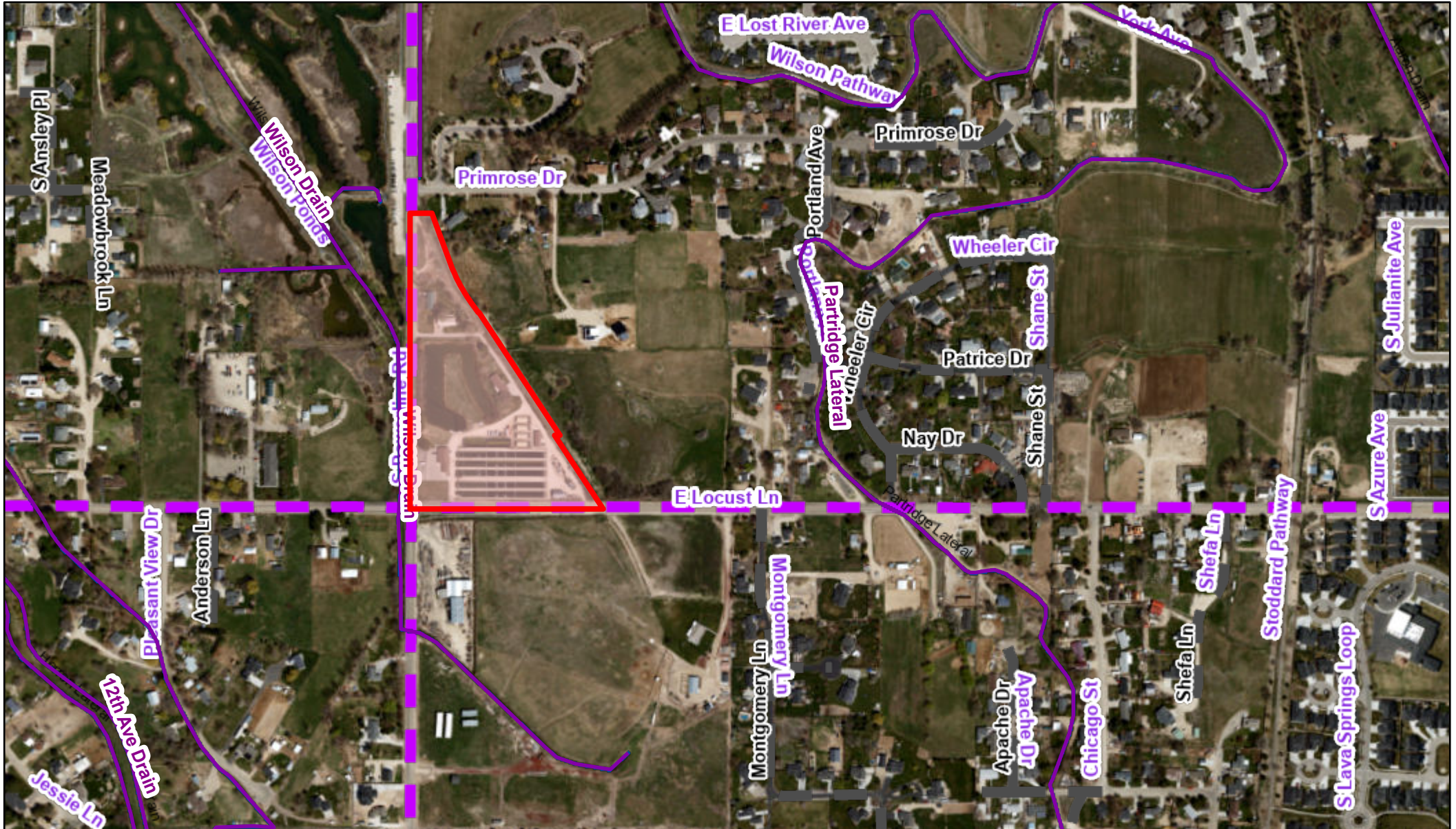
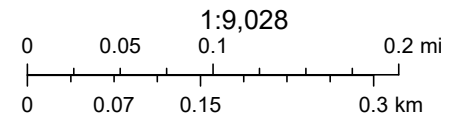
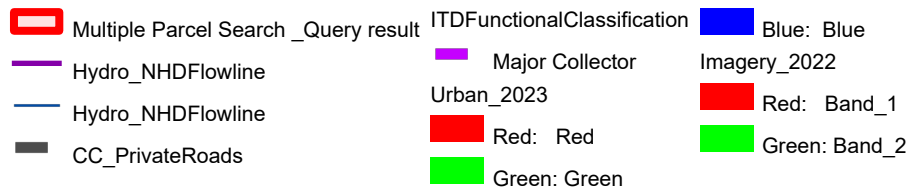


# Canyon County, ID Web Map



9/25/2024, 11:57:02 AM



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





## CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: IDAHO DEPARTMENT OF FISH AND GAME: CLINT WORTHINGTON	
	MAILING ADDRESS: 600 S. WALNUT ST, PO BOX 25, BOISE, ID 83707	
	PHONE: 208-869-6063	EMAIL: CLINT.WORTHINGTON@IDFG.IDAHO.GOV
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>Clint Worthington</u> Date: <u>9/19/2024</u>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: KRISTY NEWKIRK	
	COMPANY NAME: HDR	
	MAILING ADDRESS: 412 E. PARKCENTER BLVD. STE 100, BOISE, ID 83706	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

<b>SITE INFO</b>	STREET ADDRESS: 3806 S. POWERLINE RD. NAMPA, ID 83686	
	PARCEL NUMBER: R29144	
	PARCEL SIZE: 11.71 ACRES	
	REQUESTED USE: FISH REARING HATCHERY	
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: R-R

### FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU2024-0018</u>	DATE RECEIVED:	<u>9-13-24</u>
RECEIVED BY:	<u>Deb Root</u>	APPLICATION FEE:	<u>\$950.00</u> <u>xx</u>
		CK	MO
		CC	CASH



Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, #310  
Caldwell, Idaho 83605  
[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
208-454-7458

## AFFIDAVIT OF LEGAL INTEREST

I, CLINT WORTHINGTON, 600 S. WALNUT  
(name) (address)  
BOISE, ID 83707  
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

HDR INC, 412 E. PARKCENTER BLVD  
(name) (address) BOISE, ID 83706

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 19<sup>th</sup> day of SEPTEMBER, 20 24.

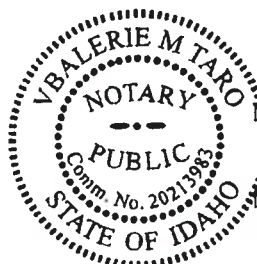
[Signature]  
(signature)

STATE OF IDAHO )

ss

COUNTY OF CANYON )

On this 19<sup>th</sup> day of September, in the year 2024, before me Valerie M. Taro  
a notary public, personally appeared Clint Worthington, personally known  
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that  
he/she executed the same.



Notary: Valerie M. Taró

My Commission Expires:

My commission expires  
August 17, 2027

**R29144**

**PARCEL INFORMATION REPORT**

9/13/2024 10:18:32 AM

**PARCEL NUMBER:** R29144

**OWNER NAME:** STATE OF IDAHO FISH GAME DEPT

**CO-OWNER:**

**MAILING ADDRESS:** PO BOX 25 BOISE ID 83707-0025

**SITE ADDRESS:** 3806 S POWERLINE RD

**TAX CODE:** 1440000

**TWP:** 2N **RNG:** 2W **SEC:** 02 **QUARTER:** SW

**ACRES:** 11.71

**HOME OWNERS EXEMPTION:** No

**AG-EXEMPT:** No

**DRAIN DISTRICT:** NOT In Drain Dist

**ZONING DESCRIPTION:** RR / RURAL RESIDENTIAL

**HIGHWAY DISTRICT:** NAMPA HWY DIST #1

**FIRE DISTRICT:** NAMPA FIRE

**SCHOOL DISTRICT:** NAMPA SCHOOL DIST #131

**IMPACT AREA:** NAMPA

**FUTURE LAND USE 2011-2022 :** Res

**FLU Overlay Zone Desc 2030:**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030:** Cos

**IRRIGATION DISTRICT:** BOISE PROJECT BOARD OF CONTROL \ NAMPA & MERIDIAN  
IRRIGATION DISTRICT

**FEMA FLOOD ZONE:** X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0391F

**WETLAND:** Freshwater Pond

**NITRATE PRIORITY:** ADA CANYON

**FUNCTIONAL Classification:** Major Collector

**INSTRUMENT NO. :**

**SCENIC BYWAY:** NOT In Scenic Byway

**LEGAL DESCRIPTION:** 02-2N-2W SW TX 1 IN SW SW

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**

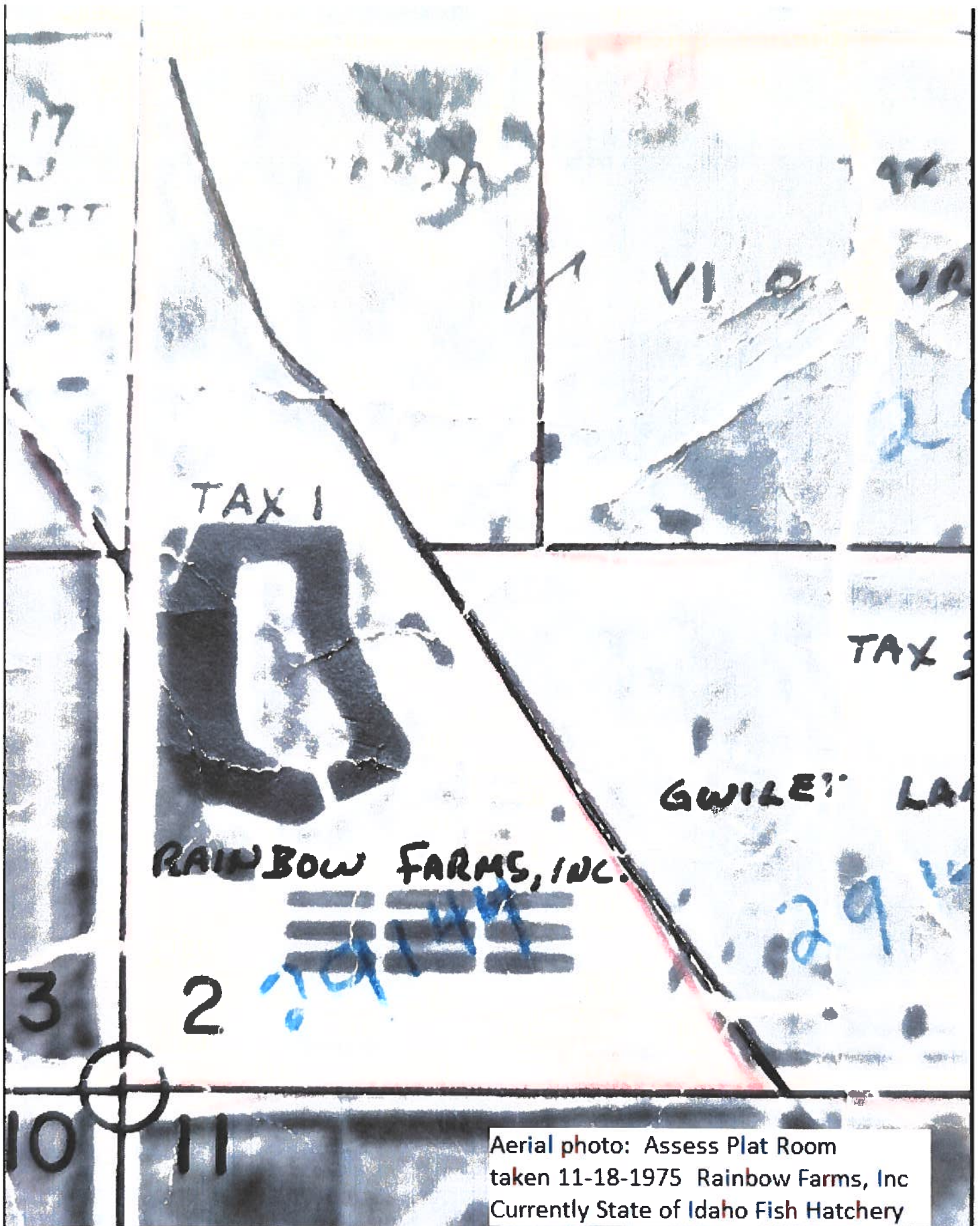


**DISCLAIMER:**

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

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





Aerial photo: Assess Plat Room  
taken 11-18-1975 Rainbow Farms, Inc  
Currently State of Idaho Fish Hatchery



ROSE HILL TERRAC: NOX1

TAX 2

V1 C VARTIS

TAX 2A

TAX 1

TAX 3

GWILE? LARSON

RAINBOW FARMS, INC.

TAX 17

ARLEEN TACKETT

TAX 21

TAX 21

2

3

11

10





# 

### 

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

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

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

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

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

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

## **STANDARDS**

### **SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)**

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

Operation Plan to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

### **LETTER OF INTENT – CCZO Section 07-07-05**

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

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

#### **CONTRACTOR SHOP (07-14-09) - REQUIRED**

**Applicant**

**Staff**

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

#### **MINERAL EXTRACTION (07-14-19) - REQUIRED**

**Applicant**

**Staff**

Show how the 30' setbacks on all sides will be met.

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

#### **WIND FARM (07-14-33) - REQUIRED**

**Applicant**

**Staff**

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.



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

<b>MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

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



September 5, 2024

**RE: Letter of Intent for Conditional Use Permit: Nampa Fish Hatchery**

Dear Canyon County Planning and Zoning Commissioners,

The Nampa Fish Hatchery is a resident trout-rearing facility located on the south end of Nampa at the intersection of South Powerline Road and Locust Lane. The existing hatchery was constructed in 1975 and was subsequently purchased by the Idaho Department of Fish and Game (IDFG), which has operated and maintained the hatchery since. Today, the hatchery is used to rear rainbow trout for every region in the state.

IDFG plans to reconstruct the hatchery facility to improve hydraulic conveyance through the facility and to improve biosecurity for the health of the fish. As part of the due diligence investigations related to this reconstruction project, it was determined that the hatchery is considered a legal non-conforming use within Canyon County. This condition is due to the hatchery having existed prior to the adoption of the official maps and zoning ordinance in 1979. The extent of the reconstruction project, including solid covers over the raceways, would qualify as an expansion/extension of a non-conforming use and requires a conditional use permit so that the property is brought into compliance.

The daily operations of the Nampa hatchery include managing water quality, feeding fish, monitoring fish health, maintaining the facility, cleaning and sanitizing the facility, and transporting fish to stock throughout the state. The hatchery directly employs five full-time employees, with most living onsite in order to respond immediately to any alarms or issues that occur within the facility. The hatchery also seasonally employs five or six temporary employees during the high-production spring and summer months. The hatchery office is open to the public from 8:00 A.M. to 4:00 P.M. every day. The public can visit the facility and request guided tours at a scheduled time and date.

The hatchery raises around 500,000 trout annually, with regular deliveries of materials to maintain the facility. Bulk deliveries of food pellets occur every 10 days. The improvements will also include adding an oxygenation system to the raceways. Liquid oxygen will then be delivered to a storage tank onsite at monthly intervals as well. IDFG staff transport fish using large live transportation trucks and trailers periodically. The transportation schedules change throughout the year based on stocking needs throughout Idaho. The improvements to the facility will not increase the fish production produced by the hatchery and thus will not increase transportation traffic from current levels.





The Canyon County Comprehensive Plan 2030 shows the hatchery property (3806 S. Powerline Rd.) in a Residential zone, changing from the existing Rural Residential Zone, though still outside of the Nampa city limits. Based on this plan, the area will remain a low-density standard with predominately single-family living areas. The current hatchery and the proposed improvements to the hatchery are in line with keeping the area low-density. Based on the limited zoning classifications that could be applied to a fish hatchery (Animal Facility (small) and Agriculture), the hatchery use would be allowed or conditionally allowed in both the current R-R zone and the future Residential zone.

Since the improvements do not include expanding the production capacity of the hatchery nor hiring new staff, the overall traffic impacts of the hatchery will remain consistent with historic patterns. One improvement to the facility traffic patterns will be the addition of a third approach on Locust Lane, between the existing west and east approaches. Typically, large trucks and trailers enter the site at the easternmost access and exit at the westernmost access, which is approximately 117 feet from the intersection of Powerline Road and Locust Lane. Half of the existing traffic exiting the facility will now use the middle access, 330 feet from the intersection, entering traffic a safer distance away from the intersection of Powerline Road and Locust Lane. This change in traffic patterns coming from the facility will increase public safety near the intersection without changing the volume impact on other properties in the area.

The reconstruction project will also bring more of the facility in compliance with governing zoning setbacks. Nampa Highway District and the City of Nampa approved a setback variance that allows the facility to be built inside the 70-foot setback from the section line on Locust Lane. The existing raceways are within 45 feet of the Locust Lane Section line and the new raceways and cover building will be moved at least 50 feet from the existing section line, 50-feet being the approved setback variance. Existing structures not included in the scope of the improvements, like the south side shop and generator pad, will remain within the setback.

