to Washington, Oregon, and California. These states failed to remember that the protection of these areas is, not only for conservation, but for the enjoyment and use of the communities in their states. As a result, they ultimately went off the rails and could not build into their policy the most crucial portion of any policy, moderation.</p> <p>Protecting these areas does not necessarily always entail prohibiting all building, infrastructure improvements, or industry from a specific area. Imposing clear and concise ordinances limiting the type of building, size, purpose, and aesthetic makeup of proposed projects may correct problems. In other situations, it may be necessary to reject a project.</p> <p>Another issue is the building industry standards used to support the studies touted by developers. For example, what numbers are they using, and how do they conduct their surveys. Do they consider past, current, and future issues surrounding water conditions? These procedures need to be studied, standardized, written, and enforced to protect our water resources. I believe an immediate moratorium is called for on all city annexation and residential building in Canyon County until this issue can be addressed.</p> <p>I lived in California for over fifty-six years. I remember when developers convinced State, County, and City officials that it was a good idea to build hundreds of thousands of homes in what was essentially a desert. Today that area is called Southern California. It doesn't rain significantly in a desert, so where does the water come from. The water is piped from Northern California, South to feed the needs of the overpopulated South. Due to poor planning and infrastructure failures, California has been in a perpetual state of drought for the last thirty years. I love my new State and do not want to see the same mistakes occur here, especially when such a glaring example of planning failure is evident. Developers do not care about the community.</p> <p>The only way forward is smart growth, compelled by evenly distributed policies that protect wildlife, habitat, and all manner of water resources. Conservation and education programs related to water are an essential part of the process.</p>
15	SA	SA	-
16	-	-	<p>5.01.03 Our water resources are being depleted with every new subdivision being put in Canyon County. If we continue to keep building housing for the 100,000 people expected to move here by 2040, it won't matter what conservation practices we put into effect. We <u>won't</u> have enough water to grow our food.</p> <p>5.02.00 We believe the best way to improve air quality &amp; reduce pollution is to stop building thousands of houses for people to move here. Each home built means 2-4 more vehicles on the road and that means more air pollution, noise pollution, and congested roads.</p>

Chapter 6. Public Services, Facilities, Utilities and Schools		
<b>Q1. Future development should be located in areas with access to</b>	<b>Q.2 Canyon County has a role to play in identifying the location of school facilities.</b>	<b>Q3. Based on the public services, facilities, utilities &amp; schools' goals, and policies</b>

<b>public services, facilities, and utilities.</b>		<b>on page 2, do you generally agree with the goals and/or policies?</b>
23% Strongly Agree 54% Agree 8% Neutral 15% Strongly Disagree	23% Strongly Agree 54% Agree 15% Neutral 8% Disagree	17% Strongly Agree 58% Agree 17% Neutral 8% Strongly Disagree

#	Q1	Q2	Q3	Comment
1	A	A	A	Regarding 6.04.03: I live in Middleton. When our JR High School let's out in the afternoon. Hwy 44 comes to a standstill in both directions. This is not safe for all concerned.
2	N	A	SA	-
3	A	SA	A	I see a decline in daily attendance rates. What is being done about this?
4	-	-	-	The schools and their capacity to accommodate growth should be #1 priority. If the developments that are approved for annexation with city services are approved, limitations should be placed on the approval. R-1 is too dense. We are losing "Old Idaho". There can be balance - stop allowing high density. Restrict lots sizes to 20 or larger.
5	-	-	-	Please look at available public services before allowing unlimited building of new homes bringing in way more people than we have services for.
6	SD	N	SD	Private property rights should be protected. School districts should evaluate future sites based on merit and logistics. Additional regulations and restrictions should not be implemented.
7	SD	SA	-	I support some but others are contradictions to the rest of the presentation.
8	A	A	A	-
9	A	A	N	Drivers Ed for folks moving here.
10	A	A	A	Water is very important to keep within our underground aquifer.
11	SA	N	A	Impact fees should always more than cover the cost of any adverse effects that are incurred during the process. Adjacent tax payers should not have to help pay for this burden created by someone else.
12	SA	A	A	-
13	A	D	N	6.01.03 - Drastically impacts the landowner's ability to share in the increased potential value of their property. They will be beholden to those that know the cities schedule and will reap the benefits.
14	SA	SA	SA	These developers need to pay for the development (sidewalks, etc..) not the tax payer. We are being taxed out of our homes while the developers are making \$\$\$!
15	A	A	A	I'm not sure how this can be done but it would be great to ensure that growth of a town/city is maintained by the size of the school. For example – Melba recently built a new elementary and with the addition of new neighborhoods it will be too small to accommodate for the new families in the community – so either build bigger schools – or more preferable limit the number of residents in a town.

### Chapter 7. Transportation

<b>Q1. Transportation and land use planning should go hand in hand.</b>	<b>Q2 Canyon County should work in cooperation with highway districts to prohibit improvements with negative impacts.</b>	<b>Q3. Based on the transportation goals and policies, do you generally</b>
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		<b>agree with the goals and/or policies?</b>
50% Strongly Agree 50% Agree	46% Strongly Agree 40% Agree 7% Neutral 7% Disagree	27% Strongly Agree 33% Agree 13% Neutral 27% Disagree

#	Q1	Q2	Q3	Comment
1	A	A	A	ITD moves too slow. They need to modernize and staff up appropriate to the growth in Canyon County such that they can participate with city growth demands. Their multi-year analysis study is obsolete before it is finished. Requiring cities to wait for ITD participation is flawed.
2	SA	A	A	-
3	A	D	N	Traffic patterns/transportation is important in our growing valley. Person/private property rights should remain paramount without additional regulations or restrictions and without the need for eminent domain.
4	A	-	D	Who defines what are negative impacts? You seem to be increasing the work load of your jurisdiction which costs, more money to the tax payers and slows the whole process which also costs more money.
5	A	N	N	The devil is in the details and I have concerns about the definitions of certain term.
6	SA	SA	A	-
7	A	A	D	I'm surprised and disappointed that Canyon Co is not envisioning some sort of public transportation for our area. Given the rapidly expanding population, our traffic issue is only going to get worse. I understand that it goes well beyond the county for this type of planning, but it appears that public transport is not even supplied on this comprehensive plan.
8	-	-	-	Light rail. Tickets for folks tailing (following to close).
9	A	A	D	Let's keep the traffic to a minimum around here. This is my home. This town. Both Nampa and Caldwell were laid out expecting no more than 40,000 persons growth. Not 300,000 in number.
10	SA	SA	A	-
11	SA	SA	SA	-
12	A	A	A	7.05.01 Seems out of place
13	SA	SA	SA	I feel that attention needs to be paid to the side roads when main roads become inundated with traffic from new residential. My road is a small two lane with a portion along the river. As housing developments go in our road/street becomes an alternate route as traffic continues to build on the interstate and exits that were not developed for the impact.
14	SA	SA	-	I disagree with 7.05.00 - We have accessibility to many things. We already have problems with the public wanting to access canal banks and private property.
15	A	A	D	Transportation goals should be proactive not reactive. Planning and purchasing happen when it is too late, costly, and burdensome. Planning and purchasing today may mean it occurs in not heavily used areas but in the future will be heavily used. It is called vision.

16	SA	SA	SA	-
17	SA	SA	SA	<p>7.03.04 The “improvements” &amp; “upgrades” to our rural farm roads are not improvements to us as farmers. Roads have been widened to allow more traffic. Roads we have used for a century to access our fields are now filled with vehicles commuting to work or heading to recreation areas.</p> <p>Our small farm road is now part of a plan of the Nampa Hwy Dist, to connect the interstate to the Marsing area. It will be a truck route connecting Marsing &amp; the interstate. These are unacceptable impacts to agriculture. Also, that is unacceptable to those of us living in rural Idaho. We are not willing to sacrifice our jobs, our way of life to shorten the commute of all the people who have moved here. These roads served our rural community well for many decades. We hope these goals &amp; policies will help us defend our way of life in rural Idaho.</p>

### Chapter 8. Recreation

Q1. The expansion and enhancement of trail and pathway development and connectivity within Canyon County is vital.	Q2. Water-based and outdoor recreational activities are important to me.	Q3. I would support more recreational opportunities in Canyon County.	Q4. Based on the recreation goals and policies, do you generally agree with the goals and/or policies?
30% Strongly Agree 30% Agree 40% Disagree	44% Strongly Agree 44% Agree 12% Neutral	50% Strongly Agree 20% Agree 20% Neutral 10% Disagree	25% Strongly Agree 37.5% Agree 25% Neutral 12.5% Strongly Disagree

#	Q1	Q2	Q3	Q4	Comment
1	A	A	SA	A	Thumbs up for 8.01.01!!!
2	SA	A	SA	-	-
3	A	SA	A	A	?Tell me more about Curtis Park. This park is poorly maintained and does not create positive recreations space. It does not allow river access or access to the Caldwell Greenbelt. Is there a plan to improve this park? This park is not listed is it a privately maintained space? ? How will you continue water-based rec when you are allowing waterfront property to be annexed or switched from rural to R3 type properties?
4	A	SA	SA	A	I think we need to be cautious about the expectations for the developers to be obligated to such a large participation.
5	D	A	N	SD	With development, comes growing pains -recreation may be pushed out to more rural areas with growth around the cities. Cities should be able to plan accordingly for bike paths, greenbelts, etc. with each new development.
6	SA	SA	SA	SA	Thanks for keeping Canyon Co good for recreation!
7	D	A	N	N	8.01.04 Waterways/irrigation canal access needs to be carefully scrutinized and coordinated with local boards. Don't infringe on existing landowners with additional access that will affect their privacy and land value i.e. 8.01.04
8	D	-	A	-	I agree with 8.01.00, 8.03.00 but not the others.



9	SA	SA	SA	SA	Love all of these! So great! We need more public trails and pathways for people to be outside and enjoy our county with their friends and families. Being active and outside promotes and affects all areas of a community.
10	D	N	D	N	There are so many people coming to our recreation areas already. We live on a country road between Hwy 45 & Southside. During the months of fair weather, our roads are heavily traveled by recreators heading south. We find it difficult to get machinery down the road with all the traffic, especially on weekends. We don't want any more traffic congestion & we certainly don't want to attract more recreators to our county. So many people are here using areas that we can no longer use because the areas are full. There's no need to keep attracting more people to this area. 08.03.09 We do not support the development of agri-tourism activities in our county. We do not want to attract more people here. Please let us keep farming & living in rural Idaho. We are overrun with traffic & people already.

**Chapter 9. Special Areas and Sites**

<b>Q1. The history of Canyon County is an important component of the community.</b>	<b>Q.2 Based on the special areas or sites goals and policies, do you generally agree with the goals and/or policies?</b>
78% Strongly Agree 22% Agree	33% Strongly Agree 56% Agree 11% Disagree

#	Q1	Q2	Comment
1	SA	A	The description of the Snake River Canyon Scenic Byway is not up-to-date. It actually extends north into Payette, which allows its to connect to the Payette River Scenic Byway. This helps create a scenic byway "loop" around the majority of the Treasure Valley. See form for image.
2	A	A	-
3	SA	SA	-
4	SA	A	Protect our history.
5	A	D	Owners of historic properties should be able to decide of their future use without restrictions and regulations.
6	SA	A	-
7	SA	A	9.01.05 - Need to define vistas - what restrictions is the County looking at to preserve vistas?
8	SA	SA	-
9	SA	SA	We need to protect our heritage and our past. We are currently fighting to keep the old Notus School Gym (built in 1941 by the WPA) from being destroyed due to a leaking roof. I agree with 9.01.00

**Chapter 10. Housing**

<b>Q1. Canyon County should maintain a rural character while providing for sufficient housing that does not fragment agricultural land or natural resources.</b>	<b>Q.2 Housing should be restricted in incompatible areas.</b>	<b>Q3. Based on the housing goals and policies, do you generally agree with the goals and/or policies?</b>
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#	Q1	Q2	Q3	Comment
				<p>50% Strongly Agree 20% Agree 5% Neutral 20% Disagree 5% Strongly Disagree</p> <p>45% Strongly Agree 30% Agree 25% Disagree</p> <p>16% Strongly Agree 47% Agree 6% Neutral 26% Disagree 5% Strongly Disagree</p>
1	N	A	N	By limiting certain acreages for sale or helping just the wine industry, you are handcuffing the farmer. Only corporate farmers or corporate business or large developers will only be able to purchase acreages which helps CBH & Hubble to more land and sit and wait.
2	SA	SA	A	Who decides where "appropriate and suitable areas" are defined? A board? Citizens? I have seen boards make very bad decisions against what community citizens want. This type of decision making is not sustainable. The people have power not bureaucrats.
3	SA	A	A	-
4	SA	SA	A	I wonder what is meant by "affordable" housing? As well as "diversity" in the supply. This makes me think multi-family units which does not appear to align with other goals. Ex - maintain rural character 10.02.00
5	SA	SA	SA	-
6	SD	A	SD	Policy 10.01.02 is a waste of time for the county because title companies, and builder and realtor associations, and lenders track, analyze and forecast this information already, and make their data and results available publicly. Policy 10.01.03 What does this mean? The State of Idaho and several private organizations already do this. The best, most important, and urgently needed that the county can do is approve a lot of housing to increase supply to meet demand so cost of homes decreases. 10.01.04 What does this mean? 10.02.01 This is misleading because adequate services and infrastructure are located throughout the county. 10.02.02 Unnecessary restrictions on an individual's property rights to use land how would like as long as no injurious or damaging to a neighbor
7	-	-	-	Why even have this section when you also have the land use and community design? The current high demand and reduction in residential designations, I should say, elimination of residential designations, in the proposed comprehensive plan will increase demand and pressure on land costs and consequently housing prices. This is not smart growth. You are trying to shut down growth so what exactly is the point of this housing section?
8	A	D	A	I'm not sure how we as citizen and land owner are supposed to make housing available and affordable for laborers. The old days of "labor camp" have gone away. How about the development in Wilder @ Hwy 19 and 95 is that an option and does the County build such homes with that intention?
9	-	-	-	My comments below are to this page and the whole presentation. I'm sorry this is a well put together presentation and I appreciate what you all have done. These whole thing has conflict due to the fact that is simply removes the rights of property owners.
10	D	D	D	Looks like only 5% of housing has been added since 2014. So, why is residential development being targeted in this comp plan? The new comp plan is very biased and favors large conglomerate farming operations that allows them to

				monopolize farms and land values. These new comp plan clearly chooses winners and losers. The comp plan should allow for rural residential uses outside of impact areas. Larger residential lots and small hobby farms are in high demand and make a small fraction of development. Yet the new comp plan wants to eliminate them. Do not reduce future residential areas from the current comp plan. Those areas were identified years ago. Small farmers do not have a 401k retirement plan. If they want to sell or develop their property or retire they should have the right.
11	A	A	A	New housing development that is not rural residential should be limited to non farmable land if it is outside city services.
12	SA	SA	A	-
13	SA	A	A	-
14	A	D	D	Property owners should have the right to develop if the ground is not prime farm ground and not enough water to support crops.
15	D	D	D	If we see/have a farmer with a piece that is non-viable, less-viable, or non-prime in an area designated as AG the county should allow for RR uses outside the comp plan. RR can reasonably co-exist with AG uses. The county comp plan should allow for RR uses outside the impact areas on non-prime or less viable farm ground.
16	D	D	D	Rural residential uses can reasonably co-exist with agricultural uses. The County Comprehensive Plan should allow for rural residential uses outside the impact areas on the non-prime or less viable farm ground.
17	-	-	-	10.04.00 - Dry scaping should always be considered in common areas to help preserve our precious and limited water supply in the valley.
18	SA	SA	SA	-
19	SA	SA	SA	Keep dense housing and commercial out of flood zones. As build occurs the flood zone changes and impacts current residents unfairly.
20	SA	SA	-	I disagree with 10.01.00. Agree with 10.02.00, 10.03.00, 10.04.00.
21	D	A	D	<p>10.01.00 – The term provide, is a mater of perspective, it would matter what is meant by this verbiage. By provide do you mean provide the opportunity, or provide by subsidizing? I agree with the idea of increasing the variety of housing styles and sizes to accommodate people with a variety of needs and situations. However, the area, price points, and portion that indicates, regardless of the circumstances, are another story. The devil is always in the details, and such a broad policy opens cost issues to the taxpayer and potential negative impact on communities. I agree with the concept of assuring different types of housing such as apartments, condos and starter homes at reasonable prices. A County-Wide Housing Task Force &amp; Housing study makes sense, as does supporting the Canyon County workforce. That said, it needs to be built in areas where multi-unit buildings do not negatively impact communities already present and fit into the area's aesthetics.</p> <p>10.02.00- I agree that there is a need to preserve the rural character of Idaho; however, encouraging higher residential density adjoining incorporated cites is too broad a statement and would have adverse effects. Therefore, I am against rezoning in any county area where pre-existing, cohesive, and established neighborhoods already exist. Large, dense housing subdivision can be placed within city limits or in annexed areas that do not already have rural communities with established building ascetics and larger lot sizes.</p>

				<p>Planning, zoning, and building in these areas must require that anyone submitting plans to build new subdivisions replicate pre-existing homes' building aesthetics and lot sizes. People purchase homes and property in rural areas for the aesthetics, the open feel, and country living. They pay a premium cost for property and homes in these areas, specifically for the open concept. The idea that a developer can purchase plots of land next to existing neighborhoods with large lots, half an acre or more significant, then rezone the area and build multiple subdivisions of dense, one-hundred-plus homes is offensive and wrong. Not only would these developers and builders encircle these established neighborhoods, but they also impose the exact way of life the long-standing resident meant to avoid by moving to a rural area. Currently, this is happening with the assistance of city municipalities who simply want to collect permit fees and other tax revenue. Stop the rezoning and incorporated city takeover of our rural residential neighborhoods. The cities can do what they wish to within their respective city limits.</p>
22	SA	SA	A	<p>Why not charge more higher land prices for builders/developers who want to turn land into neighborhoods and allow it to preserve the land? Our earth is so limited on the amount of farm ground it has – close to 1/32 of the earth’s surface is even farmable. We need to preserve it as much as we can! We cant feed the people who live in all these new subdivisions that were once farmlands.</p>
23	A	SA	A	<p>10.02.02 It may be best to be more cautious in the wording here. The Nampa AOI contains thousands of acres of Ag land. An automatic increase in density in AOI’s does not protect Agricultural Land. There has to be careful consideration of the current land use within AOI’s.</p>

**Chapter 11.Agriculture**

<b>Q1. The protection of agricultural land is important.</b>	<b>Q2. Canyon County should play a role in minimizing conflicts between agricultural uses and non-agricultural uses.</b>	<b>Q3. Based on the agriculture goals and policies, do you generally agree with the goals and/or policies?</b>
59% Strongly Agree 18% Agree 15% Neutral 4% Disagree 4% Strongly Disagree	52% Strongly Agree 30% Agree 7% Neutral 4% Disagree 7% Strongly Disagree	38% Strongly Agree 23% Agree 4% Neutral 12% Disagree 23% Strongly Disagree

#	Q1	Q2	Q3	Comment
1	A	A	A	Thumbs up for 11.04.02!!! 11.05.03!!!
2	N	SA	SD	Farm ground within agriculture designated land that is nonproductive canals, poor soils, limited water, should be able to be developed! Otherwise it is a taking. The County arbitrarily defining winners and losers. (Some words weren't clear")
3	SA	A	A	-
4	N	SA	SD	The new plan is too restrictive, turning too much land into agricultural use only. Exceptions need to be allowed for property/farmland that is provided to be non-productive. Also, you will see unkept and deserted property deterring the beauty of Canyon County. Not all ag land is created equal. Allowances must be allowed. Blending agricultural and rural residential is a lovely supportive mix. We are also

				next to a residential sub and ask for an exception convert our non-productive farmland into rural residential land. Also, we are on a hill with poor water irrigation. Please allow exceptions to the agricultural use only plan. We would propose 2-5 acre lots on our unproductive 110-acres; next to Sky Ranch Sub. This would preserve a rural residential and large enough to allow homeowners to grow crops/animals. Adding exceptions to the policy would be healthy and allow good and fair relationships between landowners and County. We would be interested in being involved in such discussion in revising restrictive policy.
5	N	SA	SD	I noticed a lot of original zoning map that is current has conditional re-zoning that is getting permanently allocated for agriculture. I have property that backs up to an already developed rural residential subdivision with 1 to five acre lots and homes already built but I don't see any rezoning opportunities for property although it is marginal farmland. The land has run at a loss for the last five years. This leaves no options for development exceptions. Not seeing enough housing development for the expected population growth that is expected in the Treasure Valley. Need to see more conditional rezoning opportunities if the land is not productive.
6	SA	A	SA	11.01.03 The ag land around my home is proposed to change to commercial and residential. Can you tell me how this honors this policy? I strongly agree with these goals. As they put land ag, and rural over development. However, these goals do not seem to be supported by the proposed land use map.
7	SA	SA	A	I think the origination date for splits (1979) should be amended to 2004 or even later. The current appeal process for nonviable land use is extremely expensive. Perhaps the Commissioners could allow an additional small split for families, or areas that have not been farmed for 10 years or more, etc. Or perhaps allow splits away from the fields (on edges) or preserve main body of land.
8	A	A	D	I think we are interfering with the property rights of the farmers. Your process of the "open house" is somewhat confusing.
9	SA	SA	SA	11.01.01 Preserve and Maintain! .02 increase protected farmland! 03 restrict conversion of farmland! 04 prioritize protection 11.02.02? What does this do? How much time and money will this cost a farmer/rancher? 11.03.00 very vague 11.05 - require new buyers to acknowledge where and who they are relocating next to - educate them - give them and easy way to back out - don't take ag land away as buffers - non ag should maintain buffer 11.06 - all day every day! Why are we removing fertile irrigated farm ground? Build in the desert, uninhabited areas where ag horticulture and livestock don't/can't exist!
10	N	N	D	I'm a farmer in south Nampa, west of Hwy 45 between Lakeshore and Missouri Ave. I have purchased ground for my farming operation over the last 30 years. I'm opposed to the county restricting the use of ground I own to only agriculture in the future. My property has been a large investment in my operation and at some point, it will be our retirement. Rents are so inexpensive currently, a return on \$12,000/ac ground renting it to farm is only about 1%. As more development moves south of town it is more profitable to sell property for development. Farm ground like any other asset should be able to be sold at its best use and best price. As a young man I chose to but ground to farm but as a farmer in his 60's it is in

				my best interest as a landowner to sell my ground at its best value, whether it be farming or development.
11	SA	SA	-	Strongly agree with 11.05.
12	D	SD	SD	Private property rights should not be restricted by zoning or additional regulations. Retiring farmers should be able to sell for highest and best use, just like anyone else, regardless of zoning or regulations. Allow development and leave it between buyer and seller. Less restrictions and regulations. There is a lot of non-farmable ground that is able to be sold and developed. It may be adjacent to good farm ground that may also be developed. Leave it to private property owners. County should not be involved in regulation ag zones or restrictions.
13	SA	N	A	I believe their needs to be a better definition of viable ag land. 1st for any land to be considered "viable" it needs to have water available/water rights. 2nd it needs to have topography conducive to farming. If you have land that doesn't have one or both of their qualification it should have/be considered for residential development before true ag land is turned into residential development.
14	SA	A	A	11.02.02 Is not reasonable, you can't require already heavily regulated industry to submit a farm management plan and who would assess if it was acceptable or not. Education with best practices is great but you will lose farmers/ranchers with more regulation.
15	SA	SA	SA	-
16	SA	SA	SA	-
17	SA	SA	A	We need to keep our County side as farmland - not concrete and asphalt, and cracker box houses.
18	SA	SA	SA	I appreciate the priority placed on protecting agricultural land. I also appreciate everything mentioned in this plan about smart growth, and developing land that is nearest to areas that are already developed. This just makes good sense for everyone.
19	A	A	D	Language is too restrictive and limiting RR uses which can reasonably co-exist w/ag uses. On non-prime (not talking about good, viable farm ground) the county should allow for RR uses - outside comp plan!
20	A	D	SD	I somewhat agree to the statement that ag ground is important only in areas of the county that the land is suitable for farm use. I live in the lower Melba Valley south of the city of Melba. My farmland has 130 ft of fall from the north to south with rock out croppings in all my fields which from my experience of living on this farm the last 60 years tells me this is not the best farm ground in the county. The best farm ground is already under houses. You already developed all the good farm ground. I don't think the county needs to play a role in conflicts between farmer and new neighbors. Your idea of creating buffer zone is striped all you got to do is look at all the rights of way and see how good those zone took care of those right of ways are zones for weeds that travel all through the county and are countys all up and down the canal system. Those buffer zones will be the same just large areas for more weeds. Your county goals are not anything I would agree with. First, I have 37 acres for sale in the impact area of Melba, which I have not been allowed to split up for development even though everything I tried to split would be 5 acres up to 12 acres. Do not agree with county getting involved with protecting big farmers and dairy farmers think my tax dollars should not be spent

				helping them out. If you want to protect my farmland why don't you spend county tax dollar and buy my land you already made it damn near impossible to sell it. Your county goals and policies are a infringement on my private property rights as a landowner in Canyon County. Your policies are only to protect the farmer. If they want to farm, let them farm. If you want to sell my land give me the same rights as your giving them. Stop infringing on my rights.
21	SA	A	SA	-
22	A	A	N	11.02.02 Not the counties job. Some of these goals are admirable but many years too late. Oregon farmers know when they purchase a property what they absolutely can or cannot do with it as for development. We've gone to far down the road. Some of this will adversely impact retiring farmers from partaking in what their next-door neighbor can do simply because of a line drawn on a map. Some of the best ground has already been broken up and developed. Now some of us will be "allowed" to keep an appearance of operating a viable farm.
23	SA	SA	SA	Residential/dense does not work will with even the smallest ag land.
24	SA	SA	SA	Canyon County is Agriculture! We need to keep it Agriculture! Idaho is Agriculture.
25	SD	SD	SD	Property owners should be able to develop their land, including their agriculture land. To prevent such developments is a taking, and is unconstitutional.
26	SA	SA	SA	I agree with all of these except 11.04.01. We don't want tourism to be part of our county. We can sill support our heritage – which we are proud of – without trying to bring in more people. That's like having a birthday party for a family member and inviting a bunch of random people who you don't know to come to it.
27	SA	SA	SA	<p>We need these policies put into place, now more than ever.</p> <p>11.01.03 Restricting the conversion of Ag Land to other uses – We keep seeing more development of prime agricultural land into housing. We need to start saying no to developers, even if they meet Planning &amp; Zoning's "criteria". We're hoping this Comp Plan will be a useful tool to keep that land in agriculture.</p> <p>11.04.01 We think great caution should be taken when promoting Agri-tourism in Canyon County. Farmers will find it difficult to get machinery up &amp; down the road with increased traffic/tourists. Agri-tourism should not harm or disrupt the agricultural operations in the area.</p> <p>11.05.02/11.05.03 We'd like to see some sort of agreement signed when people buy land in rural Canyon County. People who buy property miles from Ag operations need to understand where they're moving. There will be smells, insects, spray planes, slow moving vehicles...they may live miles away from us but still use the roads we use.</p> <p>Really, we'd like to see a moratorium on development in Canyon County till we can get some incentives put into place to keep Ag Land in Ag. We can't afford to let one more subdivision take over land that used to produce our food.</p>

# 2022 Ag Community Meeting

On January 6, 2022 a meeting was held with the Agricultural Community to gather feedback on specific topics. The questions and responses are shown below.

