



**Planning and Zoning Commission**  
**Hearing Date: September 19, 2024**  
*Canyon County Development Services Department*

**PLANNING DIVISION STAFF REPORT**

**CASE NUMBER:** OR2021-0006 / CR2021-0011  
**APPLICANT/REPRESENTATIVE:** Michael Keyes  
**PROPERTY OWNER:** Sand Creek Investments 3, LLC/Springbok Development

**APPLICATION:** Comprehensive Plan Amendment and Conditional Rezone (two different zones inclusive of Single Family Residential (73+ acres) and Rural Residential (41± acres))

**LOCATION:** The subject properties, parcel no's R28991, R28988, & R28990 are located on the east side of Happy Valley Road approximately 1542 ft. south of the intersection of E. Lewis Ln. and S. Happy Valley Rd., Nampa, Idaho, in a portion of the NW ¼ and SW ¼ of Section 18, T2N, R1W, B.M., Canyon County, Idaho

**ANALYST:** Deb Root, Principal Planner  
**REVIEWED BY:** Carl Anderson, Planning Supervisor

**REQUEST:**  
The applicant requests a **Comprehensive Plan Amendment (Map)** for a portion of the subject properties, parcels R28988 and R28990 (approximately 41.06 acres) to amend the 2020 Canyon County Comprehensive Plan designation from "Agriculture" to "Residential."

Subsequently, the applicant requests **two amendments to the official zoning map** in order to conditionally rezone the property from Agricultural "A" to Single Family Residential "CR-R1" and Residential Rural "CR-RR" **subject to a Development Agreement as follows:**

- a. Conditionally rezone parcel R28991 (73.34 acres) from an "A" (Agricultural) zone to a "CR-R1" (Conditional Rezone-Single Family Residential) zone.
- b. Conditionally rezone parcels R28988 (0.61 acres) & R28990 (40.45 acres) from an "A" (Agricultural) zone to a "CR-RR" (Conditional Rezone-Rural Residential) zone.

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**PUBLIC NOTIFICATION:**

Neighborhood meeting conducted on:	September 20, 2023
Neighbor notification within 600 feet mailed on:	August 20, 2024
Newspaper notice published on:	August 26, 2024
Notice posted on site on:	on or before September 12, 2024
JEPA to the City of Nampa:	February 13, 2024
Full Political notice:	August 20, 2024

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## 1. BACKGROUND:

The subject properties consist of three parcels including R28991, R28988, and R28990 (approximately 115 acres). The properties are currently zoned “A” (Agricultural). Parcel R28991 (73.34 acres) is located within the Nampa area of city impact and is designated ‘Residential’ in the 2020 Canyon County Comprehensive Plan. The City of Nampa 2040 Plan identifies parcel R28991 (73+ acres) as ‘Residential Mixed Use.’ Nampa city limits are located approximately 3905 feet to the northwest and 4560 feet to the north on Happy Valley Road. The City of Nampa denied the applicants request to provide water services to the property in 2020. Parcels R28988 (0.61 acres) and R28990 (40.45 acres) are not located within the area of city impact and are designated as ‘Agriculture’ in the 2020 Comprehensive Plan therefore a Comprehensive Plan Map Amendment is required for the 41.06 acres.

Within one (1) mile of the site there are 12 platted subdivisions located in the county jurisdiction for a total of 100 lots. The average platted lot size for county subdivisions within one (1) mile is 4.05 acres. There are three (3) City of Nampa subdivisions within one mile with a lot count of 225 lots, and an average lot size of 0.28 acres. The city subdivisions are being served by municipal sewer and water. The average lot size for the 15 total subdivisions within one mile is 1.44 acres. Within the notification radius of 600 ft. The median parcel size is 6.14 acres and the average is 19.92 acres. (**Exhibit B.2.8 Subdivision Map**)

There are multiple intensive agricultural operations in the surrounding area including dairies, feedlots, and smaller farm and ranch operations. Many of the smaller acreage parcels in the immediate vicinity are also in agricultural production. The property to the north of parcel R28991 is an agricultural seed research facility.

The Canyon County Soil Conservation District states that R28991 (identified as OR2021-0006) consists of the following: *“11% Irrigation Class II, 55% Irrigation Class III and 34% Irrigation Class IV. Class II is the best suited productive soils in Canyon County with few limitations. Class III has moderate limitations and appropriate management practices can make any irrigated soil productive. We do not recommend a land use change.”* The CCSCD further states that parcel R28990 (identified as RZ2021-0011) is comprised of *“9% Irrigation Class II, 65% Irrigation Class III and 26% Irrigation Class IV. Class II is the best suited productive soils in Canyon County with few limitations. Class III has moderate limitations and appropriate management practices can make any irrigated soil productive. We do not recommend a land use change.”* (see Exhibit D9)

Parcel R28991 was in agricultural production through the year 2018. Since that time the property has been fallow in anticipation of future development. Currently the property is not being farmed and is not receiving an agricultural exemption per tax assessor records. The property was recently found to be out of compliance with Canyon County Code of Ordinances due to persons living in RVs without proper permitting. A new code enforcement notice of violation was sent to all property owners of record on September 5, 2024.

Parcel R28990 (40.45 acres) is an original parcel with an existing residential structure and is eligible for an administrative division. This property is not in agricultural production. The developer, at the time of application, was required to comply with the Public Nuisance ordinances and clear the property of trash, debris and abandoned vehicles. That enforcement action was completed. An additional violation was noted in January 2023 with multiple RV's being occupied on the property. DSD Code Enforcement worked closely with the developers to remedy the violation and the Certificate of Non-Compliance issued in May 2023 was removed in September 2023. On August 26, 2024 staff was notified of potential violations which were confirmed by code enforcement. New notices of violations were sent to the property owners of record in case file on September 5, 2024.

At this time the properties are under various judicial court orders with ongoing unresolved ownership claims. On January 8, 2024 the property was sold in a court ordered Sheriff's Sale to Easton Mark with a one year redemption (January 3, 2025) for Springbok Development/Sand Creek Investments to buy back the properties. There are various court rulings in favor of Sand Creek Investments vs Springbok. Currently, Springbok Development Inc., is listed on the assessor record as the primary owner. The State of Idaho Secretary of State Business search shows Springbok Development Inc. as Inactive-Revoked. Both entities were applicants on these applications and the legal title has been challenged since Springbok Development, Jeffery Holt, titled the property to Springbok (**see Exhibit E.13**). Staff has not included all of the court proceeding documents and judicial decisions. Staff recommends that should there be an approval for rezone and development of the subject properties; legal title to the properties should be resolved prior to the Board signing the ordinances and development agreement.

## **2. HEARING BODY ACTION:**

Pursuant to Canyon County Ordinance Article 07-06-01 (3) requests for comprehensive plan changes and ordinance amendments may be consolidated for notice and hearing purposes. Although these procedures can be considered in tandem, pursuant to Idaho Code section 67-6511(b), the commission, and subsequently the board, shall deliberate first on the proposed amendment to the comprehensive plan; then, once the commission, and subsequently the board, has made that determination, the commission, and the board, should decide the appropriateness of a rezone within that area. This procedure provides that the commission, and subsequently the board, considers the overall development scheme of the county prior to consideration of individual requests for amendments to zoning ordinances. The commission, and subsequently the board, should make clear which of its findings relate to the proposed amendment to the comprehensive plan and which of its findings relate to the request for an amendment to the zoning ordinance.

Pursuant to Canyon County Ordinance Article 07-06-07(1) Restrictions: In approving a conditional rezone application, the presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested

zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions or limitations may be imposed to promote the public health, safety and welfare, or to reduce any potential damage, hazard, nuisance or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. When the presiding party finds that such conditions, stipulations, restrictions or limitations are necessary, land may be rezoned upon condition that if the land is not used as approved, or if an approved use ends, the land use will revert back to the zone applicable to the land immediately prior to the conditional rezone action.

Additionally, pursuant to Canyon County Ordinance Article 07-06-07(3) Conditional Rezoning Designation: Such restricted land shall be designated by a CR (conditional rezoning) on the official zoning map upon approval of a resolution by the board for an "order of intent to rezone". An "order of intent to rezone" shall be submitted to the board for approval once the specific use has commenced on the property and all required conditions of approval have been met and any required improvements are in place. Land uses that require approval of a subdivision shall have an approved final plat in accordance with this chapter before the "order of intent to rezone" is submitted for approval by the board. Designation of a parcel as CR shall not constitute "spot" zoning and shall not be presumptive proof that the zoning of other property adjacent to or in the vicinity of the conditionally rezoned property should be rezoned the same.

Should the Commission wish to approve the subject conditional rezone, all applicable Canyon County standards pertaining to the required development agreement shall be strictly adhered to.

#### **OPTIONAL MOTIONS:**

The commission should consider the procedures outlined above within Canyon County Ordinance 07-06-01(3).

#### **Comprehensive Plan Map Amendment from Agriculture to Residential:**

**Approval of the Application:** "I move to approve OR2021-0006 for parcels R28990 and R28988, finding the application **meets** the criteria for approval under Article 07-06-03 of Canyon County Zoning Regulations. *[Cite reasons for approval]*.

**Denial of the Application:** "I move to deny OR2021-0006 finding the application **does not** meet the criteria for approval under Article 07.06.03 of Canyon County Zoning Regulations, **finding that** *[cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))]*.

#### **Conditional Rezone of R28991 (73.34 acres) from Agricultural (A) to Single Family Residential (CR-R1) and of R28990 (40.45 acres) and R28988 (0.61 acres) to Rural Residential (CR-RR):**

**Approval of the Application:** "I move to approve RZ2021-0011 for parcels R28991, R28990 and R28988, finding the application **meets** the criteria for approval under Article 07-06-03 of Canyon County Zoning Regulations, **with the recommended conditions listed in the staff report, finding that;** *[Cite reasons for approval & Insert any additional conditions of approval]*.

**Denial of the Application:** "I move to deny RZ2021-0011 for parcel R28991 (73.34 acres) finding the application **does not** meet the criteria for approval under Article 07.06.03 of Canyon County Zoning



Regulations, **finding that** *[cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))]*.

And “I move to deny RZ2021-0011 for parcels R28990 and R28988 totaling 41.06 acres, finding the application **does not** meet the criteria for approval under Article 07.06.03 of Canyon County Zoning Regulations, due to failure to comply with the underlying 2020 Comprehensive Plan designation subject to the denial of case file No. OR2021-0006 **finding that** *[cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))]*.

**Table the Application:** “I move to continue OR2021-0006 / RZ2021-0011 to a *[date certain or uncertain]*”

### 3. HEARING CRITERIA

**Table 1. Comprehensive Plan Amendment Criteria Analysis**

<b>HEARING CRITERIA (07-06-03 (1)):</b> The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals and policies:				
<b>Compliant</b>			<b>County Ordinance and Staff Review</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Code Section</b>	<b>Analysis</b>
			<b>07-06-03 (1)A</b>	<b>Is the requested type of growth generally in conformance with the comprehensive plan;</b>
			<b>Staff Analysis</b>	<p>The requested type of growth is not generally in conformance with the 2020 Comprehensive Plan. This is an area of intensive agricultural uses including many dairies and feedlots. The surrounding properties are primarily in agricultural production inclusive of many of the residential parcels in the vicinity. Although the city limits of Nampa are expanding in the area to the north, the City denied extension of municipal water to this proposed development as the proposed density was not consistent with the Nampa Comprehensive Plan.</p> <p>The comprehensive plan amendment request is <u>not</u> in general conformance with the following policies and goals contained within the 2020 Canyon County Comprehensive Plan:</p> <ul style="list-style-type: none"> <li>• <u>Property Rights Policy No. 8:</u> “Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.”</li> <li>• <u>Population Goal No. 1:</u> “Consider population growth trends when making land use decisions.”</li> <li>• <u>Population Policy No. 3:</u> “Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses.”</li> <li>• <u>Economic Goal No. 2:</u> “To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities.”</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

				<ul style="list-style-type: none"> <li>• <u>Economic Policy No. 1:</u> “Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community.”</li> <li>• <u>Land Use Goal No. 2:</u> “To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area.”</li> <li>• <u>Land Use Policy No. 1:</u> “Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact to surrounding areas.</li> <li>• <u>Land Use Agricultural Policy No. 1:</u> “Encourage the protection of agricultural land for the production of food.”</li> <li>• <u>Land Use Agricultural Policy No. 2:</u> “Consider the use of voluntary mechanisms for the protection of agricultural land.”</li> <li>• <u>Land Use Residential Policy No. 2:</u> “Encourage residential development in areas where agricultural uses are not viable.”</li> <li>• <u>Natural Resources: Agricultural Land Goal No. 1:</u> “To support the agricultural industry and preservation of agricultural land.”</li> <li>• <u>Natural Resources: Agricultural Land Policy No. 1:</u> “Protect agricultural activities from land use conflicts or undue interference created by non-agricultural development.”</li> <li>• <u>Natural Resources: Agricultural Land Policy No. 3:</u> “Protect agricultural activities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.</li> <li>• <u>Public Services, Facilities, &amp; Utilities Policy No. 2:</u> “Encourage the establishment of expanded sewer infrastructure and wastewater treatment in areas of city impact.</li> <li>• <u>Agriculture Goal No. 1:</u> “Acknowledge, support and preserve the essential role of agriculture in Canyon County.”</li> <li>• <u>Agriculture Goal No. 2:</u> “Support and encourage the agricultural use of agricultural lands.”</li> <li>• <u>Agriculture Goal No. 3:</u> “Protect agricultural lands and land uses from incompatible development.”</li> <li>• <u>Agriculture Policy No. 1:</u> “Preserve agricultural lands and zoning classifications.”</li> <li>• <u>Agriculture Policy No. 3:</u> “Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.”</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-06-03 (1)B	When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation;

			<p><b>Staff Analysis</b></p> <p>In consideration of the surrounding land uses, the proposed comprehensive plan amendment to “Residential” is not more appropriate than the current comprehensive plan designation of “Agriculture”.</p> <p>When considering the surrounding land uses, the proposed land use is <u>not</u> more appropriate than the current comprehensive plan designation of “Agriculture.” The primary use and zoning designations within the vicinity of the property is agriculture. Parcel no. R28988 &amp; R28990 are not located within an area of city impact.</p> <p>Within one mile of the site, there are two (2) large dairies (Exhibit B.2.4.). Within the two mile radius there are five dairies in this area of the county to the south of the subject properties. There are also feedlots within the one-mile radius inclusive of a small feedlot on the immediately adjacent property (R28988010). The proposed development property is also located adjacent to a seed research company, Vision Bioenergy (Parcels R28992 and R28992010, approx. 80 acres).</p> <p>Canyon Soil Conservation District provided information regarding the soils &amp; farmland on the site and indicated the property contains the following for parcel R28990. <i>“The property is comprised of 9% Irrigation Class II, 65% Irrigation Class III and 26% Irrigation Class IV. Class II is the best suited productive soils in Canyon County with few limitations. Class III has moderate limitations and appropriate management practices can make any irrigated soil productive. We do not recommend a land use change.”</i> (Exhibit D.9.)</p> <p>The addition of a residential designation outside of an area of city impact adjacent to active agriculture has the potential to create land use conflicts. The 2020 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning.</p> <table><tr><th colspan="3">Adjacent Existing Comprehensive Plan Designation:</th></tr><tr><th>Direction</th><th>Existing Designation</th><th>Existing Land Use</th></tr><tr><td>N</td><td>Residential</td><td>Agricultural and fallow subject property</td></tr><tr><td>S</td><td>Agriculture</td><td>Agricultural, Ag-residential and dairies/feedlots</td></tr><tr><td>E</td><td>Agriculture</td><td>Agricultural, Ag-residential</td></tr><tr><td>W</td><td>Agriculture</td><td>Agricultural, Ag residential</td></tr><tr><td colspan="3">Residential, Agriculture, Commercial, Industrial, Conservation and Public/Open Space</td></tr></table>	Adjacent Existing Comprehensive Plan Designation:			Direction	Existing Designation	Existing Land Use	N	Residential	Agricultural and fallow subject property	S	Agriculture	Agricultural, Ag-residential and dairies/feedlots	E	Agriculture	Agricultural, Ag-residential	W	Agriculture	Agricultural, Ag residential	Residential, Agriculture, Commercial, Industrial, Conservation and Public/Open Space		
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<table><tr><td>07-06-03 (1)C</td><td>Is the proposed comprehensive plan amendment compatible with surrounding land uses;</td></tr><tr><td>Staff Analysis</td><td><p>The proposed comprehensive plan amendment to “Residential” is not compatible with surrounding land uses.</p><p>Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific</p></td></tr></table>	07-06-03 (1)C	Is the proposed comprehensive plan amendment compatible with surrounding land uses;	Staff Analysis	<p>The proposed comprehensive plan amendment to “Residential” is not compatible with surrounding land uses.</p> <p>Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific</p>																	
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				<p>analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.</p> <p>The proposed comprehensive plan amendment is <u>not</u> compatible with surrounding land uses. The primary use and zoning designations within the vicinity of the property is agriculture.</p> <p>There are two (2) dairies within one mile of R28988 and R28990. Stewart Dairy is closest to the subject property, and is located approximately 2700 ft. south of the property. The property is also located adjacent to a seed research company, (Parcels R28992 and R28992010, approx. 80 acres). Within the notification radius of 600 ft. The median parcel size is 6.14 acres and the average is 22.43 acres. The addition of a residential designation outside of an area of city impact adjacent to active agriculture has the potential to create land use conflicts. The 2020 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>07-06-03 (1)D</b>	<b>Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted; and</b>
			<b>Staff Analysis</b>	<p>Development trends in the general area do not indicate that the current designation and circumstances have changed since the comprehensive plan was adopted.</p> <p>Development trends or circumstances in the general area have not changed since the comprehensive plan was adopted. Within one (1) mile of the site, the most recent county subdivision plat recordation was in 2008 (Hard Rock Ridge 2). There have been three subdivisions platted within the City of Nampa between 2021 and 2024 nearly a mile from the subject property. The area remains primarily agricultural in nature with both agricultural zoning and uses adjacent to the site.</p> <p>The subject property is contained within Traffic Analysis Zone (TAZ) "2856 and 2857." As shown in <b>Exhibit B.2.10</b> of the staff report, the data for the TAZ zone that contains the subject property does not forecast a significant increase in households in these zones. Household forecasts project an increase of one (1) household by the year 2040. This is an area that is not currently forecasted to receive residential growth.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-06-03 (1)E</b>	<b>Will the proposed comprehensive plan amendment impact public services and facilities. What measures will be implemented to mitigate impacts? (Ord. 11-003, 3-16-2011)</b>
			<b>Staff Analysis</b>	<p>The proposed comprehensive plan amendment is not anticipated to impact public services and facilities. Any necessary measures to mitigate impacts are detailed below.</p> <p>A comprehensive plan amendment does not directly impact public services and</p>

				facilities however it provides a path to obtaining entitlements for development that may impact services. This 41.06 acres is located within the Kuna Rural Fire District and the Kuna School District. The proposed comprehensive plan amendment is not anticipated to impact services. No mitigation measures are proposed at this time.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Idaho Statutes Title 67 Chapter 65 §67-6537</b>	<b>“When considering amending, repealing, or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the comprehensive plan would have on the source, quantity, and quality of groundwater in the area.”</b>
			<b>Staff Analysis</b>	<p>The proposed amendment would allow for residential uses. Any uses allowed or conditionally permitted in accordance with CCZO, must comply with all applicable federal, state, and local laws with regard to water quantity and quality.</p> <p>This area of the county is located within the Ada Canyon high nitrate priority area. The addition of residential waste treatment facilities and potentially individual wells could have a negative impact on the quality of groundwater in the area. Concerns should be addressed with regards to high bedrock and impermeable surfaces. The county recommends that development be connected to municipal services or provide community water and wastewater systems.</p>

**Table 2. Conditional Rezone Standards of Evaluation Analysis**

<b>Standards of Evaluation (07-06-07(6) A:</b> The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:				
<b>Compliant</b>			<b>County Ordinance and Staff Review</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Code Section</b>	<b>Analysis</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>07-06-07(6)A1</b>	<b>Is the proposed conditional rezone generally consistent with the comprehensive plan;</b>
			<b>Staff Analysis</b>	<p>The proposed conditional rezone change is not generally consistent with the Comprehensive plan.</p> <p>The proposed conditional rezone is not consistent with the comprehensive plan goals and policies. R28991(72+ acres) is identified as Residential on the future land use map, however, the primary zoning district and land use within the vicinity is agriculture. The additional 41+ acres is designated as Agriculture consistent with the goals and policies of the 2020 Plan.</p> <p>The conditional rezone is <u>not</u> in general conformance with the following goals and policies contained within the 2020 Canyon County Comprehensive Plan:</p> <ul style="list-style-type: none"> <li>• <u>Property Rights Policy No. 8:</u> “Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.”</li> <li>• <u>Population Goal No. 1:</u> “Consider population growth trends when making land use decisions.”</li> </ul>

				<ul style="list-style-type: none"> <li>• <u>Population Policy No. 3:</u> <i>“Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses.”</i></li> <li>• <u>Economic Goal No. 2:</u> <i>“To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities.”</i></li> <li>• <u>Economic Policy No. 1:</u> <i>“Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community.”</i></li> <li>• <u>Land Use Goal No. 2:</u> <i>“To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area.”</i></li> <li>• <u>Land Use Policy No. 1:</u> <i>“Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact to surrounding areas.”</i></li> <li>• <u>Land Use Agricultural Policy No. 1:</u> <i>“Encourage the protection of agricultural land for the production of food.”</i></li> <li>• <u>Land Use Agricultural Policy No. 2:</u> <i>“Consider the use of voluntary mechanisms for the protection of agricultural land.”</i></li> <li>• <u>Land Use Residential Policy No. 2:</u> <i>“Encourage residential development in areas where agricultural uses are not viable.”</i></li> <li>• <u>Natural Resources: Agricultural Land Goal No. 1:</u> <i>“To support the agricultural industry and preservation of agricultural land.”</i></li> <li>• <u>Natural Resources: Agricultural Land Policy No. 1:</u> <i>“Protect agricultural activities from land use conflicts or undue interference created by non-agricultural development.”</i></li> <li>• <u>Natural Resources: Agricultural Land Policy No. 3:</u> <i>“Protect agricultural activities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.”</i></li> <li>• <u>Public Services, Facilities, &amp; Utilities Policy No. 2:</u> <i>“Encourage the establishment of expanded sewer infrastructure and wastewater treatment in areas of city impact.”</i></li> <li>• <u>Agriculture Goal No. 1:</u> <i>“Acknowledge, support and preserve the essential role of agriculture in Canyon County.”</i></li> <li>• <u>Agriculture Goal No. 2:</u> <i>“Support and encourage the agricultural use of agricultural lands.”</i></li> <li>• <u>Agriculture Goal No. 3:</u> <i>“Protect agricultural lands and land uses from incompatible development.”</i></li> <li>• <u>Agriculture Policy No. 1:</u> <i>“Preserve agricultural lands and zoning classifications.”</i></li> </ul>
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				<ul style="list-style-type: none"> <li><u>Agriculture Policy No. 3: “Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.”</u></li> </ul>
			<b>07-06-07(6)A2</b>	<b>When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Staff Analysis</b>	<p>In consideration of the surrounding land uses, the proposed conditional zone change to “Single Family Residential” and “Rural Residential” is not more appropriate than the current zoning designation of “Agricultural”.</p> <p>The primary use and zoning designations within the vicinity of the properties is agriculture. A portion of the property lies within the Nampa area of city impact while the southern parcels are not located within the impact area. The average lot size for properties within 600 feet of the subject property is 19.92 acres with a median property size of 6.18 acres.</p> <p>Within one mile of the site, there are two (2) large dairies (<b>Exhibit B.2.4</b>). Within the two mile radius there are five dairies in this area of the county to the south of the subject properties. There are also feedlots within the one-mile radius inclusive of a small feedlot on the immediately adjacent property (R28988010). The proposed development property is also located adjacent to a seed research company, Vision Bioenergy (Parcels R28992 and R28992010, approx. 80 acres).</p> <p>Canyon Soil Conservation District provided information regarding the soils &amp; farmland on the site and indicated the property contains the following for parcel R28990. <i>“The property is comprised of 9% Irrigation Class II, 65% Irrigation Class III and 26% Irrigation Class IV. Class II is the best suited productive soils in Canyon County with few limitations. Class III has moderate limitations and appropriate management practices can make any irrigated soil productive. We do not recommend a land use change.”</i> (<b>Exhibit D.9.</b>)</p> <p>The addition of a residential zoning districts where none currently exist and where the primary use of properties in the area is agriculture and intensive agriculture has the potential to create land use conflicts. The 2020 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning.</p> <p>Pursuant to Canyon County ordinance 07-10-25 (1) the purpose of the “Agricultural” zoning district is to:</p> <ol style="list-style-type: none"> <li>Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;</li> <li>Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;</li> <li>Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;</li> <li>Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and</li> </ol>

			<p>E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.</p> <p>Pursuant to Canyon County ordinance 07-10-25 (2) the purpose of the “Rural Residential” zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable. In accordance with §07-10-21(2) the minimum average residential parcel size is 2.0 acres for this zone.</p> <p>Pursuant to Canyon County ordinance 07-10-25 (3) the purpose of the “Single Family Residential” zoning district is to promote and enhance predominantly single-family living areas at a low density standard. In accordance with §07-10-21(2) the minimum average residential parcel size is 1.0 acre for this zone but may be reduced to not less than 12,000 square feet if central water and/or sewer is utilized for properties located within an area of city impact.</p> <p>The average lot size for properties within 600 feet of the subject property is 19.92 acres with a median property size of 6.18 acres. The average lot size for the 15 platted subdivisions within one mile of the properties is 1.44 acres. The average lot size for the 13 county subdivisions within one mile is 4.05 acres (<b>see Exhibit B.2.8</b>). The proposed zoning would provide for platted lots that are not consistent with parcel sizes in the immediate vicinity. Further, the development should be required to provide community services including both water and wastewater systems which could provide for the 74+ acre parcel to be developed with 12,000 square foot lots if not conditioned properly to restrict the minimum lot size to a more compatible acreage minimum.</p> <p>Currently the properties are zoned Agricultural and are surrounded by agriculturally zoned properties that are in agricultural production. The subject properties were in agricultural production through the year 2018 when the first development application for Happy Valley Place was submitted-then withdrawn. The Soil Conservation District states that the properties are primarily comprised of productive agricultural soils and does not support a land use change (<b>Exhibit D.9.</b>). Development trends for the area do not support residential growth in this area at this time. The subject property is contained within TAZ (Traffic Analysis Zone) “2856 and 2857” As shown on <b>Exhibit B.2.10.</b> of the staff report, the data for the TAZ zone that contains the subject property does not forecast a significant increase in households in this TAZ zone. Household forecasts project an increase of one (1) household by the year 2040. This is an area that is not currently forecasted to receive residential growth. Although this area may be suitable for a rural lifestyle and also for single family living at a low density standard it is not appropriate at this time given the existing conditions and agricultural nature of the area.</p> <p style="text-align: center;"><b>Adjacent Existing Conditions:</b></p> <table border="1"> <thead> <tr> <th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr> </thead> <tbody> <tr> <td><b>N</b></td><td>Agricultural seed research facility</td><td>AG</td><td>-</td></tr> <tr> <td><b>S</b></td><td>Agricultural/Ag. Residential</td><td>AG</td><td>-</td></tr> <tr> <td><b>E</b></td><td>Dairies/Agricultural/Ag Residential</td><td>AG</td><td></td></tr> <tr> <td><b>W</b></td><td>Agricultural/Ag. Residential</td><td>AG</td><td>CR-RR, RR</td></tr> </tbody> </table>	Direction	Existing Use	Primary Zone	Other Zone	<b>N</b>	Agricultural seed research facility	AG	-	<b>S</b>	Agricultural/Ag. Residential	AG	-	<b>E</b>	Dairies/Agricultural/Ag Residential	AG		<b>W</b>	Agricultural/Ag. Residential	AG	CR-RR, RR
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				<p>"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)</p> <p><b>Surrounding Land Use Cases: See Exhibit B.2.14.</b></p> <table> <tr> <td>1</td><td>PH2017-77</td><td>Wireless Communications Facility</td><td>Maverick Towers</td><td>APPROVED</td></tr> <tr> <td>2</td><td>RZ2019-0014</td><td>Rezone AG to RR</td><td>Corsberg Land, LLC</td><td>APPROVED</td></tr> <tr> <td>3</td><td>SD2019-0010</td><td>Subdivision Redtail Estates No.3</td><td>Redtail Estates No.3</td><td>APPROVED</td></tr> <tr> <td>4</td><td>CR2020-0006</td><td>Rezone AG to CR-RR</td><td>Slagel</td><td>APPROVED</td></tr> <tr> <td>5</td><td>RZ2020-0026</td><td>Rezone AG to RR</td><td>Chambers, Richard</td><td>APPROVED</td></tr> </table> <p>Gray box is related applications/property was formerly part of Redtail Estates No. 1 and 2. Average minimum lot size is five (5) acres for this development consistent with area lots and parcels.</p>	1	PH2017-77	Wireless Communications Facility	Maverick Towers	APPROVED	2	RZ2019-0014	Rezone AG to RR	Corsberg Land, LLC	APPROVED	3	SD2019-0010	Subdivision Redtail Estates No.3	Redtail Estates No.3	APPROVED	4	CR2020-0006	Rezone AG to CR-RR	Slagel	APPROVED	5	RZ2020-0026	Rezone AG to RR	Chambers, Richard	APPROVED
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>07-06-07(6)A3</b></p> <p><b>Staff Analysis</b></p>	<p><b>Is the proposed conditional rezone compatible with surrounding land uses;</b></p> <p>The proposed conditional rezone amendment from "Agricultural" to "Rural Residential" and "Single Family Residential" is not compatible with surrounding land uses.</p> <p>Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.</p> <p>The proposed zoning map amendment is not compatible with the surrounding land uses. The land uses surrounding the site are primarily agriculture in nature with some sporadic residential uses. There are two (2) dairies within one mile of R28988 and R28990. Stewart Dairy is closest to the subject property, and is located approximately 2700 ft. south of the property. The property is also located adjacent to a seed company, S and W Seed Company (Parcels R28992 and R28992010, approx. 80 acres). Within the notification radius of 600 ft. The median parcel size is 6.14 acres and the average is 19.92 acres. The addition of a residential designation outside of an area of city impact adjacent to active agriculture has the potential to create land use conflicts. The introduction of "R-1" (Single Family Residential) and "R-R" zoning adjacent to agricultural uses, along with the subsequent subdivision, will introduce an incompatible land use. The 2020 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning. See also §07-06-07(6)A2 for additional review.</p>																									
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>07-06-07(6)A4</b></p> <p><b>Staff Analysis</b></p>	<p><b>Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?</b></p> <p>The proposed conditional rezone will negatively affect the agricultural character of the area. Any necessary measures to mitigate impacts are detailed below.</p>																									

				<p>The introduction of residential zoning and uses adjacent to active agriculture has the potential to create land use conflicts. The 2020 Canyon County Comprehensive Plan goals and policies encourage the preservation of agricultural zoning for agricultural activities.</p> <p><b>Character of the Area:</b> The character of the area is agricultural with intensive agricultural uses in the near vicinity and ag-residential properties that are in agricultural production with the median parcel size being 6.18 acres. There are dairies, feedlots, and agri-businesses in the immediate vicinity as discussed and shown in case maps in <b>Exhibit B.2.4</b>. There are a few properties that have been zoned to residential within the mile radius of the subject property (<b>see Exhibit B.2.3 and B.2.14</b>). Those properties also have a minimum five (5) acre parcel size consistent with the older county developments that are adjacent. The subject property is surrounded by agricultural properties that are in agricultural production. The proposed development is not consistent with current land use in the area.</p> <p><b>The following measures will be implemented to mitigate impacts:</b> The applicant has agreed to enter into a development agreement to place conditions on the development in an effort to potentially mitigate impacts.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>07-06-07(6)A5</b>	<b>Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;</b>
			<b>Staff Analysis</b>	<p>It is unclear if the properties have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. Additional mitigation through conditions and engineering studies may be required to ensure that adequate facilities and services can be provided.</p> <p><b>Sewer:</b> The applicant proposes in a subsequent subdivision application (SD2021-0010) to have individual septic systems for all residential parcels on the subject property. The properties lie within the Ada Canyon high nitrate priority area (<b>Exhibit B.2.9</b>). This is also an area where there are shallow soils and high bedrock. Southwest District Health has not provided comment for the proposed rezones. The former County Engineer, Devin Krasowski, recommended that the development be on a community wastewater treatment system. Staff recommends that if the hearing body approves the rezones that the development be conditioned to provide community wastewater treatment facility. The City of Nampa does not have municipal wastewater in the area at this time. (<b>Exhibit D.7.</b>)</p> <p><b>Water:</b> The applicant requested to connect to City of Nampa municipal water. The City denied the request due to incompatible densities with their comprehensive plan at the time of application (<b>Exhibit D.7.</b>). On the current city Plan, the property within the impact area is designated residential mixed use. The applicant has not reapplied for city water services. Staff recommends that if the hearing body approves the rezones that the development be conditioned to provide community water to service the future development.</p>

				<p><b>Drainage:</b> Stormwater must be retained on site. A grading and drainage plan for the development will be required at the time of application for a preliminary plat (or as revised) and during the construction drawing phase of development should the rezones be approved.</p> <p><b>Irrigation:</b> A pressurized irrigation system is proposed for the development in subsequent application SD2021-0010 and in conformance with state statutes with regards to irrigation requirements. Irrigation water is available to the subject properties and existing irrigation structures must be protected. Development of the properties cannot impede or disrupt upstream or downstream users of the irrigation facilities. (See Exhibits D.1. Boise Projects and D.2. NMID)</p> <p><b>Utilities:</b> Staff did not receive comments from Idaho Power or Intermountain Gas with regards to the proposed rezones.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-06-07(6)A6</b>	<p><b>Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?</b></p>
			<b>Staff Analysis</b>	<p>The proposed conditional rezone may require public street improvements in order to provide adequate access to and from the subject property in order to minimize undue interference with existing and future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below.</p> <p>The conditional rezone may require public street improvements to provide adequate access to and from the subject property. If approved for development with required community water and wastewater that applicant could apply to increase the density of the 73+ acre parcel. The traffic study was completed in 2021 during the winter months and during a period when covid may have affected traffic counts. The traffic impact study draft notes that a southbound right turn lane at Robinson Rd and Lewis Ln. when 2023 background traffic was considered. Nampa Highway District provide a review of the submitted preliminary plat but did not comment on the traffic impact study. Staff inquired if a new or updated study would be required prior to preliminary plat approval should the rezones be approved. Nampa Highway District, Eddy Thiel, indicated that due to the TIS being two years old, the applicant will be required to update the study.</p> <p><b>The following measures will be implemented to mitigate impacts:</b> The applicant proposes two access points to Happy Valley Road. The development must comply with Nampa Highway District No. 1 requirements at the time of development.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-06-07(6)A7</b>	<b>Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and</b>
			<b>Staff Analysis</b>	The subject property currently has road frontage onto Happy Valley Road. Legal access for the conditional rezone will exist at the time of the development. <b>See Exhibit D.3. NHD1.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>07-06-07(6)A8</b>	<b>Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)</b>
			<b>Staff Analysis</b>	<p>The proposed uses may impact essential public services and facilities including, but not limited to schools, police, fire and emergency medical services. Any necessary measures to mitigate impacts are detailed below.</p> <p>The services may be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use. It is unclear as to what the density of the project may be unless conditions are placed to restrict the density on one or all of the properties.</p> <p><b>Schools:</b> The subject properties lie within the Nampa School District and the Kuna School District. Staff has not received specific comments from the school districts with regards to capacity and impacts of the potential development should the proposed rezones be approved. Public Comment from Lauri Moncrief, <b>Exhibit E.1</b>, provided Kuna school capacities and concerns regarding the proposed development, the mixed nature of students attending the different districts, etc. The Kuna School District requested the case maps for the development via email but did not provide written comments.</p> <p><b>Police:</b> No comments were received from the Canyon County Sheriff.</p> <p><b>Fire protection &amp; Emergency Medical Services:</b> Kuna Fire District provided comments regarding the proposed development plan not meeting separation distance between access points on Happy Valley Road and that the homes would need to have approved automatic sprinkler systems in accordance with Idaho State adopted fire code. Additional code requirements identified in <b>Exhibit D.5. dated 2-20-2024</b>. Staff did not receive comments from the ambulance district, however, Rita Jo Devlin, <b>Exhibit E.3. dated 9-9-2024</b>, provided an email from Michael Stowell, CC Paramedics that specifically identifies response times from each ambulance service citing response times to this area of 13.84 minutes to 17.85 minutes dependent upon availability and coverage.</p> <p><b>The following measures could be implemented to mitigate impacts:</b></p> <ol style="list-style-type: none"> <li>1. The development shall be conditioned to comply with the requirements of Kuna Rural Fire District as evidenced by an approval letter from the district at the time of development.</li> </ol>

				<p>2. The development shall be conditioned to provide school bus stops in accordance with the requirements of Kuna School District and Nampa School District. The applicant shall be required to provide letters from the school district indicating that the development plans meet the district's requirements for bus stops and bus turn-arounds if the buses must enter the proposed development and /or a turn out along Happy Valley Road.</p>
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#### 4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Nampa Rural Fire Protection District, Kuna Rural Fire District, Nampa Meridian Irrigation District, Boise Kuna Irrigation District, Boise Project Board of Control, Bureau of Reclamation, Nampa Highway District No. 1, Kuna School District, Nampa School District, Idaho Transportation Department, Idaho Power, Intermountain Gas, COMPASS, Valley Regional Transit, Canyon County Code Enforcement Department, Southwest District Health, DEQ, Canyon County Soil Conservation District, and the City of Nampa were notified of the subject application. As well as a Full Political notification to all political subdivisions as required by State Title.

Staff received agency comments from Nampa Highway District No. 1 (NHD1), Nampa City, Kuna Rural Fire District, Nampa Meridian Irrigation District, CC Soil Conservation District, and the Department of Environmental Quality. All agency comments received by the aforementioned materials deadline are located in Exhibit D.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

#### 5. PUBLIC COMMENTS:

Staff received "thirteen" (13) total written public comments by the materials deadline of September 9, 2024. Generally, of the comments received "zero" (0) were in favor, "0" (0) were neutral, and "thirteen" (13) were opposed. All public comments received by the aforementioned materials deadline are located in Exhibit E. This case was previously scheduled for hearing in January of 2022. The case was continued several times and then continued to a date to be determined. Six (6) of the thirteen (13) public comments were submitted for the original staff report and hearing dates.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

#### 6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed comprehensive plan amendment and conditional rezone are **not compliant** with Canyon County Ordinances §07-06-03 and §07-06-07. A full analysis is detailed within the staff report.

Potential options to gain approval would be to propose development of lot sizes consistent with development in the area. The current median lot size is 6.18 acres in the vicinity of the property. The applicant may also consider waiting until the area development trends support the residential development of the properties.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The applicant shall comply with CCZO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
3. Commencement shall be the submission of a revised and complete Preliminary Plat application, required submittals and fees to Development Services Department.
4. The development shall provide community water system to serve all residences within the development.
5. The development shall provide community wastewater system to serve all residences within the development.
6. The development shall meet the requirements of the Kuna School District and Nampa School District to provide appropriate turnouts or locations for bus stops and bus turn-arounds within the development. If buses will not enter development then an appropriate turn-out along Happy Valley Road shall be provided in compliance with school district requirements and the Nampa Highway District. Evidence shall be letters of approval from Nampa and Kuna School Districts at the time of construction drawing and final plat submittal and signature of the Nampa Highway District on the Final Plat.
7. The development shall be restricted to one single family residence per approved residential parcel. A plat note shall be placed on the face of each final plat indicating the restriction.
8. The subject property, parcel R28991 (73+ acres) shall be restricted to a minimum residential lot size of one (1) acre, no reduction in lot size associated with the requirement to provide community water and wastewater services is approved.
9. The development shall comply with all requirements of the Nampa Highway District No. 1 as evidenced by NHD's signature on the final plat(s). Should the City of Nampa establish jurisdiction of Happy Valley Road, the applicant shall comply with the requirements of the City of Nampa for public roadways as evidenced by the City Engineer's signature on the final plat(s).
10. The development shall not disrupt or impede any irrigation structures on the property without review and approval by the irrigation entity having jurisdiction as evidenced by license agreements, letters of approval from the irrigation entity prior to the Board of County Commissioners signing the final plat(s).
11. Historic irrigation lateral, drain and ditch flow patterns shall be maintained and protected. Modification including any crossings shall be approved in writing by applicable governing agencies.
12. The development shall be platted as a residential subdivision in accordance with CCZO §07-17-09 and §07-17-13 or as amended.

13. The residential subdivision shall comply with the City of Nampa area of impact agreement requirements at the time of application for development as evidenced by the City Engineer's signature on the final plat(s).
14. All storm water drainage shall be retained on site.
15. No discharge of storm water shall be to irrigation facilities on the subject properties.
16. The development shall comply with the Idaho Department of Environmental Quality permitting requirements. The developer shall contact DEQ to determine if this project requires an Idaho Pollutant Discharge Elimination System (IPDES) Permit (**see Exhibit D.8.**).
17. All exterior lighting shall be shielded downward and directed away from adjacent properties.
18. A nutrient pathogen study shall be approved by Southwest District Health Department prior to the Board of County Commissioner's hearing on the Preliminary Plat if central water and wastewater systems are not required.
19. The applicant shall meet the access requirements of Kuna Rural Fire District as evidenced by a letter of approval at the time of submittal of the preliminary plat. The construction drawings and final plat shall reflect the requirements prior to the Board signing the final plat.
20. Pressurized irrigation shall provide irrigation water to each residential lot.
21. The ownership/land title conflict shall be resolved prior to the ordinances and development agreement being signed by the Board of County Commissioners.

## **7. EXHIBITS:**

### **A. Application Packet & Supporting Materials**

1. Master Application
  - 1.1. Sand Creek Investments 3, LLC/ Michael Keyes --Proceed to Hearing
2. Letter of Intent
3. Land Use Worksheet
4. Code Violation Site Photos & Clean-up
5. Neighborhood Meeting 2024
6. Neighborhood Meeting October 2020
7. Director's Decision Admin Land Division 2019
8. Land title discrepancy and deeds
  - 8.1. Land title notes
  - 8.2. Deeds 2021
9. TIS June 4, 2021
10. Original TIS Sept. 11, 2018

### **B. Supplemental Documents**

1. Parcel Tool reports
2. Cases Maps/Reports
  - 2.1. Small Air Ortho
  - 2.2. Small Vicinity Map
  - 2.3. Zoning and Classification
  - 2.4. Dairy, Feedlot and Gravel Pit
  - 2.5. Soil Map
  - 2.6. Prime Farm Lands
  - 2.7. Soil and Farm Lands Report
  - 2.8. Subdivision Map and Report
  - 2.9. Nitrate Priority & Wells

- 2.10. TAZ Households
- 2.11. CC 2020 Future Land Use Map
- 2.12. City of Nampa 2040 Future Land Use
- 2.13. Lot Classification Map
- 2.14. Case Map 1 mile and Summary Report
- 2.15. Contour Map 5' intervals
- 2.16. Slope % Map
- 2.17. Common Legend for Maps
- C. **Site Visit Photos:** Google Earth street view October 2023 image captures
- D. **Agency Comments Received by: September 9, 2024**
  - 1. Boise Project Board of Control; 4/11/22
  - 2. Nampa Meridian Irrigation District; 2/27/24
  - 3. Nampa Hwy District No. 1 (NHD1); Received: 9/20/21
    - 3.1. NHD1 Shoshone Falls Sub Review; 2/2/23
    - 3.2. NHD1 Land Split approach Non-Compliant email; 6/15/22
    - 3.3. NHD1 Staff communication plat review and TIS; 11/27/23
  - 4. Idaho Transportation Dept.; 2/22/24
  - 5. Kuna Rural Fire District; 2/20/24
  - 6. City of Nampa Planning and Zoning-Doug Critchfield; 2/15/24 and 9/21/21
  - 7. City of Nampa Engineering-Caleb Laclair communications; Sept.-December, 2021
  - 8. Idaho Department of Environmental Quality; 8/30/24
  - 9. Canyon County Soil Conservation District; 8/30/24
- E. **Public Comments Received by: September 9, 2024**
  - 1. Lauri Moncrief, Opposition; 9/8/24
    - 1.1. LM Exhibit A
    - 1.2. LM Exhibit B
    - 1.3. LM Exhibit C
    - 1.4. LM Exhibit D
    - 1.5. LM Exhibit E
    - 1.6. LM Exhibit F VIDEO Drone Footage see land hearings website link
  - 2. Rita Jo Devlin, opposition; 9/8/24
  - 3. Rita Jo Devlin, CC Paramedics response to inquiry; 9/9/24
  - 4. Margaret Coppini, opposition; 9/8/24
  - 5. Richard Jewell, opposition; 9/8/24
  - 6. Matthew Trejo, opposition; 9/8/24
  - 7. Barry and Carol Dubkowski, opposition; 9/8/24
  - 8. Lauri Moncrief, opposition; 10/29/21
  - 9. Happy Valley Neighborhood Residents Petition, opposition; 10/27/21
  - 10. David Trejo, opposition; 10/29/21
  - 11. Rita Jo Devlin, opposition; 10/2021
  - 12. Rita Jo Devlin, opposition; 3/9/21
  - 13. Wyatt Johnson Attorney at Law for Sand Creek Investments
- F. **Draft—Findings of Fact, Conclusions of Law & Order (FCOs)**



**EXHIBIT A**

**Application Packet & Supporting Materials**

**Planning & Zoning Commission**

**Case# OR2021-0006 & RZ2021-0011(CR)**

**Hearing date: September 19, 2024**

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: Jeffrey Holt - Sand Creek Investments 3, LLC
	MAILING ADDRESS: 6297 S Ruddsdale Avenue, Boise, ID 83709
	PHONE: 480-695-6258 EMAIL: jeffrey9696@hotmail.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: _____ Date: _____	
<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Mary Wall or Jon Breckon
	COMPANY NAME: Breckon Land Design
	MAILING ADDRESS: 6661 N Glenwood Street, Garden City, Idaho 83714
	PHONE: 208-376-5153 EMAIL: mwall@breckonld.com
<b>SITE INFO</b>	STREET ADDRESS: 9466 S. Happy Valley Road, Canyon County, ID
	PARCEL #: R2899100000, R2898800000 and R2899000000 LOT SIZE/AREA: 114.6 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: Govt Lot 2 & 3 SECTION: 18 TOWNSHIP: 2N RANGE: 2W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): No
<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE <input checked="" type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION
<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____
CASE NUMBER: <b>OR2021-0006 RZ2021-0011</b> DATE RECEIVED: 03-08-2021	
RECEIVED BY: Julianne Shaw APPLICATION FEE: CK MO <b>CC</b> CASH	

Signature attached

SCANNED

Revised 1/3/21

EXHIBIT  
A.1.

PROPERTY OWNER	OWNER NAME: Jeffrey Holt - Sand Creek Investments 3, LLC
	MAILING ADDRESS: 6297 S Ruddsdale Avenue, Boise, ID 83709
	PHONE: 480-695-6258 EMAIL: jeffrey9696@hotmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Jeffrey J. Holt

Date: 3-5-21

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Mary Wall or Jon Breckon
	COMPANY NAME: Breckon Land Design
	MAILING ADDRESS: 6661 N Glenwood Street, Garden City, Idaho 83714
	PHONE: 208-376-5153 EMAIL: mwall@breckonld.com

SITE INFO	STREET ADDRESS: 9466 S. Happy Valley Road, Canyon County, ID		
	PARCEL #: R2659100000 R2698900000 and R2599000000	LOT SIZE/AREA: 114.8 acres	
	LOT: BLOCK: SUBDIVISION:		
	QUARTER: Gov. Lot 2 & 3 SECTION: 18 TOWNSHIP: 2N RANGE: 25E		
	ZONING DISTRICT: AG FLOODZONE (YES/NO): No		

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input checked="" type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

Revised 1/3/21

**Debbie Root**

---

**From:** michael.w.keyes@gmail.com  
**Sent:** Tuesday, January 16, 2024 3:55 PM  
**To:** Debbie Root  
**Cc:** 'John Rasmussen'; 'Angel Fajardo'  
**Subject:** [External] Springbok project

Good afternoon Ms. Root,

Per ongoing discussions with the owners of the Springbok project, they would like to move forward with the public hearing for the three cases listed: OR2021-0006, RZ2021-0011 and SD2021-0010.

Please advise what you will need us to do next and keep us apprised of the schedule.

Kindest regards,

Michael Keyes  
208.914.5322



Breckon Land Design Inc.  
6661 North Glenwood Street  
Garden City, Idaho 83714  
p: 208-376-5153  
f: 208-376-6528  
[www.breckonlanddesign.com](http://www.breckonlanddesign.com)

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

October 27, 2021

Ms. Jennifer Almeida, Planner  
Canyon County Development Services  
111 N. 11<sup>th</sup> Ave., Room 140  
Caldwell, Idaho 83605  
P: 208-454-7458

**RE: Entitlement Application for Shoshone Falls Subdivision – Letter of Intent**  
**Parcels: R2899100000, R2898800000, R2899000000**  
**9466 S. Happy Valley Road, Canyon County, Idaho**  
**Comprehensive Plan Map Amendment, Conditional Rezone with a Development Agreement, and a Preliminary Plat**

Dear Ms. Almeida:

We are pleased to submit the above referenced applications for the proposed Shoshone Falls Subdivision (hereinafter the "Project" or "Development") on behalf of our client, Springbok Development, Inc. The intent of this entitlements process is to 1) do a Comprehensive Plan Map Amendment to change the comprehensive plan map designation for Parcels **R2898800000 and R2899000000 from Agricultural to Residential**, 2) do two Conditional Rezones changing the zoning of Parcel **R2899100000 from Agricultural to R-1 zoning** (1-acre minimum lot size) and Parcels **R2898800000 and R2899000000 from Agricultural to Rural Residential** (Average minimum lot size of 2 acres for a residential lot), the Conditional Rezones will be subject to 3) a Development Agreement for the proposed Shoshone Falls Subdivision which will subdivide the above referenced parcels into a 62-lot subdivision of one- to two-acre parcels.

Enclosed you will find the required applications and required documents for the Comprehensive Plan Map Amendment, the Conditional Rezone with a Development Agreement, and the Preliminary Plat submittal. We understand that each step of this application is predicated on the approval of the prior step and that concurrent submittal of these applications is at our discretion.

#### **General Information**

The total project site is 114 acres and is located on at 9466 S. Happy Valley Road in Canyon County. The northern 73-acre parcel is within the City of Nampa influence area. The four 1-acre parcels in the northwest corner of the property are under the same ownership and, while not an official part of the proposed subdivision, these parcels will benefit from improvements proposed in the Shoshone Falls Subdivision.

The property is currently vacant and unused except for a single-family residence located on the southern parcel. The property was recently cleared of all the old equipment, cars, trailers, and other miscellaneous items that had been stored on the property as evidenced by the photos submitted with this letter. Historically, an estimated 60-acres of the northern parcel has been used for farming. Due to topography, rock outcrops, the Golden Gulch Drain and other site challenges the rest of the property is not used for farming.

The proposed project is a rural residential development with lot size ranging from 1- to 2-acres. The smaller lots (1-acre minimum) are proposed in the northern 73 acres. Larger lots, averaging 2-acres in size, are proposed on the southern 41 acres. A total of 62 residential lots are proposed. This project is being proposed to provide residential options in the Treasure Valley that offer more space than the small lot subdivisions being developed in the population centers. This property, being on the edge of the Nampa Area of Impact, is ideal for the proposed development which will provide a transition from the higher density zoning in Nampa to the rural residential and agricultural uses outside the Area of Impact.



## **Comprehensive Plan Map Amendment (CPMA)**

The Project consists of three parcels owned by a single entity but bisected by a zone change line on the Future Land Use Map. The two southern parcels are designated as Agricultural while the 73-acre parcel on the north is designated Residential. The zone change boundary is also coincidental with the City of Nampa zone of influence. Since all parcels are contiguous and under one ownership, we are requesting a Comprehensive Plan Map Amendment for the two southern parcels so that all parcels can be developed as one low-density residential project.

The 41-acres within the proposed CMPA area is primarily vacant land bisected by the West Fork Golden Gulch Drain in the northeast corner and the Niday irrigation ditch than runs north-south across the property. There is an existing house and barn on the property which will be removed as part of this development. A large swath of land adjacent to the West Fork Golden Gulch Drain is steep and not suitable for farming. The property is not currently being used for agricultural purposes and is not likely to be use for that purpose in the future due to the generally unsuitable conditions. If the CPMA is approved, we are proposing that this property be rezoned to rural residential and be a transition between the 1-acre parcels proposed to the north and the larger rural property to the south.

Approval of the CPMA would allow the property to be rezoned to Residential and subdivided into rural residential lots resulting in the cleanup of the items being stored on the property.

## **Conditional Rezone with a Development Agreement**

The subject parcels are currently zoned Agricultural in Canyon County. The northern 73 acres is within the City of Nampa Impact Area. The property within the City of Nampa Impact Area has a future land use designation of Residential on the Canyon County Future Land Use Map and Low-Density Residential Use on the Nampa Future Land Use Map. The property outside the City of Nampa Impact Area is under a concurrent application for a Comprehensive Plan Map Amendment to change the future land use designation from Agricultural to Residential. Assuming the CPMA is approved we are requesting a Conditional Rezone changing the northern 73-acre property from Agricultural to R-1 and the southern two parcels (approximately 41 acres) to Rural Residential. The Development Agreement will provide conditions that must be met to keep approval of the rezone and so that the County can be assured that the property will be developed as approved.

The proposed zoning will allow for 1+-acre parcels in the north part of the subdivision which is within the Nampa Area of Impact. The City of Nampa's Future Land Use Map designates this area as Low-Density Residential which is defined as 1.01 to 2.5 dwelling units per acre. The density that is being proposed on the 73 acres is a lower density of 0.63 dwelling units per acre (or 1.2 acres/unit). The proposed zoning for the southern 41 acres will allow for 2-acre parcels and is outside the Nampa Area of Impact. The proposed density for this area is 0.39 dwelling units per acre (or 2.56 acres/unit). The overall density proposed on the entire project is 0.54 units per acre (1.85 acres/unit).

The area surrounding the property is zoned Agricultural. The future land use designation is Residential for the land within the City of Nampa Impact area and Agricultural for the land outside the Impact area. While there are not a significant number of developments in the immediate vicinity of the proposed Project it fits nicely into the City of Nampa's plan for this area.

## **Preliminary Plat**

Assuming approval of the **Comprehensive Plan Map Amendment** and the **Conditional Rezone with a Development Agreement** the applicant proposes to subdivide the 114.4-acre property into 62 single-family residential lots and 6 common lots. The proposed parcels range in size from 1 to 2.3 acres

The common lots will provide open space, large landscape buffers, stormwater drainage facilities in addition to the following amenities: 1) an enhanced entry feature, 2) interior water feature (ponds and waterfall) as part of irrigation system, and 3) a walking path along ponds and the Golden Gulch drain. A landscape berm will be placed along Happy Valley Road to provide visual separation and noise protection for the future subdivision residents.

The project will be developed in two phases (the north 73 acres in the first phase, south 41 acres in the second phase) and will be provided with utilities as follows:

- **Sewer service** will be provided by individual on-site sewage disposal systems. The property is located in a nitrate priority area, but a preliminary Nutrient Pathogen (NP) Study prepared by MTI determined that the nitrate impacts anticipated from this project are within allowable limits. Preliminary soils testing conducted with the Southwest District Health (SWDH) department determined that the soils are generally suitable for onsite sewage systems although some lots may require treatment units as part of the system design. The NP study will be updated when the final lot layout is determined and submitted to SWDH for review and approval.
- **Water service** will be provided either by individual wells, or by Nampa Water if an extension of the existing system located on Alma Lane is approved. Water will be for domestic use and for fire protection. Assuming a public water supply the homes in excess of 3,600 square feet (including garages and covered patios) will require fire sprinklers to meet fire department requirements. If individual wells are required due to the Nampa Water systems extension being denied, then the developer will work with the fire department to determine fire protection requirements. Any fire protection requirements will be addressed in the CC&R's.
- **Streets** throughout the development will be built to Canyon County Highway District (CCHD) standards and the right-of-way shall be dedicated to the public. Streets will be constructed in accordance with the Canyon County local rural road standards and will be connected to S. Happy Valley Road in two locations on the west side of the property.
- **A pressurized irrigation system** using existing surface water rights will serve all lots and open space throughout the project. The homeowner's association with own and operate the irrigation system. Surface irrigation water will come from the Nampa-Meridian Irrigation district. A well is proposed to maintain the proposed water features during non-irrigation season.
- **Gravity Irrigation** laterals, supply, and waste ditches under the jurisdiction of the Nampa Meridian Irrigation district will be piped. Design and approval of the proposed improvements will be coordinated with the irrigation district. Permits required for the proposed road crossing the Golden Gulch Drain will be coordinated with the Bureau of Reclamation.

A traffic impact study has been conducted for this project and provided to Canyon County Development Services.

The project is not in a regulated flood plain. There are no known adverse health, safety, or environmental issues.

The proposed development will not negatively affect the continuity of the capital improvement program. The public is not expected to financially support the services required for the development. The property taxes post-development will provide a significantly greater tax revenue to the County than continuing the current use.

In summary, this project is proposed in an area primarily designated for Residential Use. It is also in the Nampa impact area where agricultural uses are no longer the priority for this property. The Canyon County Comprehensive Plan states that "Residential development should be encouraged in or near Areas of City Impact...". We understand there are still agricultural operations conducted in the area, but these operations are protected under Idaho's right to farm laws. This right to farm will be acknowledged on the plat and in the CC&R's.

The proposed **Comprehensive Plan Map Amendment, Conditional Rezone with Development Agreement**, and the **Preliminary Plat** for this property will support the orderly development of Canyon County in manner consistent with the Canyon County Comprehensive Plans. The proposed project is not as dense as allowed by the City of Nampa Comprehensive Plan but proposed density is more appropriate for existing conditions and provides a product not readily available in the area. We believe this project will be an asset to both Canyon County and the City of Nampa. If you have any further questions or comments, please contact me at 208-376-5153 or via email at [mwall@breckonld.com](mailto:mwall@breckonld.com).

Sincerely,  
Breckon Land Design, Inc.



Mary B Wall, PE  
Senior Civil Engineer

Attachment -

Enclosures – Comprehensive Plan Map Amendment Application & supporting documentation  
Conditional Rezone and Development Agreement Application & supporting documentation  
Preliminary Plat Application & supporting documentation

Cc: File, Springbok Development, Inc.



# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



**Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications**

**PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:**

### GENERAL INFORMATION

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

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

☐ How many Individual Domestic Wells are proposed? \_\_\_\_\_

↑ Not available  
by city

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

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

### 3. IRRIGATION WATER PROVIDED VIA:

☒ Surface ☐ Irrigation Well ☐ None

### 4. IF IRRIGATED, PROPOSED IRRIGATION:

☒ Pressurized ☐ Gravity

### 5. ACCESS:

☒ Frontage ☐ Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

### 6. INTERNAL ROADS:

☒ Public ☐ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

### 7. FENCING

☐ Fencing will be provided (Please show location on site plan)

Type: \_\_\_\_\_ Height: \_\_\_\_\_

### 8. STORMWATER:

☒ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches

☐ Other: \_\_\_\_\_

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

Burke Canal, Niday Lateral, Golden Gulch Drain

**EXHIBIT  
A.2.**

## RESIDENTIAL USES

### 1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 62 ☐ Commercial \_\_\_\_\_ ☐ Industrial \_\_\_\_\_  
☒ Common 6 ☐ Non-Buildable \_\_\_\_\_

### 2. FIRE SUPPRESSION:

- ☒ Water supply source: Nampa Water

*[Nampa declined to provide to site]*

### 3. INCLUDED IN YOUR PROPOSED PLAN?

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

## NON-RESIDENTIAL USES

### 1. SPECIFIC USE: \_\_\_\_\_

### 2. DAYS AND HOURS OF OPERATION:

- ☐ Monday \_\_\_\_\_ to \_\_\_\_\_  
☐ Tuesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Wednesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Thursday \_\_\_\_\_ to \_\_\_\_\_  
☐ Friday \_\_\_\_\_ to \_\_\_\_\_  
☐ Saturday \_\_\_\_\_ to \_\_\_\_\_  
☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

### 3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? \_\_\_\_\_ ☐ No

### 4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft. Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other \_\_\_\_\_

### 5. PARKING AND LOADING:

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

Is there is a loading or unloading area? \_\_\_\_\_

**ANIMAL CARE RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** \_\_\_\_\_

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

☐ Building    ☐ Kennel    ☐ Individual Housing    ☐ Other \_\_\_\_\_

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

☐ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

**4. ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_



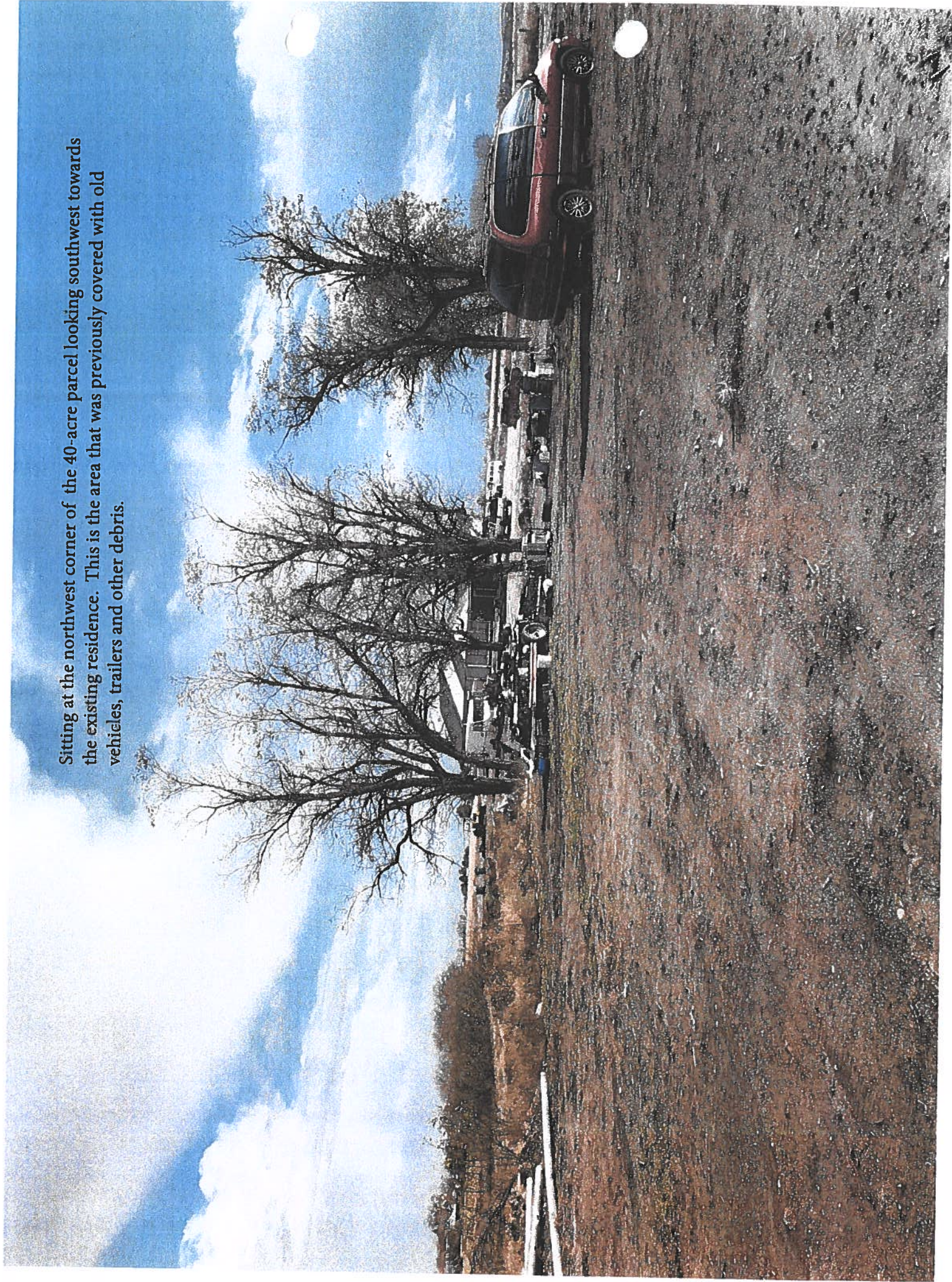
Condition of property prior to clean up. West property line of the 40 acre parcel is in the fore ground. Existing house is in the back left.