The reconstruction project will have no negative impacts for schools, irrigation facilities, or emergency services. With no negative changes to the traffic patterns, school buses and emergency vehicles will continue to operate as they have for the 50-year life of the facility. Improvements to the well pumps and hydraulic conveyance through the hatchery will also improve Nampa Meridian Irrigation District's (NMID) access to its water right discharged from the hatchery. The improvements during reconstruction include bypass drains that can deliver well water directly to the settling pond, out to Wilson Springs pond, and finally to NMID's Bray Lateral and Wilson Drain. This option provides NMID an option for more immediate access to its 24 cfs water right from the hatchery.



For the past 50 years, the Nampa Fish Hatchery has contributed to the sport fishing of Idaho residents locally in Canyon County and throughout the state. This long-standing operation aligns with the comprehensive plan for the area, serves as a community resource for education, and contributes to the Idaho economy by supporting recreational fishing and related activities. With its aging infrastructure, operational challenges that come with poor hydraulic conductivity, and biosecurity issues at the facility, the Nampa Hatchery needs to be reconstructed and improved. Considering this, IDFG requests a Conditional Use Permit to continue providing these vital services.

Sincerely,

Kristy Newkirk

*Water Resources EIT*

HDR

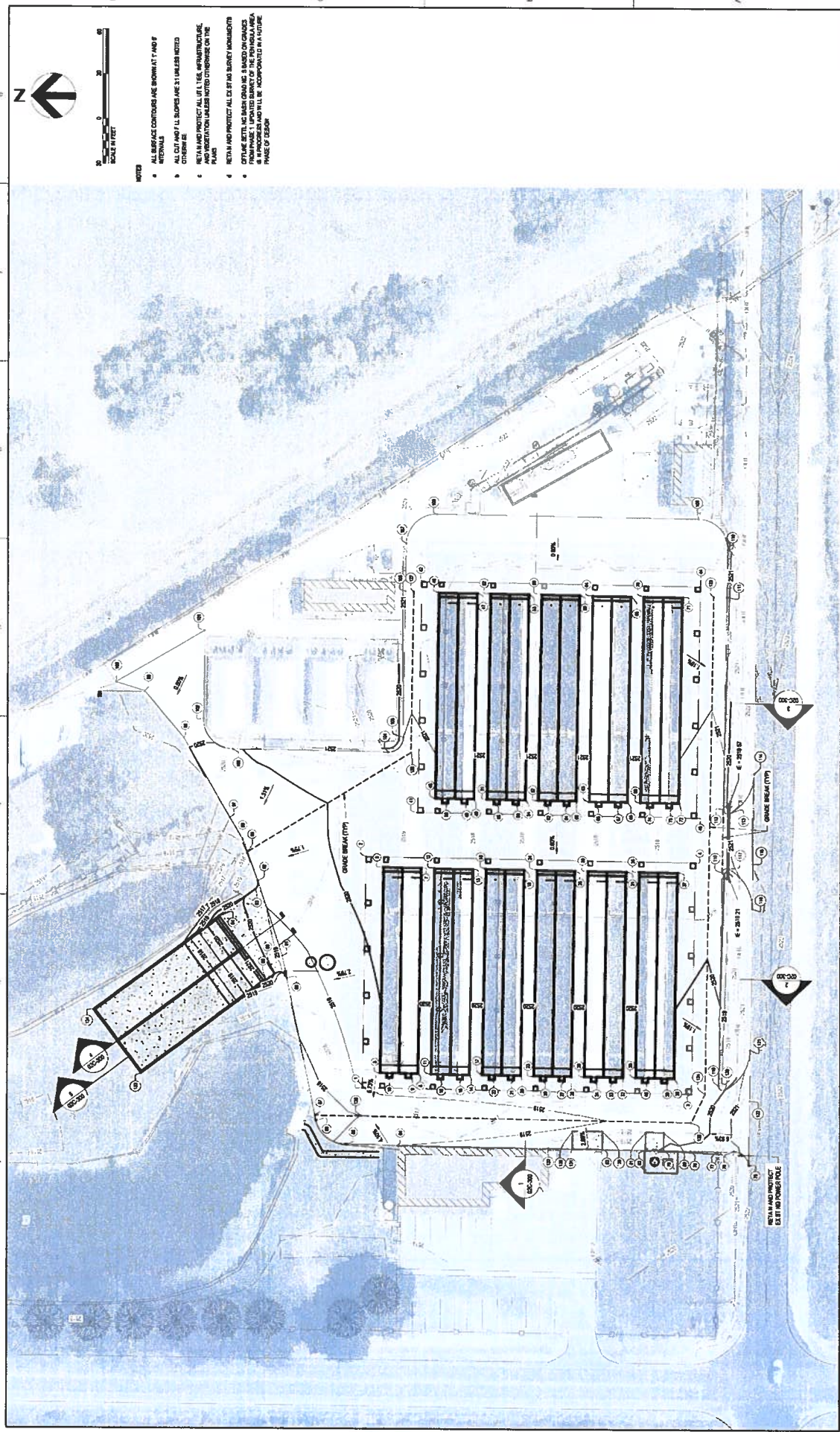
412 E. Parkcenter Blvd., Ste. 100

Boise, ID 83706

**D** 208.387.7198 **M** 208.789.9283







- NOTES**
- 1. ALL SURFACE CONTOURS ARE SHOWN AT 1' AND 2' INTERVALS.
  - 2. ALL CUT AND FILL SLOPES ARE 3:1 UNLESS NOTED OTHERWISE.
  - 3. RETAIN AND PROTECT ALL UTILITIES, INFRASTRUCTURE, AND EXISTING VEGETATION UNLESS NOTED OTHERWISE ON THE PLANS.
  - 4. RETAIN AND PROTECT ALL EXISTING BUILT STRUCTURES AND UTILITIES UNLESS NOTED OTHERWISE ON THE PLANS.
  - 5. IF PROPOSED AND WILL BE INCORPORATED IN A FUTURE PHASE OF DESIGN.



# HCR

**PRELIMINARY  
NOT FOR  
CONSTRUCTION OR  
RECORDING**

**NAMPA HATCHERY RECONSTRUCTION  
IDAHO DEPARTMENT OF FISH AND GAME**

**CIVIL  
OVERALL GRADING PLAN**

PROJECT NUMBER: 11-2014-001

DATE: 11/13/14

PROJECT MANAGER: J. ALLEN

DESIGNER: J. ALLEN

CHECKER: J. ALLEN

DATE: 11/13/14

PROJECT NUMBER: 11-2014-001

ISSUE: 1

DATE: 11/13/14

DESCRIPTION: 11-2014-001

SCALE: AS NOTED

DATE: 11/13/14

PROJECT NUMBER: 11-2014-001

02C-107

02C-107-001.dwg

02C-107











Point #	Elevation	Northing	Easting	Description
2	2319.83	684967.05	2411328.34	CP12
3	2319.83	684967.05	241350.07	CP12
4	2321.64	684967.07	2411753.20	CP12
5	2319.52	684963.28	2411320.80	CP14C
6	2321.68	684952.74	2411747.18	CP14C

NOTES	1	CONTROL POINT 'A' IS LOCATED BEYOND THE LIMITS SHOWN ON THE DRAWING. THE CONTROL POINT IS LOCATED ON THE WESTERN SIDE OF THE HIGHWAY.
	2	STATE SURVEY PERFORMED BY J. HOWARD, L.S. ON NOVEMBER 2022. WORKMAN ON SHOWN ON THE SHEET IS LOCATED AT THE CORNER OF THE HIGHWAY.
	3	WATER PUMP SHOWN IN THE DRAWING IS USED BASED ON HISTORIC RECORDS AND CONTRACTOR'S REPORT. THE PUMP IS LOCATED ON THE WESTERN SIDE OF THE HIGHWAY.
	4	WELL IS LOCATED ON THE WESTERN SIDE OF THE HIGHWAY. THE WELL IS LOCATED ON THE WESTERN SIDE OF THE HIGHWAY.
	5	WELL IS LOCATED ON THE WESTERN SIDE OF THE HIGHWAY. THE WELL IS LOCATED ON THE WESTERN SIDE OF THE HIGHWAY.
	6	WELL IS LOCATED ON THE WESTERN SIDE OF THE HIGHWAY. THE WELL IS LOCATED ON THE WESTERN SIDE OF THE HIGHWAY.

NAME	CDC-100 Amp	AN INOTED
CIVIL		
ING SITE PLAN		

NAMPA HATCHERY RECONSTRUCTION  
IDAHO DEPARTMENT OF FISH AND GAME

PRELIMINARY  
NOT FOR  
CONSTRUCTION OR  
RECORDING

[illegible]

ISSUE	DATE	DESCRIPTION
01/22/04	01/22/04	01/22/04






1 2 3 4 5 6 7 8



1 Existing Hatchery View from SW Corner



2 Existing Hatchery View from SE



3 Proposed 3D View from SW Corner



4 Proposed 3D View from SE



**HDR**

PRELIMINARY  
NOT FOR  
CONSTRUCTION OR  
RECORDING

PROJECT MANAGER	PROJECT NUMBER
PROJECT NUMBER	PROJECT NUMBER

DATE	DESCRIPTION
DATE	DESCRIPTION

NAMPA HATCHERY  
ISOMETRIC ELEVATIONS

NAMPA HATCHERY RECONSTRUCTION  
IDAHO DEPARTMENT OF FISH AND GAME

PROJECT NUMBER: A-901



# Nampa Fish Hatchery

## Business Operations Plan

---

### Executive Summary

The Nampa Fish Hatchery is a resident trout-rearing facility located on the south end of Nampa at the intersection of South Powerline Road and Locust Lane.

The existing hatchery, constructed in 1975, was purchased in 1982 by IDFG, who has operated and maintained the hatchery since. Today, the hatchery is used to rear rainbow trout for every region in the state.

### Business Objectives

1. **Production Goals:** Produce 500,000 trout annually
2. **Size Goals:** Achieve an average length of 12" per trout
3. **Efficiency Goals:** Maintain an average fish per pound ratio of 1.45

### Operations Plan

#### 1. Daily Operations

Office hours: 8 a.m. - 4 p.m.

Staffing Schedules: Several hatchery staff live on-site for round-the-clock response readiness. Hatcheries require constant monitoring to ensure the health and safety of the fish. Staff need to be available to react to alarms indicating low water flow or low oxygen levels. Staff also may need to perform maintenance on system components outside of regular working hours. Three single-family residences and one dorm building are located on-site for staff housing.

#### 2. Process Operations

##### a. Water quality management:

Staff regularly check water temperature, pH levels, dissolved oxygen, and ammonia concentrations to ensure optimal rearing conditions for the fish.

Staff regularly clean raceways and add aeration systems to keep the water clean of algae, waste, and uneaten food, and to keep the water well oxygenated for the fish.





The hatchery operates under two Idaho Pollutant Discharge Elimination System (IPDES) Permits to discharge water from the facility

- IPDES General Permit for Aquaculture Facilities (IDG131000)
- IPDES Construction General Permit for Discharge (IDR100000)

These permits regulate how the hatchery must treat the wastewater from the facility. Nampa Hatchery settles out solid wastes in a settling pond before it reaches the outlet culvert to the Wilson Springs Pond complex. The hatchery is required to monitor flow, total suspended solids, total phosphorus, temperature, and total residual chlorine based on the requirements outlined in these permits.

b. Feeding:

Staff feed the cohorts of fish based on growth stages. The early rearing stage, which includes fish fry and fingerlings, requires feeding several times per day. Staff feed the early-rearing raceways by hand using a high-protein food pellet with optimized fat content. In the grow-out phase, feeding frequency can be reduced. Staff feed the rearing raceways using a utility vehicle with a mounted hopper to spray feed into the raceways. This feed can have a reduced protein and fat content. The final growth stage is the maintenance stage. This stage occurs when fish have reached their target size and are being held on-site until transportation for stocking. Feeding can be reduced to maintain fish weight rather than for growth.

c. Health monitoring:

Staff regularly conduct health inspections to detect and address signs of disease or stress. Mortalities are removed from the water and other biosecurity protocols are implemented to prevent the introduction or spread of pathogens.

d. Egg and Larval Care:

The brood stock of eyed eggs for the Nampa Hatchery comes from Hayspur and Spokane fish hatcheries, as well as stock from Troutlodge Inc. These hatcheries work to maintain genetically diverse stock to produce healthy offspring. Staff monitor and manage the incubation of eggs to provide proper conditions for hatching. Early rearing of the larvae occurs in the covered early rearing units.

e. Maintenance:

Staff regularly maintain and inspect equipment such as pumps, aeration systems, and valves to verify that they are functioning properly. The hatchery equipment and site are often cleaned and sanitized to prevent contamination.

f. Stocking and Transportation:

Staff prepare fish for transportation and release throughout Idaho. Fish are loaded into a transport trailer with chilled water and added aeration to improve fish health during transportation. The State of Idaho manages a stocking plan and release sites.



#### **4. Environmental Management:**

##### **g. Noise management:**

Noise management at the hatchery facility involves regular equipment maintenance and operation scheduling. All equipment and machinery are well maintained to minimize noise from mechanical issues or vibrations. Transportation, fish pumping, and deliveries are scheduled during office hours to reduce activity noise during early morning and evening hours.

##### **h. Dust control:**

Staff can currently spray access roads as needed for dust suppression. With the facility improvements, a low dust content gravel finish surface will be applied to the facility and will decrease air-born dust from the property.

#### **5. Logistics Management:**

##### **i. Delivery of Feed:**

Staff feed fish from three feed silos located to the east of the rearing raceways. Bulk feed is delivered every 10 days during office hours to the facility from a semi-trailer truck. Currently, the trucks enter at the east Locust Lane approach and exit at the west Locust Lane approach.



**Figure 1: Feed Silos**



j. Transportation of Fish:

Staff transport fish sometimes weekly from the facility. Fish are raised in approximately 7 cohorts annually and will be transported for stocking as needed for the State stocking program. Currently, the truck enters at the east Locust Lane approach and exits at the west Locust Lane approach.

k. Delivery of Liquid Oxygen:

The improvement plans for the site include supplementing the dissolved oxygen with oxygen supplied from a liquid oxygen (LOX) tank. The tank will be located to the south of the existing office building and will be filled approximately once per month from a 48-foot semi-truck and trailer. The truck will enter the east Locust Lane approach and exit at the west Locust Lane approach.

**6. Facilities management:**

a. Community Engagement:

The hatchery is a focal point for many visitors, tours, and special groups throughout the year. Visitors are welcome daily between **8 a.m. and 4 p.m.** Guided tours are provided to area schools, and other interested groups by calling (208) 465-8479 for scheduling a date and time.

Veteran groups are also invited to fish in the settling ponds. A sidewalk and platform provide access to the settling pond and tailrace outlet.

b. Current Facilities Assessment:

Water is supplied to the hatchery by eight pump-assisted artesian wells. A maximum of 30 cubic feet per second (cfs) of 59 degrees Fahrenheit (°F) water is available for fish production. Fish rearing facilities include 16 early rearing raceways, three fingerling/broodstock raceways, and 10 production raceways. Sixteen upwelling incubators are used in the early rearing raceways for eyed-egg incubation. A settling pond treats water flows from the rearing units before discharge into Wilson Springs Pond and Wilson Drain. Figure 02C-100 provides an existing site overview.

The existing facility staff has identified several operations challenges that were evaluated for improvements.

1. The raceway floors are approximately 2.5 feet below the operating water surface elevation of the settling pond, which means the raceways are never dewatered. Reconstructed raceways that are higher than the settling pond water surface elevation will allow raceways to be dewatered periodically to power wash and reduce algae growth.
2. The current rearing raceways are configured to re-use water through three segments, each of which has stop log water level control. Staff clean the raceways using a "brush and flush" technique that requires staff to brush solids from the head end (inflow end) to the tail end (outflow end), which is approximately 350 feet in total length for each bank or double raceways. The current cleaning practices brush algae





and uneaten feed through the raceways water column where fish are being reared, increasing the potential for unhealthy rearing water quality. Reconfigured raceways will allow solids to be removed at the end of each raceway section to avoid brushing fish waste through other fish on-station.

3. The facility is currently protected from predation by a system of avian netting and fencing. This predation cover has been ineffective against terrestrial predators including numerous feral cats in the area. A solid cover over the facility would exclude more predators, offer weather protection to staff, provide better temperature control in the raceways, and increase the biosecurity of the facility.
4. The facility is nearing the end of its operation life. Widespread issues such as cracking concrete, frozen valves, and non-functioning drain systems make efficient renovation impractical.

c. Improvement Plans:

Based on the identified challenges in the current hatchery facility, improvement plans were developed to reconstruct the hatchery.

1. Phase I improvements to the outlet structure of the settling pond included replacing the culvert under Powerline Road to improve hydraulic conveyance. Additionally, the settling pond was dredged, and baffles were added to aid in flocculate settling. Phase I improvements were completed in 2024.
2. Phase II improvements are shown in Table 1 below. Figure 02C-102 provides a proposed site overview.