## # Comment

### Question 1. What incentives for agriculture do you want to see put in place as part of this plan?

1	-
2	A promise to not expand housing developments.
3	Single family building tax rate for on-site farmers.
4	-
5	Help with generational transitions of farms.
6	-
7	Lower tax bracket for a long term commitment to keeping ground as farm ground/agriculture.
8	Economic incentives to keep ag land in production.

### Question 2. Are there particular uses that need to be allowed in agricultural zoning, to better facilitate your operation?

1	-
2	No.
3	Labor housing available on property.
4	Ag housing should have easy and quick approval process.
5	Have ag overlay areas be somewhat customized to area. Fix Hwy 95 agtourism overlay. Would a little different from the Sunnyslope or Karcher agtourism area.
6	-
7	No.
8	Agri-tourism.

### Question 3. What other goals and policies would you support that are not included in the Comp Plan?

1	-
2	Limiting growth
3	Affordable housing options in the area around Ag for Ag supporting properties – residences.
4	-
5	Improve area of impact area agreement teeth.
6	-
7	-
8	Incentive ag product – processing. Grapes, seed, and row crop.

### Question 4. What else can Development Services do to better support agriculture?

1	How can we get all agriculture contact information together to collectively organize?
2	Next time – Ag Tourism Definitions
3	The question of water. Water, lack of Ag vs. residential. Is there a water/environmental study included in the development of the plan?
4	-
5	Help find funding for new farmers i.e. low interest ag loans and/or grants.
6	Please look at the proposed overlay map again. There's quite a bit of land south of Nampa that you have deemed general ag and it is actual intensive ag. We put notes/dots signifying that at one of the meetings, but it hasn't been changed.

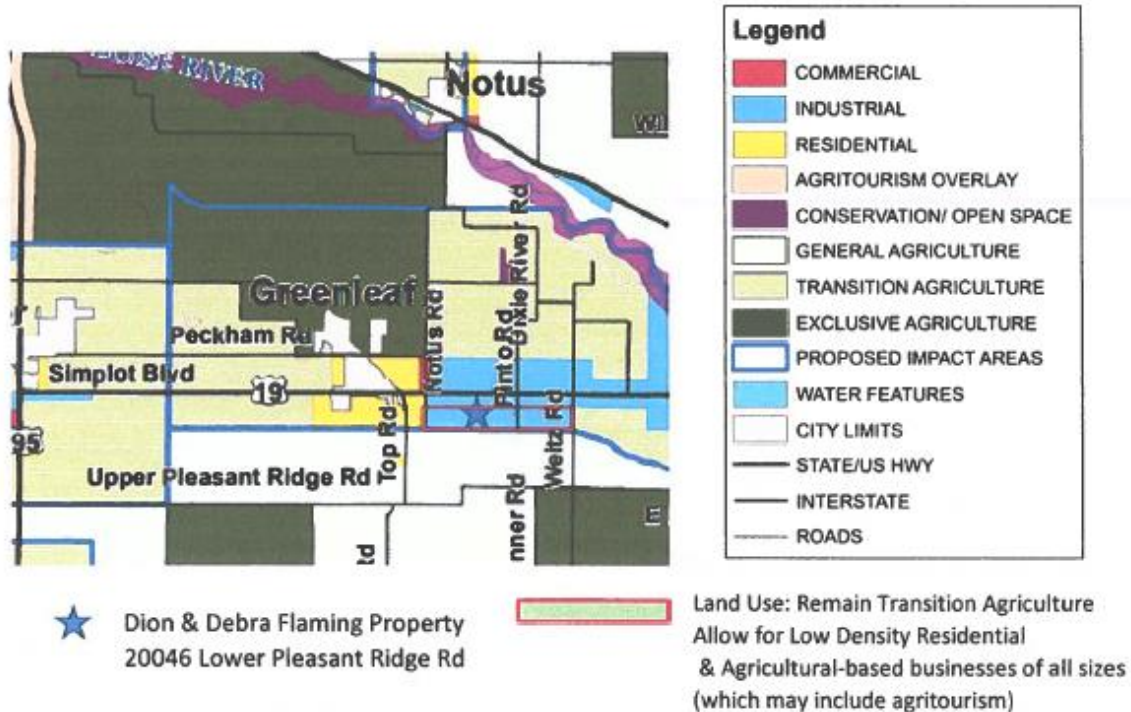


7	Make it publicly known that zoning is established to maintain consistency in the social structure and economy and that rezoning will be rare.
8	Continue to inform and meet.

# Letters Received

In the 2030 Comprehensive plan, in the section titled "Balanced growth strategy highlights" it states that "focus on maintaining Agricultural as the foundation of the lifestyle, heritage and economy with more Agricultural designations giving agriculture priority in operations, protections and options" is the goal. Our family owns property at 20046 Lower Pleasant Ridge Rd in Canyon County and the property is zoned agriculture. The map of the area where we live from the 2030 Comprehensive plan land use proposal has changed the land use in our area to "Industrial". In our opinion and that of our neighbors the corridor along Simplot Blvd or highway 19 is to capacity with industrial development and should not extend to Lower Pleasant Ridge Road. Remaining agriculture, allowing for agritourism or agriculturally based businesses with low density residential would be a better fit. Check out the photographs attached. They illustrate the lack of the care industrial businesses have for the aesthetics of our area. The goal of agricultural preservation is not compatible with goals of industry which the 2030 Comprehensive plan is establishing for our area in the future. We request that the 2030 committee reconsider the land use goal for the area along Lower Pleasant Ridge Road to the south of Simplot Blvd.

<b>3.05.00</b>	<b>Increase agricultural-based businesses.</b>			
3.05.01	Build Canyon County as the premier location for agricultural-based businesses of all sizes.	On-going	DSD	BOCC, PZ
3.05.02	Restrict business development in agricultural zones that is not directly related to agriculture.	On-going	DSD	BOCC, PZ
3.05.03	Allow shared facilities that support ag-business, such as co-ops, custom crush, ag-incubators, farmworker housing, and other facilities as identified.	On-going	DSD	BOCC, PZ
<b>4.05.00</b>	<b>Maintain agriculture as the principal land use in the County and ensure land use and planning decisions support a robust agricultural economy.</b>			



<b>4.09.00</b>	<b>Maintain and enhance the aesthetic beauty of the County.</b>			
4.09.01	Preserve and enhance the rural landscape as an important scenic feature of the County.	On-going	DSD	BOCC, PZ
4.09.01A	Establish design standards, including community-specific policies, to encourage visually attractive development and lessen the visual impact of existing non-conforming uses.	Very High	DSD	AO

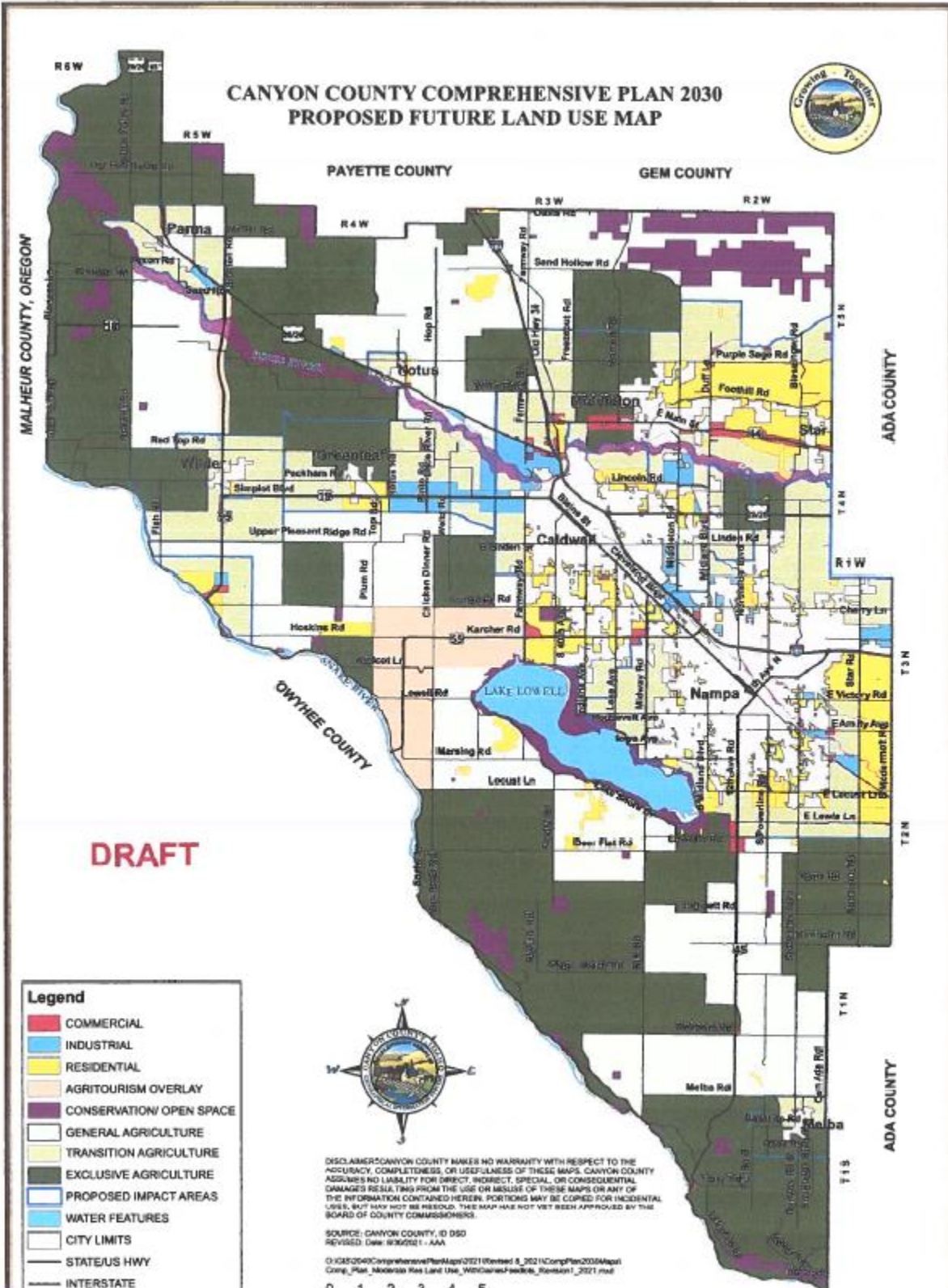


These photographs taken January 8<sup>th</sup>, 2022 illustrate how industrial parks are incompatible with the rural and residential properties in the area along Pinto Lane, south to Lower Pleasant Ridge Road. Industrial sites along Simplot Blvd. which were required to create a buffer do not provide an aesthetically pleasing barrier compatible with residential properties nor is it sufficiently maintained. Another business along Simplot Blvd. has hundreds of propane tanks lying exposed on their property. Does this raise any safety concerns?

Under Property Rights 1.01.07 "property owners shall be responsible for maintaining their property in the best possible condition as circumstances allow." Unfortunately, as these specific examples illustrate industrial businesses have been quite destructive to the agricultural landscape and have a negative impact on the residential properties in the area.

4.04.06A	Develop and adopt standards that require buffers between residential and industrial uses, residential and agricultural uses.	Very High	DSD	AO
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Furthermore, the responses and comments expressed a strong concern for continued development eating up farmland, the inability for infrastructure to keep up with the pace of development, and loss of quality of life.

In fact, residents most “cherished” aspect of where they lived was the Scenery, farms, mountains and rivers, followed by a slower pace of living, and a preference for country and small town living.

**This begs the question;** Should local government be more focused on funding and prioritizing agricultural preservation than processing and subsidizing new residential development? If so, what financial and organizational model? Other communities have passed agricultural preservation bonds, provided funds to purchase development rights through agricultural conservation easements, and other methods.



The common understanding is that farms are assets and many farmers must sell all or a portion of these assets at some point in order to retire or to continue to fund operations. Many farmers have a limited set of choices that depend on the location of the farm and the position of the farmer; sell or transfer among the family, sell to another farmer, or sell to a developer. Farmer's typically make the most money selling to a developer, but do they want to, especially if given another choice that equally pays?

The final survey question really showed that Farmers have a strong desire to see 100% of a farm remain intact and continue operations (72% cited this as an ideal scenario), overall, 100% felt that the development of a farm into a subdivision was not desirable at all (78% cited this as a worst-case scenario). Development of 25% of the land into housing and retention of 75% as farmland produced a 22% acceptable scenario, and 14% good scenario.

These results indicate it is time to develop more solutions to the philosophical dilemma farmers are faced with. Which is investing a lifetime of money and sweat equity into the productivity of the land only to see their investment produce a crop of homes, which is antithetical to their stewardship mentality.

In summary, the respondents provided a clear preference for farmland preservation and retention of Canyon Counties quality of life.

When farmers need to retire, they should be allowed to develop their property in such a way that will help the farm retain its rural character and provide financial opportunity. (For example, allowing a farmer to divide their property into 2-5 acres lots shifting much of the costs to the person who purchases the acreages not burdening them with the stress of rezoning, or expensive infrastructure costs as if they were a developer). Since a farmer would in most situations be able to continue living near what they develop they would be more sensitive to the desires and wishes of their neighbors. If they can subdivide their own property into acreages, this would lead to the development of hobby farms in instead of high-density housing projects or worse, industrial development. As it stands now...retiring farmers are treated worse than a developer by the county because they are bound by the restrictions placed on splitting agriculture land and the upfront costs of rezoning. If the land is deemed agriculture, it has restrictions and limitations placed on it for lot splits. There is a big difference between a 2-5 acre hobby farm and a development with high density housing. There is a big difference between a farmer who has lived in their community for decades and a developer. The way it is now, a farmer cannot split their land because it is under agricultural restrictions. The farmer must spend a great deal of time and money to split their land even for a family member. Because of the obstacles placed on them by the county, it is forcing retiring farmers to sell out to developers for residential subdivisions or industrial, and to move. When the agricultural land is rezoned residential or industrial, now it can be split! This creates a great deal of resentment to the remaining neighbors, and it causes distress in the retiring farmers life. Something must be done to support retiring farmers which will help them retain and develop their property in such a way that they and their family will benefit, and trust that a farmer who has lived in an area for decades would know best how to preserve the agricultural landscape, keeping developers out of rural communities.

Dion & Debra Flaming [flamingacres@gmail.com](mailto:flamingacres@gmail.com) ~~Redacted~~

Canyon County's opportunity to help preserve agriculture is over. The very best farm ground in Canyon and West Ada County has already been given approval and developed. Preserving agriculture now is an illusion.

To state that at 82 years of age you're still 21 and if you can just keep one part of you looking like you were at 21, you then are only fooling yourselves into believing what is not possible.

Anyone who has been in agriculture did so because of the love of working with the earth and the animals. They did so because America provided the opportunity for them to prove their ability and provide something of value for the people. We were not forced to be in this occupation.

If as I believe it is still honored, the Right to Farm is on the deeds in Canyon County. That insures we may actively farm if we so choose. If the economic return, for the horrendous amount of time, effort and dedication in this field of work is still there, the agriculture commitment in Canyon County will still continue to do what it has always done so well.

Nevertheless all the outside impositions that now surround agriculture were heard and approved. Those of us in agriculture apposed them at the time knowing they would put too much negative pressure on our businesses. Shouldn't it now be agreeable to let the farm owners benefit from their investment in something that conforms with the growth? Zoning them out of that possibility lends to potential legal issues.

Certainly it is heartbreaking to see the loss of the sustainable valuable industry that created this county, but you cannot be too disappointed in the industries that have been invited into the county to provide whatever it was you were looking to develop. Surely they will be able to offset the loss of the return agriculture once provided.

The funding business that developed the county cannot be expected to give up and commit their long term investments to those who joined afterwards because they long for open spaces that agriculture has provided.

There is one exception and that is this; the County Bureaucracy making the overreach, purchase the land for the people who are pressuring for the open space agriculture is now expected to provide. There cannot be a taking without considerable compensation.

A possibility is a day trip across Nevada that will satisfy ones desire to be able to breathe deeply and feel the open space that would not rob anyone of their right of ownership.

Marcella Stewart  
5459 Deer Flat Road  
Nampa, ID 83686



September 29, 2021

Dear Canyon County Planning and Zoning Officials and County Commissioners:

My name is Lorell Skogsberg, and I am the Large Seed Production Manager at HM Clause, Inc. in Nampa. I have lived in Idaho for 61+ years and have lived in the Treasure Valley for 51 of those years. The other 10 years I lived in the Magic Valley.

My bias is certainly for agriculture. I farmed for several years once I graduated the first time from college in 1980 and then have worked for Amalgamated Sugar Co. (5 Campaigns concurrent with farming), Asgrow Vegetable Seeds as a Production Representative and Sales Representative (14 years), J.R. Simplot Company as a Regional and National Seed Marketing Manager (5 years), Seminis/Monsanto as a Production manager (5 years) and now as a Production Manager for the HM Clause, Inc. company (11+ years). My entire career has been in agriculture.

My reason for attending this meeting and drafting this letter is in support of local agriculture and for the quality of life for our neighbors in the Canyon County. I have watched the last housing boom in the early 2,000s and how that affected agriculture and am concerned that we are headed down a similar path. During the last boom, developers or landholders would apply for home construction intentions to the County Planning and Zoning and if it was denied they would simply submit a Conditional Use Permit request to the County Commissioners and often they were approved, and houses began to appear in a random fashion through the valley. Fortunately, these have been reduced in recent years as constituents have complained and county leaders have seen the negative impact of these developments.

We are at a crux in the decision-making process where we can fashion our future. We must decide if we are going to be a mixed-use area with both agricultural production and controlled housing growth or if we are going to just allow this production area to diminish over the next few years.

To be concise and avoid being too verbose I will try to list my concerns in an outline/bullet format.

**Agricultural Concerns –**

- 1) We have a unique area in the Treasure Valley because of our low relative humidity and irrigation. It is an ideal area for a wide variety of crops and in particular seed crops.
- 2) As we transition to more homes and urban sprawl, we lose the economic spillover benefits that production agriculture provides.
- 3) We lose agricultural jobs and those jobs transition to service sector jobs.
- 4) It is more difficult to move farm equipment as traffic congestion increases.
- 5) It is more difficult to apply pesticides either by ground rig or by air as housing density increases.
- 6) I am concerned about how irrigation systems will be impacted as we have more water shares transition to subdivisions from farms.
- 7) As ag land surface area diminishes, so do our isolation options for crops that require physical isolation. This will force companies to move out of the valley to do productions.



- 8) Farming opportunities will be reduced if one producer or his or her family wants to continue farming and the neighbors sell out to housing.
- 9) Conditional Use Permits should not be an option to circumvent the land use planning and zoning strategies.

**Quality of Life Concerns –**

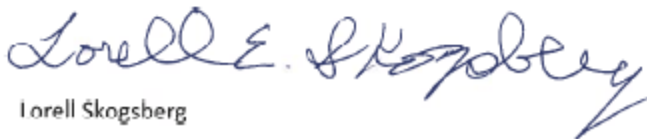
- 1) Increased population causes crowding in our schools and requires additional support services.
- 2) Home prices continue to increase due to competition.
- 3) Local wage earners can no longer afford to purchase a home.
- 4) Infrastructure has not changed to accommodate the increase in traffic.
- 5) Growth is not paying for itself.
- 6) Taxes may well increase for those who were here prior to the growth in order to allow city and county services to grow.
- 7) Surveys have shown that most people are not favoring allowing all the growth. Selfish perspective true enough but the only ones who are in support tend to be those who profit from the growth.

**Other Thoughts to Consider –**

- 1) To be anti-growth is not reasonable or logical. Growth is a sign of a healthy local economy. We just haven't been smart or strategic about it.
- 2) Why can't we preserve the agricultural land and do forward planning on non-irrigated lands.
- 3) Why can't we plan the infrastructure such as roads and utilities first and get ahead of the growth process.
- 4) If we draw a hard line on rural subdivisions, we will have a situation favoring one landowner over another with the same original land use designation.
- 5) I am supportive of a farmer earning as much as he can for his years of working the land and I am pro property rights, but that land was purchased at ag prices and it was zoned agricultural at the time of purchase.
- 6) Landowners do have the right and option to apply for rezoning for their land.

I wish we could have predicted such demand for growth years ago and done a more strategic, planned community approach but we should make the effort to revisit the county plan and see if there is anything that we can do to reduce the impact on agriculture. I am in agreement with the proposed plan and the Future Land Use Map – Overlay Version.

Sincerely,



Lorell Skogsberg

September 29, 2021

Kate Dahl  
Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, #140  
Caldwell, ID 83605

Dear Ms. Dahl,

We are contacting you concerning the City of Nampa Area of Impact Expansion Project. We need the city boundaries to stay where they are now and not be expanded south toward the current agricultural properties. To do so would jeopardize the farming operations around us and greatly diminish our quality of life.

We currently farm 800 acres south of Nampa, approximately 400 acres of which we own. We grow seed crops such as corn, onions, and carrots. We also grow wheat, beans, mint, and hay. We have a herd of 45 registered black angus cattle. Our family has been farming here on this ground for over 100 years. Five generations of Emmerts have worked this land and raised their families here.

Surrounding our farm there are also dairies, potato farmers, beet farmers, Allied Bean and Seed, and the Bowmont Beet Dump/Receiving Station. The beet dump averages 100 ten-wheeler trucks a day during beet harvest and can reach up to 200 trucks per day at times, according to the Amalgamated Sugar Company. After harvest the beets are transported by semi-trucks to the Nampa processing plant. Our roads are used to transport the crops we grow, the milk that is produced and run the equipment used for our agricultural operations. We are a rural agricultural community that has been here for generations.

Over the past 5 years, with the large influx of people moving into our area, there have been many changes to our community. We are finding it is more difficult to farm, there are increasing financial challenges, there are many safety issues affecting our farming operations and our families, and our quality of life has been greatly diminished. The Nampa Planning and Zoning proposals to extend city boundaries south of town and allow for more building and thus more people moving into our area and surrounding areas would exacerbate the problems we are already facing.

Traffic has already increased exponentially making it difficult to farm. On any given day we are on the road with tractors, trucks, and wide machinery such as ground hogs, discs, planters, smysers, cultivators and combines. The increase in traffic and peoples' growing lack of respect for agricultural practices have

made it increasingly difficult to maneuver machinery on the road, with people refusing to slow down and pull to the side to let machinery pass. They also are impatient and pass when there is oncoming traffic and expect our machinery to be able to stop to avoid a collision.

There has been an increasing lack of cooperation from new neighbors with no understanding of agricultural practices. They refuse to omit certain plants from their personal gardens during a year when we have crops needing isolation boundaries. In years past, our neighbors gladly cooperated with us, left out certain plants, and accepted our offer of free corn, for example, in exchange for isolation for that year. Because of the lack of cooperation of these new neighbors, we have experienced loss of isolation for seed crops such as corn. This diminishes crop rotation possibilities and thus prevents optimum land conservation practices. We need the protection of contiguous land to continue optimum farming operations.

We have also experienced a loss of services because of the increased amount of houses surrounding our farm properties. The company that sprays our fields from the air will no longer spray certain fields because of too many complaints from new neighbors. Thus, fields with crops that are too high to ground spray are left untreated for fungus or spiders and can have diminished production or complete failure to yield.