EXHIBIT  
A.4.



Sitting at the northwest corner of the 40-acre parcel looking southwest towards the existing residence. This is the area that was previously covered with old vehicles, trailers and other debris.





Near north property line in front of existing residence and looking south. This area was previously covered with old vehicles, trailers and other debris.





Looking north from the south property line of the 40-acre parcel. This is the area that was previously covered with cars, trailers, and other miscellaneous items.





# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[zoninginfo@canyoncounty.id.gov](mailto: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: 9466 Happy Valley Rd Parcel Number: R2898800000 R289910000 R2899000000  
City: Canyon County State: ID ZIP Code: 83686  
Notices Mailed Date: March 20, 2024 Number of Acres: 114 ± Current Zoning: A  
Description of the Request: Comp Plan Amendment, conditional Rezone, Preliminary Plat

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Michael Kops  
Company Name:  
Current address: 338 S. Long Bay Way  
City: Star State: ID ZIP Code: 83669  
Phone: 208 914 5322 Cell: 208 914 5322 Fax: 0  
Email: michael.w.kops@gmail.com

#### MEETING INFORMATION

DATE OF MEETING: 4/2/2024	MEETING LOCATION: site	
MEETING START TIME: 6:00 PM	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. [Signature]	208-880-5757	
2. BARRY DUBKOWSKI	[Signature]	9555 HAPPY VALLEY RD.
3. Lann Mancini	9765 Tiercel Ln.	
4. Jim Mosler	9621 Tiercel Lane	
5. Drume Mosler	9621 Tiercel Lane 303 718 8753	Equestrian Information
6. Josh Cook	6912 Stage Coach Nampa	
7. David Trejo	94645 Happy Valley Rd Nampa	208 965 0168
8. Richard Jewell	9485 S. Happy Valley Rd	
9. JIMMIE BROWN	9351 HAPPY VALLEY RD	

EXHIBIT  
A.5



10.	<i>Alph Seanger</i>
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):**

Michael W. Keyes

**APPLICANT/REPRESENTATIVE (Signature):**

*Michael W. Keyes*

**DATE:** 4/2/2024

First Name	Last Name	Address	City	State
BIG MALLARD LLC		9571 TIERCEL LN	NAMPA	ID
JIMMIE BLAINE	BROWN	9351 HAPPY VALLEY RD	NAMPA	ID
JAY	COPPINI	4002 W DEER FLAT RD	KUNA	ID
D E GREEN TRUST		9137 ROBINSON RD	KUNA	ID
RITA JO	DEVLIN	9681 HAPPY VALLEY RD	NAMPA	ID
BARRY G	DUBKOWSKI	9555 S HAPPY VALLEY RD	NAMPA	ID
DEBORAH RAE	ENGELHARDT-VOGEL	9501 ROBINSON RD	KUNA	ID
MILTON P	GREENWOOD	5966 DEER FLAT RD	NAMPA	ID
RICHARD J H	JEWELL	9485 S HAPPY VALLEY RD	NAMPA	ID
BRIAN	LUNDBERG	1662 W EMERALD FALLS DR	MERIDIAN	ID
JIMMIE D	MOSLER	9621 TIERCEL DR	NAMPA	ID
ROBERT L	ROBINSON JR	9505 S HAPPY VALLEY RD	NAMPA	ID
RAMONA	TREJO	1719 1ST ST N	NAMPA	ID
VISION BIOENERGY OILSEED LLC		2101 KEN PRATT BLVD STE 101	LONGMONT CO	
WINNETT PATRICIA LYNN CREDIT SHELTER TRUST		5609 E LEWIS LN	NAMPA	ID



Breckon Land Design Inc.  
6661 North Glenwood Street  
Garden City, Idaho 83714  
p: 208-376-5153  
f: 208-376-6528  
[www.breckonlanddesign.com](http://www.breckonlanddesign.com)

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

December 17, 2020

**RE: Neighborhood Notification for the proposed Comprehensive Plan Map Amendment, Zoning Map Amendment, and Subdivision located at 9466 S Happy Valley Road, Canyon County, ID**

Dear Neighbor,

Prior to submittal of certain development applications, Canyon County Development Services requires that the neighbors within 600 feet of the project be notified of the proposed project, be provided information, and be given the opportunity to ask questions and provide comment. The intent of this letter is to provide the required information regarding the project proposed at 9466 S Happy Valley Road and provide you the opportunity to ask questions or comment. Comments will be provided to Canyon County Development Services with the application for this project.

Please contact Mary Wall at 208-376-5153 extension 104, or by email at [mwall@breckonld.com](mailto:mwall@breckonld.com) with your questions, comments or concerns by January 8, 2021.

**Property Location and Information:**

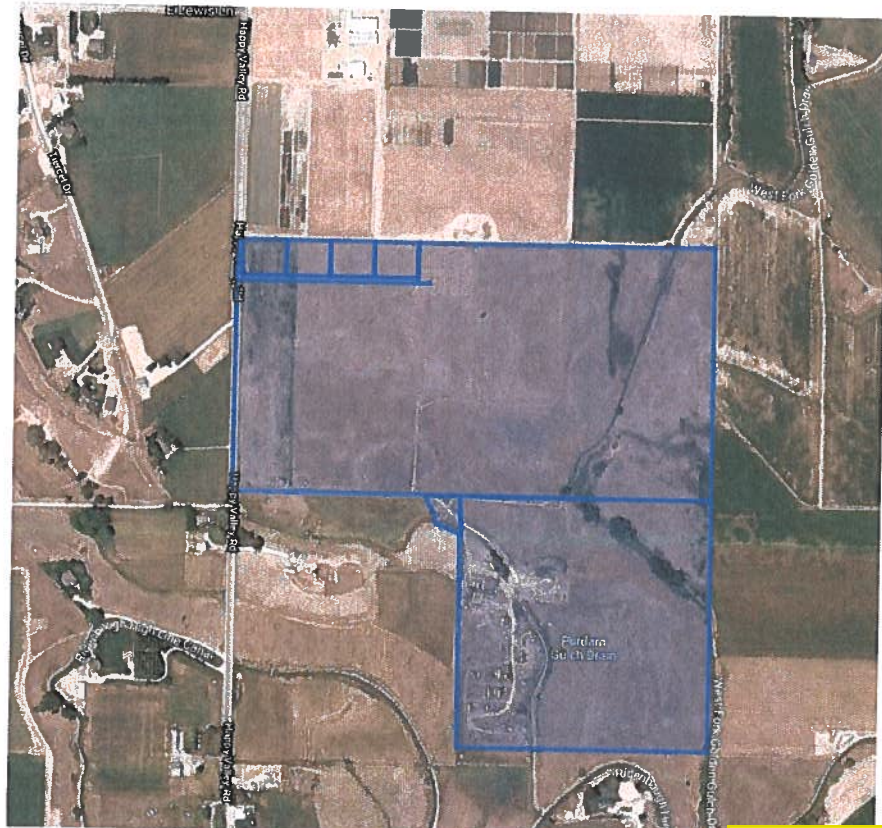
**Where:**

The project is located at 9466 S Happy Valley Road, Canyon County, Idaho

Property is on Happy Valley Road about ½ mile south of Lewis Road, Nampa

**Project Parcels Numbers:**

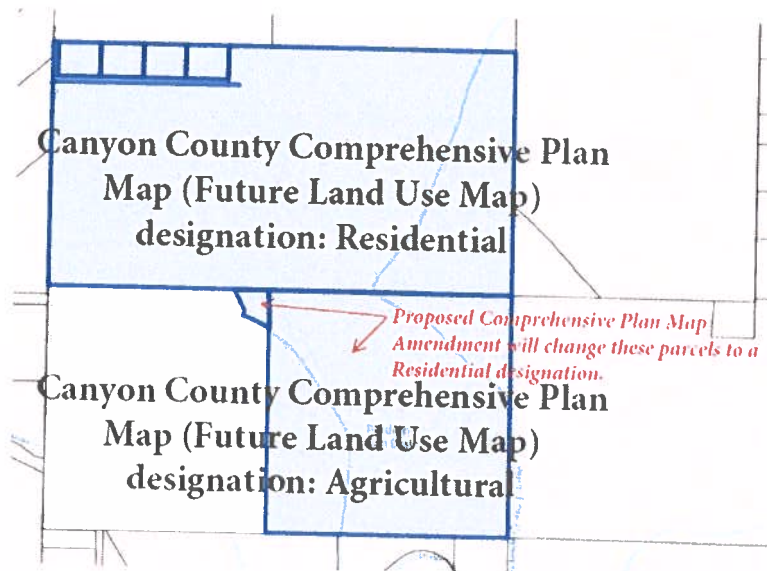
R2898900000  
R2898901000  
R2898901100  
R2898901200  
R2899100000  
R2898800000  
R2899000000



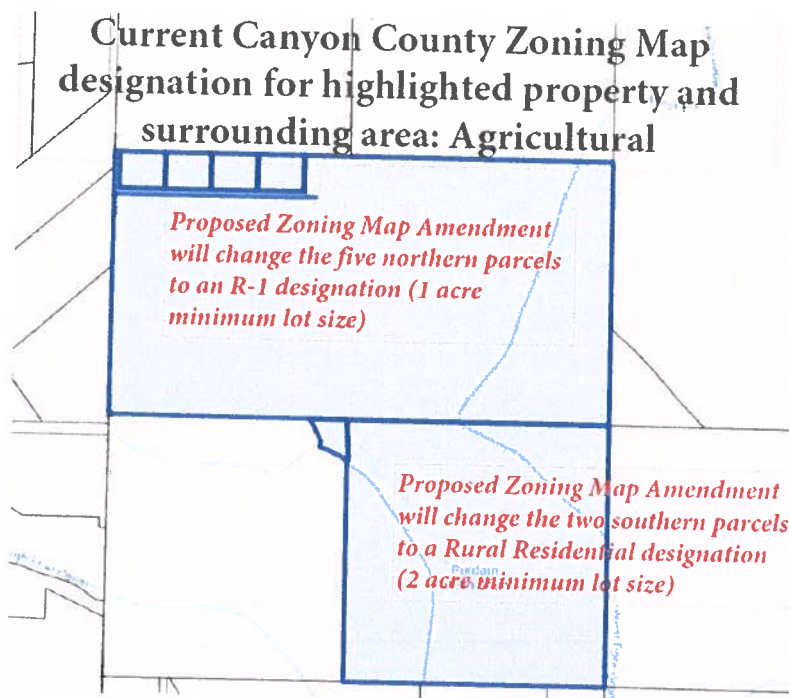
**EXHIBIT  
A.6.**

**Project Information:**

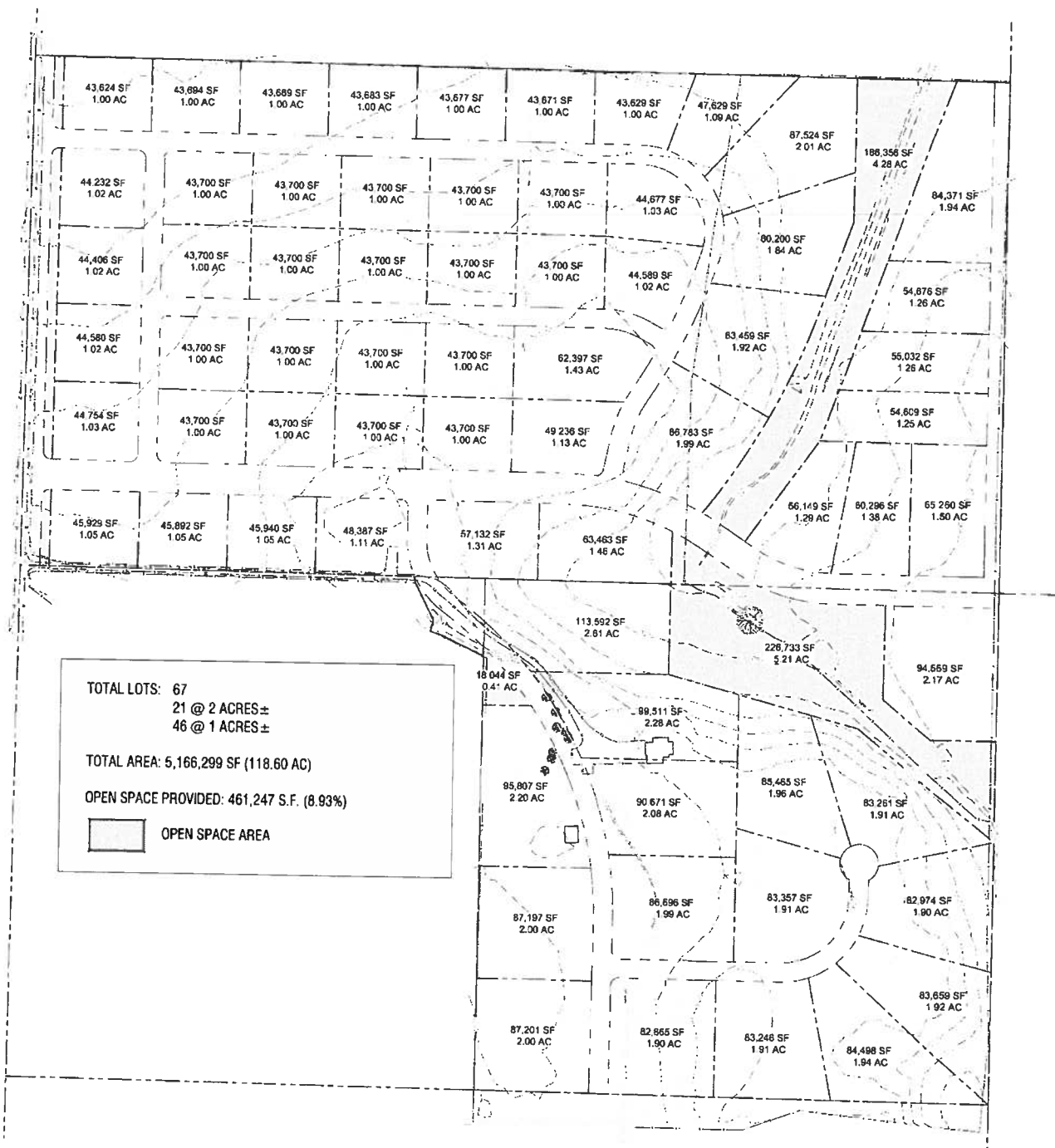
**Step 1: Apply for a Comprehensive Plan Map Amendment.** The two southern parcels are currently designated as Agricultural land on the Canyon County Comprehensive Plan Map. We will request a Comprehensive Plan Map amendment changing these parcels from Agricultural to Residential. The five northern parcels are within the Residential designation of the Comprehensive Plan and no change is requested for these parcels.



**Step 2: Apply for a Rezone of the entire property from Agricultural to R-1 (1-acre residential) for the northern five (5) parcels and Rural Residential (RR, 2-acre minimum) for the two (2) southern parcels.** All seven parcels are currently zoned as Agricultural land on the Canyon County Zoning Map.



**Step 3: Submit an application for a subdivision of the property.** The preliminary layout of the subdivision is shown below. The proposed subdivision will consist of approximately 64 residential parcels (1 to 2.6-acre parcels as shown below). The Nampa community water system will be extended to the site to serve all parcels. The proposed method of sewage disposal will be through onsite sewage disposal systems. All infrastructure improvements will be in accordance with the local jurisdiction: Canyon County, Southwest District Health, Canyon County Highway Department, City of Nampa, etc.



The three applications will be submitted to Canyon County Development Services at the same time. It should be noted that approval of the preliminary plat as proposed is dependent upon approval of the rezone application, which is dependent upon the approval of the comprehensive plan map amendment.

Please note that this is your opportunity to ask questions or provide comment on the proposed project. You may provide comment by phone or email to Mary Wall at (208) 376-5153 or [mwall@breckonld.com](mailto:mwall@breckonld.com). The comment period will be open until January 8, 2021. Once the comment period closes and the applications are submitted you will be notified by Canyon County Development Services when the public hearings for this project are scheduled. The public hearings will provide an additional opportunity to provide comments on the project.

Thank you,



Mary B. Wall, PE  
Senior Civil Engineer  
**BRECKON** landdesign

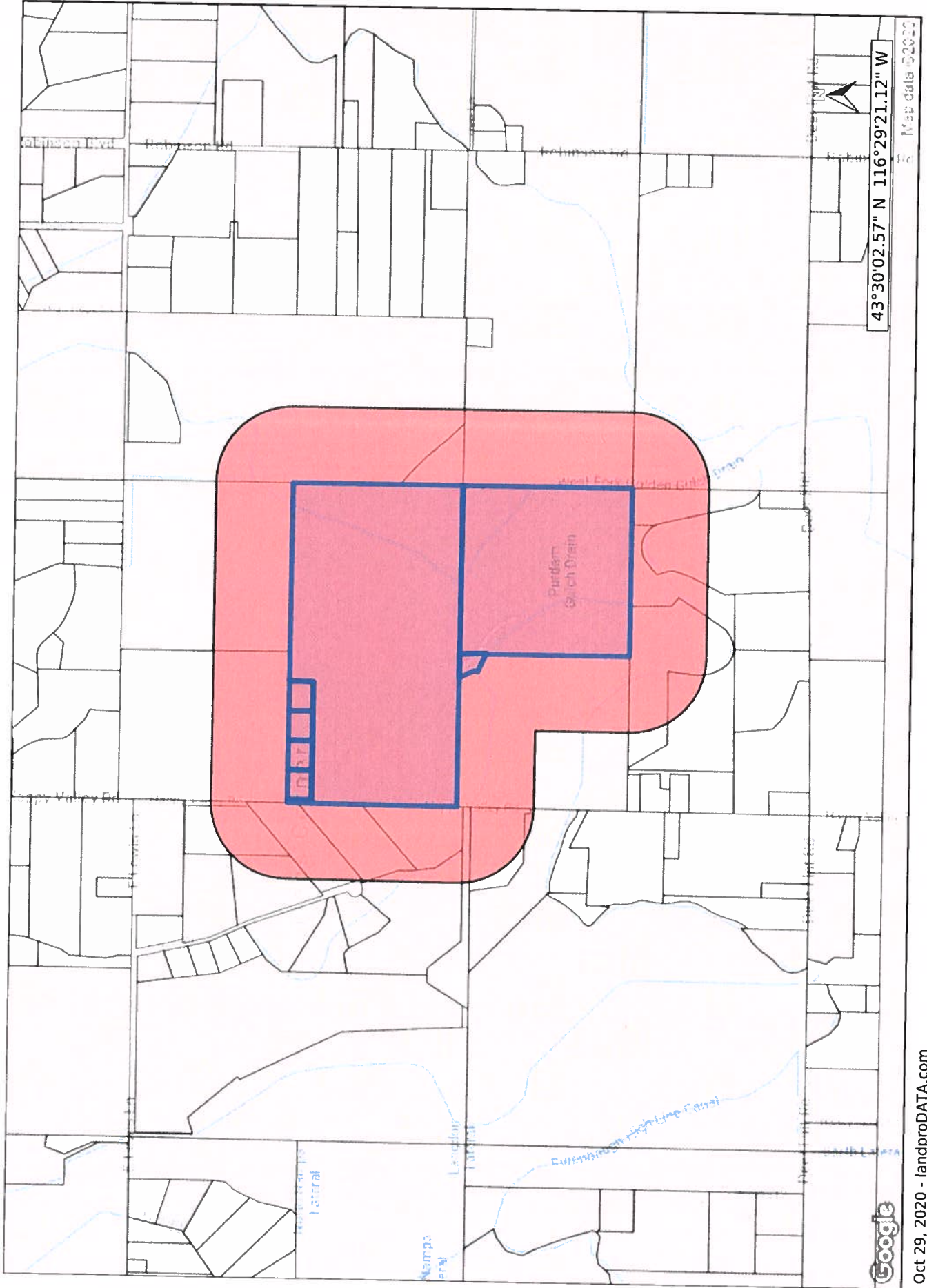
CC: FILE, Canyon County

Parcel	Primary Owner	Property Address	Owner Address	Owner City
R2899000000	SPRINGBOK DEVELOPMENT INC	9466 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2898801000	TREJO JESUS E	9424 S HAPPY VALLEY RD	1719 1ST ST N	NAMPA ID 83687
R2899200000	S AND W SEED COMPANY	4819 E LEWIS LN	2101 KEN PRATT BLVD STE 201	LONGMONT CO 80501
R2899201000	S AND W SEED COMPANY	0 E LEWIS LN	2101 KEN PRATT BLVD STE 201	LONGMONT CO 80501
R2898901200	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2897500000	ENGELHARDT-VOGEL DEBORAH RAE @@	0 E LEWIS LN	9501 ROBINSON RD	KUNA ID 83634
R2898800000	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2953320300	LUNDBERG BRIAN	0 TIERCEL DR	1662 W EMERALD FALLS DR	MERIDIAN ID 83646
R2953301400	DEVLIN RITA JO	0 E LEWIS LN	9681 HAPPY VALLEY RD	NAMPA ID 83686
R2953301300	DEVLIN RITA JO	9681 S HAPPY VALLEY RD	9681 HAPPY VALLEY RD	NAMPA ID 83686
R2953301100	DUBKOWSKI BARRY G	9555 S HAPPY VALLEY RD	9555 S HAPPY VALLEY RD	NAMPA ID 83686
R2953310300	BEELES THOMAS J	9621 TIERCEL DR	9621 TIERCEL DR	NAMPA ID 83686
R2953200000	ROBINSON ROBERT L JR	9505 S HAPPY VALLEY RD	9505 S HAPPY VALLEY RD	NAMPA ID 83687
R2953400000	BROWN JIMMIE BLAINE	9351 S HAPPY VALLEY RD	9351 HAPPY VALLEY RD	NAMPA ID 83686
R2953401000	JEWELL RICHARD J H	9485 S HAPPY VALLEY RD	9485 S HAPPY VALLEY RD	NAMPA ID 83686
R2953320200	LUNDBERG BRIAN	0 TIERCEL DR	1662 W EMERALD FALLS DR	MERIDIAN ID 83646
R2898401300	COPPINI JAY	0 S HAPPY VALLEY RD	4002 W DEER FLAT RD	KUNA ID 83634
R2898401000	D E GREEN TRUST	0 DEER FLAT RD	9137 ROBINSON RD	KUNA ID 83634
R2898401100	COPPINI JAY	5528 DEER FLAT RD	4002 W DEER FLAT RD	KUNA ID 83634
R2898301200	D E GREEN TRUST	0 ROBINSON RD	9137 ROBINSON RD	KUNA ID 83634
R2898901100	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2898901000	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2898900000	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2899100000	SPRINGBOK DEVELOPMENT INC	0 S HAPPY VALLEY RD	3815 RICKENBACKER ST	BOISE ID 83705
R2897600000	ENGELHARDT-VOGEL DEBORAH RAE @@	0 ROBINSON BLVD	9501 ROBINSON RD	KUNA ID 83634
R2898401400	GREENWOOD MILTON P	0 S HAPPY VALLEY RD	5966 DEER FLAT RD	NAMPA ID 83686
R2898401500	GREENWOOD MILTON P	0 S HAPPY VALLEY RD	5966 DEER FLAT RD	NAMPA ID 83686
R2897400000	WINNETT PATRICIA LYNN CREDIT SHELTER TR	0 E LEWIS LN	5609 E LEWIS LN	NAMPA ID 83686-9009





## 600-foot Radius Happy Valley Subdivision



Oct 29, 2020 - landproDATA.com  
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.





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6661 North Glenwood Street  
Garden City, Idaho 83714  
p: 208-376-5153  
f: 208-376-6528  
[www.breckonlanddesign.com](http://www.breckonlanddesign.com)

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## **Happy Valley Neighborhood Notice Response Phone Call Notes**

Date & Time: 12/21/2020 – 1:45 pm

From: Margaret Coppini

Re: R28975000000

**NOTES:** Margaret says she lives in the log home on the other side of canal from Happy Valley Road and stated that she was concerned about septic systems being placed in lava cap. I told her that Southwest Health District would have to approve sewage areas before parcels can be created. Margaret also requests that a solid privacy fence be placed around the property for the protection of kids and animals and that road access to her property (parcel referenced above) be provided so that the parcel is not landlocked.

Date & Time: 12/30/2020 – 8:43pm

From: Richard JH Jewell

Re: Happy Valley Subdivision Proposal

**NOTES:** Richard sent an email (attached) expressing his support of a project creating 5 acre and larger lots but his opposition to the proposed small sized lots. He indicates that he and over forty neighbors have signed a petition opposing the rezone of the property to "High Density Residential Development".

Date & Time: 1/1/2021 – 12:22 pm

From: Kurt & Vicci Stone

Re: Happy Valley Subdivision Proposal

**NOTES:** Kurt & Vicci are "somewhat" concerned about project and feel that 5-acre parcels are more in keeping with the existing farming community in the vicinity of the property.

Date & Time: 1/5/2021 - 12:14PM

From: Barry & Carol Dubkowski

Re: Happy Valley Subdivision Proposal

**NOTES:** Barry & Carol are opposed to the 1- and 2-acre lots that are being proposed and have stated previously that they would support the creation of 5-acre parcels. They feel that their input has been, and continues to be, disregarded. They believe the proposed parcel size is not adequate to do anything agriculturally and, therefore, the lots will continue to be an accumulation of junk and weeds. There will be strong resistance from the neighborhood for anything less than 5-acre parcels.



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Date & Time: 1/5/2021 - 5:10 PM

From: Jesus Trejo 208-606-5116

Re: Happy Valley Subdivision Proposal

**NOTES:** Jesus called to inquire about whether there had been any surveys recorded that were associated with this project. He had been to the recorders office and was unable to find anything. I explained that survey work had been done on the property, but we were a long way from recording any surveys. There would not be recorded surveys until the project gets through County review and approval process.

Jesus also indicated that he would be providing his comments on the project before the January 8<sup>th</sup> deadline.

Date & Time: 1/7/2021 - 1:55 PM

From: Matt Trejo

Re: Happy Valley Subdivision Proposal

**NOTES:** Matt sent an email outlining his concerns that the subdivision borders on his cattle ranch where he has a permitted feedlot and 300 head of cattle. He is concerned about how his equipment, cattle smell and cattle noise will impact the subdivision. He is also concerned about fencing to prevent cattle from entering the subdivision and needs to be assured that he will have access to his irrigation water, easements and drains. See email for detail.

Date & Time: 1/8/2021 - 9:12 AM

From: Rita Jo Devlin

Re: Happy Valley Subdivision Proposal

**NOTES:** Rita Jo Devlin has concerns about the development and sent the following comments in a letter:

(1). The developer proposes on-site sewage disposal for those 64 houses. We who have farmed and built on this ridge know how shallow the soil is on the upper elevations; below that shallow layer is impermeable rock. Downslope to the north of the subdivision, the land is below the level of the New York Canal, and must be dewatered by two large wells located on either side of Lewis Lane. The impermeable slopes above and the large volume of water that is pulled out of the ground below would be strongly conducive to the lateral movement of wastewater from these septic systems. While the developer proposes to use municipal water supplies (which are presently available nowhere near this development), all neighboring properties rely upon wells for their drinking water. Contaminating our wells for the sake of developing this property would be profiteering at our expense and we appeal to the County to see that it does not happen.

(2). Happy Valley Road, a designated arterial with a speed limit of 50 miles per hour, is not suited to accessing the

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proposed development. Between the crossing over the New York Canal one mile north of the subject property and the stop sign at Kuna Road, 2 miles to the south, Happy Valley Road is an unimpeded straightaway with vehicles traveling at high speeds. Due to the crest of the hill one half mile south of Lewis Lane and just to the south of the proposed development's frontage on Happy Valley Road, any access point along that frontage is out of sight from northbound vehicles until they reach the crest. Considering the speed of traffic on Happy Valley Road, and the poor sightline to the south, access points along that frontage would be blind intersections – blind intersections with the traffic of 64 residences entering and exiting the arterial.

(3). The development project borders a prominent agricultural seed company (S&W Seed). A state-of-the-art, multi-million dollar ag-industrial research and development facility. Intensive, highly specialized agriculture is practiced there, with rigorous pest and weed control, massive wheel-lines and a large greenhouse full of growlights that are blazingly bright throughout the night for much of the year. It looks like, sounds like and is an industrial facility; it is exactly what the property is zoned for, and it is not at all an appropriate neighbor to a dense residential development. The other properties that would border this development include a livestock business with a permitted feed lot, a large agricultural business and retail (Vogel Farms) and smaller acreages that operate spring, summer, and fall, which is again, what these properties are zoned for.

(4). There have been attempts to rezone the subject properties in recent years. All of these efforts have collapsed at some stage in the process. The current rezoning plan put before the County would entail eye-opening costs, among which I will list: the cost of bringing a municipal water supply from its current limits; the cost of substantial improvement to Happy Valley Road to permit safe access under the circumstances detailed above; the cost of building extensive roadways within the development; and the cost of soil, site and groundwater study the Health Department requires for this number and density of septic systems. There is no evidence that the current effort at rezoning is any more substantially backed than previous ones. I know that the County has some relevant safeguards late in the process; I refer to the bonds required for the various costs I have mentioned (which themselves substantially increase the amount of capital required at the outset). From the previous interactions with the owner, it difficult to believe there is the financial backing this would require – nor do I believe there is any intention to secure it. I *do* believe that the objective of this effort is simply land-speculation: having rezoned the property, the owners hope to attract a purchaser who does have the money to pursue the project. This does not bode well for any long-term commitment either to the project or the community it is imposed upon, and it is the sort of shaky enterprise that is likely to collapse midway through the process.

Date & Time: 1/8/2021 - 11:56 AM

From: Margaret Coppini

Re: Happy Valley Subdivision Proposal

**NOTES:** Margaret called on 12/21/2020 and followed up today with an email reiterating her opposition to the rezone of the property and the proposed development. She believes the property is not suitable for development due to the major irrigation canal on property and shallow lava rock. She is concerned about the impact of individual septic systems on the aquifer and wildlife. She indicated that the project would require an 8 to 10-foot-high privacy fence to keep kids, pets and livestock from crossing property boundaries. She also noted that she does not want the development to landlock the 3-acre piece of property they own adjacent to the project boundary.

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Date & Time: 1/8/2021 - 3:48 PM

From: Debi Engelhardt Vogel

Re: Happy Valley Subdivision Proposal

**NOTES:** Debi sent a letter voicing her concerns about the development. She states that she is not "anti-development" but does have concerns and reiterated several of the concerns presented by Rita Jo Devlin. She noted that the concern of septic system failure impacts her significantly since her property sits below the proposed project.

Date & Time: 1/8/2021 - 4:57 PM

From: Lauri Moncrief

Re: Happy Valley Subdivision Proposal

**NOTES:** Lauri states that she has registered her concerns regarding development of this property in a letter dated Nov. 28, 2018 (this must be the letter that was filed with Canyon County during a previously proposed project). She noted that if we are bringing Nampa city water to site, we would also be following the ordinances of Nampa and she did not believe we were meeting the open space requirements.

Lauri noted that a COMPASS, Communities in Motion 2040 report stated that Happy Valley Road would no longer be able to handle traffic and that the proposed project is not offering any solution to the pending problem.

Date & Time: 1/9/2021 - 12:55 PM

From: Cheramy Krueger

Re: Happy Valley Subdivision Proposal

**NOTES:** Cheramy noted that he is not "jumping up and down" about the lot sizes being proposed in this development. He also expressed concerns about access off Happy Valley Road as the road has a speed limit of 50 mph and has a crest in the hill that would cause visibility concerns for the proposed subdivision access. Cheramy did offer some suggestions on possible language for the CC&R's to help the subdivision residents be a better neighbor to the current property owners and businesses.





## Director Administrative Decision

Canyon County Code of Ordinances 12-008 §07-10-03  
§07-10-17, §07-18-01

**2019-026414**

RECORDED

**06/14/2019 02:38 PM**



00445726201900264140110119

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=11 HCRETAL

\$40.00

MISC

KM ENGINEERING

Case No:	AD2018-25
Parcel No (s):	R28989 & R28991
Prop Owner(s)/Appl:	Happy Valley Place LLC

**Request and Findings:** The applicant, Happy Valley Place LLC, is requesting to complete a building permit relocation and land division of parcels R28989 (63.07 acres) and R28991 (14.27 acres). Both vacant parcels are original, created prior to September 6, 1979. Therefore, both parcels are eligible for a one-time land division (CCZO §07-18-01). The division and building permits from parcel R28991 will be transferred to parcel R28989 to create four, one acre, parcels. The remainder (59 acres of parcel R28989 and 14.27 acres of parcel R28991) will be merged and remain as agricultural only (no building permit).

**Findings §07-18-03: Administrative Division with Relocation of Building permit:**

- (1) The result of the relocation will cluster residential development on property zoned "A" (Agricultural). The remainder will be used for agricultural uses and pasture.
- (2) The parcels meet the one (1) acre minimum parcel size.
- (3) Notification of the application for relocation of a building permit from an original parcel was sent to property owners within 300 feet of the subject properties (destination parcels) on March 8, 2018 for a 15 day comment period. DSD received four (4) letters in opposition.

The applicant entered into a License Agreement (inst # 2017-026870) with the Nampa Highway District to make improvements to and utilize the dedicated road right of way along the southern boundary of the subject properties.

**(4) Evaluation and Determination of Application:**

- a. The originating and destination parcels are contiguous by ownership.
- b. The properties are owned by Happy Valley Place LLC.
- c. The originating parcel, portion of R38991 has development rights available for relocation.
- d. No further divisions are available to those properties without jurisdictional approval.
- e. The relocation results in clustering of homes on a parcel zoned as "A" (Agricultural). The result of clustering residential development to four, one acre, parcel will retain approximately 74 acre as open space for agricultural uses and pasture.

**Determination for BP Relocation:** The application to relocate (2) building permits and with associated land division as described above for the purpose of clustering residential parcels and preserving agriculturally zoned land, as reflected in ROS # 2018-028943, is in conformance with CCZO §17-18-03 [(1)- (4)a-f].

Parcels **R28989** and **R28991** to be adjusted in accordance with CCZO including Land Division §07-18-01 and a BP Relocation §07-18-03 as shown on ROS Inst. # 2018-028943.

**BP Relocation (originating parcel)** R28991 development right to be relocated to adjacent destination parcel R28989.

**Result (as shown on ROS 2018-028943)**

Parcel 1 (created from land division of R28989)	1 acre (building permit available)
Parcel 2 (created from land division of R28989)	1 acre (building permit available)
Parcel 3 (BP relocated from R28991 to R28989)	1 acre (building permit available)
Parcel 4 (BP relocated from R28991 to R28989)	1 acre (building permit available)
Parcel 5 (remainder of R28989 and R28991 merged together)	agricultural only; no building permit available.

Parcels have access to a 60 ft. ingress/egress easement. This 60 ft. wide ingress/egress was approved to be named E. Farin Lane, a private lane. The four parcels will be subject to a Road User's Maintenance Agreement with instrument # 2018-056020.

**EXHIBIT**

**A. 7**

**DECISION:** The application to complete a land division with a building permit relocation is **APPROVED**. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the properties. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.

Patricia Nilsson

Director

April 23, 2019  
Date

State of Idaho )

SS

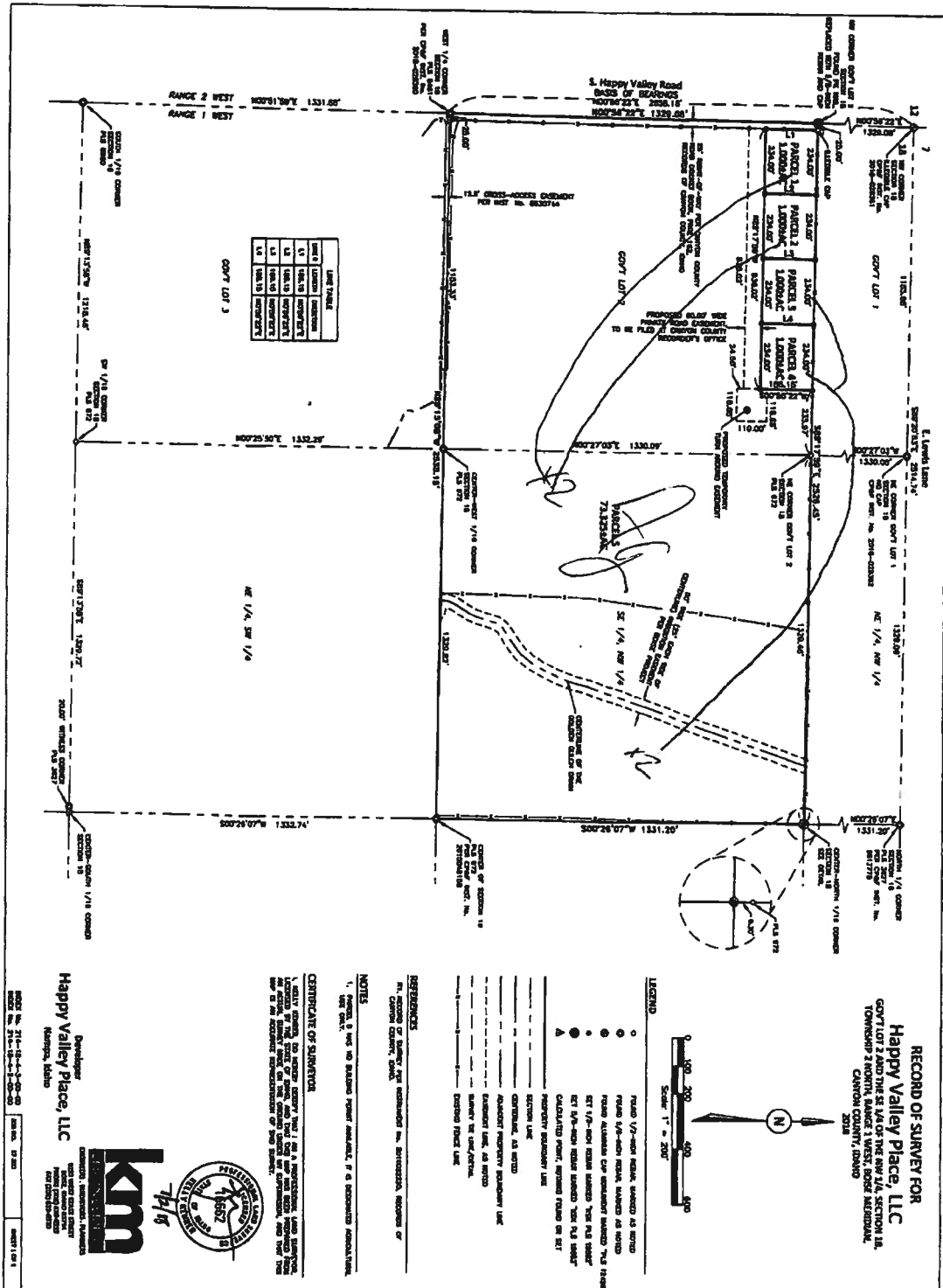
County of Canyon County )

On this 23<sup>rd</sup> day of April, in the year of 2019, before me Kathleen Frost, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

Notary: K Frost

My Commission Expires: 6-3-2022

KATHLEEN FROST  
COMMISSION #67887  
NOTARY PUBLIC  
STATE OF IDAHO



## Debbie Root

---

**From:** Wyatt Johnson <WBJ@johnsonmaylaw.com>  
**Sent:** Friday, December 22, 2023 8:43 AM  
**To:** Debbie Root; 'John Rasmussen'  
**Cc:** 'Angel Fajardo'  
**Subject:** RE: [External] RE: Shoshone Falls Sub: OR2021-0006, CR RR2021-0011, SD2021-0010  
**Attachments:** 20231024 Certified Copy of Partial Judgment.pdf

Ms. Root –

The court entered final judgment that the property at issue is titled in the name of Sand Creek Investments LLC. Neither Jeff Holt or his companies Springbok Development LLC or Springbok Development Inc. have any title or interest in the property, or any authority to seek any entitlements.

Holt is currently asking the Court to reconsider its decision, but as it stands now, Holt has no business pursuing any entitlements on the Property.

-Wyatt Johnson

**From:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Sent:** Thursday, December 21, 2023 9:33 AM  
**To:** 'John Rasmussen' <jras@lblinc.com>; Wyatt Johnson <WBJ@johnsonmaylaw.com>  
**Cc:** 'Angel Fajardo' <Lvprivatemoney@gmail.com>  
**Subject:** RE: [External] RE: Shoshone Falls Sub: OR2021-0006, CR RR2021-0011, SD2021-0010

Mr. Rasmussen,

Thank you for replying quickly to my letter dated November 27, 2023. I am reaching back out as I have not received any communications from your attorney regarding the status of the properties: Shoshone Falls Subdivision.

Have a very Merry Christmas and a Happy New Year,

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:** John Rasmussen <[jras@lblinc.com](mailto:jras@lblinc.com)>  
**Sent:** Monday, November 27, 2023 12:11 PM  
**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>; 'Wyatt Johnson' <[WBJ@johnsonmaylaw.com](mailto:WBJ@johnsonmaylaw.com)>  
**Cc:** 'Angel Fajardo' <[Lvprivatemoney@gmail.com](mailto:Lvprivatemoney@gmail.com)>  
**Subject:** RE: [External] RE: Shoshone Falls Sub: OR2021-0006, CR RR2021-0011, SD2021-0010

Hi Debbie

EXHIBIT  
A.8.



## Maintain Notes

Print Done Save

View Notes for: PIN: 28991000 0

Begin

End

Filter By  ID

Author

All

Keywords

Address Change ☐

Homeowners Exemption Issues ☐

Plat ☐

Keyword matching method

Match Any

### Note Text

SHERIFF CERT OF SALE 2024000624 SOLD AT AUCTION TO EASTON MARK INC W/ 1YR REDEMPTION PERIOD (PREV OWNER:SPRINGBOK DEVELOPMENT INC); PARCEL 1: R28990; PARCEL 2: R28988; PARCEL 3: R28991; PARCEL 4: R28989; PARCEL 5: R28989-010; PARCEL 6: R28989-011; PARCEL 7: R28989-012 DRAWN BY CS

SCANNED PLAT PIN RESEARCH

UPDTD MAIL ON ALL PARCELS TO: %EASTON MARK LLC 877 W MAIN ST STE 200 BOISE ID 83701

PER BDS REPORT, AS OF 5/1/22 - NO FORWARDING ADDR/RECIPIENT MOVED W/OUT PROVIDING FORWARDING ADDR. SEARCHED ID SOS SITE AND SPRINGBOK DEVELOPMENT INC, (FORMED IN NEVADA ) IS 'INACTIVE/REVOKED' AS OF 8/12/2022. SEE DOCS IN OB. SPRINGBOK DEVELOPMENT LLC CREATED BY SAME MEMBERS 10/23/22. SPRINGBOK

### Keywords

Effective Date: 1/17/2024

Attached To: Revenue Object

ID: 28991000 0

Author: deann

Security: Private use

Effective Date: 10/6/2023

Attached To: Communication

877 W Address Change

EXHIBIT  
A.8.1.

<b>2021-014395</b>	
RECORDED	
<b>02/26/2021 03:40 PM</b>	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=5 MBROWN	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	



Order Number: 21403445

### **Warranty Deed**

For value received,

**Springbok Development Inc., a Nevada corporation**

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

**Sand Creek Investments, LLC, a Nevada limited liability company**

whose current address is 3242 Greenbriar Dr., Las Vega, NV 89121

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

See Attached Exhibit "A"

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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Order Number: 21403445

Warranty Deed - Page 1 of 2

Dated: February 19, 2021


Springbok Development, Inc.

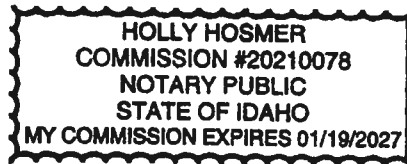
By:   
Jeffrey J. Holt, Authorized Officer

State of ID, County of Ada, ss.

On this 20<sup>th</sup> day of February 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey J. Holt known or identified to me to be an Authorized Officer of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

  
Notary Public for Idaho  
Residing In: Ada County  
My Commission Expires: 01/19/2027



## Exhibit A

### Parcel I:

The Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho.

Excepting any portion lying within the following:

A parcel of land being a portion of Government Lot 3 and the Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of the said Government Lot 3 of Section 18; thence  
North 89°05'10" East 1024.05 feet along the Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, also said point being the Real Point of Beginning; thence continuing  
North 89°05'10" East 184.35 feet along the said Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, said pin being the Northeast corner of the said Government Lot 3 of Section 18; thence  
South 03°25'11" East 205.85 feet to an iron pin; thence  
North 66°16'47" West 130.43 feet to an iron pin; thence  
North 73°14'01" West 30.34 feet to an iron pin; thence  
North 10°54'27" East 31.22 feet to an iron pin; thence  
North 27°51'07" West 110.80 feet to an iron pin; thence  
North 10°12'26" West 12.91 feet to the Real Point of Beginning.

### Parcel II:

A parcel of land being a portion of Government Lot 3 and the Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of the said Government Lot 3 of Section 18; thence  
North 89°05'10" East 1024.05 feet along the Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, also said point being the Real Point of Beginning; thence continuing  
North 89°05'10" East 184.35 feet along the said Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, said pin being the Northeast corner of the said Government Lot 3 of Section 18; thence  
South 03°25'11" East 205.85 feet to an iron pin; thence  
North 66°16'47" West 130.43 feet to an iron pin; thence  
North 73°14'01" West 30.34 feet to an iron pin; thence  
North 10°54'27" East 31.22 feet to an iron pin; thence  
North 27°51'07" West 110.80 feet to an iron pin; thence  
North 10°12'26" West 12.91 feet to the Real Point of Beginning.

### Parcel III:

A parcel of land situated in a portion of the South half of the Northwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 5 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943, and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18

South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2 and being the Point of Beginning; thence leaving said Westerly line and following the Northerly line of said South half of the Northwest quarter

South 89°17'59" East a distance of 25.00 feet to a found 1/2-inch rebar on the Easterly right-of-way line of S. Happy Valley Road; thence leaving said Northerly line and following said Easterly right-of-way line

South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence leaving said Easterly right-of-way line

South 89°17'59" East a distance of 936.02 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to said Northerly line of the South half of the Northwest quarter; thence following said  
Northerly line  
South 89°17'59" East a distance of 1565.43 feet to a set 5/8-inch rebar marking the Northeast corner of said South half of the  
Northwest quarter; thence leaving said Northerly line and following the Easterly line of said South half of the Northwest quarter  
South 00°26'07" West a distance of 1331.20 feet to a found 5/8-inch rebar marking the center of said Section 18; thence leaving said  
Easterly line and following the Southerly line of said South half of the Northwest quarter  
North 89°15'08" West a distance of 2538.15 feet to a found 5/8-inch rebar marking said West quarter corner of Section 18; thence  
leaving said Southerly line and following said Westerly line of the South half of the Northwest quarter  
North 00°56'22" East a distance of 1329.08 feet to the Point of Beginning.

Parcel IV:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 1 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18

South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2

South 89°17'59" East a distance of 25.00 feet to a found 1/2-inch rebar on the Easterly right-of-way line of S. Happy Valley Road and being the Point of Beginning; thence following said Northerly line

South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line

South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence

North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar on said Easterly right-of-way line; thence following said Easterly right-of-way line

North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel V:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 2 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18

South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2

South 89°17'59" East a distance of 259.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line

South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line

South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence

North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence

North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel VI:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 3 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18

South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2  
South 89°17'59" East a distance of 493.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line  
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence  
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel VII:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 4 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18  
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2  
South 89°17'59" East a distance of 727.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line  
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence  
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

## Resolution for Springbok Development Inc

August 10, 2020

A meeting was called amongst the officers and Board Members Telephonically. Members voting and in agreement authorize Jeffrey Holt to execute all documents relating to the refinance of the property located in Nampa Idaho known as "Nampa Ranch Estates" consisting of 118 Acres, 9466 S Happy Valley Rd. Place, Nampa Idaho . The property is being transferred from Happy Valley Place LLC into the Springbok Development Corporation while in foreclosure. Springbok officers and board members agree to allow the transfer and that the property can be financed by Easton Mark for \$2.2MM for the purposes of developing the property. In Addition, Springbok Development has executed an agreement with Happy Valley Place LLC to keep enforced the existing agreement by and between both entities, namely Bill Strack and Daniel Nicholes, that their property will be developed according to the development plan allowed and approved by Canyon County and their profit and participation will remain the same as according to the agreement with Springbok Development Inc.

Tom Claridge Type text here  
Tom Claridge -Board Member

August 10<sup>th</sup> 2020

Date:

Jeremy Schoenfelder  
Jeremy Schoenfelder-Officer

August 10th, 2020

Date:

Jeffrey Holt  
Jeffrey Holt-President, CEO

August 10<sup>th</sup>, 2020

Date:

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Tom Claridge

Tom Claridge -Board Member

August 10<sup>th</sup> 2020

Date:

Jeremy Schoenfelder

Jeremy Schoenfelder-Officer

August 10th, 2020

Date:

Jeffrey Holt

Jeffrey Holt-President, CEO

August 10<sup>th</sup>, 2020

Date:



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



*Not valid according to us state*

<b>PROPERTY OWNER</b>	OWNER NAME: Jeffrey Holt - Springbok Development Inc.
	MAILING ADDRESS: 6297 S Ruddsdale Avenue, Boise, ID 83709
	PHONE: 480-695-6258 EMAIL: jeffrey9696@hotmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate person(s) who are eligible to sign.

Signature: *[Signature]*

Date: 9/21/21

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Mary Wall or Jon Breckon
	COMPANY NAME: Breckon Land Design
	MAILING ADDRESS: 6661 N Glenwood Street, Garden City, Idaho 83714
	PHONE: 208-376-5153 EMAIL: mwall@breckonld.com

<b>SITE INFO</b>	STREET ADDRESS: 9466 S. Happy Valley Road, Canyon County, ID		
	PARCEL #: R2899100000, R2898800000 and R2899000000	LOT SIZE/AREA:	114.6 acres
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: Govt Lot 2 & 3	SECTION: 18	TOWNSHIP: 2N RANGE: 2W
	ZONING DISTRICT: AG	FLOODZONE (YES/NO):	No

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE	<input checked="" type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

Sand Creek Investments 3 LLC  
STE 4004  
5940 S Rainbow Blvd  
Las Vegas, NV 89118-2506

Springbok Development Inc.  
Jeffery Holt  
870 E. Beck Lane Unit A  
Boise, ID 83716

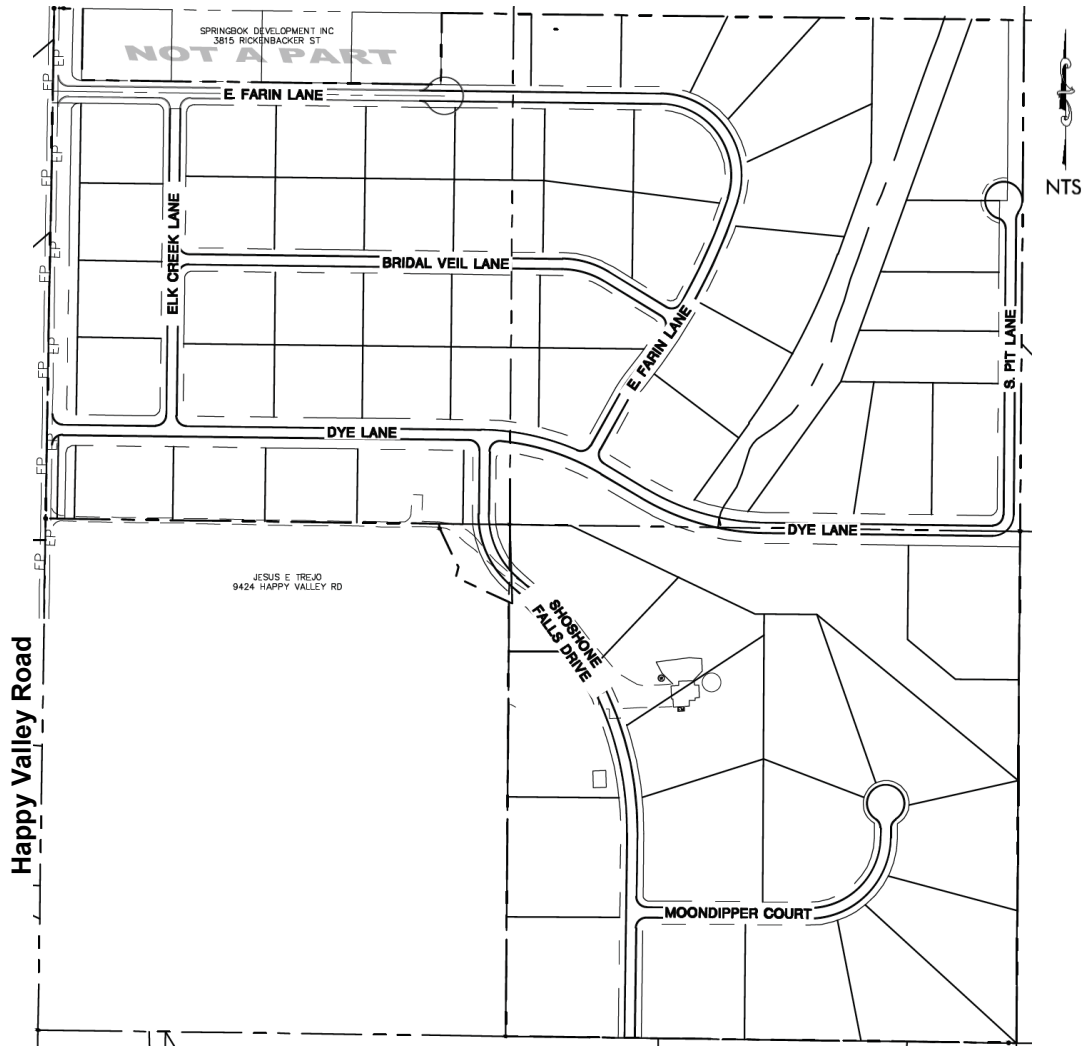
*Current Title*

# TRAFFIC IMPACT STUDY – DRAFT

## SHOSHONE FALLS SUBDIVISION

Canyon County, Idaho

June 4, 2021



Prepared For:



Prepared By:



181 East 50<sup>th</sup> Street  
Garden City, ID 83714  
(208) 841-4996

S:\projects\21-24 Shoshone Falls Subdivision\doc\Shoshone Falls TIS.docx

EXHIBIT  
A.9.

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## EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Shoshone Falls Subdivision located east of Happy Valley Road between Lewis Lane and Deer Flat Road in Canyon County, Idaho, as shown in **Figure 1.1**. The scope of this report was determined through coordination with Nampa Highway District No. 1 (NHD1).

The TIS evaluates the potential traffic impacts resulting from background traffic growth, off-site developments in the area, and the proposed development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated under weekday AM and PM peak hours traffic conditions. **Table 1** summarizes the improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2021 Existing traffic
- 2023 Build-out year background traffic
- 2023 Build-out year total traffic

**Table 1 – Intersection Improvements Summary**

Intersection		2021 Existing	2023 Build-Out Year	
			Background	Total
①	Southside Blvd and Lewis Ln	None	None	None
②	Happy Valley Rd and Lewis Ln	None	None	None
③	Robinson Rd and Lewis Ln	None	SB right-turn lane <sup>1</sup>	None beyond prior improvements <sup>1</sup>
④	Deer Flat Rd and Happy Valley Rd	None	None	None
⑤	Farin Ln and Happy Valley Rd	na	na	Unsignalized site access T-intersection
⑥	Dye Ln and Happy Valley Rd	na	na	Unsignalized site access T-intersection

<sup>1</sup> Turn lane warranted based on NCHRP Report 457 guidelines; intersection meets thresholds without turn lane

### 1.0 Proposed Development

- 1.1 Shoshone Falls Subdivision is estimated to include 62 single-family dwelling units at full build-out. The expected full build-out year is 2023 but may change depending on the market conditions.
- 1.2 Based on the Institution of Transportation Engineers (ITE) Trip Generation Manual 10<sup>th</sup> Edition, Shoshone Falls Subdivision is estimated to generate approximately 670 trips per weekday, 49 trips during the AM peak hour, and 64 trips during the PM peak hour
  - Based on the proposed land uses, the development is not expected to retrain internal capture trips or attract pass-by trips to the site
  - All trips generated by the development were assumed to be made by personal or commercial vehicles

- The estimated site traffic distribution patterns are:
  - 70% north of the site
  - 15% west of the site
  - 10% east of the site
  - 5% south of the site

## 2.0 Proposed Access

2.1 Shoshone Falls Subdivision is proposing two full access approaches on Happy Valley Road. Further description of the proposed access approaches are as follows:

### ■ Farin Lane

- Proposed as a local road with front-on housing
- Located approximately 1,350 feet south of Lewis Lane and 850 feet north of the proposed Dye Lane
  - Meets 660-foot minimum local road spacing on Happy Valley Road, a rural major collector street
  - There is an existing private driveway located 250 feet to the south on the west side of Happy Valley Road
- The proposed access intersection is not expected to require turn lanes under 2023 total traffic conditions
- The proposed access intersection is expected to meet minimum operational thresholds as a stop-controlled T-intersection under 2023 total traffic conditions
- Has adequate intersection sight distance in excess of 555 feet for the 50-mph posted speed limit on Happy Valley Road

### ■ Dye Lane

- Proposed as a local road with front-on housing
- Located approximately 850 feet south of Farin Lane and 3,000 feet north of Deer Flat Road
  - Meets 660-foot minimum local road spacing on Happy Valley Road
  - Proposed to align with a private driveway serving one dwelling unit west of Happy Valley Road
- The proposed access intersection is not expected to require turn lanes under 2023 total traffic conditions
- The proposed access intersection is expected to meet minimum operational thresholds as a stop-controlled T-intersection under 2023 total traffic conditions
- Has adequate intersection sight distance in excess of 555 feet to the north for the 50-mph posted speed limit
- The intersection sight distance to the south is restricted to approximately 535 feet by a hill, which is 20 feet deficient of the 555 feet minimum for a 50-mph roadway
  - The intersection sight distance to the south exceeds the minimum visibility for a 45-mph roadway
    - There are existing advisory signage/speed (*Hill Blocks View | 40-mph*) on Happy Valley Road located approximately 230 feet to the north for the southbound traffic and approximately 2,200 feet to the south for the northbound traffic
  - Install one additional advisory signage/speed approximately 800 feet to the south or shift Dye Lane at least 20 feet to the north to mitigate potential sight distance issues

2.2 All proposed internal roadways are expected to carry less than 1,000 vehicles per day.

### **3.0 Improvements Needed to Mitigate 2021 Existing Traffic**

- 3.1 With 2021 existing traffic, all study area intersections currently meet minimum operational thresholds analyzed with the existing intersection control and lane configuration. Additionally, none of the study area intersections meet turn-lane guidelines from the National Cooperative Highway Research Program (NCHRP) Report 457 *Evaluating Intersection Improvements: An Engineering Study Guide*. As a result, no improvements are needed to mitigate 2021 existing traffic operations.

### **4.0 Improvements Needed to Mitigate 2023 Background Traffic**

- 4.1 With 2023 background traffic, all study area intersections are expected to continue to meet minimum operational thresholds analyzed with the existing intersection control and lane configuration. One study area intersection is expected to meet NCHRP Report 457 turn-lane guidelines. The intersection and turn lane warranted under 2023 background traffic conditions are:

■ **Robinson Road and Lewis Lane intersection**

- Southbound right-turn lane

### **5.0 Improvements Needed to Mitigate 2023 Build-Out Year Total Traffic**

- 5.1 With 2023 total traffic, all study area intersections are expected to meet minimum operational thresholds analyzed with the existing intersection control and lane configuration or with the turn lane warranted under 2023 background traffic conditions. None of the study area intersections are expected to meet NCHRP Report 457 turn-lane guidelines. As a result, no additional improvements are needed to mitigate 2023 total traffic operations.

- 5.2 The estimated site traffic percentage of 2023 total traffic at the study area intersections are:

- Southside Boulevard and Lewis Lane intersection: AM Peak = 1.6%, PM Peak = 2.7%
- Happy Valley Road and Lewis Lane intersection: AM Peak = 11.9%, PM Peak = 14.2%
- Robinson Road and Lewis Lane intersection: AM Peak = 3.2%, PM Peak = 3.4%
- Deer Flat Road and Happy Valley Road intersection: AM Peak = 3.8%, PM Peak = 3.4%

## 1.0 INTRODUCTION

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Shoshone Falls Subdivision located east of Happy Valley Road between Lewis Lane and Deer Flat Road south of Nampa, Idaho. **Figure 1.1** shows the site location and its vicinity. The TIS evaluates the potential traffic impacts resulting from background traffic growth, off-site developments in the area, and proposed development, and identifies improvements to mitigate the impacts if needed.