**Table 1: Summary of Proposed Hatchery Design**

Project Element	Design Improvements
Centralized Head Tank & Bulk Oxygen	<ul style="list-style-type: none"> <li>• Replace pumps and motors at seven groundwater supply wells</li> <li>• Construct centralized head tank on the eastern side of the facility</li> <li>• Install aeration columns at head tank to boost oxygen concentrations</li> <li>• Install headers, flow meters, and control valves from supply wells to head tank</li> <li>• Connect existing chiller and water storage tower to headworks system</li> <li>• Install headers from head tank to individual raceways</li> <li>• Install bulk oxygen tank and oxygen supply piping to individual raceways</li> </ul>
Main Raceways	<ul style="list-style-type: none"> <li>• Construct 11 pairs of rectangular raceways (22 individual raceways)</li> <li>• Install LHOs at each raceway</li> <li>• Construct two hard-cover buildings with netting or fencing sides over new raceways (predation cover)</li> <li>• Construct smaller access roads between raceway pairs</li> <li>• Construct a new north-south access road through the hatchery and new approach at Locust Lane</li> </ul>



**Table 1: Summary of Proposed Hatchery Design**

Project Element	Design Improvements
Waste Drain & Overflow System	<ul style="list-style-type: none"><li>• Install waste collection bays at each raceway with screens and stop logs</li><li>• Install waste drain piping from raceways to lift stations</li><li>• Construct lift station to help convey waste effluent to a new Pollution Abatement (PA) pond</li><li>• Construct a dual-compartment PA pond</li><li>• Install overflow collection bays at each raceway</li><li>• Install overflow piping from eastern to western raceways for serial reuse option</li><li>• Install overflow piping from raceways to settling pond</li></ul>

# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

1. DOMESTIC WATER: ☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City  
☒ N/A – Explain why this is not applicable: 8 existing production wells on the property. 7 of the wells will be modernized with new motors/pumps but no new wells are proposed  
☐ How many Individual Domestic Wells are proposed? \_\_\_\_\_

2. SEWER (Wastewater) ☐ Individual Septic ☐ Centralized Sewer system  
☒ N/A – Explain why this is not applicable: No changes to existing septic system

3. IRRIGATION WATER PROVIDED VIA:  
☐ Surface ☒ Irrigation Well ☐ None  
 EXISTING PRESSUREIZED IRRIGATION WELLS FOR RESIDENCES TO REMAIN.

4. IF IRRIGATED, PROPOSED IRRIGATION: N/A NO NEW IRRIGATION PROPOSED  
☐ Pressurized ☐ Gravity

5. ACCESS:  
☒ Frontage ☐ Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. INTERNAL ROADS: EXISTING ROAD TO REMAIN  
☐ Public ☒ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. FENCING ☐ Fencing will be provided (Please show location on site plan) EXISTING FENCING TO REMAIN  
 Type: CHAIN LINK Height: 5'

8. STORMWATER: ☐ Retained on site ☐ Swales ☒ Ponds ☐ Borrow Ditches  
☐ Other: \_\_\_\_\_ EXISTING SETTLING POND

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)  
BRAY LATERAL, WILSON SPRINGS PONDS



**RESIDENTIAL USES****1. NUMBER OF LOTS REQUESTED:** N/A - NO NEW LOTS CREATED

- ☐ Residential \_\_\_\_\_ ☐ Commercial \_\_\_\_\_ ☐ Industrial \_\_\_\_\_  
☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:** N/A☐ Water supply source: \_\_\_\_\_**3. INCLUDED IN YOUR PROPOSED PLAN?**

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

**NON-RESIDENTIAL USES****1. SPECIFIC USE:** RESIDENT TROUT REARING FACILITY (MAINTAIN EXISTING USE),  
INCLUDES EXISTING ONSITE STAFFING HOUSING**2. DAYS AND HOURS OF OPERATION:**

- ☒ Monday 8 A.M. to 4 P.M.  
☒ Tuesday 8 A.M. to 4 P.M.  
☒ Wednesday 8 A.M. to 4 P.M.  
☒ Thursday 8 A.M. to 4 P.M.  
☒ Friday 8 A.M. to 4 P.M.  
☒ Saturday 8 A.M. to 4 P.M.  
☒ Sunday 8 A.M. to 4 P.M.

**3. WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 5 (EXISTING FULL TIME EMPLOYEES),  
5/6 SEASONAL EMPLOYEES ☐ No**4. WILL YOU HAVE A SIGN?** ☒ Yes ☐ No ☐ Lighted ☐ Non-Lighted

(2) EXISTING SIGNS

Height: 2' ft Width: 4' ft Height above ground: 6' ft

What type of sign: \_\_\_\_\_ Wall ☒ Freestanding \_\_\_\_\_ Other**5. PARKING AND LOADING:** 17

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? YES

### ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 500,000 + RAINBOW TROUT - ANNUALLY

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building

☐ Kennel

☐ Individual Housing

☒ Other

FISH HOUSED IN GRADE  
LEVEL RACEWAYS,  
PREDATION COVER ABOVE  
WITH OPEN AIR SIDES

3. HOW DO YOU PROPOSE TO MITIGATE NOISE? N/A - FISH ONLY

☐ Building

☐ Enclosure

☐ Barrier/Berm

☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System

☐ Animal Waste Only Septic System

☒ Other: IPDES DISCHARGE PERMIT IDG131000, AUTHORIZED TO DISCHARGE  
~~TO RECEIVING WATERS OF THE UNITED STATES.~~

\*DISCHARGE WASTE TO SETTLING POND WITH OUTLET TO WILSON  
PONDS

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

June 17, 2024

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

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

The Neighborhood Meeting details are as follows:

**Date:** Monday July 1, 2024

**Time:** 5:00pm –6:00pm

**Location:** Nampa Fish Hatchery  
3806 Powerline Road  
Nampa ID, 83686

**Property description:** Turn off Powerline Road onto the main entrance and park in the parking lot in front of the office

### The project is summarized below:

The Idaho Department of Fish and Game (IDFG) plans to update the Nampa Fish Hatchery, as the existing layout creates hydraulic conveyance and bio-security issues that negatively affect fish health, production goals, and day-to-day operations at the hatchery. The proposed new rearing units, site configuration, and a hardcover predation structure would eliminate these current issues.

**Site Location:** Nampa Fish Hatchery  
3806 Powerline Road  
Nampa ID, 83686

**Proposed access:** All existing access to the property are to remain. There is one new proposed access point between the two existing access points off Locust Lane for hatchery transport trucks and trailers.

**Total acreage:** 11.71

**Proposed lots:** One existing lot to remain

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

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

If you have any questions prior to the meeting, please contact me at [clint.worthington@idfg.idaho.gov](mailto:clint.worthington@idfg.idaho.gov).

Sincerely,

Clint Worthington  
Idaho Department of Fish and Game



# Neighborhood Notification Map

Parcel No. R29144

Buffer Distance 600 Feet

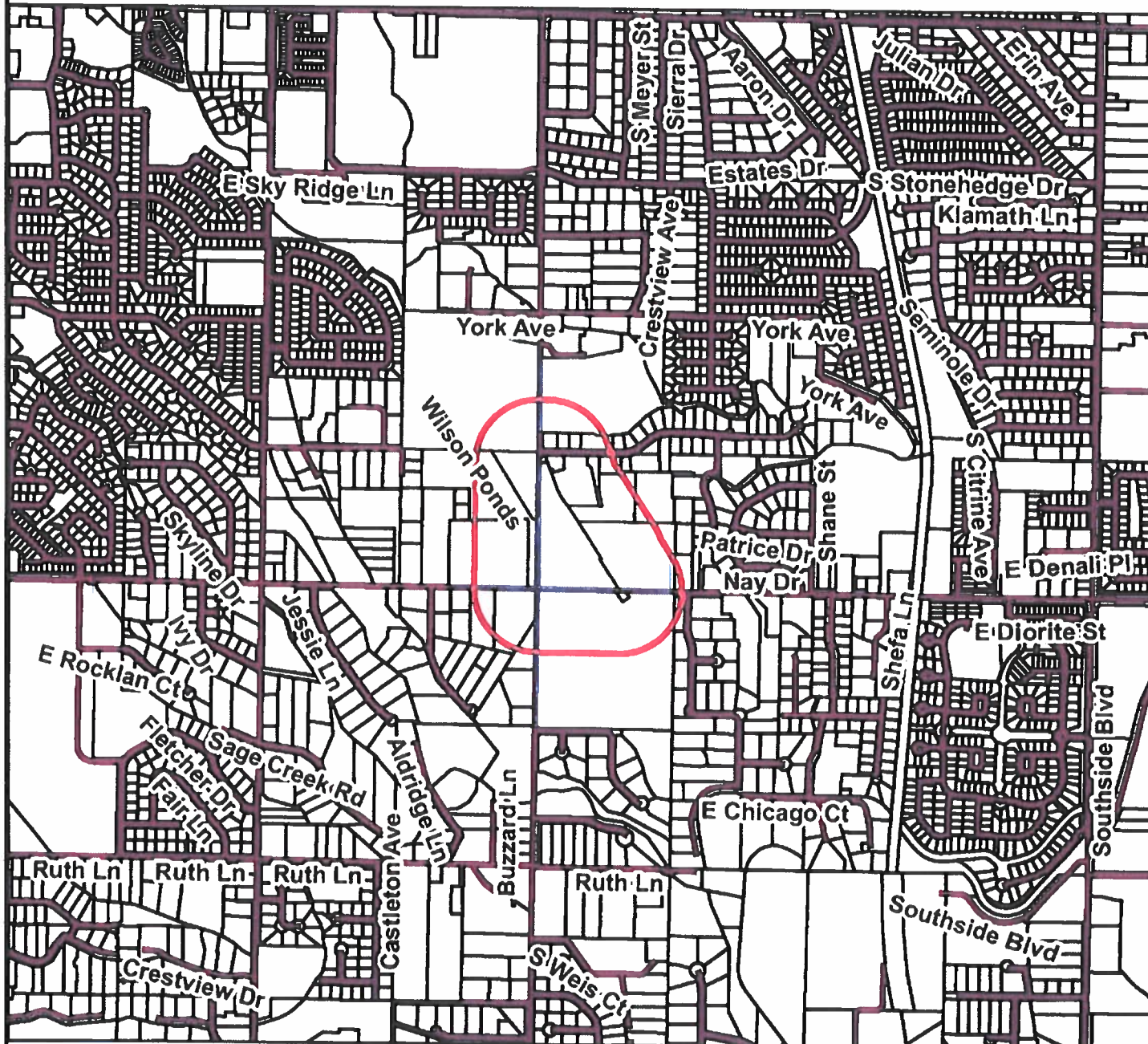
Canyon County  
Development Services  
111 North 11th Ave, #140  
Caldwell, ID 83605



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

Date: 2/28/2024

By: SHuggins



## Legend

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

## SCALE

1:16,452

1:16,452

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R26096012	WATKINS WILFRED E AND BARBARA J FAMILY TRUST	1506 PRIMROSE DR	NAMPA	ID	83686
R26096	ZECHMANN BRYAN	1616 PRIMROSE DR	NAMPA	ID	83686
R26096010	WATKINS WILFRED E AND BARBARA J FAMILY TRUST	1506 PRIMROSE DR	NAMPA	ID	83686
R26096011	WATKINS SCOTT A	1516 PRIMROSE DR	NAMPA	ID	83686
R29142	WILCOX LILLIAN J	PO BOX 514	NAMPA	ID	83653
R29143	JOHNSON HELEN LOUISE	6533 S SAN LUIS WAY	BOISE	ID	83709
R29144	STATE OF IDAHO FISH GAME DEPT	PO BOX 25	BOISE	ID	83707-0025
R29145	MULLINS JOHN P	3423 PORTLAND AVE	NAMPA	ID	83686
R29147	CARTER MARY E LIFE ESTATE	1611 PRIMROSE DR	NAMPA	ID	83686
R29147010	FOSTER PERRY LEE	1515 PRIMROSE DR	NAMPA	ID	83686
R29147011	CURTIS VIOLET	1611 PRIMROSE DR	NAMPA	ID	83686
R29193	STATE OF IDAHO FISH GAME DEPT	PO BOX 25	BOISE	ID	83707-0025
R29196	STATE OF IDAHO FISH AND GAME COMMISSION	PO BOX 25	BOISE	ID	83707
R29198010	STATE OF IDAHO FISH GAME DEPT	PO BOX 25	BOISE	ID	83707-0025
R29365	RALEIGH PERRY E	1407 E LOCUST LN	NAMPA	ID	83686
R29190	STATE OF IDAHO FISH GAME DEPT	PO BOX 25	BOISE	ID	83707-0025
R29145012	DESCALSO ANDREW C	1619 PRIMROSE DR	NAMPA	ID	83686
R29145013	WARD MARTY L	1613 PRIMROSE DR	NAMPA	ID	83686
R29146	DAVIES FAMILY TRUST	1703 PRIMROSE DR	NAMPA	ID	83686
R29150	WATKINS WILFRED E AND BARBARA J FAMILY TRUST	1506 PRIMROSE DR	NAMPA	ID	83686
R29354	SPOTTS DAWN M	1315 E LOCUST LN	NAMPA	ID	83686
R29371011A	UPADHAYA TERESA	4019 S POWERLINE RD	NAMPA	ID	83686
R29497	NAMPA MERIDIAN IRR DIST	1503 1ST ST S	NAMPA	ID	83651
R29498100	GURN JOHN AND SABRINA FAMILY TRUST	4015 MONTGOMERY LN	NAMPA	ID	83686
R29496	PFEIFER KENNETH D	1825 E LOCUST LN	NAMPA	ID	83686

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



## NEIGHBORHOOD MEETING SIGN UP SHEET

### CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

#### SITE INFORMATION

Site Address: 3806 S. Powerline Rd	Parcel Number: R29144	
City: Nampa	State: ID	ZIP Code: 83686
Notices Mailed Date: 6/17/24	Number of Acres: 11.71	Current Zoning: R-R
Description of the Request: Conditional Use Permit - current hatchery a legal nonconforming use		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Clint Worthington		
Company Name: Idaho Department of Fish and Game		
Current address: 600 S. Walnut St. PO Box 25		
City: Boise	State: ID	ZIP Code: 83707
Phone: 208-287-2843	Cell: 208-869-6063	Fax:
Email: clint.worthington@idfg.idaho.gov		

#### MEETING INFORMATION

DATE OF MEETING: 7/1/24	MEETING LOCATION: 3806 S. Powerline Rd	
MEETING START TIME: 5:00 PM	MEETING END TIME: 6:00 PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. BARBARA WATKINS	Barbara Watkins	1506 Primrose
2. Andrew Descalsu	Andrew Descalsu	1619 Primrose
3. Penny Pfeifer	Penny Pfeifer	1825 E Locust
4.		
5.		
6.		
7.		
8.		
9.		



10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

**NEIGHBORHOOD MEETING CERTIFICATION:**

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

APPLICANT/REPRESENTATIVE (Please print):

CLINT WORTHINGTON

APPLICANT/REPRESENTATIVE (Signature):



DATE: 07 / 01 / 24

(Optional)						
Recorded	<input type="checkbox"/>	Platted	<input type="checkbox"/>	Key Punched	<input type="checkbox"/>	To Treasurer
Microfilmed	<input type="checkbox"/>	Deed Card	<input type="checkbox"/>	Master File	<input type="checkbox"/>	<input type="checkbox"/>
Indexed	<input type="checkbox"/>	Compared	<input type="checkbox"/>	Abstracted	<input type="checkbox"/>	

(DO NOT WRITE ABOVE THIS LINE)

# INSTRUMENT NO 943949 **WARRANTY DEED** (CORPORATE FORM)

RAINBOW FARMS, INC., an Idaho Corporation

, a corporation  
organized and existing under the laws of the State of Idaho, with its principal office at Nampa, Idaho  
of County of Canyon, State of Idaho,  
grantor, hereby CONVEYS or GRANTS and WARRANTS TO

THE STATE OF IDAHO, Idaho Department of Fish and Game at 600 South  
Walnut, Boise, Idaho

of GOOD AND VALUABLE CONSIDERATION grantee  
for the sum of

the following described tract(s) of land in CANYON DOLLARS,  
State of Idaho: County,

A portion of the Southwest Quarter of the Southwest Quarter of Section 2,  
Township 2 North, Range 2 West B.M. described as commencing at the Southwest  
Corner of said Southwest Quarter of Section 2, Township 2 North, Range 2  
West B.M., thence East along the South line of said Section to the center  
of the drain ditch as now located; thence Northwesterly along the center of  
said drain ditch a distance of 22 rods; thence East from the center of said  
drain ditch, as now located, a distance of 22 feet; thence Northwesterly  
and parallel with said drain ditch to a point 100 feet from the North bound-  
ary line of said Southwest Quarter of the Southwest Quarter of Section 2  
Township 2 North, Range 2 West B.M., thence West to the West line of said  
Southwest Quarter of the Southwest Quarter; thence South along the West boundary  
line of said Southwest Quarter of the Southwest Quarter to the point of begin-  
ning, being approximately 13.75 acres. (continued see attached addendum.)

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was  
duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meet-  
ing duly held and attended by a quorum.

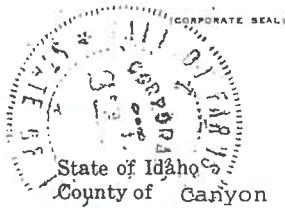
In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its  
duly authorized officers this 7th day of April, A. D. 1982

RAINBOW FARMS INC.