We are also experiencing an increase in theft, trespassing, and dumping of trash. People have stolen produce out of our fields, ridden their ATV's on our property--dusting our pollenating crops making it difficult for our bees to work, and dumped trash and old furniture on our farm lanes and by our fields (we then have to pay to take it to the landfill).

As land and property value greatly increase, so do our taxes on hundreds of acres. The increase in population has also driven the land value up so high, it is nearly impossible for existing farmers to acquire neighboring farm ground for an affordable price. This leads to more and more acres of agricultural land being sold for housing.

Also, there is a growing concern for the safety of our employees, our family members, our neighboring farmers and the members of our rural community. With increased traffic we have noticed an increase in speeding, illegal passing, running of the stop sign at Bowmont Road and Southside Blvd, and high-speed motorcycle racing. All of these actions jeopardize our safety on a daily basis.

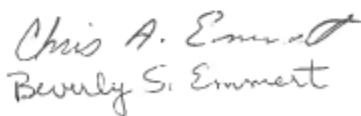
Our quality of life has diminished over the last 5 years as well. Classroom sizes for our kids have grown beyond ideal status. We stand in line everywhere we go-- at the bank, supply store, pharmacy, and at restaurants. Events we've attended all our lives here, now sell out (such as the Caldwell Night Rodeo, the Snake River Stampede). We can no longer draw to hunt in the places we've hunted for years

because there are too many people who've already taken the number of allotted tags. Instead of living in a small rural community where neighbors know each other, care about each other, and help each other...we have new neighbors from out of state who threaten to take us to court over a fence on our property, who display profanity in front of their house, who have no respect or regard for agriculture and the conservative rural life.

Growth is not good when it jeopardizes the livelihood and the quality of life for the people who have worked and lived here for years. We need you to stop providing for this growth. Stop building all the new houses and dwellings and stop allowing people to threaten the livelihood and operations of our rural community that has been here for well over one hundred years. Farms will not survive amidst congestion and traffic. We cannot co-exist. The very presence of more houses, more people, and more traffic inhibits agricultural operations. We do not want Nampa to become a metropolis. This growth has stolen our quality of life from us. It has jeopardized our livelihood and is pushing agriculture out of canyon county.

We are a vital part of the continual financial well-being of this county. Agricultural operations provide a large amount of revenue and taxes for the county. We also work with, supply, and patronize other large companies in the county who depend on agriculture as well: Crookham Seed Company, Amalgamated Sugar Company, Nunhems, Campbell Tractor, Simplot Growers, Valley Wide Agronomics, JR Simplot Company, Darigold, Sorrento Lactalis, etc. These companies support thousands of employees and contribute to the economic health of Canyon County. It's time to start taking drastic measures to preserve the rural Idaho life and protect canyon county agriculture. Agriculture is the economic foundation of our county and we cannot afford to lose it. Keep the city limit boundaries where they are.

Sincerely,



Chris A. Emmert  
Beverly S. Emmert  
7180 Bowmont Rd  
Nampa, ID 83686  
208-989-5091

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**BORTON - LAKEY**  
LAW AND POLICY

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141 E. CARLTON AVE., MERIDIAN, IDAHO 83642  
(208) 908-4415 (OFFICE) (208) 493-4610 (FAX)

October 15, 2021

Commissioner Keri Smith  
Commissioner Pam White  
Commissioner Leslie Van Beek  
Canyon County  
1115 Albany Street  
Caldwell, ID 83605

**Re: New Comprehensive Plan Update**

Dear Commissioners,

I am pleased to advise you that I represent the Snake River Building Contractors Association and its 68 Builder/Developer members and 150 associate subcontractor/supplier members, the Nampa Realtors Association and their 689 members, the Caldwell Board of Realtors and their approximately 200 members and the Idaho Realtors Association and its 13,250 members. These member businesses and individuals play a strong and important role in our County's economy. My clients consist of individuals and businesses that live, work, hire employees and operate in Canyon County. Many of their members also serve in various leadership capacities in our communities. Their businesses, families, employees and clients have an active interest and are directly impacted by land use decisions under the comprehensive plan for Canyon County. They have asked me to assist them and work with you and the other Canyon County officials and staff during the development and approval of a new Comprehensive Plan for Canyon County.

My clients and I are grateful for your service to Canyon County. We all have a great appreciation for Canyon County's heritage and history as well as its future; it is a blessing to live and work here. As Commissioners you are charged to direct the develop and ultimately approval of the Comprehensive Plan for the County. The County's recently released draft of a new comprehensive is very important to all of us. On a personal level it plays an important role in my client's lives and the success of their businesses. My clients strongly support the conservative principles of protecting the rights of individual property owners to use their land and a promoting the lightest touch of the hand of government in people's lives. They also understand the value in


encouraging preservation of prime farmland for continued agricultural use. For at least the past 20 plus years the county has done a pretty good job of protecting the rights of property owners, allowing development on non-viable farmland and encouraging preservation of prime ag ground.

As we move forward my clients have asked that I communicate their thoughts and concerns regarding some of the provisions and concepts in the draft comprehensive plan. We will not simply be recognizing the good and voicing concerns over the problematic aspects in the Plan but we intend to offer solutions and changes to the text and map that seek to maintain the correct balance of individual property rights and protection of viable farm land. I will be reaching out to you individually and to Development Services staff. I have been a part of multiple comprehensive plan updates over the years, and I have found that for the decision makers to be realistically engaged it requires multiple meetings at each decision making level. The current plan is still functioning well so there is no imminent or urgent need to approve the draft plan. In my experience the current proposed schedule for adoption of the draft plan does not provide enough time for those responsible for making the recommendation and decision on the draft to listen to input themselves and consider and adopt changes they would like to make to the draft prepared by staff. I hope that you as Commissioners will extend that schedule and allow more time for both the Planning and Zoning Commission and the County Commissioners to take input, dig into and prepare revisions to the proposed plan from staff before it is finalized.

As I mentioned I know we share common goals and perspectives. I look forward to visiting with you about our common goals and potential changes to the draft comprehensive plan. Thank you again for your service and I look forward to visiting with you.

Sincerely,

BORTON-LAKEY LAW AND POLICY

  
Todd M. Lakey

Cc: Steve Fultz, Director Canyon County Development Services

February 21, 2022

Canyon County Commissioners  
1115 Albany Street  
Caldwell, ID 83605

Canyon County Planning & Zoning Board  
111 N 11<sup>th</sup> Ave  
Caldwell, ID 83605

Canyon County Development Services Division  
111 N 11<sup>th</sup> Ave  
Caldwell, ID 83605

Dear Canyon County Commissioners, Canyon County Planning & Zoning Board, and Canyon County Development Services Division:

We greatly appreciate the efforts that Canyon County is putting into updating its Comprehensive Plan. The County was incredibly wise to survey its citizens and landowners on the future of farmland in the County. The results of the survey are very favorable to the continued protection of farmland in the County.

We also wanted to take this opportunity to share our concerns about some of the changes that have recently been proposed.

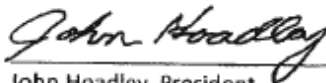
Suggesting that “non-prime” farmland be considered for rezoning is of great concern to Canyon County Agriculture. It is hard to define, and easy to misrepresent, “prime” and “non-prime” farmland. What is defined as “non-prime” farmland has been successfully farmed for generations. “Non-prime” farmland is ideal for crops such as wine grapes, orchards, pasture, root stock and certain seed crops.

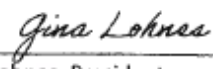
Rezoning “non-prime” farmland will fragment adjoining farmland and create compatibility issues for all landowners. It will also accelerate rezoning as it will be hard for the County to deny rezoning for landowners with adjoining “prime” farmland. Most importantly, we cannot farm between the cracks. We do support property rights for the rezone applicant, adjacent property owners, and for the overall good of the County.

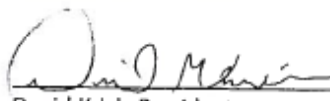
Agriculture has been the anchor of Canyon County for generations. It has seen the County and State through two world wars, one depression, numerous recessions, and one great recession. The County’s unique environment is a jewel to the world; yet it is under extreme duress.

Our market resilient, proven sustainable, and multi-billion-dollar Canyon County Agriculture industry cannot survive further fragmentation. Your significant efforts to better define the municipal areas of impact in this Comprehensive Plan update offer room for decades of development in balance with protecting our valuable agricultural economy.

Respectfully,

  
\_\_\_\_\_  
John Hoadley, President  
Coalition for Agriculture's Future

  
\_\_\_\_\_  
Gina Lohnes, President  
Idaho Eastern Oregon Seed Association

  
\_\_\_\_\_  
David Krick, President  
FARE Idaho

  
\_\_\_\_\_  
Crystal Potter, Chairman  
Idaho Grape & Wine Commission



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## YAMAMOTO

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February 21, 2022

Dear Public Servants and Fellow Stakeholders

I would like to share a few comments regarding the Comprehensive Plan update.

We appreciate Property Rights are recognized as the "fundamental basis of capitalist democracy" (Chapter 1, page 6).

We also recognize many in Canyon County are disturbed by the loss of farmland. The security of our food supply is dependent on the availability of farm land and water.

The difficulty as we see it, is that designating this area "exclusive agriculture" is not consistent with existing use and that such designation is a harm to my family's financial interest (Chapter 1, page 8). The area bounded by Upper Pleasant to the North, Wagner to the East, Homedale Rd to the South, and Chicken Dinner to the West is under a proposed designation of the most restrictive, "exclusive agriculture" (September 1, 2021 Draft). This roughly 4.6 square mile area already has approximately 130 residences. It includes several subdivisions, including Sunnydale on my western boundary running south from Lonkey, with 5 acre lots.

While I've had this farm since 1975 and it has been farmed continuously, given its close location to Caldwell, we expect similar development to what we have seen in the past. We see the "exclusive agriculture" designation as an effort to unfairly limit possible equivalent development. While we do agree that farm land is beneficial, we must be mindful that we live in a free market system, where land uses compete with one another.

Sincerely,



Paul Yamamoto

17266 Homedale Road

Caldwell ID 83607

February 21, 2022

Canyon County Commissioners  
 1115 Albany Street  
 Caldwell, ID 83605

Canyon County Planning & Zoning Board  
 111 N 11<sup>th</sup> Ave  
 Caldwell, ID 83605

Canyon County Development Services Division  
 111 N 11<sup>th</sup> Ave  
 Caldwell, ID 83605

**RECEIVED**

**MAR 03 2022**

**CANYON COUNTY  
 COMMISSIONERS**

Dear Canyon County Commissioners, Canyon County Planning & Zoning Board, and Canyon County Development Services Division:

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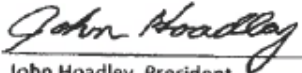
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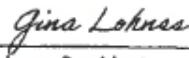
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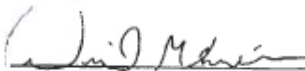
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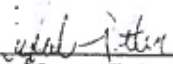
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John Hoadley, President  
Coalition for Agriculture's Future

  
\_\_\_\_\_  
Gina Lohnes, President  
Idaho Eastern Oregon Seed Association

  
\_\_\_\_\_  
David Krick, President  
FARE Idaho

  
\_\_\_\_\_  
Crystal Potter, Chairman  
Idaho Grape & Wine Commission

March 10, 2022

Canyon County Planning and Zoning Commission  
 1115 Albany Street  
 Caldwell ID 83605



RE: Comprehensive Plan 19372 Lower Pleasant Ridge Rd, Anderson property

Dear Commissioners:

On February 01, 2022, our neighbors held the required neighborhood meeting to discuss the proposed rezone at the above stated property. During that meeting we were advised that the Andersons are going to be applying for a rezone to M-1 light industrial if their property inquiry is not approved. The inquiry involves being allowed to divide the Andersons 50+/- acre property resulting in four (4) splits with natural boundaries.

We neighbors prefer a plan to allow the creation of agriculture/residential acreages. If the M-1 light industrial is approved as proposed, there are many uses that might not be compatible with the current neighborhood. In reading the draft 2030 Comprehensive Plan that is currently under review, there is a constant thread of wanting to preserve the agricultural environment in the county areas. M-1 light industrial in this area would not achieve that goal of country living.

As a neighborhood, we prefer that these property owners would be allowed to proceed with splitting their current land into acreages. We hope that our elected officials will continue to demonstrate accountability to their constituents by protecting both our interests and our farm land.

**The Pleasant Ridge Community**

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
Dale Conning	<i>Dale Conning</i>	19004 Lower Pleasant Ridge Caldwell 83607
VIVIAN FERKIN	<i>Vivian Ferkin</i>	19335 LOWER PLEASANT RIDGE
Ty Ferkin	<i>Ty Ferkin</i>	19335 L. Pleasant Ridge
Kayla Lemrick	<i>Kayla Lemrick</i>	19468 Majestic View Pl.
<del>Bobbi Jo Kir</del>	<i>Bobbi Jo Kir</i>	20149 Lower Pleasant Ridge
Cawni Childers	<i>Cawni Childers</i>	19548 Country View Ln.
Chuck Childers	<i>Chuck Childers</i>	19548 Country View Ln.

Comprehensive Plan 19372 Lower Pleasant Ridge Rd. Anderson Property

NAME	SIGNATURE	ADDRESS
Dan & Lonnie Bence	Dan Bence	19222 Upper Pleasant Ridge Rd Caldwell, ID 83607
Dr. James	Pat Warren	19476 Upper Pleasant Ridge Rd
JOHN WARREN	John Warren	19476 Upper Pleasant Ridge Rd.
Mike & Anita Johnston	Ant J Johnston	19735 Middle Rd Caldwell ID 83607
Sonya House	Sonya House	18472 Lower Pleasant Ridge Rd
Dave House	D House	18472 Lower Pleasant Ridge Rd
Kassi Chadwick	K Chadwick	18450 LOWER PLEASANT RIDGE
Dan Chadwick	Dan Chadwick	18450 Lower Pleasant Ridge
Tyler Slate	Tyler Slate	19627 Middle Rd
Megan Slate	Megan Slate	19627 Middle Rd
Suzanne Dixon	Suzanne Dixon	19163 Lower Pleasant Ridge Rd.
KIM DIXON	K Dixon	19163 LOWER PLEASANT RIDGE
Scott Arty	Scott Arty	20615 Lower Pleasant Ridge
Debbie Arty	Debbie Arty	20615 Lower Pleasant 83606
Lois Sells	Lois Sells	18950 Pride Ln. 83607
STEVE SELLS	Steve Sells	18950 PRIDE LN 83607
Theresa Johnson	Theresa Johnson	19921 Upper Pleasant Ridge 83607
MARK FERKIN	Mark Ferkin	19335 LOWER PLEASANT RIDGE 83607

March 10, 2022

Canyon County Planning and Zoning Commission  
 1115 Albany Street  
 Caldwell ID 83605

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As a neighborhood, we prefer that these property owners would be allowed to proceed with splitting their current land into acreages. We hope that our elected officials will continue to demonstrate accountability to their constituents by protecting both our interests and our farm land.

The Pleasant Ridge Community

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
James Lemrick		19468 Majestic View Pl. Caldwell, Id 83607



March 30, 2022

Canyon County Commissioners  
 1115 Albany Street  
 Caldwell, ID 83605

Canyon County Planning & Zoning Board  
 111 N 11<sup>th</sup> Ave  
 Caldwell, ID 83605

Canyon County Development Services Division  
 111 N 11<sup>th</sup> Ave  
 Caldwell, ID 83605

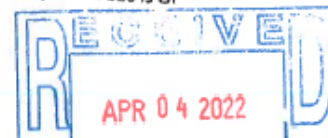
Dear Canyon County Board of Commissioners, Canyon County Planning & Zoning Board and Canyon County Development Services Division:

We appreciate the time and effort that Canyon County has put into redrafting the Comprehensive Plan to make the necessary changes to protect farmland in the County. As you know, the data from the 2020 DSD survey reveals that a strong majority of rural and urban citizens want farmland protected.

- 82% had a "strong preference for the preservation of Farmland"
- 75% of farmland owners wanted "more restrictive zoning regulations to preserve farmland and limit development".

The main purpose of this letter is to respond to a letter you recently received from the Snake River Valley Building Contractors Association dated March 14, 2022. Many points of that letter are inaccurate and mis-interpret the genuine concerns the agriculture industry has about the future of agriculture in Canyon County.

The letter suggests that the Comprehensive Plan should allow for rural residential uses outside the impact areas on "non-prime" or "less-viable" farm ground. Allowing the development of "non-prime" or "less-viable" farmland for rural residential uses outside the impact areas is of



great concern to Canyon County Agriculture. "Non-prime/less-viable" is difficult to define and is easy to misrepresent. What is currently interpreted as "non-prime" or "less-viable" farmland has actually been successfully farmed for generations and is ideal for crops such as wine grapes, orchards, pasture, root stock and seed crops.

Like other industries, agriculture has made great technological advances. A few include better irrigation practices, more resilient varieties to a changing environment and environmental stress (water, soil salinity, and fertility), precision farming and reduced labor intensity. What was once questionable farmland is now becoming more productive and sustainable. This trend is expected to continue.

The letter also states that "rural residential uses can reasonably co-exist with agricultural uses". That has not been our experience. Although Idaho is a right to farm state, we struggle to operate in a safe manner and conduct normal farming operations without negative impacts from traffic and neighborhood complaints. Farmers are seeing people trespassing by riding horses or walking their pets on private property, along canal or ditch banks, and picking produce out of their fields. The numerous complaints farmers have to deal with from dust, noise, hours of operation, lights, the transportation of equipment, and pesticide use is borderline harassment. We have attached a snippet of grower testimonials (exhibit A) for your review.

The 2020 DSD survey listed the farming challenges as:

- 1) Fragmentation – 67%
- 2) Traffic - 52%
- 3) Rising land and lease costs – 51%
- 4) Non-Farm neighbor conflicts – 49%

Allowing further development in farmland, no matter how small, will further fragment agriculture and accelerate our demise. It will also continue to accelerate land use incompatibility issues between farming operations and area residents. We cannot farm between the cracks of the pavement, and in our opinion the purpose of Zoning is to minimize land use incompatibility.

The letter also states that "the new proposed zoning changes greatly benefit the large operation farmers particularly the seed producers and minimizes the property rights of small farmers," and that these "large farm operations will continue to monopolize the low-cost farmland for themselves." These statements are false as small farmers and small plots of land are essential to agriculture. A few examples are test plots, foundation seed, stock seed, specialty, and organic crops. Small plots are becoming harder to find even though certain agriculture operations pay more per acre than the larger plots of land. We see the building of homes on these smaller plots of land as a big challenge for small and large agriculture producers.



There is also the issue of plots of land going through the development process that revert to weeds that naturally spread to neighboring fields and provide a haven for detrimental agricultural pests. This puts greater pressure on farmers who try and keep their fields clean of weeds, maintain ditch bank integrity, and control unwanted pests in order to realize their full production potential. Attached in Exhibit B we have included a few pictures for your review.

Without stronger zoning ordinances and considering the impacts to agriculture when considering rezoning requests, every plot of farmland will continue to be seen as a development opportunity. This is what is driving up the cost of farmland at an exponential rate and not allowing farmers (small and large) the opportunity to increase their operations or to even exist at all. Per the DSD survey, a vast majority of Canyon County citizens want "more restrictive zoning regulations".

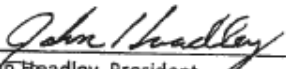
Here are some additional thoughts about development in Canyon County. Residential development provides a quick shot of short-term revenue. But dozens of studies across the nation, including Canyon County, have consistently shown that long term, residential taxes do not cover their costs of services. Farmland more than covers their costs of services and subsidizes residential developments.

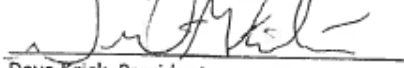
When we come down from our residential development adrenaline shot, and the out-of-county, out-of-state investors and developers have made their money and moved on to greener pastures, who is going to make up the tax shortfall? Will farmland and associated Ag industries still be viable to bear the load? Is long-term development truly "progress?"


We look forward to continuing to work with the County on improving upon the 2011 Comprehensive Plan. Changes are essential for the long-term benefit of the County. Per the DSD survey, it is also the will of a majority of the citizens of Canyon County.

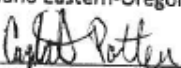
Thank you for your time and your service to Canyon County.

Respectfully,

  
 John Headley, President  
 Coalition for Agriculture's Future

  
 Dave Krick, President  
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 Crystal Potter, Chairman  
 Idaho Grape & Wine Commission

I own/farm approximately 420 acres in Canyon County. In regard to the development of the new Comprehensive Plan for Canyon County I favor a balanced approach with a healthy respect for the property rights of the owner of the land proposed for development. The County's current 2020 Comprehensive Plan strikes a good balance and does not need major changes in regard to land use. I do not support the proposed versions of the future land use map and potential text. These versions eliminate existing residential designations and seek to provide more restrictions on property rights. Not everyone wants to live in the city. The current draft is too restrictive and does not provide adequate protection of the landowner's ability to utilize non-prime farm ground for rural residential uses. This approach would result in significant changes in property values which amounts to government redistribution of wealth.


I am in support of the long accepted principle of allowing residential uses on ground that is not productive or profitable for agriculture. Most of the best farm ground is found near the cities. If the goal is to preserve the best farmland in Canyon County, then the effort should be to slow outward city development and have them promote higher density and redevelopment within their existing city limits. Landowners outside the cities and their impact areas should not be required to bear the highest burden of preserving farm ground when the best ground is being consumed by city growth. Please do not change our property rights in such a drastic manner by restricting our ability to utilize our unproductive or unprofitable land.

I strongly support developing disclaimers and disclosures to educate those who desire a rural lifestyle. These will help reduce conflicts and limit the credibility of the few that may complain about the natural impacts of living in rural Canyon County.

If I need or desire to sell or develop my unprofitable or marginal ground, I DO NOT want to lose that property right or have the value of that ground significantly diminished.

I can make the best decisions regarding the use of the land that I farm. I do not want to be told that it is viable farm ground because it may be able to grow a particular crop, be used for a vineyard or for dry land grazing especially by non-farmers or those not familiar with my land and my farming operations.

v/r,

  
J. CRAIG Kvamme  
4/3/2022

1026 W. Two Rivers Lane  
Eagle, ID 83616  
208-351-8667  
jckvamme@gmail.com

APRIL 4, 2022

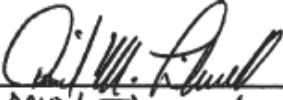
I own/farm approximately 35 acres in Canyon County. In regard to the development of the new Comprehensive Plan for Canyon County I favor a balanced approach with a healthy respect for the property rights of the owner of the land proposed for development. The County's current 2020 Comprehensive Plan strikes a good balance and does not need major changes in regard to land use. I do not support the proposed versions of the future land use map and potential text. These versions eliminate existing residential designations and seek to provide more restrictions on property rights. Not everyone wants to live in the city. The current draft is too restrictive and does not provide adequate protection of the landowner's ability to utilize non-prime farm ground for rural residential uses. This approach would result in significant changes in property values which amounts to government redistribution of wealth. *WAY TOO MUCH OF THAT ALREADY. NO MORE SOCIALISM!*

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 \_\_\_\_\_  
 DAVID TIDWELL / JRT LLC  
 3rd GENERATION FARM FAMILY

4-10, 2022

I own/farm approximately <sup>4470</sup> acres in Canyon County. In regard to the development of the new Comprehensive Plan for Canyon County I favor a balanced approach with a healthy respect for the property rights of the owner of the land proposed for development. The County's current 2020 Comprehensive Plan strikes a good balance and does not need major changes in regard to land use. I do not support the proposed versions of the future land use map and potential text. These versions eliminate existing residential designations and seek to provide more restrictions on property rights. Not everyone wants to live in the city. The current draft is too restrictive and does not provide adequate protection of the landowner's ability to utilize non-prime farm ground for rural residential uses. This approach would result in significant changes in property values which amounts to government redistribution of wealth.

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\_\_\_\_\_

April 13, 2022

I own/farm approximately 250 acres in Canyon County. In regard to the development of the new Comprehensive Plan for Canyon County I favor a balanced approach with a healthy respect for the property rights of the owner of the land proposed for development. The County's current 2020 Comprehensive Plan strikes a good balance and does not need major changes in regard to land use. I do not support the proposed versions of the future land use map and potential text. These versions eliminate existing residential designations and seek to provide more restrictions on property rights. Not everyone wants to live in the city. The current draft is too restrictive and does not provide adequate protection of the landowner's ability to utilize non-prime farm ground for rural residential uses. This approach would result in significant changes in property values which amounts to government redistribution of wealth.

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---

TOM BAXTER

4-15, 2022

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CLEON HOAGLAND

April 25, 2022

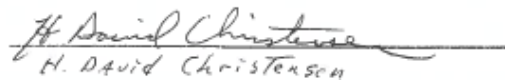
I own/farm approximately 2000 acres in Canyon County. In regard to the development of the new Comprehensive Plan for Canyon County I favor a balanced approach with a healthy respect for the property rights of the owner of the land proposed for development. The County's current 2020 Comprehensive Plan strikes a good balance and does not need major changes in regard to land use. I do not support the proposed versions of the future land use map and potential text. These versions eliminate existing residential designations and seek to provide more restrictions on property rights. Not everyone wants to live in the city. The current draft is too restrictive and does not provide adequate protection of the landowner's ability to utilize non-prime farm ground for rural residential uses. This approach would result in significant changes in property values which amounts to government redistribution of wealth.