**Figure 1.1 – Site Location and Vicinity**

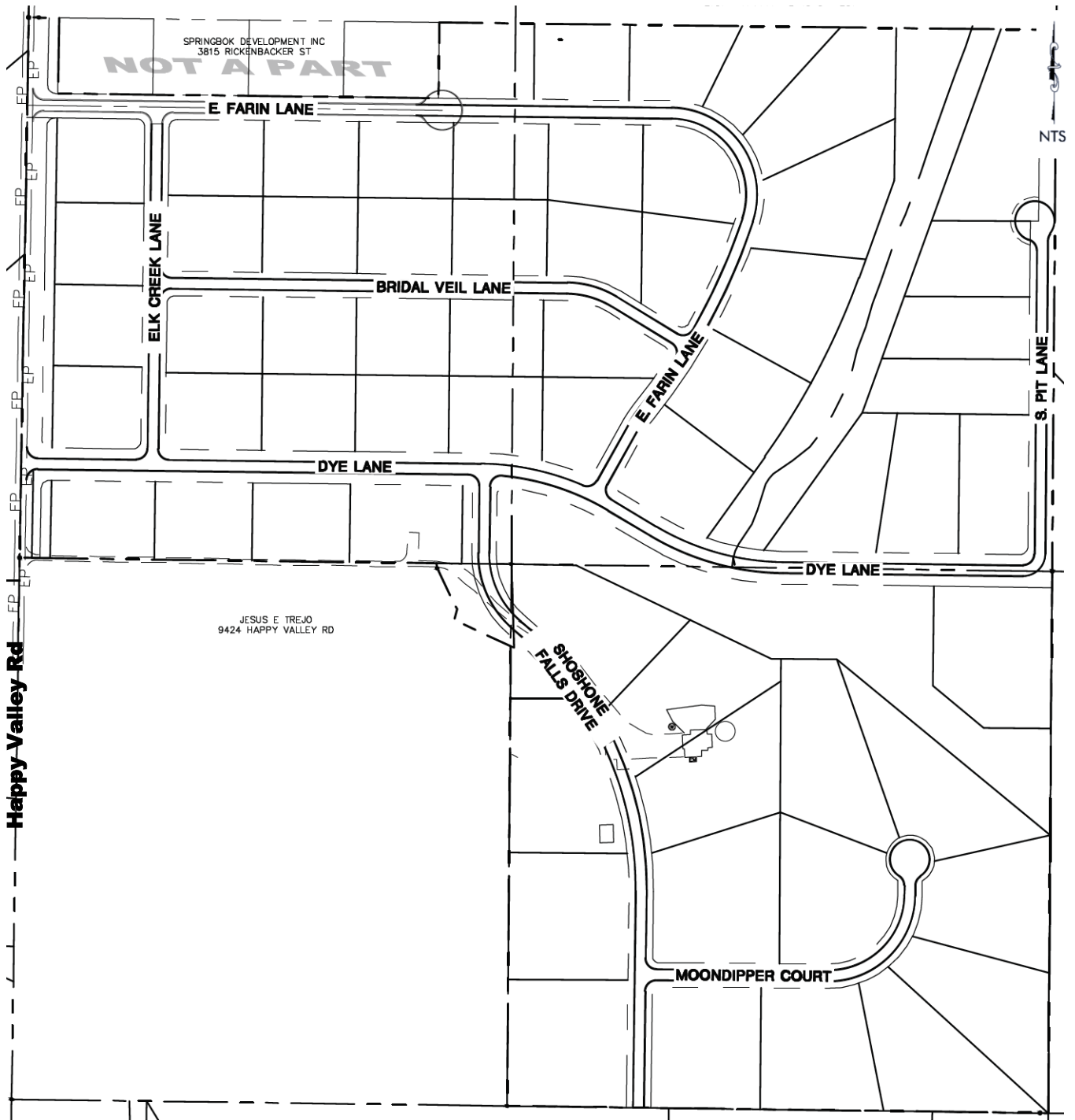




## 1.1 Proposed Development

Shoshone Falls Subdivision is a proposed residential development estimated to contain 62 single-family dwelling units. The expected build-out year is 2023 but may change depending on the market conditions. **Figure 1.2** shows the preliminary site development plan with the proposed access locations. Two full-movement approaches are proposed on Happy Valley Road for site access, Farin Lane and Dye Lane.

**Figure 1.2 – Preliminary Site Plan**



## 1.2 Study Approach

The study area, specific parameters, and requirements for the study were coordinated with the City of Nampa (City) and Nampa Highway District No. 1 (NHD1). The City does not have specific requirements for the TIS since the project is located outside their jurisdictions. This study was prepared in accordance with NHD1's guidelines.

## 1.3 Study Area

The following study area intersections were identified for collecting peak hour turning movement counts and traffic impact analysis:

- Southside Boulevard and Lewis Lane intersection
- Happy Valley Road and Lewis Lane intersection
- Robinson Road and Lewis Lane intersection
- Deer Flat Road and Happy Valley Road intersection
- All proposed site access points
  - Farin Lane and Happy Valley Road intersection
  - Dye Lane and Happy Valley Road intersection

In the scope of work email correspondence, NHD1 requested the Happy Valley Road intersection at Locust Lane instead of Lewis Lane. However, Locust Lane is greater than one mile from Shoshone Falls Subdivision and Lewis Lane is within one mile. These intersections were changed accordingly for the study area of this TIS.

## 1.4 Study Period

The analysis periods will be weekday AM and PM peak hours of operation of the transportation system from 7-9 AM and 4-6 PM, respectively. The analysis years traffic conditions are:

- 2021 existing traffic
- 2023 build-out year background traffic
- 2023 build-out year total traffic

## 1.5 Analysis Methods and Performance Measure Thresholds

Intersection capacity analysis was performed using Synchro 10 (Version 10.3.151.0), which utilizes the 6<sup>th</sup> Edition Highway Capacity Manual (HCM6) methodologies. All parameters used in the analysis were based on existing data when available or Synchro default values, when not available. The level of service for the intersection is based on the average delay of vehicles traveling through the intersection. For this study, the minimum acceptable level of service is LOS C for rural intersections and roadways and LOS D for urban and suburban intersections and roadways.

## 2.0 EXISTING TRAFFIC CONDITIONS

### 2.1 Roadway Network, Intersection Control, and Lane Configuration

**Table 2.1** summarizes the study area roadway characteristics. The roadway functional classification is based on the 2013 NHD1 Roadway Functional Classification Map and City of Nampa 2020 Revised Functional Classification Maps. **Figure 2.1** summarizes the intersection control and lane configuration for the study area intersections.

The Happy Valley Road and Lewis Lane intersection comprises of two offset T-intersections. The east and west legs are offset by approximately 100 feet. The offset does not cause a left-turn conflict. The T-intersections will be evaluated as a single two-way stop-controlled intersection.

Dye Lane through the site is shown in the 2020 City of Nampa Functional Classification Map as a future collector from Powerline Road to Robinson Road, connecting with Lake Shore Drive west of Powerline Road. No roadway classifications for future roadway segments were shown in the 2013 NHD1 Roadway Functional Classification Map.

**Table 2.1 – Existing Roadway Characteristics**

Roadway	Functional Classification	Number of Lanes	Posted Speed Limit (mph)	Pedestrian Facilities
Southside Boulevard	Principal Arterial	2	35 north of Lewis Ln 55 south of Lewis Ln	• Partial sidewalks along developed frontages
Lewis Lane	Minor Arterial	2	50 west of Robinson Rd 35 east of Robinson Rd	• None within study area limits
Happy Valley Road	Minor Arterial (City) Major Collector (NHD1)	2	50 (40-mph advisory)	• None within study area limits
Robinson Road	Minor Arterial	2	50	• None within study area limits
Deer Flat Road	Major Collector	2	50	• None within study area limits

### 2.2 Existing Traffic Volumes

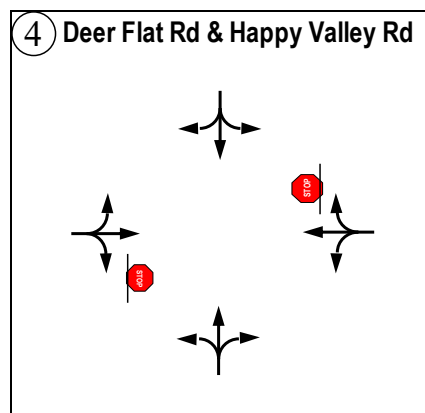
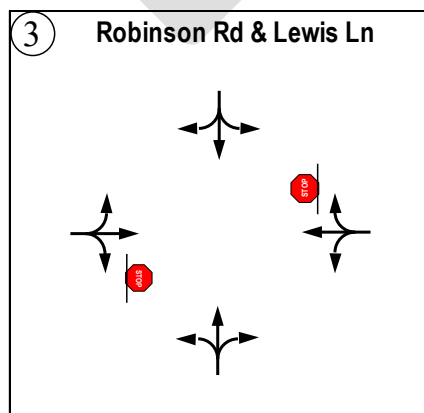
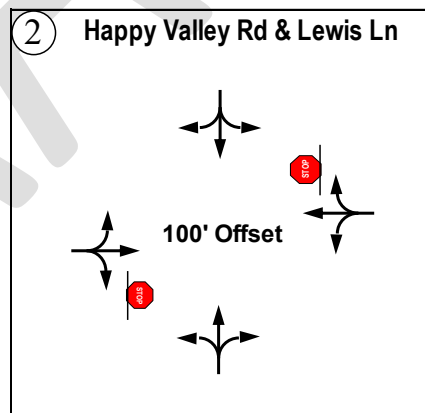
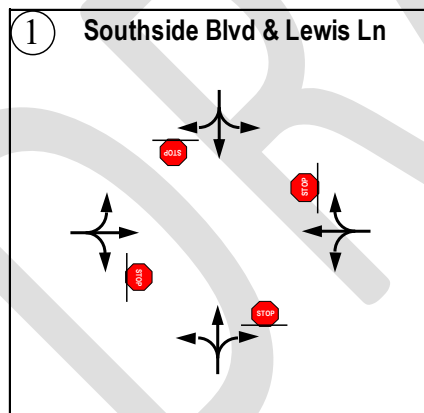
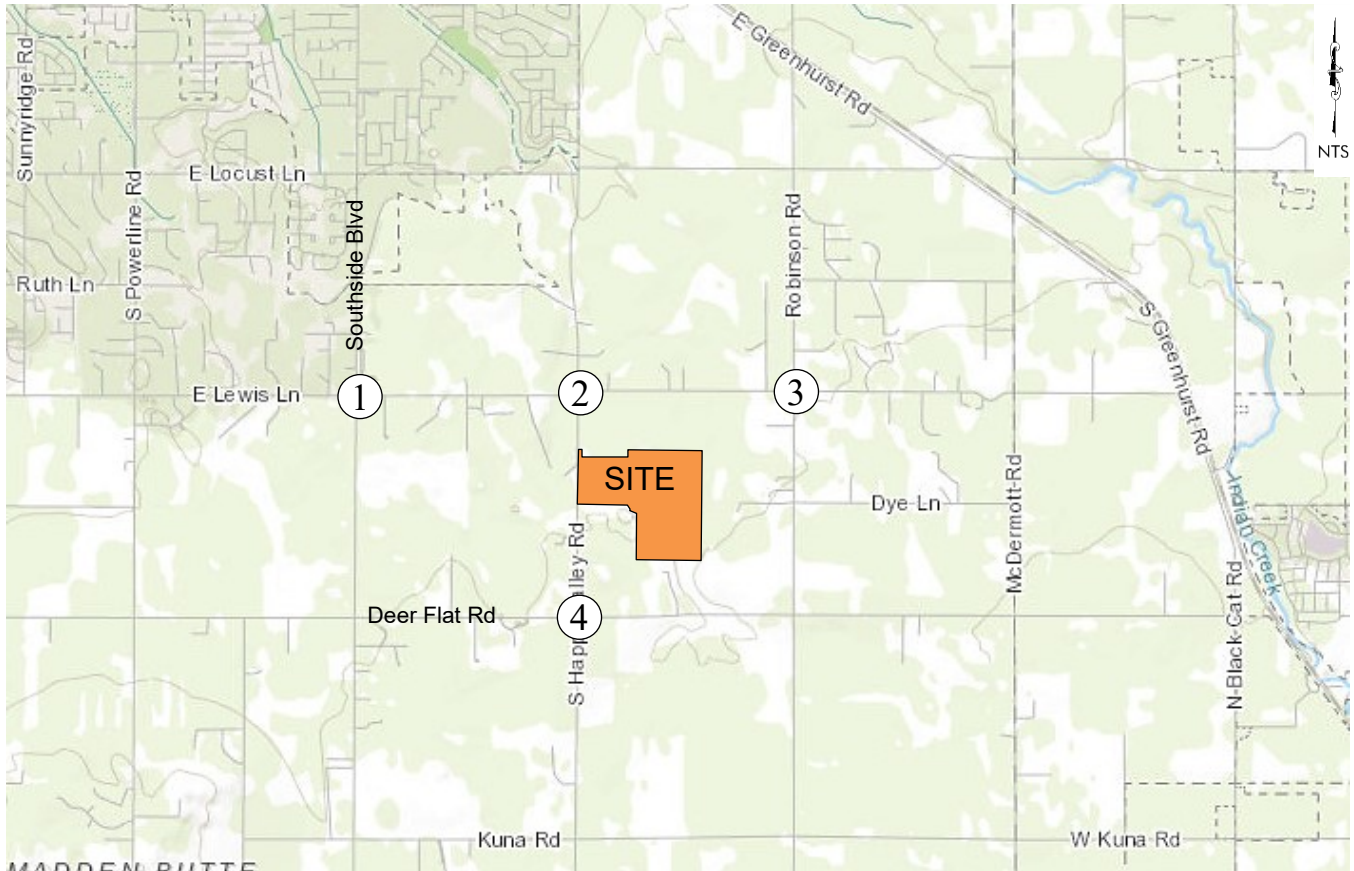
Weekday AM and PM peak hour traffic counts were collected at the study area intersections on May 5-13, 2021. The peak hour intersection turning movement counts were collected on a weekday for a 2-hour period at 15-minute intervals between 7:00 and 9:00 during the AM peak hour and between 4:00 and 6:00 during the PM peak hour. Existing turning movement counts are included in the appendix.

May 2021 traffic counts were compared to roadway segment volumes counted by NHD1 and the City from June-August 2019 to verify the impacts COVID-19 has had on peak hour travel demand within the study area. A summary of the volume comparisons is included in the appendix. The following adjustments were made to the traffic volumes on Lewis Lane during the peak hours:

- Lewis Lane at Southside Boulevard: AM Peak= 1.00, PM Peak= 1.25
- Lewis Lane at Happy Valley Road: AM Peak= 1.00, PM Peak= 1.10
- Lewis Lane at Robinson Road: AM Peak= 1.20, PM Peak= 1.30

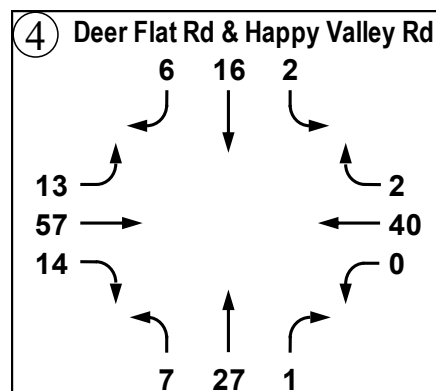
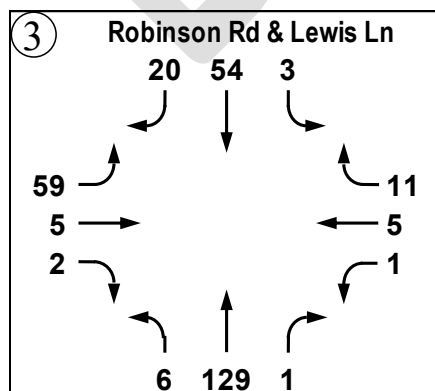
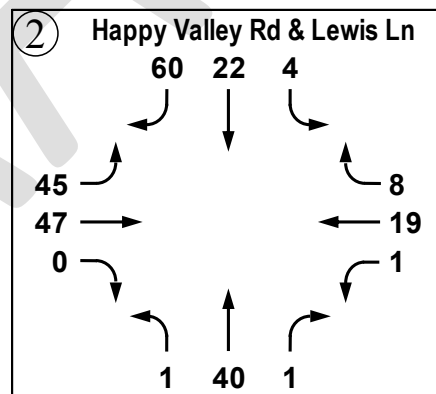
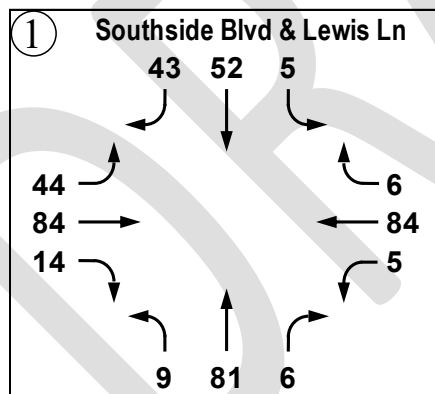
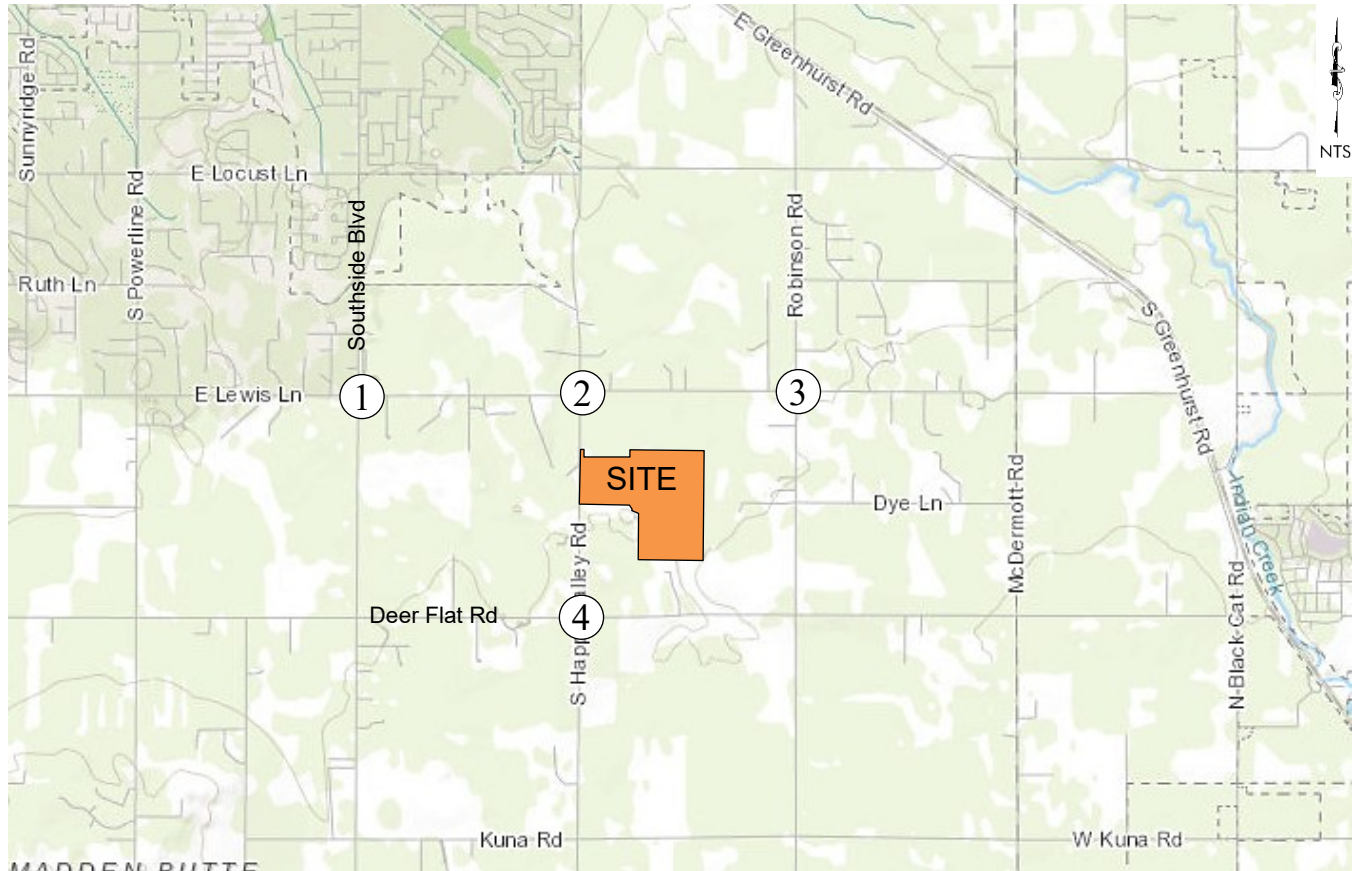
The adjustment factors were applied to the 2021 traffic counts. **Figure 2.2** and **Figure 2.3** summarize the 2021 existing peak hour traffic volumes for the AM and PM peak hours.

**Figure 2.1 – 2021 Existing Intersection Control and Lane Configuration**

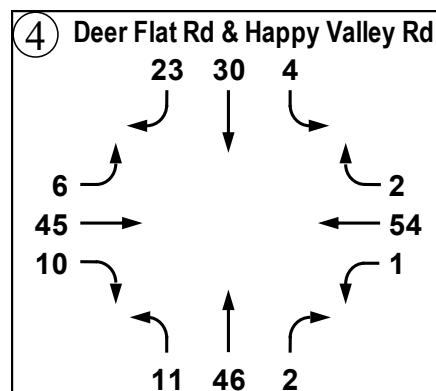
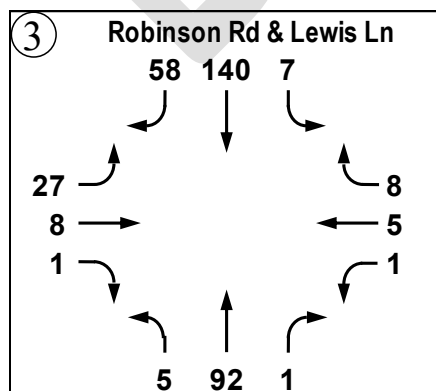
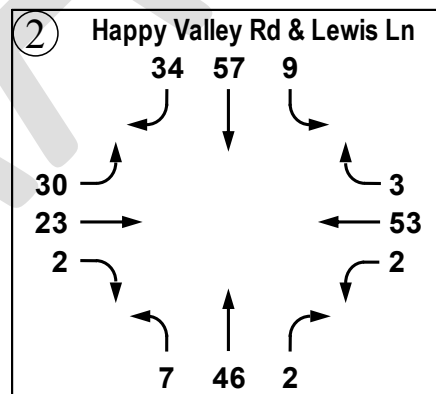
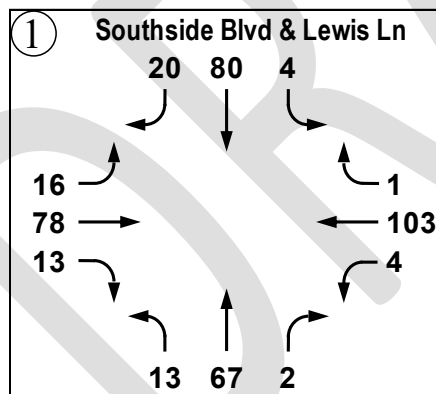
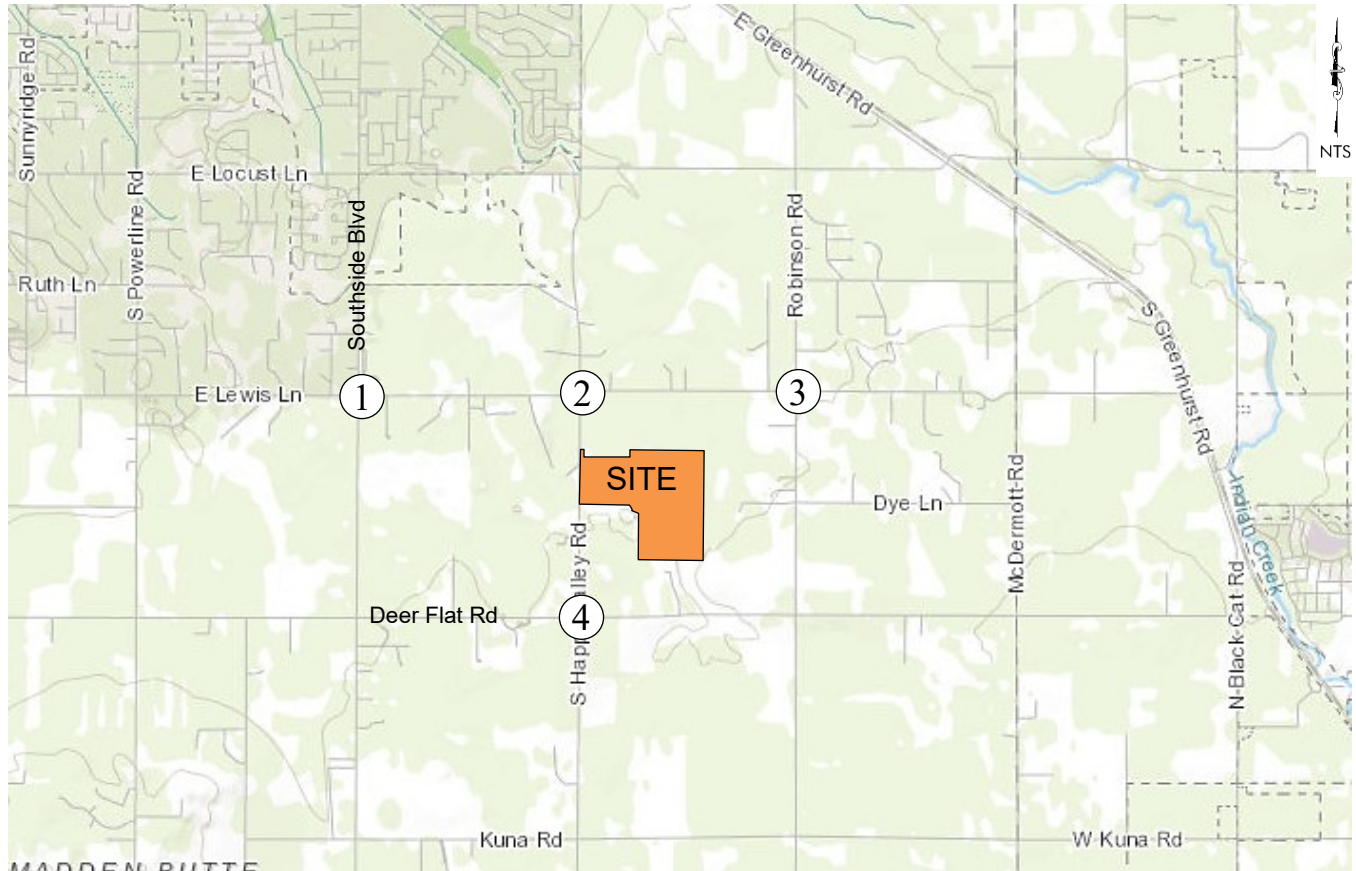




**Figure 2.2 – 2021 Existing AM Peak Hour Traffic**



**Figure 2.3 – 2021 Existing PM Peak Hour Traffic**



## 2.3 Intersection Crash Data

The most current five-year crash data (2015-2019) was obtained from the Local Highway Technical Assistance Council (LHTAC) website (<http://gis.lhtac.org/safety/>). **Table 2.2** summarizes the crash data statistics for the study area intersections. There were no fatal crashes reported at the study area intersections for the five-year period. The majority of the crashes were angle-turning crashes, which is expected at unsignalized intersections. Based on the number of crashes and crash types, all study area intersections do not seem to have safety issues to require mitigations. The Southside Boulevard and Lewis Lane intersection was converted from a two-way stop-controlled intersection to an all-way stop-controlled intersection in 2019 to help reduce the crash frequency experienced previously. No crash data is available to determine the effects of the all-way stop-control conversion has had at the intersection at the time of this TIS.

**Table 2.2 – Intersection Crash Data (2015-2019)**

Intersection	Total Crashes	Crash Severity			Notes
		PDO	Injury	Fatal	
① Southside Blvd and Lewis Ln	14	4	10	0	<ul style="list-style-type: none"> <li>12 (86%) angle crashes, 1 (7%) animal crash, 1 (7%) side swipe same crash</li> <li>10 (71%) crashes in EB direction, 3 (21%) crashes in WB direction</li> </ul>
② Happy Valley Rd and Lewis Ln	No crashes reported at this intersection				
③ Robinson Rd and Lewis Ln	4	3	1	0	<ul style="list-style-type: none"> <li>3 (75%) angle crashes, 1 (25%) rear-end crash</li> <li>3 crashes in EB direction, 1 crash in SB direction</li> </ul>
④ Deer Flat Rd and Happy Valley Rd	6	4	2	0	<ul style="list-style-type: none"> <li>5 (83%) angle crashes, 1 (17%) lane departure into mailbox in snowy conditions</li> <li>3 crashes in WB direction, 2 crashes in EB direction</li> </ul>

## 2.4 Intersection Operations

To determine the existing traffic operations, the study area intersections were analyzed with the existing intersection control and lane configuration and existing peak hour traffic. Copies of the analysis reports are included in the appendix. **Table 2.3** summarizes the intersection capacity analysis results. All study area intersections currently meet minimum operation thresholds.

## 2.5 Intersection Mitigation

All study area intersections currently meet minimum operational thresholds. No intersection capacity improvements are needed to mitigate 2021 existing traffic conditions.

Turn lane needs were evaluated using the guidelines outlined in the National Cooperative Highway Research Program (NCHRP) Report 457 *Evaluating Intersection Improvements: An Engineering Study Guide*. No turn lanes are needed at the study area intersections based on the 2021 existing traffic patterns with the COVID-19 adjustment factors as discussed in Section 2.2.

**Table 2.3 – Intersection Operations – 2021 Existing Traffic**

Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
①	Southside Blvd and Lewis Ln		Intersection LOS	A	A
			Intersection Delay [s/veh]	9	8
			Worst Movement MOEs	A / 0.23 (EB)	A / 0.15 (WB)
②	Happy Valley Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	10 / 10	11 / 11
			Worst Movement MOEs	B / 0.14 (EB)	B / 0.10 (WB)
③	Robinson Rd and Lewis Ln		EB / WB LOS	B / A	B / A
			EB / WB Delay [s/veh]	11 / 10	11 / 10
			Worst Movement MOEs	B / 0.10 (EB)	B / 0.06 (EB)
④	Southside Blvd and Deer Flat Rd		EB / WB LOS	A / A	B / B
			EB / WB Delay [s/veh]	10 / 10	10 / 10
			Worst Movement MOEs	A / 0.11 (EB)	B / 0.08 (WB)

## 3.0 2023 BACKGROUND TRAFFIC CONDITIONS

### 3.1 Roadway Network

The study area roadways and intersections are expected to remain the same as the existing conditions. According to the NHD1 Long Range Transportation Plan (June 2019), there are no roadway or intersection capacity improvements within the study area. The City of Nampa also did not identify any projects within the study area from now to 2040 according to their 2020 Transportation Master Plan. The study area is included in the City of Nampa Impact Area but is not within the city limits.

### 3.2 Background Traffic

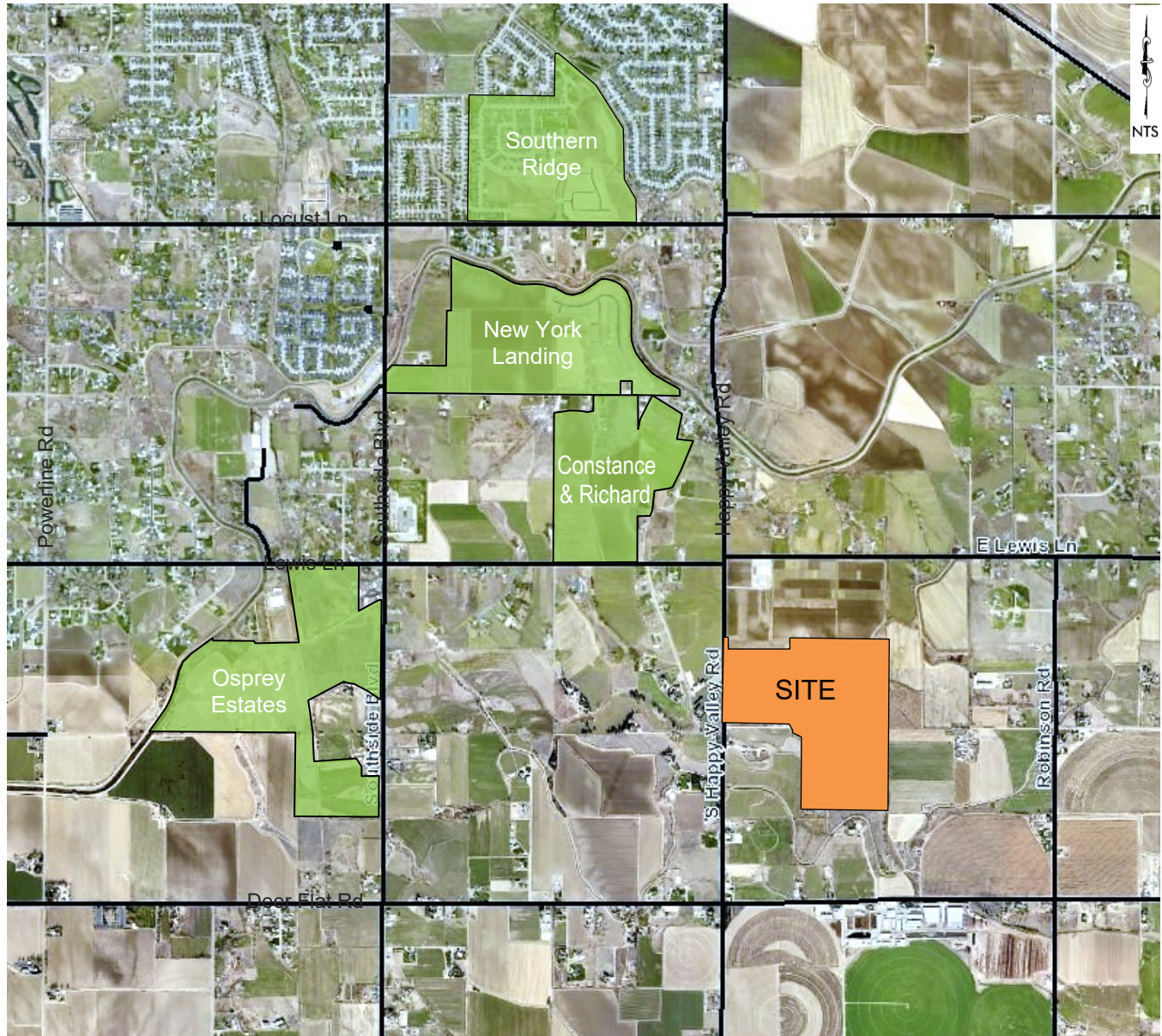
Future traffic forecasts were obtained from COMPASS to estimate the background traffic growth for the study area roadways and intersections. COMPASS traffic forecasts are included in the appendix. Based on COMPASS traffic forecasts and approved TIS in the study area, a 2.0% annual growth rate was used on all study area roadways. In addition to the traffic growth, off-site traffic generated by four developments in the vicinity was also included in the background traffic. **Figure 3.1** shows the in-process developments' locations and are described below:

- Southern Ridge Subdivision
  - 385 single-family dwelling units with a projected build-out year in 2023
  - Located east of Southside Boulevard between Oklahoma Avenue and Locust Lane
  - Construction of the development began in 2017 using existing roadways north of Locust Lane
  - At the time traffic counts were collected, approximately 215 dwelling units had been constructed
  - All 170 remaining dwelling units were assumed to be constructed and occupied by 2023
- New York Landing Subdivision
  - 408 single-family dwelling units with an adjusted build-out year of 2027
  - Located north of Alma Lane between Southside Boulevard and Happy Valley Road
  - At the time of this TIS, construction of dwelling units had not commenced but internal roadways were partially constructed
  - Approximately 135 dwelling units were assumed to be occupied by the 2023 study year
- Osprey Estates Subdivision
  - 189 single-family dwelling units with a build-out year of 2025
  - Located east of Happy Valley Road centered around Farin Lane
  - At the time of this TIS, construction has not commenced
  - Approximately 110 dwelling units were assumed to be occupied by the 2023 study year
- Constance and Richard Subdivision
  - 103-acre parcel anticipated being developed with approximately 400 single-family dwelling units with an assumed 2027 build-out year
  - Located south of Alma Lane between Southside Boulevard and Happy Valley Road
  - The parcel has frontage on Alma Lane and Lewis Lane
  - No preliminary plat was available at the time of this TIS
  - TIS for this project is in progress and has not been submitted to the governing agencies
  - Approximately 130 dwelling units were assumed to be occupied by the 2023 study year

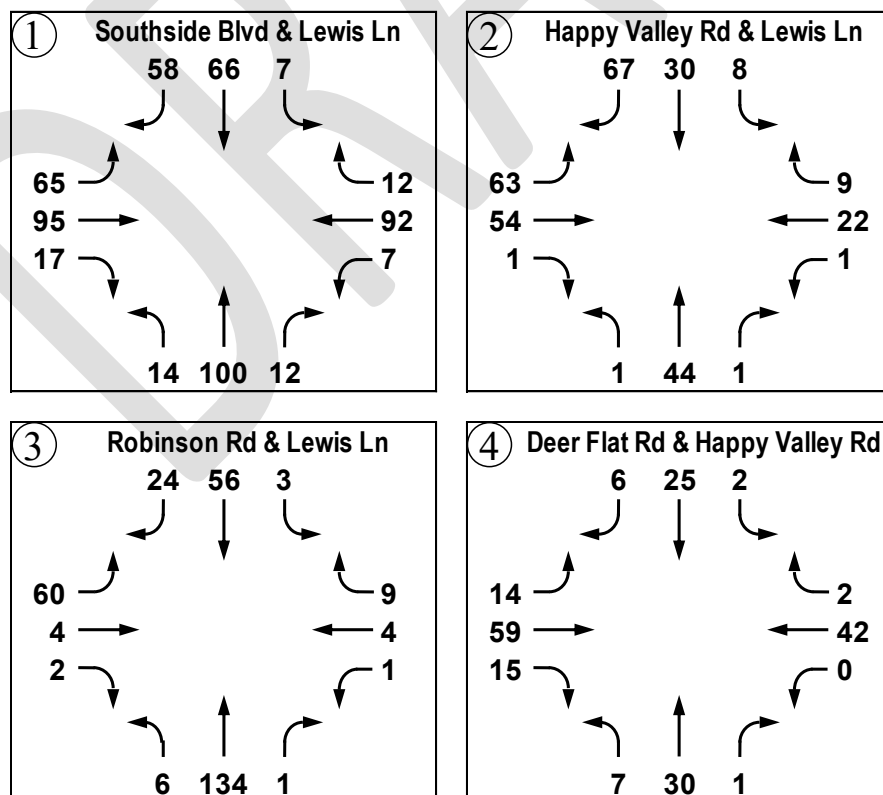
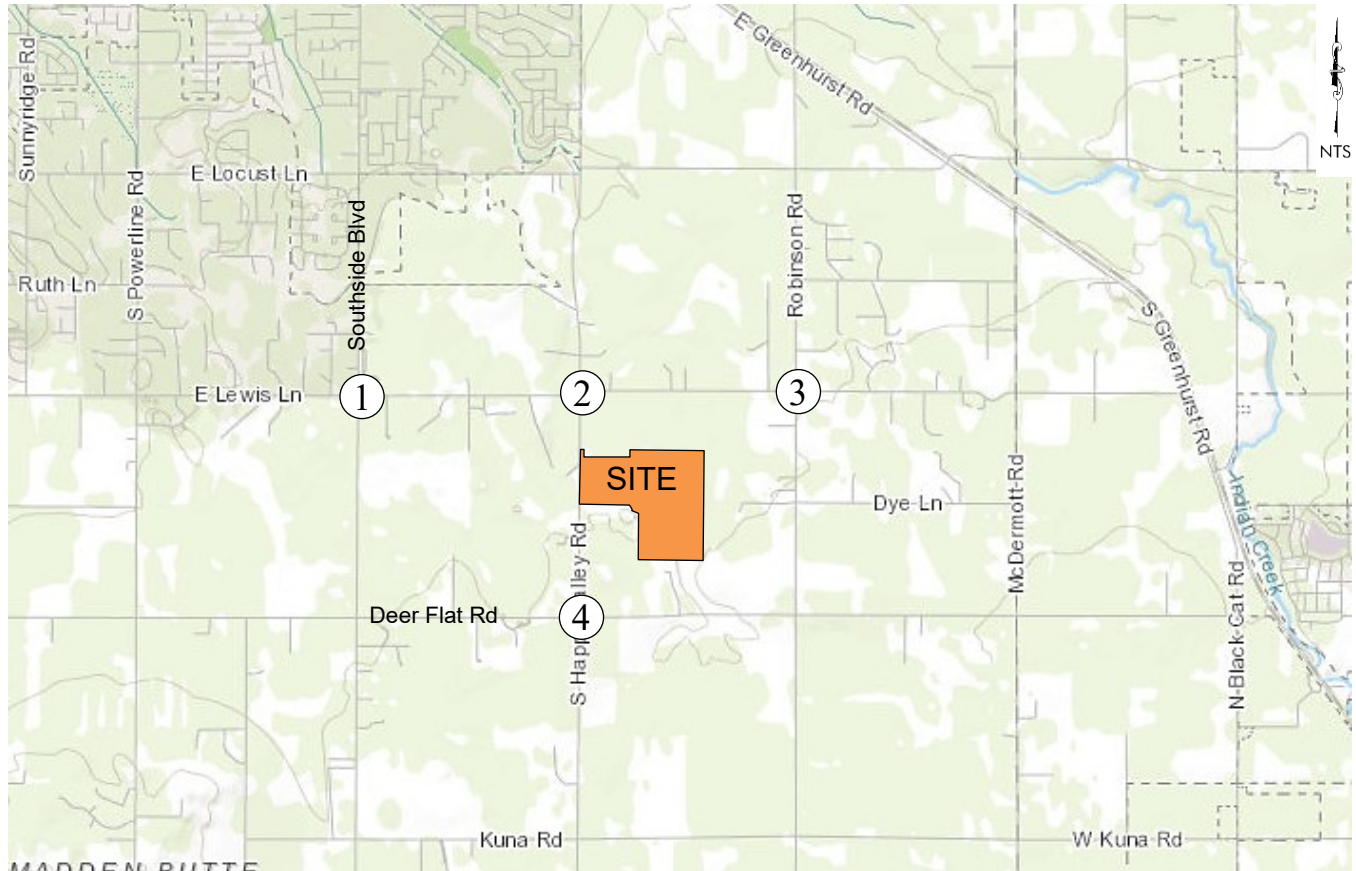
Offsite traffic data is included in the appendix. **Figure 3.2** and **Figure 3.3** summarize the 2023 build-out year AM and PM peak hour background traffic, respectively.



**Figure 3.1 – Off-Site Developments Within the Vicinity**

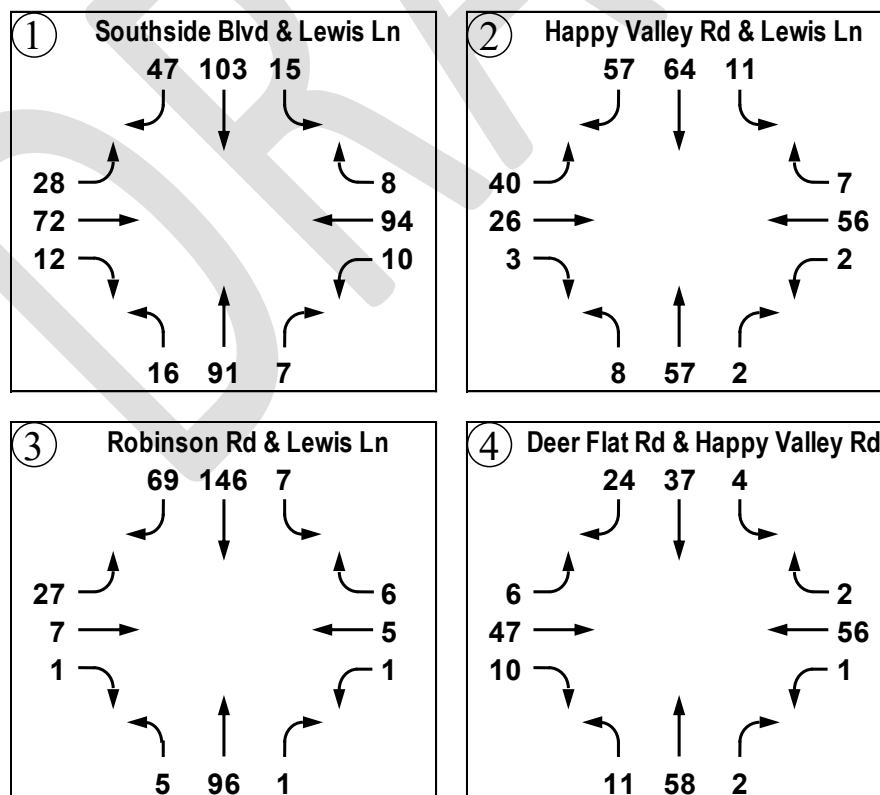
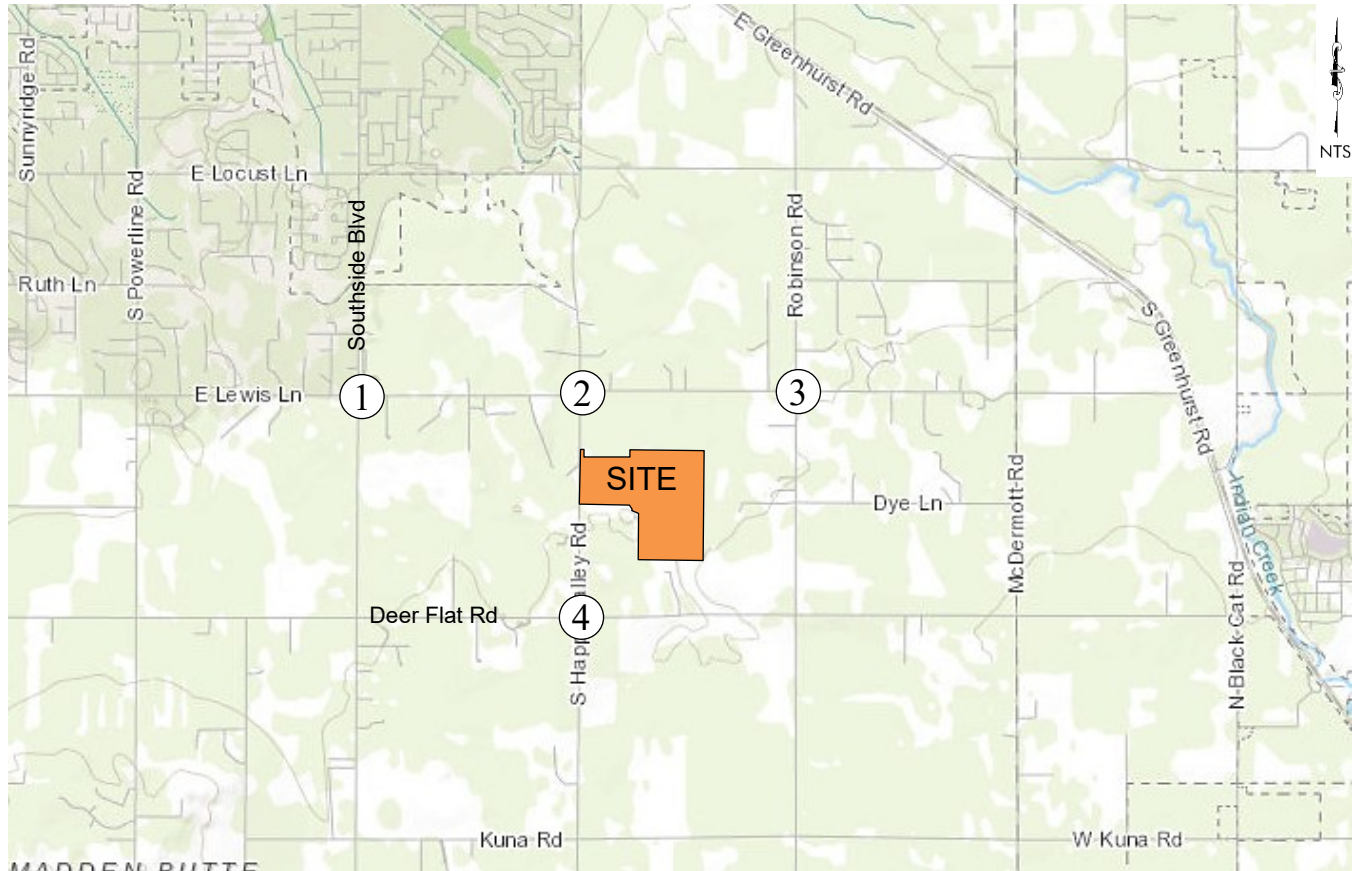


**Figure 3.2 – 2023 Build-Out Year AM Peak Hour Background Traffic**





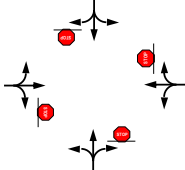
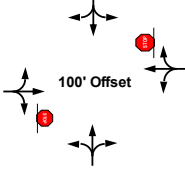
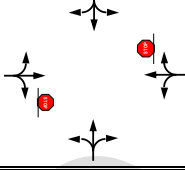
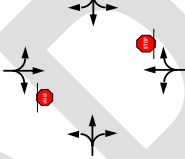
**Figure 3.3 – 2023 Build-Out Year PM Peak Hour Background Traffic**



### 3.3 Intersection Operations

To determine the 2023 background traffic operations, the study area intersections were analyzed with the existing intersection control and lane configuration and 2023 background traffic volumes. Copies of the analysis reports are included in the appendix. **Table 3.1** summarizes the intersection capacity analysis results. All study area intersections are expected to meet minimum operational thresholds with 2023 background traffic conditions.

**Table 3.1 – Intersection Operations – 2023 Build-Out Year Background Traffic**

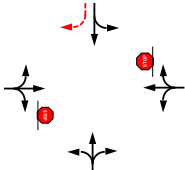
Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
①	Southside Blvd and Lewis Ln		Intersection LOS	A	A
			Intersection Delay [s/veh]	9	9
			Worst Movement MOEs	A / 0.27 (EB)	A / 0.22 (SB)
②	Happy Valley Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	11 / 11
			Worst Movement MOEs	B / 0.17 (EB)	B / 0.12 (EB)
③	Robinson Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	11 / 10
			Worst Movement MOEs	B / 0.10 (EB)	B / 0.06 (EB)
④	Southside Blvd and Deer Flat Rd		EB / WB LOS	A / A	B / B
			EB / WB Delay [s/veh]	10 / 10	10 / 10
			Worst Movement MOEs	A / 0.11 (EB)	B / 0.09 (EB)

### 3.4 Intersection Mitigation

All study area intersections are expected to continue to meet minimum operational thresholds. However, one intersection requires a turn lane based on NCHRP Report 457 turn lane guidelines. **Table 3.2** summarizes the intersection operations with the warranted turn lane. The intersection and turn lane needed under 2023 background traffic conditions are:

- Robinson Road and Lewis Lane intersection
  - Southbound right-turn lane

**Table 3.2 – Intersection Operations – 2023 Build-Out Year Background Traffic Mitigation**

Intersection		Control / Lane Mitigation	MOEs	AM Peak Hour	PM Peak Hour
③	Robinson Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	11 / 10
			Worst Movement MOEs	B / 0.10 (EB)	B / 0.06 (EB)

## 4.0 2023 BUILD-OUT YEAR TOTAL TRAFFIC CONDITIONS

### 4.1 Site Traffic

#### 4.1.1 Trip Generation

Site trip generation is estimated using the procedures recommended in the latest edition of the Trip Generation Manual (10<sup>th</sup> edition), published by ITE. **Table 4.1** summarizes the site trip generation. The proposed development is estimated to generate approximately 670 weekday daily trips with 49 trips during the AM peak hour and 64 trips during the PM peak hour.

**Table 4.1 – Build-Out Site Trip Generation Summary**

Land Use	ITE Code	Size	Unit	Period	Total Trips	Entering	Exiting
Single-Family Detached Housing	210	62	DU	Weekday Daily (vpd)	670	50%	335
				AM Peak Hour (vph)	49	25%	12
				PM Peak Hour (vph)	64	63%	40

#### 4.1.2 Trip Capture

Based on the proposed land use, the development is not expected to retain a significant amount of the trips within the site. No reduction for internal capture trips was assumed in the traffic analysis.

#### 4.1.3 Pass-by Trips

Based on the proposed land use, the development is not expected to attract pass-by trips. No pass-by trips were assumed in the traffic analysis.

#### 4.1.4 Modal Split

For traffic analysis purposes, all trips generated by the development were assumed to be made by personal and commercial vehicles.

#### 4.1.5 Trip Distribution and Assignment

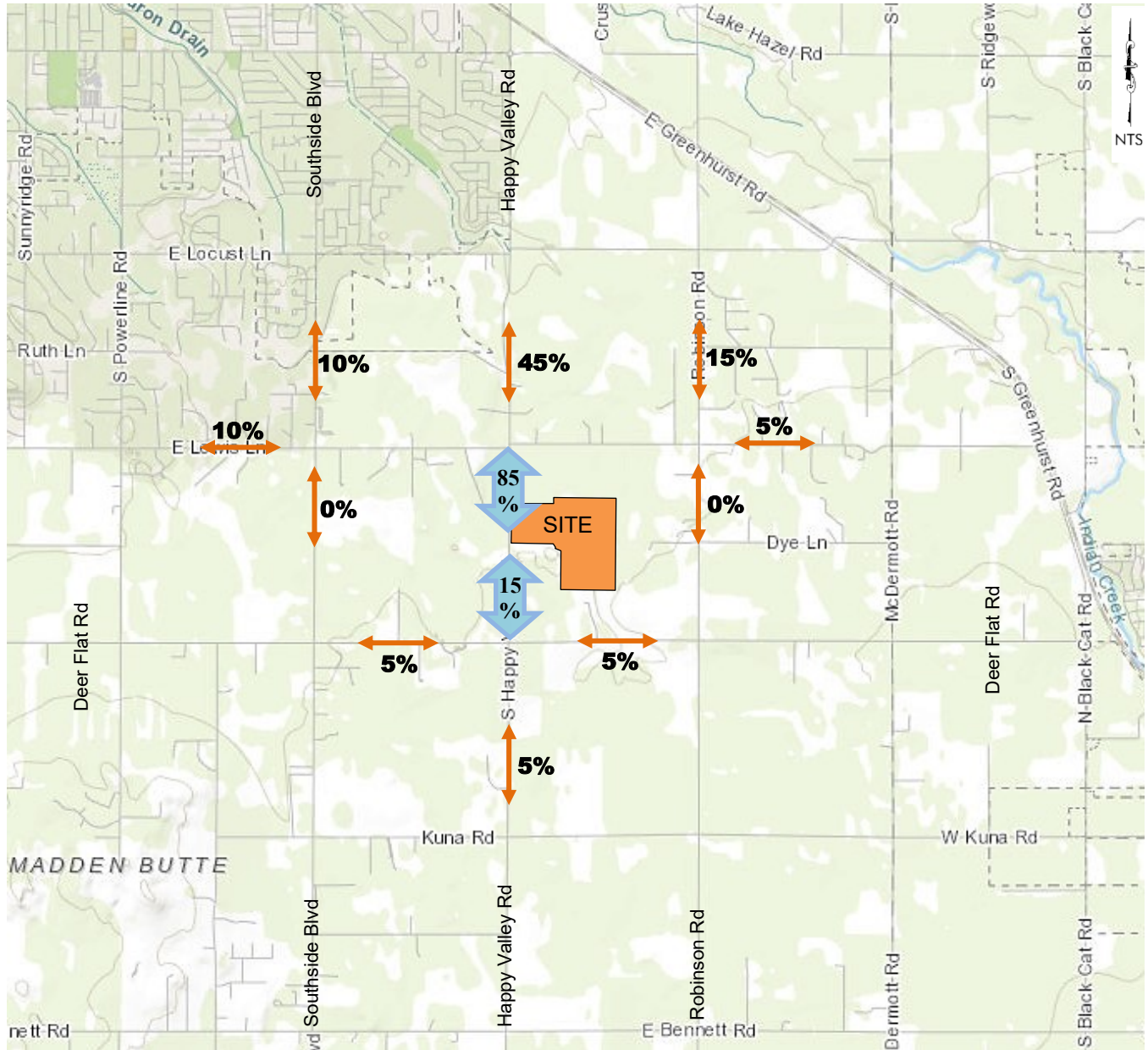
Site traffic was distributed and assigned to the external roadway system based on the current travel patterns, site layout, historical traffic counts at the study area intersections, and the general location of the site within the area. **Figure 4.1** summarizes the expected site traffic distribution patterns. **Figure 4.2** and **Figure 4.3** summarize the build-out peak hour site traffic with the proposed accesses as shown in the preliminary site plan.

### 4.2 Total Traffic

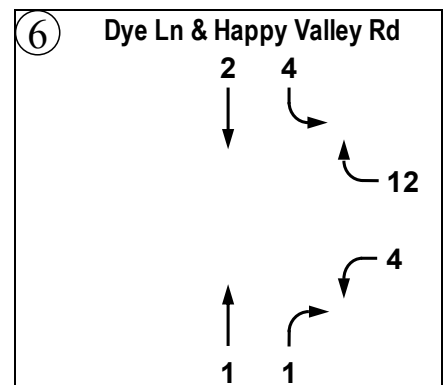
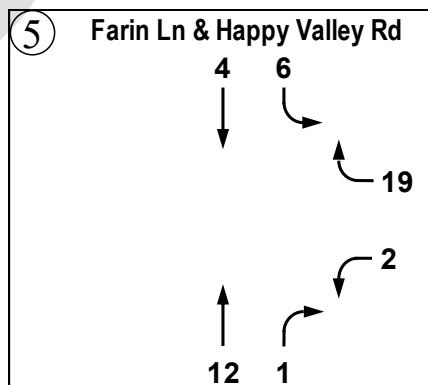
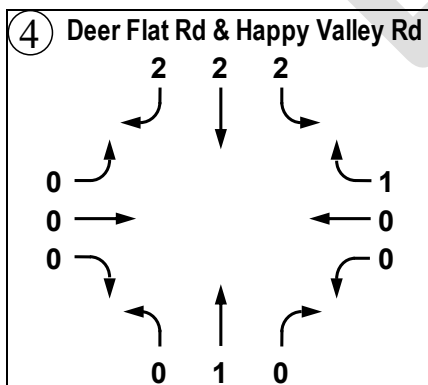
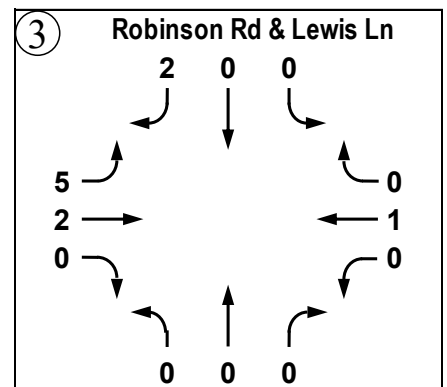
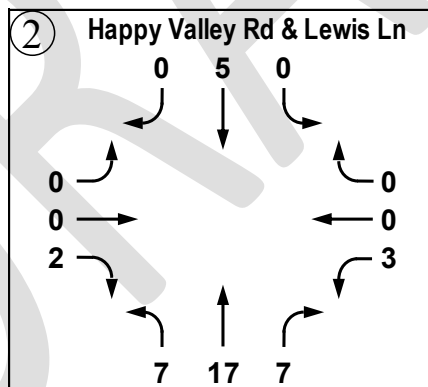
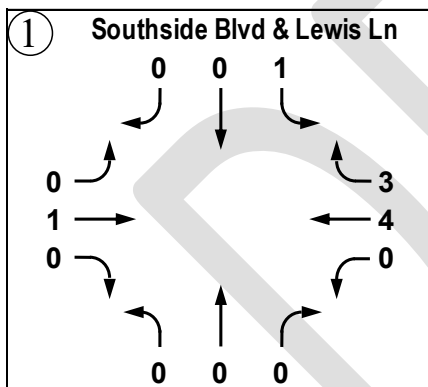
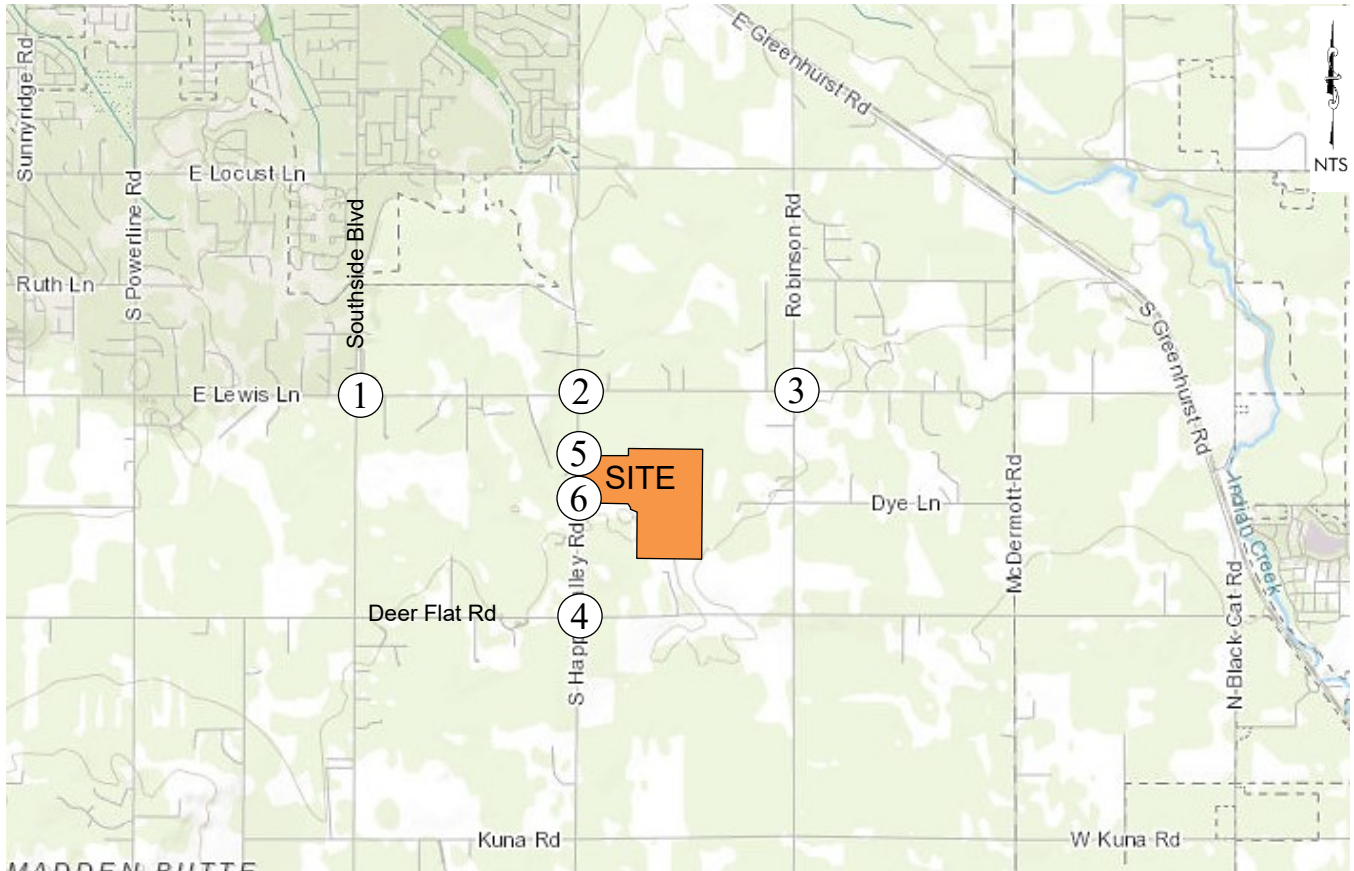
The build-out site traffic is then added to the 2023 background traffic as determined above to obtain the 2023 total traffic. **Figure 4.4** and **Figure 4.5** summarize the estimated 2023 weekday AM and PM peak hour total traffic, respectively.