(CORPORATE NAME)

By Byron V. Anderson PRESIDENT

Attest: SECRETARY



State of Idaho  
County of Canyon } ss.

On the 7th day of April, A. D. 1982  
personally appeared before me Byron V. Anderson and  
who being by me duly sworn did say, each for himself, that he, the said Byron V. Anderson  
is the president, and he, the said is the secretary  
of RAINBOW FARMS INC., a corporation, and that the within and  
foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board  
of directors and said  
each duly acknowledged to me that said corporation executed the same and that the seal affixed is the  
seal of said corporation.

NOTARY SEAL

Byron V. Anderson  
(NOTARY PUBLIC)  
My residence is Boise  
My commission expires 2-10-83

MAIL DEED TO:

MAIL TAX NOTICE TO:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City & State \_\_\_\_\_ Zip \_\_\_\_\_

No.

Corporation Warranty Deed

for

—TO—

Dated . . . . ., 19 . . . . .

STATE OF IDAHO,

COUNTY OF . . . . .

} ss.

I hereby certify that this instrument was  
filed for record at request of  
at . . . . . minutes past

o'clock M., this . . . . . day  
of . . . . ., A.D. 19 . . . . .  
in my office, and duly recorded in Book  
of . . . . . at page . . . . .

Ex-Officio Recorder.

By . . . . .

Deputy.

Fees, \$ . . . . .

Mail to . . . . .





## AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_

Applicant: Kristy Newkirk

Parcel Number: R29144

Site Address: 3806 S. POWERLINE RD. NAMPA, ID 83686

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### **Southwest District Health:**

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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

#### **Fire District:**

District: Nampa Fire District

☒ Applicant submitted/met for official review.

Date: 9/5/2024

Signed: \_\_\_\_\_

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

#### **Highway District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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

#### **Irrigation District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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

#### **Area of City Impact:**

City: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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

### **Received by Canyon County Development Services:**

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Canyon County Development Services Staff

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

City of Nampa – Notes on communication

Caleb LaClair – Assistant City Engineer, [laclairc@cityofnampa.us](mailto:laclairc@cityofnampa.us), 208-468-5422

Since site is in the Nampa Area of Impact, the highway district will weigh the city's opinion on the section setback

We are looking for the City's position on this variance before we move forward as the Nampa Highway District will most likely follow City recommendations on whether to approve the variance.

1/22/2024-

Hello Kristy,

The City Engineer will require maintaining the standard 70-ft setback from the Section Line. This accounts for the future planned 50-ft half section of Locust Lane public right-of-way plus the standard 20-ft setback. The raceway access road can be in the 20-ft setback, but the raceway structure should be placed outside of it.

Let me know if you have any follow up questions.

Best,

**Caleb LaClair, P.E.**

## Debbie Root

---

**From:** Urie, Blake  
**Sent:** Monday, August 26, 2024 3:51 PM  
**To:** Newkirk, Kristy  
**Subject:** FW: Conditional Use Permit for Canyon County Project

Hi Kristy, here's the latest email from SWDH. This was followed up with a phone call from Mitch on 07/18. We discussed the potential need for SWDH for coming out for an inspection pending any changes to the WW system.

**Blake Urie**, EIT  
D 208.387.7017 M 208.340.1305

[hdrinc.com/follow-us](https://hdrinc.com/follow-us)

**From:** Mitch Kiester <Mitch.Kiester@swdh.id.gov>  
**Sent:** Wednesday, July 17, 2024 4:52 PM  
**To:** Urie, Blake <Blake.Urie@hdrinc.com>  
**Cc:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Subject:** RE: Conditional Use Permit for Canyon County Project

**CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Blake,

We have not reviewed the current septic. However as long as the wastewater flow has not changed, then the system should be in compliance with IDAP 58.01.03. If the county needs our agency to sign off on something you will need to schedule a pre-development meeting.

Would you be available for a call tomorrow to discuss?

Thank you  
Mitch

Check out our new online self-service portal here! [PORTAL](#)



**Mitch Kiester, MPH, CPM, REHS/RS | Program Manager | Southwest District Health**  
13307 Miami Lane | Caldwell ID 83607 | ph: 208.455.5321 | cell: 208.580.3953  
[Mitch.Kiester@phd3.idaho.gov](mailto:Mitch.Kiester@phd3.idaho.gov) | **Healthier Together** | [www.swdh.org](http://www.swdh.org)



**From:** Urie, Blake <Blake.Urie@hdrinc.com>  
**Sent:** Wednesday, July 17, 2024 4:20 PM  
**To:** Mitch Kiester <Mitch.Kiester@swdh.id.gov>  
**Subject:** FW: Conditional Use Permit for Canyon County Project



**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Mitch,

Following up on this, I'm assisting Kristy with the Nampa Fish Hatchery project. Has SWDH reviewed the current septic system for the site? Is there any information I can provide on my end or on behalf of the Hatchery?

Thanks,

**Blake Urie**, EIT  
D 208.387.7017 M 208.340.1305

[hdrinc.com/follow-us](https://hdrinc.com/follow-us)

**From:** Newkirk, Kristy [REDACTED]  
**Sent:** Wednesday, June 26, 2024 9:57 AM  
**To:** Urie, Blake [REDACTED]  
**Subject:** FW: Conditional Use Permit for Canyon County Project

**Kristy Newkirk**, EIT  
D 208.387.7198 M 208.789.9283

[hdrinc.com/follow-us](https://hdrinc.com/follow-us)

**From:** Mitch Kiester <[Mitch.Kiester@swdh.id.gov](mailto:Mitch.Kiester@swdh.id.gov)>  
**Sent:** Tuesday, May 21, 2024 4:56 PM  
**To:** Newkirk, Kristy [REDACTED]  
**Subject:** FW: Conditional Use Permit for Canyon County Project

You don't often get email from [mitch.kiester@swdh.id.gov](mailto:mitch.kiester@swdh.id.gov). [Learn why this is important](#)

**CAUTION:** [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kristy,

If you have some time, we can discuss this project tomorrow. However, my initial thought is SWDH will only need to review the current septic to make sure it is in compliance. The remainder of the project will need DEQ approval.

Thank you,  
Mitch

Check out our new online self-service portal here! [PORTAL](#)



**Mitch Kiester, MPH, CPM, REHS/RS | Program Manager | Southwest District Health**

13307 Miami Lane | Caldwell ID 83607 | ph: 208.455.5321 | cell: 208.580.3953

[Mitch.Kiester@phd3.idaho.gov](mailto:Mitch.Kiester@phd3.idaho.gov) | **Healthier Together** | [www.swdh.org](http://www.swdh.org)



**From:** Anabel Miranda <[Anabel.Miranda@swdh.id.gov](mailto:Anabel.Miranda@swdh.id.gov)>  
**Sent:** Tuesday, May 21, 2024 4:18 PM  
**To:** Mitch Kiester <[Mitch.Kiester@swdh.id.gov](mailto:Mitch.Kiester@swdh.id.gov)>  
**Subject:** FW: Conditional Use Permit for Canyon County Project

Can you take this one?

Check out our new online self-service [PORTAL](#) !



**Anabel Miranda | Office Services Supervisor**

P: 208.455.5407 | F: 208.455.5403

[anabel.miranda@swdh.id.gov](mailto:anabel.miranda@swdh.id.gov) | [swdh.org](http://swdh.org)

13307 Miami Lane | Caldwell ID 83607 |



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**From:** Katrina Williams <[Katrina.Williams@swdh.id.gov](mailto:Katrina.Williams@swdh.id.gov)>  
**Sent:** Tuesday, May 21, 2024 3:48 PM  
**To:** Anabel Miranda <[Anabel.Miranda@swdh.id.gov](mailto:Anabel.Miranda@swdh.id.gov)>  
**Cc:** Tonya Temes <[Tonya.Temes@swdh.id.gov](mailto:Tonya.Temes@swdh.id.gov)>; Janis Davis <[Janis.Davis@swdh.id.gov](mailto:Janis.Davis@swdh.id.gov)>  
**Subject:** Fw: Conditional Use Permit for Canyon County Project

Good afternoon! I'm not sure who in ECHS is the most appropriate person to review and respond to the below inquiry. Please review and pass along as needed.

Thank you,  
Katrina

**From:** Newkirk, Kristy [REDACTED]  
**Sent:** Monday, May 20, 2024 4:13 PM  
**To:** \*Public Health Idaho <[PublicHealthIdaho@swdh.id.gov](mailto:PublicHealthIdaho@swdh.id.gov)>  
**Subject:** Conditional Use Permit for Canyon County Project

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Hello,

I am working with the Idaho Department of Fish and Game to redesign and reconstruct their Nampa Fish Hatchery at 3806 S. Powerline Road, Nampa, ID 83686. Since the hatchery was built before official zoning maps and ordinances for Canyon County, they are now required to be brought to zoning compliance prior to construction. Canyon County indicated that this project requires a conditional use permit (CUP) and agency submittals for review.

The scope project includes the following:

- Add a centralized well water head tank for storage. No additional wells will be added but the well pumps may be replaced;
- Rectangular raceways will be reconfigured but overall hatchery rearing capacity will remain the same;
- Two open-sided pavilion structures will cover the raceways;
- An independent waste drain system with an offline settling basin (OSB) will be constructed near the existing settling pond. The fish waste currently flows directly into the existing settling pond. The new OSB will remove most of the solid waste before entering the pond, reducing the need for hatchery managers to dredge the pond as frequently.

The site office already has a septic system but no improvements will be made to that system.

What is the process to submit this project to Southwest District Health for official review? Which design documents do you need to review? We currently have completed 30% of the design of the new hatchery facility but still have a ways to go on the project details. I am assuming you only need site plans but correct me if I am wrong. The Canyon County CUP requires a signature from a Southwest District Health representative. Is that something we can just drop in or do we need to set up a review meeting.

Thank you for your help and let me know if you need any more information.

Thanks,

**Kristy Newkirk**, EIT  
Water Resources EIT

**HDR**

412 E. Parkcenter Blvd., Ste. 100  
Boise, ID 83706  
**D** 208.387.7198 **M** 208.789.9283

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## Debbie Root

---

**From:** Emily Montague <Emily.Montague@deq.idaho.gov>  
**Sent:** Tuesday, July 30, 2024 9:57 AM  
**To:** Newkirk, Kristy  
**Cc:** James Craft; valerie.greear  
**Subject:** RE: Permitting requirements for Nampa Fish Hatchery Improvements

**CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good morning Kristy,

I wanted to follow up with you in regard to your previous question for storm water modifications at the IDFG Nampa Fish Hatchery. Please see the following response and let me know if you have any further questions.

### **Actions:**

#### **1. Evaluate Treatment of the Settling Pond:**

- a. The facility should demonstrate that the redirection of stormwater will not impact the treatment efficiency of the settling pond.
- b. The facility needs to provide an analysis in the design submittals showing one of the following:
  - i. The stormwater collection and discharge do not exceed the design flow rate in the previously approved technical memorandum.
  - ii. A discussion on how the stormwater collection and discharge won't impact treatment in a way that would cause an exceedance of discharge limits.

#### **2. Actions:**

- a. There are two outcomes:
  - i. If the engineering proposal demonstrates no impact or positive impact on pond efficiency, DEQ will likely proceed with approval.
  - ii. If there is a negative impact, the facility will be required to route the stormwater elsewhere in order to meet permit limits.

Best,

### **Emily Montague | IPDES Compliance Officer**

Idaho Department of Environmental Quality  
1445 North Orchard Street, Boise, Idaho 83706

Office: (208) 373-0433

Cell: (208) 813-0872

<http://www.deq.idaho.gov>

IPDES E-Permitting System: [www2.deq.idaho.gov/water/IPDES/](http://www2.deq.idaho.gov/water/IPDES/)

**Our mission:** To protect human health and the quality of Idaho's air, land, and water.

**From:** Valerie Greear <Valerie.Greear@deq.idaho.gov>  
**Sent:** Friday, June 21, 2024 3:25 PM  
**To:** Newkirk, Kristy [REDACTED]; Emily Montague <Emily.Montague@deq.idaho.gov>  
**Cc:** James Craft <James.Craft@deq.idaho.gov>  
**Subject:** RE: Permitting requirements for Nampa Fish Hatchery Improvements

Kristy,

We have two responses to your question. First, DEQ is not yet able to answer definitively whether what you propose, to collect stormwater and discharge it directly to the settling basin, will be permissible under the permit. Emily will get back to you when we have more information on that. In the meantime, the facility can submit a written notification of planned changes if the alteration or addition could significantly change the nature or increase the quantity of pollutants discharged (See Permit Part IX.I for further information).

Second, for the engineering review portion of the question, if this turns out to be allowable under the permit then as part of your overall design submittals you would need to provide an analysis that either shows that this stormwater collection and discharge does not exceed the design flow rate in the previously approved technical memorandum submitted last year, or otherwise discuss how this won't impact treatment in a manner that would cause an exceedance of discharge limits.

Let us know if you have questions about this.

Thank you,  
Valerie

**Valerie Greear, PE | Water Quality Engineering Manager**  
Idaho Department of Environmental Quality, Boise Regional Office  
(o) 208-373-0459

**From:** Newkirk, Kristy [REDACTED]  
**Sent:** Friday, June 14, 2024 2:25 PM  
**To:** Valerie Greear <Valerie.Greear@deq.idaho.gov>; Emily Montague <Emily.Montague@deq.idaho.gov>  
**Cc:** James Craft <James.Craft@deq.idaho.gov>  
**Subject:** RE: Permitting requirements for Nampa Fish Hatchery Improvements

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Hi Valerie,

Thank you for this information. We will use the most recent design permit on this facility as reference for the effluent water treatment permitting.

With the new design, will there be a review required for the stormwater management? Currently, there is no stormwater management over the raceways. The stormwater drains directly into the raceways and joins the effluent discharge into the settling pond. We are proposing to put two open-sided structures over the raceways, which will include storm gutters. Is it allowable to directly discharge the storm gutters into the existing settling pond since the current process does include stormwater reaching the settling pond? Or will this change require a true stormwater plan with site stormwater retention requirements?

Thanks,  
**Kristy Newkirk**, EIT  
D 208.387.7198 M 208.789.9283

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**From:** Valerie Greear <[Valerie.Greear@deq.idaho.gov](mailto:Valerie.Greear@deq.idaho.gov)>  
**Sent:** Friday, May 24, 2024 10:48 AM  
**To:** Emily Montague <[Emily.Montague@deq.idaho.gov](mailto:Emily.Montague@deq.idaho.gov)>; Newkirk, Kristy [REDACTED]  
**Cc:** James Craft <[James.Craft@deq.idaho.gov](mailto:James.Craft@deq.idaho.gov)>  
**Subject:** RE: Permitting requirements for Nampa Fish Hatchery Improvements

You don't often get email from [valerie.greear@deq.idaho.gov](mailto:valerie.greear@deq.idaho.gov). [Learn why this is important](#)

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Kristy,

For the engineering portion of this - the settling ponds provide the water treatment prior to discharge, so yes, it is required that DEQ provide engineering review and approval prior to construction. The specific requirement is included below, and we ask that a technical memo is provided with the engineering drawings that explains the design parameters. HDR completed this for a recent design for this facility, submitted last year around this time, stamped by Michael Schubert. If you have access to that - that's what we'll be looking for again. If you don't have access to it but want to see it, you can submit a public records request for it through our website - top right corner.

Let me know if you have further questions about this, and we can meet to discuss if needed.

Thanks,  
Valerie

Idaho Code 39-118 (5)

All plans and specifications for the construction, modification, expansion, or alteration of waste treatment or disposal facilities for aquaculture facilities licensed by the department of agriculture for both commercial fish propagation facilities as defined in section 22-4601, Idaho Code, and sport fish propagation facilities whether private or operated or licensed by the department of fish and game and other aquaculture facilities as defined in the Idaho waste management guidelines for aquaculture operations, shall be submitted to and approved by the director of the department of environmental quality before construction may begin and all construction shall be in compliance therewith.

**Valerie Greear, PE | Water Quality Engineering Manager**  
Idaho Department of Environmental Quality, Boise Regional Office  
(o) 208-373-0459

**From:** Emily Montague <[Emily.Montague@deq.idaho.gov](mailto:Emily.Montague@deq.idaho.gov)>  
**Sent:** Friday, May 24, 2024 9:43 AM  
**To:** Newkirk, Kristy [REDACTED]  
**Cc:** Valerie Greear <[Valerie.Greear@deq.idaho.gov](mailto:Valerie.Greear@deq.idaho.gov)>; James Craft <[James.Craft@deq.idaho.gov](mailto:James.Craft@deq.idaho.gov)>  
**Subject:** RE: Permitting requirements for Nampa Fish Hatchery Improvements

Kristy,

I would advise any operators under that project be familiar with both referenced permits and the requirements listed within.



As it relates to the General Permit for Aquaculture Facilities, please note the requirements to report planned changes (Permit Part IX.I), report bypass of treatment facilities (Permit Part IX.F.2), an anticipated noncompliance events (Permit Part IX.J), or any noncompliance event that would qualify as a noncompliance requiring reporting within 24 hour of becoming aware of the noncompliance (Permit Part VIII.G). All reporting must go through DEQ's IPDES E-Permitting System as it relates to either of those permits referenced in your email.