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H. David Christensen

May 5, 2022

I own/farm approximately <sup>2000</sup> acres in Canyon County. In regard to the development of the new Comprehensive Plan for Canyon County I favor a balanced approach with a healthy respect for the property rights of the owner of the land proposed for development. The County's current 2020 Comprehensive Plan strikes a good balance and does not need major changes in regard to land use. I do not support the proposed versions of the future land use map and potential text. These versions eliminate existing residential designations and seek to provide more restrictions on property rights. Not everyone wants to live in the city. The current draft is too restrictive and does not provide adequate protection of the landowner's ability to utilize non-prime farm ground for rural residential uses. This approach would result in significant changes in property values which amounts to government redistribution of wealth.

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Brian Jemmitt T&S Farms, Inc.



\_\_\_\_\_ 2022

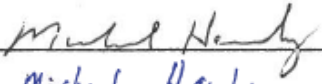
I own/farm approximately 700 acres in Canyon County. In regard to the development of the new Comprehensive Plan for Canyon County I favor a balanced approach with a healthy respect for the property rights of the owner of the land proposed for development. The County's current 2020 Comprehensive Plan strikes a good balance and does not need major changes in regard to land use. I do not support the proposed versions of the future land use map and potential text. These versions eliminate existing residential designations and seek to provide more restrictions on property rights. Not everyone wants to live in the city. The current draft is too restrictive and does not provide adequate protection of the landowner's ability to utilize non-prime farm ground for rural residential uses. This approach would result in significant changes in property values which amounts to government redistribution of wealth.

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\_\_\_\_\_  
Michael Henby

\_\_\_\_\_ 2022

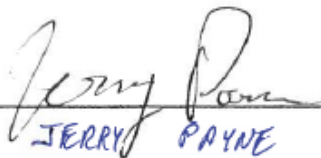
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\_\_\_\_\_  
JERRY PAYNE

5-17 2022

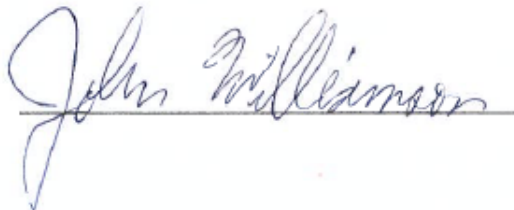
I own/farm approximately 550 acres in Canyon County. In regard to the development of the new Comprehensive Plan for Canyon County I favor a balanced approach with a healthy respect for the property rights of the owner of the land proposed for development. The County's current 2020 Comprehensive Plan strikes a good balance and does not need major changes in regard to land use. I do not support the proposed versions of the future land use map and potential text. These versions eliminate existing residential designations and seek to provide more restrictions on property rights. Not everyone wants to live in the city. The current draft is too restrictive and does not provide adequate protection of the landowner's ability to utilize non-prime farm ground for rural residential uses. This approach would result in significant changes in property values which amounts to government redistribution of wealth.

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John Williamson

Authenticity ID: 951DC08C-DBD5-EC11-B686-501A2596DF9D

05/13/22, 2022

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05/13/22

Thomas Wilke



05/14/22

Jenine Wilke

Macy /6 2022

I own/farm approximately 150 acres in Canyon County. In regard to the development of the new Comprehensive Plan for Canyon County I favor a balanced approach with a healthy respect for the property rights of the owner of the land proposed for development. The County's current 2020 Comprehensive Plan strikes a good balance and does not need major changes in regard to land use. I do not support the proposed versions of the future land use map and potential text. These versions eliminate existing residential designations and seek to provide more restrictions on property rights. Not everyone wants to live in the city. The current draft is too restrictive and does not provide adequate protection of the landowner's ability to utilize non-prime farm ground for rural residential uses. This approach would result in significant changes in property values which amounts to government redistribution of wealth.

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Joe Witz



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May 9, 2022

Chairman Robert Sturgill  
Planning and Zoning Commission  
111 N 11<sup>th</sup> Ave, Room 310  
Caldwell, ID 83605

Chairman Sturgill,

We are writing you concerning the upcoming workshop on May 23, 2022, to discuss the 2030 Comprehensive Plan Update.



We and many others have been working on this draft of the Comp Plan for a long time. We feel it is a good representation of Canyon County, including our agricultural area south of Nampa. We personally asked many people to come give their input at the meetings and workshops. We put up signs publicizing dates and times and went door to door trying to get people involved.

We are very concerned about the future of Canyon County. Our family has been farming here for over 100 years and we see the future of our farm and many farms around us in jeopardy. The congestion of people and traffic, and the lack of understanding of the importance of agriculture in Canyon County is disturbing and threatens our livelihood.

We would like your support of this Comp Plan draft. We feel it will be an effective tool to help people realize how important it is to protect Idaho rural land and the quality of life we and many others have known here for over a century.

Thank you for your consideration.

Sincerely,

Chris & Beverly Emmert  
7180 Bowmont Rd  
Nampa, ID 83686  
208-989-5091

May 16, 2022

Canyon County Commissioners  
1115 Albany Street  
Caldwell, ID 83605

Canyon County Planning & Zoning Board  
111 N 11<sup>th</sup> Ave  
Caldwell, ID 83605

Dear Canyon County Board of Commissioners and Canyon County Planning & Zoning Board:

The purpose of this letter is to voice support for the outstanding efforts that have been made with respect to drafting the new County Comprehensive Plan. It is my understanding this Plan will undergo a review process on May 23<sup>rd</sup> between the Board of County Commissioners and Planning & Zoning Board. As you know Agriculture is the backbone of our County and it must be supported for the viability of our future.

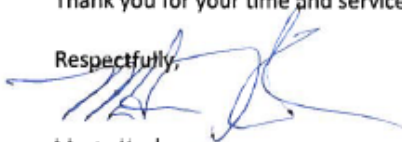
The unprecedented loss of farmland in the County is very alarming. Industries such as the seed industry, grape & wine industry and mint industry are losing opportunities to grow as a result of farmland being paved over at a rapid rate. As a result, I am genuinely concerned about the future of our agricultural industry in Canyon County.

Allowing further development in farmland, no matter how small, will further fragment agriculture and accelerate its demise. It will also expedite land use incompatibility issues between farming operations and area residents. Farmers already are witnessing people trespassing by riding horses or walking their pets onto private property, along canals or ditch banks, and picking produce out of their fields. They receive unnecessary confrontations from rural residents about dust, noise, hours of operation, lights, the transportation of equipment, and pesticide use.

Without a well-written Comprehensive Plan, stronger Zoning Ordinances and considering the impacts to agriculture when considering rezone requests, every plot of farmland will continue to be seen as a development opportunity. It's time to put a halt to the loss of our precious farmland and to do what is right by preserving this land and our agriculture industry.

Thank you for your time and service to Canyon County.

Respectfully,



Marty Koch  
19870 Middle Road  
Caldwell, ID 83607

May 16, 2022

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1115 Albany Street  
Caldwell, ID 83605

Canyon County Planning & Zoning Board  
111 N 11<sup>th</sup> Ave  
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Respectfully,



Cameron & Melanie Combs  
209 E Pat Lane  
Caldwell, ID 83607





5/17/2022

Canyon County Commissioners  
115 Albany Street  
Caldwell, ID 83605

Canyon County Planning & Zoning Board  
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Thank you for your time and service to Canyon County.

Respectfully,

Makayla Aberasturi



# Email and Website Comments

A total of 55 email/website form responses were received through 2020 and 2022. The themes of the results are summarized below:

There is an urgency to protect farmland and educate the public. More open spaces and parks are desirable. Create buffers between industrial and residential areas. Development should pay its way through impact fees. Growth should be slowed, and their needs to be a focus on infrastructure improvements. Water is of great concern, and that water protection is necessary.

Comments are shown below:

#	Emailed/Website Form Comments
1	<p>Date Received: 1.17.2020</p> <p>You ask me what's important, to me it's protecting the seed production and premier farm ground in the treasure valley that is being concreted and paved over without any understand of the long term impact. Education is key to help folks who are making these decision understanding of how important our seed production and farms are to not only the treasure valley but its impact to the world.</p> <p>I am an Idaho Native born and raised here in Caldwell, I grew up working on the family farm, graduate from Caldwell Senior High in 1987. I have worked in the seed industry for 30 yrs. My great grandfather, grandfather and father, have been farming since the late 1890`s in fact my father still lives below the Caldwell damn at the end of Hoadley road.</p> <p>When I watch the news or read the paper all we see and hear is how Boise made another list, but whats concerning to me is no matter how many emails I send to the local news channel's not one will even consider the story, as of to date the only one that recently published the story was Scott McIntosh with the Idaho Statesman. It seems everyone is more concerned around more houses, more businesses more taxes, so they can grow their cities or leave a legacy, however no are considering the impact some of these decision that are being made, which is very alarming. I recently decided to get involved to try to start a conversation with the Treasury Valley Land trust of the treasurer Valley in hope's I could find someone who understands and has the horse power to get this issue out in front of a larger audience, there is also a coalition of a few seed company's in the valley that is being lead by Roger Batt and George Crookham. You see when it comes to seed production, the treasure Valley has all the right ingredients, Farmers, climate, soil, seeds and most of all water, you see you can't make a cake without everything that's needed, our farmers are what I refer to has specialist, just like a doctor in his field, there are only so many specialist in farming. I hope this brings some light to the conversation and conservation of our valley, before it's to late.....</p> <p>Sincerely John Hoadley American Seedsman</p>
2	<p>Date Received: 2.10.2020</p> <p>I live in Parma. We can still see the stars at night. Light pollution is a huge concern for me.</p> <p>Infrastructure. There needs to be an easily accessed beltline around our community. It is getting difficult to get out on 95 and it is only going to get worse.</p> <p>Density. Do we really need to pack people in subdivisions like sardines? Seriously. We need the green spaces in our communities. That is how water gets down to the aquafor.</p> <p>Of course farmland. I like to eat. And Farm to Market is what keeps people alive.</p> <p>I am a truck driver. Many politicians think a way to supplement projects is by assessing fees against our industry. Let me give you a little heads up. We charge Idaho some of the lowest freight rates in the nation. That is our competitive edge. But we seriously will and will have adjust our rates to accommodate any losses laid on us due to short minded politicians not looking anywhere but down</p>

their noses. We are some of the most dedicated hard working, under appreciated people in this country. Right up with the farmers.

I love my little community. More than half of us here are either truck drivers or related to truck drivers. This is the only reason I cannot be at the meeting. However, I do appreciate the chance to throw my 2 cents in.

Managed growth is not looking at what we need today, but we'll into the future. Adequate roads that trucks can navigate easily. I can dream. Synchronized signals...now I'm really dreaming. Slower traffic stay right. It is a law worth enforcing. Sorry, I was a milk hauler for years and I know that phone conversation is very important, but we all run on schedules, that is how the adult world works. I would rather be behind someone going 5 over than someone going 2 under any day. I think the way exit 28 is designed is good that lane goes from exit to exit and let's face it many of us get on the freeway to hop off at the next exit...it allows people ample time to merge without everyone slamming on their breaks. Suburban sprawl...Go up instead of out. No 2 story apartments or condos, go 4 stories up and the rest goes to green spaces.

Anyhow...if we are going to be surrounded by cities, insist they are built on the terms that satisfy the needs and pace of those of us already living here.

My ultra dream would be all new housing developments be built with solar panels so we don't tax our system and cause higher rates for those of us who have worked and want to retire. If the developers don't like the way we think...send them back to Boise...they have situated themselves by having family on the city council and county planning. Don't sell us out...

Taxes...don't raise my taxes to pay for projects that make these developers tons of money. My late husband worked for the city of Boise for years...There is a reason Beiter got the boot. He listened, but already had his mind made up...City Hall had a bad habit of putting on a show then absolutely ignoring the people who cared enough to show up. Yea. We're a bunch of simpletons and you are the know it all...bye-bye Beiter...he is an example...Anyhow. Thanks for taking the time and listening.

Sincerely,

Cindy Edmonds

3 Date Received 2.27.2020

I've lived in Canyon County for over 40 years now and love the county feel and wonderful people. Change is bound to happen but I'm sad to see so many of our good fields that produced crops turning into subdivisions. If we are going to put in subdivisions then use the sage brush lands where nothing is being grown. Limit how fast we grow also but not allowing so many subdivisions as once. With all of the new housing brings the need for new schools and road development. We can become a disaster quickly without more careful planning.

Leah Padilla

Elementary Librarian/Computer Tech.

Testing Administrator/Coordinator

Maxine Johnson Elementary

4 Date Received 9.19.2021

Thank you for the opportunity to review the draft Comprehensive Plan for Canyon County. I support much of what is in the plan, but think some policies could be more direct, particularly in the interest of preserving agriculture, providing open space and affordable housing, and promoting a high quality of life. I suggest the county consider several ordinances to meet the stated goals: 1) an ordinance that directly protects floodplains along the Boise River and major tributaries, such as Indian Creek, from development, 2) an ordinance to prohibits HOAs from requiring water-thirsty landscaping and that promotes drought-tolerant landscaping, 3) an ordinance that directly protects prime farmland from development, and 4) an ordinance that limits or prohibits single-family only zoning.

Canyon County needs more large parks with mostly natural landscapes that provide wildlife and pollinator habitat, more opportunities for non-motorized recreation, and an appreciation of desert ecosystems. However, providing more large parks is difficult since so much of Canyon County is privately owned. A partial solution may be conservation easements that provide public access such as those used in the Boise foothills. Agricultural Transition Lands may provide such opportunities, with residential development not allowed within the Agricultural Transition zone.

I recommend promoting more mixed use developments that combine different types of housing with small business/shopping to promote walkable neighborhoods. I hope that the County will also be more aggressive about providing alternative transportation routes, such as bike lanes and walking paths, and significantly better bus service than outlined in the maps. I did not see any clear provision for light rail or street cars as alternatives for connecting the communities in the county. While the county population may not make light rail or streetcars economically viable at present, not designating routes now will simply make such inevitable provision in the future far more expensive. Given the lack of legal protection for farmland, the communities of Ada County and Canyon County will grow together, creating a vast metropolitan area that stretches from Boise to the Oregon border, and at the current rate of growth, this merging will happen sooner rather than later. Light rail and streetcars will become essential to manage traffic congestion since there is not a feasible bypass route for I-84.

Landowners should be required to aggressively treat invasive plants and noxious weeds or else existing ordinances requiring treatment should be enforced. Nearly all the canals and drains and too many streams are dominated by poison hemlock, annual kochia, and puncturevine (aka goatheads). Purple loosestrife, phragmites, and reed canary grass increasingly dominate around ponds and wetlands. Russian olive, Bradford pear, silver maple, and false indigo are taking over riparian areas at the expense of the native black cottonwood and willows. Whitetop is widespread and both Jubilee Park and Celebration Park suffer from extensive presence of annual grasses such as cheatgrass and medusa head. In many cases, we cannot eliminate these plants, but we can control them. Merely applying herbicides is not sufficient either as desirable species need to be planted to fill the growing space. Please ensure that mining operations post adequate reclamation bonds. Many studies have shown that nearly all reclamation bonds are inadequate by at least an order of magnitude, making it cheaper for mining companies to forfeit their bonds and walk away instead of reclaiming the land. Are stormwater systems separate from wastewater systems? I see extensive use of bioswales for stormwater runoff in new developments. Is it possible to add them to older developments as well?

5 Date Received: 9.21.2021

Please preserve farmland and when developing, demand for mixed use. We are losing valuable agriculture land to single family subdivisions. Require for all development to provide sidewalks, bike lanes, and multi-use pathways in accordance with multi-modal master plans. Help make it easier to develop pathways along irrigation canals and other waterways to make active transportation connections better. Build more roundabouts instead of 4-way stops and traffic lights. Provide more opportunities to cross roads with HAWK's and RRFB's to connect homes to schools, grocery stores, and shopping areas. Provide more greenspace through parks and land conservation. Provide a county composting program to reduce landfill waste and to provide residents and the parks services compost and mulch. Improve air quality and clean up our water. Protect water ways from agriculture and cattle runoff and waste. Build solar and wind power and transition away from coal and natural gas power.

6 Date Received: 9.21.2021

In accordance with section 5.01.01 (Protect and enhance waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources), please incorporate the strictest possible guidelines for environmental safety on agricultural establishments, especially dairies. Currently, their run-off pollutes the air (stench) and groundwater (pollutants) for miles around. Their demand on the aquifer to supply

drinking water to thousands of head of cattle housed in a small space plus water their hay/silage fields is astronomical compared even to high-density residential developments.

Priority should be given to agricultural growers who produce crops for direct human consumption (vegetables, fruits, grains), and organic growers should receive extra incentives as their environmental impact is much less than conventional growers. Please also consider ordinances that prohibit HOAs from requiring lawns and, instead, incentivize native xeriscaping, minimizing the negative impact on the water table/aquifers.

7 Date Received: 9.21.2021

Just wanted to share our thoughts on community planning. My husband and I always say it would be nice if the new homes being built had a minimum of ½ acre, if not an acre, to keep that country feel, especially in Nampa. Maybe even an outbuilding or little barn could be part of the design – “modern farmhouse”. It’s so hard finding homes with land anymore. Also important to maintain agricultural land and the farm history/feel of our area. Green space and low-profile buildings for that “open” feeling should be incorporated as well. We, as did so many others, moved here to get away from the big city feel. Let’s keep our area “quaint”, wholesome and family-oriented with some local history thrown in!

Sue and Steve Morris, Meridian, ID

8 Date Received: 9.21.2021

Thank you for the opportunity to visit with our planners and see the work that has been accomplished. The Traveling Roadshow is a great opportunity to try and digest that work. I plan on visiting another location in the coming weeks, there was a lot to understand. I thought it may be nice and helpful if you would note the differences from the 2020 plan. I completely agree with the Survey Feedback on the Highlight handout but I’d like to note that projected population increases can be throttled with a lack of housing. Please consider and include State Water Resources. Water is and will be an impossible hurdle to overcome. While speaking of water the inclusion of almonds as a commercial Idaho crop is a mistake because of their immense thirst.

Again thank you and respectfully, Dennis O’Sullivan

9 Date Received: 9.22.2021

Overall I highly commend the concerted effort to preserve Canyon County’s agricultural heritage as embodied in the proposed 2030 Comprehensive Plan. I would like more information about the residential area (yellow) designated between Marsing and Locust Roads on the proposed map. Please send a more detailed description of the street boundaries or a more detailed map, if possible. Why is this particular prime farmland marked for residential development, and would it be restricted to Rural Residential (RR) zoning? Thanks, Jon Minkoff

10 Date Received: 9.23.2021

I am concerned that large-scale subdivisions in the unincorporated area will have a negative impact on the groundwater supply for existing residences. I strongly support policy 4.05.01C (“Review all development proposals to determine the impacts it will have to surface and groundwater quantity and quality.”) and urge Canyon County to actively implement and enforce this policy. Thank you!

11 Date Received: 9.27.2021

Thank you for providing information on the next Plan update. We are especially happy about all the “exclusive agriculture” areas! Agricultural land needs to be preserved as much as possible and we are happy the county Draft has that vision as well. We live in Sandy Beach Estates (Wilder) down on the Snake River surrounded by agricultural land... we happen to love it... bugs, smells, dust and all. However, housing subdivisions and agricultural land do not usually cohabitate well together. While people “think” they want to live in agricultural areas, when the actual farming practices begin, they quickly realize it isn’t what they thought and usually complain making life miserable for the farmer.

The County needs agriculture! We do not want to have the county turn this lovely agricultural place into a sea of concrete, homes, stores, etc. The roads are completely overcrowded as it is and expanding roads is very expensive. Out-of-town developers have made a killing on buying up agricultural land at a high price, building homes and selling them at extremely high prices, causing our property taxes to sky rocket! This is not good for your residents!! Careful planning is critical. Urban sprawl makes for a very unpleasant place to live. Canyon County is a very special place and we urge you to expand agricultural land designations throughout the plan.

Thank you for considering our input!

Gail and David Delihant      Ruth & Randy Sobierjaski

12 Date Received: 9.29.2021

In looking at your draft map, as a long time resident of the Sunny Slope area we would like to see the Agri tourism area expanded to Riverside Road, through Apricot Lane to Malt to Marsing Road. This area includes several small wineries with more being planned for the future. The wine industry and region in Canyon County must be preserved for the huge economic value it provides to our County. It is the basis of our tourism and has grown every year since it was proposed. To allow more housing developments into this scenic area of Canyon County is not in the best interests of Canyon County's budding tourism. The wine industry along with the cider making, malt production for breweries, distilleries and small wineries is great for Agri tourism. Please plan carefully to protect the water availability and keep housing development away from this unique area of our County. Our wine country must be preserved and our right to farm.

Sincerely, Edward and Patti Anne Lodge

13 Date Received: 9.30.2021

I thought of more reasons why the Agri tourism area of Sunny Slope should be extended. Besides the small wineries that have been left out of that designation there is the Snake River Wine Area and trail that runs through the County and along Chicken Dinner Road. The area needs to include the farm ground on both sides of Chicken Dinner to Riverside. If we protect this important area we can be another Napa Valley economic area which protects this industry by promoting these Ag products, The fruit industry and small business ventures. As someone who has lived in the area I have seen developments take up precious ag ground. I am also in favor of tax legislation that gives farmers incentives to keep the land from becoming the miles of sub divisions and therefore steeling a precious long time Sunny Slope Fruit growing Area. Thank you for all the work you are doing. I worked on the 2020 plan and have tremendous changes to our farm centered Canyon County. I hope we do not let that happen further to our County.

Patti Anne Lodge

14 Date Received: 10.1.2021

I agree with the preservation of intensive and general agriculture land. The transition agriculture should be limited to small areas around the cities within the county. Please preserve our agricultural lands. They are important for our community to have locally produced foods. Growth should be in creating more density in already populated areas.

15 Date Received: 11.4.2021

First of all, my thanks for taking on the much needed task of updating our communities comprehensive plan. This is appreciated by your current citizens and is vital to our future generations. The comprehensive plan and the new zoning proposal zooms out and offers a cost effective solution to growth, ensures a stable economy, keeps an eye on taxes and the county's overhead. The County's work protects our property rights by outlining the responsibilities we have as property owners to our current citizens and the high cost of growth. It also ensures cost effective housing through planning for future citizens and the next generation of Idahoans. By designating an agricultural overlay, you are

protecting the backbone to our economy here in Canyon County and ensuring our community's vitality through housing bubbles and recessions. We know who we are in Canyon County. We are able to create an active and vibrant urban area and a scenic and productive agricultural zone – one does not have to be exclusive to the other. I agree with and support your work on the comprehensive plan and your rezoning work and I thank you for the three generations of family that preceded me, my generation (fourth) and the next generation of family here (fifth and sixth). Sincerely, Kris Crookham.

16 Date Received: 10.5.2021

I have property on Chicken Dinner Road and Ustick/Weitz. You guys are listening to a guy from New Jersey, not what is good for Canyon County residents. You also are taking away landowners rights in certain areas, like slivers of areas and making it impossible for residents to develop if they choose to. Your current stance on Ag ground, remember growth is coming, is here and will remain to grow, makes it impossible for the normal Canyon County resident who owns farm ground to do what they want to, instead you continually listen to so-called professionals who do not live here. You guys are creating where only a Corey Barton or Hubble homes can afford to purchase property to annex into the cities at a high price, thus creating first time homebuyer subdivisions for Caldwell City. One top of everything else you are now acting like the Government entities in California and Washington DC by stripping landowners of their rights and acting like it is for our own good. The truth of the matter is, families that own farms are diminishing leaving the farms to Corporations, again companies with cashflows. Small farm owners hang on and the only thing a farm is worth is the land. Now you are telling me I am going to be in an ag area, that lies in between Caldwell and Greenleaf, but it is OK to designate land for Tourist and wineries. I looked on you Ag counsel and of course a winery owner is on it. What is wrong with the current laws, that allows administrative splits and beyond that, a plat? Now we have to go further and pretend you are going to fend off growth. And of course where my property lies there is already 1/2 mile roads (something you require during development) make sense right? What is so special about the farm ground surrounded by transitional acreage for Greenleaf and Caldwell, Industrial acreage and then tourist acreage and its seems rational? I would like to set up a meeting, please let me know where and when and with who?

Bob Larison

17 Date Received: 10.18.2021

As rural and urban communities we have exceeded the point where getting bigger is no longer just questionable, but undesirable. It is past time for municipalities to demonstrate what they have to offer for the perpetuation and health of our environment. Look at the health of lands that are within our population centers. Municipalities need to assess their resources and improve within their jurisdiction what they can offer to the security of our environment. Fly over any town and look at the devastation and waste of the vacant areas. All of southwestern Idaho is one of the few environments in the world where conditions are favorable for the production of seeds. Urban and rural populations depend on this area as a food source. We have already learned we must protect it. What will it take to have the courage to safeguard this irreplaceable resource? Thank you for the opportunity to share my thoughts.

18 Date Received: 10.21.2021

World population will double in fifty years as will the need for food to feed the world. The answer if simple BUILD UP within existing city limits rather than outside as is typical with urban sprawl. Urban sprawl consumes more water filling swimming pools, flushing toilets, irrigating lawns, and washing cars than do farming and ranching. Rather, preserve farm and ranch lands with municipally funded permanent conservation easements. Urban sprawl increases taxes for everyone in the community as the totality of infrastructure is never fully funded by developer fees. Taxes are further increased, because the the cost of hiring needed additional fire, police, and civic employees are not covered by



developer fees. Again urban sprawl doesn't pay the cost of training additional doctors and nurses. Finally urban sprawl increases wealth for few while ignoring the common good of the community.