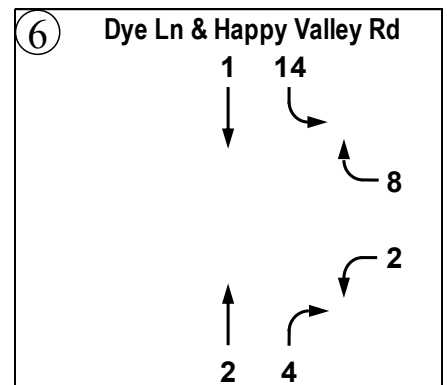
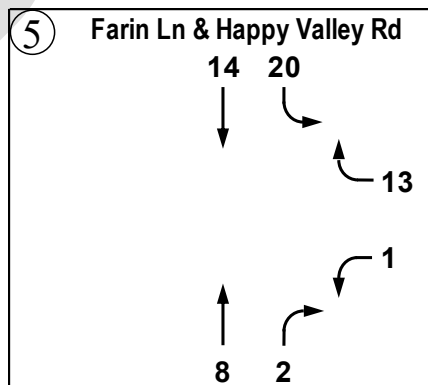
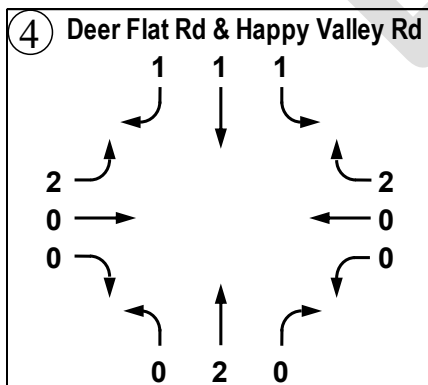
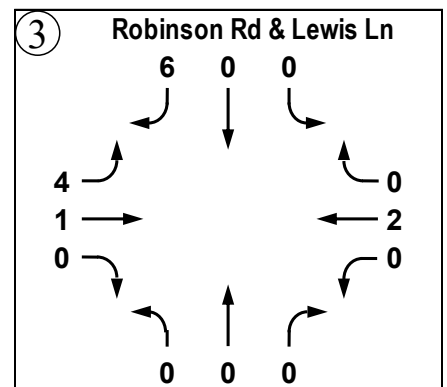
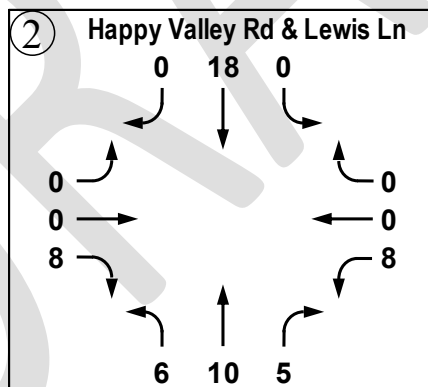
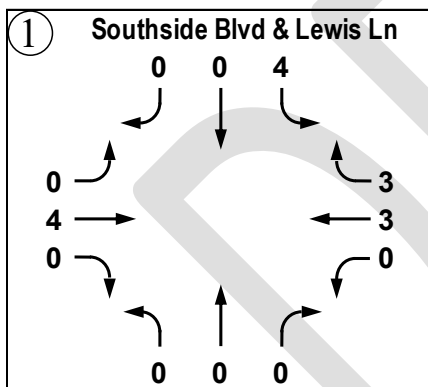
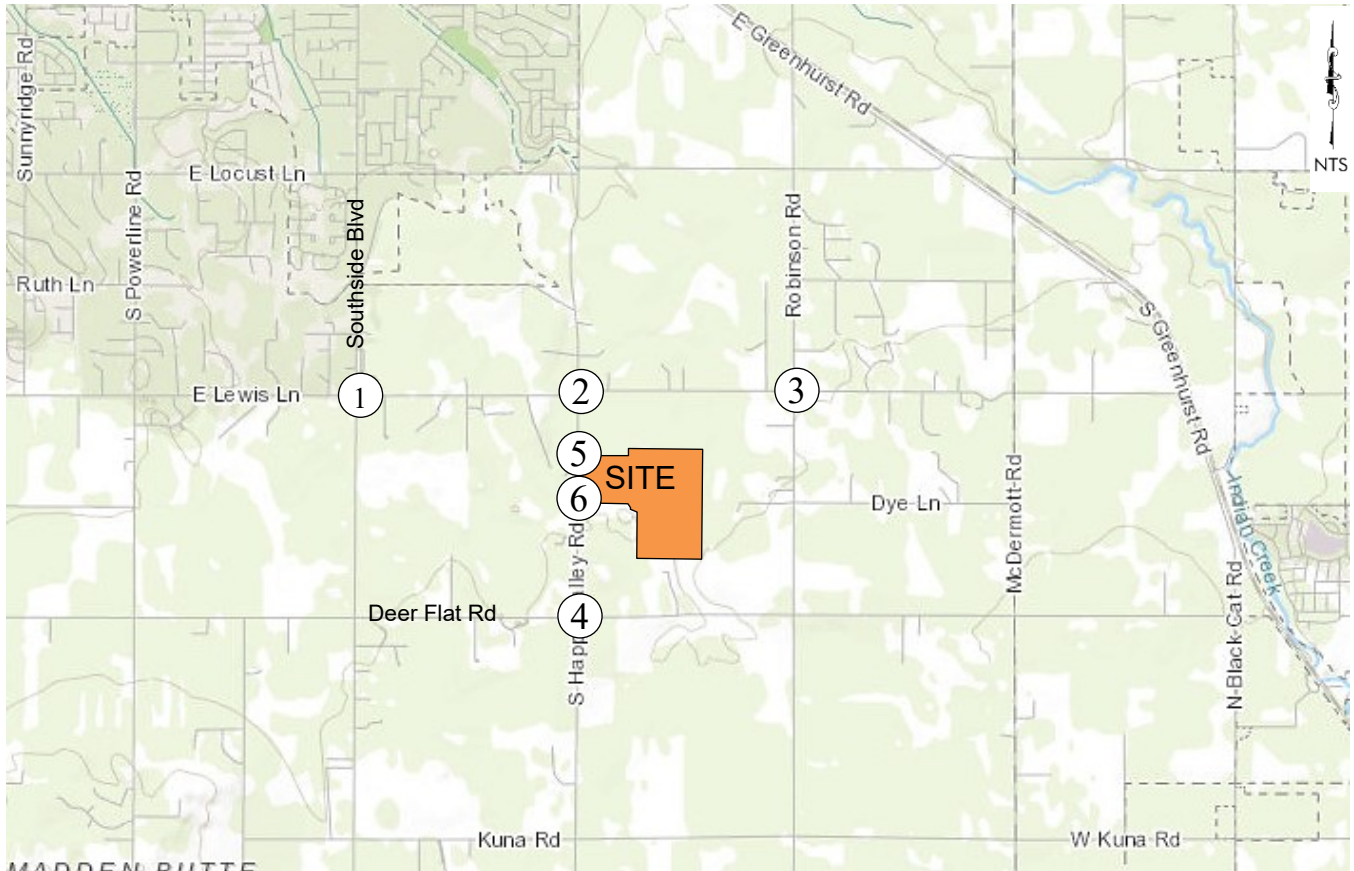
**Figure 4.1 – Site Traffic Distribution Patterns**



**Figure 4.2 – 2023 Build-Out Year AM Peak Hour Site Traffic**

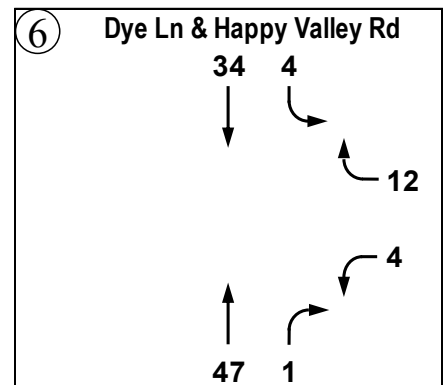
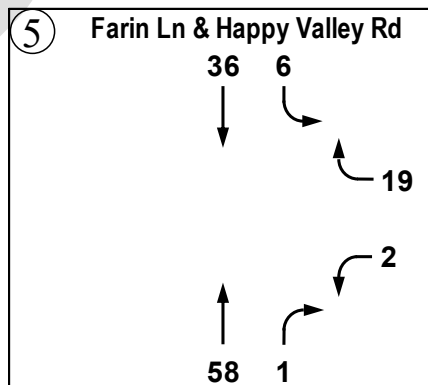
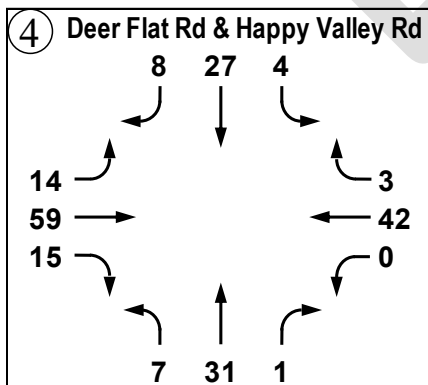
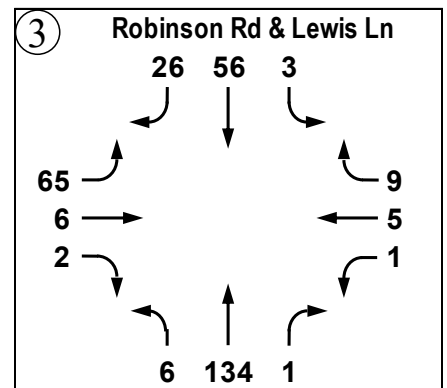
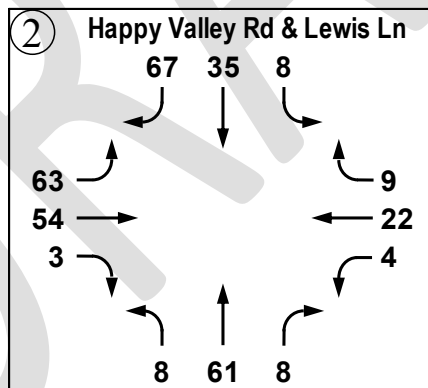
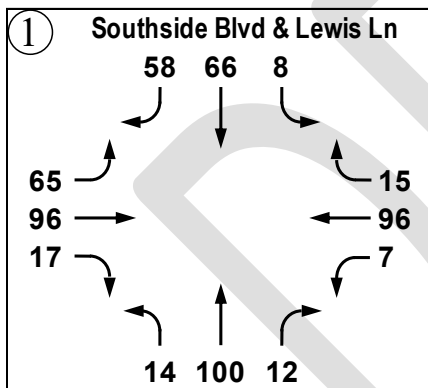
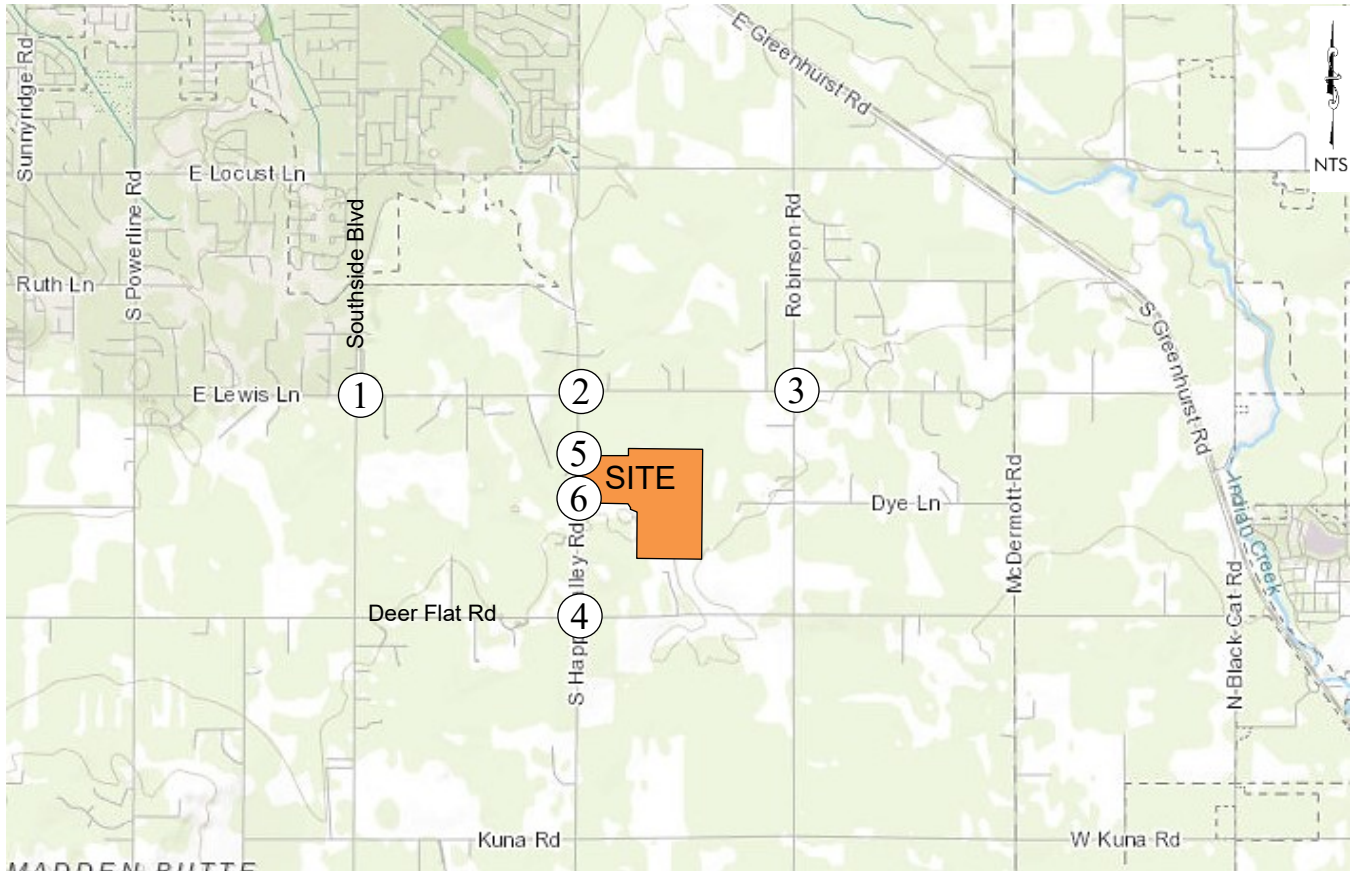


**Figure 4.3 – 2023 Build-Out Year PM Peak Hour Site Traffic**

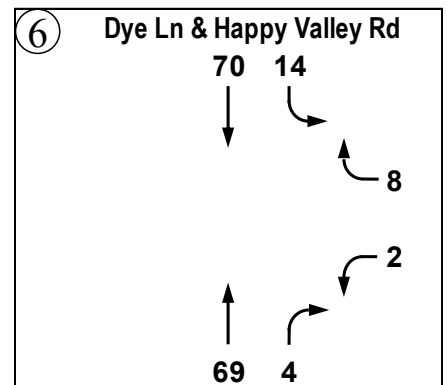
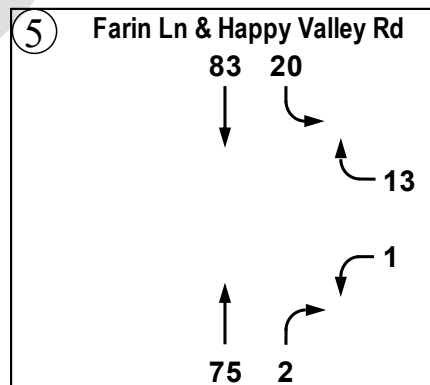
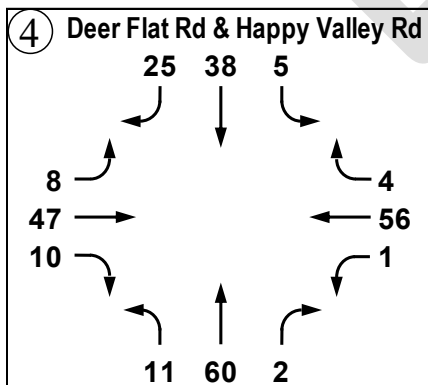
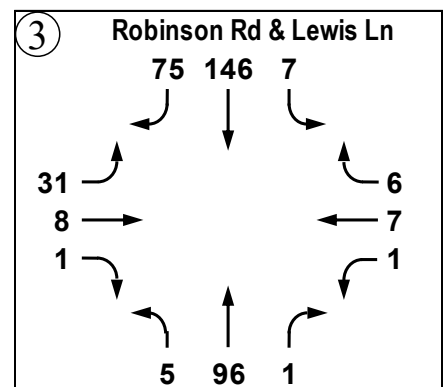
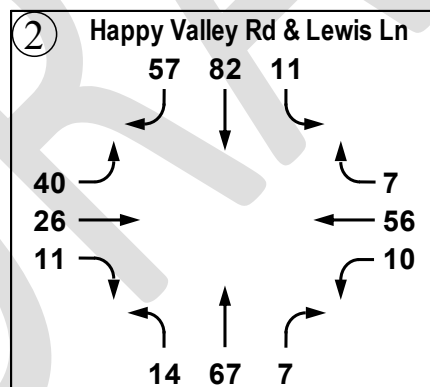
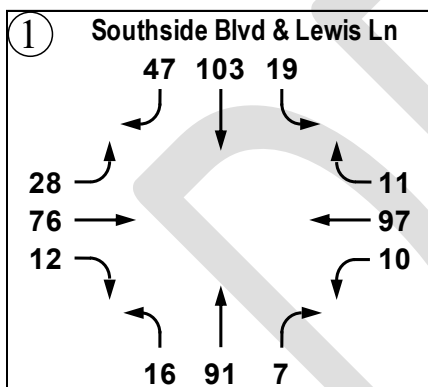
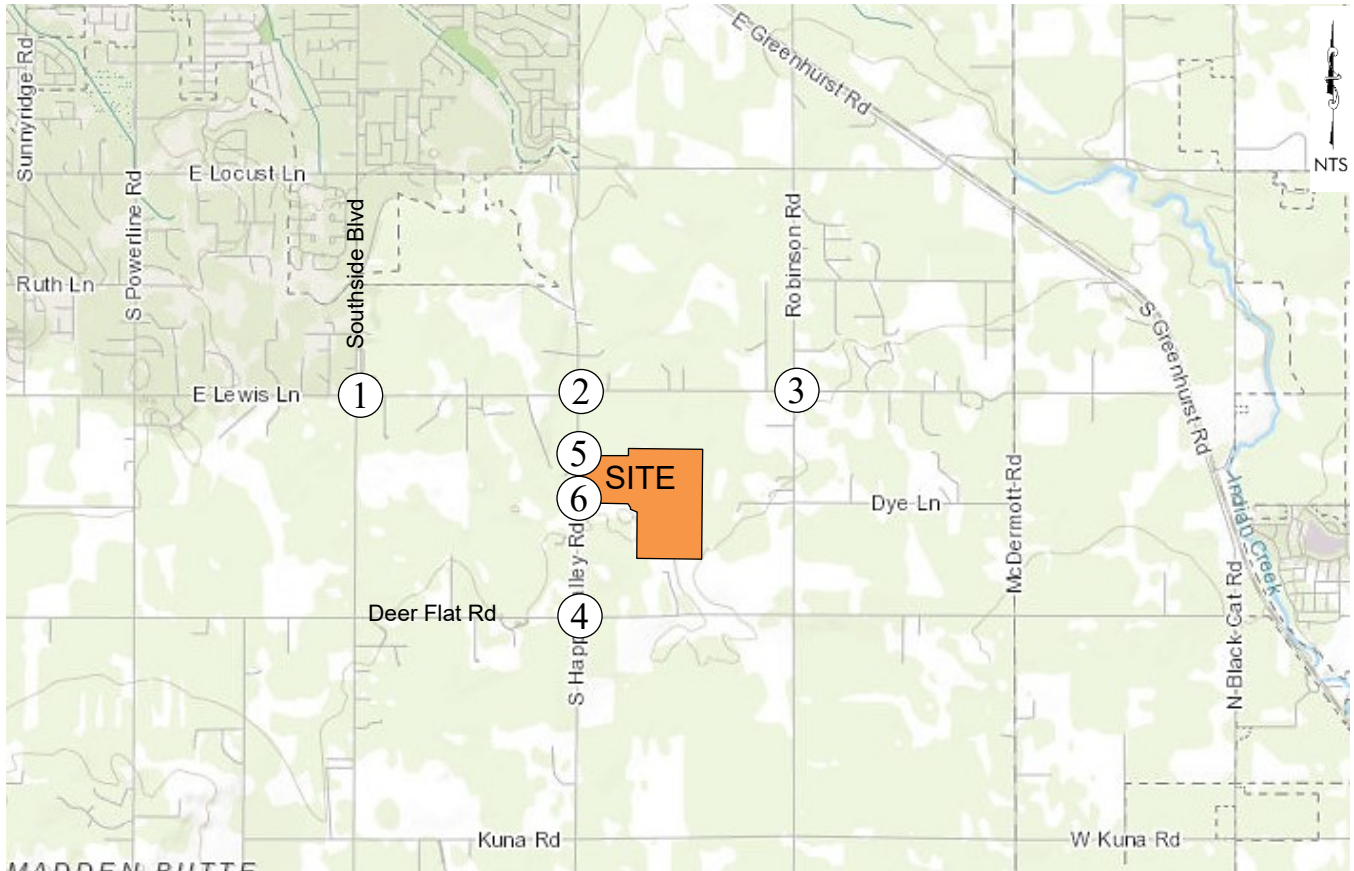




**Figure 4.4 – 2023 Build-Out Year AM Peak Hour Total Traffic**



**Figure 4.5 – 2023 Build-Out Year PM Peak Hour Total Traffic**

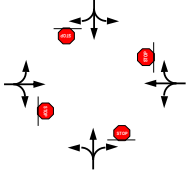
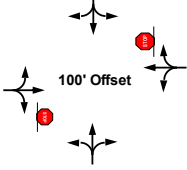
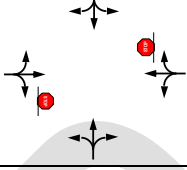
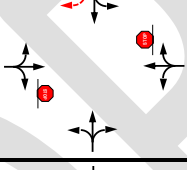
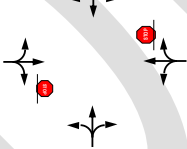




### 4.3 Intersection Operations

To determine the 2023 total traffic operations, the study area intersections were analyzed with the existing intersection control and lane configuration or with the turn lane warranted under 2023 background traffic conditions. Copies of the analysis reports are included in the appendix. **Table 4.2** summarizes the intersection capacity analysis results. All study area intersections are expected to meet minimum operational thresholds with or without the right-turn lane warranted under 2023 background traffic conditions.

**Table 4.2 – Intersection Operations – 2023 Build-Out Year Total Traffic**

Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
①	Southside Blvd and Lewis Ln		Intersection LOS	A	A
			Intersection Delay [s/veh]	9	9
			Worst Movement MOEs	A / 0.27 (EB)	A / 0.23 (SB)
②	Happy Valley Rd and Lewis Ln		EB / WB LOS	B / B	B / B
			EB / WB Delay [s/veh]	11 / 10	12 / 12
			Worst Movement MOEs	B / 0.19 (EB)	B / 0.13 (EB)
③	Robinson Rd and Lewis Ln		EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	12 / 10
			Worst Movement MOEs	B / 0.10 (EB)	B / 0.07 (EB)
			EB / WB LOS	B / A	B / B
			EB / WB Delay [s/veh]	11 / 10	11 / 10
			Worst Movement MOEs	B / 0.11 (EB)	B / 0.07 (EB)
④	Southside Blvd and Deer Flat Rd		EB / WB LOS	A / A	B / B
			EB / WB Delay [s/veh]	10 / 10	10 / 10
			Worst Movement MOEs	A / 0.12 (EB)	B / 0.09 (EB)

### 4.4 Intersection Mitigation

All study intersections are expected to meet minimum operational thresholds with 2023 total traffic. No additional study area intersection is expected to meet NCHRP Report 457 turn-lane guidelines. As a result, no additional improvements are needed to mitigate 2023 total traffic operations. **Table 4.3** summarizes the build-out site traffic percentage estimate at each study area intersection.

**Table 4.3 – Build-Out Site Traffic Percentage of 2023 Total Traffic**

Intersection	% Site Traffic of 2023 Total Traffic		
	AM Peak	PM Peak	Average
① Southside Blvd and Lewis Ln	1.6%	2.7%	2.2%
② Happy Valley Rd and Lewis Ln	11.9%	14.2%	13.1%
③ Robinson Rd and Lewis Ln	3.2%	3.4%	3.3%
④ Southside Blvd and Deer Flat Rd	3.8%	3.4%	3.6%

## 4.5 Site Access and Circulation

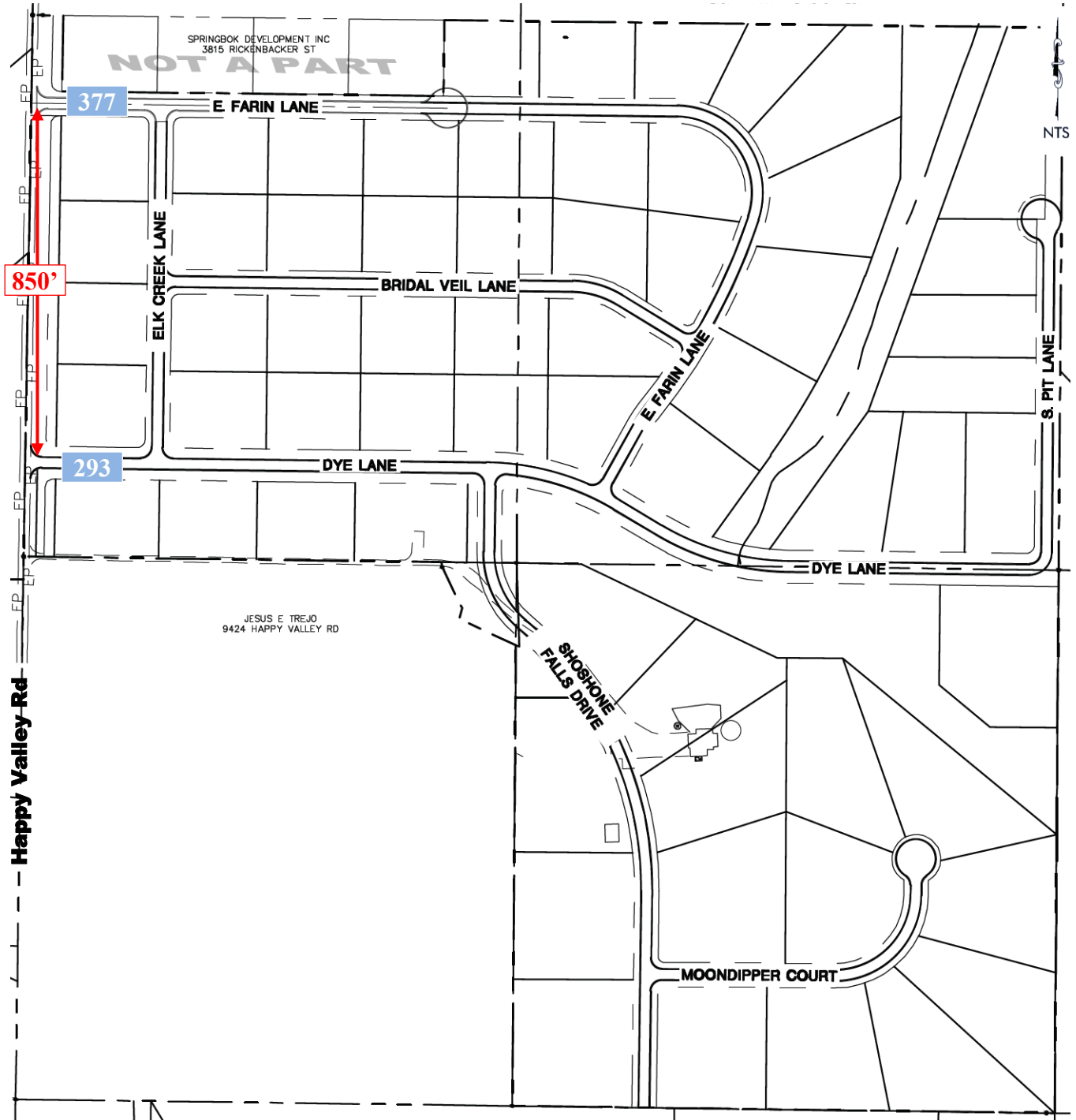
Happy Valley Road along the site frontage is outside the City of Nampa’s limits and under NHD1’s jurisdiction. The roadway and driveway spacing requirements on these roadways segments are based on the *2017 Edition of the Highway Standards and Development Procedures Policy for the Association of Canyon County Highway Districts, §3061 Intersection and Approach Policy*. According to the policy, no new private approaches or local roads are allowed on arterial roadways. Happy Valley Road according to NHD1 is classified as a major collector along the site frontage. Collector streets are allowed at 1,320 feet spacing on either a minor arterial or a collector. Local Road spacing on a major collector is allowed at 660 feet spacing. As stated in Section 2.1, Dye Lane is located at the mid-mile location and is shown in the City of Nampa 2020 Functional Classification Map as a future collector roadway.

**Figure 4.6** shows the proposed site access locations. Farin Lane is proposed approximately 1,350 feet south of Lewis Lane and 250 feet north of a private driveway on the west side of Happy Valley Road. Dye Lane is proposed approximately 850 feet south of Farin Lane and 3,000 feet north of Deer Flat Road, and aligns with a private driveway serving one dwelling unit on Happy Valley Road. The proposed access locations generally meet NHD1 intersection and approach spacing requirements on Happy Valley Road as a rural collector street.

The proposed accesses are located in a generally straight segment of Happy Valley. Based on field review, the Farin Lane approach has adequate sight distance exceeding 555 feet along Happy Valley Road for a 50-mph posted speed limit. However, the hill south of the site restricts the intersection sight distance at Dye Lane to 535 feet, which is 20 feet short the 555 feet minimum requirement for a 50-mph speed limit. There are existing advisory “Hill Blocks View” signs with advisory speeds of 40 mph installed on Happy Valley Road located approximately 230 feet north and 2,200 feet south of the proposed Dye Lane location. Photos from field review are included in the appendix and depicted in **Figure 4.7**. Two options are proposed to alleviate the potential intersection sight distance issues at the Dye Lane access:

- Option 1 – Shift Dye Lane at least 20 feet to the north to ensure an adequate intersection sight distance of 555 feet
- Option 2 – Install an additional “Hill Blocks View” with 40-mph advisory speed sign 800 feet south of Dye Lane. The location of Dye Lane as proposed would meet the 445 minimum sight distance guidelines for a 40-mph roadway.

**Figure 4.6 – Proposed Site Access, Circulation, and Estimated ADTs**


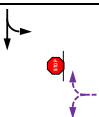


**Figure 4.7 – Sight Distance Summary and “Hill Blocks View” Sign Locations**



Turn lane analysis was evaluated at the proposed site access intersections using guidelines from the NCHRP Report 457. See the appendix for turn lane worksheets. None of the proposed site access intersections are expected to meet NCHRP Report 457 turn-lane guidelines with 2023 total traffic. **Table 4.4** summarizes the intersection capacity analysis results for the proposed site access intersections. All proposed site access intersections are projected to operate at LOS A with 2023 peak hour total traffic.

**Table 4.4 – Site Access Intersection Operations – 2023 Build-Out Year Total Traffic**

Intersection		Control / Lane Site Improvements	MOEs	AM Peak Hour	PM Peak Hour
⑤	Farin Ln and Happy Valley Rd		WB LOS	A	A
			WB Delay [s/veh]	9	9
			Worst Movement MOEs	A / 0.02 (WB)	A / 0.02 (WB)
⑥	Dye Ln and Happy Valley Rd		WB LOS	A	A
			WB Delay [s/veh]	9	9
			Worst Movement MOEs	A / 0.02 (WB)	A / 0.01 (WB)

## 4.6 School Routes

There are no existing or proposed schools within one mile of the development. The existing New Horizons Magnet Elementary School located in the northeast area of the Southside Boulevard and Lewis Lane intersection is approximately 1.5 miles from the site. Children residing within the development and attending New Horizons Magnet Elementary School will likely be bussed or picked-up/dropped-off by parents.

There are existing sidewalk segments on Southside Boulevard along the school frontage and the Southside Boulevard Methodist Church in the northeast corner of the Southside Boulevard and Lewis Lane intersection. However, there are no sidewalks along Lewis Lane or Happy Valley Road from the church to the site.



## **APPENDIX A: Scope of Work**

## **APPENDIX B: Traffic Counts**

## **APPENDIX C: 2021 Synchro Reports**

## **APPENDIX D: COMPASS Forecasts**



## **APPENDIX E: Offsite Traffic**

## **APPENDIX F: 2023 Background Traffic Synchro Reports**

## **APPENDIX G: 2023 Total Traffic Synchro Reports**

## **APPENDIX H: Site Trip Generation Reports**

## **APPENDIX I: Turn Lane Warrant Worksheets**

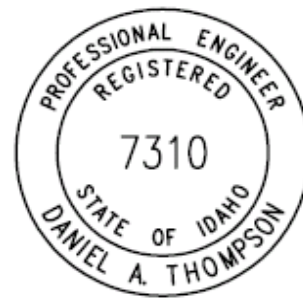


## **APPENDIX J: Sight Distance Field Review**

# **Traffic Impact Study - DRAFT**

## **Happy Valley Place Subdivision**

**Nampa, Idaho**



**Prepared For:**

**Happy Valley Place, LLC  
6297 Ruddsdale Ave  
Boise, ID 83709**

**September 11, 2018**



**EXHIBIT  
A.10.**

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## EXECUTIVE SUMMARY

Thompson Engineers, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Happy Valley Place Subdivision located west of Midway Road between Lake Lowell Avenue and Iowa Avenue in Nampa, Idaho, as shown in **Figure 1.1**. The scope of this report was determined through coordination with the Nampa Highway District No. 4.

The TIS evaluates the potential traffic impacts resulting from background traffic growth, offsite developments in the area, and the proposed development, and identifies improvements to mitigate the impacts. **Table 1.1** summarizes the proposed mitigations.

For this study, the background traffic includes only the expected traffic growth of 4.0% annual growth rate.

### 1.0 Proposed Development

- 1.1 At full build-out, Happy Valley Place Subdivision is estimated to include 80 residential dwelling. The expected full build-out year is 2025 but may change depending on the market conditions.
- 1.2 Based on the Institution of Transportation Engineers (ITE) Trip Generation Manual 10<sup>th</sup> Edition, Happy Valley Place Subdivision is estimated to generate approximately 756 trips per weekday, 59 trips during the AM peak hour, and 79 trips during the PM peak hour.
  - The development is not expected to retain a significant amount of internal capture trips within the site based on ITE methodologies. No trip reduction for internal capture trips was assumed in the analysis.
  - The development is not expected to generate pass-by trips based on ITE pass-by rates. No pass-by trips were assumed in the analysis.
  - All trips generated by the development were assumed to be made by personal or commercial vehicles.
  - The estimated site traffic distribution patterns are:
    - 70% north of the site
    - 10% west of the site
    - 10% east of the site
    - 10% south of the site

### 2.0 Proposed Access

- 2.1 Happy Valley Place Subdivision is proposing two site accesses on Happy Valley Road:
  - North access on Happy Valley Road
    - The proposed access is located approximately 1,340 feet South of Lewis Lane
    - The proposed access is not expected to require turn lanes
    - The proposed access is expected to meet minimum operational thresholds as a stop-controlled intersection
  - South access on Happy Valley Road
    - The proposed access is located approximately 1,550 feet south of Lewis Lane
    - The proposed access is not expected to require turn lanes
    - The proposed access is expected to meet minimum operational thresholds as a stop-controlled intersection



**Table 1.1 – Proposed Intersection Improvements Summary**

Intersection		2018 Existing Traffic	2025 Build-Out Year	
			Background Traffic	Total Traffic
①	Lewis Lane and Happy Valley Road	None	None	None
②	Deer Flat Road and Happy Valley Road	None	None	None
③	N Site Access and Happy Valley Road	N/A	N/A	None
④	S Site Access and Happy Valley Road	N/A	N/A	None

<sup>1</sup> Intersection meets minimum operational thresholds without turn-lane.

### **3.0 Improvements Needed to Mitigate 2018 Existing Traffic**

- 3.1 All study area intersections meet minimum operational thresholds with 2018 existing traffic analyzed with the existing intersection control and lane configuration. None of the study area intersections satisfy guidelines for turn lanes based on NCHRP Report 457. As a result, no improvements are needed to mitigate 2018 existing traffic.

### **4.0 Improvements Needed to Mitigate 2025 Background Traffic**

- 4.1 All study area intersections are expected to meet minimum operational thresholds with 2025 background traffic analyzed with the existing intersection control and lane configuration. None of the study area intersections are expected to satisfy guidelines for turn lanes based on NCHRP Report 457. As a result, no improvements are needed to mitigate 2025 background traffic.

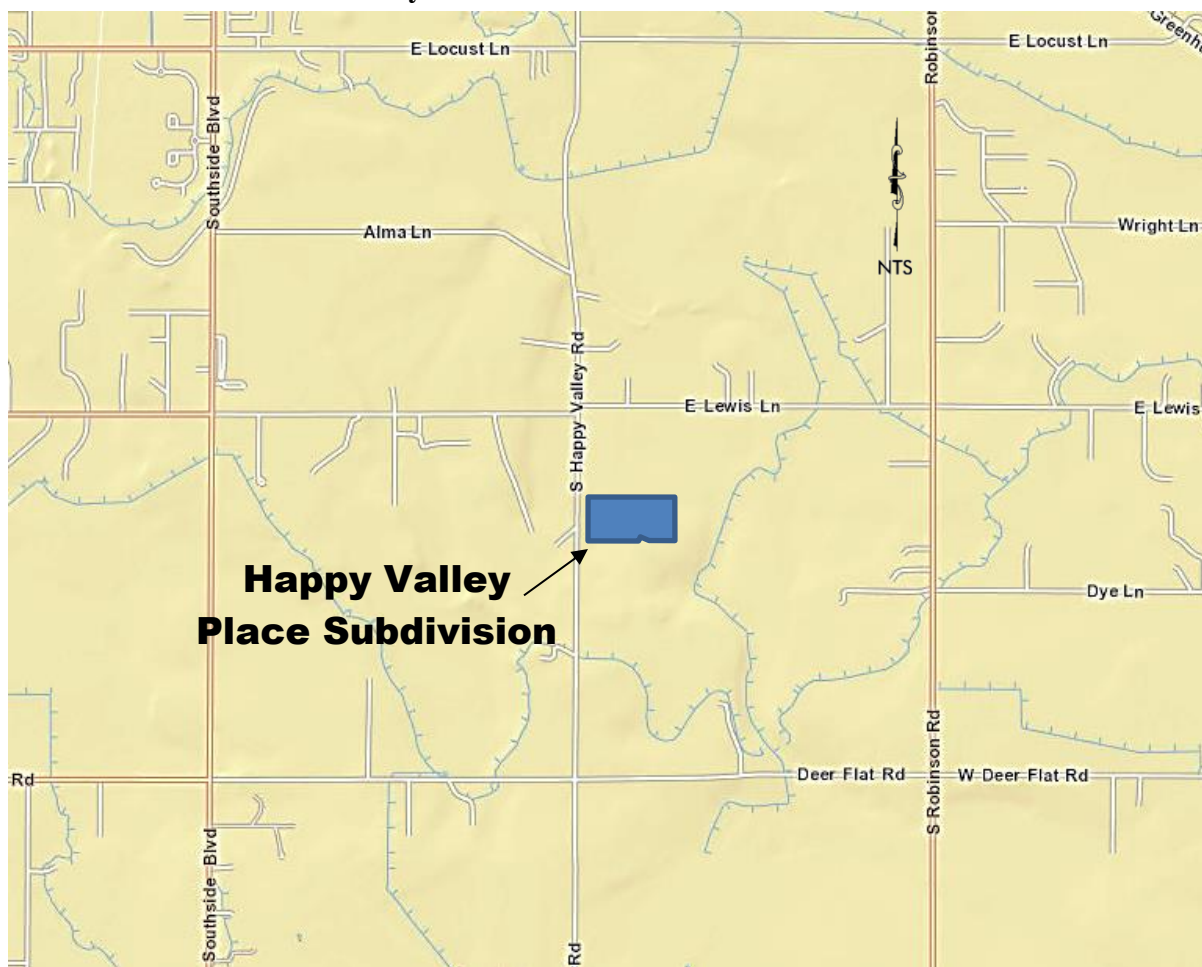
### **5.0 Improvements Needed to Mitigate 2025 Build-Out Year Total Traffic**

- 5.1 All study area intersections are expected to meet minimum operational thresholds with 2025 total traffic analyzed with the existing intersection control and lane configuration. None of the study area intersections are expected to satisfy guidelines for turn lanes based on NCHRP Report 457. As a result, no improvements are needed to mitigate 2025 build-out total traffic.

## 1.0 INTRODUCTION

Thompson Engineers, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Happy Valley Place Subdivision development located on Happy Valley Road between Lewis Lane and Deer Flat Road in Nampa, Idaho. **Figure 1.1** shows the site location and its vicinity. The TIS evaluates the potential traffic impacts resulting from background traffic growth, offsite developments in the area, and proposed development, and identifies improvements to mitigate the impacts.

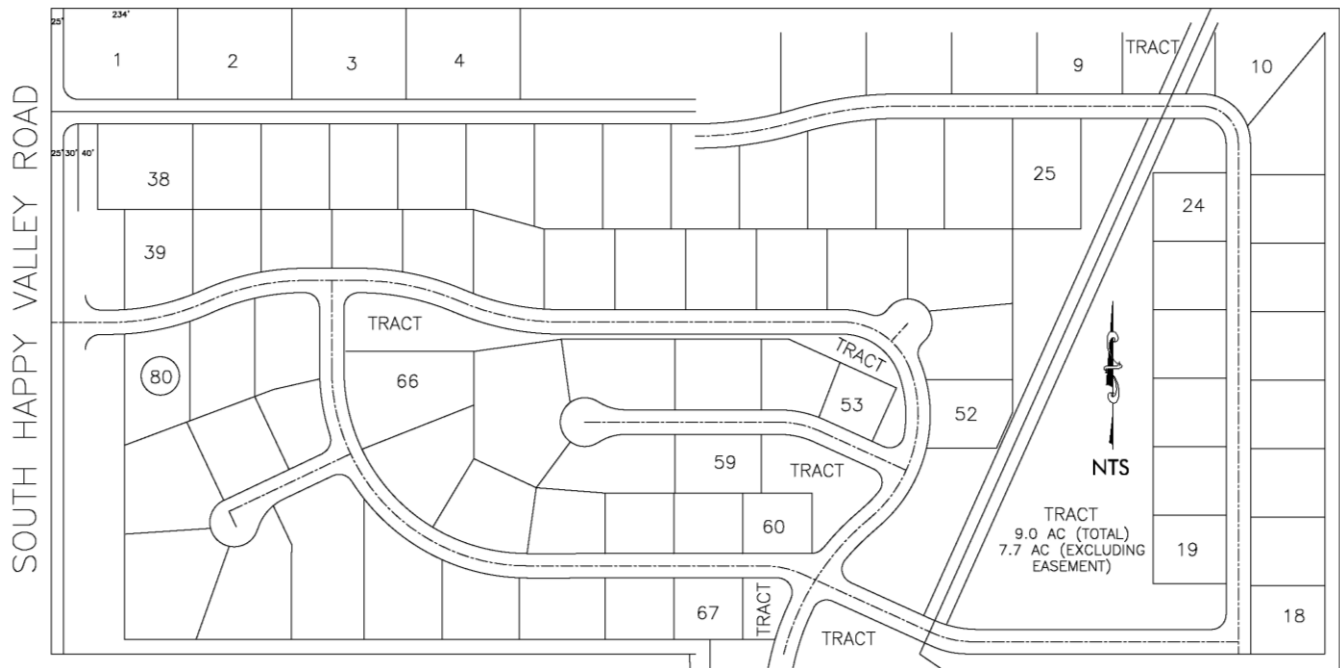
**Figure 1.1 – Site Location and Vicinity**



### 1.1 Proposed Development

Happy Valley Place Subdivision is a proposed residential development estimated to contain 80 residential dwelling units. The expected build-out year is 2025 but may change depending on the market conditions. **Figure 1.2** shows the preliminary site development plan with the two proposed access locations.

**Figure 1.2 – Preliminary Site Plan**



## 1.2 Study Approach

The study area intersections are located within the City of Nampa's area of impacts. An initial meeting was not held for the project. However, the study area, specific parameters, and requirements for the study were coordinated with the Nampa Highway District No. 1. Summary of the email correspondence is included in the appendix. This study was prepared in accordance with the Policies of the Nampa Highway District.

## 1.3 Study Area

The following study area intersections were identified for collecting peak hour turning movement counts and traffic impact analysis:

1. Lewis Lane and Happy Valley Road
2. Deer Flat Road and Happy Valley Road
3. All proposed site access points

## 1.4 Study Period

The analysis periods will be weekday AM and PM peak hours of operation of the transportation system. The analysis years are:

- 2018 existing traffic
- 2025 build-out year background traffic
- 2025 build-out year total traffic

## 1.5 Analysis Methods and Performance Measure Thresholds

Intersection capacity analysis was performed using Synchro 10 (10.2.0.45), which utilizes the 2010 Highway Capacity Manual (HCM) methodologies. All parameters used in the analysis were based on existing data when available or Synchro default values, when not available. The level of service for the intersection is based on the average delay of vehicles traveling through the intersection. For this study, the minimum acceptable level of service is LOS D for the worst movement.

## 2.0 EXISTING CONDITIONS

### 2.1 Roadway Network, Intersection Control and Lane Configuration

**Table 2.1** summarizes the study area roadway characteristics. The roadway functional classification is based on the COMPASS Functional Classification Map. A brief description of the study area intersection control and lane configuration is described below.

**Happy Valley Road and Lewis Lane intersection** is a two-way stop-controlled intersection with stop signs on the Lewis Lane approaches. The Lewis Lane approaches are offset from each other approximately 130 feet. All approaches have one shared lane for all movements.

**Happy Valley Road and Deer Flat Road intersection** is a two stop-controlled intersection with a stop sign on the Deer Flat Road approaches. All approaches have one shared lane for all movements.

**Table 2.1 – Existing Roadway Characteristics**

Roadway	Functional Classification	Number of Lanes	Posted Speed Limit (mph)	Pedestrian Facilities
Happy Valley Road	Collector	2	50	• None
Lewis Lane	Minor Arterial	2	50	• None
Deer Flat Road	Collector	2	50	• None

### 2.2 Existing Traffic Volumes

Weekday AM and PM peak hour traffic counts were obtained at the study intersections on August 23, 2018. The peak hour intersection turning movement counts were collected on a weekday for a 2-hour period at 15-minute intervals between 7:00 and 9:00 during the AM peak travel period hour and between 4:00 and 6:00 during the PM peak travel period. Existing turning movement counts are included in the appendix. **Figure 2.2** and **Figure 2.3** summarize the existing peak hour traffic volumes.

### 2.3 School Routes

There are no existing or proposed schools located within one mile of the project.

### 2.4 Intersection Crash Data

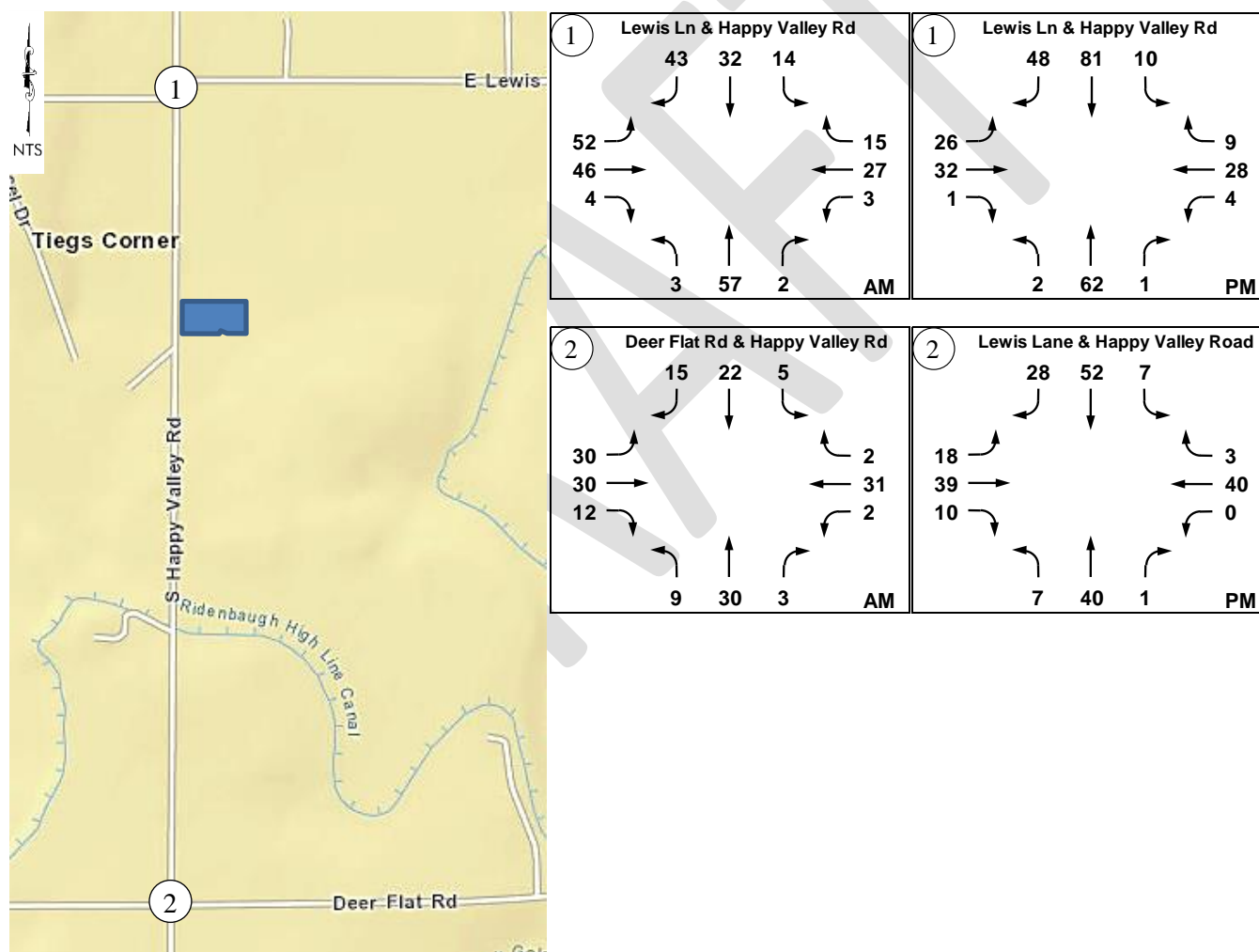
The most current five-year crash data (2012-2016) was obtained from the Local Highway Technical Assistance Council (LHTAC) website (<http://gis.lhtac.org/safety/>). **Table 2.2** summarizes the crash data statistics for the study area intersections. Both study area intersections have crash rates below the base crash rates.

**Table 2.2 – Intersection Crash Data (2012-2016)**

Intersection		Total Crashes	Crash Severity			Base <sup>1</sup> Crash Rate (ACC/MV)	Existing Crash Rate (ACC/MV)
			PDOs	Injury	Fatal		
①	Lewis Lane and Happy Valley Road	0	0	0	0	Existing crash rate expected to be lower than base rate.	
②	Deer Flat Road and Happy Valley Road	5	4	0	1	1.66 (Type=47)	1.12

<sup>1</sup>Based on similar roadway type, width, and volume.

**Figure 2.1 – 2018 Existing Peak Hour Traffic**





## 2.5 Intersection Level of Service

To determine the existing traffic impacts, the study area intersections were analyzed with the existing intersection control and lane configuration and 2018 existing peak hour traffic. Copies of the analysis reports are included in the appendix. **Table 2.3** summarizes the intersection capacity analysis results. All study area intersections meet minimum operational thresholds.

**Table 2.3 – Intersection Level of Service – 2018 Existing Traffic**

Intersection		Control	MOEs	AM Peak Hour	PM Peak Hour
①	Lewis Lane and Happy Valley Road	Two-Way Stop (Lewis Lane)	LOS (EB / WB)	B / A	B / B
			Delay [s/v] (EB / WB)	11 / 10	11 / 10
			Worst Lane Group LOS	B (EB)	B (EB)
②	Deer Flat Road and Happy Valley Road	Stop (Deer Flat Road)	LOS (EB / WB)	A / A	B / B
			Delay [s/v] (EB / WB)	10 / 10	10 / 10
			Worst Lane Group LOS	A (EB)	B (EB)

## 2.6 Mitigation

All study intersections are expected to meet minimum operational thresholds with the existing intersection control and lane configuration. In addition, none of the intersection satisfy guidelines for turn lanes based on NCHRP Report 457. No improvements are proposed to mitigate 2018 existing traffic.

## 3.0 2025 BACKGROUND TRAFFIC CONDITIONS

### 3.1 Roadway Network

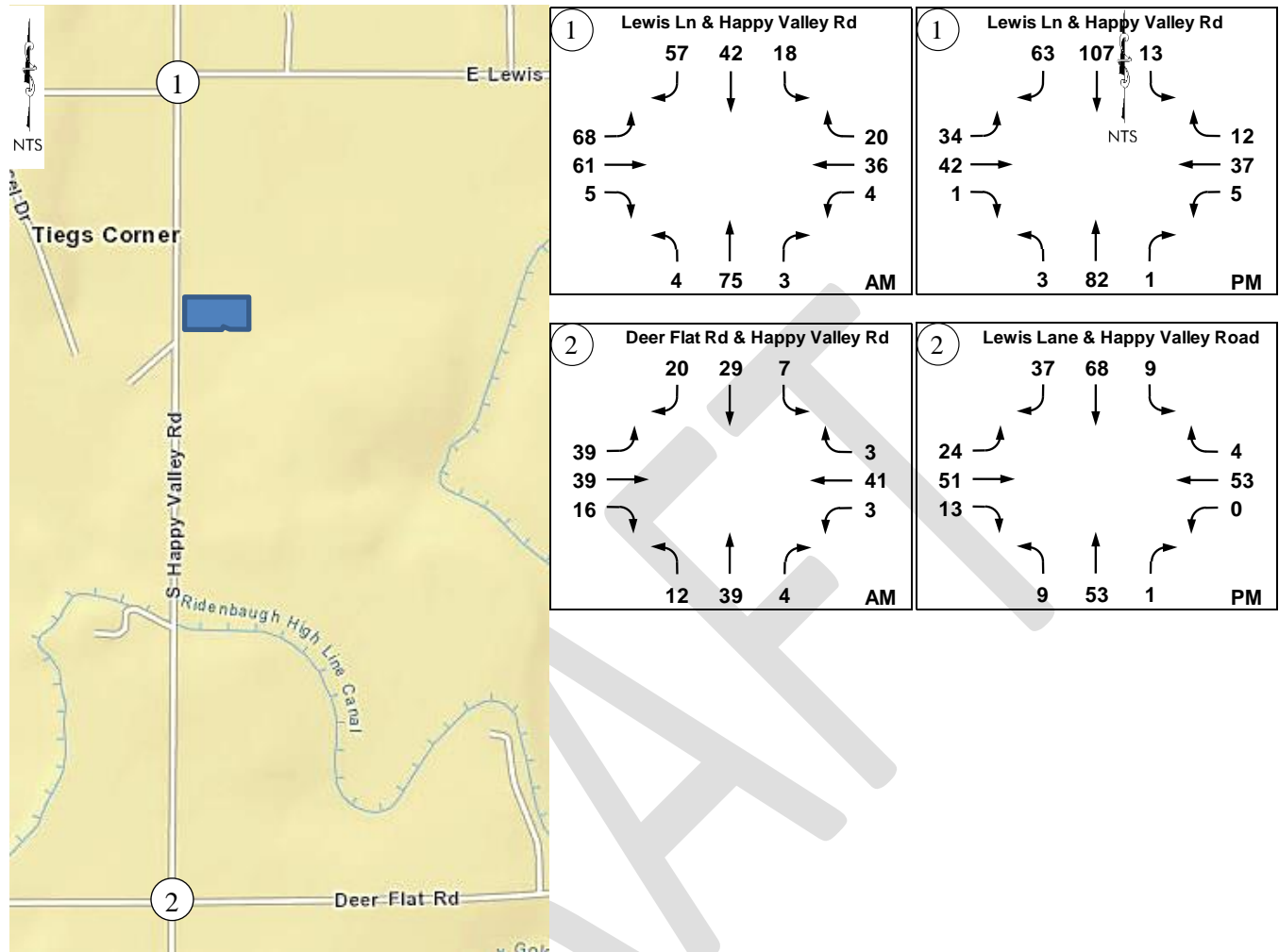
The study area roadways and intersections are expected to remain the same as the existing conditions. At the time of this study, there were no improvements planned for the study area roadways or intersections, funded or unfunded.

### 3.2 Background Traffic

Future background traffic was estimated by extrapolating the 2018 existing traffic counts by a 4.0% annual growth rate. There are no other developments in the approval or construction phase in the vicinity of this project at this time, so the expanded traffic is the background traffic.

**Figure 3.1** summarizes the 2025 build-out year peak hour background traffic.

Figure 3.1 – 2025 Build-Out Year Peak Hour Background Traffic



### 3.3 Intersection Level of Service

To determine the 2025 background traffic impacts, the study area intersections were analyzed with the existing intersection control and lane configuration and with 2025 background traffic. Copies of the analysis reports are included in the appendix. **Table 3.1** summarizes the intersection capacity analysis results. All study area intersections are expected to continue to meet minimum operational thresholds.

**Table 3.1 – Intersection Level of Service – 2025 Build-Out Year Background Traffic**

Intersection		Control	MOEs	AM Peak Hour	PM Peak Hour
①	Lewis Lane and Happy Valley Road	Two-Way Stop (Lewis Lane)	LOS (EB / WB)	B / B	B / B
			Delay [s/v] (EB / WB)	12 / 10	12 / 11
			Worst Lane Group LOS	B (EB)	B (EB)
②	Deer Flat Road and Happy Valley Road	Two-Way Stop (Deer Flat Road)	LOS (EB / WB)	B / B	B / B
			Delay [s/v] (EB / WB)	10 / 10	11 / 11
			Worst Lane Group LOS	B (EB)	B (EB)

### 3.4 Mitigation

All study intersections are expected to meet minimum operational thresholds with the existing intersection control and lane configuration. In addition, none of the intersection satisfy guidelines for turn lanes based on NCHRP Report 457. No improvements are proposed to mitigate 2025 background traffic.

## 4.0 2025 TOTAL TRAFFIC CONDITIONS

### 4.1 Roadway Network Improvements

The 2025 roadway network within the study area is expected to remain the same as existing, with the exception of the proposed improvements along the site frontages, and internal roadways within the Happy Valley Place Subdivision. The development is planning to construct two approaches on Happy Valley Road for site access.

### 4.2 Site Traffic

#### 4.2.1 Trip Generation

Site trip generation is estimated using the procedures recommended in the latest edition of the Trip Generation Manual (10<sup>th</sup> edition), published by ITE. The site trip generation is obtained by applying the trip generation rates obtained from the manual for the proposed land uses within the 2025 development. **Table 4.1** summarizes the site trip generation. The proposed 2025 development is estimated to generate approximately 756 weekday daily trips with 59 trips during the AM peak hour and 79 trips during the PM peak hour.

**Table 4.1 – 2025 Site Trip Generation Summary**

Land Use	ITE Code	Size	Unit	Period	Trip Rate Per Unit	Total Trips	Entering	Exiting
Single-Family Detached Housing	210	80	DU	Weekday Daily (vpd)	9.44	756	50%	378
				AM Peak Hour (vph)	0.74	59	25%	15
				PM Peak Hour (vph)	0.99	79	63%	50

#### 4.2.2 Trip Capture

Based on the proposed land uses, the development is not expected to retain a significant amount of the trips within the site. No reduction for internal capture trips was assumed in the traffic analysis.

#### 4.2.3 Pass-by Trips

Based on the proposed land uses, the development is not expected to attract pass-by trips. No pass-by trips were assumed in the traffic analysis.

#### 4.2.4 Modal Split

For the traffic analysis purposes, all trips generated by the development were assumed to be made by personal and commercial vehicles.

#### 4.2.5 Trip Distribution and Assignment

Site traffic was distributed and assigned to the external roadway system based on the current travel patterns, site layout, historical traffic counts at the study area intersections, and the general location of the site within the area. **Figure 4.1** summarizes the expected site traffic distribution patterns. Approximately 56% of the site traffic is expected to use the north access and 34% will use the south access. **Figure 4.2** summarizes the estimated 2025 peak hour site traffic with the proposed accesses as shown in the concept site plan.

### 4.3 Total Traffic

The 2025 site traffic is then added to the 2025 background traffic as determined above to obtain the 2025 total traffic. **Figure 4.3** summarizes the estimated 2025 weekday peak hour total traffic at each intersection. **Table 4.2** summarizes the build-out site traffic percentage estimate at each study area intersections.