As it relates to the wastewater requirements I have cc'd Valerie Greear on this correspondence. IDAPA 58.01.16 Subsection 400.03 would likely apply.

Best,

**Emily Montague | IPDES Compliance Officer**

Idaho Department of Environmental Quality  
1445 North Orchard Street, Boise, Idaho 83706

Office: (208) 373-0433

Cell: (208) 813-0872

<http://www.deq.idaho.gov>

IPDES E-Permitting System: [www2.deq.idaho.gov/water/IPDES/](http://www2.deq.idaho.gov/water/IPDES/)

**Our mission:** To protect human health and the quality of Idaho's air, land, and water.

**From:** Newkirk, Kristy [REDACTED]  
**Sent:** Friday, May 24, 2024 9:29 AM  
**To:** Emily Montague <[Emily.Montague@deq.idaho.gov](mailto:Emily.Montague@deq.idaho.gov)>  
**Subject:** Permitting requirements for Nampa Fish Hatchery Improvements

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Hi Emily,

Mitch Kiester from Southwest District Health recommended I reach out to you on a project we are working on with Idaho Department of Fish and Game. The Project includes redesigning the existing production raceways to address the water elevation issues, improving cleaning and operational efficiency, and improving security and fish health for operations at the Nampa Fish Hatchery (3806 S. Powerline Rd. Nampa, ID 83686).

The hatchery has been operational for 50 years and the reconstruction will not increase the fish production targets. We are only reconfiguring the raceways and establishing a new head tank to centralize the water supply to the raceways.

It is my understanding that the hatchery operates under two IPDES permits:

- Idaho Pollutant Discharge Elimination System (IPDES) General Permit for Aquaculture Facilities (IDG131000)
- IPDES Construction General Permit for Discharge (IDR100000)

What is the process to have this project approved under these two permits? The existing facility discharges to an onsite settling pond. We will continue to discharge to that pond but will also include a smaller pollution abatement pond to remove more solids. We aren't increasing the production capacity of the hatchery so I am hoping this process will be simplified. I am new to this type of permitting and would welcome any insight.

Thanks,

**Kristy Newkirk**, EIT  
*Water Resources EIT*

**HDR**

412 E. Parkcenter Blvd., Ste. 100  
Boise, ID 83706  
**D** 208.387.7198 **M** 208.789.9283  
[REDACTED]

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## Debbie Root

---

**From:** Julie Linan <linanj@nampafire.org>  
**Sent:** Tuesday, May 21, 2024 1:23 PM  
**To:** Newkirk, Kristy  
**Subject:** Re: Conditional Use Permit for Canyon County Project

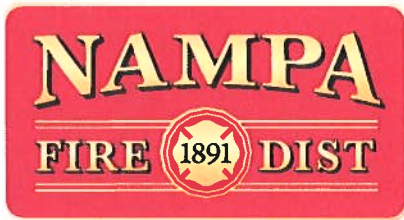
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Good afternoon Kristy,

You can email me everything you are planning to present Canyon County for the CUP.

Thank you,



**Julianna Linan**  
**Prevention Bureau Admin Assistant**  
9 12<sup>th</sup> Ave South, Nampa, ID  
O: 208.468.5751  
E: linanj@nampafire.org  
[Nampa Fire Website](#) - [Facebook](#)

---

**From:** Nampa Fire Admin <admin@nampafire.org>  
**Sent:** Tuesday, May 21, 2024 12:04 PM  
**To:** Julie Linan <linanj@nampafire.org>  
**Subject:** Fw: Conditional Use Permit for Canyon County Project

This is from the Admin inbox.

There are a couple for you from when I was gone.

Thanks  
Norah





*Norah Culbertson*

District Admin Assistant

9-12<sup>th</sup> Ave South, Nampa, ID 83651

Office: 208.468.5761

culbertsonn@nampafire.org

Website: Nampa Fire District

FB: [www.facebook.com/nampafiredpt](https://www.facebook.com/nampafiredpt)

IG: [https://www.instagram.com/nampa\\_fire/](https://www.instagram.com/nampa_fire/)

**From:** nfpd-noreply@nampafire.org <nfpd-noreply@nampafire.org>

**Sent:** Monday, May 20, 2024 4:17 PM

**To:** Nampa Fire Admin <admin@nampafire.org>

**Subject:** Conditional Use Permit for Canyon County Project

Hello, I am working with the Idaho Department of Fish and Game to redesign and reconstruct their Nampa Fish Hatchery at 3806 S. Powerline Road, Nampa, ID 83686. Since the hatchery was built before official zoning maps and ordinances for Canyon County, they are now required to be brought to zoning compliance prior to construction. Canyon County indicated that this project requires a conditional use permit (CUP) and agency submittals for review. The scope project includes the following: • Add a centralized well water head tank for storage. No additional wells will be added but the well pumps may be replaced; • Rectangular raceways will be reconfigured but overall hatchery rearing capacity will remain the same; • Two open-sided pavilion structures will cover the raceways; • An independent waste drain system with an offline settling basin (OSB) will be constructed near the existing settling pond. The fish waste currently flows directly into the existing settling pond. The new OSB will remove most of the solid waste before entering the pond, reducing the need for hatchery managers to dredge the pond as frequently. What do we need to submit for this project to Nampa Fire District for official review? Which design documents do you need to review? We currently have completed 30% of the design of the new hatchery facility but still have a ways to go on the project details. I am assuming you only need site plans but correct me if I am wrong. The Canyon County CUP requires a signature from a Fire District representative. Is that something we can just drop in or do we need to set up a review meeting? Thank you for your help and let me know if you need any more information. Thanks, Kristy Newkirk Email sent from:

kristy.newkirk@hdrinc.com



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## Debbie Root

---

**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Tuesday, May 28, 2024 7:14 AM  
**To:** Newkirk, Kristy  
**Subject:** RE: [Netlify] WEBSITE INQUIRY: Contact Form

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kristy,

Usually the County contacts us for comment but they do send a sheet around that we're supposed to sign to show that we're aware of the project.

Let me know what we need to do. We'll probably send the variances to them to show that we've addressed any concerns we have.

Thank you,

Eddy

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

-----Original Message-----

From: Newkirk, Kristy [REDACTED]  
Sent: Monday, May 20, 2024 4:25 PM  
To: Eddy Thiel <eddy@nampahighway1.com>  
Cc: Paige Rhoades <Paige@nampahighway1.com>; Nick Lehman <Nick@nampahighway1.com>  
Subject: RE: [Netlify] WEBSITE INQUIRY: Contact Form

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Hi Eddy,

We had proposed a couple of variances for access and setbacks for the Nampa Hatchery with the Idaho Department of Fish and Game a couple of months back. We now have to submit a Conditional Use Permit for the hatchery with Canyon County. As part of that process, we need the highway district to review the project and sign off that we met for an official review.

Is there another process for this review or do you think the commissioner meeting covered this? If we need to meet, what sort of documentation do you need to review? . I am assuming you only need site plans but correct me if I am

wrong. The Canyon County CUP requires a signature from a highway district representative. Is that something we can just drop in or do we need to set up a review meeting with a specific person?

Thanks for all your help with this one!

Thanks,  
Kristy Newkirk, EIT  
D 208.387.7198 M 208.789.9283  
hdrinc.com/follow-us

-----Original Message-----

From: Eddy Thiel <eddy@nampahighway1.com>  
Sent: Tuesday, January 9, 2024 1:42 PM  
To: Newkirk, Kristy [REDACTED]  
Cc: Paige Rhoades <Paige@nampahighway1.com>; Nick Lehman <Nick@nampahighway1.com>; Savage, Spencer <Spencer.Savage@hdrinc.com>  
Subject: RE: [Netlify] WEBSITE INQUIRY: Contact Form

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Hi Kristy,

You might want to call Caleb LaClair with the City of Nampa and get his feedback to see if the City would support the setback request. His Number is 208-468-5422. That might save some time and effort in your designs.

Thank you,

Eddy

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

-----Original Message-----

From: Newkirk, Kristy <kristy.newkirk@hdrinc.com>  
Sent: Tuesday, January 9, 2024 12:52 PM  
To: Eddy Thiel <eddy@nampahighway1.com>  
Cc: Paige Rhoades <Paige@nampahighway1.com>; Nick Lehman <Nick@nampahighway1.com>; Savage, Spencer <Spencer.Savage@hdrinc.com>  
Subject: RE: [Netlify] WEBSITE INQUIRY: Contact Form

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Hi Eddy,

I appreciate you setting realistic expectations. I think we have a couple options, and we are early enough in the process to pivot if needed. Either way we will get it done!

Thanks again,

Kristy Newkirk, EIT  
D 208.387.7198 M 208.789.9283  
hdrinc.com/follow-us

-----Original Message-----

From: Eddy Thiel <eddy@nampahighway1.com>  
Sent: Tuesday, January 9, 2024 12:40 PM  
To: Newkirk, Kristy [REDACTED]  
Cc: Paige Rhoades <Paige@nampahighway1.com>; Nick Lehman <Nick@nampahighway1.com>; Savage, Spencer <Spencer.Savage@hdrinc.com>  
Subject: RE: [Netlify] WEBSITE INQUIRY: Contact Form

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Hi Kristy,

To be quite honest, it's hard to predict how the Commissioners will vote so I can't really answer that. They will definitely weigh what the City has to say in their decision.

However, since it will be no closer that what already is existing, they may not have an issue with it. Like I said, it's just hard to predict their decisions.

Thank you,

Eddy

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

-----Original Message-----

From: Newkirk, Kristy [REDACTED]  
Sent: Tuesday, January 9, 2024 12:23 PM  
To: Eddy Thiel <eddy@nampahighway1.com>  
Cc: Paige Rhoades <Paige@nampahighway1.com>; Nick Lehman <Nick@nampahighway1.com>; Savage, Spencer <Spencer.Savage@hdrinc.com>  
Subject: RE: [Netlify] WEBSITE INQUIRY: Contact Form

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Hi Eddy,

Thank you for the information. We are relatively early in the design still and have 3 iterations of the site plan. We would be requesting the same setback variance for all 3 (20' from Locust Lane to match the existing structure setbacks on the property and the county setback requirement). Would that pose a problem for the application process?

Thanks,  
Kristy Newkirk, EIT  
D 208.387.7198 M 208.789.9283  
[hdrinc.com/follow-us](https://hdrinc.com/follow-us)

-----Original Message-----

From: Eddy Thiel <[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)>  
Sent: Tuesday, January 9, 2024 11:50 AM  
To: Newkirk, Kristy [REDACTED]  
Cc: Paige Rhoades <[Paige@nampahighway1.com](mailto:Paige@nampahighway1.com)>; Nick Lehman <[Nick@nampahighway1.com](mailto:Nick@nampahighway1.com)>  
Subject: FW: [Netlify] WEBSITE INQUIRY: Contact Form

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Hi Kristy,

You would need to submit an Application to Vary Setback. I have attached a link to our website for the application.

For the Fish and Game, we would probably waive the fee for the application, that is \$150.00, and we would need the application submitted a week in advance of the next available Board Meeting. We will contact the City of Nampa for comment as it is within their Area of Impact. If they aren't in favor of it, it is hard to predict if our Commissioners would approve it.

Once you've submitted the application, we would then set a time on the agenda for you (or them) to attend.

Let me know if you have any other questions or comments.

[https://nam12.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.nampahighway1.com%2Fwp-content%2Fuploads%2F2018%2F04%2F004\\_-\\_Application\\_to\\_Vary\\_Setbacks.pdf&data=05%7C02%7Ckristy.newkirk%40hdrinc.com%7Cb768b7c418e541caf57308dc7f18194e%7C3667e201cbdc48b39b425d2d3f16e2a9%7C0%7C0%7C638524988909757251%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=M2pioT05UeS%2BU3EKkFCFrWedhuLBruWmaWhZsSo0kv0%3D&reserved=0](https://nam12.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.nampahighway1.com%2Fwp-content%2Fuploads%2F2018%2F04%2F004_-_Application_to_Vary_Setbacks.pdf&data=05%7C02%7Ckristy.newkirk%40hdrinc.com%7Cb768b7c418e541caf57308dc7f18194e%7C3667e201cbdc48b39b425d2d3f16e2a9%7C0%7C0%7C638524988909757251%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=M2pioT05UeS%2BU3EKkFCFrWedhuLBruWmaWhZsSo0kv0%3D&reserved=0)

Thank you,

Eddy

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

-----Original Message-----

From: Paige Rhoades <Paige@nampahighway1.com>  
Sent: Tuesday, January 9, 2024 10:23 AM  
To: Eddy Thiel <eddy@nampahighway1.com>  
Subject: FW: [Netlify] WEBSITE INQUIRY: Contact Form

Paige Rhoades  
District Clerk

Nampa Highway District No. 1  
4507 12th Ave Road  
Nampa, Idaho 83686  
Ph. 208-467-6576  
Fax: 208-467-9916  
paige@nampahighway1.com

-----Original Message-----

From:  
<https://nam12.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.nampahighway1.com%2F&data=05%7C02%7Ckristy.newkirk%40hdrinc.com%7Cb768b7c418e541caf57308dc7f18194e%7C3667e201cbdc48b39b425d2d3f16e2a9%7C0%7C0%7C638524988909765166%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=%2FQ0eg9SoZEXL8DD4WbXLknzF0u9NF01q1mD%2BEvEiCoQ%3D&reserved=0> <formresponses@netlify.com>  
Sent: Tuesday, January 9, 2024 10:22 AM  
To: Info <info@nampahighway1.com>  
Subject: [Netlify] WEBSITE INQUIRY: Contact Form

Subject:  
WEBSITE INQUIRY: Contact Form

First:  
Kristy

Last:  
Newkirk

Enter Email:

[REDACTED]

Confirm Email:

[REDACTED]

Message:

Hello,

We are working with Idaho Fish and Game on updating the fish hatchery at 3806 S Powerline Rd. I was speaking with the county planning and zoning and they mentioned that there is a section line on both Powerline Rd and Locust Lane which requires a 70' setback. What is the process to ask for a waiver of that setback on Locust Lane? We are proposing to reconfigure the fish raceways and add a cover over it so the area of impact would be approximately the same as the current raceways area, which is approximately 20' setback (consistent with a road setback for the county). Thanks for your input!

Kristy Newkirk



## Debbie Root

---

**From:** Endicott,Andrew <andrew.endicott@idfg.idaho.gov>  
**Sent:** Monday, August 26, 2024 12:43 PM  
**To:** Schubert, Michael; Worthington,Clint; gcurtis; Dave Duvall  
**Cc:** Newkirk, Kristy  
**Subject:** RE: Nampa Hatchery - 60% design review, phasing and head tank bypass

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I should be available on the 10<sup>th</sup>.

Andrew Endicott  
Fish Hatchery Manager II  
Idaho Department of Fish and Game  
Nampa Fish Hatchery  
3806 S. Powerline Rd.  
Nampa, Idaho 83686  
Office: (208)465-8479

**From:** Schubert, Michael <Michael.Schubert@hdrinc.com>  
**Sent:** Monday, August 26, 2024 11:38 AM  
**To:** Worthington,Clint <clint.worthington@idfg.idaho.gov>; gcurtis <GCurtis@nmid.org>; Dave Duvall <DDuvall@nmid.org>  
**Cc:** Newkirk, Kristy [REDACTED] Endicott,Andrew <andrew.endicott@idfg.idaho.gov>  
**Subject:** RE: Nampa Hatchery - 60% design review, phasing and head tank bypass

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Andrew – Does the morning of the 10<sup>th</sup> work for you?  
If so, let's plan on meeting at the Hatchery at 9:00 am.  
Thanks

**Mike Schubert**, PE  
D 208.387.7070 M 208.391.3133

[hdrinc.com/follow-us](https://hdrinc.com/follow-us)

**From:** Worthington,Clint <[clint.worthington@idfg.idaho.gov](mailto:clint.worthington@idfg.idaho.gov)>  
**Sent:** Monday, August 26, 2024 11:34 AM  
**To:** gcurtis <[GCurtis@nmid.org](mailto:GCurtis@nmid.org)>; Schubert, Michael <[Michael.Schubert@hdrinc.com](mailto:Michael.Schubert@hdrinc.com)>; Dave Duvall <[DDuvall@nmid.org](mailto:DDuvall@nmid.org)>  
**Cc:** Newkirk, Kristy [REDACTED] Endicott,Andrew <[andrew.endicott@idfg.idaho.gov](mailto:andrew.endicott@idfg.idaho.gov)>  
**Subject:** Re: Nampa Hatchery - 60% design review, phasing and head tank bypass

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I am available the 10th, 11th, or 12th.  
Clint

Get [Outlook for iOS](#)

**From:** Greg Curtis <[GCurtis@nmid.org](mailto:GCurtis@nmid.org)>  
**Sent:** Monday, August 26, 2024 10:27:24 AM  
**To:** Schubert, Michael <[Michael.Schubert@hdrinc.com](mailto:Michael.Schubert@hdrinc.com)>; Dave Duvall <[DDuvall@nmid.org](mailto:DDuvall@nmid.org)>  
**Cc:** Worthington, Clint <[clint.worthington@idfg.idaho.gov](mailto:clint.worthington@idfg.idaho.gov)>; Newkirk, Kristy [REDACTED]  
Endicott, Andrew <[andrew.endicott@idfg.idaho.gov](mailto:andrew.endicott@idfg.idaho.gov)>  
**Subject:** RE: Nampa Hatchery - 60% design review, phasing and head tank bypass

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Michael,  
This Wednesday 8-26-24 in the afternoon is the only opening we have, Dave will be out of the office the entire next week 9-3-24 to 9-6-24. The next availability after Wednesday looks like the 10<sup>th</sup>, 11<sup>th</sup>, or 12<sup>th</sup> of September.  
Let us know what you'd like to do here?  
Greg

Greg G Curtis  
Water Superintendent  
Nampa & Meridian Irrigation District Shop  
5525 E. Greenhurst Rd. Nampa Idaho 83686  
Phone: 208-466-0663

Website: [www.nmid.org](http://www.nmid.org)



**From:** Schubert, Michael <[Michael.Schubert@hdrinc.com](mailto:Michael.Schubert@hdrinc.com)>  
**Sent:** Monday, August 26, 2024 9:19 AM  
**To:** Greg Curtis <[GCurtis@nmid.org](mailto:GCurtis@nmid.org)>; Dave Duvall <[DDuvall@nmid.org](mailto:DDuvall@nmid.org)>  
**Cc:** Worthington, Clint <[clint.worthington@idfg.idaho.gov](mailto:clint.worthington@idfg.idaho.gov)>; Newkirk, Kristy [REDACTED]  
Endicott, Andrew <[andrew.endicott@idfg.idaho.gov](mailto:andrew.endicott@idfg.idaho.gov)>  
**Subject:** Nampa Hatchery - 60% design review, phasing and head tank bypass

Good morning Greg and Dave,  
We recently completed the 60% design for the Nampa Hatchery and wanted to find a time to provide an update and discuss a few items:

- Managing flows through the facility during construction phasing
- Opportunity for long-term bypass to Bray lateral from new headtank
- Other coordination items or concerns

Can you let me know your upcoming availability for a 1-hour meeting over the next couple weeks? We could do this on Teams or at the Hatchery.