19 Date Received: 11.10.2021

Sunroc Corporation is very concerned with Residential use next to an existing Industrial use located at 10550 Highway 20/26. Our existing use will continued and is shown on the comprehensive plan as an Industrial use. our operation is 24/7, we are strategically located next to a rail spur and have deliveries at odd hours and are noise to load/unload. We have learned from many of these same scenarios in our past that this is a receipt for complaints and devaluing of neighborhoods. It would be wise to have a buffer to the north east and west that would allow for a commercial use that could soften the impact on our business and the future residential use. Please consider this in your planning.

20 Date Received: 11.19.2021

Thank you for all your work on this large, complex project. I am the Owner of 37 acres north of Ustick between CanAda and Dean lane. Parcel numbers are R34415012 and R34415013 held under Kimberland LLC. I am the 100% owner of this LLC. I request that those parcels be designated RESIDENTIAL in the Canyon County Comprehensive Plan 2032. Both parcels are designated High Density Residential in Nampa's Comprehensive plan. Therefore, it seems to be a consistent and logical change. Thank you for your consideration.

21 Date Received: 11.20.2021

Preserving the agricultural nature of Canyon County is absolutely critical to preserving the county's livability and unique character. In spite of rhetoric and past commitments, prime farmland continues to be lost at an alarming rate. According to your own statistics 10% has been lost in the last few years. These losses are irreplaceable. The comprehensive plan should make a greater use of exclusive agricultural use. The highest priority should be given to an ordinance preserving agricultural land. Most of all, the plan is useful to the extent that the county commissioners respect it and do not grant exceptions to friendly developers.

22 Date Received: 11.20.2021

I have contacted the City of Middleton and the Southwest District of the Idaho Transportation Department numerous times regarding the unsafe conditions that exist along Highway 44 from Middleton Road to the I-80 on and off ramps. The fact that the growth in Middleton has been excessive has brought every road emptying onto Highway 44 to maximum capacity. The fact that nothing to control traffic on this section of Highway 44 should be considered dangerous on a daily basis. You have several residential developments, Middleton High School, and Middle Schools needing access to Highway 44 in a safe manner. I have advocated for slower speeds, more safe turn out lanes and MOST IMPORTANTLY at least a stoplight between the I-80 Freeway and Middleton Road, if not more than one! At least a stop light should be installed at the intersection of Highway 44 and Hartley Road. This intersection not only has become more dangerous, when you consider you have the Forge School entering Highway 44 directly across from Hartley Road entering Highway 44, there is inadequate turn off lanes and the speed is too fast. It becomes dangerous to almost impossible to navigate safely. I BELIEVE THAT THIS INTERSECTION DEFINETELY DESERVES A STOP LIGHT PROVIDING SAFETY FOR ANYONE TRAVELING IN THIS AREA. PLEASE RECOGNIZE THE INCREASED AMOUNT OF TRAFFIC AND THAT THERE IS NO STOP LIGHT FROM MIDDLETON ROAD WEST TO THE FREEWAY. The traffic control situation in this area needs to be addressed and action taken before a horrible tragedy takes place.

23 Date Received: 1.12.2022

Thank you for sharing all this information. Our biggest concern is that a property owner at the end of our road is hoping to sell 200 acres and have it transitioned to residential so that he could sell to a developer. Everything that I have read talks about keeping agriculture areas where it is appropriate to preserve our way of life in Caldwell. However, hundreds of homes at the end of Channel rd seems to go

against that so I wanted to know your insight on that currently happening. Can you help me better understand my right as a property owner? Could Middleton annex my property into the city or would I need to apply for that?

24 Date Received: 2.7.2022

Please do not approve this. This is bad for our town. You will dry up all our water and I will sue you if I have to switch to City water. I bought this land in this city for farm land on a well. If you approve this you will only be lining your pocket book and not looking out for the people of the City that pay taxes and your income. The schools are packed. There is no more room for any more homes with children. The roads are packed and there is no more room on the roads for any more cars from these homes. You are destroying this city with all these homes. The smarter thing would have been to only allow 5 or more acres homes and turn this part of town into a high class town. This would have made your pocket books much more richer in the long run but no you are pushing these plans through without even thinking about the impact on the city and people that keep you employed. Shame on you for even thinking of this plan. VOTE NO ON THIS PLAN.

25 Date Received: 2.11.2022

With cost of living all around, there has to be mortorium on taking fertile farmland and converting this land into subdivisions. The cost of food commodities will go up due supply and demand. Once we develop that land there is no regressing. There are environmental studies that need to be done. Developers do not consider the consequences, just the line. Subdivisions require more water. Water that is a limited supply. Road that are built that need to maintained by property owners through taxes. Behind are left gridlocks in traffic that are unanticipated. Approval for future subdivisions need to be evaluated holistically. Folks cannot afford homes in Ada county and they are migrating to Canyon County for this reason. Canyon County budgets nor folks in the county can't either. We are becoming more municipality and less rural. Is this what we want, Seattlites, Portlandites or Los Angelesites for the sake of greed? What happened to the Potato Heads of Idaho?

Javier Reyes

26 Date Received: 2.11.2022

This is SO important! You might want to look at what they did in the Snoqualmie Valley, (about 20 miles east of Seattle in Washington state) to preserve farmland. They started preserving many, many decades ago, and it's thriving. It's lush and beautiful, with many Hmong farmers growing produce and flowers that are then sold at the Seattle Public Market and local farmer's markets, roadside, etc., as well as dairy farmers and grain crops. I cry when I see our farmland being destroyed for housing developments. We don't have enough water and other resources to support this extreme growth, and ag land should be priority #1, for obvious reasons. I'm so thankful that you are thoughtfully researching preserving our precious farmlands. Let's not turn this area into a city metropolis.

Laurie MacRae

27 Date Received: 2.12.2022

I won't be here on 2.23 meeting re growth and public input. However, I want to give my input on the issue of preserving farmland while there is still opportunity to do so.

#### **Short Background**

Moved to Boise in 1976. Became a Realtor in 1978. Moved to Texas in 1985. Returned to Boise in 1992 working for the (*city removed*) as Urban Forestry Coordinator for 5.5 yrs. (what changes I saw in urban sprawl, especially the City of Meridian!). Returned again in 2010 to buy in Middleton and Star. What enormous changes I saw and not particularly good ones. Became a Realtor once again in 2012. This will serve as a basis for what I've seen over 46 years, no small amount of time!

Now, to begin. My profession is also as a Certified Arborist for over 29 yrs. RM0465 is my ISA #. A tree proponent over many decades.

I believe you all know about tree windbreaks. What is a wind breaking tree?

A windbreak (shelterbelt) is a **planting usually made up of one or more rows of trees or shrubs planted in such a manner as to provide shelter from the wind and to protect soil from erosion**. They are commonly planted in hedgerows around the edges of fields on farms. From Google.



**Please** make changes in your zoning codes or when approving permits, and outright mandating existing farms and new agriculture based land and land owners to *plant tree hedgerows around existing farms, new farms and wherever this planting practice will:*

1. Reduce erosion, improve soil and water retention.
2. Reduce mosquitos and abatement costs.
3. Reduce fertilizer, toxins, chemicals w/tree root absorption.
4. Reduce winds, airborne dust/chemicals, improve air quality.
5. Improve shelter habitat for birds, small animals which eat insects, mice/rodents, etc.

This is a **short** list of the benefits of tree windbreaks. None of these have been incorporated in city and county ordinances/policies in spite of the many amazing results we would receive. States like, Kansas, Iowa, Nebraska, S. Dakota, N. Dakota where wind breaks have been used for centuries. Ask these states about their successes with windbreaks.

Existing farms can be given all sorts of incentives to plant trees. Treasure Valley wholesale tree growers will benefit from selling trees and planting more trees for future windbreaks. *This is such a win, win for REDUCTION of WIND in this valley!*

You have the power to do and ask this to come about. Now you have the timing. Now you may have the state resources to do this if there are monies from the pandemic that can be applied to this issue.

There may be EPA monies to help clean the air. I know there are climate abatement monies available. You have to look for it it doesn't come to your desk.

Now, in closing before I make this a book. The City of Star is also looking into, and may have made zoning changes, around parcels of land to keep the rural edges intact.

I'm happy to help in any way I can. I live in Star at the edge of Canyon County. Attached is a 2018 Treasure Valley Tree Selection Guide where I was the (*position removed*). The cities of Caldwell and Nampa were a part of the work. I believe some of you are familiar with this book. (In the next email). Please send this email to Elizabeth Allen, Planner as I could not find her email.

In closing, please consider adding tree windbreaks wherever you can. Take the opportunity of being FIRST to do it! In closing, please consider adding tree windbreaks wherever you can. Take the opportunity of being FIRST to do it!

Good luck.

Sincerely, mj

28 Date Received: 2.13.2022

I have several comments to make on the new growing together plan. MY name is Matt Christensen and I live at 8555 Stagecoach Rd. Melba, ID 83641. I own and rent land all over canyon county. I love to farm and hate to see my livelihood at stake because of the plan put in place. I farm approximately 750 acres in Canyon County. This area is the best place to grow seed crops in the entire world. The loamy soil of canyon county provides a perfect place to grow all kinds of crops including potatoes, onions,

wheat, beans, corn, mint, alfalfa and a whole host of other crops. I personally have been involved in most of these crops along with other vegetable seed crops. The influx of houses in our area has caused me to struggle to do my job and raise the crops I need to. When houses move in near my fields, it causes a whole bunch of problems. Aerial application of pesticides becomes impossible. Normally we use airplanes to spray. Those airplanes can no longer spray my fields because of the neighbors building next door. This causes a whole list of problems ranging from insect pressure, disease pressure and watering problems. I have seen crops destroyed by bugs because they cannot be sprayed in a timely manner. Alfalfa seed is a perfect example. The Lygus bug is a huge problem in alfalfa seed. In order to keep Lygus from destroying your crop, pesticides must be used to keep the population in check. Aerial application is very necessary because many times irrigation is happening at the time of a needed pesticide application. Many people may suggest to spray with a ground sprayer. That is impossible when the field is wet. Hence, aerial application is necessary. This is one example where my farm is being extremely hurt by all of the new housing developments. I will be farming myself for the next 30+ years and maybe my son after that. We hope to continue to farm in this area and protect ag land. It is so critical that we keep ag land exclusively ag land so we can continue to do our job. I feel that my job is in jeopardy because of the new plan put in place. Please consider my thoughts and concerns.

Thank you, Matt Christensen

29 Date Received: 2.12.2022

Dear Development Services Department,

I manage the following parcels in Canyon County for Bigfoot Farm LLC and P&C Farm LLC:  
28400010A0, 288040000 0, 28793010 0, 28396010 0

Not allowing farmers to develop their property is unconstitutional and flies in the face of property rights and property ownership in the state of Idaho. Not allowing such development is a taking. Moreover, transportation in Canyon County needs to have a vision and needs to start purchasing land before it is too late due to population growth. Waiting to purchase land today will only create more cost and taxes in the future. If you allegedly have 111,106 project new citizens more roads are going to be needed, especially in places where freeways and highways will be needed to transport all of the new residents. Please be proactive not the normal reactive!

Bryan Palfreyman

Palfreyman and Associates, PLLC

30 Date Received: 2.12.2022

PLEASE stop allowing the growth. We moved here because we enjoy the beauty of the state and all the agriculture. Now so many farms are selling and immediately after a subdivision goes in. You are allowing it to turn into something so different than it was. Now it seems to be about \$\$, not the happy, calm and easy going city it used to be. It's a place I regret moving to now.

31 Date Received: 2.14.2022

PLEASE PLEASE PLEASE - Stick to your guns on this ! We've lost so much farmland in Idaho already ! Caldwell is in line to be the BEST city in the valley but will only stay that way as long as we dont let it get over run with an out of control population influx. Indian Creek has brought us a beautiful year round downtown area. Too many apts - too much growth would destroy it before we can even truly enjoy the true potential. There is a perfect mix of Industrial and residential that would be tragically lost. Cuddo to our current planners and so grateful to be part of this city.

David and Erin Roe

32 Date Received: 2.14.2022

Our family is the owner of 119 acres of farmland at 16263 Ustick Road (Parcel 32600000 0) which we have owned since the 1950's. The property north of our property has been annexed into the City of Caldwell and the current boundary line for the City of Caldwell Area of Impact is on Ustick Road north of our

property. We are of the opinion that our property should be included in the City of Caldwell Area of Impact and that our property should be classified as "Transitional Agriculture" and the boundary line for the Area of Impact for the City of Caldwell should be moved to the south boundary of our property along Lonkey Lane. We believe that Transitional Agriculture is more aligned with the true nature of the property and what is occurring in the area.

33 Date Received: 2.15.2022

What is being done to ensure adequate water supply to support both household needs and irrigation water supplies for all valley projected growth??. We already have drought conditions and irrigation water shut off early in current subdivisions? Will the treasure valley soon need to require desert style landscaping and figure out how to cover cost to buy water supply from neighboring states? Wondering how household water/sewer and irrigation needs will be managed and provided for residents of Canyon County and throughout the Treasure Valley as growth continues throughout this comprehensive plan? How about traffic, schools, and other infrastructure? Cities in Canyon County are approving any and all developer requests for subdivision construction and have already approved thousands of new homes, with thousands more in planning. (Example is the Middleton area). Middleton City Counsel indicated in recent counsel meeting that State Law prevents them from denying development requests, due to potential for lawsuits against the city related to developers purchasing farmlands and developer/land owners have property ownership rights to do what they want with their land. City comprehensive plan and meeting comments indicate they plan to continue approving development and annexing as much adjacent land as possible. Given the Idaho drought conditions, existing HOA green lawn requirements, and huge increases in water demand due to extreme growth, how will agriculture even still be possible, let alone park environments, etc? Will we end up like Southern California and Nevada with water restrictions and rationing, without the benefit of tourism to offset costs to import additional water supply? There is no reason to believe this is going to get better, or resolved long term: [https://elkodaily.com/news/local/great-basin-water-co-seeks-lower-spring-creek-rates/article\\_d0732b63-7aa9-565d-a4a0-aaad94b25a2a.html#tracking-source=home-top-story](https://elkodaily.com/news/local/great-basin-water-co-seeks-lower-spring-creek-rates/article_d0732b63-7aa9-565d-a4a0-aaad94b25a2a.html#tracking-source=home-top-story)

34 Date Received: 2.22.2022

It has come to our attention that the County's proposed comp plan shows tax parcel 35620010 0, which consists of +/- 13.47 acres on the Southwest corner of Highway 30 and Highway 44 as proposed residential under the proposal. We have had great interest in development for the site over the last 2 years, including several nationally recognized companies, including a C-store as well as a Northwest based coffee chain. I would urge the planners to revisit this proposed zoning. Given the proximity to the freeway off ramp as well as a primary access to the ever-growing Middleton and Caldwell communities, we believe it's highest and best use lends itself to a commercial application on some level vs. residential. I would welcome the opportunity to discuss this request further, in person if need be. Otherwise, if staff could acknowledge receipt of this request as part of their public input, it would be greatly appreciated. Best, R

35 Date Received: 2.23.2022

The confusion that occurs with most planning and zoning maps such as the work on the current Comprehensive Plan has to do with the use of the word AG. You appear to be using the term AG to refer to Farm Ground, land that is used to produce agricultural products. That ground deserves some protection, however all ground outside of Residential. Commercial or Industrial was designated AG or Country. The 1979 land use plan, most likely, did not anticipate the cities, expansion into the farm ground surrounding cities. The private ground designated as AG in the county, not being used for farming, or in many cases, never has been used to produce crops, needs some new designation, especially when soils are not high quality, rocky, uneven ground, no irrigation water available. The county's attempt at Transfer of Development Rights (TDR) needs much work and a repository program

that will make sense for future land use and protect private property rights. The cities are suggesting City Impact Areas for receiving TDR transfers, however, one of the problems currently is the cities' lack of budgeting and planning to provide the required city services, the utilities necessary to expand their cities into the impact areas. Nampa is even asking for an expansion south of the lake. The developers should contribute to the additional costs but not the infrastructure to bring sewer and water systems to the impact areas they promised to provide. The other sections will be considered by Canyon County as we hope everyone will be able to work on the language together at a later day.

Thank you, David

36 Date Received: 2.23.2022

Thank you for the opportunity to give input as a property owner within the agricultural planning area. I am a third generation Idahoan and my wife and her parents native as well. My children are obviously native and they have little opportunity to purchase an acreage given the scarcity and cost of properties left to build on in our area. I would like to see property owner's right to have additional splits on agricultural land available on properties that have been split before 2004 to accommodate smaller acreage growth while maintaining agricultural use and opportunity for others to own a piece of property and enjoy its benefits privately. I realize folks within the city areas prefer seeing wide open agricultural land but they have no stake or investment in these properties and they provide no burden on them. The property owner's interest, although a much smaller percentage of the development interest survey as viewed at the open house for 2030 plan, should weigh in much heavier with decisions laid before those elected officials who I know would rile against any outside influence determining what would happen within the own private property rights. Please consider allowing the property owner's in agricultural land to split their properties further in the new comprehensive plan and zoning ordinances and put property owner interest on what happens to their own land in just and proper proportion. Thank you, Gary

37 Date Received: 2.23.2022

I grew up in Nampa on a farm and am so saddened to see what this beautiful valley has become (concrete, brick/mortar and rooftop's). I fully support this comprehensive plan and even wish it were more strict in saving agriculture land. I would actually like to see more agriculture land preserved than this plan covers. It's zoned agriculture for a reason. If it's zoned agriculture, it should stay agriculture. Otherwise, why have zoning? Our roads are terrible and can't handle all the growth. It takes twice as long to get around than it used to. It takes more water to supply all the development, houses, wells, golf courses, etc than it does to supply agriculture land. We will be facing more drought the more development continues. I believe we need to implement stiff impact fees to people moving in from out of state as well as the developers and builders to help with taxes, improve roads, police growth, fire growth, etc. It would also make them think twice about moving here or developing. It is too easy to move here, work from home and continue to make wages from California while living here. It is too easy on developers to buy agriculture land and throw up houses, etc on postage stamp size lots. I understand the need for some development but keep that in town, desert areas, etc. We have very fertile, prime soil here that is being destroyed. I currently work for a seed company and am a realtor, so I see both sides of the issue but stand on the side of agriculture preservation. Our valley was built on agriculture.

38 Date Received: 2.25.2022

To all Canyon County Comprehensive plan developers

Robert and Neva Knapp settled farm property on 17634 Weitz Rd. in the early 1940's and have continually farmed the land since. All the children and grand children of Robert and Neva Knapp were raised on the farm. My name is Kevin Lenz, I am the grandchild of Robert and Neva Knapp have been living on the farm at 17634 Weitz Rd. for my entire life of 47 yrs. I along with my wife Coni Lenz would

like to share a few comments regarding the Comprehensive Plan update. We also recognize many in Canyon County are disturbed by the loss of farmland. The security of our food supply is dependent on the availability of farm land and water. The difficulty as we see it, is that designating the family farm "exclusive agriculture" is not consistent with existing use in the nearby area and that such designation is a harm to the family's financial interest. The area bounded by Upper Pleasant to the North, Wagner to the East, Homedale Rd to the South, and Chicken Dinner to the West is under a proposed designation of the most restrictive, "exclusive agriculture". (September 1, 2021 Draft) This roughly 4.6 square mile area already has approximately 130 residences. It includes several subdivisions, including Sunnysdale, running south from Lonkey Ln, with 5 acre lots. The NE corner of the Sunnysdale sub is adjacent to the family farms Southeast corner. While the family farm has been farmed continuously since the 1940's, given its close location to Caldwell, we expect similar development to what we have seen in the past. We see the "exclusive agriculture" designation as an effort to unfairly limit possible equivalent development. While we do agree that farm land is beneficial, we must be mindful that we live in a free market system, where land uses compete with one another nor will this regulation have a significant impact on the landowner's economic interest?

Sincerely yours, Kevin Lenz

39 Date Received: 2.26.2022

We just realized that we just missed the last of the public input forums for the 2030 Comprehensive Plan. Since we are seniors we've been avoiding public meetings during this pandemic. So, although our input is just one subject, we hope it isn't too late. Anything that can be done to relieve the tied-up traffic conditions in Nampa would be greatly appreciated, and we would suggest the following:

1 - We really, really need a traffic signal at Hwy 45 and Locust - it is very, very scary to cross or turn onto the highway because of the fast speed of the Hwy 45 traffic. We also believe your interest in diverting Hwy 45 traffic away from downtown is on the right track. Another great need is a roundabout at Lake Lowell and Meridian. That intersection has the worst backed up traffic on all of Midland, especially in the afternoon on weekdays when schools let out. There is a problem with drivers pulling into crowded intersections at the tail end of green lights, thus clogging the intersection for other cars to pass during their light. We especially notice this at the West freeway exit onto Idaho Center Bl. Perhaps citation cameras being installed at key traffic signals like this one would not only deter the culprits but would also bring in revenue for the county. Thanks for listening - that's our 2 cents worth. We wish our very best to those of you who are responsible for creating the plan. Larry and Jill Hallows

40 Date Received: 3.4.2022

I am emailing you regarding the 2030 comprehensive plan. Looking at the proposed plan I see that the "Transition Agriculture" and "General Agriculture" line goes directly through the parcels off Allendale and Ustick. I would like to see the transition agriculture line go all of the way to Allendale Rd.

41 Date Received: 3.4.2022

I would like to support the concept of keeping large swaths of agricultural land in this county. Not 10 acre plots with a large home and some agricultural average attached. Canyon County is especially blessed with land that is productive. I would ask that the term Agri-tourism- be defined as including more agriculture than commercial property-any commercial endeavors reflecting the sale and promotion of products grown or developed on that land. Not "farm to table" type or promotion of generalized sales. Commercial development of any other type should be confined to the Highway 55 strip not throughout the agricultural area. The Snake river offers unique wildlife habitat- the numerous islands are owned and managed by the Deerflat wildlife area-providing needed protection of many species. Please consider habitat preservation as you make rules guiding development. Thank you for offering opportunities for your fellow Canyon County citizens to have input in this process. Mary Confer

42 Date Received: 3.28.2022

We attended your 02/01 Open House. It was a great opportunity to meet and talk with you. I picked up several comment sheets and am responding to the Agricultural Comment Sheet.

Agricultural Comment Sheet

We have lived on Lower Pleasant Ridge Rd for over 18 years. During that time, we have participated in several Planning and Zoning / Commissioner meetings regarding stopping M-1 / Light Industrial Zoning that would have been detrimental to the agricultural nature of our community. In 2014 Sixty four acres were purchased on Lower Pleasant by Pride Lane to build a “food processing” plant. Our neighborhood came together in force and did its due diligence. It became more and more obvious that this was a possible Ethanol Plant. Definitely not friendly or compatible with our agricultural community. In 2020 our community once again did its homework regarding 40 plus acres on the corner of Wietz and Lower Pleasant. The owners applied for M-1 Zoning to be able to put in a “small business” strip mall. They were proposing 10 to 15 small businesses on the property. One was a business that involved wood chipping. There was also a cabinet maker that wanted to put a building on the property with unknown number of employees. Once again, the agricultural community came together in force to keep agriculture in our area.

We now have another possible M-1 Zoning on the corner of Pinto and Lower Pleasant. Our community attended the required meeting and are now preparing to go to battle once more. There are several reasons our community fights so hard against these rezonings:

Agriculture and all that goes with it – Crop Dusting / Harvest Trucks / Tractor Movement

Water

Traffic on our TWO lane roads that puts our children and animals at risk

Excessive Lighting

Noise

The 2030 Comprehensive Plan has a portion of Lower Pleasant in the Blue Zone – M-1 Zoning. Our community gets M-1 Zoning on Simplot Blvd. It is an area that provides a railroad spur and easy access with Hwy 19 being five lanes. Things conducive to Light Industrial. Lower Pleasant Ridge Rd is a two-lane country road with farms, farm traffic and residences making it incompatible with the M-1 Zoning. As we read through the Policy and Goals of many of the comment sheets we saw a common thread – maintain agricultural lands for agricultural use. Goal – 11.01.00 Preserve and protect agricultural lands for long-term agricultural production from the encroachment of non-agricultural uses. However, when our community sees that Lower Pleasant Ridge Rd is included in the M-1 Zoning designation this just doesn't ring true. We have also seen the intrusion that M-1 does to a community in the way of Gayle Steel, which appears to our community as way past Light Industry. As we see more and more agricultural land being gobbled up by housing developments and light industry it seems the fight has just begun unless our planners can see the value in what the agricultural community brings to Canyon County. Our goal would be to remove Lower Pleasant Ridge Rd.as an M-1 Zoning area from the 2030 Comprehensive Plan and protect the agriculture land.