**Table 4.2 – Build-Out Site Traffic Percentage of 2025 Total Traffic**

Intersection		% Site Traffic of 2025 Total Traffic		
		AM Peak	PM Peak	Average
1	Lewis Lane and Happy Valley Road	11%	15%	13%
2	Deer Flat Road and Happy Valley Road	28%	27%	28%
3	N Site Access and Happy Valley Road	21%	19%	20%
4	S Site Access and Happy Valley Road	3.4%	3.3%	3.4%

Figure 4.1 – Site Traffic Distribution Patterns

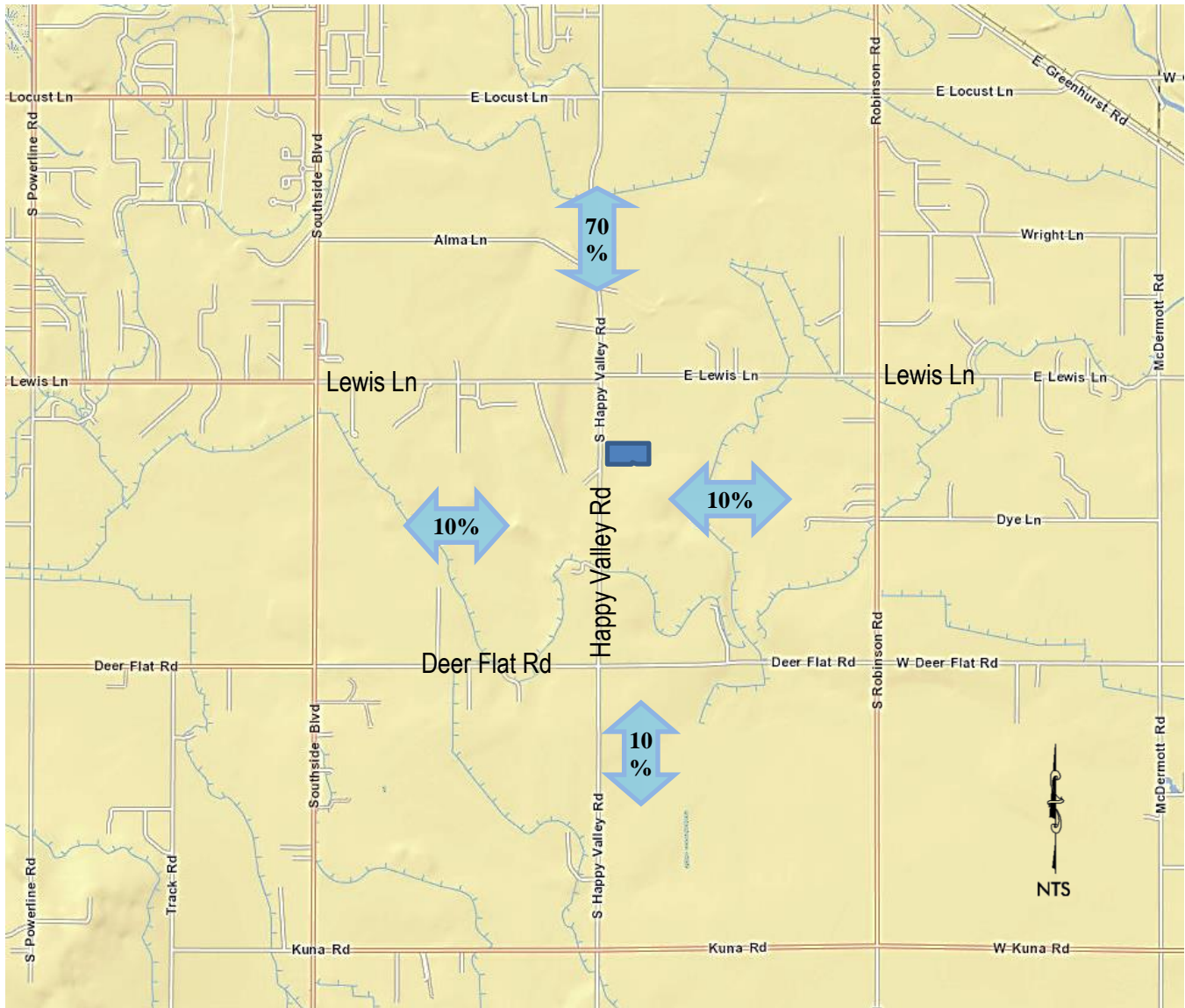
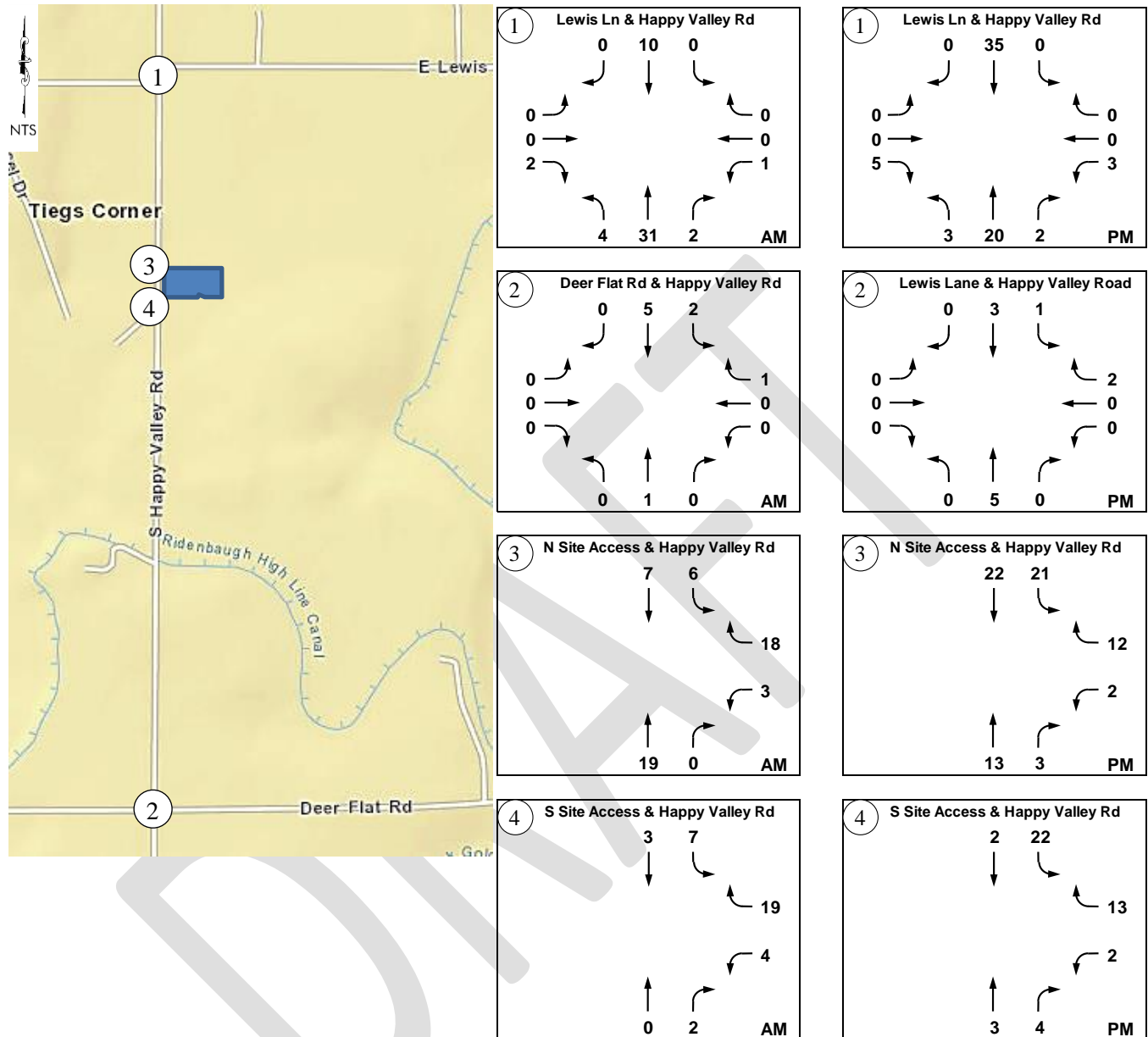
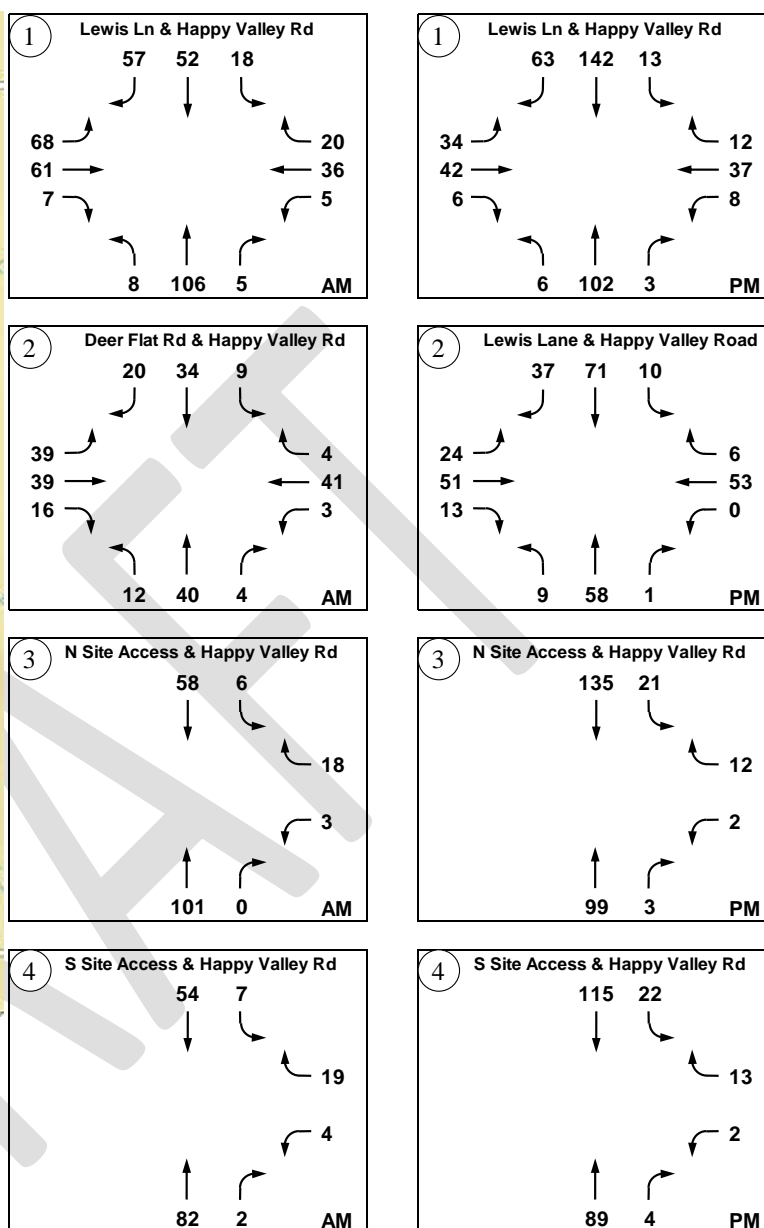




Figure 4.2 – Build-Out Peak Hour Site Traffic



The map shows a study area with a blue rectangle indicating the study site. The site is located on Happy Valley Rd, between Ties Corner and Deer Flat Rd. The map includes a north arrow and a scale bar (0 to 1000 feet). The study site is located on Happy Valley Rd, between Ties Corner and Deer Flat Rd. The map includes a north arrow and a scale bar (0 to 1000 feet).



## 4.4 Intersection Level of Service

To determine the 2025 total traffic impacts, the study area intersections were analyzed with the existing intersection control and lane configuration and 2025 total traffic. Copies of the analysis reports are included in the appendix. **Table 4.3** summarizes the intersection capacity analysis results. All study area intersection is expected to continue to meet minimum operational thresholds.

**Table 4.3 – Intersection Level of Service – 2025 Build-Out Year Total Traffic**

Intersection		Control	MOEs	AM Peak Hour	PM Peak Hour
①	Lewis Lane and Happy Valley Road	Two-Way Stop (Lewis Lane)	LOS (EB / WB)	B / B	B / B
			Delay [s/v] (EB / WB)	13 / 11	13 / 12
			Worst Lane Group LOS	B (EB)	B (EB)
②	Deer Flat Road and Happy Valley Road	Two-Way Stop (Deer Flat Road)	LOS (EB / WB)	B / B	B / B
			Delay [s/v] (EB / WB)	11 / 10	11 / 11
			Worst Lane Group LOS	B (NB)	B (NB)

## 4.5 Mitigation

All study intersections are expected to meet minimum operational thresholds with the existing intersection control and lane configuration. In addition, none of the intersection satisfy guidelines for turn lanes based on NCHRP Report 457. No improvements are proposed to mitigate 2025 build-out total traffic.

## 4.6 Site Access and Circulation

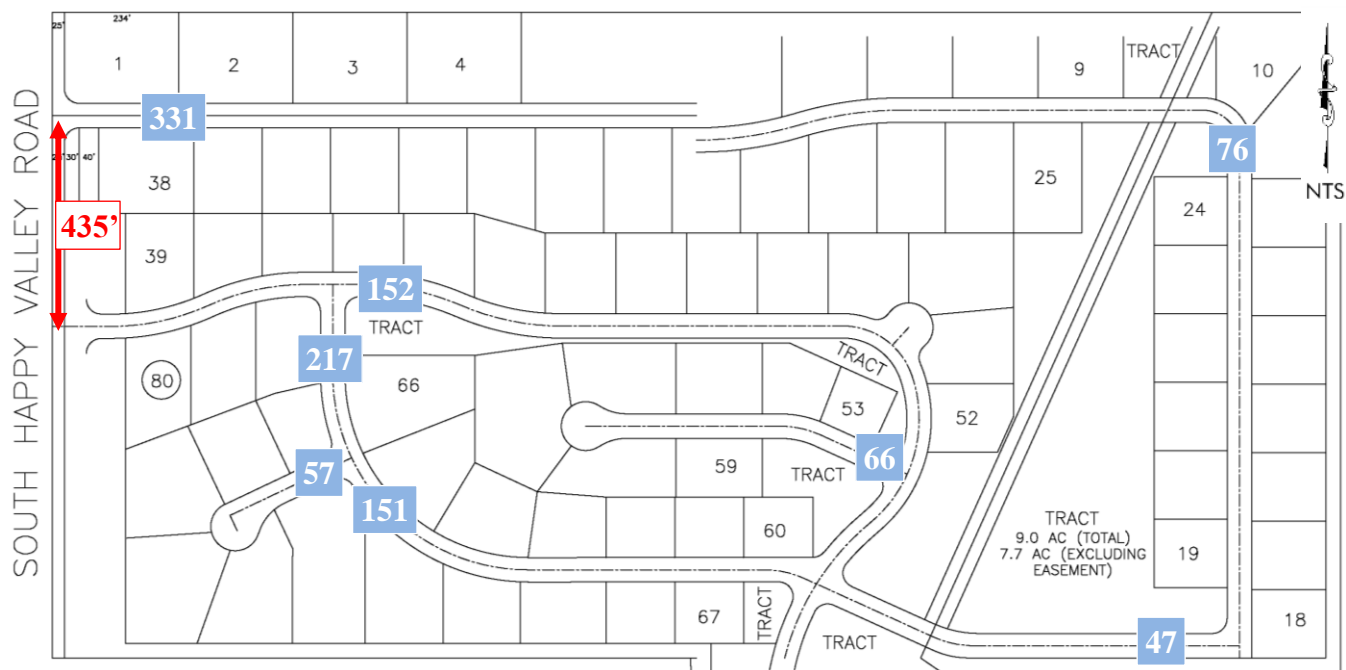
According to Nampa Highway District Highway Standards and Development Procedures, the minimum driveway spacing is dependent on if the collector roadway is a major or minor collector. The 2020 Canyon County Comprehensive Plan Roadway Map does not identify if these are minor or major collector roadways, so a major collector roadway assumed based on the 50 mph posted speed limit. Therefore, a spacing of 660 feet is required for rural roadways and 350 feet for urban roadways. As a rural section at the time of this report, the spacing requirements are not satisfactory to Nampa Highway District Standards. The western frontage abuts Happy Valley Road for 1,300 feet and can be redesigned if necessary. However, multiple subdivisions are also proposed within one mile of the site, which will most likely cause the area to become classified as urban.

Turn lane analysis was evaluated at the proposed site access intersections using guidelines from the NCHRP Report 457. See the appendix for turn lane worksheets. Neither of the proposed site access intersections are expected to meet guidelines for turn lanes with 2025 total traffic.

The proposed driveways are located in a generally flat and straight segment of Happy Valley Road. Sight distance at the proposed driveway intersections is expected to be adequate for the posted speed limit of 50 mph. Building setback and landscaping should be located and designed to ensure adequate intersection sight distance of 555 feet for a 50 MPH roadway.

As summarized in **Figure 4.6**, all internal roadways are expected to carry less than 1,000 vpd.

**Figure 4.4 – Proposed Site Access Locations and Expected ADTs**



**Table 4.5** summarizes the proposed site access intersections operations. All proposed site access intersections are expected to operate at LOS B or better with a with 2025 total traffic.

**Table 4.4 – Site Access Intersection Level of Service – 2025 Build-Out Year Total Traffic**

Intersection		Control	MOEs	AM Peak Hour	PM Peak Hour
3	North Access and Happy Valley Road	Stop (North Access)	LOS (WB)	A	A
			Delay [s/v] (WB)	9	9
			Worst Lane Group LOS	A (WB)	A (WB)
4	South Access and Happy Valley Road	Stop (South Access)	LOS (WB)	A	A
			Delay [s/v] (WB)	9	9
			Worst Lane Group LOS	A (WB)	A (WB)

**APPENDIX**  
**Scope**  
**Traffic Counts**  
**2018 Synchro Reports**  
**2025 Synchro Reports**  
**Turn-Lane Analysis Worksheets**



**EXHIBIT B**

**Supplemental Documents**

**Planning & Zoning Commission**

**Case# OR2021-0006 & RZ2021-0011(CR)**

**Hearing date: September 19, 2024**

**R28990**

**PARCEL INFORMATION REPORT**

8/26/2024 10:19:42 AM

**PARCEL NUMBER: R28990**

**OWNER NAME: SPRINGBOK DEVELOPMENT INC**

**CO-OWNER:**

**MAILING ADDRESS: 877 W MAIN ST STE 200 BOISE ID 83701**

**SITE ADDRESS: 9466 S HAPPY VALLEY RD**

**TAX CODE: 0990000**

**TWP: 2N RNG: 1W SEC: 18 QUARTER: SW**

**ACRES: 40.45**

**HOME OWNERS EXEMPTION: No**

**AG-EXEMPT: No**

**DRAIN DISTRICT: NOT In Drain Dist**

**ZONING DESCRIPTION: AG / AGRICULTURAL**

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

**FIRE DISTRICT: KUNA FIRE**

**SCHOOL DISTRICT: KUNA SCHOOL DIST #3**

**IMPACT AREA: NOT In Impact Area**

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

**FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG**

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

**FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0395F**

**WETLAND: Freshwater Emergent Wetland \ Riverine \ Riverine**

**NITRATE PRIORITY: ADA CANYON**

**FUNCTIONAL Classification: NOT In COLLECTOR**

**INSTRUMENT NO. : 2021032849**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 18-2N-1W SW NE SW LS TX 5**

**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.

**EXHIBIT  
B.1.**

**R28991**

**PARCEL INFORMATION REPORT**

8/26/2024 10:20:18 AM

**PARCEL NUMBER: R28991**

**OWNER NAME: SPRINGBOK DEVELOPMENT INC**

**CO-OWNER:**

**MAILING ADDRESS: 877 W MAIN ST STE 200 BOISE ID 83701**

**SITE ADDRESS: 0 S HAPPY VALLEY RD**

**TAX CODE: 0980000**

**TWP: 2N RNG: 1W SEC: 18 QUARTER: NW**

**ACRES: 73.34**

**HOME OWNERS EXEMPTION: No**

**AG-EXEMPT: No**

**DRAIN DISTRICT: NOT In Drain Dist**

**ZONING DESCRIPTION: AG / AGRICULTURAL**

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

**FIRE DISTRICT: KUNA 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: AG**

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

**FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0395F**

**WETLAND: Freshwater Pond \ Riverine**

**NITRATE PRIORITY: ADA CANYON**

**FUNCTIONAL Classification: Major Collector**

**INSTRUMENT NO. : 2021032849**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 18-2N-1W NW TX 18312 IN S1/2 OF NW**

**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.

**R28988**

**PARCEL INFORMATION REPORT**

**9/10/2024 8:37:39 PM**

**PARCEL NUMBER: R28988**

**OWNER NAME: SPRINGBOK DEVELOPMENT INC**

**CO-OWNER:**

**MAILING ADDRESS: 877 W MAIN ST STE 200 BOISE ID 83701**

**SITE ADDRESS: 0 S HAPPY VALLEY RD**

**TAX CODE: 0990000**

**TWP: 2N RNG: 1W SEC: 18 QUARTER: SW**

**ACRES: 0.62**

**HOME OWNERS EXEMPTION: No**

**AG-EXEMPT: No**

**DRAIN DISTRICT: NOT In Drain Dist**

**ZONING DESCRIPTION: AG / AGRICULTURAL**

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

**FIRE DISTRICT: KUNA FIRE**

**SCHOOL DISTRICT: KUNA SCHOOL DIST #3**

**IMPACT AREA: NOT In Impact Area**

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

**FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG**

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

**FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0395F**

**WETLAND: Riverine**

**NITRATE PRIORITY: ADA CANYON**

**FUNCTIONAL Classification: NOT In COLLECTOR**

**INSTRUMENT NO. : 2021032849**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 18-2N-1W SW TX 5 IN 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.



IMAGES WERE FLOWN IN THE FALL OF 2020.

# Shoshone Falls Small Air Photo 1 Mile

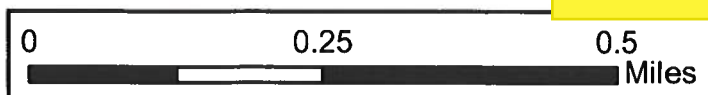
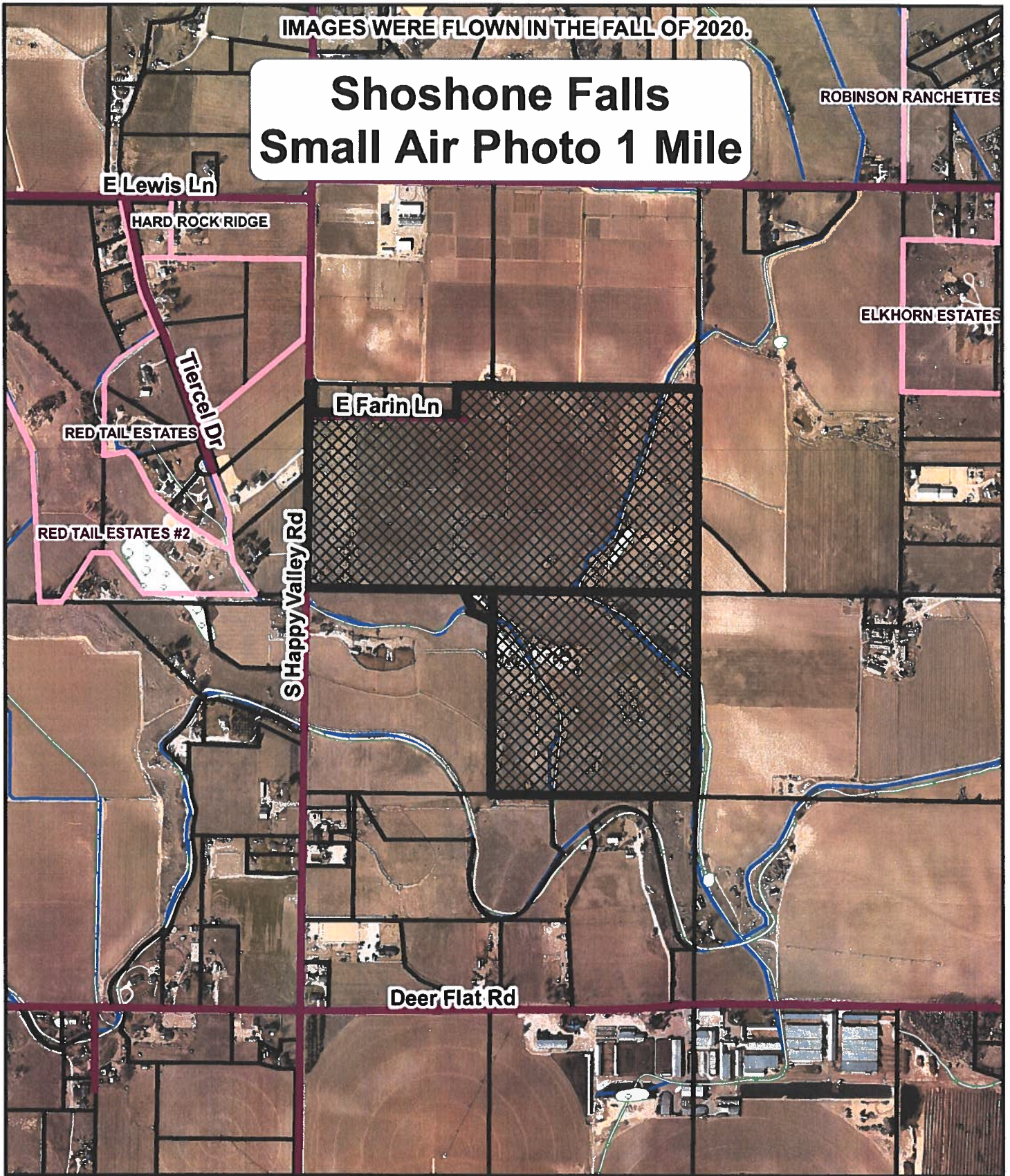
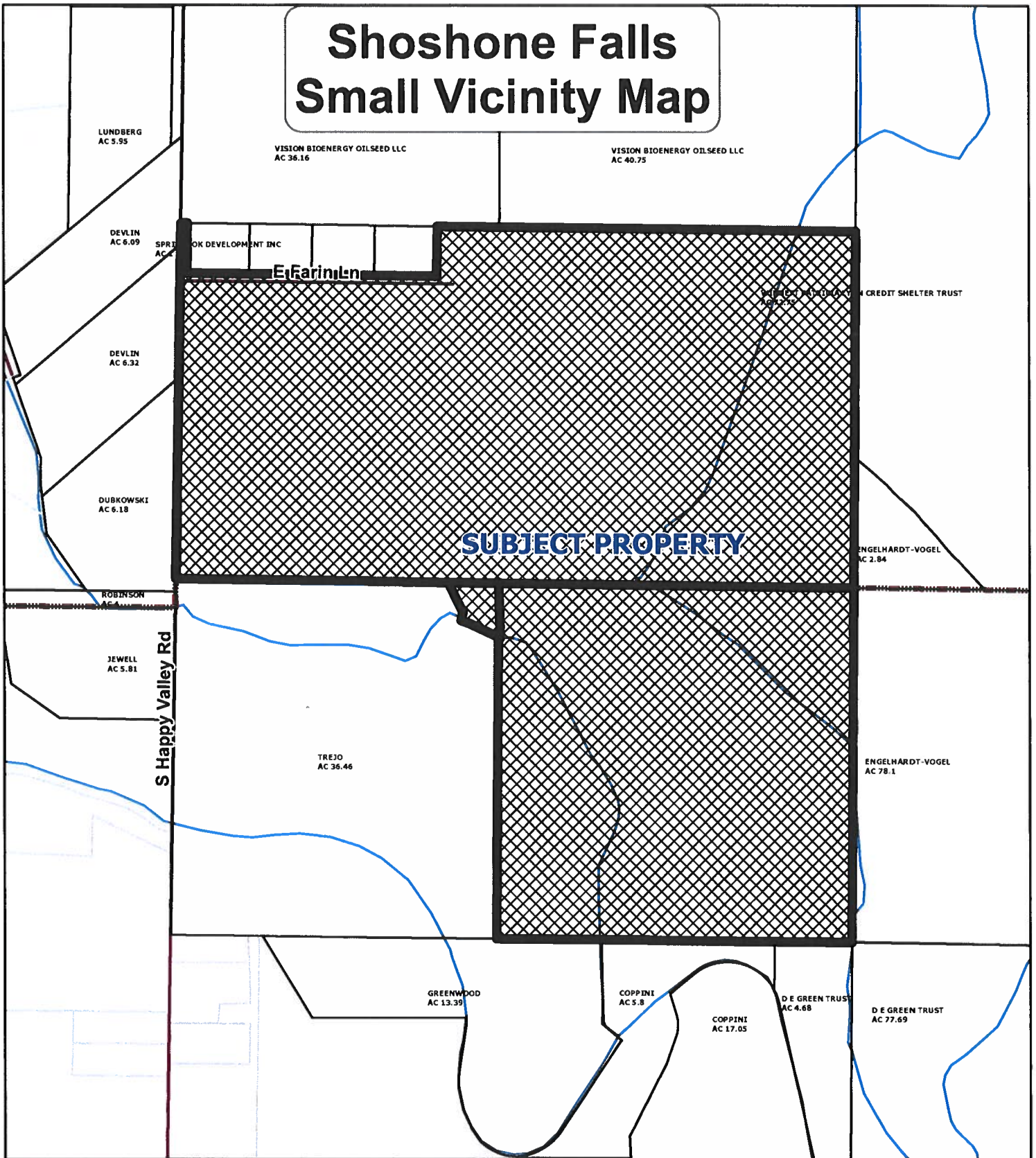


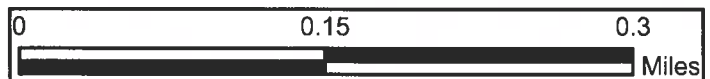
EXHIBIT  
B.2.1



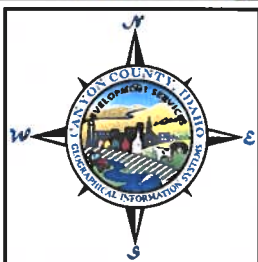
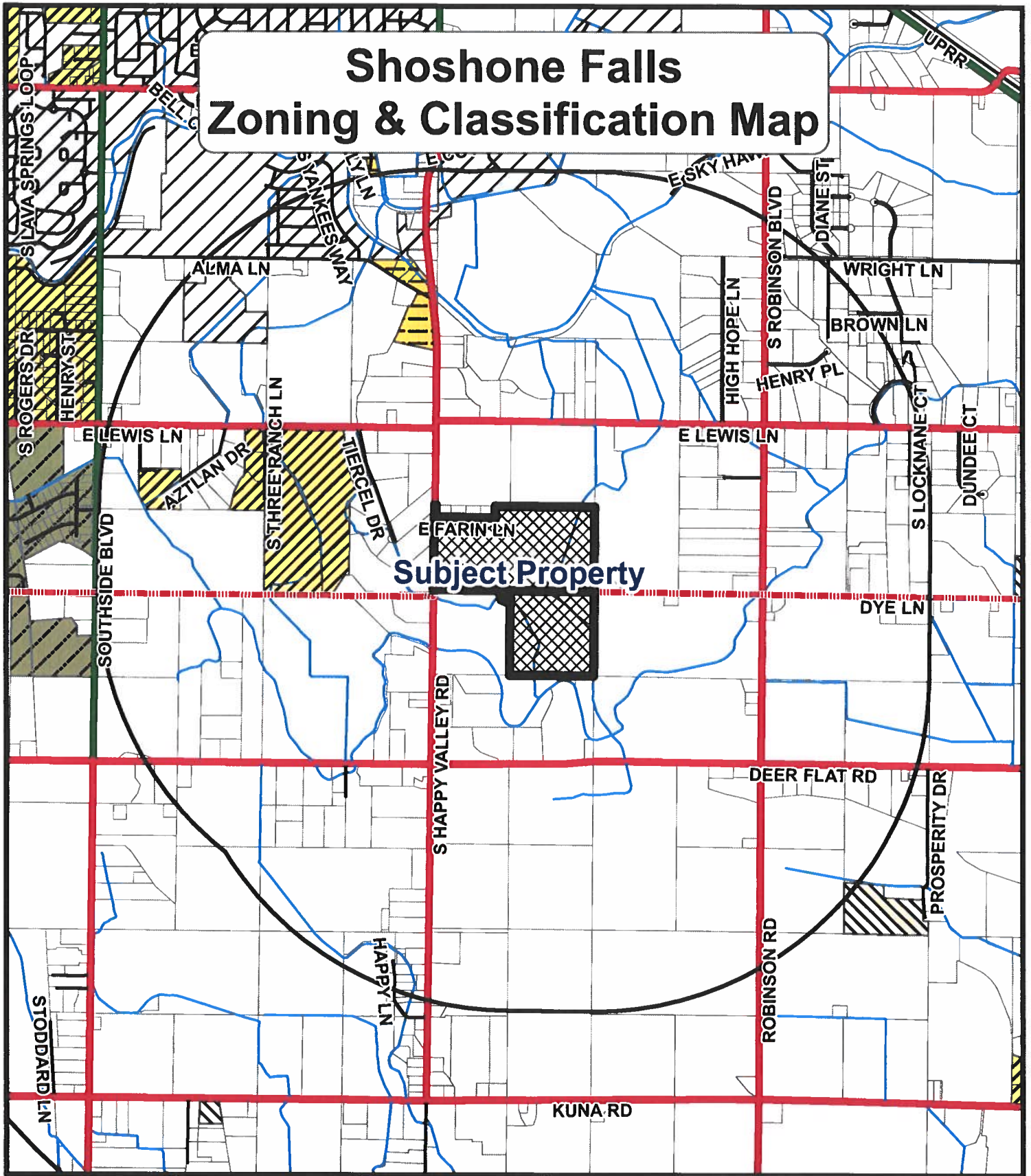
# Shoshone Falls Small Vicinity Map



**EXHIBIT  
B.2.2**

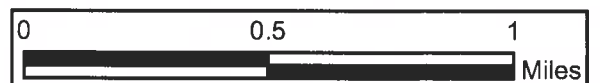


# Shoshone Falls Zoning & Classification Map



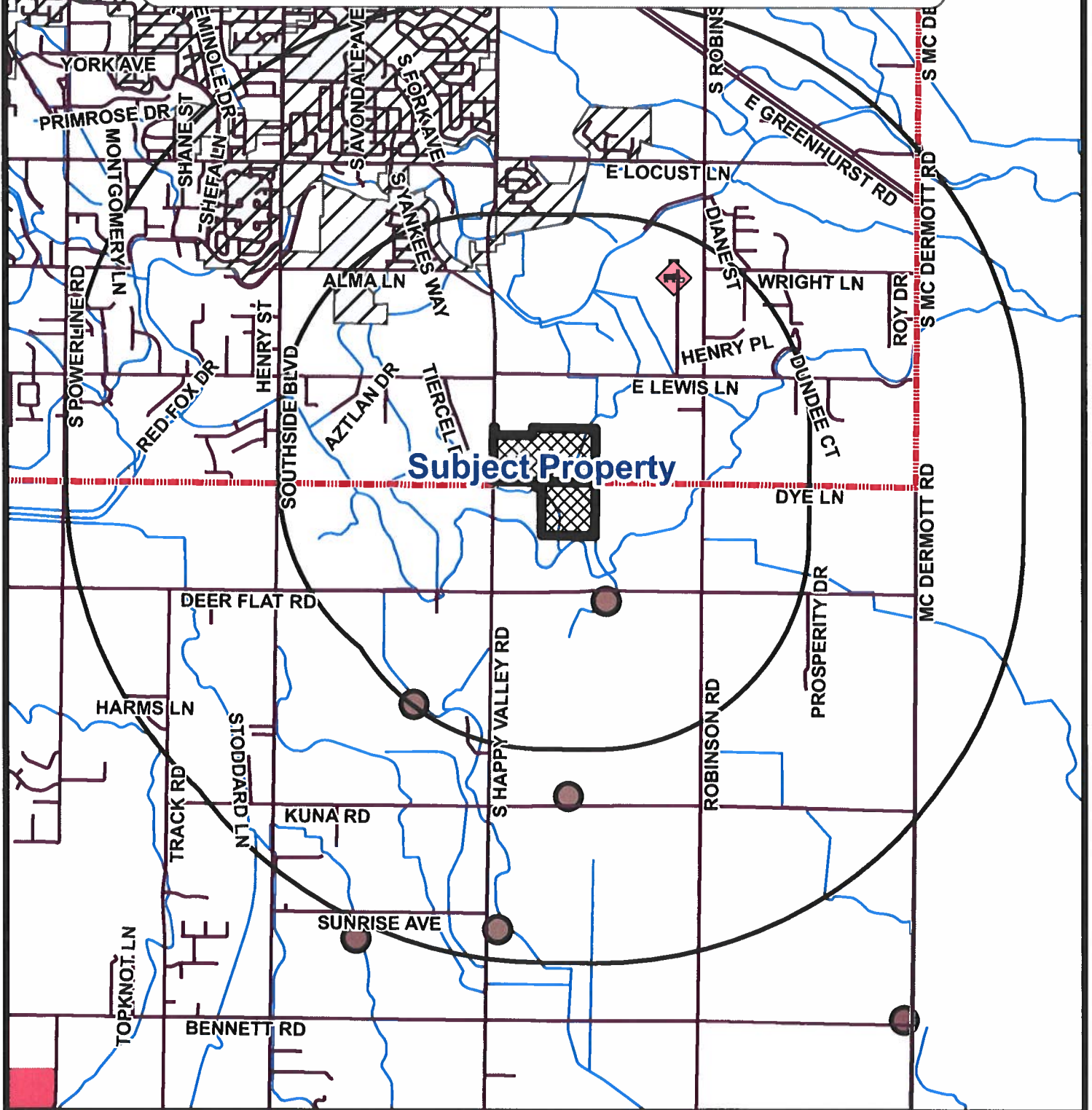
Current Zoning		ITD Functional Classification	
	RR		C1
	CR-RR		CR-C1
	R1		C2
	CR-R1		M1
	R2		CR-M1
	C		M2
			AG
			Interstate
			Major Collector
			Minor Arterial
			Minor Collector
			Other Principal Arterials

EXHIBIT  
B.2.3.





# Shoshone Falls Dairy, Feedlot, and Gravel Pit Map



	FEEDLOTS
	DAIRIES
	GRAVELPITS

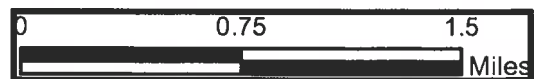
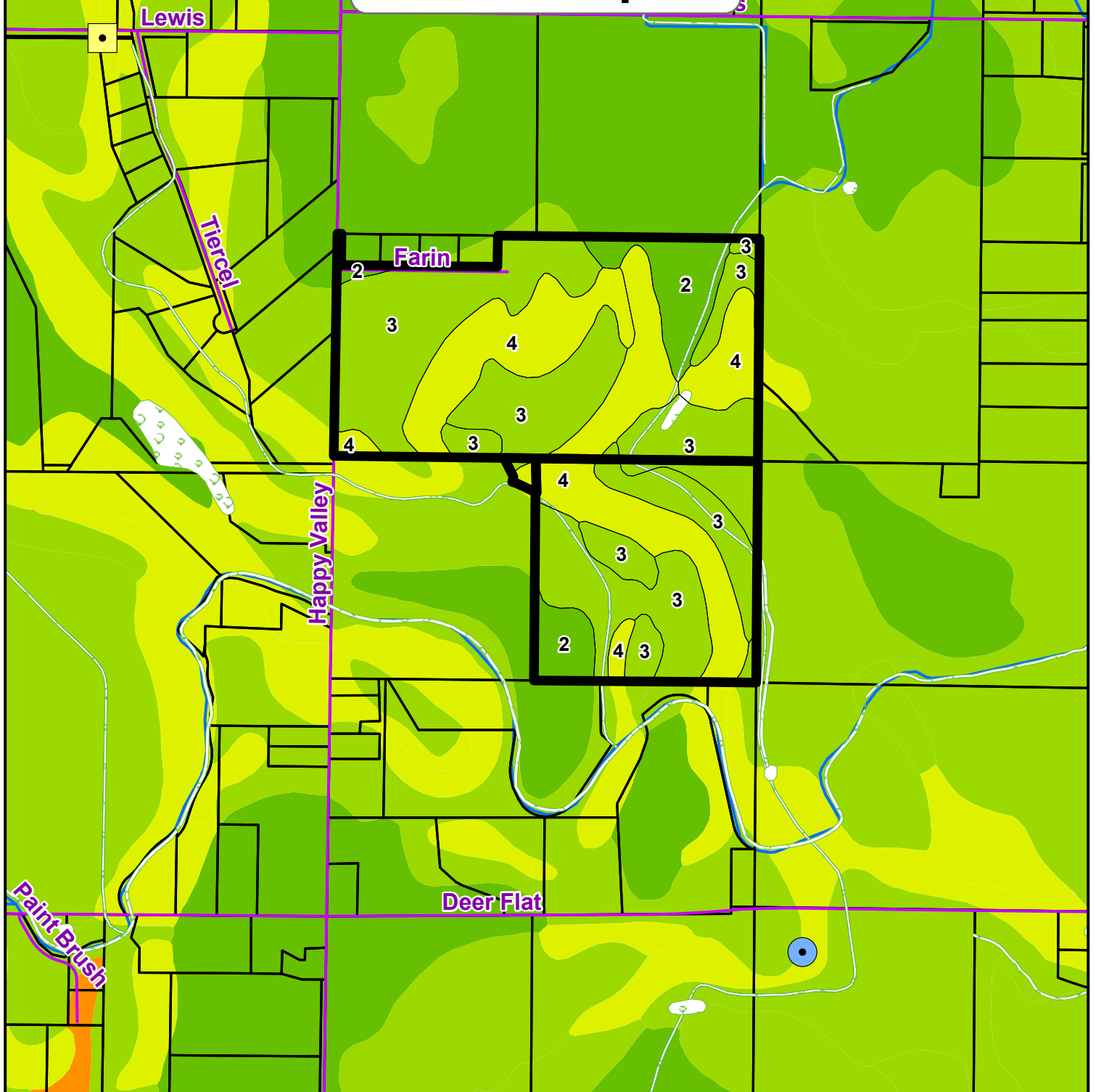


EXHIBIT  
B.2.4.

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Shoshone Falls Soil Map



## Nitrate Priority Wells

- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- ▲ 10.000001 - 49.800000



IDWR\_2C\_Geothermal\_



Wetlands

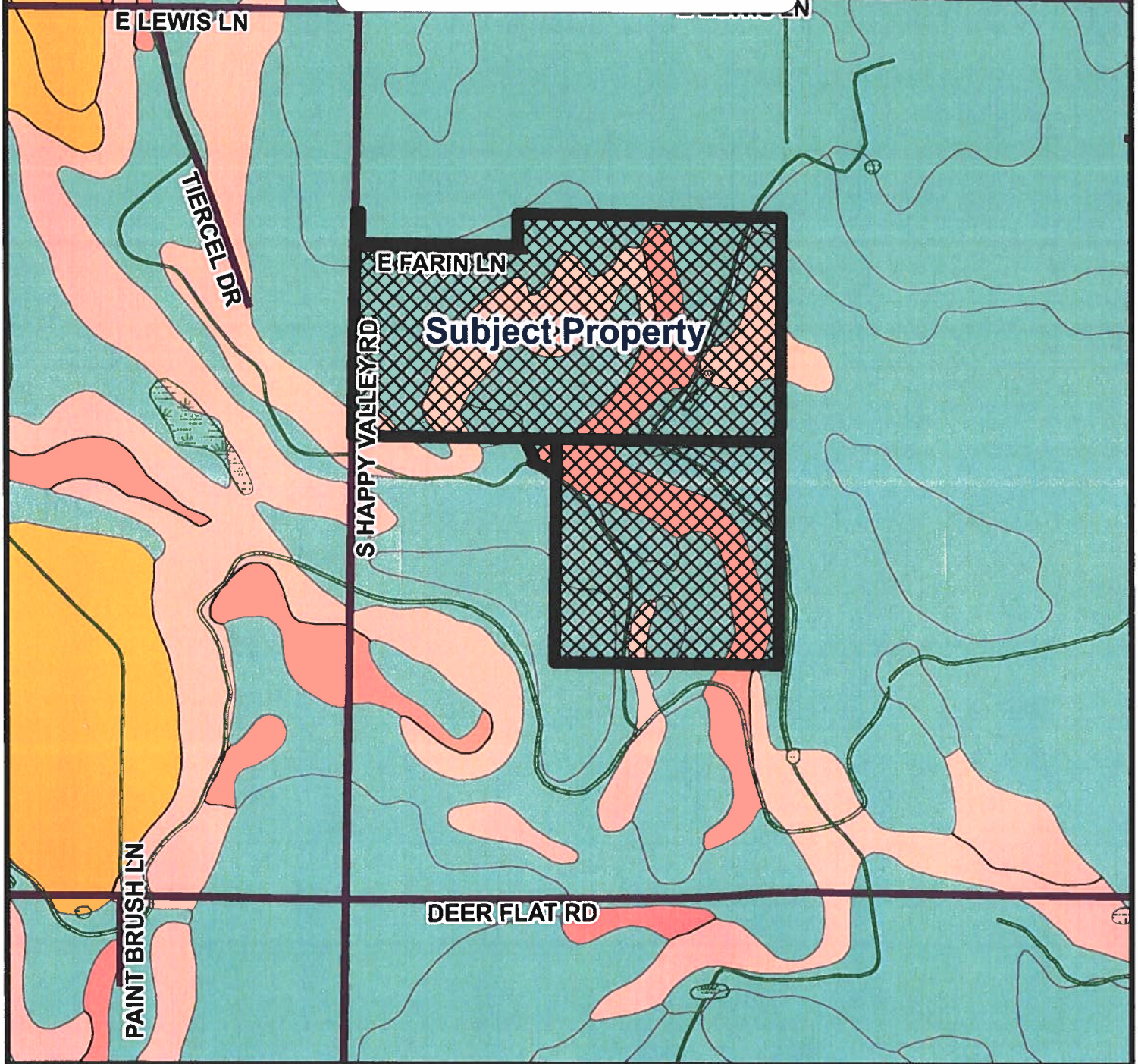
EXHIBIT  
B.2.5.

0 0.25 0.5  
Miles



SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

## Shoshone Falls Prime Farm Lands



- TAXLOTS
- City Limits
- WETLANDS
- 2C\_Hydro

### FARMLAND

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium

EXHIBIT  
B.2.6.

0 0.125 0.25  
Miles



# SOIL REPORT

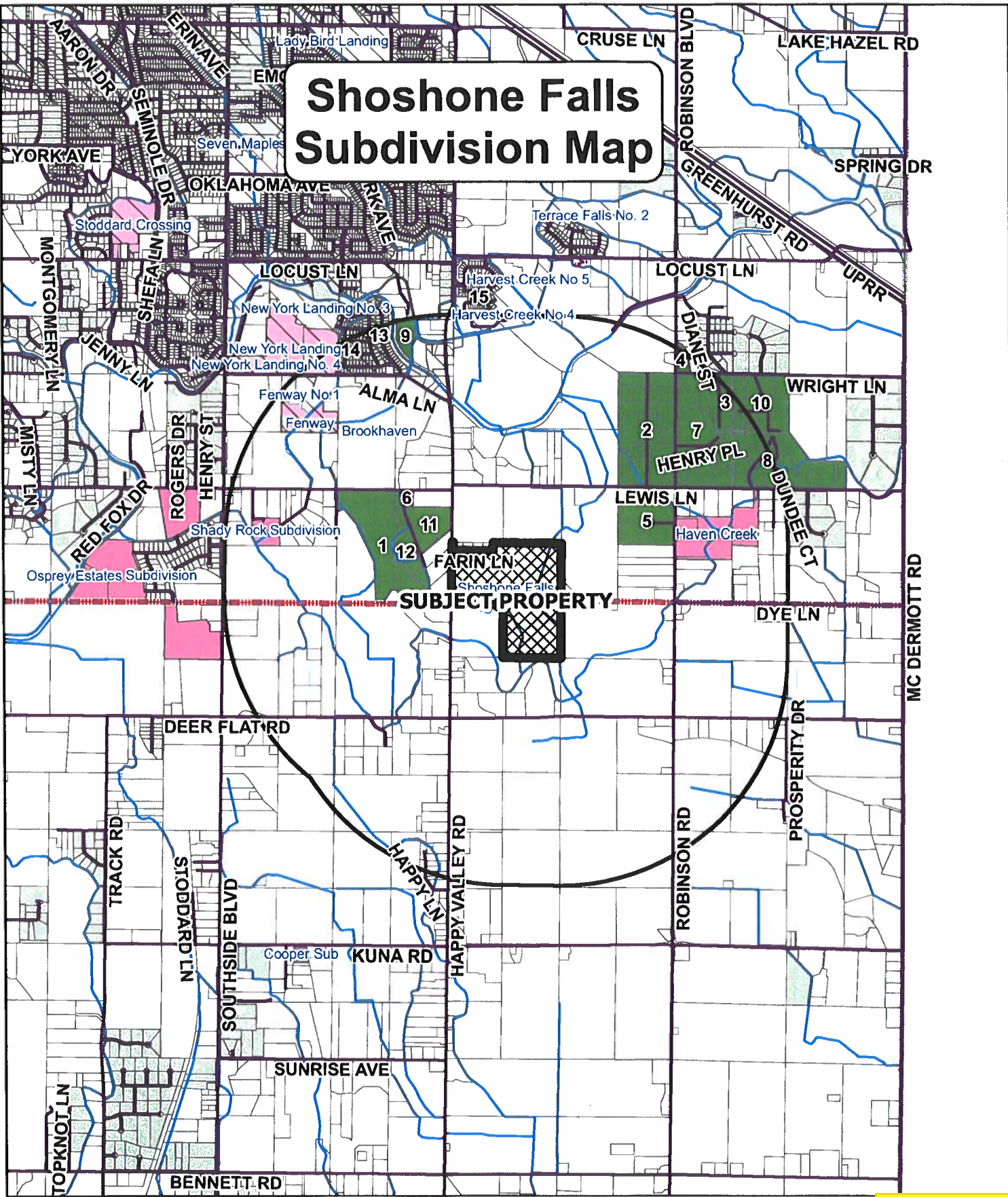
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	337110.84	7.74	6.77%
3	MODERATELY SUITED SOIL	520934.04	11.96	10.45%
3	MODERATELY SUITED SOIL	97792.20	2.25	1.96%
3	MODERATELY SUITED SOIL	57717.00	1.33	1.16%
2	BEST SUITED SOIL	158079.24	3.63	3.17%
3	MODERATELY SUITED SOIL	17903.16	0.41	0.36%
3	MODERATELY SUITED SOIL	269505.72	6.19	5.41%
3	MODERATELY SUITED SOIL	69826.68	1.60	1.40%
4	MODERATELY SUITED SOIL	76943.84	17.66	15.44%
4	MODERATELY SUITED SOIL	37069.56	0.85	0.74%
4	MODERATELY SUITED SOIL	591239.88	13.57	11.86%
4	MODERATELY SUITED SOIL	203120.28	4.66	4.08%
3	MODERATELY SUITED SOIL	986590.44	22.65	19.80%
3	MODERATELY SUITED SOIL	866800.44	19.90	17.39%
		4983133.32	114.40	100%

## FARMLAND REPORT

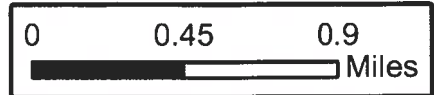
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PhA	Prime farmland if irrigated	337110.84	7.74	8.89%
PoB	Prime farmland if irrigated	520934.04	11.96	13.73%
PeB	Prime farmland if irrigated	97792.20	2.25	2.58%
PeB	Prime farmland if irrigated	57717.00	1.33	1.52%
PoA	Prime farmland if irrigated	158079.24	3.63	4.17%
EnA	Prime farmland if irrigated	17903.16	0.41	0.47%
PeB	Prime farmland if irrigated	269505.72	6.19	7.10%
PeB	Prime farmland if irrigated	69826.68	1.60	1.84%
TKE	Not prime farmland	76943.84	17.66	20.28%
PcC	Farmland of statewide importance, if irrigated	37069.56	0.85	0.98%
PcC	Farmland of statewide importance, if irrigated	591239.88	13.57	15.59%
PcC	Farmland of statewide importance, if irrigated	866800.44	19.90	22.85%
		3793422.60	87.09	100%

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Shoshone Falls Subdivision Map



- SUBDIVISIONS
- Plat Type, Plat Status
- Preliminary Approved
- Preliminary Pending



**EXHIBIT  
B.2.8**



# SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
15	468.07	325	1.44
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
4	132.14	281	0.47
NUMBER OF MOBILE HOMES	AVERAGE	MEDIAN	MAXIMUM
29	19.92	6.18	0.82
78.10			
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE
0	0	0	0
			0

## PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
RED TAIL ESTATES #2	1	2N2W13	59.82	6	9.97	COUNTY (Canyon)	2007
ROBINSON RANCHETTES	2	2N1W07	80.81	24	3.37	COUNTY (Canyon)	1990
TEN AKRE WOODS	3	2N1W08	10.03	3	3.34	COUNTY (Canyon)	2002
THOMPSON'S #1 AMEND	4	2N1W08	4.38	3	1.46	COUNTY (Canyon)	1971
ELKHORN ESTATES	5	2N1W18	32.88	5	6.58	COUNTY (Canyon)	1999
HARD ROCK RIDGE	6	2N2W13	2.67	2	1.34	COUNTY (Canyon)	1999
HENRY HEIGHTS SUB	7	2N1W08	70.11	14	5.01	COUNTY (Canyon)	1990
MAMER SUB	8	2N1W08	63.88	20	3.19	COUNTY (Canyon)	1976
MC FADDEN ESTATES SUB	9	2N2W12	8.07	2	2.69	COUNTY (Canyon)	2005
MC FARLAND SUB	10	2N1W08	40.06	334	3.34	COUNTY (Canyon)	1973
HARD ROCK RIDGE SUB NO 2	11	2N2W13	17.97	3	5.99	COUNTY (Canyon)	2008
RED TAIL ESTATES	12	2N2W13	13.85	5	2.77	COUNTY (Canyon)	2003
NEW YORK LANDING SUBDIVISION 1	13	2N2W12	35.25	95	0.37	NAMPA	2021
NEW YORK LANDING SUBDIVISION NO. 2	14	2N2W12	18.67	80	0.23	NAMPA	2022
HARVEST CREEK SUBDIVISION NO. 2	15	2N1W07	9.64	50	0.19	NAMPA	2024

# SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Haven Creek	43.93	29	1.51
New York Landing	59.98	134	0.33
Shady Rock Subdivision	9.97	5	1.99
Fenway	18.27	63	0.29

## MOBILE HOME & RV PARKS

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



# Shoshone Falls Nitrate Priority & Wells

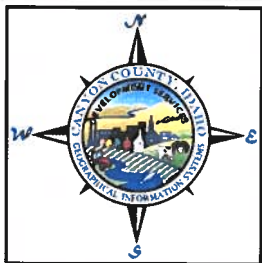
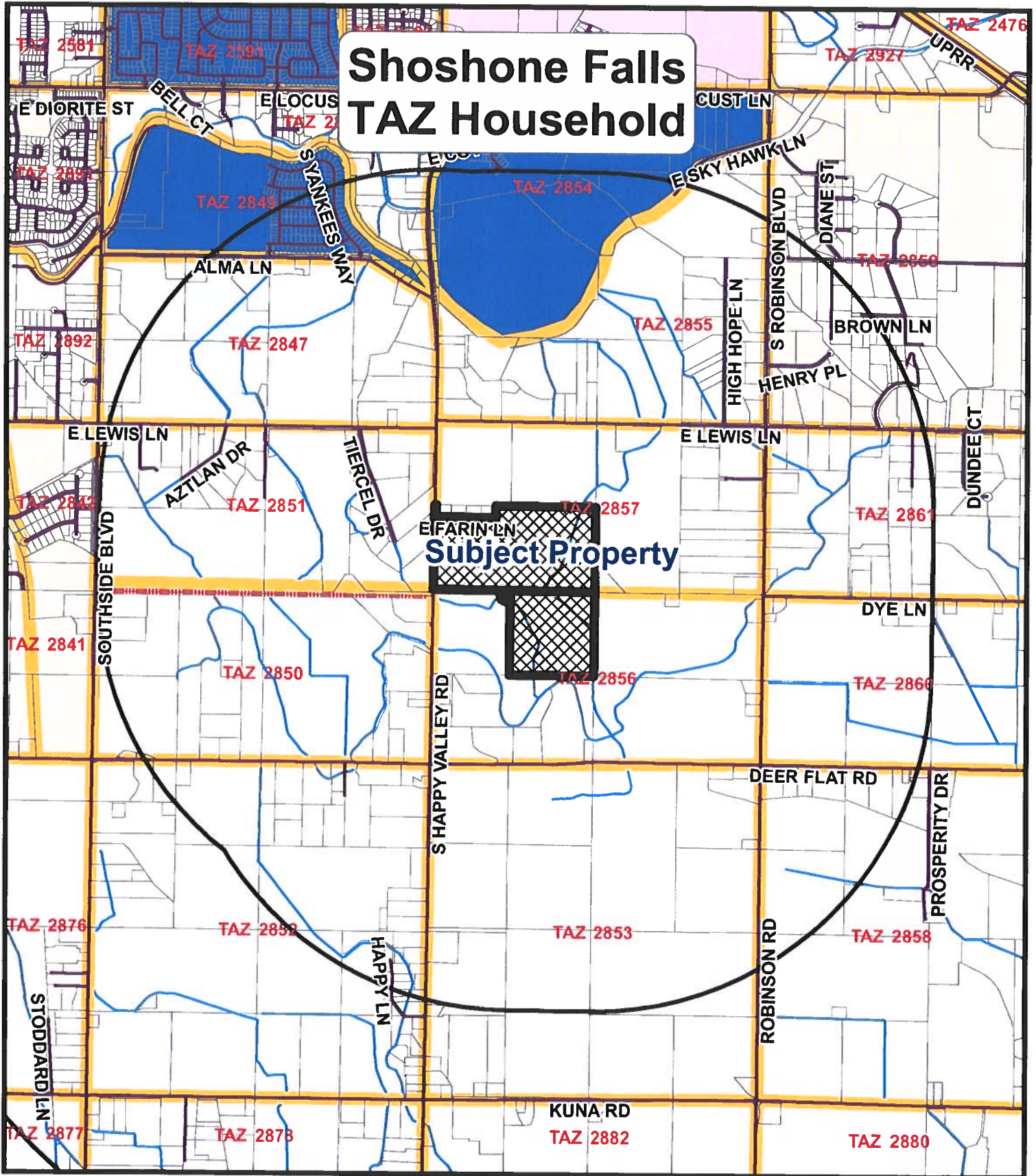


10.000001 - 49.80

A horizontal scale bar with a black border. It is divided into three segments by two vertical tick marks. The first segment is labeled '0' at its left end. The second segment is labeled '0.47' at its right end. The third segment is labeled '0.95' at its right end. Below the bar, the word 'Miles' is written at the far right. The bar itself is filled with a black and white striped pattern.

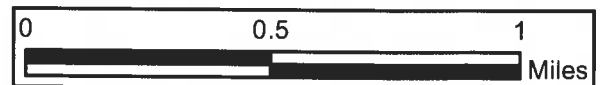


# Shoshone Falls TAZ Household



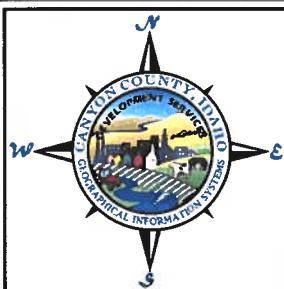
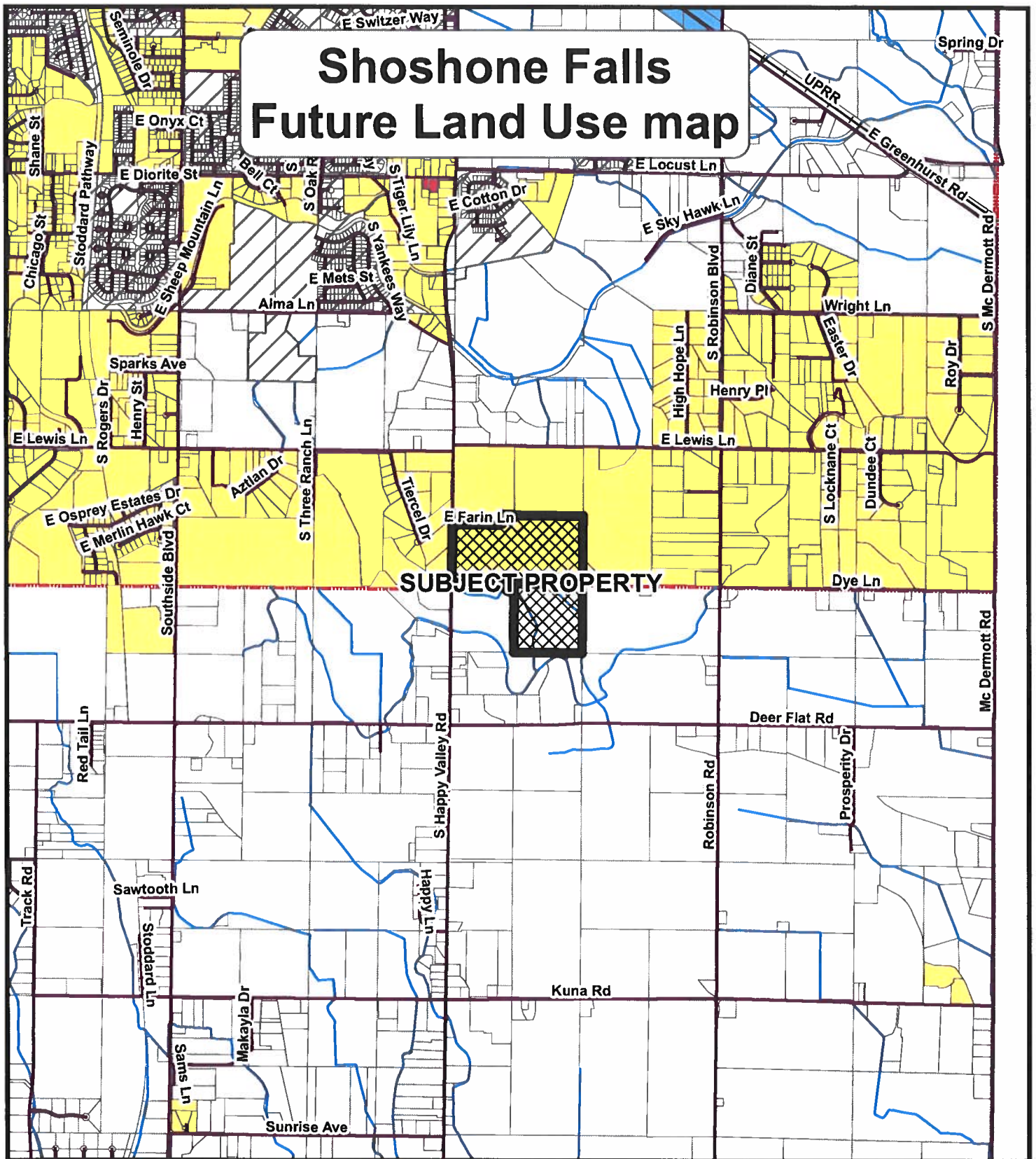
House Hold 2025-2050			
	4 - 50		251 - 500
	51 - 150		501 - 750
	151 - 250		751 - 1263

EXHIBIT  
B.2.10.





# Shoshone Falls Future Land Use map



## Legend

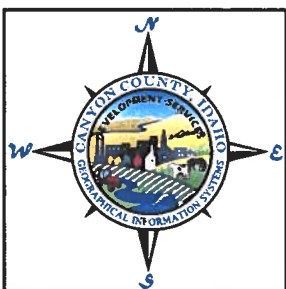
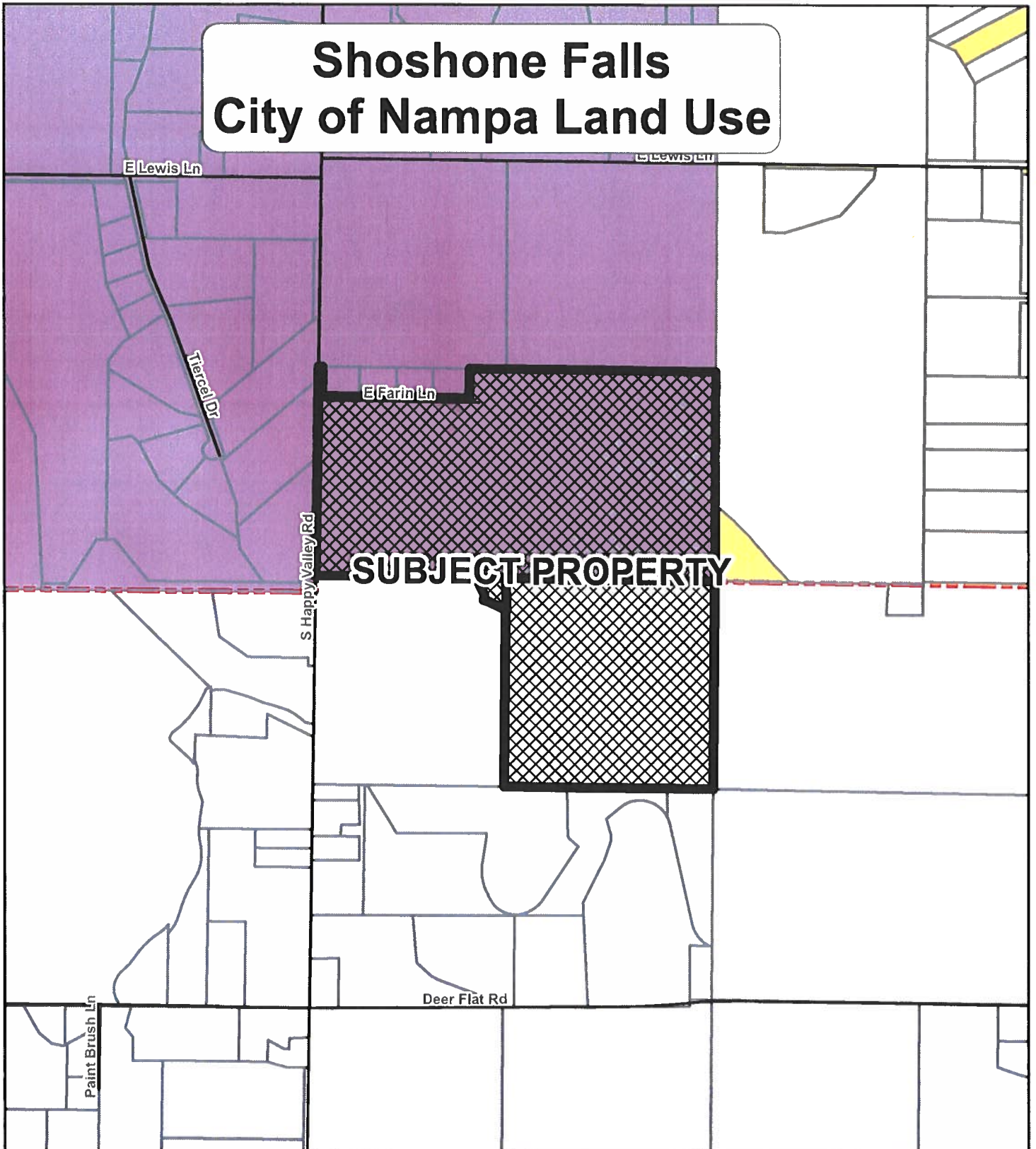
Future Land Use 2011\_2022

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

EXHIBIT  
B.2.11.