Thanks  
Mike

**Mike Schubert**, PE  
*Sr. Water Resources Engineer/ Market Sector Lead*  
*Associate Vice President*

**HDR**  
412 E. Parkcenter Blvd., Ste. 100  
Boise, ID 83706  
**D** 208.387.7070 **M** 208.391.3133  
[michael.schubert@hdrinc.com](mailto:michael.schubert@hdrinc.com)

[hdrinc.com/follow-us](http://hdrinc.com/follow-us)

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## Canyon County

### Development Services Department

111 North 11th Ave., Suite 310, Caldwell, ID 83605

Phone 454-7458 Fax 454-6633

[www.canyoncounty.id.gov/dsd](http://www.canyoncounty.id.gov/dsd)

Tracking Number:

**PI2024-0076**

Office Visit Date:

2/28/2024

### Parcel Inquiry/Research Summary

**Site Address:** 3806 S POWERLINE RD  
Nampa ID 83686

**Assessor Account #:** 29144000 0

**Property Owner:** STATE OF IDAHO FISH GAME DEPT

BOISE ID 83707-0025

**Person Inquiring:**

**Phone Number:**

Section:	City Impact Area:	
Township:	Flood Zone:	
Range:	Subdivision:	
1/4 Sec:	Lot:	Staff Member:
Acres: 11.71	Block:	DEBRA ROOT
Zone: RR zoning		

### Discussion Summary

**Specific Question Detail:** STAFF NOTES: Kristy Newkirk, HDR Inc. inquired regarding zoning requirements for a project they are designing for the Idaho State Fish and Game on parcel R29144 at the existing fish hatchery located at 3806 S. Powerline Road, Nampa. What will be required for our office meet zoning requirements?

**Specific Answer Detail:** Per staff discussion with Sabrina, Jay and Carl,-- Kristy is correct that the building permit will be submitted to the State for review and inspections.  
Per staff discussion and research: No Conditional Use Permit seems to exist for the hatchery itself. There is a CU2002-403 (Sept. 5, 1985) for placement of a third home on the property--the file is incomplete and does not indicate an actual decision but the house was located as provided for in the documentation map so probable approval. CU2002-468 requesting an additional modular for offices and storage building was denied in 1993. Neither CU appears to have requested to recognize the existing hatchery as part of the CU process therefore the hatchery may be considered legal non-conforming. This "reconstruction" would be considered an extension/expansion of an existing non-conforming use. I also researched the other surrounding F&G properties to see if the hatchery had been included for those uses but no evidence other than that the hatchery existed at the location and that is why these other uses on surrounding properties were considered.

I spoke with Jay Gibbons, Asst. Planning Official, regarding the research of the existing permits and the proposed expansion/reconstruction of the property to determine the appropriate path for seeking zoning compliance/approval. It was determined that as a "Public Use" the proposed expansion/reconstruction would require a Conditional Use Permit to recognize the fish hatchery as a legal conforming use and to provide for the proposed expansion of the facility. The proposed reconstruction of the hatchery raceways includes a proposed new approach onto Locust Lane, the construction of two large (219'x150' and 185' x 150') steel buildings to provide cover over the raceways and a few other facilities improvements to support the reconstruction.



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

Director/Staff:

A handwritten signature in black ink, appearing to read "Debbie A. Rot", is written over a horizontal line.

Date: February 28, 2024

P20210076



## Debbie Root

---

**From:** Newkirk, Kristy [REDACTED]  
**Sent:** Tuesday, February 27, 2024 12:21 PM  
**To:** Debbie Root  
**Subject:** RE: [External] Questions on planning and zoning process for State owned project

We are redesigning the fish hatchery raceways so they have better hydraulic conditions. The purpose will be to raise trout. The raceways will have a structure over the top of them as well.

**Kristy Newkirk**, EIT  
D 208.387.7198 M 208.789.9283

[hdrinc.com/follow-us](https://hdrinc.com/follow-us)

**From:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Sent:** Tuesday, February 27, 2024 12:19 PM  
**To:** Newkirk, Kristy [REDACTED]  
**Subject:** RE: [External] Questions on planning and zoning process for State owned project

You don't often get email from [debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov). [Learn why this is important](#)

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Kristy,

What is the purpose of the building or expansion facility?

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

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

**From:** Newkirk, Kristy [REDACTED]  
**Sent:** Monday, February 26, 2024 4:52 PM  
**To:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Subject:** RE: [External] Questions on planning and zoning process for State owned project

It is located at 3806 S. Powerline Rd, Nampa, ID 83686.

**From:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Sent:** Monday, February 26, 2024 4:50 PM  
**To:** Newkirk, Kristy [REDACTED]  
**Subject:** RE: [External] Questions on planning and zoning process for State owned project

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Kristy,

Thank you for reaching out. Could you please provide the parcel address/addresses or property addresses for this site?

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

Development Services Department (DSD)  
NEW public office hours  
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8am – 5pm  
Wednesday  
1pm – 5pm  
\*\*We will not be closed during lunch hour \*\*

**From:** Newkirk, Kristy [REDACTED]  
**Sent:** Monday, February 26, 2024 4:47 PM  
**To:** Canyon County Zoning Info <[ZoningInfo@canyoncounty.id.gov](mailto:ZoningInfo@canyoncounty.id.gov)>  
**Subject:** [External] Questions on planning and zoning process for State owned project

Hello,

We are working on a project with Idaho Department Fish and Game. I know that the building permit will be submitted through the state DBS/DOPL review since IDFG properties are owned by the State. I had spoken with someone with the state and she said that all the site and zoning requirements like setbacks and height restrictions will need to be approved by the jurisdictional entity, which for this project is Canyon County, before the building permit can be reviewed by the state.

Does that seem like the correct process to you? If so, can you send me a link to the application we would have to submit for a planning and zoning review only? We want to have our ducks in a row so that the State building permit application goes smoothly.

To add a little complication to this, we also have a couple variances we are submitting to the Nampa Highway District No. 1. I am assuming that these variances would need to be approved by NHD before Canyon County can approve any site plans.



Let me know if I am missing something. I would really appreciate any clarity to this process that you may be able to add.

Thanks,

**Kristy Newkirk**, EIT  
*Water Resources EIT*

**HDR**

412 E. Parkcenter Blvd., Ste. 100  
Boise, ID 83706

**D** 208.387.7198 **M** 208.789.9283



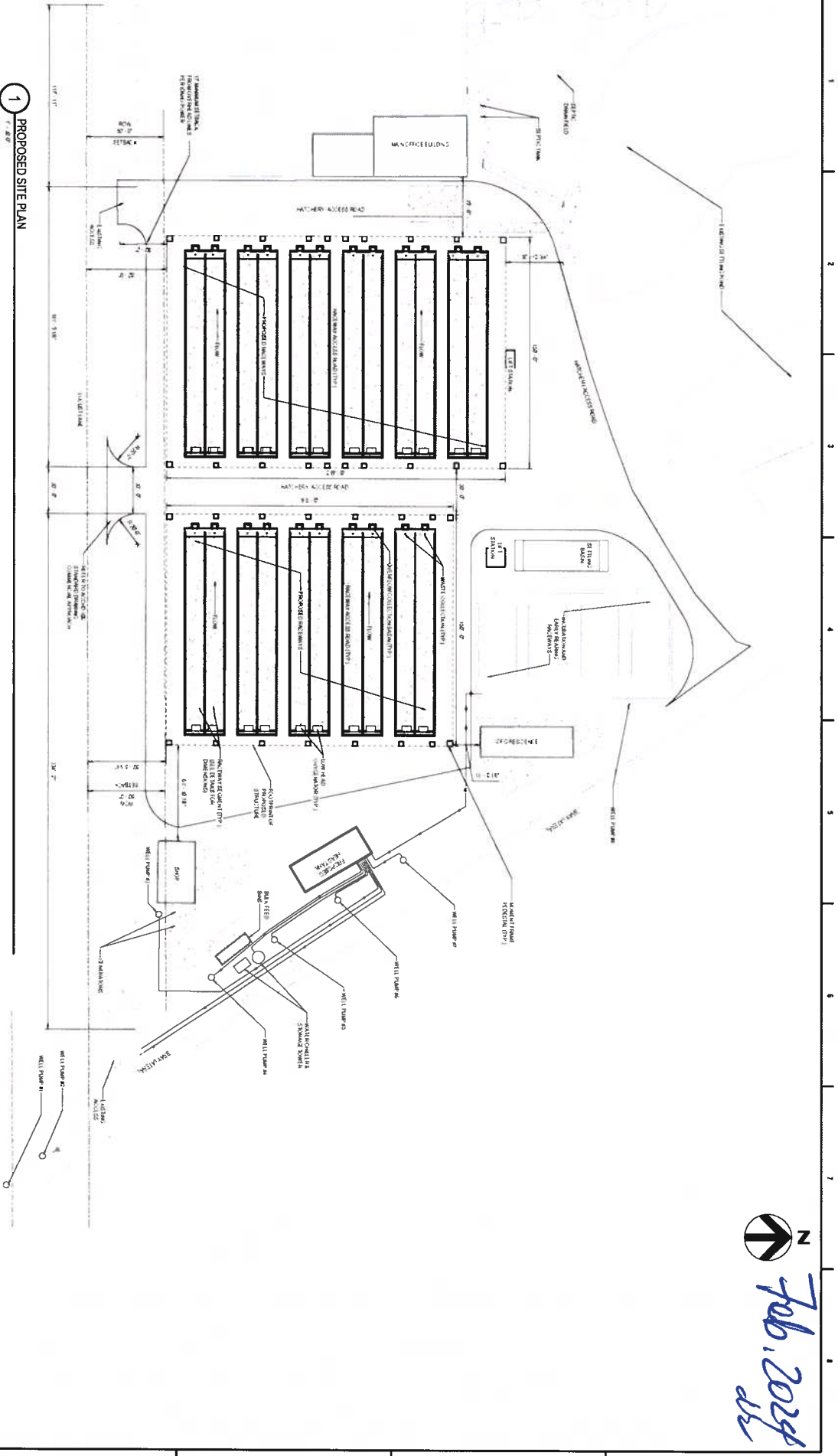
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Initial Plan



Feb. 2024  
dk

1 PROPOSED SITE PLAN



HJR

PROJECT NUMBER	2024-001
PROJECT NAME	NAMPA HATCHERY RECONSTRUCTION
PROJECT LOCATION	1000 N. 1000 E. Nampa, ID 83655
PROJECT OWNER	IDaho Department of Fish and Game
PROJECT MANAGER	John Doe
PROJECT ENGINEER	Jane Smith
PROJECT ARCHITECT	ABC Architects
PROJECT LANDSCAPE ARCHITECT	DEF Landscaping
PROJECT ELECTRICAL ENGINEER	GHI Engineering
PROJECT MECHANICAL ENGINEER	JKL Engineering
PROJECT CIVIL ENGINEER	MNO Engineering
PROJECT ENVIRONMENTAL ENGINEER	PQR Engineering
PROJECT HISTORIC PRESERVATION	RST Consulting
PROJECT SOCIAL SCIENCE	UVW Consulting
PROJECT ECONOMIC ANALYSIS	XYZ Consulting
PROJECT LEGAL COUNSEL	ABC Law Firm
PROJECT FINANCIAL ANALYSIS	DEF Financial Group
PROJECT MARKETING	GHI Marketing Agency
PROJECT PUBLIC RELATIONS	JKL Public Relations
PROJECT COMMUNITY OUTREACH	MNO Community Center
PROJECT EDUCATION	PQR School District
PROJECT RESEARCH	RST Research Institute
PROJECT EVALUATION	UVW Evaluation Firm
PROJECT MONITORING	XYZ Monitoring Service
PROJECT MAINTENANCE	ABC Maintenance Company
PROJECT OPERATIONS	DEF Operations Team
PROJECT CLOSURE	GHI Closure Plan

PRELIMINARY  
NOT FOR  
CONSTRUCTION OR  
RECORDING

NAMPA HATCHERY RECONSTRUCTION  
IDAHO DEPARTMENT OF FISH AND GAME

CNL  
PROPOSED SITE PLAN



C-102



Panel	Y-axis	X-axis	Model
Panel A	2005-2006	2005-2006	Model A
Panel B	2005-2006	2005-2006	Model B
Panel C	2005-2006	2005-2006	Model C
Panel D	2005-2006	2005-2006	Model D
Panel E	2005-2006	2005-2006	Model E
Panel F	2005-2006	2005-2006	Model F
Panel G	2005-2006	2005-2006	Model G
Panel H	2005-2006	2005-2006	Model H
Panel I	2005-2006	2005-2006	Model I
Panel J	2005-2006	2005-2006	Model J
Panel K	2005-2006	2005-2006	Model K
Panel L	2005-2006	2005-2006	Model L
Panel M	2005-2006	2005-2006	Model M
Panel N	2005-2006	2005-2006	Model N
Panel O	2005-2006	2005-2006	Model O
Panel P	2005-2006	2005-2006	Model P
Panel Q	2005-2006	2005-2006	Model Q
Panel R	2005-2006	2005-2006	Model R
Panel S	2005-2006	2005-2006	Model S
Panel T	2005-2006	2005-2006	Model T
Panel U	2005-2006	2005-2006	Model U
Panel V	2005-2006	2005-2006	Model V
Panel W	2005-2006	2005-2006	Model W
Panel X	2005-2006	2005-2006	Model X
Panel Y	2005-2006	2005-2006	Model Y
Panel Z	2005-2006	2005-2006	Model Z

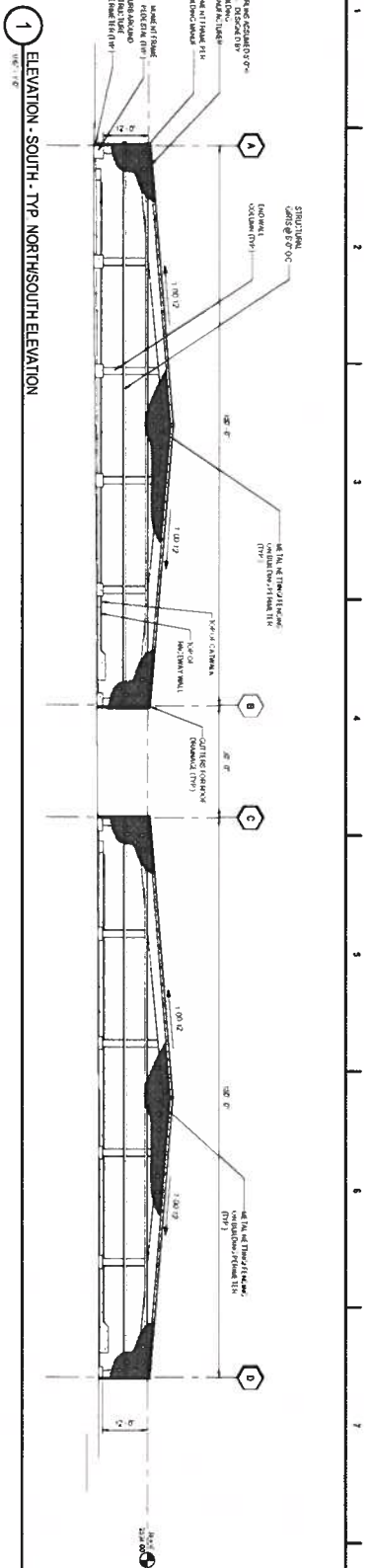
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**NAMPA HATCHERY RECONSTRUCTION  
IDAHO DEPARTMENT OF FISH AND GAME**