Vivian Ferkin

43 Date Received: 3.29.2022

I was just reading the comprehensive plan. It talks about agricultural preservation and wise zoning. When will you adhere to that? What I see every single day is farms being paved over by developments. We cannot replace farmland. If we don't have farms, we don't have food. We live in a desert---that means limited water that you're putting more and more people in with subdivisions being slapped together. Do not answer me with a form letter. I want real answers. I want real solutions. I want real agricultural protections. Thank you, Melinda Lane

44 Date Received: 4.10.2022



As a current resident of Canyon County I would strongly encourage you to consider infrastructure as a priority as our communities continue to grow. Change and growth is inevitable, however, proper planning can make this change easier and better for our future. We lack adequate roads, traffic controls, schools, designated commercial areas, and local governments. Unchecked growth will result in snarled traffic, congestion and turn our communities in the very same communities that many who have moved here were trying to leave. Personally, I'm more concerned about the threat of imminent domain being used to build future roads through my property and adversely affecting the lifestyle that I'm trying to develop when I purchased my land. We moved here from Arizona. At one point my home was in the middle of dairies and farmland. When developers started to move in, they had to follow the master plan that the city had developed. Developers had to contribute to infrastructure - not just the city. Now the city has planned for shopping, roads (an not just single lane roads) and planned for the future because they knew of the growth that was coming. Even though it is now developed out - Gilbert AZ (formerly Hay Capital of the US) is now home to large regional parks, wide, roads every mile with many arteries and byways to commute around the community. There is old town Gilbert which has been restored and developed into a cultural food hot spot, amazing shopping, high ranking schools, and a thriving community - all because they planned accordingly.

Rylan and Molly Chan

45 Date Received: 4.22.2022

Dear sirs/ma'am's

I live out of the North east corner of Canyon county. I heard about Middleton wanting to annex us. Of course they made no effort to contact me or my neighbors. I don't go into Middleton I don't get any benefits from Middleton. I'm on a well and septic. We can't afford a tax hike just because Middleton wants more money. We have no curbs or anything else from the city. We don't even have internet. Unless you go over air. Given the radical people in Washington causing EXTREME HARDSHIP on everyone I URGE you to vote this down. We're all mostly retired out here and in fixed incomes and a tax hike On top of everything else would cause me to move. The only thing we have from Middleton is a post office address.

Regards, Paul Guggenbuehl

46 Date Received: 4.25.2022

County County Board of Commissioners and Planning and Zoning Commission

I respectfully request the Canyon County Commisioners stop all new building and devolopment in the Middleton area and City. I purchased my home 10 years ago with the understanding it was a rual area, not part of the City of Middleton unchecked, unsafe, and dangerous building. This is all being done for the developers at the cost of county residence you are sworn to protect. The City of Middleton planning and zonning along with City Counsel are going unchecked handing out permits and changing zoning whenever it benifits them or the developer. I have seen and heard this on a number of occassions first hand. Middleton has tried in the past to force annexing of the residence on Hartley from Willis Road to Purple Sage to move the city limits to the north. This all has to STOP.

I want the county to do the following:

- the county to hold the current city Impact area to the original impact area on the North , ending at Galloway road .
- that Emmett road be the Western line for city of Middleton
- transitional zoning, making minimum zoning of AG -R1 and Ag-R-5 respectively

Additionally we are asking to halt all R-3 subdivision approvals out of city of impact until the following occur:

1. A non-biased water study to take place , with input from the residents as to who is doing the study. A Federal 2019 Hydrological study lists concerns about water already states there is a

problem to sustain the draw at that time. The current 'city of Middleton' survey says they have plenty of water, but the citizens are concerned about the bias involved with that study in favor of developers who will not be responsible for the long term damages done.

2. The city of Middleton meets all EPA investigation repair requirements prior to adding new sewer services to city of Middleton Sewage . 2016 Study showed we were out of compliance and we need to get into compliance by 2021 – this never happened.
3. Dangerous intersections onto Hwy44 get roundabout or lighted prior to adding additional subdivisions north of Hwy 44.

Also stop all building permits and development in the north end of the county to include Middleton area until a long term water solution is come to. Canyon County is turning into another Las Vegas Valley that is out of water forcing restrictions on residence due to no water in Lake Mead. All county residence are on wells. Who is going to pay the cost of digging new wells to find water. If we have no water this valley will turn into a large uninhabitable mess. NO WATER MEANS no farms, no food, no business, and a large increase in crime.

Chris Graham

47 Date Received: 4.26.2022

County Commissioners/ Planning and zoning Commission , I am writing you today in protest of the current direction you are taking our once small town community.

As we sit by the side lines and watch our farm land be swallowed up by a joint effort comprised of greedy developers and more than willing elected officials who can't control their lust for a massive tax base. Unfortunately what we are witnessing is the decision makers selling our small town to greedy developers. Let me remind you that these developers did NOT elect you to office ! The citizens of Middleton elected you !

STOP this insanity now ! Too many of the residents who were born and raised here are throwing their hands up and leaving! Your "NEW" tax base are not Idahoans ! They are something else,,, yes mostly good people who are fleeing the insanity in other states ! Do Not turn our community into another metropolis like the ones these people are fleeing from !!!

STOP the insanity NOW! Your current "Update Plan" to jam in 173 units on the corner of Purple Sage and Emmett rd. reflects this insanity !!! 61 acres to hold 173 units ?? We are not downtown Boise !!!!! What is next ??? Multi story apartments with underground parking ? YOU are screwing the residents that elected you for a larger tax base and budget ! Our quality of life should not have a price tag on it. I don't have to go into the inadequate road system ,, the out of compliance city sewer system , the unacceptable traffic that you and surrounding towns have created thus forcing very uncourtious drivers on us along with unacceptable wait times at ALL the intersections! I am requesting that you open your 4-28 meeting up to public comment ,, You owe the Middleton residents the opportunity to voice their concerns. Yes the developers can donate large amounts of money to your re election campaign,, but they can't vote you back in to office,,,,at least not legally.

We look forward to hearing from you ,,

Thank you, Jim Hoak

48 Date Received: 4.27.2022

I'm writing representing property owned by "the Boatman Family Trust" and concerns relative to that said property. Our property was purchased in 2011 and we moved here from Meridian to exit its dense population and hectic pace of life (much like the Southern CA. and the Greater Las Vegas Metro area.) We chose our location outside of Middleton just below Purple Sage based on the rural / transitional location for a relaxed slower pace of life.

That seems to be changing rapidly with multiple housing developments in process and more occurring with input from Middleton and the City's rapid annexation/expansion efforts including the rapid

disappearance of farmland to be replaced by housing development and the loss of a rural atmosphere. We do not wish to become like Southern California, the greater Las Vegas Metro area or the City of Meridian. We cannot have input and have no vote in the city's elections. We thus have no representation on development near or around us. We do not wish to become annexed and increase our financial tax liability

We rely totally on Canyon County and its governmental services and tax structure. Even in the County area, development occurs, and new housing is dependent on individual wells and septic tanks. For those of us already living here, the availability of well water and its quality is a vital and an ongoing concern. I know Middleton City officials have insisted there is plenty of water, but the County has not conducted an Independent non-biased Hydrological study. Apparently, the 2019 Federal Hydrological study lists concerns and stated there were draw problems at the time. Currently we are experiencing a drought which would have an effect on our aquifer and the amount of available well water, as would additional wells in new developments.

Considering this, and the 2030 Comprehensive Plan Update we would respectfully ask.:

- A non-biased Hydrological Study be completed before on going development can create a problem effecting everyone on wells.
- The county hold the City of Middleton Impact Zone to the original North boundary and to the original West Boundry.
- Transitional Zoning, making minimum zoning AG-R1 and Ag-R5 respectively.

Thank You for your time and consideration, Gerald and Robin Boatman

49 Date Received: 4.28.2022

My husband and I are concerned citizens of Canyon County. We live at 12140 Fieldstone Place, Middleton. There is a planning meeting scheduled this evening that citizens may attend; however, we may not make comments. It seems emails are the only way we may be heard; however, with the amount of money going into the new developments, I sincerely believe the money will drown out our voices. There are so many new developments planned which will affect us in several ways:

1. Infrastructure has not caught up to the current population, yet more developments are planned with no movement to upgrade infrastructure
  - Traffic
  - Schools
2. Well water can't help but be affected

We are asking for:

1. the county to hold the current city impact area to the original impact area on the North, ending at Galloway road
2. that Emmett Road be the Western line for the City of Middleton
3. transitional zoning, making minimum zoning of AG - R1 and AG - R5 respectively

Additionally we are asking to halt all R-3 subdivision approvals within the area until the following occur:

1. A non-biased water study to take place, with input from the residents as to who is doing the study. A Federal 2019 Hydrological study lists concerns about water already states there is a problem to sustain the draw at that time. The current 'city of Middleton' survey says they have plenty of water, but the citizens are concerned about the bias involved with that study in favor of developers who will not be responsible for the long term damages done.
2. The city of Middleton meets all EPA investigation repair requirements prior to adding new sewer services to city of Middleton Sewage. A 2016 Study shows we were out of compliance and we need to get into compliance by 2021 – this never happened.
3. Dangerous intersections onto Hwy 44 get roundabout or lighted prior to adding additional subdivisions north of Hwy 44

Please consider those who already live in the area and how unrestricted growth will affect us. Thank you for your consideration.

Stacie Allensworth

50 Date Received: 4.28.2022

Dear County Commissioners and Planning and Zoning,

I am in favor with slowing down the growth and preserving farmland as you have outlined in your 2030 draft. See your own MAP #2 <https://www.canyonco.org/wp-content/uploads/2021/09/Mapset.pdf> . The mission I believe is in alignment with the values and reason people have chosen Canyon county rather than moving to Ada County. As such, cities need to consider lands where impact to farm and food security and family values are not compromised. The real estate investors/developers (some of which have active roles in either county or city planning) need to stop this out of control growth for personal gain and recognize the wealth of family values, slower pace, and health impacts are values cherished by these communities.

Speaking more closely about Middleton: The General Agricultural areas outside of Middleton **are not** those areas where the city of Middleton should be developing according to your plan, yet they march forward. I have attached a preliminary plat map for the property in question along with overlays of Hartley Gulch. This development is pending , asking price was \$9.5 million, **in General Agriculture area**. The only way a developer would part with \$9.5 Million (or thereabouts) would be with evidence of density building allowed. Looking at your plan, I don't see the evidence. (see plat and overlay Canyon County PDF P&Z attached )

I bought my property in 2019 and a large part of my decision to purchase that property was based on the 2020 and 2030 preliminary comprehensive plans. I did my homework and now I feel that I am being harassed by the city and the developers for forced annexation within the next year. Since the purchase of our small 12 acre farm, Middleton has encroached, the city and the developers have recklessly platted 66 acres to the west of us, on the NE Side of Purple Sage and Emmet intersection to R3 , and have eyed the 88 acres abutting my property , which is pending and the owners have indicated that the developers intend to do R3. Speaking with developers and surveyors, we also understand they hope to annex this and increase perhaps to MU with 12 units per acre or higher. The current growth within the city has already caused hardship with traffic , schools, security (EMT access due to traffic) with only promises to fix these " after" the place is developed. This may very well may have significant long term negative impact on the property I purchased, with the understanding it was in General Ag designation, and would be moved to an Agriculture Transition area, in the future- NOT MU or R3.

Idaho is a right to farm state and in general ag your plan promotes " *provide areas for a variety of agricultural production, agriculturally related activities and businesses, low-density rural residential uses, and other uses that may be desirable and compatible in an agricultural setting. Residential uses must accept the impacts of standard farming practices and related industries.*" . **Being realistic, farming my cows, hay fields for our small family farm when abutted by Townhomes or high density neighbors is not a reality.** I am in General Agriculture area, according to your maps. We bought in Middleton because of the charm of the community and the family values, however the city of Middleton seems hell bent on changing zoning and use to appeal to the out of state big development investors who will take their money and then leave us with the mess and collateral damages created.

**We are asking for:**

- The county to hold the current city Impact area unchanged on the North , ending at Purple Sage.
- Ask county to help citizens have tools to enforce their comprehensive plan
- General agriculture around Middleton or other cities to remain General Agriculture

- Transitional zoning between high density and Agriculture, making minimum zoning of AG -R1 and Ag-R-5 respectively in transitional areas (eg:-not allowing R3 or denser to be placed adjacent to currently operating small or large farms in general AG areas already identified by your mapping.)
- Allow any and all areas of impact to be allowed to vote on CITY council and mayoral candidates. These are people who's livelihood and quality of life are being affected by cities and they have no recourse to vote out public officials because they are not technically in the city.
- Review ethic concerns about Middleton zone changes in December which were misrepresented and bad for the current culture of our community and are directly in opposition of your comprehensive planning.

**Additionally we are asking to halt all R-3 or more dense subdivision approvals out of city limits *until the following occur:***

- 1) A non-biased water study to take place , with input from the residents as to who is doing the study. A Federal 2019 Hydrological study lists concerns about water already states there is a problem to sustain the draw at that time. The current 'city of Middleton' survey says they have plenty of water, but the citizens are concerned about the bias involved with that study in favor of developers who will not be responsible for the long term damages done.
- 2) The city of Middleton meets all EPA investigation repair requirements prior to adding new sewer services to city of Middleton Sewage . 2016 Study showed we were out of compliance and we need to get into compliance by 2021 – this compliance never happened.
- 3) City of Middleton address traffic issues in our community before adding new stress to the road infrastructure.
- 4) Dangerous intersections onto Hwy44 get roundabout or lighted prior to adding additional subdivisions north of Hwy 44
- 5) City of Middleton has identified sites for new schools and put in a plan which includes building schools and accommodating the growth.
- 6) City of Middleton has identified sites for new emergency services and have put in a plan which includes building of fire/emergency departments and accommodating for new growth.
- 7) Security issues are addressed
- 8) Parks/Parks and Recreation sites are set aside and addressed.\*

Kindly, Theresa Denham

51 Date Received: 4.28.2022

Dear Canyon County Commissioners and Canyon County Planning and Zoning,

My wife and I purchased ~12 acres, north of Middleton, just north of Purple Sage Road, and we've built a nice home there. We have cows, horses, and so forth. We came here to escape the craziness of Oregon, and we love it. I've played softball with the church team, and we're plugged into so many things. It's a wonderful culture, and this is a wonderful town. For what it's worth (and I'll come back to this), when we built, we went through ALL of the necessary steps required by the county: the permits, making our driveway the necessary width, and so on and so forth. Think of it as "legal immigration" by way of analogy.

Since the purchase of our small 12 acre farm, Middleton has encroached, and the city and some developers have recklessly platted 66 acres to the west of us, on the N Side of Purple Sage and Emmet intersection to R3, and have eyed the 88 acres abutting my property, which is pending and the owners have indicated that they intend to do R3. Speaking with developers and surveyors, we also understand they hope to annex this and increase perhaps to MU with 12 units per acre or higher.

Idaho is a right to farm state, however farming my cows, hay fields for our small family farm when abutted by Townhomes or high density neighbors is not a reality. I am in PRIME AGRICULTURE AREA according to your maps. We bought in Middleton because of the charm of the community and the

family values, however the city of Middleton seems hell bent on changing these to appeal to the out of state big development investors who will take their money and then leave us with the mess and collateral damages created.

The current growth within the city has already caused hardship with traffic , schools, security (EMT access due to traffic) with only promises to fix these “ after” the place is developed. This may very well may have significant long term negative impact on the property I purchased, with the understanding it was in General Ag designation, and would be moved to an Agriculture Transition area, in the future- NOT MU or R3.

We moved to Idaho *because* of Idaho, not in spite of Idaho. We fell in love with the culture and the community that was peaceful, quiet, and had immense respect for itself. Idaho still has respect for decency, law, and order—and this is why we’re here. We’re being overrun, now, by people who have no respect for who we are as a culture and a people.

I’m writing you today because this precious culture is in peril. Middleton has been targeted by greedy developers and somehow aided from “the inside” by certain persons who are putting their pocketbooks ahead of community interests. It’s come to our attention that dubious back-door deals are being made, that zoning changes are being made with almost no transparency and certainly no adherence to proper procedures and/or community or environmental impact. Even more sickening is that these little ad-hoc dense subdivisions are popping up on areas that 2 years ago were agricultural and were NOT zoned in this manner. Think of all of this as “illegal immigration” and you have the correct picture.

How does this “illegal immigration” happen and what are the impacts?

First and foremost, it appears to be happening by “coloring outside the lines”. Several key individuals, in positions of authority, particularly in Middleton City Council, Middleton Planning and Zoning, and perhaps some people in key positions within the county are sidestepping their fiduciary responsibilities to make sure that planning and approvals are transparent—that they are wide open to the community for review and comment and that they are in accordance with the Canyon County Long Range Planning. To wit, it would appear that they are not within those guidelines. This can only happen if key individuals allow it to happen, if key individuals do not adhere to their fiduciary responsibilities to protect our county, our city, and importantly, our culture.

What is the impact? The list is long, but I’ll highlight the big items:

- The water table (aquifer) is at risk, meaning that in due time, if not checked, the water tables will drop, wells will go dry, and we’ll have a crisis (as a community), that no one really wants.
- The septic systems are already at maximum capacity. In fact, they should already have been improved but have not. Doubling the population will make this much worse, meaning that raw human sewage will enter our county soil, water table, and ultimately the Boise River, endangering our health and ecosystem. We simply cannot continue down this unsustainable path.
- Our traffic will get much, much worse. In fact, in the 2 years since we came here, the traffic seems to have tripled (at least), making traffic patterns worse, increasing the time it takes for parents to get their kids, drop off their kids, or for any of us to even simply go to a store or gas station. As the congestion worsens, emergency vehicles will be at risk to not save lives or prevent house fire damage, and so on.
- Crime WILL increase. The vision these developers have is to overrun our community and culture with an immense number of houses, including Section 8 and other houses, bringing in a massive influx of people, many of whom will engage in drug trafficking, narcotics use, and so on.

And what’s the overall big problem? Simply this: we don’t see the County sticking to the plan. We see the County being bullied by big money and big investors. They’ll come in, build 1000’s of houses with NO regard for quality of life, traffic patterns, the eco-system, schools, or anything else. They’ll take

their immense profits and then hit the next community and the next one, AND THEY'LL LEAVE THE REST OF US TO CLEAN UP THE MESS. I'm tempted to get T-shirts and wear them around Middleton:

"MIDDLETON FIRST! (We'll overrun the other communities later)"

And what's the solution? Simply this: SLOW THIS DOWN!! Growth has to happen, but it should stay inside the guidelines—it should not overwhelm and change the guidelines. You, the County Commissioners and P&Z have the power, the right, and the authority to stop this dead in its tracks, to hit the "pause" button, to slow this down. YOU can make this transparent and respectful. YOU can insist that a comprehensive plan is developed and adhered to, including widening roads (and bridges) BEFORE the communities are expanded and NOT as an afterthought. You have this power, and we're requesting that you use it.

More specific requests are these:

1. The County freeze the city impact zone, north of Purple sage, and remain with its original 2030 plan.
  2. Increase transparency by ensuring that impacted neighbors are made aware (via mailers and signs) of the zoning change requests and the meetings that are reviewing those requests.
  3. Not allow R3, north of Purple Sage—keeping this a transition zone.
  4. Freeze ANY and all annexation by Middleton without the expressed and orderly and transparent and public review process by Canyon County. More specifically, we're asking that Canyon County flat-out stop (freeze) "preliminary annexations", forced annexations, and so forth. It is inherently unfair (and probably per Idaho code illegal) for Middleton to annex us without our involvement or consent, since we have no voting representation within Middleton City council. Such activity constitutes a hostile and unwanted takeover.
  5. Review the past couple of years activities for the possibility of ethics violations by key individuals who have been aiding the developers (from the 'inside') and/or profiting from the developers, perhaps in the areas of real-estate commissions, land flipping, or any other questionable practices.
  6. A neutral, fair, and professional water study to take place to assess the real impact of this reckless growth against our aquifer(s).
  7. County and Middleton approval of the EPA required improvements to our septic treatment plant(s).
  8. A comprehensive street, road, and bridge widening (with supporting sidewalk and bike-lane structures), etc. BEFORE continuing to issue permits to subdivisions.
  9. All intersections on 44 to be improved BEFORE continuing to issue permits to subdivisions.
  10. A comprehensive plan that includes locations for more schools, more classrooms, more police and fire services, more or bigger medical centers. None of these should be an afterthought AND allowing more construction without these improvements puts lives at risk.
- 1) A non-biased water study to take place , with input from the residents as to who is doing the study. A Federal 2019 Hydrological study lists concerns about water already states there is a problem to sustain the draw at that time. The current 'city of Middleton' survey says they have plenty of water, but the citizens are concerned about the bias involved with that study in favor of developers who will not be responsible for the long term damages done.

According to Canyon county, the purpose of planning is to *ensure that Canyon County's excellent quality of life will continue*. County residents, business owners, and community organizations help shape the County's land use and open space pattern through the planning process. A well-planned community provides compatible land uses and transportation networks, public facilities, and parks. In addition, *a well planned community protects its environmental and heritage resources*. Planning helps to ensure that the Canyon County community continues to be attractive, safe, and prosperous.

We moved to Idaho and Middleton BECAUSE of their culture, not in spite of it. We are in immediate danger of being overrun by greedy developers and their inside people (the enablers who are rubber-stamping their activities). In the end, they take their money and leave, and they leave us with a mess. And worst of all, they endanger our culture itself, turning us into a Boise bedroom community with no heart and soul to itself.

Kind Regards, Martin Denham

52 Date Received: 4.28.2022

Dear County Commissioners and Planning and Zoning,

I am voicing as a citizen of this county that this community develops in a sustainable and responsible way with its citizens and the future generations in mind.

Slowing down growth and preserving farmland was promoted in the 2030 draft (<https://www.canyonco.org/wp.../uploads/2021/09/Mapset.pdf>).

The mission is in alignment with the values and reason people have chosen Canyon county rather than moving to Ada County. As such, cities need to consider lands where impact to farm and food security and family values are not compromised.

I recently began getting involved in the concerns with growth in our community after a development was approved directly behind my property in Middleton. Despite concerns of the development 1) creating more water problems in mine and our neighbors' yards and 2) safety concerns with historic knowledge of the canal giving way that will sit above the new development, it was passed by the City Council on 4/6/22. While approval was granted by the City Lawyer to delay the approval, in order to gather more information about the safety concerns, the development was approved anyways.

While growth is inevitable, there are ways to go about it in a way that is consistent with the values of our community. Prior to a development being approved it should be ensured that there are no major safety concerns, neighbors are not impacted in a negative way and it is done so responsibly with the community and environment/farmland in mind.

The current growth within the city has already caused hardship with traffic and schools. I have a 5 year old son and will soon be adopting a second child. The school administrators and teachers have done an excellent job of shielding our students from the challenges that they face with being "over-capacity," but they can only do this for so long. My hope is to stay living in this community and to contribute professionally to the city of Middleton, but I will ultimately do what is best for my family if construction continues to take place in a reckless and haphazard fashion without the welfare of its citizens and children in mind.

As a member of the Future Farmers of America (FFA) myself in high school I wanted an environment where my children could also be exposed to and involved in Agriculture. Idaho is a right to farm state and in general ag your plan promotes "*provide areas for a variety of agricultural production, agriculturally related activities and businesses, low-density rural residential uses, and other uses that may be desirable and compatible in an agricultural setting. Residential uses must accept the impacts of standard farming practices and related industries.*"

I am hoping that there will continue to be an agricultural emphasis in Middleton once my children are in high school, but given the rate of development I am unsure of what that will look like in 10-15 years.

**As a community we are asking for:**

- The county to hold the current city Impact area unchanged on the North , ending at Purple Sage.
- help citizens have tools to enforce their comprehensive plan or to be able to negotiate with developers so that it does not negatively impact their own property.
- General agriculture around Middleton or other cities to remain General Agriculture



- Transitional zoning between high density and Agriculture, making minimum zoning of AG -R1 and Ag-R-5 respectively in transitional areas (eg:-not allowing R3 or denser to be placed adjacent to currently operating small or large farms in general AG areas already identified by your mapping.)
- Allow any and all areas of impact to be allowed to vote on CITY council and mayoral candidates. These are people who's livelihood and quality of life are being affected by cities and they have no recourse to vote out public officials because they are not technically in the city.
- Review Ethic concerns about Middleton zone changes in December which were misrepresented and bad for the current culture of our community and are directly in opposition of your comprehensive planning.
- Consider having someone from Canyon County Review the most recent approved residential developments and whether these approvals are in line with your comprehensive planning.

**Additionally we are asking to halt all R-3 or more dense subdivision approvals out of city limits *until the following occur:***

- 1) A non-biased water study to take place , with input from the residents as to who is doing the study. A Federal 2019 Hydrological study lists concerns about water already states there is a problem to sustain the draw at that time. The current 'city of Middleton' survey says they have plenty of water, but the citizens are concerned about the bias involved with that study in favor of developers who will not be responsible for the long term damages done.
- 2) The city of Middleton meets all EPA investigation repair requirements prior to adding new sewer services to city of Middleton Sewage . 2016 Study showed we were out of compliance and we need to get into compliance by 2021 – this compliance never happened.
- 3) City of Middleton address traffic issues in our community before adding new stress to the road infrastructure. Consider a City Wide traffic study.
- 4) Dangerous intersections onto Hwy44 get roundabout or lighted prior to adding additional subdivisions north of Hwy 44
- 5) City of Middleton has identified sites for new schools and put in a plan which includes building schools and accommodating the growth. Our elementary schools are currently over-capacity and there is concern that the portables ordered will not accommodate all of the students.
- 6) City of Middleton has identified sites for new emergency services and has a plan which includes building of fire/emergency departments and accommodating for new growth.
- 7) Security issues are addressed

Kind Regards, Kylie Billingsley, PhD

53 Date Received: 4.28.2022

Dear County Commissioners and Planning and Zoning,

We are in favor of slowing down the growth and preserving farmland as you have outlined in your 2030 draft. See your own MAP #2 <https://www.canyonco.org/wp.../uploads/2021/09/Mapset.pdf> .