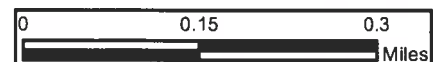
# Shoshone Falls City of Nampa Land Use



## NampaCompPlan

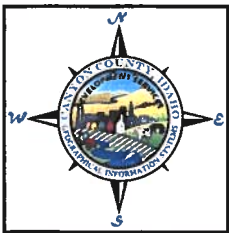
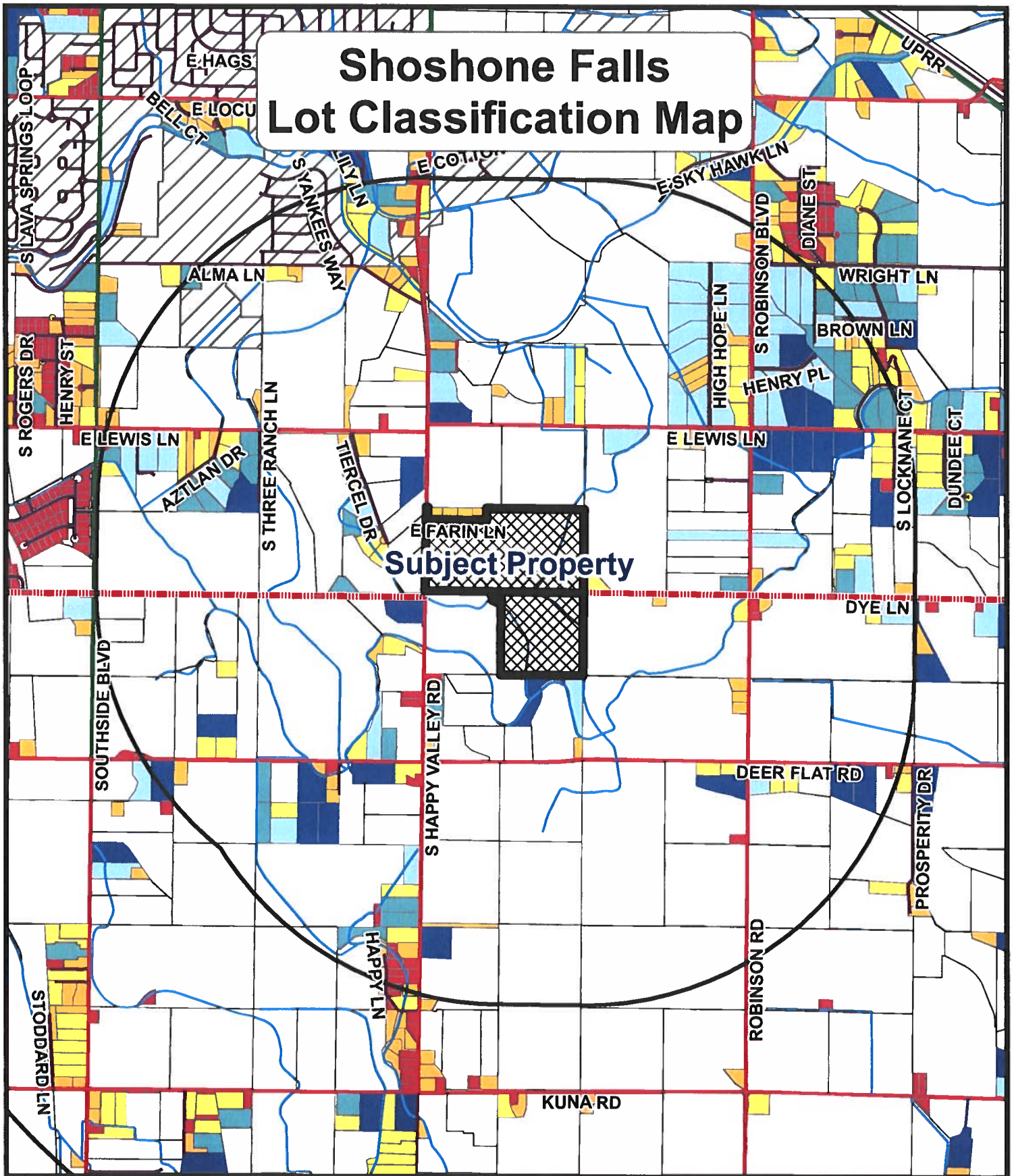
- Agricultural
- Airport
- Commercial
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- Industrial
- Parks
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Mixed Use
- Community Mixed Use

EXHIBIT  
B.2.12.





# Shoshone Falls Lot Classification Map



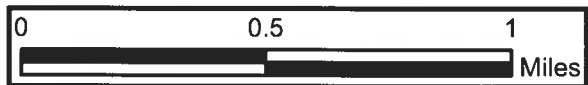
**Legend**

0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0

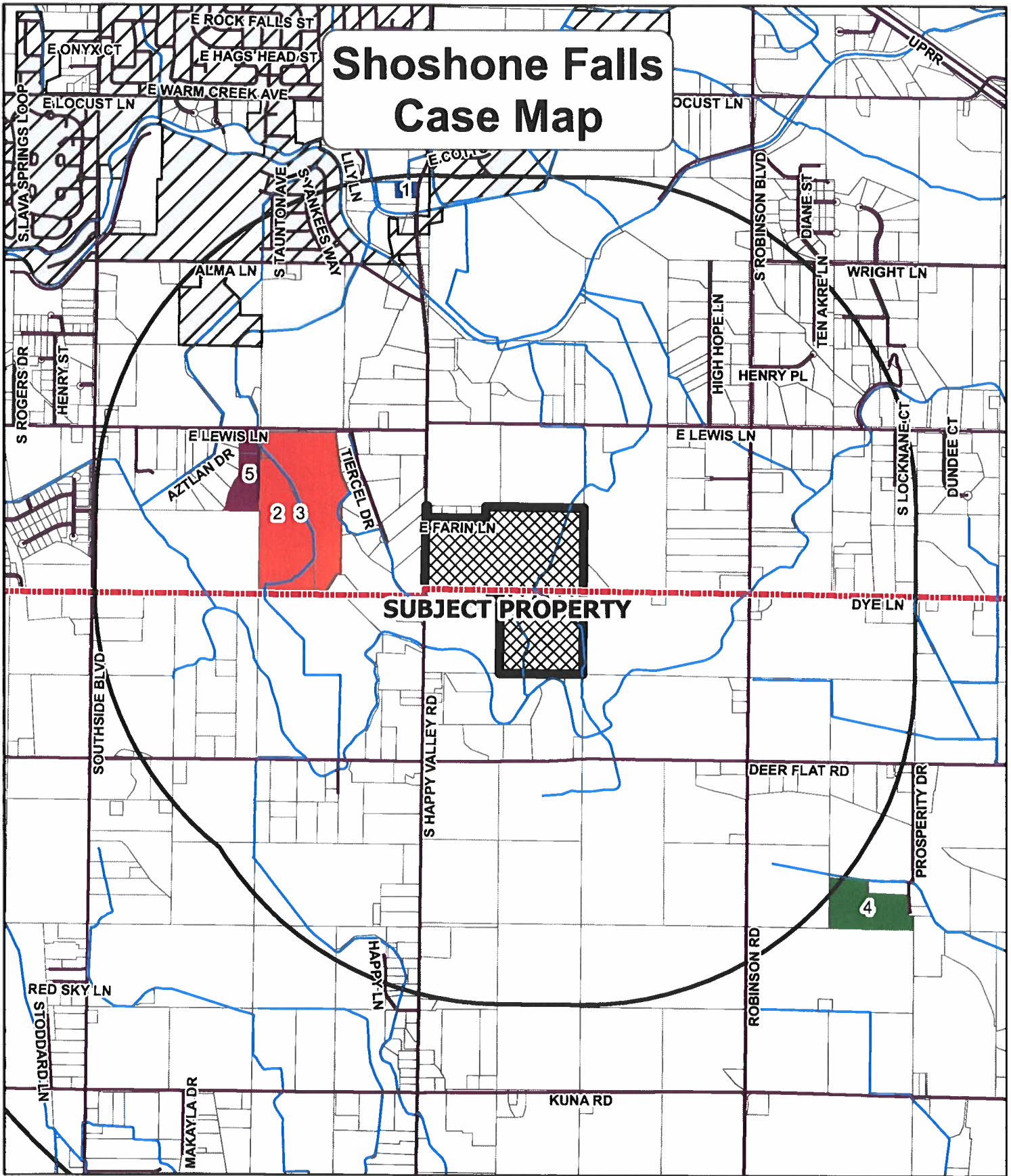
**ITD Functional Classification**

Interstate
Minor Arterial
Major Collector
Minor Collector
Other Principal Arterials

**EXHIBIT  
B.2.13**



# Shoshone Falls Case Map



YEAR	
2023	2020
2022	2019
2021	2018

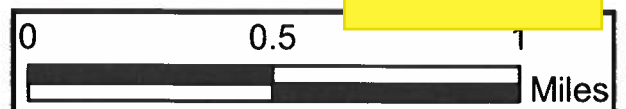


EXHIBIT  
B.2.14



CASE SUMMARY				
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	PH2017-77	Wireless Communications Facility	Mavenick Towers	APPROVED
2	RZ2019-0014	Rezon AG to RR	Corsberg Land, LLC	APPROVED
3	SD2019-0010	Subdivision Redtail Estates No.3	Redtail Estates No.3	APPROVED
4	CR2020-0006	Rezone AG to CR-RR	Slagel	APPROVED
5	RZ2020-0026	Rezone AG to RR	Chambers, Richard	APPROVED



IMAGES WERE FLOWN IN THE 2022/2023.

HARD ROCK RIDGE SUB NO 2

# Shoshone Falls Contour Map

E Farin Ln

RED TAIL ESTATES #2

S Happy Valley Rd



## Legend

- SUBJECT\_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

0 200 400 600  
Feet

EXHIBIT  
B.2.15.



IMAGES WERE FLOWN IN THE FALL OF 2016.

HARD ROCK RIDGE SUB NO 2

# Shoshone Falls Slope Percent Map

E Farin Ln

RED TAIL ESTATES #2

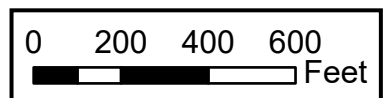
S Happy Valley Rd



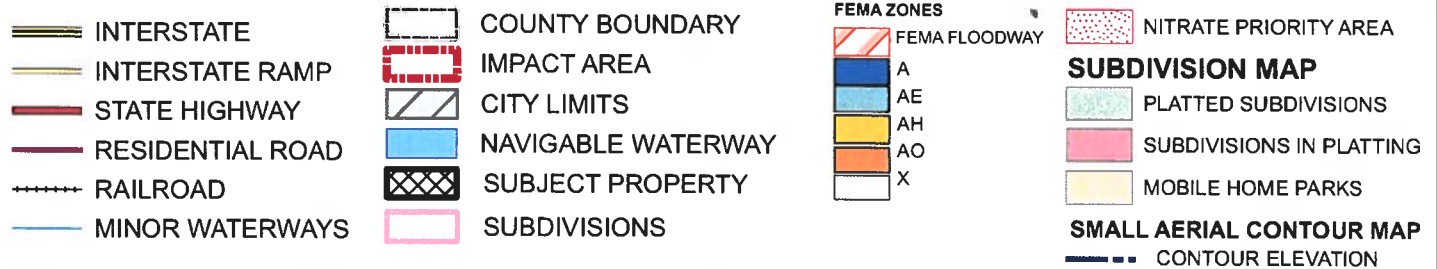
## Slop Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

EXHIBIT  
B.2.16.

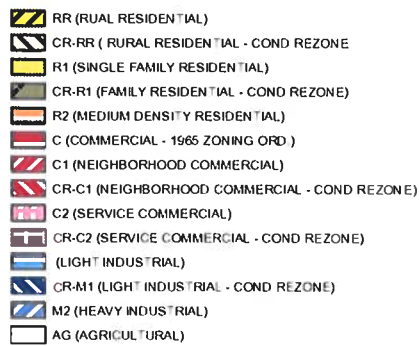


## COMMON LEGEND DATA



\*\*\* ZONING CLASSIFICATIONS THAT MAY HAVE LIMITING CONDITIONS \*\*\*

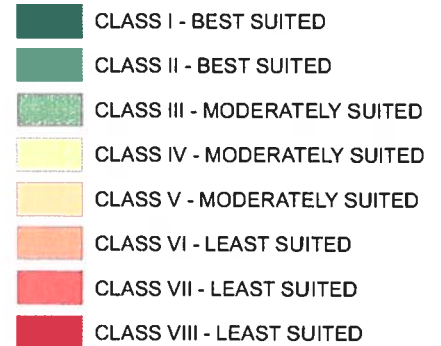
### ZONING



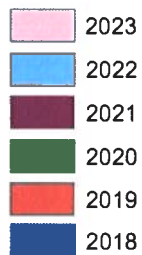
### FUNCTIONAL CLASSIFICATION (2035)



### SOIL CAPABILITY MAP



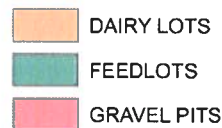
## CASE MAP



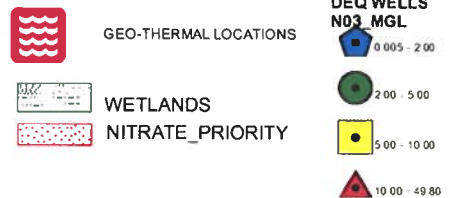
### Caldwell City Comp Plan



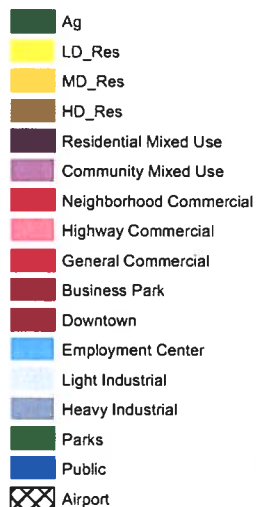
### GRAVEL PITS, DAIRIES, & FEEDLOTS MAP



### NITRATE PRIORITY & WELLS



### Nampa City Com Plan



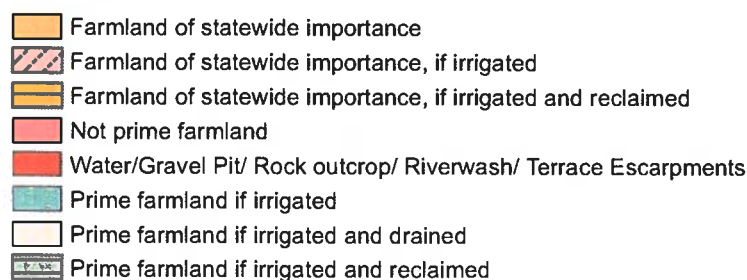
### Future Land Use 2030



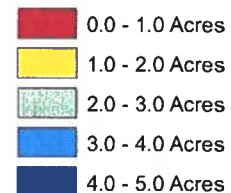
### FUTURE LAND USE 2011-2022



### PRIME FARMLANDS MAP



### LOT CLASSIFICATION



**EXHIBIT  
B.2.17.**



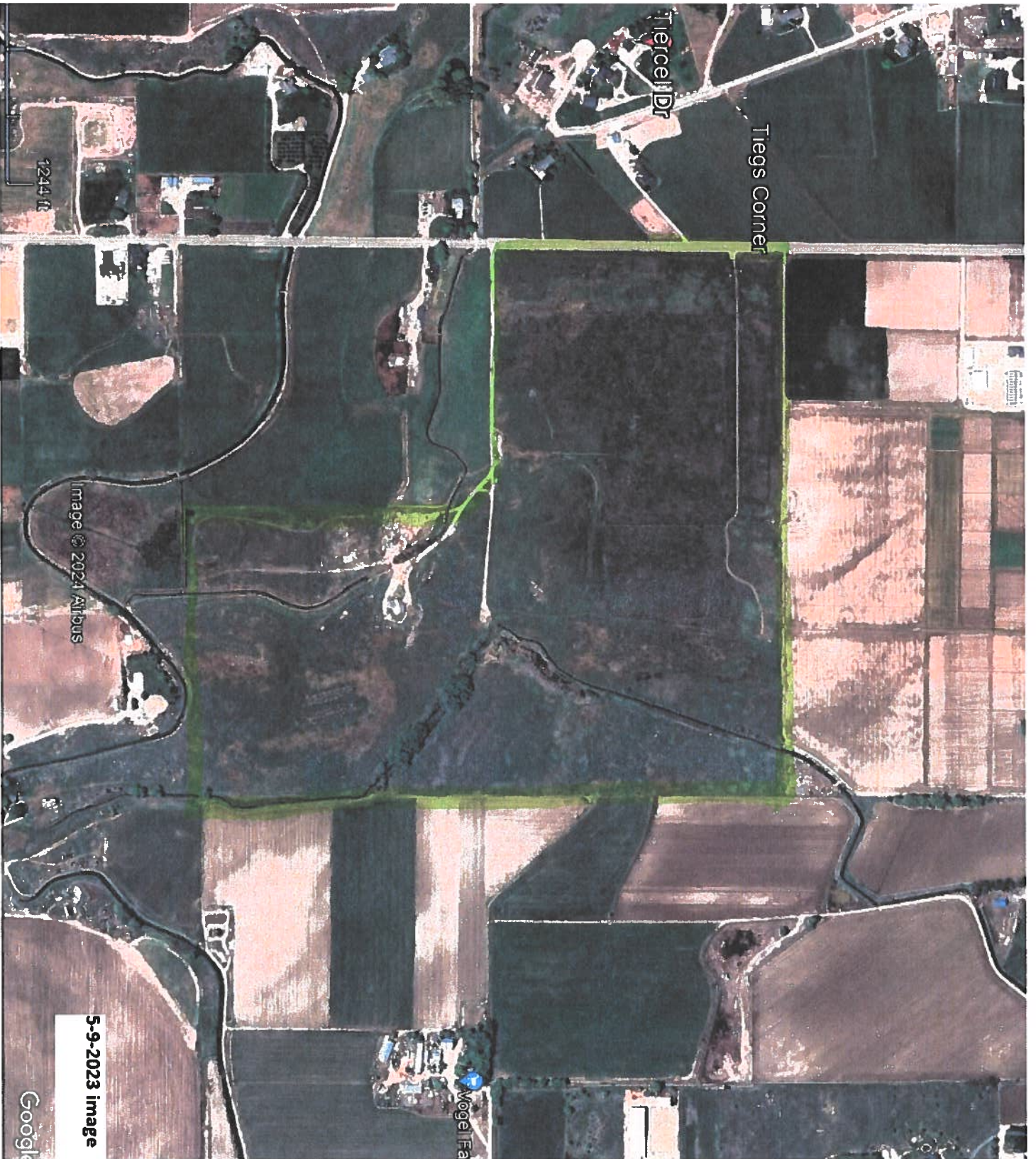


EXHIBIT  
B.3.

5-9-2023



5/20/20

Tiegs Corner

9466 Happy Valley Rd

Purdum Gulch Drain

Golden Gulch Drain





4-1-2016





Tiegs Corner

Unique Plumbing

Purdum Gulch Drain

Fork Golden Gulch Drain

Google Earth

Imagery Date: 8/31/2011

43°30'38.55" N 116°30'35.31" W elev 2599 ft eye alt 6969 ft

8-31-2011



**EXHIBIT C**

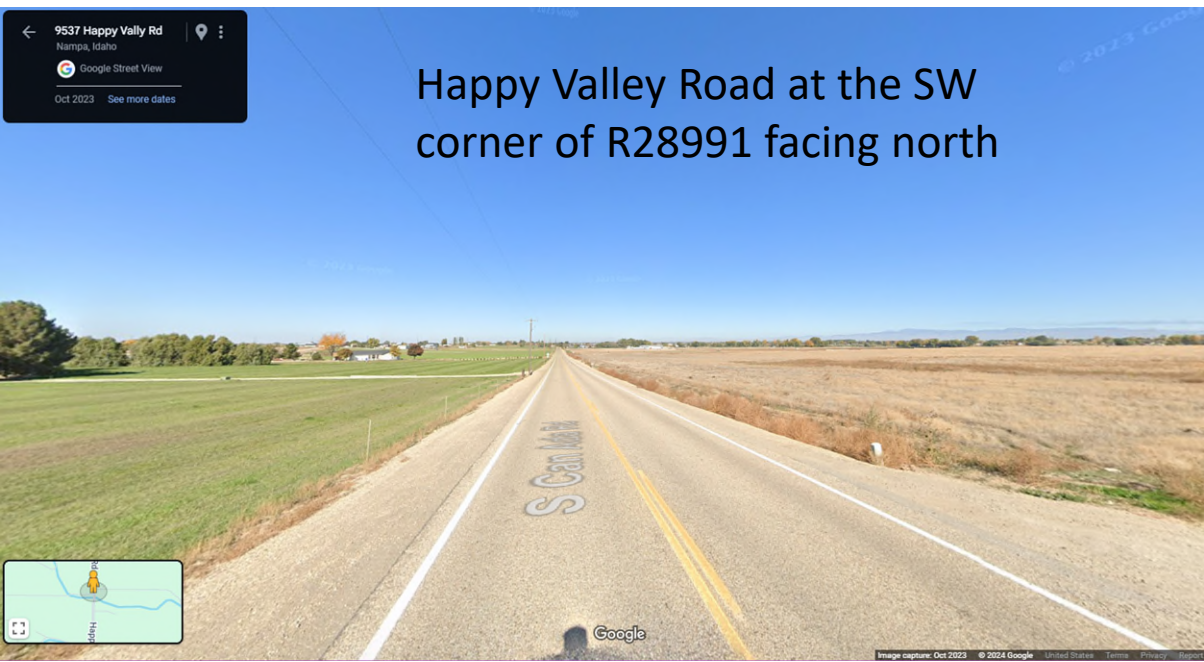
**Site Visit Photos: GOOGLE EARTH**

**OCTOBER 2023 IMAGES**

**Planning & Zoning Commission**

**Case# OR2021-0006 & RZ2021-0011(CR)**

**Hearing date: September 19, 2024**



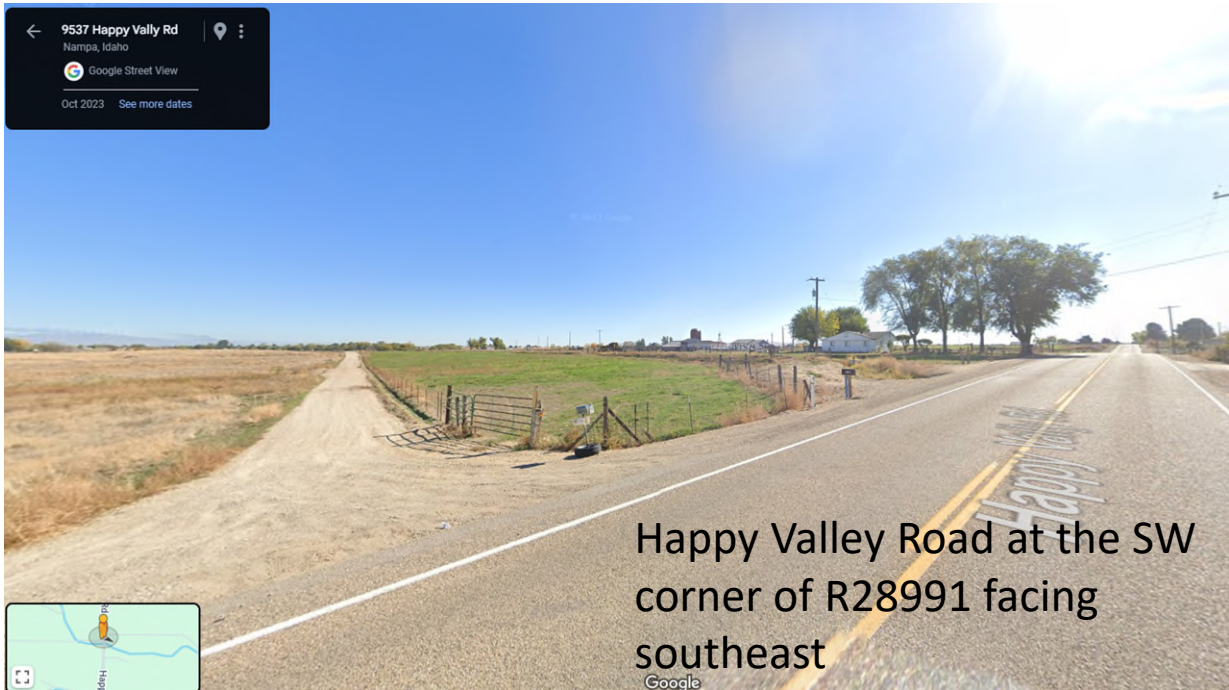
Happy Valley Road at the SW corner of R28991 facing north



Happy Valley Road at the SW corner of R28991 facing northeast

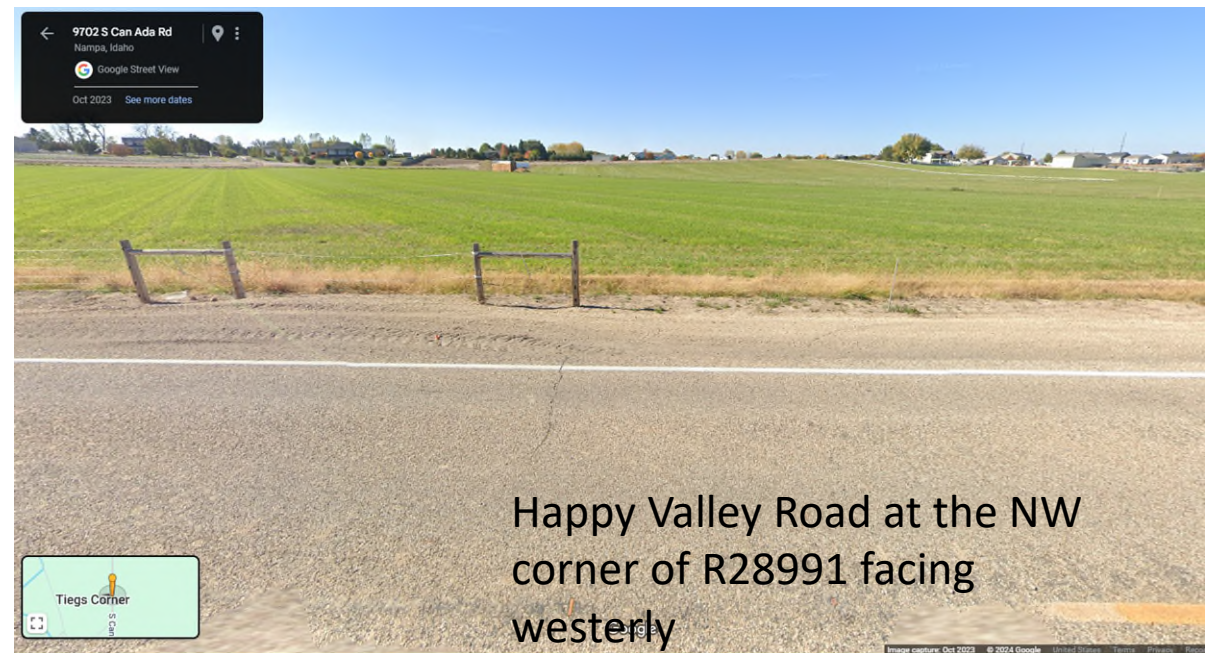


Happy Valley Road at the SW corner of R28991 facing southwest



Happy Valley Road at the SW corner of R28991 facing southeast

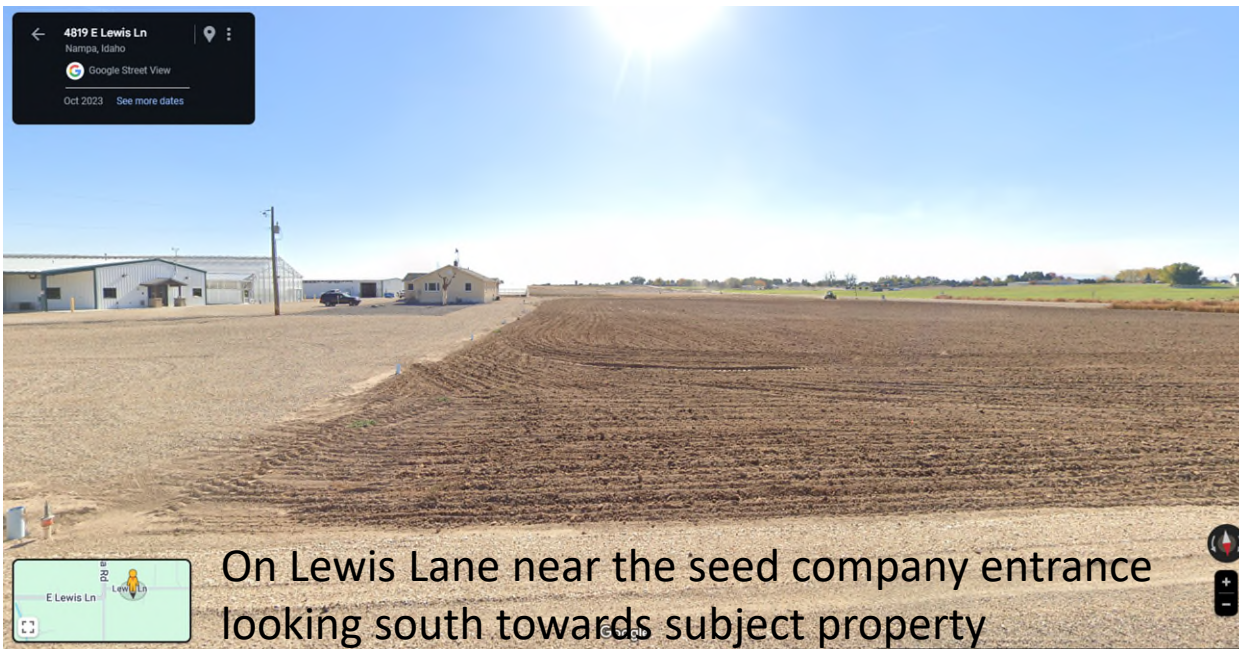
















5053 E Lewis Ln

Nampa, Idaho



Google Street View

Oct 2023

[See more dates](#)



On Lewis Lane looking south  
towards the subject properties  
from the north boundary of the  
80 acre seed company property.

Google



**EXHIBIT D**

**Agency Comments Received by: Sept. 9, 2024**

**Planning & Zoning Commission**

**Case# OR2021-0006 & RZ2021-0011(CR)**

**Hearing date: September 19, 2024**

**DAVID REYNOLDS**  
CHAIRMAN OF THE BOARD

**DONALD BARKSDALE**  
VICE CHAIRMAN OF THE BOARD

**ROBERT D. CARTER**  
PROJECT MANAGER

**THOMAS RITTHALER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**MARY SUE CHASE**  
ASSISTANT SECRETARY-  
TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

TEL: (208) 344-1141  
FAX: (208) 344-1437

11 April 2022

Canyon County Development Services  
111 North 11<sup>th</sup> Ave., Ste. 140  
Caldwell, Idaho 83605

RE: Shoshone Falls Sub **OR2021-0006, RZ2021-0011, SD2021-0010**  
Springbrook Development  
0 Happy Valley Rd. Nampa, Idaho  
Nampa & Meridian Irrigation District  
Golden Gulch Wasteway  
Sec. 18, T2N, R1W, BM.

Jenifer Almeida:

The United States' Golden Gulch Wasteway/drain lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement of 30 feet west and 30 feet east of the wasteway's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. Easements must remain flat drivable surfaces and no other roads shall encroach within our easements.

Fencing/ pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.



**EXHIBIT  
D.1.**



Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1<sup>st</sup> of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15<sup>th</sup> of each year. However, on a case-by-case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15<sup>th</sup> if reviewed and approved by the Boise Project.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a **full-size hard copy** of the irrigation and drainage plans.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

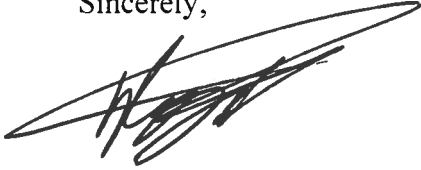
Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes **when our easements and/or facilities are affected by unknown factors even during the construction phase.**

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

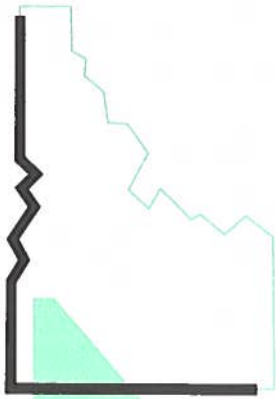
Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Ritthaler', with a large, sweeping flourish extending from the end of the signature.

Thomas Ritthaler  
Assistant Project Manager, BPBC

tbr/tr

cc:	Ray Moore	Watermaster, Div; 3 BPBC
	Greg Curtis	Water Superintendant, NMID
File		



ORGANIZED 1904

## Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

OFFICE: Nampa 208-466-7861  
SHOP: Nampa 208-466-0663

February 27, 2024

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

**RE: OR2021-0006, (CR)RZ2021-0011, & SD2021-0010/ Shoshone Falls Sub;  
0 S Happy Valley Rd**

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to final platting.

All private laterals and waste ways must be protected. The Districts Rand Lateral through this property. The Districts easement for the Rand Lateral at this location is a minimum of thirty-five feet (35') total, twenty feet (20') left and fifteen feet (15') right.

**This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.**

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, NMID must review drainage plans. Developer must comply with Idaho Code 31-3805. Please feel free to contact me for further information.

Sincerely,

David T. Duvall  
Asst. Water Superintendent  
Nampa & Meridian Irrigation District  
DTD /eol

Cc: Office/ file  
S. Pardew  
A. Wolfe  
Applicant



APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000

**EXHIBIT  
D.2.**

# NAMPA HIGHWAY DISTRICT NO. 1

---

September 20, 2021

To: Jennifer Almeida  
Canyon County Development Services

From: Eddy Thiel  
Right-of-way Tech



Re; SD2021-0010, OR2021-0006, RZ2021-0011 Shoshone Falls Subdivision Submittal

I have reviewed the request from Springbok Development, Inc for the Shoshone Falls Subdivision Submittal with a date of Notification of September 21, 2021, received September 20, 2021.

Comments are based upon information provided to the Highway District by Canyon County Development Services and from the Patron. Nampa Highway District #1 has no objection to the Preliminary Plat, Irrigation, and Drainage Plans subject to the following information:

1. The Subject property is adjacent to Happy Valley Rd.
2. NHD#1 Functional Classification of Happy Valley Rd. is Rural Major Collector Roadway.
3. Local Road access spacing shall be a minimum 1/8 mile between approaches.
4. A Traffic Impact Study will be required to be submitted as ACCHD Standards require a TIS for any subdivision with 50 or more lots.
5. Patron will need to Submit the required Plan Submittal Package to the Highway District along with associated Review Fees for a formal review by the Highway District.

All comments above are based on the ACCHD Standards Manual and Nampa Highway District #1 Supplementals.

Nampa Highway District #1 reserves the right to provide amended comments/conditions of approval subject to the formal review by the Highway District, Plat revisions, and/or revisions to the ACCHD Standards Manual or NHD#1 Supplementals.





# NAMPA HIGHWAY DISTRICT NO. 1

---

February 2, 2023

Breckon Land Design Inc.  
C/O Mark Wall  
6661 N. Glenwood St.  
Garden City, Idaho. 83714

RE: Shoshone Falls Subdivision Preliminary Plat Review

Dear Mark,

As requested, we have completed a review of the Shoshone Falls Subdivision Preliminary Plat. The following comments relating to this development are based on the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts and Nampa Highway District #1 Supplementals:

Sec. 2030.021.B – Elements of this section have not been addressed/missing.

Sec. 2040.010 – All utilities not controlled by the PUC shall be located in a 10' easement adjacent to the public ROW unless otherwise approved by the District. Crossings shall be by License Agreement approved by the Highway District Commissioners.

Sec. 2100.010 – Provide City of Nampa Comments as the development is within the City of Nampa's Area of Impact.

Sec. 2100.020 – No authorization has been obtained to run City water down Lewis Ln or Happy Valley Rd. to serve this development. The Highway District/City of Nampa's MOU has been revised regarding this issue.

Sec. 3030.010 – Why is Dye Ln showing 80' of ROW dedication?

Sec. 3030.030 – Cul-de-sacs shall have a minimum radius of 65' and be connected by 20' radiuses per ACCHD Standard Drawing #ACCHD-104.

Section 3030.040 – Subdivision access streets shall connect to Happy Valley Rd by a 40' radius. Radiuses shall apply to asphalt and right-of-way.

Section 3040.040 & 3040.050 – Need Horizontal and Vertical curve alignments.

**EXHIBIT  
D.3.1.**



# NAMPA HIGHWAY DISTRICT NO. 1

---

Sec. 3050.010 – Stopping sight distance shall be met for Dye Ln for the posted speed of 50 mph.

Sec. 3060.060 – Street section shall meet these standards. Asphalt shall be PG64-28.

Sec. 3061.070 - add a note on the plat stating “No access shall be allowed to land in a platted subdivision other than to internal subdivision streets or as otherwise shown on the plat”.

Sec. 3062.010 – We are requesting a Geotechnical Engineering Report for this project location.

Sec. 3063.010 - All utilities not controlled by the PUC shall be located in a 10' easement adjacent to the public ROW unless otherwise approved by the District. Crossings shall be by License Agreement approved by the Highway District Commissioners.

Sec. 3063.030 – All utilities shall follow these standards.

Sec. 3064 - No authorization has been obtained to run City water down Lewis Ln or Happy Valley Rd. to serve this development. The Highway District/City of Nampa's MOU has been revised regarding this issue.

Sec. 3064.010 – No valves shall be located in wheel paths.

Sec. 3066.010 – All irrigation facilities, except crossings, shall be removed and maintained outside Highway District right-of-way. Crossings are subject to License Agreement.

Sec. 3066.020 – Irrigation facilities shall meet these standards.

Sec. 3066.030 & 3066.040 – All Pipe crossings shall meet these standards.

Sec. 3070.010 – There are no drainage facilities identified on the plat. Design drainage per Sec. 3070 standards. No discharge is allowed to the Happy Valley Rd ROW or to irrigation waters of the U.S.

Sec. 3070.020 – Access Culverts required at Happy Valley Rd intersections and shall meet these standards.



# NAMPA HIGHWAY DISTRICT NO. 1

---

Sec 3070.100 – Maintenance of storm drainage outside the right-of-way shall be the HOA's responsibility. Include the note on the final plat exactly as written in this section.

Per Resolution #2013-05, add a note on the plat stating "No new development or redevelopment of land may discharge storm water onto Highway District right-of-way or into the District's Municipal Separate Storm Sewer System."

Sec. 3090 – Signage shall meet these standards. 36" Stop signs, 24"x30" Speed Limit signs @ 20 mph.

We recommend these comments be addressed prior to approval of the Final Plat. If you have any questions or need additional information, please give us a call.

Sincerely,

Eddy Thiel  
Right-of-Way Tech



## Jennifer Almeida

---

**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Wednesday, June 15, 2022 9:24 AM  
**To:** Jennifer Almeida  
**Subject:** [External] Paved Apron requirement Happy Valley Pl/Springbok Development Inc  
**Attachments:** 20180117 Happy Valley Pl. LLC.pdf

Good Morning Jennifer,

Conditions of the Land Split Application have not been met for the subject lot split. We have revoked the Approach Permit that was issued to the patrons contractor for failure to complete the work in a timely manner. We have been extending the permit since 2019 hoping they would complete the paved apron but they have failed to do so.

We just wanted to give you a heads up that the conditions of approval have not been honored.

Thank you,

Eddy

---

Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

EXHIBIT  
D.3.2





# LAND SPLIT APPLICATION

NHD-003  
Rev Jan 2015  
Page 1 of 1

## SECTION I – APPLICANT INFORMATION (TO BE COMPLETED BY APPLICANT)

I certify that I am the owner (or authorized representative of owner) of the property proposed to be split.

Happy Valley Place, LLC  
NAME OF APPLICANT

102 W. Idaho Ave.  
ADDRESS

Homedale Idaho  
CITY STATE ZIP

ROAD NAME: S. Happy Valley Road BETWEEN E. Lewis Street & Deer Flat Rd  
FIRST CROSS STREET SECOND CROSS STREET

SIDE OF ROAD:

☐ North ☐ South  
☒ East ☐ West

TOTAL NUMBER OF:

New Lots: 4  
New Access Points: 1

PLATTED SUBDIVISION?

☒ No (attach sketch of proposed land split)  
☐ Yes (submit Conceptual Plan prepared by an Engineer)

*[Signature]*  
SIGNATURE OF APPLICANT (KM Engineering Representative)

1-8-18  
DATE

208.639.6939

PHONE (CELL NUMBER PREFERRED)

## SECTION II – WORKSHEET/RECOMMENDATION (TO BE COMPLETED BY HIGHWAY DISTRICT)

APPLICATION FEE: ☒ Paid ☐ Not Paid *ch#4590* 85<sup>th</sup> PERCENTILE SPEED: 56 mph

ROAD NO. 302

SIGHT DISTANCE: ☒ Sufficient ☐ Insufficient

ROAD SURFACE: ☒ Asphalt ☐ Gravel ☐ Dirt

TRAFFIC VOLUME: 1170 ADT

SHARED ACCESS: ☒ Yes ☐ No

FUNCTIONAL CLASSIFICATION: ☐ Arterial

CULVERTS REQUIRED: ☒ Yes ☐ No

☒ Collector *Major*  
☐ Other

MEETS ACCESS CONTROL STANDARDS?: ☒ Yes ☐ No

ADDITIONAL REMARKS/CONDITIONS: (IF NONE, SO STATE)

*Both approaches will be required to install paved aprons per A.C.H.D. Standards as a condition of approval. The existing southern approach serves lots 5, 6, & 7, and the new approach near the northern property line serves lots 1, 2, 3, & 4.*

THIS LAND SPLIT IS:

☒ Recommended for approval,  
subject to the above conditions  
☐ Not recommended

*[Signature]*  
SIGNATURE – HIGHWAY DISTRICT OFFICIAL

1-17-18  
DATE

# ADMINISTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

Submit this document along with a detailed site plan showing all mstructures, accesses, and easements

To: Nampa Highway District #1

Applicant Name: Happy Valley Place, LLC

Current Mailing Address: 102 W. Idaho Ave, Homedale, Id

Site (Subject Property) Address: 9446 + S. Happy Valley Road

Phone Number: 208.639.6939

Fax:

E-mail address: dwilson@kmengllp.com

Date: 1-8-18

Parcel #

R 289800000  
R 289910000 6  
R 289900000

## Type of Administrative Land Division Application:

- ☒ Administrative Land Division [Canyon County Code § 07-18-01]
- ☒ Transfer of Building Permits [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

## OFFICIAL USE ONLY BELOW THIS LINE

### LETTER OF ACKNOWLEDGEMENT ACTION:

#### Determination and Decision and Order on Application for Letter of Acknowledgement:

☐ Approval ☒ Approval Subject to Conditions ☐ Denied

Approval Conditions, if any, are herein set forth:

Both approaches will require a paved apron be installed per ACCHD Standards.

This acknowledgement is valid only for six months from the date issued.

#### Basis for action:

Per ACCHD standards, any approach serving 3 or more lots requires a paved apron.

Dated: 1-17-18 Signed Edward Thiel  
Authorized Hwy District Representative

**NOTICE:** Section and quarter section lines are subject to a 70-foot setback requirement unless the Highway District having jurisdiction waives the setback. The property included in this application is subject to setback requirements from the following:

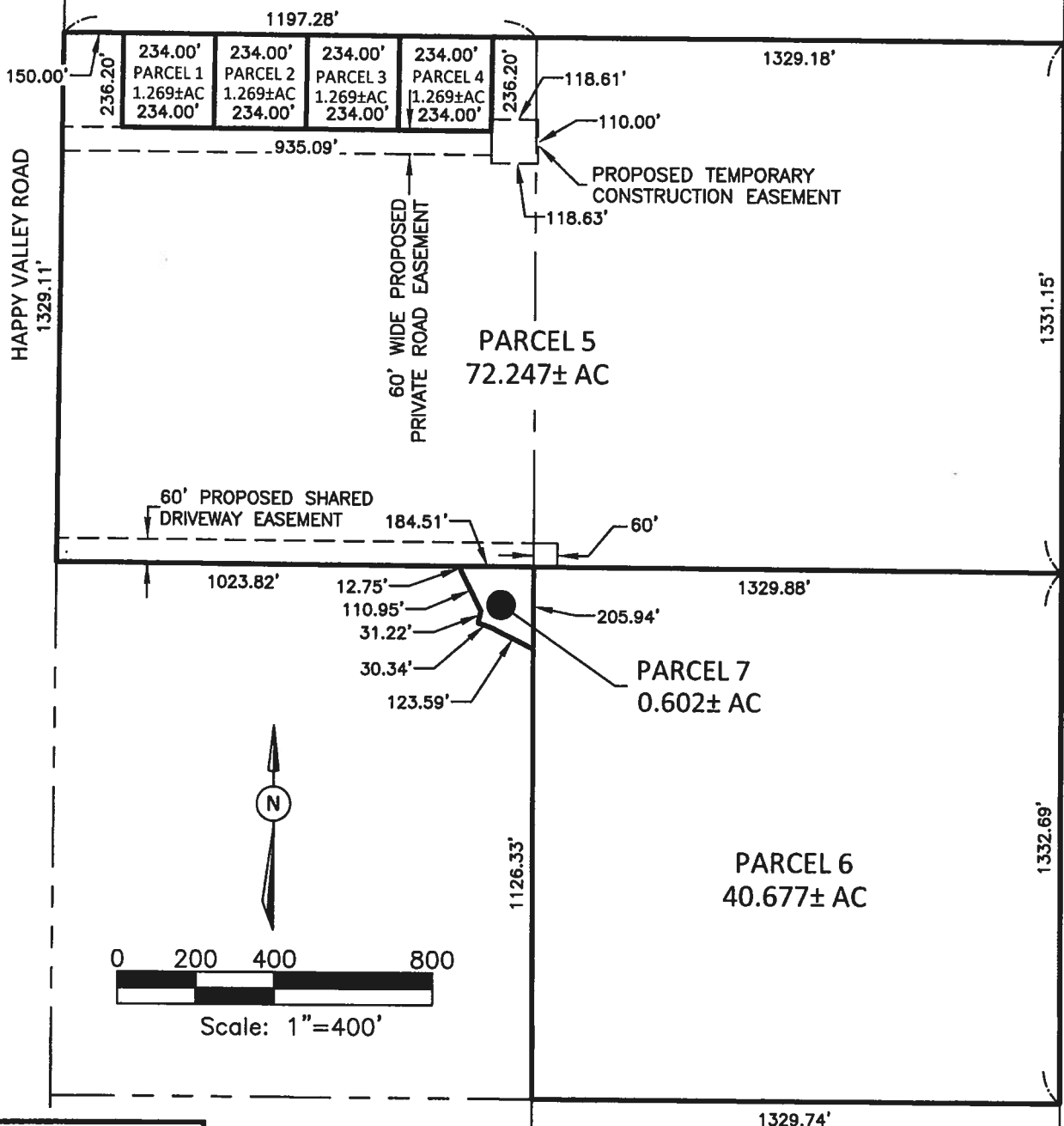
☐ Section Line ☐ Quarter Section Line

#### Location of section line and/or quarter section line relative to property:

This is informational only and the location of section and quarter-section lines relative to the property should be verified by the property owner. If the property is subject to a section line or quarter-section line setback, the property owner may apply for a waiver of the setback from the Highway District.

**Notice of final action:** Please note that unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.

**Copy of completed form received by Canyon County Development Services**  
on \_\_\_\_\_ (date) Received By (DSD Staff): \_\_\_\_\_



**ENGINEERS . SURVEYORS . PLANNERS**


**9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930**

DATE: 01/08/2018

PROJECT: 17-202

SHEET:  
1 OF 1

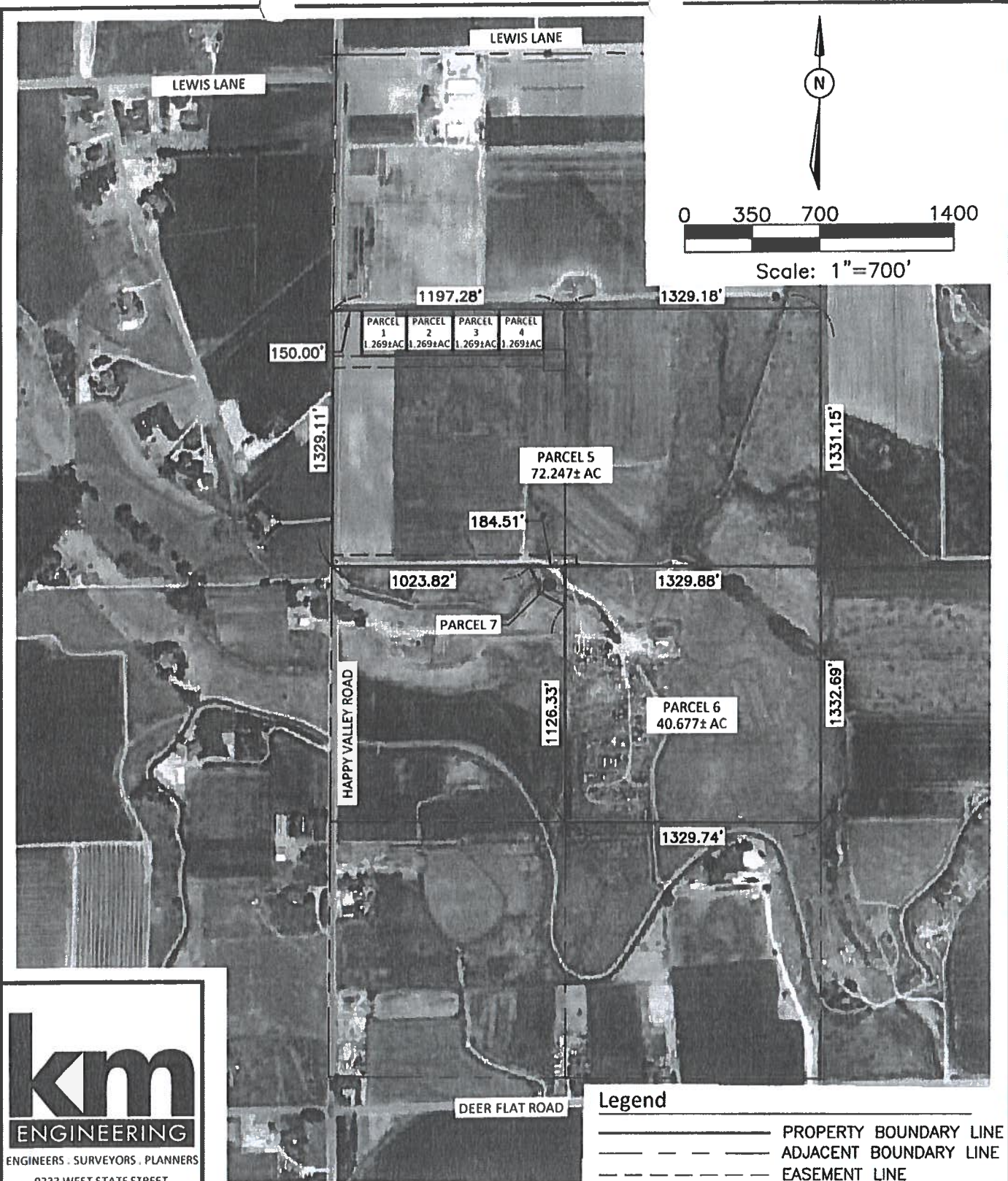
### Legend

 PROPERTY BOUNDARY LINE  
 ADJACENT BOUNDARY LINE  
 EASEMENT LINE

## Parcel Overview - Administrative Split/Property Boundary Adjustment APN. R2898900000, R2899100000, R2899000000 and R2898800000

Gov't Lot 2; The SE 1/4 of the NW 1/4; The NE 1/4 of the SW 1/4 and a portion of Gov't Lot 3, Sec. 18, T.2N., R.1W., B.M., CANYON COUNTY, ID.

P:\17-202\CAD\SURVEY\17-202 ADM N STRATIVE SPLIT WITH AERIAL DWG, ALEX GREEN, 1/8/2018, KYOCERA TASKALFA 4550CI 00.PC3, ---



ENGINEERS · SURVEYORS · PLANNERS

9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930

DATE: 01/08/2018

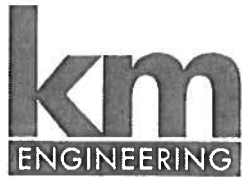
PROJECT: 17-202

SHEET:  
1 OF 1

Parcel Overview - Administrative Split/Property Boundary Adjustment  
APN. R2898900000, R2899100000, R2899000000 and R2898800000

Gov't Lot 2; The SE 1/4 of the NW 1/4; The NE 1/4 of the SW 1/4 and  
a portion of Gov't Lot 3, Sec. 18, T.2N., R.1W., B.M., CANYON COUNTY, ID.





TO: Nampa Highway District No. 1  
ATTN: Eddy Theil  
ADDRESS: 4507 12<sup>th</sup> Ave. Road  
Nampa Idaho, 83686

DATE: 1/9/2018  
JOB #: 17-202  
FROM: Donna Wilson

RE: Happy Valley Lot Split

Please find attached:

COPIES	DATE	PAGES	DESCRIPTION
1	1.8.18	-	Lot split application
1	1.8.18	-	Letter of Acknowledgement Form
1	1.8.18	1	Check \$50.00

Transmitted By

☐ Hand Delivery

☐ Mail

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Transmittal Purpose

☐ For Your Use

☒ For Review & Approval

☐ For Signature

☐ As Requested

☐ Other: \_\_\_\_\_

Remarks

Eddy,

Please find attached the application and fee as requested. Once you have signed off on the letter of acknowledgment form please send me a pdf. If you should need anything else, let me know right away.

Thank you,

Donna

RECEIVED  
JAN 15 2018

BY: \_\_\_\_\_

CC: \_\_\_\_\_

Signed: Donna Wilson, Development Assistant

If enclosures are not as indicated, please notify us as soon as possible.

## Debbie Root

---

**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Monday, November 27, 2023 12:47 PM  
**To:** Debbie Root  
**Subject:** [External] RE: Shoshone Falls Subdivision (proposed)  
**Attachments:** 20230202 Shoshone Falls Sub Prelim Plat Review.pdf

Hi Debbie,

Yes they did submit a preliminary plat and a Draft TIS. We reviewed the plat and provided comments. We haven't heard anything since. I have attached a copy of our review.

I think they're going to have a problem constructing this because they wanted City of Nampa Water to serve this development, but we require the City to annex any roads they run utilities in. So I don't think the City is in any hurry to annex that far out as they don't have a touch.

Let me know if you have any questions.

Thank you,

Eddy

---

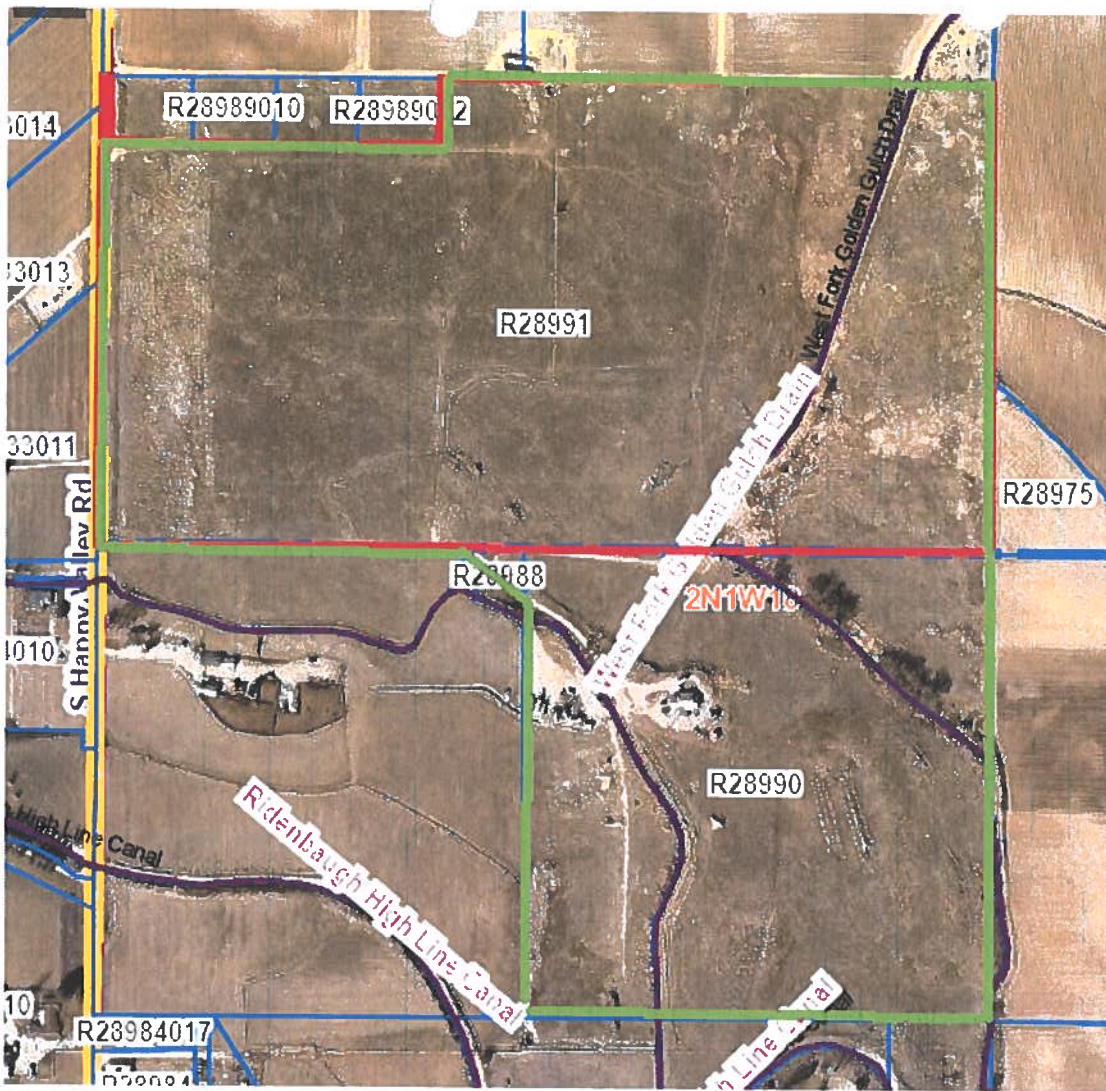
Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

**From:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Sent:** Monday, November 27, 2023 9:28 AM  
**To:** Eddy Thiel <eddy@nampahighway1.com>  
**Subject:** Shoshone Falls Subdivision (proposed)

Eddy,

Back in January 2023 Mary Wall (Breckon Land Design) communicated with you regarding a preliminary plat review and associated fees for Shoshone Falls Subdivision (9466 Happy Valley). Did the applicants ever submit the preliminary plat and TIS for review by NHD1?

EXHIBIT  
D.3.3.



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 \*\*

## Debbie Root

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Thursday, February 22, 2024 6:16 AM  
**To:** Debbie Root  
**Cc:** Amber Lewter  
**Subject:** [External] RE: Initial Agency Notification OR2021-0006, RZ2021-0011 & SD2021-0010 Springbok Development, Inc & Shoshone Falls Sub

Good Morning, Deb –

After careful review of the transmittal submitted to ITD on February 13, 2024 regarding OR2021-0006, RZ2021-0011 & SD2021-0010 Springbok Development, Inc & Shoshone Falls Sub, the Department has no comments or concerns to make at this time. This development is greater than 3 miles east of SH-45 and a greater distance west from SH-69, therefore minor impact is anticipated to the state highway facility.

Thank you,



*Niki Benyakhlef*  
Development Services Coordinator

District 3 Development Services  
O: 208.334.8337 | C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

**From:** Amber Lewter <Amber.Lewter@canyoncounty.id.gov>  
**Sent:** Tuesday, February 13, 2024 1:10 PM  
**To:** 'laclairc@cityofnampa.us' <laclairc@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfielddd@cityofnampa.us' <critchfielddd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'tlawrence@kunafire.com' <tlawrence@kunafire.com>; 'khinkle@kunafire.com' <khinkle@kunafire.com>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'Eddy Thiel' <eddy@nampahighway1.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 'lori.kent@id.nacdn.net' <lori.kent@id.nacdn.net>; 'mgrodriguez@usbr.gov' <mgrodriguez@usbr.gov>

EXHIBIT  
D.4.



**Subject:** Initial Agency Notification OK2021-0006, RZ2021-0011 & SD2021-0010 Springbok Development, Inc & Shoshone Falls Sub

**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.

Please see the attached agency notice. You are invited to provide written testimony or comments by **March 14, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Debbie Root** at [debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov).

Thank you,



**Amber Lewter**

Hearing Specialist

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

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

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 \*\***

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# KUNA RURAL FIRE DISTRICT

EST. 1951

150 W BOISE ST  
PO Box 607  
Kuna, ID 83634  
PHONE: (208) 922-1144  
FAX: (208) 922-1982

**Date:** 2/20/2024  
**From:** Kuna Rural Fire District

**Regarding:** Site Access & Water Supply  
Shoshone Falls Subdivision  
9466 S Happy Valley Road,  
Nampa, ID

**Agency Comments:** New single-family homes must comply with the Idaho State Adopted Fire Code requiring emergency services site access, water supply, and premise identification. Please provide additional information as to how future single-family homes in this proposed subdivision will comply with the below provisions.

- **Fire Service and Emergency Service Access:**

*IFC section D107.1* One- or two-family dwelling residential developments.

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

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development.

*IFC section D107.2* Remoteness.