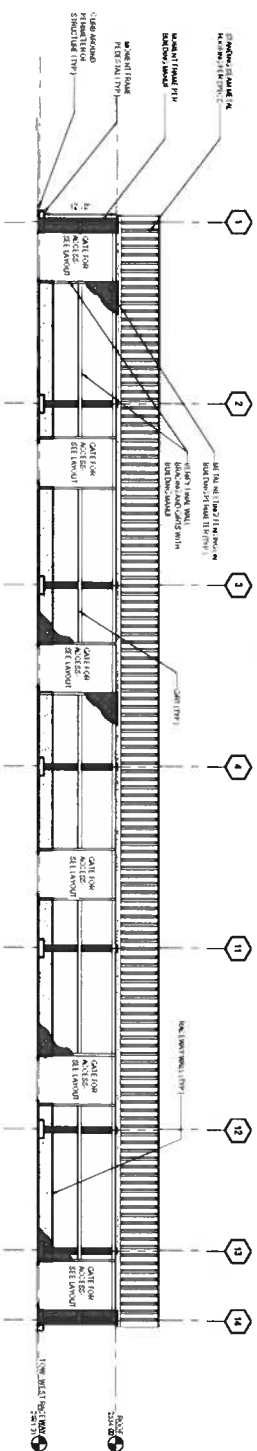


STRUCTURAL  
ELEVATIONS

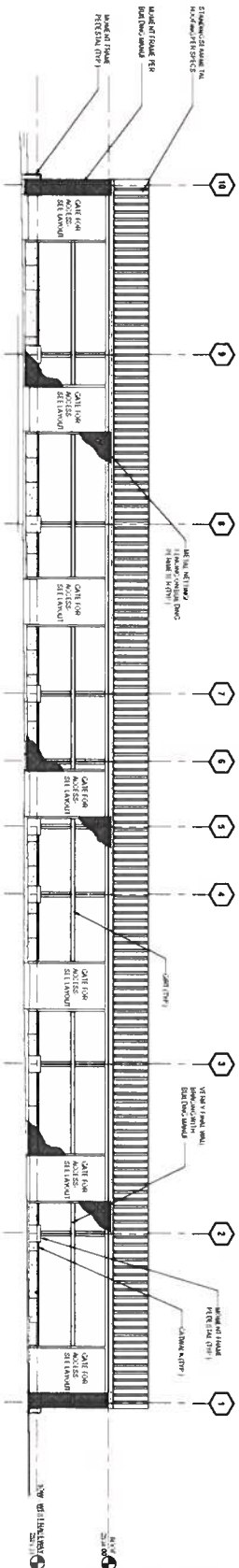
**S-201**



1 ELEVATION - SOUTH - TYP. NORTH/SOUTH ELEVATION



2 ELEVATION - EAST OF REARING BUILDING 2. TYP. EAST/WEST ELEVATION



3 ELEVATION - WEST OF REARING BUILDING 1 - TYP EASTWEST ELEVATION

# Conditional Use Permit FOR A THIRD RESIDENCE ON APPROXIMATELY 13.75 ACRES

BY

IDAHO FISH & GAME

LEO MARTINEAU

ROSE HILL TERRACE NO 1 SUB.

W. E. WATKINS

PRIMROSE LANE

DALE S.  
TACKETT

V.O. CURTIS

PROPOSED HOME

EXISTING HOME

BRAY LATERAL

HOUSE

GWILET LARSON

VIOLET  
LEIGHTON  
CURTIS

OFFICE

SHOP

LOCUST LANE

PERRY J. DUNN

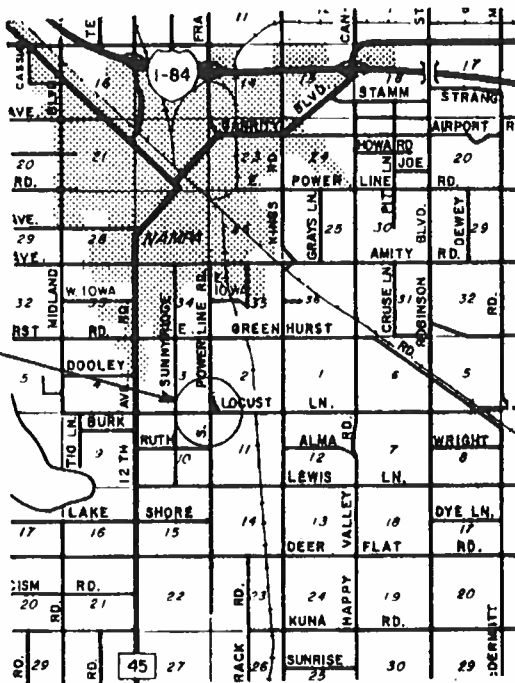
CLARENCE D. HARRIS

BETTY  
SHANNON



THIS REQUEST

CUL 2002-468 on R29196



VICINITY MAP

ZONE: R-R

DATE: 8-8-85

LOCATION: SW 2-2-2

AERIAL: 16

1985

Meeting on  
Sept 5, 1985

Aug 5, 1985  
Letter States that  
Fry recently purchased  
Hatchery  
from Rainbow Farms, Inc.

WD 943949  
also water right  
agreement dated  
Dec. 18, 1973

Several  
Idaho Power  
easements  
in deed etc.



COPY

BEFORE THE CANYON COUNTY PLANNING AND ZONING COMMISSION

IN THE MATTER OF AN APPLICATION )  
BY IDAHO FISH AND GAME FOR A )  
CONDITIONAL USE PERMIT TO ALLOW )  
FOR THE CONSTRUCTION OF A )  
REGIONAL OFFICE FACILITY ON )  
APPROXIMATELY FORTY (40) ACRES )  
IN AN R-R (RURAL RESIDENTIAL) )  
ZONE. )

FINDINGS, CONCLUSIONS  
AND ORDER

P & Z CASE NO. 91-015

Request by IDAHO FISH AND GAME for a CONDITIONAL USE PERMIT to allow for the construction of a regional office facility on approximately forty (40) acres in an R-R (Rural Residential) Zone. The property is located on the west side of South Powerline Road approximately one-half mile north of Locust Lane at 3101 South Powerline Road and is further described as being a portion of the Southeast Quarter of Section 3, Township 2 North, Range 2 West of the Boise Meridian, in Canyon County, Idaho. A properly noticed hearing was held April 4, 1991 per Section 3.5 of Canyon County Zoning Ordinance #79-008 as amended. After consideration of the staff report given by Gail Pergande, Zoning Officer, and of the testimony and other evidence presented at the hearing the Commission has decided to approve this request based upon the following Findings and Conclusions.

FINDING OF FACTS

- 1) The proposal is made under Canyon County Zoning Ordinance #79-008, as amended, Section 1.6 (3.) (c.) and Section 3.8, and requires the applicant to carry the burden of proving the use will be essential or desirable to the public convenience or welfare while not causing damage, hazard, nuisance or other detriment to persons or property in the vicinity.
- 2) Land use is a mixture of residential agricultural with open pasture between rural home sites. The office site is planned to be at the northern edge of a wetland area and ponds used by the public for fishing and non-motorized recreation as a golf course would be in the R-R Zone.
- 3) South Powerline Road borders the property on the east side and is a medium traffic flow arterial; speed limit is thirty-five (35) miles per hour and it has a paved surface approximately twenty-two feet (22') wide with two-way traffic. Possible plans include a short extension of York Avenue to the west of South Powerline Road along the northern boundary of the subject property.

IDAHO FISH & GAME FINDINGS, CONCLUSIONS, AND ORDER  
(1 OF 5 PAGES)

*Regional Office  
Issued  
Apr 18, 1991  
citing proximity  
to State Hatchery*

4) The subject property of this request lies within the Nampa Area of City Impact and Nampa City submits testimony in favor of this proposals with concerns for traffic safety on South Powerline Road due to a vertical curve and a slight hill limiting the visibility at the York Avenue point of intersection.

5) Canyon County Comprehensive Plan, page 69, provides for a RESOURCE PARK, "A unique area of statewide significance located at the site of a natural resource, its size dependent on that physical resource." - in this case, the availability of the water near the STATE FISH HATCHERY. The Commission finds that this proposal being in the R-R (Rural-Residential) Zone must be compatible with surrounding uses. The Comprehensive Plan (pages 61 & 62 provides) OBJECTIVES: 5) "To design public works and facilities so that they are visually pleasing and compatible with their surroundings particularly those within residential areas visible from highways, and to consult with public utilities so that public utilities facilities may be designed giving due regard their surroundings".

*↓  
Irrigation water  
State Hatchery*

6) The Commission finds that a septic system will be an approved drainfield, said approval being by the Southwest District Health Department and the water system is by a drilled well on the site. The supply of water for fire protection will be by wet well. It is planned that one wet well will exist on the west end of the building and one wet well will exist on the east end of the building next to South Powerline Road. The applicant testifies that the public will have access to the wet well near the east end of the building which further improves the availability of water for fire protection in the neighborhood.

7) All services are available in this area for this project and the Commission finds that improvement will be made without additional public expense.

8) The establishment of a Region III Office by IDAHO Fish and Game will provide twenty (20) jobs at this site and the Commission finds that adequate parking is planned for.

9) From testimony at the hearing, the Commission finds that the Partridge and the Bray Laterals have right-of-ways that must be protected across this property and the applicant assures the Commission that these right-of-ways will be honored. Nampa-Meridian Irrigation requests that all municipal surface drainage must be retained on the site and the applicant testifies that surface drainage may be contained by the establishment of a berm and agrees to do so.

10) There was no opposing testimony at the hearing with the exception of concern being expressed about the limited view for

traffic at the intersection of York Avenue and South Powerline Road, concern for the width of the entrance of York Avenue and South Powerline and that additional width may be needed for South Powerline Road to have turn lanes.

11) From testimony the Commission finds that this facility, if approved, will provide no public access thru to the fish pond area but that the public will have access to the ponds further to the south and that the public parking area will also be located there.

12) It was testified at the hearing that the Nampa Highway District is in the process of acquiring right-of-way for the extension of York Avenue west from South Powerline Road and that if this can be acquired, Nampa Highway District will be constructing York Avenue to the west to include this facility. Additionally, right-of-way may be required along the west side of South Powerline Road for the installation of turn lanes and the applicant has testified that they would be agreeable to the dedication of this additional right-of-way along Fish and Game Department property.

13) The Commission receives testimony that the building planned for construction will be constructed of wood frame, stucco siding, masonry trim, and wood shake roof. The Commission finds that this type of material will be harmonious with the residential area and will be an improvement to the general area and a nice addition to the neighborhood while meeting the requirements of the Comprehensive Plan.

14) The Commission finds that the applicant is willing to comply with all traffic safety requirements and to meet whatever requirements may be necessary as determined by the Nampa Highway District.

15) The Commission finds that this proposal will not be in conflict with the Comprehensive Plan and will not remove viable farm ground from service.

16) From the lack of opposition expressed to the administrator during the staff investigation and from the absence of opposing testimony at the hearing the Commission finds that there is no opposition to this proposal.

17) Legal notice was published in the Idaho Press Tribune on March 20, 1991, mailed to local neighbors on March 18, 1991, and agencies and jurisdictions of interest on March 21, 1991. The property was posted with a legal notice on March 25, 1991 pursuant to the Zoning Ordinance.

#### CONCLUSIONS OF LAW

1) The Commission concludes that the applicant has carried the burden of persuasion that this request is essential and desirable to the public convenience and welfare as follows:

- 1) It will provide additional jobs,
- 2) This facility will continue to help provide recreation to the local citizens,
- 3) Public and semi-public buildings are essential uses and are for the public welfare.

2) The Commission concludes that approval of this proposal will not cause damage, hazard, nuisance or other detriment to persons or property in the vicinity and further will create a good addition to the neighborhood. Canyon County Zoning Ordinance #79-008, amended, Section 3.8 (1.) (a.).

3) The Commission concludes that the approval of this proposal will not be in conflict with the spirit and intent of the Comprehensive Plan. Canyon County Comprehensive Plan page 69 and pages 61 and 62.

4) The Commission concludes that a duly noticed public hearing has been held in this matter pursuant to Canyon County Zoning Ordinance #79-008 as amended, Section 1.6 (3.), Section 3.5 and Section 3.8 (1.) (d.).

#### ORDER

NOW LET IT BE ORDERED that the request by IDAHO FISH and GAME for a CONDITIONAL USE PERMIT to allow for the construction of a regional office facility on approximately forty (40) acres in the R-R (Rural-Residential) Zone is approved with the condition attached that, 1) if requested by the Nampa Highway District to do so the applicant will give the additional right-of-way along the west side of South Powerline Road at no cost to the District, and 2) if requested to do so will meet all other requirements of the Nampa Highway District for the construction of a safe entrance into the property from South Powerline Road or the new York Avenue Extension if constructed.

#### ADDENDUM

Any owner of property within a three hundred foot (300') radius of the exterior boundaries of this request may appeal the decision of

IDAHO FISH & GAME FINDINGS, CONCLUSIONS, AND ORDER  
(4 OF 5 PAGES)



the Planning and Zoning Commission to the Board of County Commissioners provided written notice, with notarized signature of such an appeal, is filed with the Canyon County Clerk within five (5) days after the signing of the Findings, Conclusions, and Order by the Planning and Zoning Commission.

Person(s) appealing a decision of the Planning and Zoning Commission shall pay for advertising costs for the Public Hearing. Payment for hearing cost is to be submitted to the Planning and Zoning Office at the time of written notice requesting the appeal.

In reviewing an appeal of this decision, the Board of County Commissioners shall hold a public hearing using the public hearing procedures prescribed for the Commission in Sections 3.5, 3.6, and 3.7 of Canyon County Zoning Ordinance #79-008 as amended, and may approve, disapprove, or modify the action of the Planning and Zoning Commission.

APPROVED THIS 18th DAY OF APRIL, 1991

  
GERALD NICHOLS, Chairman

ATTEST:   
MARIA SALINAS, Recording Secretary

cc: Applicant  
File  
Sign up Sheet  
Planning and Zoning Commission  
Canyon County Commissioners

JLJ/ms



BEFORE THE CANYON COUNTY PLANNING AND ZONING COMMISSION

IN THE MATTER OF AN APPLICATION )  
BY IDAHO FISH AND GAME )  
FOR A CONDITIONAL USE PERMIT )

FINDINGS, CONCLUSIONS  
AND ORDER

CASE #2Z100/02-2N-2

FINDINGS

The applicant, IDAHO FISH AND GAME, has petitioned the Planning and Zoning Commission for a Conditional Use Permit to place a seventy (70) by forty-four (44) foot modular office and a twenty (20) by one hundred, fifty (150) foot storage shed at the Nampa Fish Hatchery in an R-R (Rural Residential) Zone located at 3806 South Powerline Road in the Southwest Quarter of the Southwest Quarter of Section 2, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

THE COMMISSION FINDS THAT:

1. The reason for the request is to allow for office space for fifteen (15) fisheries biologists. The department proposes to locate a forty-four (44) foot by seventy (70) foot modular office building and a twenty (20) by one hundred, fifty (150) foot storage shed at the Nampa Fish Hatchery to support the staff. The increase is the result of growth in the fisheries research program in Idaho for Salmon and Steelhead. Locating the staff at the Nampa hatchery will allow the department to utilize existing property, combine secretarial services with the hatchery, and be near the Region 3 Offices with their radio and meeting room support. This will save time and money for the department and the public.

2. The department will use the existing hatchery entry for employee parking. The access is about one hundred, fifty (150) feet from the intersection of South Powerline Road and Locust Lane. A new access to the storage shed will be built which will be of sufficient width and length that vehicles with trailers may turn off of Powerline Road without any blockage of the road way prior to a complete stop.

1993 Add'l  
for Office Space  
add'l. house and  
Storage unit

Denied

CU 2002-458  
Nov 1992

1993

3. A minimum of a one thousand, four hundred (1400) gallon septic tank with one thousand, four hundred (1400) feet of drain field set at a four (4) foot depth is planned for sewage disposal. The system has been reviewed by Southwest District Health Department. The system was to be located one hundred, eighty (180) feet from Wilson Drain which at first was identified as a perennial flow and seventy-five (75) from the Locust Lane Ditch. The one hundred, eighty (180) feet would require a variance from Southwest District Health due to site constraints. The Southwest District Health Department conducted an individual surface sewage disposal site evaluation at the Nampa Fish Hatchery on September 17, 1992. In a letter dated January 6, 1993, Dennis Morrison indicates that during the evaluation it was assumed that the ditch immediately south of Locust Lane contained temporary water flow. It was later determined that the ditch flows continually throughout the year requiring a two hundred (200) foot separation from any drain field. The separation requirement taken with the type B soil considerations disallows placing a drainfield system at the Nampa Fish Hatchery site. Southwest District Health also ruled out the use by the additional people of the existing Fish Hatchery facilities, as well as the suggestion of vault privies as alternative solutions. The Idaho Fish and Game then asked for a two month extension for hearing of the request so that they could work out the details with Southwest District Health. The Health Department position is that the Fish Hatchery's existing drain fields are already to close to surface water to meet current standards. The construction of the drain field, if proposed today, would be refused by Southwest District Health. If the additional personnel employed at the proposed modular office should use the existing septic and drain fields, the system could fail and as a result create a public hazard.