The mission is in alignment with the values and reasons most people have chosen Canyon county rather than moving to Ada County. As such, cities need to consider lands where impact to farm and family values are not compromised. The real estate investors/developers (some of which have active roles in either county or city planning) need to stop this out of control growth for personal gain and recognize the wealth of family values, slower pace, and health impacts are values cherished by these communities.

Speaking more closely about Middleton: The General Agricultural areas outside of Middleton are not those areas where the city of Middleton should be developing according to your plan, yet they march forward. We have lived in the Middleton area since 2008 and bought our current property North of Purple Sage and Cemetery in 2020. A large part of our decision to purchase that property was based on the 2020 and 2030 preliminary comprehensive plans. We purposely wanted to be out of the immediate

impact zone for a quieter, agricultural way of life. Since the purchase of our place Middleton has rapidly encroached. The city and the developers have recklessly platted 66 acres to the west of us, on the NE Side of Purple Sage and Emmet intersection to R3 along with several other R3 subdivisions in our immediate area. We also understand they hope to annex some areas and perhaps increase to MU with 12 units per acre or higher. The current growth within the city has already caused hardship with traffic , schools, security (EMT access due to traffic) with only promises to fix these “ after” the place is developed. This may very well have significant long term negative impact on the property I purchased, with the understanding it was in General Ag designation, and would be moved to an Agriculture Transition area, in the future- We bought in Middleton because of the charm of the community and the family values, however the city of Middleton seems hell bent on changing zoning and use to appeal to the out of state big development investors who will take their money and then leave us with the mess and collateral damages created.

We are asking for:

- The county to hold the current city Impact area unchanged on the North , ending at Purple Sage.
- Ask county to help citizens have tools to enforce their comprehensive plan
- General agriculture around Middleton or other cities to remain General Agriculture
- Transitional zoning between high density and Agriculture, making minimum zoning of AG -R1 and Ag-R-5 respectively in transitional areas (eg:-not allowing R3 or denser to be placed adjacent to currently operating small or large farms in general AG areas already identified by your mapping.)
- Allow any and all areas of impact to be allowed to vote on CITY council and mayoral candidates. These are people who’s livelihood and quality of life are being affected by cities and they have no recourse to vote out public officials because they are not technically in the city.
- Review ethic concerns about Middleton zone changes in December which were misrepresented and bad for the current culture of our community and are directly in opposition of your comprehensive planning.
- Additionally we are asking to halt all R-3 or more dense subdivision approvals out of city limits until the following occur:
  - 1) A non-biased water study to take place , with input from the residents as to who is doing the study. A Federal 2019 Hydrological study lists concerns about water already states there is a problem to sustain the draw at that time. The current ‘city of Middleton’ survey says they have plenty of water, but the citizens are concerned about the bias involved with that study in favor of developers who will not be responsible for the long term damages done.
  - 2) The city of Middleton meets all EPA investigation repair requirements prior to adding new sewer services to city of Middleton Sewage . 2016 Study showed we were out of compliance and we need to get into compliance by 2021 – this compliance never happened.
  - 3) City of Middleton address traffic issues in our community before adding new stress to the road infrastructure.
  - 4) Dangerous intersections onto Hwy44 get roundabout or lighted prior to adding additional subdivisions north of Hwy 44
  - 5) City of Middleton has identified sites for new schools and put in a plan which includes building schools and accommodating the growth.
  - 6) City of Middleton has identified sites for new emergency services and have put in a plan which includes building of fire/emergency departments and accommodating for new growth.
  - 7) Security issues are addressed
  - 8) Parks/Parks and Recreation sites are set aside and addressed.

Kindly, Brenda Hymas

54 Date Received: 5.24.2022

Dear Growing Together Commissioners, ([growingtogether@canyoncounty.id.gov](mailto:growingtogether@canyoncounty.id.gov))

Regarding 2030 Proposed Comprehensive plan

My husband and I bought our home in Middleton and we love the small-town charm, and the balance of homes and agriculture in the area. If we wanted the “city feel” we would have bought in Boise, Eagle or Meridian. We don’t ! We chose Middleton because of what it is.

We have reviewed the county proposed comprehensive plan 2030 and feel that Canyon county has it right, to keep more land in agriculture. Agriculture is our economic strength in Idaho, and once it is gone, we can not get it back. I also know we need growth, but it needs to be *careful and deliberate, creating economic sustainability*. The city of Middleton proposed to extend the city clear to Goodson Road and to I-84. The problem is that the city is having management issues beyond their capability right now, and adding 3 miles by 6 miles of high density housing will not fix their problems, only exacerbate them.

The Middleton city plan, is a mess, and Middleton can’t even take care of the problems they have caused with their fast and unfettered growth. Schools, traffic control, safety (Fire/police), and septic issues are all significantly lagging in resources, and adding the number of people in the manner which they have proposed will be bad for those of us who already live here. In the past two years, our quality of life has been greatly affected by the over-crowding, and underperformance of the city to take care of their current obligations to the citizens. Additionally, we are beginning to hear of water issues in South Nampa below lake Lowell, and in parts of Boise and Meridian. Wells are going dry, and we really do not have a clear understanding of the long term impact of thousands of new water users. We do know the city drains water through storm drains, which affects aquifer recharging. We also know that less irrigated farmland also affects our aquifers. I think better studies need to take place.

**We are asking for:**

- the county to hold the current city Impact area unchanged on the North , ending at Purple Sage.
- ask county to enforce their plan
- General agriculture around Middleton or other cities to remain General Agriculture
- Transitional zoning between high density and Agriculture, making minimum zoning of AG -R1 and Ag-R-5 respectively in transitional areas (eg:-not allowing R3 or denser to be placed adjacent to currently operating small or large farms in general AG areas already identified by your mapping.)
- Allow any and all areas of impact to be allowed to vote on CITY council and mayoral candidates. These are people who’s livelihood and quality of life are being affected by cities and they have no recourse to vote out public officials because they are not technically in the city.
- Review ethic concerns about Middleton zone changes in December which were misrepresented and bad for the current culture of our community, which directly in opposition of your comprehensive planning.

**Additionally we are asking to halt all R-3 or more dense subdivision approvals out of city limits *until the following occur:***

- 1) A non-biased water study to take place , with input from the residents as to who is doing the study. A Federal 2019 Hydrological study lists concerns about water already states there is a problem to sustain the draw at that time. The current ‘city of Middleton’ survey says they have plenty of water, but the citizens are concerned about the bias involved with that study in favor of developers who will not be responsible for the long term damages done.
- 2) The city of Middleton meets all EPA investigation repair requirements prior to adding new sewer services to city of Middleton Sewage . 2016 Study showed we were out of compliance and we need to get into compliance by 2021 – this compliance never happened.

3) City of Middleton address traffic issues in our community before adding new stress to the road infrastructure.

Please help us keep the charm of our beautiful communities, so we are not just a bedroom community to Boise. Please keep our Idaho Economic strength in agriculture, and please respect the citizens who have made Canyon County a great place to live.

Thank you, Mr and Mrs Thie

55 Date Received: 6.6.2022

Good morning,

I recently viewed the county's website about the draft 2030 comp plan and the encouragement of the public to provide comment by way of open houses scheduled in September. I noticed the email of all employees has been changed, but this particular email has not. In order to ensure someone receives this email, I have included Director Fultz. The 160+ have been blind-copied along with a few new community members heavily involved in agriculture.

Canyon County Development Services has several open houses scheduled in September wherein community comment is encouraged. When is the final draft set to be approved by the BOCC? While it is appreciated and "appears" community involvement is encouraged, how are citizens supposed to ask questions and get direct and accountable feedback? For your information, and not to be disrespectful, but this format is exactly what the citizens of our group have dealt with for years and believe the open houses serve as a "feel good" session and ultimately are a dog and pony show...in costume, but not in character. Please correct me if I am wrong, but from my personal experience working with the operations and approvals coming from the Board of County Commissioners and P&Z Board, even with AG designation expansion, a C.U.P. would still be allowed and spot residential development would still occur, yes? Clearly there is a fine line between retaining farmlands and not involving government in the business of a citizen and land rights, but there are loopholes in the plan that will still allow for potentially significant residential development, correct? ***And as an ongoing concern, what is the county doing to resolve the water issues that the citizens have brought before the county multiple times and have successfully contradicted the information provided by "experts" regarding the same multiple times?*** What about the other lacking services and resources? And one final question, what is the county doing about the two large developments that appear to have development agreements in perpetuity, will add 400+ homes south of the lake in the very areas you are deeming to be agricultural and have yet to be included in the impact on the land and services in this area?

Community Input Meetings, wherein citizens can ask questions of the "experts" and have meaningful dialogue that is recorded seems to be a better forum to ensure a robust dialogue and considerations. We should not be having discussions about water and growth at individual land hearings, but rather before any major change, such as this comp plan, can be considered or voted on, all of the issues brought by the citizens over the past two+ years should be considered. When a question is asked at group forums, it can stimulate additional questions that were not considered... thus a brainstorming process. I find it interesting that the people showing at these land hearings are in large part citizens, not farmers. Finally, these invitations should go out to anyone living in and around Canyon County, including residents within cities who can and will be impacted.

I am requesting you hold community input meetings specifically related to the comp plan in addition to the open house format. This is a very important plan that can and will affect the citizens of this county for decades to come. Further, any significant considerations brought by the county would and could require additional time to research, such as impacts on water availability and safety. Any vote to the comp plan should be delayed until after the new BOCC members have been seated as they will have to deal directly with the impacts of any plan approved and given the potential research needed on water

and other services, an approval date without that information would be detrimental to this county and its residents and yet another liability to the county.

Sincerely, Kim Yanecko

# Joint Workshop

On March 9, 2022 a joint workshop was held with the Planning and Zoning Commissioners and the Board of County Commissioners. Below are comments received from Commissioners after the workshop.

#	Comment
1	<p>Commissioner Nevill   Date Received: 3.10.2022 and 3.11.2022</p> <p>Here are my suggestions for change to the 2030 Comp Plan draft we discussed at last evening's joint BOCC and P&amp;Z meeting. I have arranged my comments from front to back in the draft, and have tried to identify them by subject, page, sentence, etc, so you can easily find them. Please let me know if you have any questions. Thanks. Harold</p> <ol style="list-style-type: none"> <li>1. Staff Report, page 2, "Commercial Agriculture (A-20)", first sentence. Change A-5 to A-20.</li> <li>2. Chapter 3, page 26, "Snake River Canyon Scenic Byway": <ol style="list-style-type: none"> <li>a. Third sentence. It is only the southern portion of the Byway that is located in Canyon County. There is a northern portion located in Payette County.</li> <li>b. Fourth sentence. Although the main function of the Byway is to highlight the county's variety of agriculture, there are also geographic points of interest (like Lizard Butte), and historic points of interest (ferries across the Snake River), besides those already listed.</li> </ol> </li> <li>3. Chapter 4, page 35, "Overlay Districts". I believe that we need to add two additional overlays to this section: <ol style="list-style-type: none"> <li>a. An "Archaeological Overlay" between Celebration Park, stretching to the northwest of Map Rock in the southern portion of the county. I would check with an archaeologist, but I believe a 1/4-mile buffer along the shore of the Snake River from Celebration Park to northwest of Map Rock should have development restrictions imposed to prevent the disturbance of archaeological artifacts.</li> <li>b. A "Snake River Canyon Scenic Byway Overlay", consisting of a 1/4-mile buffer on either side of the SRCSB route from Walters Ferry to the Nyssa bridge, in order to ensure the Byway Board of Directors is alerted to any proposed development in this overlay district, and to alert developers that conditions protecting viewsheds may be imposed.</li> </ol> </li> <li>4. Chapter 7, page 75,.Goal 7.04. Add a policy 7.04.04 related to allowing the consideration of the "cumulative" or "aggregate" effect on transportation corridors of all of the new development within a reasonable radius of a proposed development.</li> <li>5. Chapter 9, page 93, "Snake River Canyon Scenic Byway". Add a paragraph to the SRCSB description about the northern extension into Payette County, and the physical connection between the Western Heritage Byway in the south, and the Payette River Byway in the north, creating a "Byway Loop" around the Treasure Valley.</li> <li>6. Chapter 11, page 108, "Agri-tourism". Add after the last sentence that the Snake River Canyon Scenic Byway is Idaho's only agriculturally-themed Byway, and that its route highlights the variety of agricultural products grown in Canyon County, from beef, to dairy, to row crops, to hops.</li> <li>7. Maps (after chapter 12). Add a Table of Contents, listing all maps that follow. Also: <ol style="list-style-type: none"> <li>a. Add a Snake River Canyon Scenic Byway map, and if the suggestion that a Byway overlay district is approved, show the overlay as well as the Byway route.</li> <li>b. Cultural Resources Map, page M-18. Add Map Rock. It is an American Indian cultural site.</li> </ol> </li> <li>8. Appendices. After the "glossary" appendix there are pages of "Policy Direction", but these pages do not have an identifying top-of-the-page "tab" like the glossary and survey pages have.</li> </ol>

Here are my additional suggestions for change to the 2030 Comp Plan draft. Please let me know if you have any questions.

1. Chapter 1, page 6, Introduction. I think stating that property rights are the fundamental basis of capitalist democracy is political sloganism, at the least. Political slogans of this type have led citizens to claim that property rights are "inalienable", i.e., God given. They are not. I think it would better serve the land-use planning effort if we simply state what Article 5 and Article 14 of the Constitution actually say: "No person shall be ... deprived of life, liberty, or property without due process of law;..." This is what is memorialized in the Constitution, that everyone has the right to due process. That is what the planning process and a planning hearing do; they ensure that both sides of the issue do not have their rights infringed upon. And that is all the public should expect, not that all decisions will yield to a God given right to do what they want with their property.
2. Chapter 1, page 7, "The Right of Exclusion", second sentence. There is something missing from this sentence. It perhaps should read: "Exclusion can be limited by easements that allow others the right to access your property to get to another property or to maintain irrigation ditches and utilities".
3. Chapter 4, page 34, "Agriculture Transition" district, description. The last sentence is in parenthesis: (Previously known as "R-R" Rural Residential). I think it should say: (Previously known as, and replaces, "R-R" Rural Residential). That way there is no confusion that R-R is no longer available.
4. Chapter 8, page 79, "Motorized recreation". Include a description of the ability to drive and enjoy the Snake River Canyon Scenic Byway as a type of motorized recreation.
5. Chapter 12, page 125, Policy 12.03.01. Add wording to ensure that "flight patterns" includes the ability to approach, turn, and reduce altitude as appropriate.
6. Appendices. Add a Table of Contents, listing all appendices that follow.
7. Appendices. After Appendix 4, page 3, there are several "early draft" maps. I would suggest that these early drafts be removed from the final version of the Comp Plan document. Their inclusion is confusing.

## 2 Commissioner Larison | Date Received 3.27.2022

1. Appendix 1: Glossary - in the first sentence it refers to the 2032 (not 2030) Canyon County Comp Plan.
2. Draft Proposed Future Land Use Map - Exhibit B - (1st map after Appendix 4 pg 3) it also reads 2032

OK learning and reading and as all of you know I am new to Planning and Zoning and this might have already been talked about and revised. I am referencing the Agricultural definitions - Chapter 4 pages 33-36:

**Future Land Use Designations** - defines Agriculture with Applicable Zone Districts A-T, AC-5, AC-20, AC-40

**Zoning Districts** - defines the Applicable Zone Districts A-T, AC-5, AC-20 and AC-40

**Overlay Districts** - defines Agri-Tourism and Intensive Agriculture Overlay

When reviewing the Draft Maps after Appendix 4 pg 3 the first 3 Maps: Exhibit B draft, Map 1 draft and draft version 2 all reference Exclusive Ag, Exclusive Ag area and Exclusive Ag overlay, is it Exclusive or Intensive? Since Exclusive Ag, Exclusive Ag area and Exclusive Ag overlay is not defined in the Land Use portion - has it been removed and the Map drafts are irrelevant?

When reading the Comprehensive Plan, I am still questioning what is the difference between the Current and Future Agriculture definition and the Intensive Ag overlay. What are the additional standards or regulations for the Intensive Ag overlay that Canyon County already has not adopted for



Residential use located in the Ag Land Use zones? Please remember I am new and asking questions that already may have been explained.

3 Commissioner Villafana | Date Received 3.27.2022

I've reviewed the comprehensive plan and think it looks great. Here are some notes I took and things I wonder about for the next 10 years;

- I like the land use changes. The commercial agriculture A-20 and A-40 I think are important because we are going to continue to see more hobby farm type of businesses. U-picks and fruit stands have become increasingly popular the last few years.
- The Intensive Ag Overlay is great. I know at this time it is mostly an area around feedlots and dairies, but I wonder if this overlay could be expanded. I actually really liked Future Land Use Draft Version #3 which had a lot of Intensive Ag area. Even if we just added area around potato storages, seed farms, onion storages in addition to feedlots and dairies that would be great. Seed operations struggle with cross pollinations if neighbors are planting commercial garden seeds and I know this has caused disruption to many seed farmers. Having an intensive overlay around potato and onion storages would minimize conflict with neighbors. Onion and potato farmers have received complaints about the ventilation fans being on at night or the crews pulling produce in the night hours. By including these business in the Intensive Ag Overlay that would be great.
- The landscape buffers would be very beneficial between subdivisions and farms. As you work on an ordinance I think it will be important to consider access and distance from farm. Ideally the access to the subdivision would be from a road that is in close proximity to other subdivisions. Fencing or landscaping the boundary adjacent to the farm would limit the amount of conflicts. The crop dusting complaints would be minimized as well which the pilots would greatly appreciate as well. I really like where you guys are going on this.
- On Chapter 1 Property Rights I really like the paragraph that talks about the right of disposition. It is so important for people to understand that just because they own property doesn't mean they can do anything with it. This is a very hot topic with those who wish to develop their properties. As a farmer I can say many farmers feel they are entitled to their retirement and feel they should be able to develop. Just based on my math the farmland appreciation in Canyon County over the last 30 years is 10.11% which exceeds the average growth of the Dow Jones Industrial average over the same timeframe of 9.90%. They've accumulated a great retirement just based on agriculture value without needing to develop.
- Chapter 4 talking about Land Use & Community Design got me thinking. What can the county do to incentivize those who own parcels in town to sell. I was driving down Ustick Rd. between the neighborhood Walmart and the big Walmart on the Blvd in Caldwell and saw lots of empty parcels. Either they are small pieces that are being farmed or are just weed patches or abandoned old homes and trash. I spent some time on google earth and see just how scattered some subdivisions are and all the space in between. I know we are a capitalist country and if people want to sit on their parcel and let it keep appreciating that's their right. I just wonder if those parcels could be incentivized to sell or to be developed if there was an expedited program through County Development Services or the City of Caldwell or City of Nampa. Say there was a boundary map, and applications that were within that city area would have an expedited application. This may draw more interest from developers or owners themselves to develop and reduce the number of applications that are requesting comprehensive plan amendments to convert from agricultural to residential. We definitely need more housing. Looking at the latest census data looks like Canyon County grew by 12,000 people in the last year. Housing is a priority and I think there's a lot of open parcels primed for it.

- Chapter 7 Transportation - Because most of the traffic movement in the valley is East-West I think working with the highway districts is going to be crucial. In the Nampa area North of the freeway the intersections get very congested. Caldwell is not as bad but between Nampa and Caldwell it could become a similar story, the upside is Karcher Rd was expanded at just the right time and has allowed for traffic in the Caldwell-Nampa area to flow a lot better. Farming and population growth can co-exist but the farmers need to have an avenue to move equipment without messing up the flow of traffic. Some of the country roads are more suited for tractors, but the bridges are too narrow and some implements don't fit. Some examples are Lower Pleasant Ridge, Upper Pleasant Ridge, Boehner, or Middle Rd. These roads would be perfect for tractors to move East-West and would allow traffic to go down Homedale Rd and Ustick Rd, and of course Hwy 19. The problem is the bridges are too narrow and often tractors need to get on Ustick, or Hwy 19 and that frustrates a lot of drivers, which leads them to make unsafe passing maneuvers. I know those costs to the infrastructure are would cost tax payer dollars but I think those improvements need to be done sooner rather than later. If we wait until the population is bigger we're going to have the same problems throughout the county as we do in North Nampa.
- My last comment is on the city impact areas. Do they need to be transition agriculture just because it's a city impact area? I honestly don't know the answer. Most impact areas are really big, especially Greenleaf. All that farmground south of Greenleaf is farmable with many viable farm operations so I wonder if some of the impact areas could be general ag or even intensive ag.

I've spent a lot of time reading over the last week but just want to say the comprehensive plan looks great and I'm excited to help finalize it.

#### 4 Commissioner Sturgill | Date Received 4.1.2022

Should we describe what we expect will (or can) happen to the Agriculture Transition zone over time? Do we anticipate redevelopment at a greater density as the cities move deeper into agriculture beyond 2030?

First, there appears to be a word missing in policy 4.03.03.

Second, it would be helpful to provide a policy guideline for land use decisions adjacent to existing, legacy islands of development.

#### ***4.05.04 Prohibit freestanding subdivision and large-scale commercial developments that are isolated from existing communities and are outside of city service areas.***

Same comment as above – policy guidance for property adjacent to existing islands will be an important consideration in future land use cases.

I propose eliminating water acreage when calculating subdivision density adjacent to rivers, ponds and lakes. Why? Today, developers can expand the size of each lot by including a swath of water. While this may be helpful in growing the acreage (and therefore the sale price) beyond the size of the land itself, it has the unfortunate effect of creating very dense residential along the water – far denser than the existing zoning would permit if water were not considered in the calculation.

#### ***6.04.01D Develop a trail system with linkages between parks, schools, and residential neighborhoods.***

I really like this action, particularly given the fragmented (but very attractive) trails that currently exist. I propose adding a second action to develop ideal standards for these trails based upon their likely use over time. How wide should they be? Where do they need to be paved? Should they be marked to allow for lanes specifically for walking/jogging versus wheeled vehicles?

Over time, these trails could become an important alternative transportation network as they are in

parts of Europe. Some forethought into their development today could pay significant dividends if that role emerges.

**7.01.00 Actively participate in regional collaboration and coordination.**

Page 3 of the Comprehensive Plan states that the county is experiencing ‘exponential growth.’

Traffic congestion/delays and safety issues are the number one concern expressed by county residents during rezone cases.

The current Comp Plan does not address transportation capacity versus the exponential growth, including previously zoned or platted, but unbuilt, housing. In other words, without additional road capacity, traffic congestion is going to get worse based solely on prior land use decisions.

Traffic impact studies are not required for small or medium rezones, although nearby developments may already exceed, in aggregate, the threshold needed to trigger a TIS.

There is no active policy in the Comprehensive Plan to slow, regulate, or discourage excessive development in areas with demonstrated transportation deficiencies, or where deficiencies will exist when the properties already zoned and permitted for development are fully developed.

**Recommendations:**

- **Action:** The total amount of previously authorized housing in the relevant area should be determined, reported in staff reports and considered for new land use cases that would increase traffic congestion or affect traffic safety. (Rezoning and Conditional Plats).
- **Policy:** Implement an additional policy that regulates, throttles, or simply defers development until the road infrastructure is prepared or in development to support the incremental traffic.

**7.03.01 Connect communities by focusing County services and resources on enabling seamless multi-modal (sic) travel between urban and rural areas within the County and region.**

This policy is impossible to evaluate (and implement) without a definition of multi-modal. Does it include personal electric vehicles (PEVs)? Horses? Light rail? Personal aircraft? Skateboards?

**08.01.03B Update ordinances to require easements dedications for pathways for land use projects such as mineral extractions, subdivisions, and other applicable applications**

This is a good idea. As I mentioned in my Chapter 6 comments, a set of standards should be established for those pathways so that these ordinances contemplate the eventual build out of those pathways. How wide should the easement be? Should there be a wider easement every ½ mile for future services or shelter? Will we need emergency services (police, ambulance, etc.) access to these pathways in the future?

**08.01.07 Design trails for specific user groups (i.e. hiking, mountain biking, & equestrian, and ATV/UTV/dirt bike) to reduce conflicts and enhance the trail experience.**

These trails & pathways may also become a resource for commuting, so I suggest adding that as a category to this list (unless we intend to only direct trails for recreation activities). Over time, I expect we will see the proliferation of eBikes and eScooters on these trails as they are growing in popularity around the country.

**08.02.06B Require a 100-foot recreation easement from the high watermark of the Boise and Snake Rivers.**

Several comments here...

- Do we have or need ordinances for public access to waterways? Or, is that covered in 08.02.06A?
- Do we need to explicitly state in an ordinance where the public is legally permitted to recreate along waterways and confined water resources (ponds, lakes)?

- How do we balance the rights of property owners along these waterways versus the rights of recreational use? (Again, perhaps this gets negotiated as part of 08.02.06A.)

***9.01.04A Restrict commercial strip development on the outskirts of communities which draws business, activities and vibrancy out of historic downtowns.***

Do we need to change the zoning along Highway 44, between Star and Middleton? As it is zoned now, this will likely become one long commercial strip development between these two downtowns. Or, do we not “restrict commercial strip development” where commercial zoning already exists?