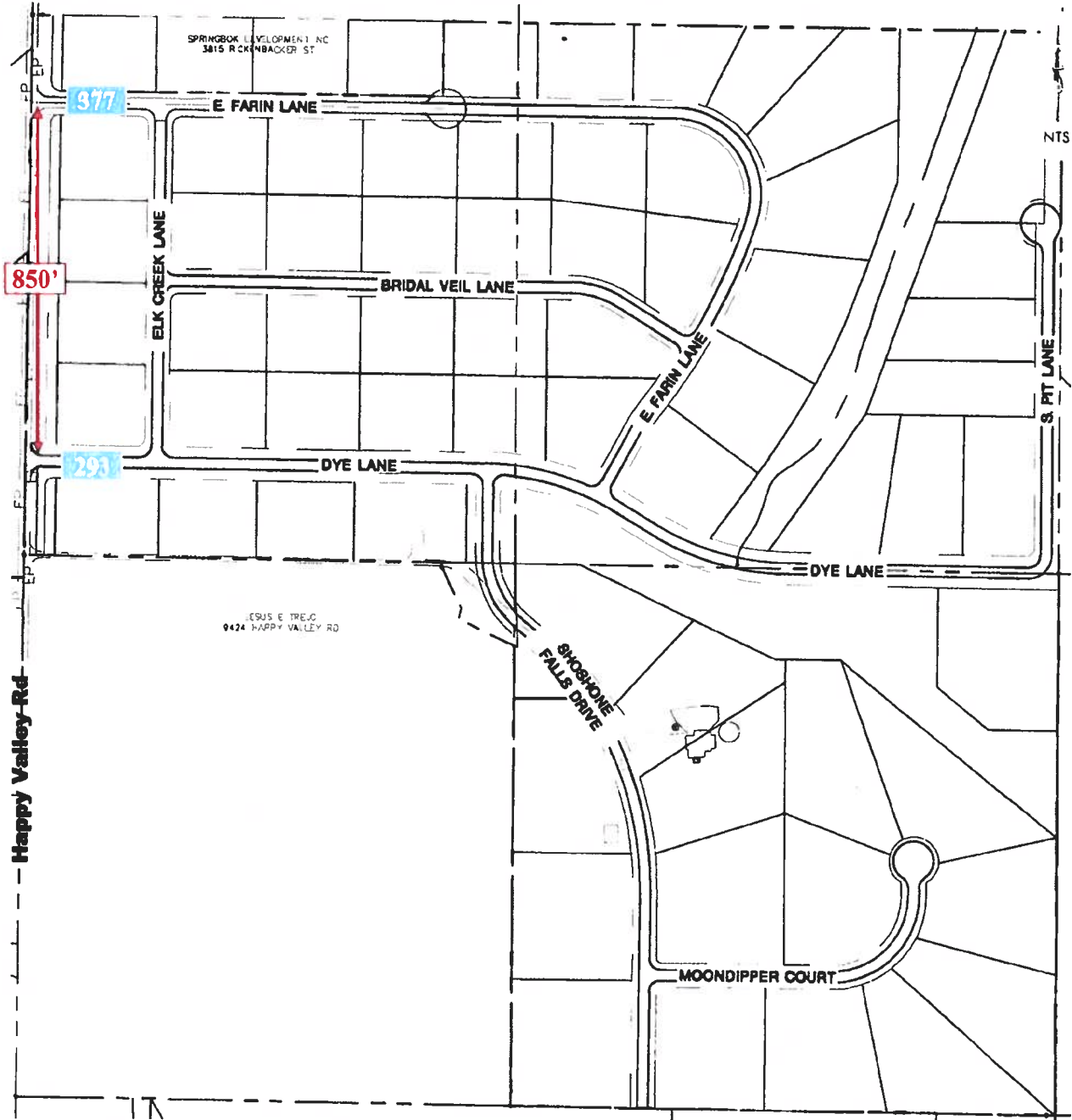
Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

The provided site plan indicates two service roads for the proposed subdivision separated by 850 feet. The maximum overall diagonal dimension of the area to be served measures approximately 3,400 feet from Moon Piper Court to East Farm Lane. Additional access will be necessary, unless exception 2 above is intended for all future single family homes. Alternative approvals shall be noted on the final PLAT and recorded.

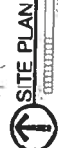
Regards,  
Plan Review & Inspection  
1.208.629.8636 (plan review)  
Kuna Rural Fire District / 1.208.922.1144 (main)

EXHIBIT  
D.5.

**Figure 4.6 – Proposed Site Access, Circulation, and Estimated ADTs**



ALL OF GOVT LOT 2, THE SE <sup>1</sup>/<sub>4</sub> OF THE NW <sup>1</sup>/<sub>4</sub>, THE NE <sup>1</sup>/<sub>4</sub> OF THE SW <sup>1</sup>/<sub>4</sub> AND A  
PORTION OF GOVT LOT 3 SITUATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 2  
WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

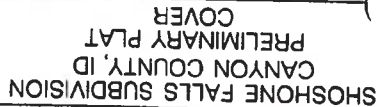


**BENCHMARK  
& DATUM**

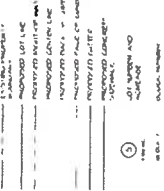
[illegible]

PP10	COVER
PP11	TOPOGRAPHIC PRELIMINARY CONSTRUCTION PLAN
PP12	PRELIMINARY
PP13	PRELIMINARY
PP14	PRELIMINARY
PP15	PRELIMINARY
PP16	PRELIMINARY
PP17	PRELIMINARY
PP18	PRELIMINARY

Dr. van der Stoep says that his research group has been able to identify a number of genes that are involved in the development of the brain. He says that these genes are involved in the development of the brain's structure and function, and that they are also involved in the development of the brain's chemistry. He says that these genes are involved in the development of the brain's structure and function, and that they are also involved in the development of the brain's chemistry.







PRELIMINARY SURVEY FOR PLAT OF SHOSHONE FALLS SUBDIVISION

PRELIMINARY  
NOT FOR  
CONSTRUCTION



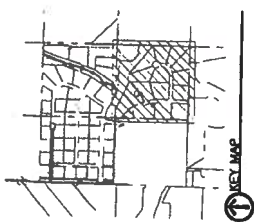
SHOSHONE FALLS SUBDIVISION  
PRELIMINARY PLAT  
CANYON COUNTY, ID  
PRELIMINARY PLAT

100% CONSTRUCTION DRAWING



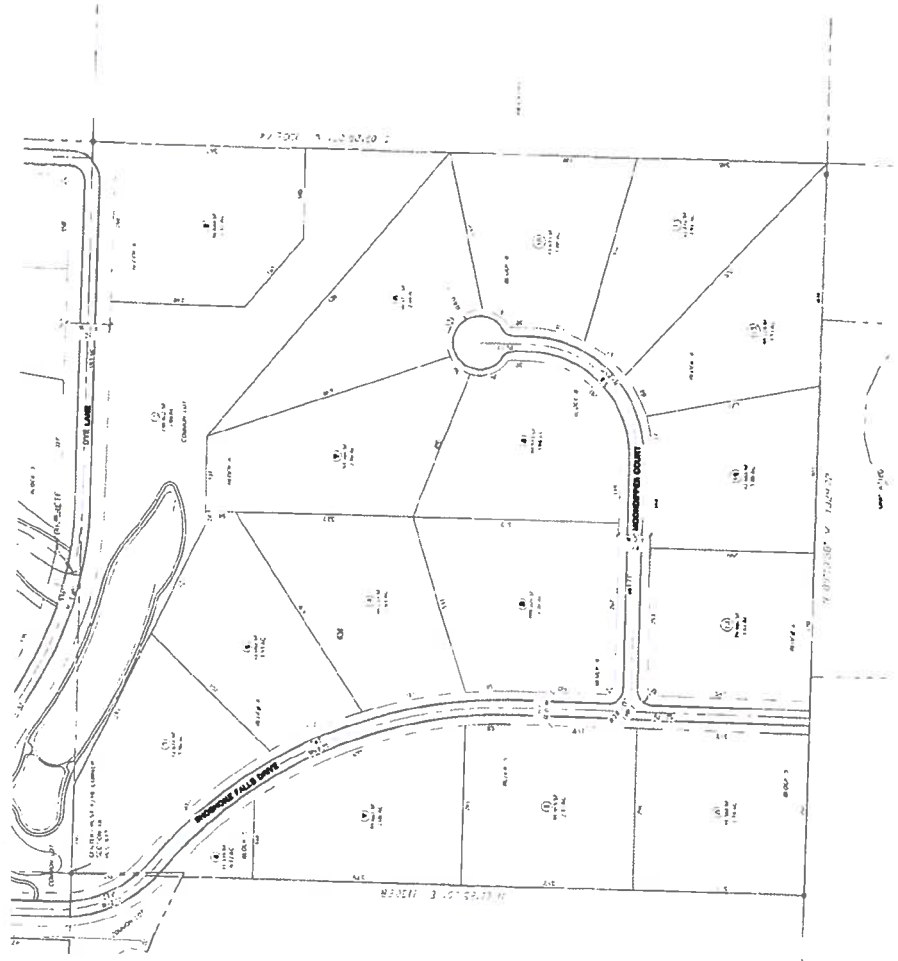
PROJECT NO.  
DATE  
BY  
CHECKED BY

PP12

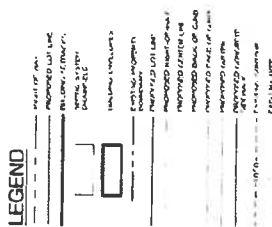


PLAT LEGEND

- 1. BOUNDARY LINE
- 2. EASEMENT
- 3. RIGHT-OF-WAY
- 4. LOT
- 5. TRAIL
- 6. ROAD
- 7. RAILROAD
- 8. WATER
- 9. POWER LINE
- 10. FENCE
- 11. UTILITY
- 12. STRUCTURE
- 13. TREE
- 14. ROCK
- 15. SAND
- 16. GRAVEL
- 17. CLAY
- 18. SILT
- 19. LOESS
- 20. COAL
- 21. OIL
- 22. GAS
- 23. MINERAL
- 24. LAND
- 25. WATER
- 26. AIR
- 27. FIRE
- 28. EARTH
- 29. PLANT
- 30. ANIMAL
- 31. HUMAN
- 32. ARTIFACT
- 33. REMAINS
- 34. MONUMENT
- 35. MARKER
- 36. SIGN
- 37. POST
- 38. RAIL
- 39. WHEEL
- 40. AXLE
- 41. ENGINE
- 42. CAR
- 43. TRUCK
- 44. BUS
- 45. TRAIN
- 46. SHIP
- 47. BOAT
- 48. AIRCRAFT
- 49. SPACECRAFT
- 50. ROCKET
- 51. MISSILE
- 52. BOMB
- 53. GRENADE
- 54. MINE
- 55. TANK
- 56. CANNON
- 57. GUN
- 58. MACHINE GUN
- 59. RIFLE
- 60. PISTOL
- 61. SHOTGUN
- 62. SWORD
- 63. KNIFE
- 64. DAGGER
- 65. SPEAR
- 66. BOW
- 67. ARROW
- 68. CROSSBOW
- 69. SLING
- 70. JAVELIN
- 71. HAMMER
- 72. PICKAXE
- 73. SHovel
- 74. AX
- 75. SICKLE
- 76. SCYTH
- 77. MOWER
- 78. TRACTOR
- 79. PLOW
- 80. HARROW
- 81. ROLLER
- 82. PUMP
- 83. MOTOR
- 84. GENERATOR
- 85. TRANSFORMER
- 86. SWITCH
- 87. CABLE
- 88. PIPE
- 89. VALVE
- 90. FITTING
- 91. JOINT
- 92. FLANGE
- 93. GASKET
- 94. BOLT
- 95. NUT
- 96. WASHER
- 97. RIVET
- 98. SCREW
- 99. NAIL
- 100. BRACKET
- 101. PLATE
- 102. BEAM
- 103. COLUMN
- 104. WALL
- 105. FLOOR
- 106. CEILING
- 107. ROOF
- 108. GROUND
- 109. SURFACE
- 110. TOP
- 111. BOTTOM
- 112. FRONT
- 113. BACK
- 114. LEFT
- 115. RIGHT
- 116. NORTH
- 117. SOUTH
- 118. EAST
- 119. WEST
- 120. CENTER
- 121. MIDDLE
- 122. END
- 123. BEGINNING
- 124. TERMINATION
- 125. CONNECTION
- 126. JUNCTION
- 127. INTERSECTION
- 128. CROSSING
- 129. OVERPASS
- 130. UNDERPASS
- 131. TUNNEL
- 132. BRIDGE
- 133. FERRY
- 134. DOCK
- 135. WHARF
- 136. PIER
- 137. QUAY
- 138. BULKHEAD
- 139. DAM
- 140. LEVEE
- 141. DYKE
- 142. EMBANKMENT
- 143. CUT
- 144. FILL
- 145. GRADE
- 146. ELEVATION
- 147. HEIGHT
- 148. DEPTH
- 149. WIDTH
- 150. LENGTH
- 151. AREA
- 152. VOLUME
- 153. WEIGHT
- 154. MASS
- 155. DENSITY
- 156. PRESSURE
- 157. FORCE
- 158. ENERGY
- 159. POWER
- 160. TEMPERATURE
- 161. HEAT
- 162. COLD
- 163. WARM
- 164. HOT
- 165. COOL
- 166. WET
- 167. DRY
- 168. MOIST
- 169. HUMID
- 170. ARID
- 171. BARREN
- 172. FERTILE
- 173. PRODUCTIVE
- 174. UNPRODUCTIVE
- 175. USEFUL
- 176. WASTEFUL
- 177. VALUABLE
- 178. INVALUABLE
- 179. RARE
- 180. COMMON
- 181. SCARCITY
- 182. ABUNDANCE
- 183. QUANTITY
- 184. QUALITY
- 185. CHARACTER
- 186. NATURE
- 187. BEHAVIOR
- 188. ACTION
- 189. REACTION
- 190. RESPONSE
- 191. EFFECT
- 192. RESULT
- 193. CONSEQUENCE
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- 195. INFLUENCE
- 196. FORCE
- 197. POWER
- 198. AUTHORITY
- 199. CONTROL
- 200. DOMINANCE

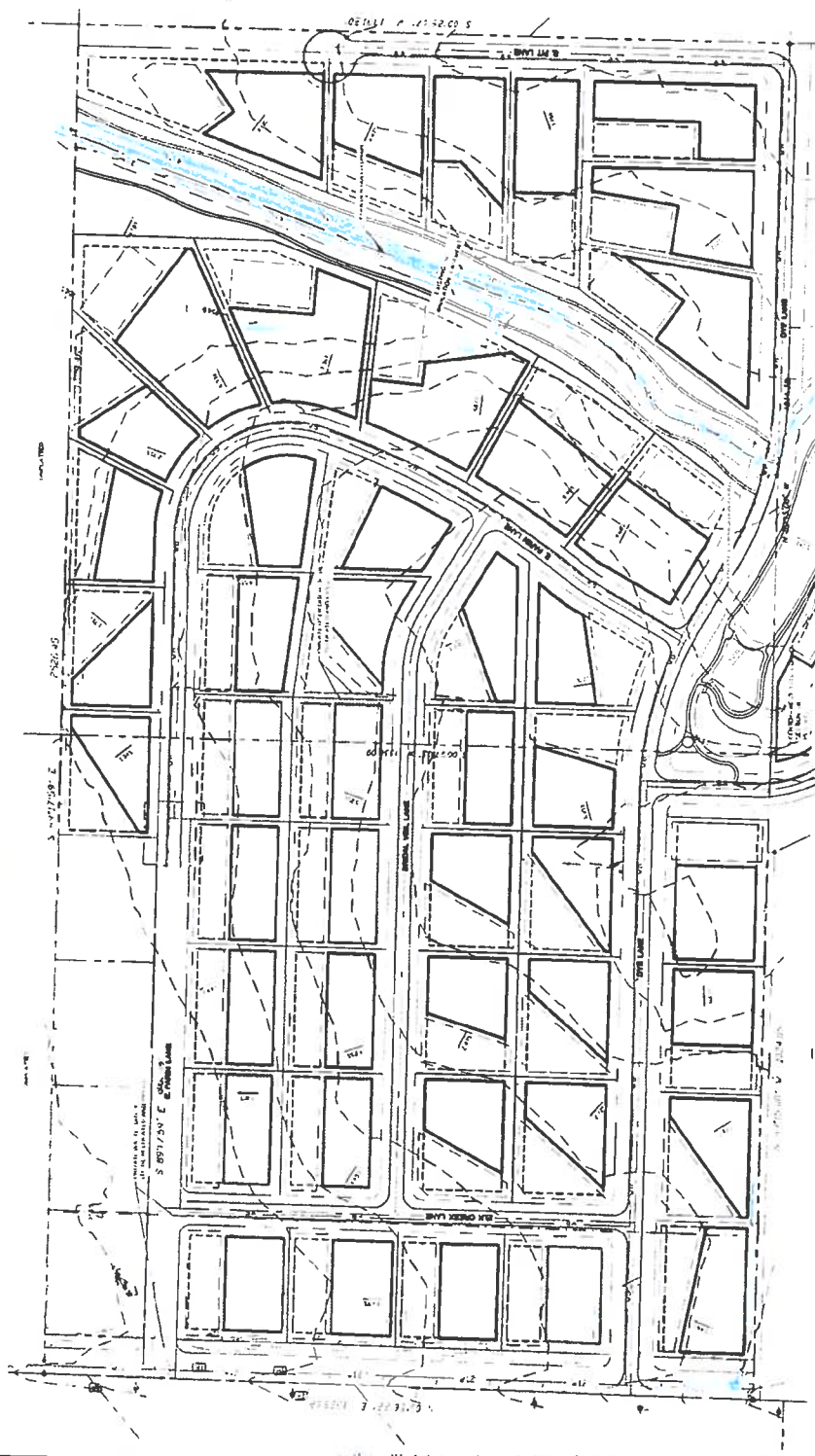
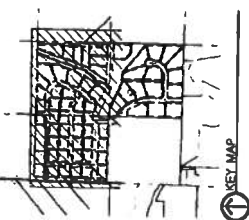


PRELIMINARY PLAT



SLOPES TABLE		
MAXIMUM SLOPE	MAXIMUM SLOPE	COLOR

## NOTES



## Debbie Root

---

**From:** Doug Critchfield <critchfielddd@cityofnampa.us>  
**Sent:** Thursday, February 15, 2024 2:52 PM  
**To:** Debbie Root  
**Cc:** Caleb Laclair  
**Subject:** [External] FW: Initial Agency Notification OR2021-0006, RZ2021-0011 & SD2021-0010 Springbok Development, Inc & Shoshone Falls Sub

Debbie – The only change to our comments from September 21, 2021 is the parcel R28991 is now within the Residential Mixed Use Land Use designation, which is medium density residential (2.5 – 8 DU/acre) with mixed commercial. The change to the map was made in March 2023. The applicant has the option to stretch Low Density Residential (1 – 2.5 DU/acre) from the parcel to the east in this location. In either designation, the proposed plat does **not** meet the density or lot size limitation requirements of the comprehensive plan future land use map in this area as was stated in the September 21, 2021 letter.

Thank you – Doug

**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Tuesday, February 13, 2024 1:10 PM  
**To:** Caleb Laclair <[laclairc@cityofnampa.us](mailto:laclairc@cityofnampa.us)>; Kristi Watkins <[watkinsk@cityofnampa.us](mailto:watkinsk@cityofnampa.us)>; Addressing <[Addressing@cityofnampa.us](mailto:Addressing@cityofnampa.us)>; Doug Critchfield <[critchfielddd@cityofnampa.us](mailto:critchfielddd@cityofnampa.us)>; Clerks Staff Email <[clerks@cityofnampa.us](mailto:clerks@cityofnampa.us)>; Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>; 'cstauffer@nsd131.org' <[cstauffer@nsd131.org](mailto:cstauffer@nsd131.org)>; 'dleon@nsd131.org' <[dleon@nsd131.org](mailto:dleon@nsd131.org)>; 'tlawrence@kunafire.com' <[tlawrence@kunafire.com](mailto:tlawrence@kunafire.com)>; 'khinkle@kunafire.com' <[khinkle@kunafire.com](mailto:khinkle@kunafire.com)>; 'johnsonre@nampafire.org' <[johnsonre@nampafire.org](mailto:johnsonre@nampafire.org)>; Ron Johnson <[johnsonrl@nampafire.org](mailto:johnsonrl@nampafire.org)>; 'linanj@nampafire.org' <[linanj@nampafire.org](mailto:linanj@nampafire.org)>; 'Eddy Thiel' <[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'aflavel.bkirrdist@gmail.com' <[aflavel.bkirrdist@gmail.com](mailto:aflavel.bkirrdist@gmail.com)>; 'tritthaler@boiseproject.org' <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; 'gashley@boiseproject.org' <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>; 'nmid@nmid.org' <[nmid@nmid.org](mailto:nmid@nmid.org)>; 'eolvera@nmid.org' <[eolvera@nmid.org](mailto:eolvera@nmid.org)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; 'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; 'D3Development.services@itd.idaho.gov' <[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; 'niki.benyakhlef@itd.idaho.gov' <[niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)>; 'webmaster@valleyregionaltransit.org' <[webmaster@valleyregionaltransit.org](mailto:webmaster@valleyregionaltransit.org)>; Brian Crawforth <[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; 'lori.kent@id.nacdn.net' <[lori.kent@id.nacdn.net](mailto:lori.kent@id.nacdn.net)>; 'mgrodriguez@usbr.gov' <[mgrodriguez@usbr.gov](mailto:mgrodriguez@usbr.gov)>  
**Subject:** Initial Agency Notification OR2021-0006, RZ2021-0011 & SD2021-0010 Springbok Development, Inc & Shoshone Falls Sub

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Please see the attached agency notice. You are invited to provide written testimony or comments by **March 14, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. The deadline for written testimony or additional exhibits is to ensure planners can consider





September 21, 2021

Jennifer Almeida  
111 North 11<sup>th</sup> Ave, Ste 140  
Caldwell, ID 83605  
[jalmeida@canyonco.org](mailto:jalmeida@canyonco.org)

Re: Case No. OR2021-0006, RZ2021-0011, & SD2021-0010- Springbok Development, Comprehensive Plan Map Amendment to change the designation of approximately 41.06 acres from A "Agriculture" to "Residential"; Rezone of one (1) parcel, no. R28991, that totals approximately 73.34 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone; and two (2) parcels, R28998 & R28990 that total approximately 40.86 acres from an "A" (Agricultural zone) to a "R-R" (Rural Residential zone). The request includes a Preliminary Plat (including Irrigation, Drainage, & Grading) for Shoshone Falls Subdivision. The proposed plat contains 62 residential lots. The subject properties, parcel no's R28991, R28988, & R28990 are located on the east side of Happy Valley Road, and approximately 1542 ft. south of the intersection of E. Lewis Ln. and S. Happy Valley Rd., Nampa, Idaho, in a portion of the NW¼ and SW¼ of Section 18, T2N, R1W, B.M., Canyon County, Idaho.

Jennifer:

Regarding the Comprehensive Plan Amendment request to change the Designation from Agricultural to Residential and Rezone of parcel R28991 from "A" to "R-1":

This parcel is within the Nampa Area of Impact. The designated Land Use Setting for this area on the Future Land Use Map is Low-Density Residential with a minimum density of 1.01 dwelling units/acre. The plat presented indicates a density of .54 dwelling units per acre. This is inconsistent with the Nampa Future Land Use Map

Regarding the entire subdivision:

The proposed subdivision is less than one mile from the City of Nampa, and in the path of annexation to the south. Locating these large lot developments in the annexation path creates conflict with future periphery developments that will likely be much denser.

Nampa Planning and Zoning opposes this development.

Should you have any questions, please feel free to contact me at (208) 468-5406.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Critchfield".

Doug Critchfield  
Principal Planner  
City of Nampa Planning & Zoning Department  
[critchfielddd@cityofnampa.us](mailto:critchfielddd@cityofnampa.us)

## Jennifer Almeida

---

**From:** Caleb Laclair <laclairc@cityofnampa.us>  
**Sent:** Tuesday, December 21, 2021 11:25 AM  
**To:** Jennifer Almeida  
**Subject:** [External] RE: [External]Springbok Development/ Shoshone Falls Subdivision (Parcel R28991, R28988 & R28990)

Yes, that is still the case. Connection to City water system was denied by our Board of Appraisers.

**Caleb LaClair, P.E.**  
Assistant City Engineer, Engineering  
O: 208.468.5422, C: 208.250.2679

**From:** Jennifer Almeida <Jennifer.Almeida@canyoncounty.id.gov>  
**Sent:** Tuesday, December 21, 2021 11:18 AM  
**To:** Caleb Laclair <laclairc@cityofnampa.us>  
**Subject:** [External]Springbok Development/ Shoshone Falls Subdivision (Parcel R28991, R28988 & R28990)

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Caleb:

I am working on my staff report for the above case. In reviewing emails/agency comment there is an email from you dated 10/6/21, in which you indicate that the City denied a connection to the city's water system for this project. Is this still the case? I want to make sure there is no correspondence I may have missed.

Thank you



*Jennifer Almeida, PCED*  
Planner III  
Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #140, Caldwell, ID 83605  
Direct Line: 208-455-5957  
Fax: 208-454-6633  
Email: [Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)

[www.canyonco.org/dsd](http://www.canyonco.org/dsd)

*The property research information presented today by the Development Services Department (DSD) is based on the current ordinances and policies, in effect on the date of this summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of inquiry and may change when the subject property, ordinances, or policies change. The 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.*

**Jennifer Almeida**

Springbok Dev.  
Shoshone Falls Sub.

**From:** Caleb Laclair <laclairc@cityofnampa.us>  
**Sent:** Wednesday, October 6, 2021 10:28 AM  
**To:** Richelle Kiyabu; Jennifer Almeida  
**Cc:** Doug Critchfield; Deborah Rosin; Kristi Watkins; Daniel Badger  
**Subject:** [External] RE: [External] Agency Notice

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Nampa Engineering Division offers the following comments:

1. Happy Valley Road is designated a "Minor Arterial" in the City's 2020 Functional Classification Map. The required public right-of-way for this classification is 50' from Section Line. The preliminary plat is reflecting this dedication.
2. The City's 2020 Functional Classification Map also reflects two future mid-mile collector roads. One along the south boundary which is an extension of Dye Lane, and the other along the east boundary. The full right-of-way for this roadway classification is 80' with half right-of-way being 40' from Section Line. We request any development of the property accommodate these right-of-way's to allow future road construction if deemed necessary in the future.
3. The closest available City services are located near Locust Lane and Happy Valley Rd more than 1-mile away. The applicant had requested a hookup and annexation agreement from the City's Board of Appraisers on April 7, 2021 to allow extension and connection to the City's water system. The request was denied based on the feeling that the property was too far away from City limits resulting in unorderly development and the densities were not in alignment with the City's comprehensive plan. The City would have been more in favor if the development employed a community sewer system to allow for higher densities in conjunction with public water.

Please reach out if there are follow up questions.

Best,

**Caleb LaClair, P.E.**

Assistant City Engineer, Engineering

O: 208.468.5422, C: 208.250.2679

**From:** Richelle Pittman-Kiyabu <rkiyabu@canyonco.org>  
**Sent:** Monday, September 20, 2021 12:41 PM  
**To:** Deborah Rosin <rosind@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Caleb Laclair <laclairc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Brian Crawforth <bcrawforth@canyonco.org>; 'mstowell@ccparamedics.com' <mstowell@ccparamedics.com>; 'Kiestler, Mitch' <Mitch.Kiestler@phd3.idaho.gov>; 'stephen.fitzner@phd3.idaho.gov' <stephen.fitzner@phd3.idaho.gov>; 'twallen@nsd131.org' <twallen@nsd131.org>; 'pjurhs@nsd131.org' <pjurhs@nsd131.org>; 'proberts@kunafire.com' <proberts@kunafire.com>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; Media - IPT Newsroom <newsroom@idahopress.com>; Media - KTVB News <ktvbnews@ktvb.com>; Media - KIVI News <news@kivitv.com>; 'rmorgan@kellerassociates.com' <rmorgan@kellerassociates.com>; 'lori.kent@id.nacdnet.net' <lori.kent@id.nacdnet.net>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>  
**Cc:** 'rirwin@idahopower.com' <rirwin@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Carl Miller' <CMiller@compassidaho.org>  
**Subject:** [External] Agency Notice



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Please see attached agency notice for case # OR2021-0006 / RZ2021-0011 / SD2021-0010

Please direct all comments or concerns to planner Jennifer Almeida at [jalmeida@canyonco.org](mailto:jalmeida@canyonco.org).

Thank you ~

*Richelle Kyabu*

Sr. Administrative Specialist  
Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, #140  
Caldwell, Idaho 83605  
208-454-6631

Nampa Development Services Center  
500 12<sup>th</sup> Ave South  
Nampa, Idaho 83651



(208) 468-5409  
engineering@cityofnampa.us  
cityofnampa.us/engineering

9/30/2021

**RE: Shoshone Falls Subdivision**

To: Jennifer Almeida

cc: Caleb LaClair, P.E., City of Nampa Engineering; City of Nampa P&Z

The Applicant shall submit an updated site plan or draft copy of the plat to City of Nampa Engineering GIS staff reflecting these changes prior to final plat application submittal. Please see attached exhibit for explanation on requested changes.

- Propose new, unique street names for Bridal Veil Ln, Dye Ln and S Pit Ln to the Engineering Division. Per Canyon County Code 06-05-13 (1) *There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.* Refer to Street Naming and Addressing Policy in the Engineering Process and Policy Manual (rev 9/2012).
  - Bridal Veil Ln should be E (New Name) St
  - S Pit Ln should be S (New Name) Ln
  - Dye Ln should be E (New Name) Dr
- Elk Creek Ln should be S Elk Creek Ave
- Shoshone Falls Way should be S Shoshone Falls Way
- Moondipper Ct Should be E Moon Dipper Ct
- Propose new, unique street name end E Farin Ln turns south. New name should be S (New Name) Way.

Sincerely,

Elvis Herrera  
GIS Tech I  
Engineering Division  
City of Nampa



**NAMPA**Ready

**Jer Almeida**

---

**From:** Caleb Laclair <laclairc@cityofnampa.us>  
**Sent:** Monday, October 4, 2021 11:59 AM  
**To:** Claire Smarda  
**Cc:** Mary Wall; Jon Breckon; Addressing; Jennifer Almeida; Elvis Herrera  
**Subject:** [External] RE: [External]RE: [External] Preliminary Plat Street Review - Shoshone Falls Subdivision

Dye Lane should remain since it lines up with Dye Lane to the east with an intent to connect.

A new name in place of "Pit" is likely appropriate. As there is significant disconnect between Pit Lane to the north including New York Canal and the railroad (unlikely to get new crossings) and a segment of road referred to as Cruse Lane north of the tracks. Your team can select a name.

Thanks,

**Caleb LaClair, P.E.**

Assistant City Engineer, Engineering  
O: 208.468.5422, C: 208.250.2679

---

**From:** Claire Smarda <csmarda@breckonld.com>  
**Sent:** Monday, October 4, 2021 11:38 AM  
**To:** Caleb Laclair <laclairc@cityofnampa.us>  
**Cc:** Mary Wall <mwall@breckonld.com>; Jon Breckon <jbreckon@breckonld.com>; Addressing <Addressing@cityofnampa.us>; jalmeida@canyonco.org; Elvis Herrera <herrerae@cityofnampa.us>  
**Subject:** [External]RE: [External] Preliminary Plat Street Review - Shoshone Falls Subdivision

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Good Morning, Caleb,

Per the city's updated TMP road classification map, the two collector roads running through our site should be called Dye Lane (E-W) and S. Pit Lane (N-S). Per the most recent pre plat comments we received, these street names are not available. Would the city like to choose what these roads are called or will that be left up to us?

Thank you,

**Claire Smarda, PE**

MAIN (208) 376-5153 x110 | CELL (512) 608-7717  
[BRECKONlanddesign.com](http://BRECKONlanddesign.com)

---

**From:** Mary Wall <mwall@breckonld.com>  
**Sent:** Friday, October 1, 2021 6:21 PM  
**To:** Claire Smarda <csmarda@breckonld.com>; Jon Breckon <jbreckon@breckonld.com>  
**Subject:** Fwd: [External] Preliminary Plat Street Review - Shoshone Falls Subdivision

FYI

Get [Outlook for iOS](#)



August 30, 2024

Debbie Root, Planner  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)

Subject: OR2021-0006 / Sand Creek Investments 3, LLC  
RZ2021-0011 / Springbok Development Inc

Dear Ms. Root:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

**EXHIBIT  
D.8.**



## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:  
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff  
Regional Administrator

c:

2021AEK

Canyon County Soil Conservation District  
2208 E. Chicago Ste A, Caldwell Idaho 83605

To: Canyon County Development Service Department  
111 North 11<sup>th</sup> Ave., Ste 310, Caldwell Idaho

Attention: Deb Root  
Debbie.Root@canyoncounty.id.gov

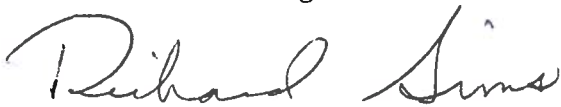
Case No. OR2021-0006 and RZ2021-0011  
Creek Investment 3 LLC Springbok Development Inc,

Thanks you for sending Canyon County Soil Conservation District (SCD) a zoning request. The acreage amounts on the maps are an estimate. Percentages of soils are rounded to a whole number.

Comments from Canyon County SCD:

OR2021-0006 is 11% Irrigation Class II, 55% Irrigation Class III and 34% Irrigation Class IV. Class II is the best suited productive soils in Canyon County with few limitations. Class III has moderate limitations and appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.

RZ 2021-0011 is 9% Irrigation Class II, 65% Irrigation Class III and 26% Irrigation Class IV. Class II is the best suited productive soils in Canyon County with few limitations. Class III has moderate limitations and appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.



Richard Sims  
Associate Supervisor Canyon Conservation District  
Signing for:

Mike Swartz  
Chairman Soil Conservation District

EXHIBIT  
D.9.





United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Canyon Area, Idaho

**OR 2021-0006 Creek Investment  
3 LLC 80 acres**

**THIS REPORT IS ACTUALLY  
FOR BOTH CASES  
INCLUDING OR2021-0006  
AND RZ2021-0011**



August 29, 2024

# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotope, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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    Land Classifications..... 5

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            Investment 3 LLC Springbok Development Inc 80 AC)..... 5



# **Soil Information for All Uses**

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## **Suitabilities and Limitations for Use**

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

## **Land Classifications**

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

### **Irrigated Capability Class (OR2021-0006 RZ2021-0011 Creek Investment 3 LLC Springbok Development Inc 80 AC)**

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

## Custom Soil Resource Report

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report

Map—Irrigated Capability Class (OR2021-0006 RZ2021-0011 Creek Investment 3 LLC Springbok Development Inc 80 AC)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

Capability Class - I

Capability Class - II

Capability Class - III

Capability Class - IV

Capability Class - V

Capability Class - VI

Capability Class - VII

Capability Class - VIII

Not rated or not available

Water Features

Streams and Canals

Transportation

++

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Soil Rating Points

Capability Class - I

Capability Class - II

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho  
Survey Area Data: Version 20, Aug 31, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



# Custom Soil Resource Report

**Table—Irrigated Capability Class (OR2021-0006 RZ2021-0011  
Creek Investment 3 LLC Springbok Development Inc 80 AC)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EhA	Elijah silt loam, 0 to 1 percent slopes	3	0.5	0.7%
PcC	Potratz-Power silt loams, 3 to 7 percent slopes	4	13.5	17.9%
PeB	Potratz-Power silt loams, 1 to 3 percent slopes	3	1.6	2.1%
PeC	Potratz-Power silt loams, 3 to 7 percent slopes	4	4.9	6.5%
PhA	Power silt loam, 0 to 1 percent slopes	2	8.0	10.6%
PoB	Power-Potratz silt loams, 1 to 3 percent slopes	3	39.7	52.6%
TkE	Trevino-Rock outcrop complex, 0 to 20 percent slopes	4	7.3	9.6%
<b>Totals for Area of Interest</b>			<b>75.4</b>	<b>100.0%</b>

## **Rating Options—Irrigated Capability Class (OR2021-0006 RZ2021-0011 Creek Investment 3 LLC Springbok Development Inc 80 AC)**

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Canyon Area, Idaho**

**RZ 2021-0011 Creek Investment 3  
LLC 40 acres**

**THIS REPORT IS ACTUALLY  
FOR BOTH CASES INCLUDING  
OR2021-0006 AND RZ2021-0011.**



August 29, 2024

# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotope, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.



# Contents

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Suitabilities and Limitations for Use.....	5
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Irrigated Capability Class (RZ2021-0011 Creek Investment 3 LLC Springbok Development Inc 40 acres).....	5

# **Soil Information for All Uses**

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## **Suitabilities and Limitations for Use**

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

## **Land Classifications**

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

### **Irrigated Capability Class (RZ2021-0011 Creek Investment 3 LLC Springbok Development Inc 40 acres)**

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

## Custom Soil Resource Report

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

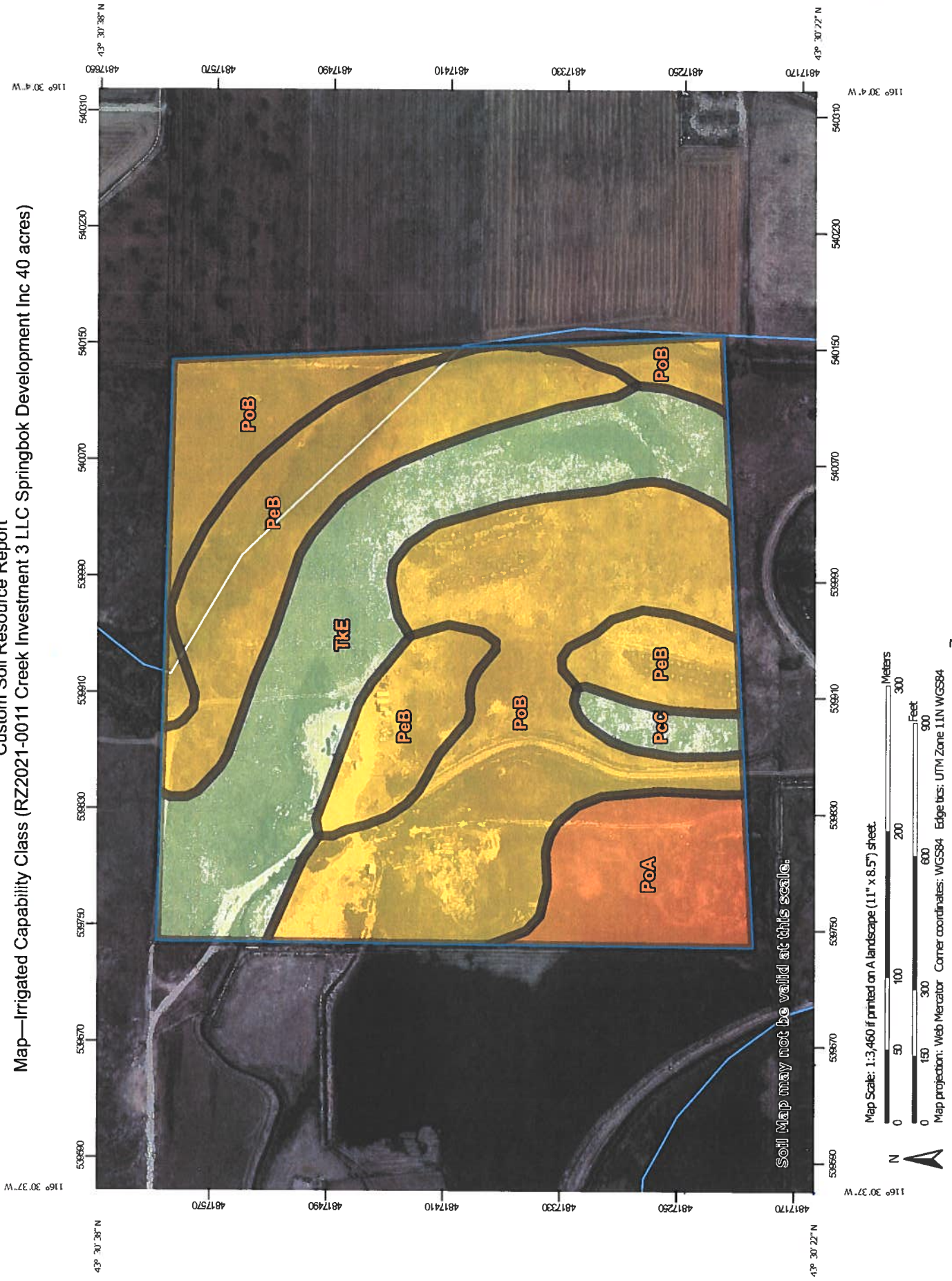
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report  
 Map—Irrigated Capability Class (RZ2021-0011 Creek Investment 3 LLC Springbok Development Inc 40 acres)







Custom Soil Resource Report

**Table—Irrigated Capability Class (RZ2021-0011 Creek Investment 3 LLC Springbok Development Inc 40 acres)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PcC	Potratz-Power silt loams, 3 to 7 percent slopes	4	0.9	2.1%
PeB	Potratz-Power silt loams, 1 to 3 percent slopes	3	10.0	25.1%
PoA	Power-Potratz silt loams, 0 to 1 percent slopes	2	3.6	9.0%
PoB	Power-Potratz silt loams, 1 to 3 percent slopes	3	15.8	39.5%
TkE	Trevino-Rock outcrop complex, 0 to 20 percent slopes	4	9.7	24.3%
<b>Totals for Area of Interest</b>			<b>40.0</b>	<b>100.0%</b>

**Rating Options—Irrigated Capability Class (RZ2021-0011 Creek Investment 3 LLC Springbok Development Inc 40 acres)**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

**EXHIBIT E**

**Public Comments Received by: Sept. 9, 2024**

**Planning & Zoning Commission**

**Case# OR2021-0006 & RZ2021-0011(CR)**

**Hearing date: September 19, 2024**

## Debbie Root

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**From:** Lauri Moncrief <l2moncr@gmail.com>  
**Sent:** Sunday, September 8, 2024 10:00 PM  
**To:** Debbie Root  
**Subject:** [External] Reference project Case Numbers OR2021-0006 & RZ2021-0011



Exhibit A.pdf

*Municipal Services*



Exhibit B.pdf

*Farmed Land Map*



Exhibit C.pdf

*Kuna School Dist Map*



Exhibit D.pdf

*Kuna School Dist Capacities (3 pages)*



Exhibit E.png

*Aerial - Pivot & Wheel Line*



Exhibit F Happy Valley.mp4

*Video of area - Drone*

Sept. 8, 2024

Re: Case #OR2021-006 and RZ2021-0011, 9466 Happy Valley Rd., Canyon County, ID, Shoshone Falls Subdivision

Dear Canyon County Planning & Zoning Commission:

I am in opposition to the proposed amendment to the Comprehensive Plan Map, the rezoning of the parcels as well as development of this property into a residential subdivision.

In trying to understand more about how Nampa City's development plans for water and sewer would affect this area, I called and spoke with Doug Critchfield, Principal Planner for Nampa City. Mr. Critchfield indicated that the sewer was maxed out in the area and that the shallow lava rock would complicate development. When I asked him to provide a written statement to that affect, he referred me to Daniel Badger, City Engineer. My request and the response from Mr. Badger are included as Exhibit A. Mr. Badger did not offer any sewer service, but he did discuss that water might be possible if annexation could occur.

Exhibit B is enclosed to show the current usage of the land that is 5 or more acres and surrounds the proposed subdivision. From what I can understand of Idaho Code §50-222, Nampa City may not annex land that is not contiguous to the city. None of the property in Exhibit B is currently within Nampa City limits. Furthermore, Idaho Code appears to require that parcels engaged in agriculture and of 5 or more acres may not be annexed to a city without the owner's



express consent. As Exhibit B illustrates, with few exceptions the land surrounding the proposed development is actively engaged in agriculture and 5 or more acres. As a consequence, I believe that meeting the requirements of Idaho Code would make it highly unlikely that annexation would occur.

The result of failure to annex would require onsite accommodation for both sewer and water. Allowing individual septic or water systems adds concern for further nitrate contamination of both ground and surface water because septic tanks can leach nitrates into the soil. Material from the Preliminary Hearing documents, page 128, show that higher levels of nitrate are found on the subject property. Any sewer system approved for this project should show how this contamination has been mitigated.

From online records of County taxation, Nampa School District and Kuna School District, the northern 73 acres of the proposed development are in the Nampa School District; however, the southern 41 acres are in the Kuna School District. Exhibit C is showing the school boundaries from the Kuna School District website. Exhibit D comes from both the Kuna and Nampa School District websites. As you can see, the Kuna School District is dealing with significant over capacity at their two traditional high schools as well as other schools.

The designated high school from the Nampa School District for the proposed development is Columbia. Nampa City development data was not functional at the time I was researching. From real estate listings, I was able to find new subdivision offerings of over 900 residences that are designated for Columbia. My impression is that the true impact of development on public services is not being made readily available. Additionally, I am not aware of any proposal from the developer to mitigate this impact. A result of the proposed development is that if this area were to be serviced by the Kuna School District buses, the drivers would need to drive through the northern 73 acres in the Nampa School District to service the southern 41 acres. Hopefully, no children will end up on the wrong bus.

One aspect of the proposed development that is cohesive is that the property, as shown on the Canyon County Fire District Map, is within the Kuna Rural Fire Department. My concern is that the proposed development is almost the furthest distance from the fire department, over 7 miles, which it could be. I have not seen any evidence from the developer that explains the impact on response time or the safety of future residents at this remote location.

Another concern regarding the fire district requirements is the depiction of the road at the southern end of the proposed development leading to adjacent land. The roads beyond the development are for the canal access—none of the roads in that area are public. At the very least, the development road should end with a turn around.

Additionally, the southern 41 acres of the project are not consistent with the Comprehensive Plan Future Land Use Map which is designated as agricultural. While the 73 acres to the north are consistent with the map the surrounding land uses are primarily supporting agriculture. For instance, the land directly to the north of the proposed subdivision was acquired and is operated by a seed company that continues to make substantial financial investment in their business. When I witness the seed company's operations, I don't know how you can substantiate that their agricultural use is compatible with a residential development.

The additional property surrounding the proposed subdivision is actively engaged in agriculture: dairy, Vogel Specialty Small Farm, animal feed, cattle, and dairy and horse breeders. Exhibit E is an aerial photo that shows where recent investments in irrigation wheel lines and pivots are located in the area directly south of the subject property. The proposed subdivision and zoning changes are not compatible with how the adjacent lands are being used. This is further supported with another Exhibit F of recent drone footage of the area which starts at the northern boundary of the proposed development and makes a 360° turn.

The character of the area is rural farm land. How can you conclude the area is predominantly single family residences when residential lots are sporadic? Since 2021, there have been no known residences constructed within the square mile (Happy Valley Rd., Lewis Ln., Robinson Rd., and Deer Flat Rd.) of where the proposed development is found. Large one-two acre residential developments are not found in this area nor will they allow the valued agricultural base to continue without altering the character of the area. Looking at homes is very different from seeing tractors work the soil and the ever changing crops with the life it feeds.

Sincerely,

Lauri Moncrief  
9765 Tiercel Dr.  
Nampa, ID 83686

Enclosures 6



Lauri Moncrief <l2moncr@gmail.com>

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## Request for written status

**Lauri Moncrief** <l2moncr@gmail.com>  
To: badgerd@cityofnampa.us

Thu, Sep 5, 2024 at 8:31 PM

Hello Daniel,

My name is Lauri Moncrief. I reside in SE Nampa. Doug Critchfield from the Planning Department suggested that you would be able to verify the availability of city utilities in my area. There is a proposed development going through the application process that is located at 9466 Happy Valley Rd. The land is both in the Nampa City Impact Area as well as the County.

I'm requesting that you please provide me with a written statement that would explain what the current capacity for additional users of the water/sewer utilities in this area is at this time as well as any projections of when utilities would be expanded to my area.

Thanks for your time and I look forward to hearing from you.

Sincerely,  
Lauri Moncrief

**Daniel Badger** <BadgerD@cityofnampa.us>  
To: Lauri Moncrief <l2moncr@gmail.com>

Fri, Sep 6, 2024 at 1:53 PM

The City does not currently have City utilities available to properties on Happy Valley south of Lewis Lane. It may be possible for City domestic water to be extended to the area but would require further evaluation and for a pre-annexation process to take place before said extension would be permitted.

EXHIBIT A

Farmed +5 Parcels



9/6/2024, 9:36:01 PM

- Taxparcels
- Canyon County Roads
- Canyon County Roads
- Sections

1:9,028

0 0.07 0.15 0.25 0.3 mi  
0 0.13 0.25 0.5 km

Canyon County Assessor

## EXHIBIT B



# Kuna

## School District

### lifelong learners

being phased out. The experience is linked at sage. Starting in August, will be automatically SchoolSite Locator

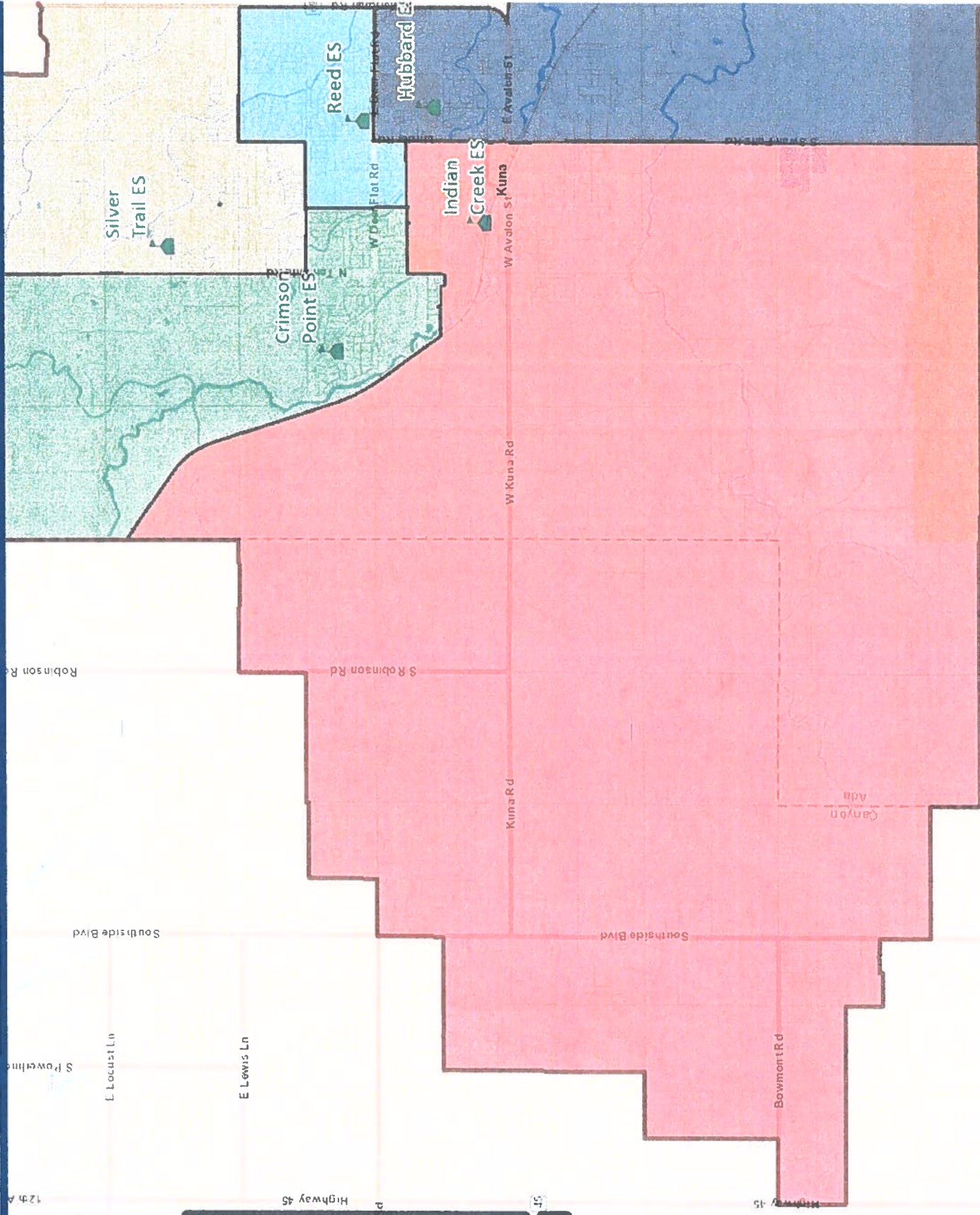
Locator!

search box at the top to attendance.

specific address, or if it click anywhere on the maps for that neighborhood.

visit your new SchoolSite and bookmark it so you

outside the district



# Kuna School District

## School Building Capacities

The table below shows the student capacities of our school buildings and a link to the current enrollment in each school. Schools in bold type are overcapacity.

The total number of students in a school and grade level will change throughout the school year.

We typically see our enrollments stabilize the two weeks after the start of school.

The number of teachers to serve students at each school is finalized after the 5th day of school.

### Overcapacity schools & new learning spaces needed

The Capital Plan Task Force **used data from the end of the 2021-22 School Year** to identify how many new schools will be needed to serve our students and avoid overcrowding including:

- 6 elementary schools
- 2 middle schools
- 1 to 2 high schools
- an alternative middle school

### KSD School Capacities

Bolded schools are over or near capacity. Click links to see current levels

School	Grades served	Building Capacity	2023-24 Enrollment
Indian Creek Elementary School	K-3	308	300
Hubbard Elementary K-3	K-3	380 Total PreK - 3	219
Hubbard Pre K	Pre-K	380 Total PreK - 3	120
Ross Elementary School	4-5	330	236



School	Grades served	Building Capacity	2023-24 Enrollment
Crimson Point Elementary School	K-5	506	434
Reed Elementary School	K-5	550	672
Silver Trail Elementary School	K-5	550	583
Fremont Middle School	6-8	667	517
Kuna Middle School	6-8	810	739
Kuna & Swan Falls High School	9-12	1856	1904
Initial Point (Alternative) High School	9-12	117	103

School	Educational Capacity by School		2023-24 Current Enrollment
Crimson Point	506		434
Hubbard K-3			219
Hubbard Pre K	380		120
Indian Creek	308		300
Reed	550		672
Ross	330		236
Silver Trail	550		583
FMS	667		517
KMS	810		739
IPHS	117		103
KHS & SFHS	1856		1904
Total by group	6074		5827

2023-24 Capacity Utilization
86%
89%
97%
122%
72%
106%
78%
91%
88%
103%
96%

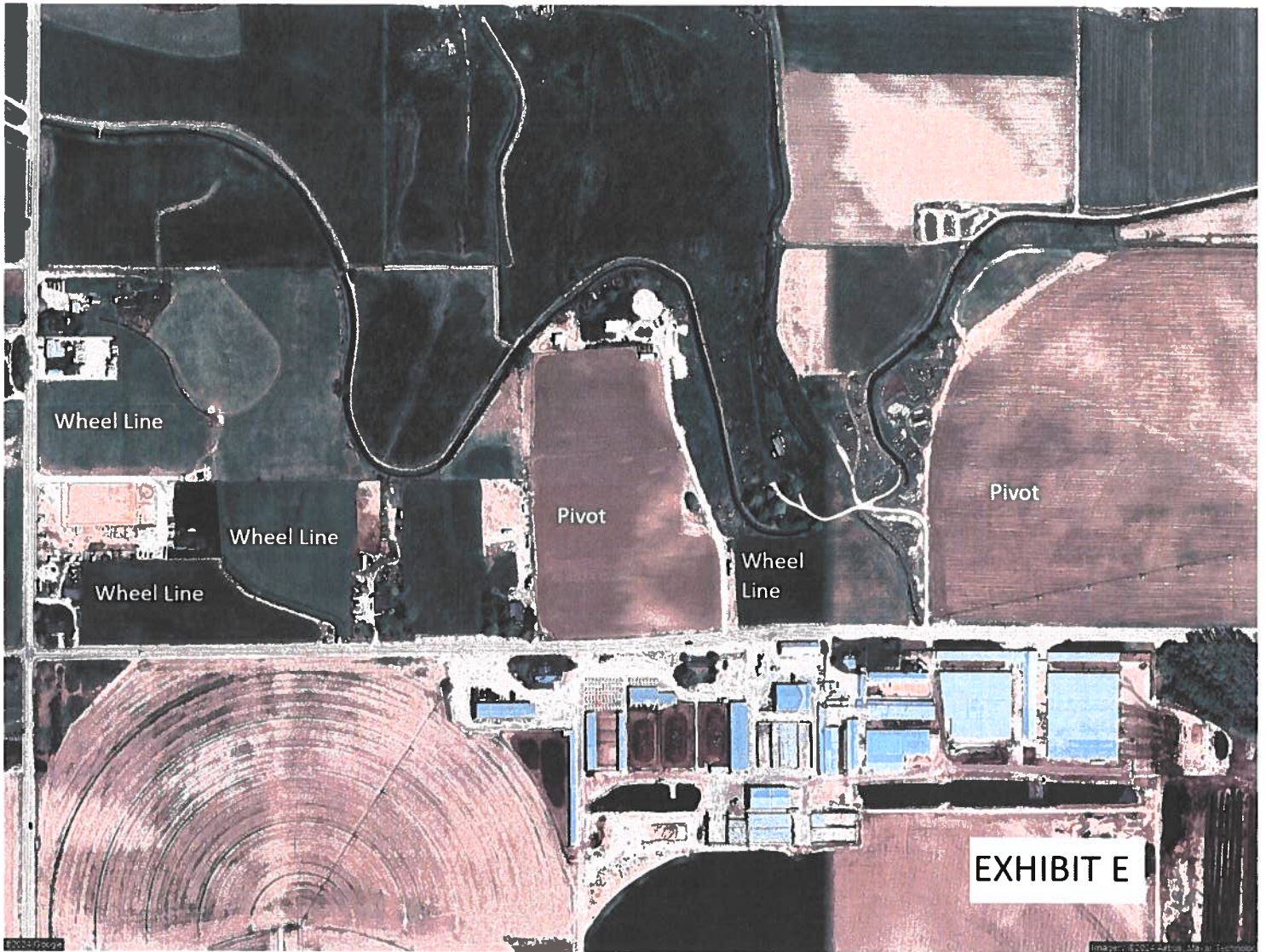


## Facility Data - Capacity + Utilization

Schools	Square Footage	Capacity	2021-22 Enrollment	Utilization	Sq. Foot by Student
<b>ELEMENTARY SCHOOLS</b>					
Centennial Elementary	59,205	580	400	68.97%	148.0
Central Elementary	60,618	452	253	55.97%	239.6
Endeavor Elementary	68,713	675	425	62.96%	161.7
Roosevelt Elementary	67,537	675	539	79.85%	125.3
Gateways Elementary and Middle	33,500	180			
Greenhurst Elementary	60,032	575	474	82.43%	126.6
Iowa Elementary	65,591	655	459	70.08%	142.9
Lake Ridge Elementary	68,213	675	508	75.26%	134.3
New Horizon Elementary	68,713	675	592	87.70%	116.1
Park Ridge Elementary/NOVA	65,591	645	327	50.70%	200.6
Owyhee Elementary	67,537	675	401	59.41%	168.4
Ronald Reagan Elementary	67,537	659	512	77.69%	131.9
Sherman Elementary	65,591	653	484	74.12%	135.5
Snake River Elementary	56,418	545	341	62.57%	165.4
Willow Creek Elementary	68,713	675	603	89.33%	114.0
<b>MIDDLE SCHOOLS</b>					
East Valley Middle	126,528	1,000	734	73.40%	172.4
Lone Star Middle	147,431	1,000	821	82.10%	179.6
South Middle	120,000	1,000	678	67.80%	177.0
West Middle	104,265	800	558	55.80%	186.9
<b>HIGH SCHOOLS</b>					
Columbia High	256,583	1,500	1,264	84.27%	203.0
Nampa High	244,784	1,550	1,556	100.39%	157.3
Skyview High	225,054	1,525	1,214	79.61%	185.4
Union Alternative	58,128	620	181	29.19%	321.1

The facility table and charts below show a cross comparison of the size and utilization of the district's buildings.





Lauri Moncrief

**Exhibit F:**

Drone Footage of subject property and  
surrounding area

**VIDEO**

*See link on Canyon County Land Hearings Website*

To: CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT, 111 North 11th Ave, Suite 310, Caldwell, ID 83605

Ref: Case No. OR2021-0006, RZ2021-0011, & Sandcreek Investments 3 LLC/Springbok Development  
**Comprehensive Plan Map Amendment**

From: Rita Jo Devlin

I am writing this letter to express my concerns about the above project. Our neighborhood outlined their issues and concerns in a previous letter from the Happy Valley Neighborhood, in which over forty neighbors signed. This petition against the rezone from Agriculture to “Residential Development” is on record at Canyon County P and Z.

I will focus on four areas of serious concern:

- (1). **07-06-07: CONDITIONAL REZONE: (6)** 2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;  
3. Is the proposed conditional rezone compatible with surrounding land uses;  
4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts? The above cannot be addressed to the positive because:

In the past this developer has proposed on-site sewage disposal for those 64 houses. We who have farmed and built on this ridge know how shallow the soil is on the upper elevations; below that shallow layer is impermeable rock. Downslope to the north of the subdivision, the land is below the level of the New York Canal, and must be dewatered by two large wells located on the north side of Lewis Lane. The impermeable slopes above and the large volume of water that is pulled out of the ground below would be strongly conducive to the lateral movement of wastewater from these septic systems. While the developer proposes to use municipal water supplies (which are presently unavailable near this development), all neighboring properties rely upon wells for their drinking water. Contaminating our wells for the sake of developing this property would be profiteering at our expense and we appeal to the County to see that it does not happen.

- (2). **07-06-07: CONDITIONAL REZONE: (6)** 6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts? This cannot be answered to the positive because: Happy Valley Road, a designated arterial with a speed limit of 50 miles per hour, is not suited to accessing the proposed development. Between the crossing over the New York Canal one mile north of the subject property and the stop sign at Deerflat, one mile to the south, Happy Valley Road is an unimpeded straightaway with vehicles traveling at high speeds. Due to the crest of the hill one half mile south of Lewis Lane and just to the south of the proposed development’s frontage on Happy Valley Road, any access point along that frontage is out of sight from northbound vehicles until they reach the crest. Considering the speed of traffic on Happy Valley Road, and the poor sightline to the south, access points along that frontage would be blind intersections – blind intersections with the traffic of 64 residences entering and exiting the arterial. The traffic study that was done in 2021 was a *flawed study* due to COVID restrictions and was not done during harvest, where increased farm vehicles, implements, along with beet, grain, potato and mint trucks is at its peak. Increased traffic to the dump, along with garbage trucks are also due to developments to the north and south on Happy Valley. **A new study is requested.**

EXHIBIT  
E.2

(3). **07-06-07: CONDITIONAL REZONE: (6)** 2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation; This cannot be answered in the positive because; The development project borders a prominent agricultural seed company (Vision Bioenergy oilseeds). A state-of-the-art, multi-million dollar ag-industrial research and development facility. Intensive, highly specialized agriculture is practiced there, with rigorous pest and weed control, massive wheel-lines and a large greenhouse full of growlights that are blazingly bright throughout the night for much of the year. It looks like, sounds like and is an industrial facility; it is exactly what the property is zoned for, and it is not at all an appropriate neighbor to a dense residential development. The other properties that would border this development include a livestock business with a permitted feed lot, a large agricultural business and retail (Vogel Farms) and smaller acreages that operate spring, summer, and fall which is again, what these properties are zoned for. There is approximately 400 farmed acres where “custom” farmers travel to these smaller acreage operations.

(4). There have been attempts to rezone the subject properties in recent years. All of these efforts have collapsed at some stage in the process. The the cost of bringing a municipal water supply from its current limits; the cost of substantial improvement to Happy Valley Road to permit safe access under the circumstances detailed above; the cost of building extensive roadways within the development; and the cost of soil, site and groundwater study the Health Department requires for this number and density of septic systems. There is no evidence that the current effort at rezoning is any more substantially backed than previous ones. I know that the County has some relevant safeguards late in the process; I refer to the bonds required for the various costs I have mentioned (which themselves substantially increase the amount of capital required at the outset). From the previous interactions with the developer, it difficult to believe there is the financial backing this would require. I *do* believe that the objective of this effort is simply land-speculation: having rezoned the property, the developers hope to attract a purchaser who does have the money to pursue the project. This does not bode well for any long-term commitment either to the project or the community it is imposed upon, and it is the sort of shaky enterprise that is likely to collapse midway through the process.