4. The current hatchery uses pressurized sprinklers for watering the lawn and landscape of the compound. The return run-off from the building and parking lot percolates into the lawn and landscape. The hatchery raceways drain into a settling pond prior to discharge into Wilson Drain. The excess storm drainage from percolation would end up in the settling pond. No change in irrigation or storm water drainage is expected.

5. Domestic water will be obtained from existing wells by hooking into the hatchery building's main water line.

6. Fire fighting water will be used from the hatchery raceway tail boxes which is available immediately adjacent to the proposed offices. Accesses to office and water supply is large enough to accommodate fish transport tankers. The access for water supply is a gaited area in which lock box will be located in Fire District designated areas to allow for emergency access.

1993

7. Nampa-Meridian Irrigation District has asked that a thirty (30) foot easement for the Bray Lateral be located next to the storage shed which is accommodated in the site design.

8. Nampa Highway District reviewed the plans submitted for the modular office and storage shed at the Nampa Fish Hatchery with no objections to the location of the new structures.

9. The itemized agenda was mailed by regular delivery, May 13, 1993 to Virgil Moore of Idaho Fish and Game; and to Dennis Morrison of Southwest District Health Department. No one representing either agency attended the meeting held May 18, 1993 at which time the Planning and Zoning Commission dismissed the hearing with a motion for denial.

10. Published, mailed and posted notification has been performed by the staff pursuant to Canyon County Zoning Ordinance 92-003, and all documentation is on file at the Planning and Zoning Office.

#### CONCLUSIONS

##### THE COMMISSION CONCLUDES THAT:

1. The applicant has not been persuasive in presenting the proposal to be essential and desirable to the public convenience and welfare. Canyon County Zoning Ordinance 92-003, Sections 12.3(A), 3.5(A)(8) and 12.4.

2. Since a solution has not been forthcoming in the matter of the septic system, the request cannot be permitted without causing damage hazard, nuisance or other person(s) or property in the vicinity. Canyon County Zoning Ordinance 92-003, Sections 6.1(A), (F) and (G).

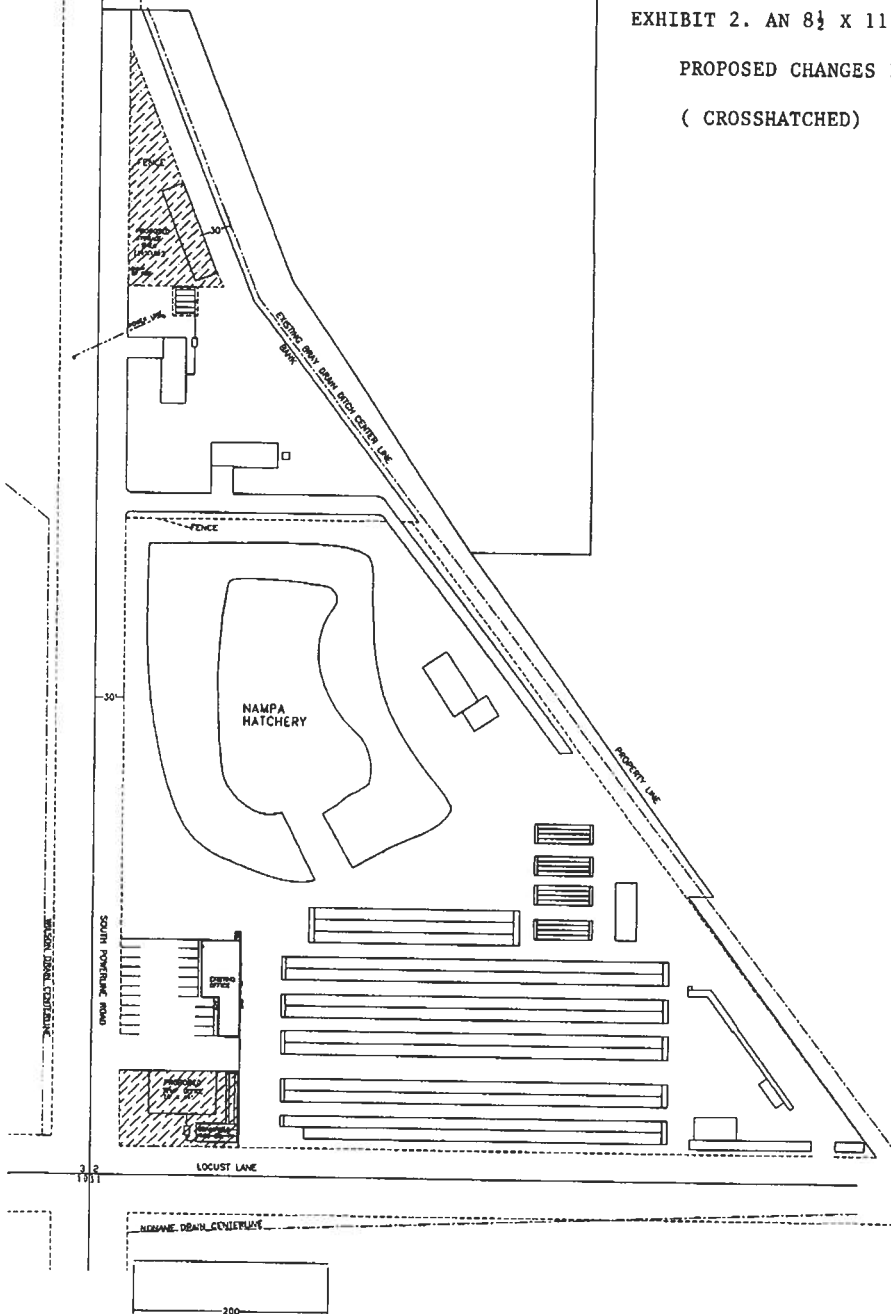
3. The application cannot be approved in the R-R (Rural Residential) Zone under Conditional Use Permit pursuant to the Canyon County Zoning Ordinance or is in conflict with the Comprehensive Plan. Canyon County Zoning Ordinance 92-003, Section 12.4.

#### ORDER

IT IS ORDERED that the request by IDAHO FISH AND GAME, for a Conditional Use Permit to place a seventy (70) by forty-four (44) foot modular office and a twenty (20) by one hundred, fifty (150) foot storage shed at the Nampa Fish Hatchery in an R-R (Rural Residential) Zone is denied.



EXHIBIT 2. AN 8½ X 11 DRAWING OF THE  
PROPOSED CHANGES IN LAND USES.  
( CROSSHATCHED )



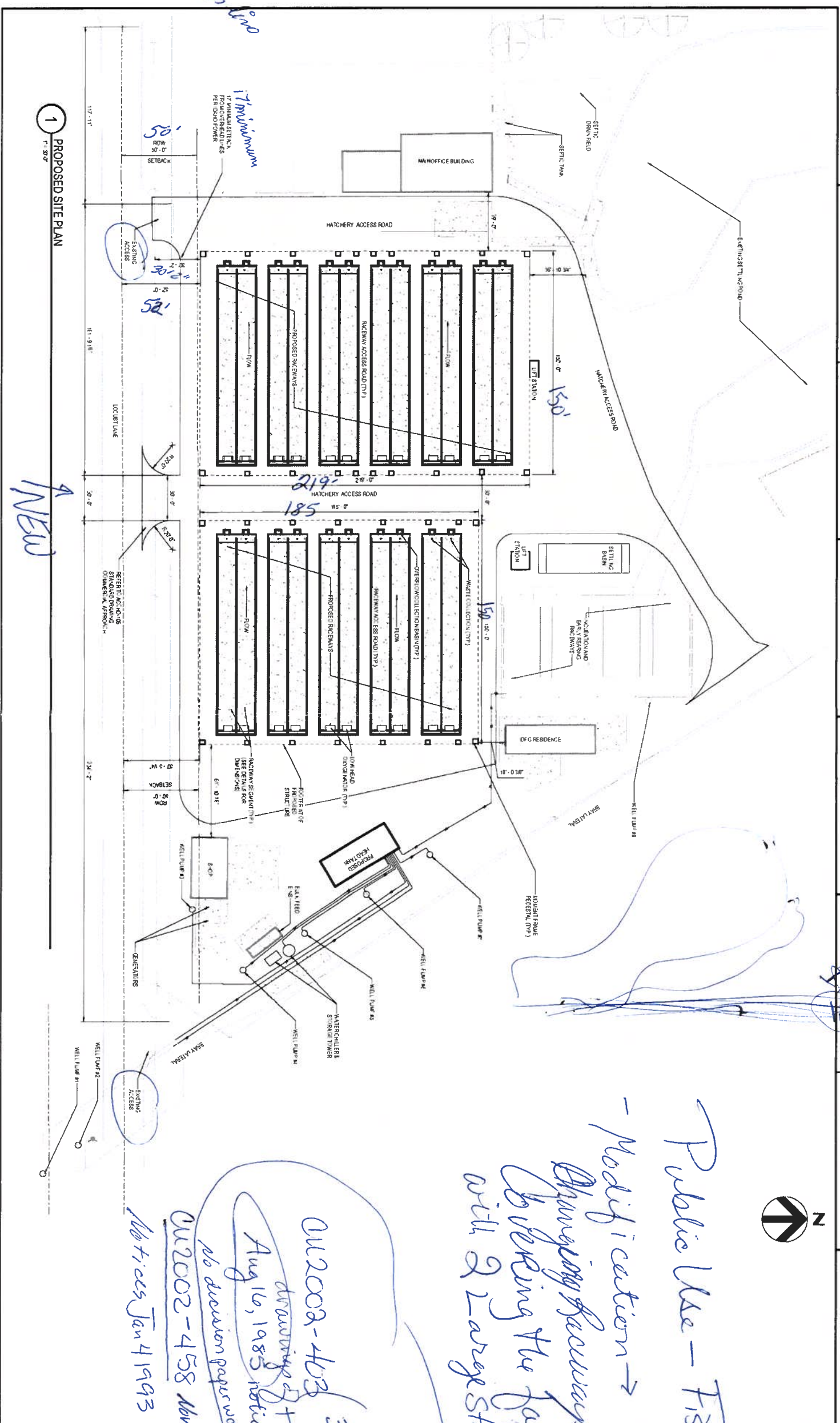
STATE OF OREGON	
DEPARTMENT OF FISH AND GAME	
DATE	
NAME	NAMPA STATE HATCHERY
FILE	TOPOGRAPHY OFFICES
DATE	
DATE OF SURVEY	
DATE	

P12  
EXHIBIT  
2  
22100



**PRELIMINARY  
NOT FOR  
CONSTRUCTION OR  
RECORDING**

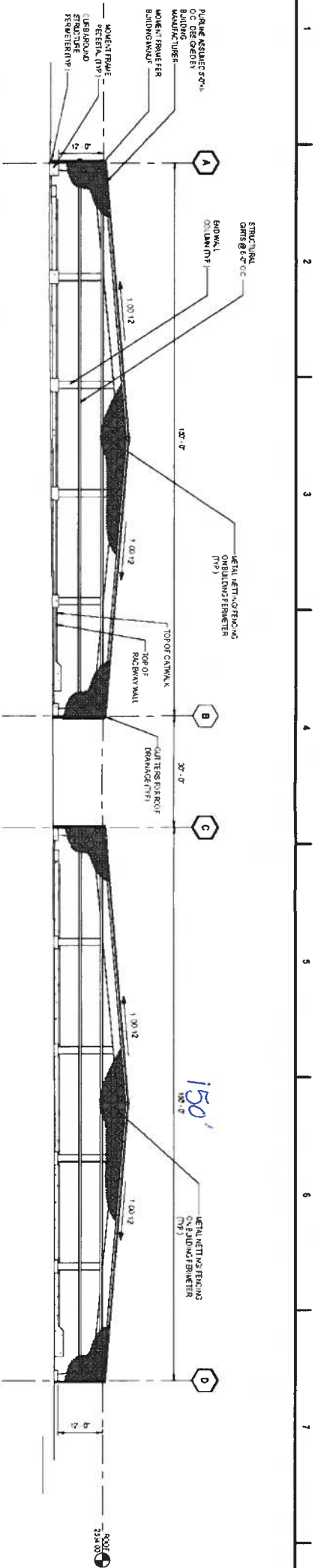
**CIVIL  
PROPOSED SITE PLAN**



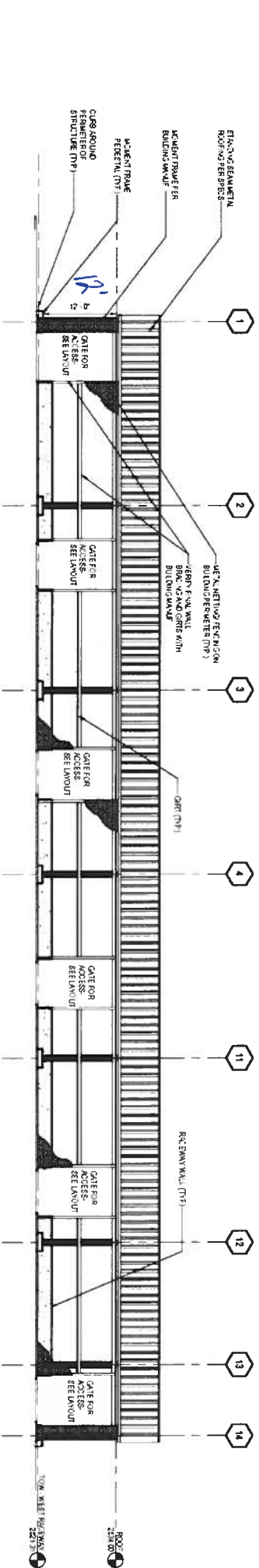
• Hwy District  
 waiver of 70' section line  
 to 50'

- Modification →  
Changing facilities and  
altering the facilities  
with 2 large structures

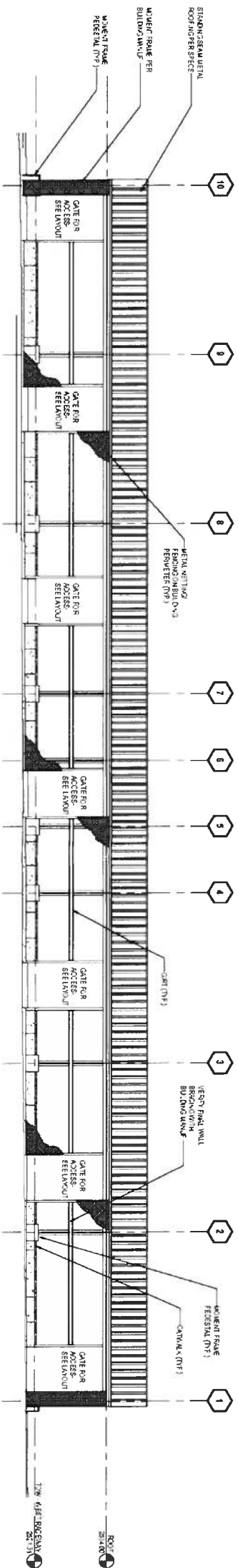
CU2002-403 (2nd version)  
drawing of + delivery  
Aug 16, 1985 notice  
no decision paperwork but home visit  
at  
preseed  
1 location  
CU2002-458 Nov 1992  
10 times Jan 4 1993



1 ELEVATION - SOUTH - TYP. NORTHSOUTH ELEVATION



2 ELEVATION - EAST OF REARING BUILDING 2 - TYP. EASTWEST ELEVATION



3 ELEVATION - WEST OF REARING BUILDING 1 - TYP. EASTWEST ELEVATION



H2R

PROJECT MANAGER: M. SCHUBERT		PROJECT NO. 1	
PROJECT NO.	1	PROJECT NO.	1
OWNER	IDAHO DEPARTMENT OF FISH AND GAME	OWNER	IDAHO DEPARTMENT OF FISH AND GAME
DESIGNER	J. L. HARRIS	DESIGNER	J. L. HARRIS
DATE	3/1/2024	DATE	3/1/2024

PRELIMINARY  
NOT FOR  
CONSTRUCTION OR  
RECORDING

NAMPA HATCHERY RECONSTRUCTION  
IDAHO DEPARTMENT OF FISH AND GAME



1" = 2'-0"

S-201

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

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

**Receipt Number:** 83671

**Date:** 9/24/2024

**Date Created:** 9/24/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Matt Bryan - Idaho Dept. of Fish & Game

**Comments:**

**Site Address:** 3806 S POWERLINE RD, Nampa ID 83686 / Parcel Number: 29144000 0

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Conditional Use Permit	CU2024-0018	\$950.00	\$0.00	\$0.00

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Credit Card	163170854	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00