***10.01.01 Increase the variety of housing styles, sizes, locations and price points for all residents regardless of circumstances.***

I’ve encountered little demand from the public for this policy and associated actions in public hearings or open houses I’ve attended. What’s driving this initiative?

Is this policy appropriate for county land, or more appropriate for higher density areas of the county (cities) where a wider array of housing options are needed by individuals living in and leveraging the services offered by those cities?

***10.01.01C Provide incentives to developers that produce local housing units (sic) as defined by federal and state agencies.***

Canyon County policies should be stated in plain English. ‘Local housing units’ means, in plain English, local homes or apartments. If an alternative definition is proposed by Federal and State agencies, that language should be incorporated into this document, rather than by reference, so county residents understand what this policy means.

It is not clear that any incentives are required to encourage housing development in Canyon County given the explosion of construction we’re experiencing. Why do we need this action?

***10.01.01G Amend the zoning ordinance to allow living in an RV for longer than 90 days.***

Will there be any time limit for RV occupancy? If not, are we prepared to adopt RVs as a permanent housing solution, subject to the same safety, sanitation, and density constraints as traditional housing? Will an equivalent ‘Building Permit’ process be instituted when an RV is adopted as a permanent, or near-permanent residence? Will RVs become a ‘work-around’ for density limitations imposed by existing zoning restrictions? Will we constrain the total number of RVs utilized as housing in Canyon County?

If a limit is still desired, perhaps the action should be reworded to specifically reflect an extended period rather than suggesting perpetuity is an alternative.

***10.01.03 Provide opportunities to assist those in need of housing***

Are policies 10.01.03 and 10.01.04 in conflict with 10.02.00? (“*Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.*”) Should housing assistance be provided in the county, or is this better suited for city housing policies?

***10.01.03A Review and modify zoned densities to ensure needed diversity in type and affordability of product for low-moderate income and underserved populations.***

Deliberately placing low-moderate income individuals in county land rather than city land could bring about a number of other public policy problems. Do these residents have commercial services nearby (groceries, pharmacies, laundromats, etc.) or will they instead need transportation assistance to reach those services? Will county efforts towards low-moderate housing drive additional future policies to

meet the needs of those residents? Is it not more appropriate for efforts to provide affordable housing be directed towards higher-density areas of the county (cities) where cost-efficient services are available and being developed further? Perhaps a bigger problem for low-income, fixed-income residents is ever-increasing property taxes based on skyrocketing property values.

**10.01.04A Require large employers to provide housing for workers on or off-site to accommodate the demand generated by these projects.**

The word ‘require’ implies mandates, laws, and ordinances. Further, it’s not clear that housing provided by large employers on county land would be compatible with existing county residences. Perhaps a softer verb would be appropriate: facilitate, cooperate, encourage, etc. Or, perhaps coordination with cities located in the county would be a more appropriate action than an employer mandate.

**10.01.04B Lead meetings with non-profit housing agencies, government housing agencies, and employers to develop and improve housing in the communities.**

This action seems more suited for cities rather than a county determined to “maintain the rural character” of the area.

6 Commissioner Amarel | Date Received: 3.28.2022

- *The maps associated with the Plan are general in nature but provide a guideline to follow. These maps show the approximate areas of the features illustrated on the map(s). They should not be used to determine the exact areas associated with any particular item illustrated upon them.*
- (Vision statement) I agree 100%, but surprised by how many comments I received not agreeing.
- (Chapter 1 Language about the 14<sup>th</sup> amendment, etc.) I do not have a problem with this, but if we want to reduce pages, take these detailed rules out. References without detail?????
- Goal 1.01.00 replace “balancing” with “protect”.
- Policy 1.01.02 add “without disturbances of nuisances”.
- Policy 1.01.09 and Action 1.01.10A is already covered.
- (Chapter 2 Generation descriptions) I received some comments that these details add to the bulk of the document, but I think they add to the understanding of it.
- Change 2.01.02E to read “Review and develop new diversity and inclusion practices and policies that support the need of the community.
- (Chapter 3 Top Employers) Where is Ag in Employment?
- (Chapter 3) We cover too much of the wine industry. What about dairy, corn and seed. Cover them the same. Not as trendy? I agree that wine is more trendy and part of the economy and tourism that the others may not be, but the comments were made and think we should pay attention. Such as 3.03.00. Work with other organizations regarding infrastructure improvements relating to education and traffic.
- (Chapter 4) Grow on soil and build on rock. We have this opportunity but traffic and infrastructural is needed. Everyone will say they want the least amount to no government control of their property rights and I agree with that. However, until their neighbor infringes on their property rights. Which may relate to ownership, property lines, use, transfer, disposal or activities. Then, they ask for governmental assistance. The document that, I’m sure you respect and honor is your Property Title, a required and needful government document. As per the 5<sup>th</sup> Amendment - No person shall "be deprived of life, liberty, or property, without due process of law – I think we all agree with the 5<sup>th</sup> Amendment?
- In a world of little to no growth or expansion the need for TDR may not exist. However, in the situation we now experience with urban crawl and the need to protect our needed agricultural land we are experiencing difficulties, frustrations and lack of a plan to manage the need. To

protect agricultural land the county can group and zone areas for agriculture only. This action can be seen as controversial, depending on your situation. Forward with care and caution, but do not stand still.

- As we manage our water we have pumped irrigation and surface irrigation. Not that this is simple, but we need to provide surface water for irrigation and maintain our aquifers for domestic use. The expansion of, Arrow Rock Dam is the only project expansion of surface water I am aware of and it will definitely help. Conservative and new, more efficient irrigation methods will also play a part.
- Change 4.01.00a to say “amend” instead of “revise”.
- Remove incompatible uses from 4.01.00B
- Remove “and high quality of life” from 4.02.02 and replace with “our food supply and high quality of life”.
- Remove “and expand the tax base” in 4.03.00 and replace with “and area expansion”.
- Update 4.04.06A to read “between residential, industrial, and agriculture uses”.
- 4.05.00 replace the first “the” with “a”.
- 4.05.04 replace “viable” with “vital”.
- 5.03.04E replace “protect and improve” with “promote”.
- 5.04.00B replace “incentives” with “policies” and add “practices”.
- 5.05.03A Work with all safety agencies in the area to best assure the safety policy and compliance.
- Add “animal, dairy, and crop production” to the agriculture vision.
- Page 122 There is large Seed production management plans....”
- Replace “require” in 11.02.02B with “support”.
- Remove 11.03.01A and 11.03.01B and replace with “Develop an Agricultural Board to advise the P & Z regarding innovative agricultural planning, zoning and conflicts. This Board would work with local farmers and, State and University Ag Programs to advise on Ag related issues to include preservation tools and funding.”
- 11.04.01D This reminds me. I do not remember the mention of cooperation with local Economic Development Groups like SREDA and Western Alliance
- 11.05.03 b. replace “shall not be located” with “are not required”.
- Replace 11.05.00A with “Support current agricultural activities, operations, and facilities that do not constitute a nuisance”.
- Remove 11.06.00C industry within the valley.
- Would like to know more about Agricultural Land Mitigation Program in 11.01.04D.
- Update 11.02.02 to “Work with State and University Ag Programs to identify and promote farm
- Add “Through awareness and communication” to 11.06.01.
- Crop size, plant cover and irrigation can restrict ground applications. Timing is important for proper efficacy and yields.
- Expected growth is \_\_\_\_\_  
Protected areas are \_\_\_\_\_  
Growth Areas are \_\_\_\_\_  
For this to happen the infrastructure needed is \_\_\_\_\_  
I know this is in there, but can we be clearer and more precise?
- All the details are needed, but can we summarize this on one page?
- Knowing areas or property that are already approved for Residential would be good to know.
- In my short time on the Commission, I have learned that a lot of these splits were made 2-10 years ago.

## 7 Commissioner Williamson | Date Received: 3.28.2022

I apologize if some questions are vague as I have not had time to look over my questions from the last workshop and flesh them out more.

1. Can the BOCC encourage developers of large 100 acres+ developments to set aside some land for a school for the impacted school district? Is there a "carrot" to encourage that?
2. Compass' algorithm seems to always be behind the ball in terms of forecasting growth and the need to improve roads. Can the highway districts build roads up to handle more than what may be forecasted to come? and example if a road it built to handle 1000 trips per day can the highway district choose to built it up to handle 1750 trip per day if they see a lot of development coming further down the same road?
3. What is an RNC and what would it look like?
4. I know that the BOCC is wanting to help support the wine industry but it might help those who do not like alcohol and the sale of it like the comp plan more if there was more talk about encouraging roadside fruit stands and u-pick farming operations as well.
5. The Ag transition areas are areas that will permit more residential uses correct?
6. How will the new ag zones be implemented with the current ag zone? Is everyone still defaulted to AG40 and has to do a rezone to a more appropriate zone? Will existing rezones and conditional rezones be affected by this?
7. Properties that have been rezoned but not developed yet are they still going to be included on maps?
8. Can we add to the zoning maps properties that have been divided by administrative splits?
9. Is IDWR doing a new NP study newer than 2020? With all of this growth it would be good to know if the NP area is growing or shrinking. Can we have a workshop with them explaining the new study results and answering questions about NP studies, water tables, and other questions that we commonly get at the P and Z hearings?
10. Page 61 chapter 6 it is mentioned that the county has many colleges and universities within it. But no evidence or data is provided. The U of I sold most of the ground to development near Caldwell so I am unsure which colleges and universities are operating anything in the county. CWI and TVCC are both within Caldwell City limits.
11. Chapter 6 - 6.02.01A can we alter this to say Enact recycling incentives and promote recycling. To the best of my knowledge I am unable to get recycling service to my house so this could be beneficial for everyone not just construction.
12. Chapter 6 - 6.03.01A the county may not be allowed to require a developer to designate land for a school but again if the county can legally have a "carrot" to encourage developers to donate some land for schools so then taxpayers don't have to pay for schools to buy land (especially with current prices). I think this would help with some citizens/voters complaining about property taxes.
13. Can you explain in chapter 10 - 10.01.04A is the county going to start encouraging company towns?
14. What or which Ag Preservation ordinance(s) are being referenced in chapter 11 - 11.01.02?
15. Not really a question but I would be interested in participating in or helping set up the ag board/commission mentioned in 11.03.01B.
16. 11.01.04D What is an Ag land mitigation program?
17. Can you elaborate on required disclosure agreements in 11.05.02? Who, What, When, Where and Why.
18. Will the land use map include the landfill?
19. The BOCC has said that they want to try and reduce AOIs. Have they talked to Homedale about their AOI? I am not sure they are wanting to expand the city into canyon county anymore.

20. Can the county ask cities to provide more proof for expanding their AOIs? Can they provide us with concept plans on how they plan to develop the new area with a rough timeline. Something to include residential, commercial, and/or industrial development (maybe two out of the three). When they talk about boundaries can they be asked to go beyond geophysical boundaries but also boundaries on current zoning maps have no conflict. Can the county also put a time limit that requires the city to develop the area within a certain time frame or the AOI is lost. Similar to a conditional rezone.
21. I seem to be missing something. Can you explain the urban renewal plan map and why it is a part of the county maps? Is the urban renewal zone going to cause unincorporated canyon county residents to pay an extra tax for an urban renewal zone? Or is this just an economic development/growth area?
22. Who determined the safe routes to school, proposed pedestrian and bike path map? Was there any public comment on this? Plum road is a proposed bike facility and there is a stretch of it that is a very steep hill and heavily used by large farm equipment which is a bad mix in my opinion. Also these narrow rural roads make it hard to share with bikes that do not move over. Whether they don't move over to be more visible or they are not paying attention to their surroundings it makes the possibility of someone having a bad day.
23. On the functional classification map the expressway south of the lake is still there. Is ITD or any of the local highway districts working towards making that happen in the near future? If not then maybe it should not be on the map. Also why is hwy 55 not considered an expressway?
24. For the regional transit map are there any plans to include Marsing, Homedale, Melba?
25. On the cultural resource map I think you are missing a bunch of century farms and historic buildings. Garret Ranch off Homedale road I believe has both a century farm and a historic building.
26. The dairy map I think is missing a dairy that is just west of Friends road between Ustick and Upper Pleasant Rd
27. What can be done about areas of the county that are not covered by fire services? Who, What, When, Where, Why
28. On the emergency services map why does it not have the new fire station marsing rural fire is working on getting built in canyon county?
29. Can we make sure to include a representative to schools on any development boards/commissions that are being proposed.
30. There was mention about trying to encourage more recreation on the Snake River. I know between Marsing and Homedale the river is choked with seaweed. Who is going to "mow" that down so motorized boats can use it safely?
31. Isn't Idaho Fish and Game in charge of all dock permits in the state? Before the county starts asking property owners who may already have a dock to make it a public dock should check and see what limitations or requirements Fish and Game may have. I only bring this up as my family had to go through IDFG to get a private dock put in on lake Cascade.
32. Is the opportunity zone still in effect? Is anyone in those areas aware of that and trying to utilize the benefits of this zone? Is there an expiration date for the zone?
33. Is there any way to include in this comp plan update/rewrite looking at the cumulative impacts of smaller developments for schools and roads? Might help highway districts budget money to conduct a TIS if enough homes are built along a stretch of roadway.



## 8 Commissioner Van Beek | Date Received: June 3 and June 24, 2022

Commissioner Van Beek met with the Long-Range Planning staff twice after the workshops to go over clarity, spelling, and grammatical errors in the Plan and to ask questions. General comments are included below:

- (Introduction) Allow workshops that involve citizens in the process.
- (Property Rights) What is the intent of number six of the taking's evaluation process, what does this mean?
- (Population) "Grow Together" what does this mean? 2.01.01a what is other relevant data?
- (Economic Development) What is the Economic Development Strategic Plan? How is the Rural Planning Program funded for Cities? 3.03.04A what does this mean? What does the agriculture sector consist of? Is it SunnySlope or Sunnyslope?
- (Land Use and Community Design) What about Rural CC? 4.03.03a add "that minimize/eliminate". Define compact communities. What about Urban Renewal? What does 4.05.02 mean? Where is smart land use defined? Add a water overlay.
- (Future Land Use Map) Where are the current impact areas? Where is the new UR area? Who owns the conservation/open space areas?
- (Natural Resources and Hazards) 5.01.03 effective? 5.01.03b is this our job? 5.01.06c conflicts with Idaho Fish and Game.
- (Transportation) Provide potential new housing authority.

On May 23, 2022 a second joint workshop was held with the Planning and Zoning Commissioners and the Board of County Commissioners. Below are comments received from the public after the workshop.

1 Date Received: 5.26.2022

The following are my comments on the above captioned meeting:

1) The new Comprehensive Plan seems to be very well thought out and well written. Congratulations on an effort well done!

2) It was stated several times during the meeting that the Comprehensive Plan is strictly a "guidance document" and is not enforceable. If both the County and the P & Z Commissioners are committed to making their decisions based on the tenets of the Comprehensive Plan then it automatically becomes an enforceable entity. (From my past experience, the P & Z Commission has done a good job adhering to the Comp Plan. The County Commissioners, on the other hand, have a tendency to ignore not only the Comp Plan, but also the recommendations put forth by the P & Z Commission after exhaustive efforts by the P & Z and the Development Staff.) **If the County officials want the Comp Plan to be something other than an expensive exercise, they themselves must be committed to follow it!**

3) I feel strongly that any Commercial Development must be limited to areas where city services (both sewer and water) are available. **Our groundwater resources and water quality are too important a resource to be given away for Commercial Usage. This is especially true in light of the drought conditions being experienced in Idaho and throughout the entire west at the present time.**

4) The input from the local school districts must take priority in decisions on increasing the housing density in the county. If the local school districts are already over crowded and above their capacity it makes no sense to approve more housing in that district.

5) I am in favor growth for Canyon County, only, if it **smart, well-planned, growth** with the welfare of the citizens as the first priority. Too often, the County Officials think only of increasing the tax base and not the welfare of the citizens.

2 Date Received: 5.27.2022

Dear Planning and Zoning, commissioners and long range planners-

Thank you for the comprehensive planning meeting on May 23<sup>rd</sup>. We have a true treasure here in Canyon County! Productive lands, good water, wonderful citizens and an amazing culture.

I want to start with how much I appreciate the hard work and the listening you have done as regards working the new comprehensive plans. These plans are crucial to our communities, counties and state from both livability and economic strategic positions. Idaho has always been a gentleman's handshake state, and stated ideals and ordinance rules are followed....until recently. So your acknowledgement that we need to not only update the plans, but also need to look at our legislative ordinances, standards, rules and laws is greatly appreciated as well.

Since land/water is crucial to Idaho's economic stability through international and national sale of feed, seed, crops, meats and since midwestern states rely on the failing Ogallala aquifer may fail to sustain productivity (<https://www.climate.gov/news-features/featured-images/national-climate-assessment-great-plains%E2%80%99-ogallala-aquifer-drying-out> ), maintaining our contiguous acreage in Idaho could provide additional strategic economic power and gain to Idaho beef, corn, wheat and seed crops. While we may not have the need to consider food security today, we need to look forward 10 -30 years and what impacts this growth will have on the food security if Idahoans as well as our country and our world. This economic strength is critical for Idaho's survival. Additionally if we choose to develop at high

density and with the intent of bringing in higher level of social demographics, we risk losing Idaho's cultural advantages and freedoms while losing our ability to sustain ourselves during difficult times.

Areas of concern that itl appreciated are still being considered while adopting this plan:

1. Mr Sheets brought up impact fees are too small to cover needs. A more appropriate assessment of impact and associated fees need to be identified
2. Mr Newell suggested Burden of proof is on the city that impacts have been mitigated. *The city should not be waiving safety studies by professional engineers, in favor of developers "wants", and require citizens to then provide burden of proof of impacts. (current **meeting at Middleton June 1<sup>st</sup> 5:30-8:30**, is exactly this. A new development had multiple waivers from city of Middleton employees despite call outs from professional engineering) Citizens had to appeal the passing, pay a fee to the city, get 100 signatures and are only being given 3 minutes to prove 9 points of contention. City determined the appealers must show burden of proof.*
3. Mr Sheets discussed need to develop ordinances for directed traffic policies and use of impact fees between city, county and state to assure that collected fees are used as intended.
4. Ms Smith recommended that ordinances should be created requiring hwy district to be held to same public hearing standards as other development is held to.
5. Elizabeth with long term planning recommended that we need to maintain agricultural lands as much as possible, suggested revisiting TDR and creating an easier way legislatively to use this option to allow growth while maintaining ag land.
6. Agr Tourism was mentioned to help enrich farming income while maintaining productive crops/farms.
7. Mr Newell ( I believe) mentioned evaluation process of rezone needs to change, and that the definition of property rights has been taken out of context with transient developers who believe they have a right to buy ag land at ag price, rezone and then resell at commercial, MU or high density. We need to do something to encourage all to make application, but application is not a blank approval.
8. Elizabeths team commented on getting a mapping of all entitled properties at this time so we can see what all cities in the county have already approved and determine what makes sense in applications moving forward. This is much needed!
9. Ms Smith and Elizabeths team both suggest that Allowance of citizen alliance group to take place in county/city land use planning activities. To place input and raise questions and concerns. This early intervention would be helpful in keeping all comp plan goals in line.

Questions to ask and areas that I think we need to strongly consider taking assertive action

- 1) Legislative needs
  - a. How do give cities the teeth to hold developers to the DA agreements
  - b. Can require that cities with DA agreement must include developer to provide to roads, schools, safety and that cities can not waive safety requirements just to close a developers deal.
  - c. How do we give the county teeth to hold Cities accountable when they overstep.
  - d. Are there remedies we can put in place when cities overdevelop and create water hardships for the outlying county properties . (ie: require a developer bond to be set aside for a period of time to cover damages when wells go dry)
  - e. Better definition of "property rights" and remedies for those who impact previous users rights and zoning implications (eg: MU in AG zone- how to remedy the nuisance suits and impact on movement of heavy farm equipment)

- 2) How to solve disparity issues of land value (ag vs development) while not losing our ag land forever
  - a. TDR options?
  - b. State/Federal Subsidies for fuel, fertilizer for feeding our nation
  - c. Federal water grants to farmers producing food for our nation (free water to high producing farms)
- 3) Farm workers housing-
  - a. need to address how do farm workers live close to or on farms, while still good access to shopping, medical and schools.
  - b. federal subsidy for infrastructure development (USDA loans or grants?) for the housing -why should farmers be responsible for creating housing for workers who supply this nation with food?
- 4) What is a reasonable amount of growth (impact area growth) , what are the criteria in determining that.
  - a. Is there enough water
  - b. Can the city provide in a reasonable time services to the impact area
  - c. Has the city provided well engineered plans, including septic , water, school and road upgrade requirements to the county prior to the impact plan adoption.

**Example:**

- i. We attended a sewer plan meeting for Middleton, closed to public comment or question.
- ii. Documents provided by TO engineering. My engineer husband looked at the documents and the plan and it was wholly inadequate to provide for even currently planned but not completed growth.
- iii. There was no question brought by any city manager or member on what the graphs represent.
- iv. There was no challenge to the cost versus time,
- v. The plan was adopted while in our opinion, the data shared was not correctly interpolated.
- vi. There was no alternative plan for the additional planned 2500 units not yet approved.
- vii. How can the county hold the city responsible to make sure to maintain its current responsibility to current citizens.

The biggest issues that I have seen in planning and zoning, is that the cities are making and acting on their own impact areas prior to an intercounty agreement. This is often in disagreement with the county impact areas and is not considering the impact on current use -only on proposed future use . Middleton is a great example of this. In AG zoned lands, not in the impact area, Middleton already drew a line and is currently proposing development in county AG zoned areas that are not to be implemented in an agreement plan. This needs legislative support to allow citizens or the county to hold the city accountable to the discussions it makes. Citizens of the county have absolutely no recourse to mitigate damages caused by the city because we can not vote, we can not make any meaningful input until we are annexed into the city, and by then the damages have occurred and are not able to be undone (ie: asphalt paving in a new agriculture location, city annexation causing a small farm to be potentially taxed at the higher MU tax rate. In Oregon, in the 1970s farms were being foreclosed on due to inability to pay new tax rates due to rezones of land. These farmers had spoken out like I am speaking out, and so they

were not favored by the city for development when it got annexed in. They were taxed until they went bankrupt or moved, selling at low prices to investors who walked away with their nest eggs.

I appreciate the willingness of all groups to sit and talk and determine how to meet multiple needs. I appreciate that needs (current and long term ) can be discussed and that as a community we can continue to keep the “treasure” in Treasure Valley.

3 Date Received: 5.30.2022

Hello Canyon County Development Services, Mr. Fultz, Elizabeth, County Commissioners and commissioners of P&Z,

I apologize for a week's delay in writing this response to the public meeting held last Monday, May 24, from 5-6:45pm. Attendees were invited to share their thoughts.

First, I want to state that, as the group discussed, I support moving ahead as quickly as possible to put this current Comprehensive Plan in place and move on to the next phase of designing ordinances to give county residents a clear idea of what to do. I do not feel that any more discussion is necessary about the details of the Plan as drafted. As expressed by Commissioner Smith, I agree that the public outreach has been lengthy and exhaustive.

Second, I want to reinforce that the agricultural community has been given multiple opportunities to gather and share feedback. I myself attended two such public meetings in January (Jan 7 and Jan 21). I came just to listen and learn, and found the conversation very insightful. The emphasis in the Plan on preservation of agricultural land is important for national security as well as for local/regional economic security, as the data in the Plan illustrates (p.80).

I also attended a public open house to see the draft of the plan as it was in September. I visited the one in Wilder since I was busy on the evening of the one closer to me, in Nampa.

I deeply appreciate the thought that has gone into the current version of the Comprehensive Plan. Certain practical questions did not come up at the joint session on May 23, but the Plan has done a great job of considering them-- water supply, valuable agricultural land, transportation. Some of the commissioners surely know that soil loss in the US is an urgent problem, and that conversion of ag land to housing involves scraping valuable soil off the ground and disposing of it. It is notable that such a large percentage of county residents perceive the value of ag land, probably without even knowing what happens to the topsoil when the land turns over.

I respect the comment that was made last week about private property and capitalism. These are parts of our system that give us the wide variety of options that we enjoy in the United States. But I think that another word extremely important in America-- and especially important in the West-- is COMMUNITY. As Commissioner Nevill implied, it is really un-American to allow a small group of people with wealth to drive the fate of a community. Once general community welfare is made less important than the desires of certain people for a view, that community never gets back what is lost. The county has to find a way to accommodate all the people who want to move here, but this Plan helps to prevent the values of Canyon County from getting distorted until we are just another overdeveloped place.

As I drove out southwest of Caldwell twice last week, like everyone else who does so I could see the strain on the existing infrastructure-- the road, highway 55, is soon going to be too narrow for safe

driving. I take my son to music lessons along Highway 44 in Middleton and that road has already become dangerous during rush hour, when one person trying to turn holds up a huge line of traffic. The joint session last week did not discuss the impact on existing traffic infrastructure, but I hope that the Commissioners do work with the highway districts as they move forward. A lack of coordinated planning will leave a few people with some profit and a whole community with unlivable roads and strained water supplies.

I want to thank the Development Services Department for considering what is "good for the county" in such a broad and thorough way, with so many aspects-- not just in one way, which would be converting land into money.