Thank you,

Rita Jo Devlin



## Debbie Root

---

**From:** Rita Jo Devlin <devlinrjm@gmail.com>  
**Sent:** Monday, September 9, 2024 10:55 AM  
**To:** Debbie Root  
**Subject:** [External] Fwd: CCP Response Times

Case# OR2021-0006 & RZ2021-0011

Please add this to our information. Thank you Rita Jo

----- Forwarded message -----

**From:** Michael Stowell <mstowell@ccparamedics.com>  
**Date:** Mon, Sep 9, 2024 at 7:56 AM  
**Subject:** CCP Response Times  
**To:** [devlinrjm@gmail.com](mailto:devlinrjm@gmail.com) <[devlinrjm@gmail.com](mailto:devlinrjm@gmail.com)>

Good morning Mrs. Devlin,

Thank you for reaching out and asking for information about Canyon County Paramedics and our current responses to 911 calls.

I have some response times and information to share. We ran a levy override on the May 21, 2024 ballot due to the growth in Canyon County over the last several years. The Ambulance District does not currently have the funds to maintain current levels of service let alone add any stations, ambulances or paramedics. The levy did not pass, which means that we will be on future ballots because the need is still there.

Medic 41 is located at 406 Constitution way and is first in to your address with a response time of ten minutes. Medic 41 is the second busiest ambulance in the County. This station is being torn down in the near future due to private development and the fact that the Ambulance District does not own this station. If voter approved, a future levy override would provide funds to rebuild this station.

Medic 44 is located at 4280 East Flamingo next to St. Al's Nampa and is second in to your residence with a response time of 13.84 minutes.

Medic 45 is located at 1725 West Roosevelt and is third in to your address with a response time of 14.70 minutes. Medic 45 is the first ambulance that is shut on certain days due to funding/staffing levels. Shutting down this unit causes other units to have longer response times.

Medic 42 is located at 301 6<sup>th</sup> St North and is fourth in to your residence with a response time of 15 minutes.

Medic 43 is located at 1222 North Midland Boulevard and is fifth in to your address with a response time of 17.85 minutes. Medic 43 is the second busiest ambulance in the County.

I hope this helps answer your questions about growth and the impact that it has on emergency services. Please let me know if you need further clarification or have any other questions.

-Chief Stowell



**Michael D. Stowell**

*Chief*

**Canyon County Ambulance District**  
6116 Graye Lane, Caldwell, ID 83607  
(208) 795-6920 *office*

(208) 795-6922 *direct*  
(208) 795-6921 *fax*

Confidentiality Notice: This e-mail, or letter and any files or attachments transmitted with it contains information that is confidential and privileged. This information is intended for the use of the individual(s) and entity (ies) to whom it is addressed. If you are the intended recipient, further disclosures are prohibited without proper authorization. If you are not the intended recipient, any disclosure, copying, printing, or use of this information is strictly prohibited and possibly a violation of federal or state law and regulations. If you have received this information in error, please notify the sender immediately and arrange for the return or destruction of these documents.

Health Insurance Portability and Accountability Act (HIPAA). Canyon County Ambulance District (CCAD), as an ambulance service provider, provides health care services directly to patients. As such, CCAD is a "covered entity" under the HIPAA Privacy Rule, 45 C.F.R. §160.103. The HIPAA Privacy Rule expressly permits covered entities to share PHI with another covered entity, such as CCAD, for treatment and payment activities of the entity receiving the PHI, 45 C.F.R. §164.506(c).

9-9-2024

To the Attention: Debbie Root

Reference project

Case numbers

OR2021-0006

RZ2021-0011

1. This is agriculture area with family farms and dairies that have been operating for generation, with one of them being us ( Coppini Jersey Dairy and Feed Lot ). The surrounding farm lands and the land that we own and farm to the south of the Happy Valley Housing Development is essential to the continuation of your dairy. We have young members of our family that rely on the farming industry with many grand children interested in agriculture and we have no plans to sale or move our operation.

To change the zone on this land reference above from agriculture to R-1 would be harmful in many ways. It would definitely put a strain on the infrastructure of traffic and with no doubt result in vehicle accidents that would most likely result in human lives being take. We have already witness to many deaths from spot homes being built in rural farm areas. A Thorough traffic study would need to be done and not during the winter months but during the heavy farm and harvest seasons.

It would add more problems to the over full Kuna School District and South Nampa School District with part of the proposed housing plan being in Kuna School District and the other half in Nampa School District.

2.

Septic system on condensed 1 acre lots is predestined to fail. The land for the Happy Valley Housing Development is mostly soil with high clay and lava rock shelves not suitable for traditional septic system drain fields. Modern septic system designs should include both a primary drain field and a designated area for the replacement field, to be used if and when first drain field fails. Septic systems don't last forever, the day will come when they well need a new drain field and it will need to comply with current regulations. I feel that this is a vail concern which would require extensive PERC testing that is not done by any company with invested interest. A full report also should be done by the local Health department and Dept: of Environmental Quality (DEQ ) for each housing lot site. The developers should also present the type of septic systems they intent to install. Would they be leaching pits or horizontal trench drains which would require 50ft long drain trenches at the minimum and 100ft from any water source.

Additional concern is new home owners with no education in maintaining septic systems, the does and don't in caring for them and will the homes be allowed to have sink garbage disposal that don't go well with septic systems. This land has hills with natural slope that drains in to Wilson Creek. Septic pollution to Wilson Creek, ground water and wells is a BIG concern.

Presented by: Jay and Margaret Coppini

EXHIBIT  
E.4

*Margaret Coppini*

## September 19, 2024 PUBLIC HEARING

To: Canyon County Planning & Zoning Commission

Ref: Case No. OR2021-0006 and RZ2021-0011  
Sand Creek Investments 3 LLC/Springbok Development Inc.

From: Richard JH Jewell  
9485 S. Happy Valley Rd., Nampa, Idaho

September 8, 2024

There are many issues and concerns pertaining to the above referenced development project as has been presented over the last few years by myself, various neighbors, and Development Services Department Staff Reports. Within this letter I wish to discuss overall concerns of housing developments encroaching on and using up Agricultural properties.

The Subject Project has approximately 40 acres outside of Nampa City impact area and about 80 acres within City Impact Area being surrounded on all sides by Ag-zoned/Ag-use properties, including an 80-acre seed company on the north side, several 6 - 40-acre Ag farms on the east, a 40-acre family owned cattle, hay, pasture and feed lot on the south side, and smaller 6+ acre hay and pasture farms on the west side across Happy Valley road. All the neighboring properties are actively using their properties for agricultural uses and benefits.

In a news article a couple years ago Nampa City Mayor Debbie Kling said "We need to raise the visibility of the importance of Agriculture to Canyon County and the community of Nampa specifically... It's important that we do not lose sight of how important it is to our local economy as we grow....The fact that we produce seed for the world here in Canyon County is so important and, once the ground is gone you cannot get it back.

Mayor Kling wants to better manage the growth and utilize the urban space available instead of continuing to encroach on the agricultural lands.... "We have open space that has not been developed within the core of our community that we could be incentivizing development instead of continual sprawl out," Kling said. "The purpose of the Ag Forum is to help connect business to Ag and to continue raising the visibility of the importance of Agriculture to our local economy."

John Starr, an International Land Broker, indicated that even 1 to 2-acre parcels is a greater threat to Agricultural Farm Ground because they are not farmable and consume Real Farm Ground at an even faster pace.

EXHIBIT  
E.5.



**Agricultural Perspectives Survey Summary - Excerpts**

Concerns of rapid Residential development in Agricultural Lands and an overall concern that more residential development, at its current pace, is jeopardizing farmlands and the farm-family way of life which is not desirable in any way.

Concern for farmland preservation has been reported by news editorials, Planning and Zoning Hearings and various other surveys. The Canyon County Development Services Department developed this survey in order to capture the perspectives of the farmers themselves who own these lands and operate various agricultural businesses. Agriculture is the predominant land use designation as well as the historic, cultural and economic foundation of Canyon County and as such must remain at the top of our minds as Development Services moves forward to make policy adjustments for land development.

Farming Challenges include (1) Farmland Fragmentation, (2) Roadway Traffic, (3) Rising Land Costs to Lease Farm Ground, and (4) Non-Farm Neighbor Conflicts.

In summary, respondents of the survey provided a clear preference for Farmland Preservation and Retention of Canyon Counties quality of life and promoting Residential Developments within Cities and associated Infrastructure Services.

Agriculture is the heart of Canyon County.

**In Closing**

We are obligated to individual landowners to ensure their right to use and/or sell their own properties in a manner in which their current legal authorized use was when they acquired said property. And, on occasions, the right to modify those uses as may be permissible and appropriate as the law provides.

However, I believe it is the responsibility of the peoples servants within the government administration to ensure that existing land owner rights are preserved without fear of having their land, farm, ranch, home or business be imposed upon, hindered or decreased in any way by said government or neighboring properties, and to have the protection they have been promised by said laws in which they were purchased under.

If the Agricultural Lands and Communities are to survive the next several generations then this is the least we can do as custodians of this most precious gift GOD has given us.

Thank You.

Sincerely,

Richard JH Jewell

## Debbie Root

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**From:** Matthew Trejo <trejoml@midlandu.edu>  
**Sent:** Sunday, September 8, 2024 3:38 PM  
**To:** Debbie Root  
**Subject:** [External] Concerns Cas Nos. Or2021-0006 & Rz2021-0011

Hello,

Below are some concerns regarding the proposed subdivision on Happy Valley that directly borders our ranch.

We are concerned how the new construction will affect our irrigation rights, easements and cattle. We currently have several open ditches and easements running through the proposed properties. We also have easements for our waste water run off. Our easements are also necessary for moving large equipment for maintenance of fields and ditches. We would like a plan of how our irrigation and easements would be handled.

Thank You

Matt Trejo

September 19, 2024 Public Hearing

To: Canyon County Planning & Zoning Commission

Ref: Sand Creek Investments 3 LLC/Springbok Development, Inc.  
Case # OR2021-0006 RZ-2021-0011

From: Barry & Carol Dubkowski 9555 Happy Valley Rd. Nampa, ID 83686

September 8, 2024

Our property is located directly across the road to the west of Happy Valley Road at the south end of the proposed development. We've lived there for 31 years and are very familiar with the impact of growth, community issues and of the consensus of the community.

Here are some of our concerns and that of our community:

- 1) Our property is 6 acres and is the smallest property bordering the entire proposed development.

All properties are for agricultural use. Seed company to the north. Registered feedlot to the south. Vogel Organic Farms to the east. We grow hay as do other properties nearby. One acre residential lots are not compatible with the surrounding agricultural land use as concluded by the Planning and Zoning Staff report of 2021 concerning this proposed development. Here are direct quotes from, "Finding of Fact, Conclusion of Law and Order."

- A) Conclusion: "The comprehensive plan map amendment is not in general conformance with the plan and growth trends in the surrounding area."
- B) Conclusion: "When considering the surrounding land uses, the proposed land use is not more appropriate than the current comprehensive plan designation of "agriculture."
- C) Conclusion: "The proposed comprehensive plan amendment plan is not compatible with the surrounding land uses. The Primary use and zoning designation within the vicinity of the property is agriculture."

In 3 years nothing has changed. The area remains completely agricultural and will for many years to come. What is proposed is an intrusion into an agricultural environment that will be sure to create conflict in future. Complaints about the seed company activity and lights. Complaints of the feedlot to the south of animal noise and odor. Complaints of farm equipment activity, day and night, as well as on the road. Two dairies are within a mile. These are only some of the complications.

One acre lots are not large enough to grow any kind of crop. Many times they become a collection of junk and weeds not taken care of. This development will bring much traffic, noise, lights and construction activity for years to come.

For 7 years this property has not been irrigated and has become a breeding ground for weeds which have blown over unto our properties where we are growing hay crops. Such neglect and lack of concern for the community gives us little assurance of how this development would be managed in future if it were allowed to proceed. It is an eyesore devaluing our properties.

EXHIBIT  
E.7.

There are many pieces of property contiguous to Nampa City for the development of residential lots before leap frogging into agricultural areas.

2) Happy Valley Road is already over burdened with traffic becoming a truck route off the free way and now less than safe. Survey correction at Lewis Lane intersection (less than 1/3 mile north) with only east and west stops, with one fatal accident. Winding curve over canal north of Lewis Lane close to houses. Hill to south of development obstructing view of oncoming traffic. Agricultural equipment on the road, as well as, dairy trucks, school bus route, commercial vehicles going to landfill, etc. Main route to Kuna and highway 45. Large steel power poles that are 5 foot in diameter obstructing view.

Again, our great concern is that if they were to be allowed to develop that the same carelessness and neglect would be ongoing and that this would be a continued problem devaluing our properties.

The decision should not be about one entity (a developer) but especially that of the concerns of the community. We have emphatically stated over and over from the beginning that 5 plus acre lots is the consensus of the community so as to conform to the existing state which is agricultural.

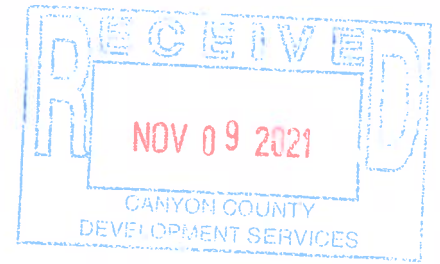
Sincerely,

Barry & Carol Dubkowski



Oct. 29, 2021

Canyon County Development Services  
111N. 11<sup>th</sup> Ave., Room 140  
Caldwell, ID 83605



Re: Shoshone Falls Subdivision, 9466 S. Happy Valley Road, Canyon County, ID

Dear Planning and Zoning Commissioners,

I am writing to express my concerns about the proposed Shoshone Falls Subdivision.

Sand Creek Investments 3, LLC and Springbok Development Inc. are associated with the proposed development and are listed as foreign business entities on the Idaho Secretary of State business search website. This point is raised because out of state businesses may not have the same motivation to invest in smart growth and protect agriculture as the people actually living here do.

The Open House Handout for the Comprehensive Plan Draft 2030 lists bullet points for balanced growth. Some of the points are: 1. agriculture should be maintained, 2. residential, commercial and industrial development to cities and areas of impact should be guided to where services and utilities are available and reduce conflicts with agriculture, and 3. Reduction of residential designation in unincorporated Canyon County and smaller areas of impact around cities.

As stated by Mary B. Wall in her March 5, 2021, letter to CCDS, the northern parcel includes an estimated 60 acres that is the only part of the total 114 acre proposed development property that has been historically farmed. The project proposal is to develop the farmable land first with the greatest density of residences.

On the second page of her letter, Ms. Wall discusses the zoning and comprehensive plan maps for Canyon County and Nampa City. I cannot agree with Ms. Wall's statement: "The property within the City of Nampa Impact Area has a future land use designation of Residential on the Canyon County Future Land Use Map..." When looking at the Canyon County, ID Zoning & Future Land Use Web Map, it specifically states that land in the unincorporated areas of the county are zoned agriculture unless specifically noted. This map has no zoning shown for the proposed development property. However, the CANYON COUNTY COMPREHENSIVE PLAN 2030 PROPOSED FUTURE LAND USE MAP, [file:///C:/Users/l2mon/Downloads/Proposed-Future-Land-Use-Map-V3%20\(2\).pdf](file:///C:/Users/l2mon/Downloads/Proposed-Future-Land-Use-Map-V3%20(2).pdf), shows the northern parcel as transition agriculture and the southern parcels as exclusive agriculture.

This proposed project is adjacent on the northern boundary to a seed research company being taxed as industrial property. Residents near me on the western side have deed restrictions that prevent subdivision of their 4+ acre parcels. On the eastern edge of the development is Vogel Farms with specialty products. To the south is located Stewart Dairies which according to information on the internet was started in 1940. How do you support the objective of the points that were called out above in the Open House Handout by locating a residential subdivision in the middle of surrounding agriculture?



Domestic water is to be provided by Nampa City; yet, the Nampa 2040 Comprehensive Plan specifically states that expansion of city services should only be in areas within the city limit. While it is hard to argue that residential property will bring in more tax dollars than small agriculture, those tax dollars would not be going to the entity providing the service to the development. Another consideration regarding water involves the proposal to use well water for aesthetic purposes. With increasing demand on water supplies, developments that promote conservation or food production with water seem more aligned to smart growth.

Four residential lots have already been created in the northern parcel; yet, over years, nothing has been developed. From a Google Earth picture of the southern parcel, the land does need to be cleaned up and may have hazardous wastes. If progress on the currently subdivided lots is any indication of what the development of Shoshone Falls Subdivision would be, we can expect dismal at best.

Ms. Wall's letter creates another point of confusion for me. On the first page, she states that a total of 62 residential lots are proposed. On the second page, she states there are 46 residential lots and 6 common lots. This discrepancy should be explained.

In conclusion, the proposed development, Shoshone Falls Subdivision, should not be approved because it fails to support the objectives for smart growth by promoting incompatible land use, destroying more agriculture land, wasting of natural resources and taxation without benefit to the service provider.

Sincerely,

Lauri Moncrief  
9765 Tiercel Dr.  
Nampa, ID 83686

To: Canyon County Planning and Zoning Department

Ref: Shoshone Falls Subdivision by Springbok Development Inc.  
Case No's: OR2021-0006, RZ2021-0011 & SD2021-0010  
Located at 9466 S. Happy Valley Road Canyon Co, Idaho  
Parcel No's: 2898900000, 2899100000, 2898800000, 2899000000  
Sec 18, T2N, R1W, Canyon Co, Idaho

From: Happy Valley Neighborhood Residents

October 27, 2021

Dear Commissioners;

We appreciate this opportunity in addressing the Neighborhood's Concerns regarding the above referenced proposed development. As required by Canyon County Ordinance, Breckon Land Design, Inc, provided a virtual "Neighborhood Notification" to the immediate surrounding neighbors dated December 17, 2020, in behalf of said referenced development and presented their intentions to develop said property. It is based on this virtual presentation that we are presenting our concerns to the Commissioners along with a signed petition of concerned neighbors attached herewith.

The impact to the neighborhood properties will extend much further than the County required 600-foot notification distance and potentially extend several miles in radius from the development. Therefore, the attached list of petition signers also includes those neighbors beyond the 600-foot radius who are concerned they also could potentially be adversely impacted.

We believe the Right of individual property owners to do as they desire with their own personal property as long as it is within the common law and specifically without adversely affecting the enjoyment, peace, tranquility, and value of their neighbor's property. We believe it is the responsibility of this commission to uphold the integrity of the County residence properties in accordance with the County Ordinances to the extent possible and practical.

This property owner has presented at least five different Neighborhood meetings since 2017 having at least four different presenting individuals and at least three different concept plans. Each time we have recommended they maintain Agriculture Zoning and develop a minimum of 5-acre parcels with appropriate covenants that would promote a higher end agricultural community and each time we have requested that they maintain the weeds on their property without response.

In the past the City of Nampa has indicated their concerns with "leap-frog developing" due to the subsequent cost to the various agencies involved. Congruent Property Zoning should always be contiguous whenever possible to prevent spotted development and undue cost to County and City Residents. There is an abundance of developable land currently available adjacent to already developed residential properties closer to the city core with existing services that would be consistent with this type of development.

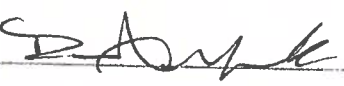
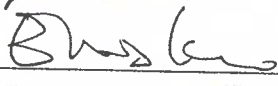


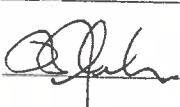
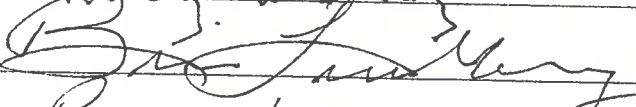

**Specific Concerns – (Most of these should be addressed by the appropriate County Agencies)**

1. Significant Impacts of Roadway Traffic are obvious. Happy Valley Road, a “Truck Route”, is already experiencing a strain during work commuting times which has led to the addition of several roundabouts. Additional road widening and/or traffic signals could be required to the north due to the additional traffic generated by this one development.
2. Their layout presents the most southern access road relatively close to the hill crest of Happy Valley Road without seemingly having appropriate sight distance for the current posted speed.
3. Local School, Fire and Police services would all have to be increased to handle the demands this one development could impose.
4. If Public Water is to be used, the existing water line would have to be extended up to a mile with potentially additional wells. If a community system is proposed, new wells may be required which could adversely affect nearby existing Agricultural wells.
5. A significant increase in Septic Systems would be a huge concern because of potential local Well contamination due to extremely Shallow Bedrock in the area. The shallow bedrock will also limit the number of Septic Systems that could be installed.
6. Dark Night Sky is a significant concern. We would demand “Dark Night Sky” lighting requirements.
7. Agriculture Activities with night running equipment and dust is an obvious hindrance to a Residential development.
8. There are at least three pairs of Red-Tailed Hawks, several large Owls, and many other wildlife species currently nesting in the immediate area which depend on the agriculture land for their existence and could be adversely impacted.
9. Idaho Farm Bureau has indicated concerns of farmlands being removed from irrigatable agricultural production.
10. Last, but not least, is the degradation of the Rural Lifestyle currently enjoyed by the Happy Valley Agricultural Neighbors.



To: Canyon County Planning and Zoning Department  
Ref: To: Canyon County Planning and Zoning Department  
Ref: Shoshone Falls Subdivision by Springbok Development Inc.  
From: Happy Valley Neighborhood Residents

### Concerned Neighbors

Print Name	Sign Name	Address
Dennis Merrick		9673 Tiercel Ln, Nampa ID 83686
Hope Kuo	Yume Kuo	9703 Tiercel Ln. Nampa ID 83686
Evans Kuo		9703 Tiercel Ln, Nampa, ID 83686
Lauri Mancini	Lauri Mancini	9765 Tiercel Ln, Nampa, ID 83686
Chuang Kuegao		4307 E Lewis Ln. 83686
Terri Storms	Toni Storm	9925 Tiercel Ln. 83686
	Tim Hensley	9951 Tiercel Ln 83686
Scott P Jeffs		4403 E Lewis Ln 83686
Michelle Cecio		9975 Tiercel Ln 83686
Rita Jo Devlin		9681 Happy Valley Rd 83686
Andrew Cornberg		3961 E Lewis Ln. 83454
		Tiercel & Happy Valley
Brian Lundberg		
		6283 Bennett Rd Nampa ID.
Mark Skinner		83686
Linda Hennicksen	Linda Hennicksen	3720 E. Lewis Ln. Nampa, ID 83686

To: Canyon County Planning and Zoning Department  
Ref: To: Canyon County Planning and Zoning Department  
Ref: Shoshone Falls Subdivision by Springbok Development Inc.  
From: Happy Valley Neighborhood Residents

### Concerned Neighbors

Print Name	Sign Name	Address
Richard Jewell	Richard Jewell	9185 S. Happy Valley
Virginia Jewell	Virginia R Jewell	9485 S. Happy Valley
BARRY DUBKOWSKI	Barry Dubowski	9555 HAPPY VALLEY RD.
CAROL DUBKOWSKI	Carol Dubowski	9555 Happy Valley Rd
Jim Brender	Jim Brender	9351 HAPPY VALLEY RD
Shawna Mae Gregor	Shawna Mae Gregor	9351 Happy Valley Rd., Nampa
Kaci + Jim Brender	Kaci + Jim Brender	5106 S Happy Valley Rd Nampa
Guillermo Sahagun	Guillermo Sahagun	5110 S. Happy Valley Rd.
Veronica Sahagun	Veronica Sahagun	5110 S. Happy Valley Rd.
Christopher A Bent	Chris Bent	5024 S. Happy Valley Rd
Christina L. Bent	Chris Bent	5024 S. Happy Valley Rd.
Melissa A Bent	Melissa A Bent	5024 S Happy Valley Rd
Tammy Warr	Tammy Warr	5300 S Happy Valley Rd
Bob Robinson	Bob Robinson	9505 Happy Valley Rd Nampa Id 83686
Darlene Robinson	Darlene Robinson	9505 Happy Valley Rd Nampa Id 83686

To: Canyon County Planning and Zoning Department  
Ref: To: Canyon County Planning and Zoning Department  
Ref: Shoshone Falls Subdivision by Springbok Development Inc.  
From: Happy Valley Neighborhood Residents

### Concerned Neighbors

Print Name	Sign Name	Address
Mark Rogers	Mark Rogers	4227 S. Happy Valley Rd. Nampa
Sharon Rogers	Sharon Rogers	4227 S. Happy Valley Rd. Nampa
Rose Maldonado	Rose Maldonado	4095 S. Happy Valley Rd. Nampa
John & John	John & John	4429 S. Happy Valley Rd. Nampa
John & John	John & John	" " "
Jean Hamilton	Jean Hamilton	4349 S. Happy Valley Nampa
Thomas Hamilton	Thomas Hamilton	4349 S. Happy Valley Nampa
Laura Silsby	Laura Silsby	4325 S. Happy Valley
Andrew Archuleta	Andrew Archuleta	4389 S. Happy Valley Rd
Rhonda Lowther	Rhonda Lowther	3925 S. Happy Valley Rd
Macario Soto	Macario Soto	4617 Happy Valley
<del>Jeff</del> Sheri Davidson	Sheri Davidson	4512 Alma Ln Nampa ID 83687 S. Davidson
Jeff Davidson	Jeff Davidson	4512 Alma Ln Nampa ID
Steve Pflieger	Steve Pflieger	5111 S. Happy Valley Rd Nampa, ID 83686 Steve Pflieger



To: Canyon County Planning and Zoning Department  
Ref: To: Canyon County Planning and Zoning Department  
Ref: Shoshone Falls Subdivision by Springbok Development Inc.  
From: Happy Valley Neighborhood Residents





### Concerned Neighbors

Print Name	Sign Name	Address
Tamra M Barria	Tamra M Barria	4703 S. Happy Valley Rd.
Zoe Middleton	Zoe Middleton	4601 Alma Lane
David Weaver	David Weaver	4904 E Lewis Ln
Jon Winnick	Jon Winnick	5906 E Lewis Ln
Tommy Senn	Tommy Senn	5111 Bugle Ridge Rd 83686
Joseph Senn	Joseph Senn	5111 Bugle Ridge Rd Nampa, 83686
Clifford T. Porpsky	Clifford T. Porpsky	5120 Bugle Ridge Rd Nampa 83686
Brian K. Wilbur	Brian K. Wilbur	5004 E. Lewis Ln. Nampa 83686
Dellane M Wilbur	Dellane M Wilbur	5004 E Lewis Ln Nampa 83686
Kary Richards	Kary Richards	4228 S Happy Valley, 83686




To: Canyon County Planning and Zoning Department  
Ref: To: Canyon County Planning and Zoning Department  
Ref: Shoshone Falls Subdivision by Springbok Development Inc.  
From: Happy Valley Neighborhood Residents


## Concerned Neighbors

Print Name	Sign Name	Address
Ruth Crone		5925 East Lewis Ln, Nampa
Don Crone		5925 East Lewis Ln, Nampa
Karleen Lemmon		5420 E. Lewis Ln. Nampa
Tyler Welshimer		5360 E Lewis Nampa, ID 83686

To: Canyon County Planning and Zoning Department  
Ref: To: Canyon County Planning and Zoning Department  
Ref: Shoshone Falls Subdivision by Springbok Development Inc.  
From: Happy Valley Neighborhood Residents

### Concerned Neighbors

Print Name	Sign Name	Address
	Digitally signed by D. Steven Calhoun Date: 2021.10.28 12:57:17 -05'00'	S&W Seed Company 4819 East Lewis Lane

	David Trejo	9464 Happy Valley Rd
(TREJO Farm's)		Nampa ID (208) 606-5116

To: Canyon County Planning and Zoning Department

October 29, 2021

Ref: Shoshone Falls Subdivision by Springbok Development Inc.  
Case No's: OR2021-0006, RZ2021-0011 & SD2021-0010  
Located at 9466 S. Happy Valley Road Canyon Co, Idaho  
Sec 18, T2N, R1W, Canyon Co, Idaho

Dear Commissioners,

Below are some concerns regarding the proposed subdivision on Happy Valley that directly borders our ranch. Trejo Family Ranch has multiple properties; and our Happy Valley Road property is a permitted feedlot with up to 300 head of cattle. Your proposal doesn't allow for any space between our property and proposed houses that will certainly be affected by our equipment, cattle smells and sounds.

We currently have proper agricultural fencing, but your proposal does not mention any type of fencing for protection of your homebuyers or our livestock. There is a difference between a cow getting loose in someone else's field compared to a subdivision of 60 houses. Our farm would also need protection from the proposed subdivision. If there are over 60 new houses bordering our property, there is likely going to be a lot of dogs that will chase our livestock and is a risk to our animals.

Another concern is how new construction will affect our irrigation rights and easements. We currently have several open ditches and easements running through the proposed properties and there has been no mention of an irrigation plan. We also have easements for our wastewater that is not shown and would drain into housing based on your proposal. We would need access to our ditches and enough space to move tractors and trucks for maintenance.

Thank You,



David Trejo  
Trejo Family Ranch  
208.606.5116  
Matt Trejo  
208 353 3497



To: CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT  
111 North 11th Ave Ste 140 Caldwell ID 83605

Ref: Case No. OR2021-0006, RZ2021-0011, & SD2021-0010 Springbok Development

From: Rita Jo Devlin

I am writing this letter to express my concerns about the above project. Our neighborhood outlined their issues and concerns in a previous letter from the Happy Valley Neighborhood, in which over forty neighbors signed. This petition against the rezone from Agriculture to "Residential Development" is on record at Canyon County P and Z. I understand that development is coming and I would like to be a part of a high-end planned community. I haven't received any inclination that there is room for negotiations on increasing to larger acreages (up to 5 acres or larger), changes in positioning of access or egress roads, or decreasing the total amount of residences on the property to include open spaces. It is difficult to negotiate with this neighbor, as multiple asks and multiple promises of property up keep have not been kept.

I will focus on four areas of serious concern:

- (1). The developer proposes on-site sewage disposal for those 64 houses. We who have farmed and built on this ridge know how shallow the soil is on the upper elevations; below that shallow layer is impermeable rock. Downslope to the north of the subdivision, the land is below the level of the New York Canal, and must be dewatered by two large wells located on either side of Lewis Lane. The impermeable slopes above and the large volume of water that is pulled out of the ground below would be strongly conducive to the lateral movement of wastewater from these septic systems. While the developer proposes to use municipal water supplies (which are presently available on Alma Lane), all neighboring properties rely upon wells for their drinking water. Contaminating our wells for the sake of developing this property would be profiteering at our expense and we appeal to the County to see that it does not happen.
- (2). Happy Valley Road, a designated arterial with a speed limit of 50 miles per hour, is not suited to accessing the proposed development. Between the crossing over the New York Canal one mile north of the subject property and the stop sign at Kuna Road, 2 miles to the south, Happy Valley Road is an unimpeded straightaway with vehicles traveling at high speeds. Due to the crest of the hill one half mile south of Lewis Lane and just to the south of the proposed development's frontage on Happy Valley Road, any access point along that frontage is out of sight from northbound vehicles until they reach the crest. Considering the speed of traffic on Happy Valley Road, and the poor sightline to the south, access points along that frontage would be blind intersections – blind intersections with the traffic of 64 residences entering and exiting the arterial. (Which will increase with the development projections)
- (3). The development project borders a prominent agricultural seed company (S&W Seed). A state-of-the-art, multi-million dollar ag-industrial research and development facility. Intensive, highly specialized agriculture is practiced there, with rigorous pest and weed control, massive wheel-lines and a large greenhouse full of growlights that can be bright throughout the night. It looks like, sounds like

Page 2 RJD





and is an industrial facility; it is exactly what the property is zoned for, and it is not at all an appropriate neighbor to residential development. The other properties that would border this development include a livestock business with a permitted feed lot, a large agricultural business and retail (Vogel Farms) and smaller acreages that operate spring, summer, and fall, which is again, what these properties are zoned for.

(4). There have been attempts to rezone the subject properties in recent years. All of these efforts have collapsed at some stage in the process. The current rezoning plan put before the County would entail costs, among which I will list: the cost of bringing a municipal water supply from its current limits; the cost of substantial improvement to Happy Valley Road to permit safe access under the circumstances detailed above; the cost of building extensive roadways within the development; and the cost of soil, site and groundwater study the Health Department requires for this number and density of septic systems. There is no evidence that the current effort at rezoning is any more substantially backed than previous ones. I know that the County has some relevant safeguards late in the process; I refer to the bonds required for the various costs I have mentioned (which themselves will increase the amount of capital required at the outset). I *do* believe that the objective of this effort is simply land-speculation: having rezoned the property, the owners hope to attract a purchaser who does have the money to pursue the project. This does not bode well for any long-term commitment either to the project or the community it is imposed upon.

Given the current state of chronic neglect in which the subject property has been kept in recent years, it is difficult to imagine the time it was raising corn, oats and wheat. I am myself, not entirely opposed to seeing the development of site comparable to existing development in the vicinity. I question the follow through on this project. I want to be proud of this neighborhood. Provided that safe access can be achieved on Happy Valley Road, and provided that sewage disposal can be managed responsibly, subdivision into parcels *not less than five acres* or *decreases in lot size along with an increase in open spaces* (with strict CC&R,s) would not be out of place.

Thank you,



Rita Jo Devlin

Canyon County Development Services  
111 N. 11th Ave.Ste.  
140 Albany Street,  
Caldwell, Id. 83606  
Concerning case# AD2021-0022



March 9, 2021

From: Rita Jo Devlin

To: Jennifer Almeda, Canyon County Development Services Department:

This is dejavu! In October of 2018 this is a portion of the letter I wrote concerning the development of what was named at that time, HAPPY VALLEY PLACE. LLC, Case Number: CR2018-0006.

The letter in 2018 expressed the concern of "the extreme neglect of the ground which has been allowed to become weed and pest infested". In looking up "Spinbok" from the letter you sent, "Springbok Development" came up. This is the same Jeffrey Holt, who was adamant that he would maintain the land and pick up the trash, with the initial development. This has never been accomplished. The Breckon Land Design promised the same thing, and there has been no change. I have notified the county during the summer and fall with minimal improvement. I do understand there is an extraordinary amount of area for the county to monitor, but the neglect has gone on for years now.

I remained concerned about the integrity of this developer and the ensuing development after living through his empty promises and finding this information of his past development history. I am sending this information so the county can ask the appropriate questions.

Sincerely,

  
Rita Jo Devlin



Follow up to 2010 article

[https://www.eacourier.com/news/changes-at-the-golf-course-how-did-it-get-to-this-point/article\\_40477d6c-2216-11e6-9f9e-33fb2f4435a6.html](https://www.eacourier.com/news/changes-at-the-golf-course-how-did-it-get-to-this-point/article_40477d6c-2216-11e6-9f9e-33fb2f4435a6.html)

## Changes at the golf course: How did it get to this point

By Jon Johnson [jonj@eacourier.com](mailto:jonj@eacourier.com)

May 27, 2016



A maintenance employee initiates a manual sprinkler. About half the course's sprinklers still need to be turned on and off by hand.

Jon Johnson Photo/Eastern Arizona Courier

**THATCHER** — New management at Mt. Graham Municipal Golf Course is the result of a turbulent 2015.

Following complaints by golfers and the city — timed exactly with the end of a five-year management contract — Springbok Development LLC requested a buyout of its 50-year



lease.

The city of Safford had allocated a \$200,000 annual subsidy to Springbok to run the course, a subsidy that ended in October 2015.

The city officially took back the administration of the course from Springbok on Nov. 29, 2015.

The council originally signed Springbok's lease April 26, 2010, in hopes of reducing its budget. According to city officials at the time, the course cost \$400,000 to operate the previous year. The lease stated the city would pay Springbok CEO Jeffery J. Holt about \$200,000 per year to manage the course for the first five years.

At the time, Holt said that would give him enough of an allotment to get his real estate ambitions off the ground to where he would no longer need the subsidy. However, no development ever took place, and, instead, Holt allowed the course to become a run-down mess with outdated and broken equipment, according to golfers who spoke at a Safford City Council meeting in December 2015.

#### MORE INFORMATION





*Concern Case #AP 2021-0022 -**1 Breckon Land Design - @ 9466 Happy Valley Canyon county*

[https://www.eacourier.com/news/golf-course-developer-has-criminal-past/article\\_cbd8a930-37d5-5e16-b366-799a116506b7.html](https://www.eacourier.com/news/golf-course-developer-has-criminal-past/article_cbd8a930-37d5-5e16-b366-799a116506b7.html)

## Golf course developer has criminal past

By Jon Johnson  
Assistant Editor  
May 19, 2010

The city of Safford and the Gila Valley are hoping a proposed \$500- to \$700-million master-planned golf course community will help stimulate the local economy and turn the Mt. Graham Municipal Golf Course into a vacation destination, but the Courier has learned the developer's CEO has a history of fund mismanagement.

He pleaded guilty to a conflict of interest charge that stemmed from his work for a developer while serving on the Indio City Council in California.

Springbok Development CEO Jeffrey J. Holt of Gilbert served on the Indio City Council from 1989 until September 1997, when he abruptly resigned after surviving a recall effort. The Indio City Council rotates its mayoral position between councilors, and Holt served in that position twice. He resigned as mayor in July 1997 and then resigned from the council after a resident accused him of having a conflict of interest between his duties on the council and his employment as a consultant with Baruch Properties, which was developing the Indian Palms Country Club in Indio, according to minutes from Indio City Council meetings.

At that time, Indio's city attorney said he had met with Holt and advised him he had a conflict and should abstain from voting and leave the room during council discussion about the property. The attorney said Holt complied with his recommendation, and he did not have any indication Holt tried to influence anyone on the council in regard to the matter.

According to an article in The Desert Sun, Holt was indicted by a Riverside County Grand Jury in August 1999 on one count each of bribery and conflict of interest and five counts of grand theft. The article states Holt was charged with bribery and conflict of interest for allegedly receiving more than \$25,000 from Baruch Properties for his work as a consultant for the —

Indian Palms Country Club while serving on the Indio City Council. The grand theft charges arose out of Holt's alleged mismanagement of funds while serving as a court-appointed receiver for the Desert Star Apartments in the neighboring community of Coachella, according to The Desert Sun article. The indictment alleged Holt stole more than \$5,400 between 1994 and 1996.

Facing up to three years in prison on the allegations, Holt agreed to a plea agreement and pleaded guilty to the conflict of interest charge, which is a felony. He was ordered to pay more than \$8,000 in fines and restitution and sentenced to perform 1,000 hours of community service and serve three years on probation. According to Holt's defense attorney, Rodney Soda, Holt never intended to defraud anyone and believed what he was doing was legal.

According to a follow-up article in The Desert Sun, Riverside County Deputy District Attorney Angel Bermudez said Holt's actions were perceived as improper by the public. Bermudez said the actions included "roundabout" payments by another party to Holt for his services instead of direct payments from Baruch to Holt.

Judge Eugene Bishop sentenced Holt and refused Soda's appeal to lower the conflict of interest felony charge to a misdemeanor. The Desert Sun quoted local residents as reacting favorably to the judge's decision.

"The fact the judge wouldn't reduce it from a felony means he can't hold public office, and that rid's society of him doing anymore harm," Indio resident Tom Hunt said.

Additionally, according to California Fourth Appellate District Division Two records, Holt divorced his wife, Tara, in 1995 and married Glenda, the mayor of the neighboring community of La Quinta, in 1996. In June 2001, the court granted custody of four of Holt and Tara's youngest children to Tara and three of their children to Holt. The couple's two eldest children were over the age of 18. The trial court ordered Holt to pay Tara \$965 in child support per month after Tara testified she was working three jobs to make ends meet. She also testified that when Holt had custody of the children in 1996 and she was paying him child support, he received a check for \$70,000 and had it payable to his new wife to avoid alterations to the child support.

Gene Gilbert of the Riverside County District Attorney's Office testified that between 1997 and 2000, the district attorney's office investigated Holt for concealing \$40,000 in income he received and for taking \$6,000 as a court-appointed receiver.

Glenda acknowledged she had been paid for Holt's work but claimed the checks were made out to her for work they had both participated in, according to court reports.

Holt testified his income was about \$8,000 per month in 1999, but his real estate business subsequently went bankrupt. He said, at the time, he did not have any assets and that he attempted to maintain employment, but he lost numerous jobs due to his criminal convictions and suspension of his real estate license.

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In 2002, Holt said he and his wife were financially strapped because he did not work and his wife averaged \$2,000 to \$4,000 per month in income while their expenses were \$5,331 per month.

The court ruled Holt was capable of procuring employment and that he willfully chose not to do so. It then affirmed child support payments to Tara.

According to the recently approved golf course lease with Springbok, Safford will pay the developer about \$200,000 of public funds per year to manage the course. The city claims the move will save it about the same amount per year because it was subsidizing the course for

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about \$400,000 per year.

### Council members not advised of problems

When asked if the city was aware of Holt's past problems, City Manager David Kincaid said the city had done its investigations and was satisfied with their lease agreement and development proposal of the golf course and surrounding area.

"We would be more hesitant if it weren't for the other groups involved," Kincaid said. "There are several players involved in the project we are familiar with."

Whatever information Kincaid had about Holt's past was not relayed to the entire council, however, as Vice Mayor Jason Kouts told the Courier he was not informed.

"It was never brought to my attention," Kouts said. "It was never mentioned in executive session. It was never mentioned outside of executive session. I knew nothing about nobody's past until recently."

Councilor Danny Smith told the Courier he also was uninformed about Holt's history. Both council members said they wished Kincaid had shared his information with them.

In addition to Holt as CEO, Springbok's chief operating officer is Jace Sanders of Queen Creek. The mayor of Queen Creek, Arthur Sanders, serves on the advisory board. Arthur was involved with the purchase of the land Springbok desires to develop and swap with the city to build houses where some golf course holes are located and move the holes into the flood plain.



Other advisory board members include Pima Town Councilor and School Board President Tom Claridge, who also works as a senior engineer for Freeport McMoRan Copper & Gold Inc., development designer Robert Perryman and development consultant Jeremy Schoenfelder.

Springbok's development plan for the golf course has been in the works for more than three years with escrow on the purchase of 488 acres of land contiguous to the golf course having closed Feb. 1, 2007. Since then, Springbok orchestrated a memorandum of understanding between Thatcher and Safford to share in the future tax revenues from the proposed development and has partnered with Norris Design, Epcon Communities, Weitz Golf, Troon Golf and Iowa Great Lakes Development Division, according to Holt. He plans to create an improved, newly designed course that may include 36 holes and build 2,700 residential housing units in the area. He said his partners believe they can sell between 200 to 220 units per year.

Holt said he also plans on developing capital improvements worth millions of dollars to the area, including a new automatic watering system for the course and to either bring Safford's sewer line to the development or build a private treatment plant. If Springbok builds its own plant, Safford will no longer have to pump its effluent to the course but would still receive credit for sewer recharge from the development.

The Safford City Council voted 6-1 at its April 26 meeting to approve a 50-year lease of the golf course to Springbok. Vice Mayor Jason Kouts voted against approval because he does not like the idea of exchanging the course's "prime real estate" with the developer so it can build houses there. He added that he hoped the development does what it says it will do and that it will be beneficial to the area.

Holt believes the development will be an economic boon for the Gila Valley.

The Courier tried to contact Holt for comments on this story and left him several phone and e-mail messages. He has not responded. Mayor Ron Green refused to comment and quickly hung up the telephone.



**ANGSTMAN JOHNSON**  
ATTORNEYS AND COUNSELORS

**WYATT B. JOHNSON**  
E-MAIL: [WYATT@ANGSTMAN.COM](mailto:WYATT@ANGSTMAN.COM)

November 8, 2021

Jennifer Almeida  
Canyon County Planning and Zoning  
1115 Albany Street  
Caldwell, ID 83605  
*Via email to [Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)*

RE: Springbok LLC  
OR2021-0006-RZ2021

Dear Ms. Almeida,

I am writing today regarding the application submitted to Canyon County Planning and Zoning on behalf of Springbok LLC ("Springbok"). It is my understanding, based upon communications with Canyon County Planning and Zoning, that you are the assigned planner on this matter, which is currently set for hearing on January 6, 2022.

This firm represents Sand Creek Investments, LLC ("Sand Creek"). Sand Creek has filed a Complaint to Quiet Title against Springbok regarding the piece of real property which is at issue in the planning and zoning application. This matter is currently pending in Canyon County Case No. CV14-21-06157. A copy of the Complaint, with legal descriptions attached, is enclosed for your review.

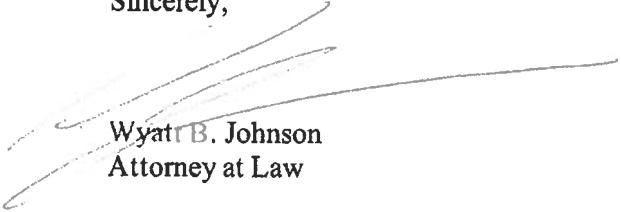
Under the statute concerning local land use planning, Title 67 of the Idaho Code, a person may make an application to planning and zoning if they are an "affected person." See Idaho Code § 67-6521. An "affected person" is defined as someone with a "bona fide interest in real property." I.C. § 67-6521(1)(a). Based upon the facts set forth in the Complaint, Springbok is not an "affected person" and therefore they have no standing to make the above-referenced application to Canyon County Planning and Zoning.

A representative of Sand Creek will attend the hearing on January 6<sup>th</sup> and oppose the application. In the meantime, if you have any questions or would like to discuss this matter, please contact me.

Jennifer Almeida  
November 8<sup>th</sup>, 2021  
Page 2

Thank you for your professional courtesies.

Sincerely,



Wyatt B. Johnson  
Attorney at Law

WBJ/llk

Enclosure: Complaint



## Jennifer Almeida

---

**From:** Lea Kear <LLK@johnsonmaylaw.com>  
**Sent:** Monday, November 8, 2021 4:16 PM  
**To:** Jennifer Almeida  
**Cc:** Lorena Scott  
**Subject:** [External] Springbok LLC application to P and Z (hearing 1/6/22)  
**Attachments:** SKM\_C45821110815410.pdf; 20210706 Complaint to Quiet Title - CONFORMED.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Almeida,

Please see the attached documents in reference to application # OR2021-0006-RZ2021. Thank you.



**Lea Kear**

*Attorney at Law*

**JOHNSON MAY**

199 N. Capitol Blvd. Suite 200 Boise, ID 83702

O | 208 384 8588 E | [lkear@johnsonmay.com](mailto:lkear@johnsonmay.com)  
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[wyatt@angstman.com](mailto:wyatt@angstman.com)  
[lspiker@angstman.com](mailto:lspiker@angstman.com)

*Attorney for Plaintiff Sand Creek Investments, LLC*

IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT  
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF CANYON

SAND CREEK INVESTMENTS, LLC, a  
Nevada Limited Liability Company,

Plaintiff,

v.

Springbok Development, Inc., a Nevada  
Corporation; DOES 1-10, whose true names  
are unknown, claiming any right, title, estate,  
lien or interest in and to the real property  
legally described on Exhibit A to the  
Complaint in this matter,

Defendants.

Case No. CV14-21-06157

COMPLAINT TO QUIET TITLE

Plaintiff, Sand Creek Investments, LLC ("Sand Creek") brings this action against the  
Defendants to quiet title to real property located in Canyon County, Idaho.

JURISDICTION AND VENUE

1. Sand Creek is a Nevada limited liability company, authorized to do business in the State of Idaho.
2. Springbok Development, Inc. is a Nevada Corporation, authorized to do business in the State of Idaho, with its principal address in Boise, Idaho.
3. This case involves title to real property located in Canyon County, Idaho. The

1 property is legally described on Exhibit A to this Complaint (the "Property").

2 4. DOES 1-10, whose true names are unknown, may claim right, title, estate, lien or  
3 interest in and to the Property.

4 5. Venue is proper in Canyon County pursuant to Idaho Code § 5-401.

5 6. The subject matter of this complaint is not proper for assignment to the magistrate  
6 courts. I.C. § 1-2208.

7  
8 COUNT ONE – QUIET TITLE

9 7. Sand Creek incorporates by reference the prior allegations.

10 8. Sand Creek has title to the Property pursuant to a warranty deed dated February 19,  
11 2021, from Springbok Development, Inc. The warranty deed was recorded on  
12 February 26, 2021, as instrument no. 2021-014395 in the Real Property Records of  
13 Canyon County, Idaho.

14 9. Sand Creek has three members, John Rasmussen, Angel Fajardo, and Jeffrey Holt.

15 10. On November 20, 2020, the members executed an operating agreement for Sand  
16 Creek Investments LLC (the "Operating Agreement.")

17 11. The Operating Agreement vests the power to dispose of the assets of the company  
18 solely in the "Management Committee."

19 12. The Operating Agreement designates John Rasmussen as the sole member of the  
20 "Management Committee."

21 13. John Holt has no authority to transfer or encumber any asset of Sand Creek.

22 14. Upon information and belief, on or before May 7, 2021, John Holt executed or caused  
23 to be executed an instrument purporting to transfer title of the Property from Sand  
24 Creek back to Springbok Development, LLC.  
25  
26  
27  
28  
29

1 15. Sand Creek has not authorized any transfer of the Property.

2 16. Springbok Development, LLC has no right, title or interest in the Property.

3 17. Does 1-10, whose true names are unknown, have no right, title or interest in the  
4  
5 Property.

6 18. Sand Creek holds all right title and interest to the Property.

7 PRAYER FOR RELIEF

8 Based upon the facts alleged in this Complaint, Sand Creek requests:

9  
10 (1) Judgment quieting title to the Property, decreeing that Sand Creek holds all right, title  
11 and Interest in the Property and that Springbok Development, LLC and Does 1-10  
12 hold no right, title or interest in the property.

13 (2) For costs of suit, as the prevailing party; and

14 (3) For any other relief as may be warranted under the facts of this case.  
15

16 DATED this 6<sup>th</sup> day of July, 2021.

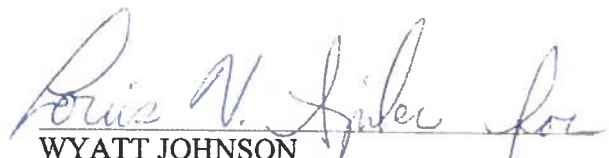
17  
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20 WYATT JOHNSON  
21 Attorney for Sand Creek Investments, LLC  
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Exhibit A

Parcel I:

The Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho.

Excepting any portion lying within the following:

A parcel of land being a portion of Government Lot 3 and the Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of the said Government Lot 3 of Section 18; thence North 89°05'10" East 1024.05 feet along the Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, also said point being the Real Point of Beginning; thence continuing North 89°05'10" East 184.35 feet along the said Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, said pin being the Northeast corner of the said Government Lot 3 of Section 18; thence South 03°25'11" East 205.85 feet to an iron pin; thence North 66°16'47" West 130.43 feet to an iron pin; thence North 73°14'01" West 30.34 feet to an iron pin; thence North 10°54'27" East 31.22 feet to an iron pin; thence North 27°51'07" West 110.80 feet to an iron pin; thence North 10°12'26" West 12.91 feet to the Real Point of Beginning.

Parcel II:

A parcel of land being a portion of Government Lot 3 and the Northeast quarter of the Southwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of the said Government Lot 3 of Section 18; thence North 89°05'10" East 1024.05 feet along the Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, also said point being the Real Point of Beginning; thence continuing North 89°05'10" East 184.35 feet along the said Northerly boundary of the said Government Lot 3 of Section 18 to an iron pin, said pin being the Northeast corner of the said Government Lot 3 of Section 18; thence South 03°25'11" East 205.85 feet to an iron pin; thence North 66°16'47" West 130.43 feet to an iron pin; thence North 73°14'01" West 30.34 feet to an iron pin; thence North 10°54'27" East 31.22 feet to an iron pin; thence North 27°51'07" West 110.80 feet to an iron pin; thence North 10°12'26" West 12.91 feet to the Real Point of Beginning.

Parcel III:

A parcel of land situated in a portion of the South half of the Northwest quarter of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 5 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943, and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18 South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2 and being the Point of Beginning; thence leaving said Westerly line and following the Northerly line of said South half of the Northwest quarter South 89°17'59" East a distance of 25.00 feet to a found 1/2-inch rebar on the Easterly right-of-way line of S. Happy Valley Road; thence leaving said Northerly line and following said Easterly right-of-way line South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence leaving said Easterly right-of-way line

South 89°17'59" East a distance of 936.02 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to said Northerly line of the South half of the Northwest quarter; thence following said  
Northerly line  
South 89°17'59" East a distance of 1565.43 feet to a set 5/8-inch rebar marking the Northeast corner of said South half of the  
Northwest quarter; thence leaving said Northerly line and following the Easterly line of said South half of the Northwest quarter  
South 00°26'07" West a distance of 1331.20 feet to a found 5/8-inch rebar marking the center of said Section 18; thence leaving said  
Easterly line and following the Southerly line of said South half of the Northwest quarter  
North 89°15'08" West a distance of 2538.15 feet to a found 5/8-inch rebar marking said West quarter corner of Section 18; thence  
leaving said Southerly line and following said Westerly line of the South half of the Northwest quarter  
North 00°56'22" East a distance of 1329.08 feet to the Point of Beginning.

Parcel IV:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon  
County, Idaho, being Parcel 1 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly  
described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance  
of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of  
said Section 18  
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2;  
thence leaving said Westerly line and following the Northerly line of said Government Lot 2  
South 89°17'59" East a distance of 25.00 feet to a found 1/2-inch rebar on the Easterly right-of-way line of S. Happy Valley Road and  
being the Point of Beginning; thence following said Northerly line  
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence  
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar on said Easterly right-of-way line; thence following said Easterly  
right-of-way line  
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel V:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon  
County, Idaho, being Parcel 2 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly  
described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance  
of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of  
said Section 18  
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2;  
thence leaving said Westerly line and following the Northerly line of said Government Lot 2  
South 89°17'59" East a distance of 259.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly  
line  
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence  
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel VI:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon  
County, Idaho, being Parcel 3 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly  
described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance  
of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of  
said Section 18

South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2  
South 89°17'59" East a distance of 493.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line  
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence  
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

Parcel VII:

A parcel of land situated in a portion of Government Lot 2 of Section 18, Township 2 North, Range 1 West, Boise Meridian, Canyon County, Idaho, being Parcel 4 of Record of Survey recorded July 3, 2018 as Instrument No. 2018-028943 and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northwest corner of said Section 18, which bears North 00°56'22" East a distance of 2658.16 feet from a found 5/8-inch rebar marking the West quarter corner of said Section 18; thence following the Westerly line of said Section 18  
South 00°56'22" West a distance of 1329.08 feet to a set 5/8-inch rebar marking the Northwest corner of said Government Lot 2; thence leaving said Westerly line and following the Northerly line of said Government Lot 2  
South 89°17'59" East a distance of 727.00 feet to a set 1/2-inch rebar and being the Point of Beginning; thence following said Northerly line  
South 89°17'59" East a distance of 234.00 feet to a set 1/2-inch rebar; thence leaving said Northerly line  
South 00°56'22" West a distance of 186.15 feet to a set 1/2-inch rebar; thence  
North 89°17'59" West a distance of 234.00 feet to a set 1/2-inch rebar; thence  
North 00°56'22" East a distance of 186.15 feet to the Point of Beginning.

**EXHIBIT F**

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

**Planning & Zoning Commission**

**Case# OR2021-0006 & RZ2021-0011(CR)**

**Hearing date: September 19, 2024**





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

In the matter of the application of:

**[Sand Creek Investments/Springbok Development] –  
[Case # OR2021-0006]**

The Canyon County Planning and Zoning Commission considers the following:

- 1) Comprehensive Plan Amendment for parcels R28990 and R28988, approximately 41.06 acres at address 9466 S Happy Valley Road, Nampa, ID. Also described as a portion of the SW quarter of Section 18, T2N, R1W, BM, Canyon County, Idaho.

### Summary of the Record

1. The record is comprised of the following:

- A. The record includes all testimony, the staff report, exhibits, and documents in Case File OR2021-0006/RZ2021-0011.

### Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-03 (Comprehensive Plan Amendment Criteria), Idaho Code §67-6509 (Recommendation and Adoption, Amendment and Repeal of the Plan), and Canyon County Code 09-11-25 (Area of City Impact Agreement).
  - a. Notice of the public hearing was provided in accordance with CCZO §07-05-01 and Idaho Code §67-6509.
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA"), and can establish its own ordinances regarding land use, including subdivision permits. See I.C. §67-6504, §67-6509.
3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the Local Land Use Planning Act, Idaho Code, title 67, chapter 65 and in county ordinances. CCZO §07-03-01, 07-06-05.
4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.
5. No plan shall be effective unless adopted by resolution by the governing board. A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document. A copy of the adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the city clerk or county clerk. See I.C. §67-6509(c).

**The application OR2021-0006 was presented at a public hearing before the Canyon County Planning and Zoning Commission on September 19, 2024. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:**

## COMPREHENSIVE PLAN AMENDMENT CRITERIA – CCZO §07-06-03

### A. Is the requested type of growth generally in conformance with the comprehensive plan?

**Conclusion:** The requested type of growth is not generally in conformance with the 2020 Comprehensive Plan. This is an area of intensive agricultural uses including many dairies and feedlots. The surrounding properties are primarily in agricultural production inclusive of many of the residential parcels in the vicinity. Although the city limits of Nampa are expanding in the area to the north, the City denied extension of municipal water to this proposed development as the proposed density was not consistent with the Nampa Comprehensive Plan.

**Findings:** The comprehensive plan amendment request is not in general conformance with the following policies and goals contained within the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 8: *“Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.”*
- Population Goal No. 1: *“Consider population growth trends when making land use decisions.”*
- Population Policy No. 3: *“Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses.”*
- Economic Goal No. 2: *“To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities.”*
- Economic Policy No. 1: *“Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community.”*
- Land Use Goal No. 2: *“To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area.”*
- Land Use Policy No. 1: *“Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact to surrounding areas.”*
- Land Use Agricultural Policy No. 1: *“Encourage the protection of agricultural land for the production of food.”*
- Land Use Agricultural Policy No. 2: *“Consider the use of voluntary mechanisms for the protection of agricultural land.”*
- Land Use Residential Policy No. 2: *“Encourage residential development in areas where agricultural uses are not viable.”*
- Natural Resources: Agricultural Land Goal No. 1: *“To support the agricultural industry and preservation of agricultural land.”*
- Natural Resources: Agricultural Land Policy No. 1: *“Protect agricultural activities from land use conflicts or undue interference created by non-agricultural development.”*
- Natural Resources: Agricultural Land Policy No. 3: *“Protect agricultural activities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.”*
- Public Services, Facilities, & Utilities Policy No. 2: *“Encourage the establishment of expanded sewer infrastructure and wastewater treatment in areas of city impact.”*

- Agriculture Goal No. 1: *“Acknowledge, support and preserve the essential role of agriculture in Canyon County.”*
- Agriculture Goal No. 2: *“Support and encourage the agricultural use of agricultural lands.”*
- Agriculture Goal No. 3: *“Protect agricultural lands and land uses from incompatible development.”*
- Agriculture Policy No. 1: *“Preserve agricultural lands and zoning classifications.”*
- Agriculture Policy No. 3: *“Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.”*

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. OR2021-0006 and RZ2021-0011.

Evidence includes associated findings and evidence supported within this document.

**B. When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?**

**Conclusion:** In consideration of the surrounding land uses, the proposed comprehensive plan amendment to “Residential” is not more appropriate than the current comprehensive plan designation of “Agriculture”. When considering the surrounding land uses, the proposed land use is not more appropriate than the current comprehensive plan designation of “Agriculture.” The primary use and zoning designations within the vicinity of the property is agriculture. Parcel no. R28988 & R28990 are not located within an area of city impact.

**Findings:** Within one mile of the site, there are two (2) large dairies (Exhibit B.2.4.). Within the two mile radius there are five dairies in this area of the county to the south of the subject properties. There are also feedlots within the one-mile radius inclusive of a small feedlot on the immediately adjacent property (R28988010). The proposed development property is also located adjacent to a seed research company, Vision Bioenergy (Parcels R28992 and R28992010, approx. 80 acres).

Canyon Soil Conservation District provided information regarding the soils & farmland on the site and indicated the property contains the following for parcel R28990. *“The property is comprised of 9% Irrigation Class II, 65% Irrigation Class III and 26% Irrigation Class IV. Class II is the best suited productive soils in Canyon County with few limitations. Class III has moderate limitations and appropriate management practices can make any irrigated soil productive. We do not recommend a land use change.”* (Exhibit D.9.)

The addition of a residential designation outside of an area of city impact adjacent to active agriculture has the potential to create land use conflicts. The 2020 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning.

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in OR2021-0006 and RZ2021-0011.

Evidence includes associated findings and evidence supported within this document.

**C. Is the proposed comprehensive plan amendment compatible with surrounding land use?**

**Conclusion:** The proposed comprehensive plan amendment to “Residential” is not compatible with surrounding land uses. The primary use and zoning designations within the vicinity of the property is agriculture.

**Findings:** There are two (2) dairies within one mile of R28988 and R28990. Stewart Dairy is closest to the subject property, and is located approximately 2700 ft. south of the property. The property is also located adjacent to a seed research company, (Parcels R28992 and R28992010, approx. 80 acres). Within the notification radius of 600 ft. The median parcel size is 6.14 acres and the average is 22.43 acres. The addition of a residential designation outside of an area of city impact adjacent to active agriculture has the potential to create land use conflicts. The 2020 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning.

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. OR2021-0006 and RZ2021-0011.

Evidence includes associated findings and evidence supported within this document.

**D. Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?**

**Conclusion:** Development trends in the general area do not indicate that the current designation and circumstances have changed since the comprehensive plan was adopted.

**Findings:** Development trends or circumstances in the general area have not changed since the comprehensive plan was adopted. Within one (1) mile of the site, the most recent county subdivision plat recordation was in 2008 (Hard Rock Ridge 2). There have been three subdivisions platted within the City of Nampa between 2021 and 2024 nearly a mile from the subject property. The area remains primarily agricultural in nature with both agricultural zoning and uses adjacent to the site.

The subject property is contained within Traffic Analysis Zone (TAZ) "2856 and 2857." As shown in Exhibit B.2.10 of the staff report, the data for the TAZ zone that contains the subject property does not forecast a significant increase in households in these zones. Household forecasts project an increase of one (1) household by the year 2040. This is an area that is not currently forecasted to receive residential growth.

Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 9/23/21, 4/6/2022 and 8/20/24. City of Nampa was notified on 9/23/21, 2/13/24. Newspaper notice was published on 8/26/24, Property owners within 600' were notified by mail on 10/8/21 & 12/17/21, 8/20/24, and the property was posted on or before 9/12/24.

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. OR2021-0006 and RZ2021-0011.

Evidence includes associated findings and evidence supported within this document.

**E. Will the proposed comprehensive plan amendment impact public services and facilities. What measures will be implemented to mitigate impacts?**

**Conclusion:** The proposed comprehensive plan amendment is not anticipated to impact public services and facilities. Any necessary measures to mitigate impacts are detailed below.

**Findings:** A comprehensive plan amendment does not directly impact public services and facilities however, it provides a path to obtaining entitlements for development that may impact services. This 41.06 acres is located within the Kuna Rural Fire District and the Kuna School District. The proposed comprehensive plan amendment is not anticipated to impact services. No mitigation



measures are proposed at this time.

Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 9/23/21, 4/6/2022 and 8/20/24. City of Nampa was notified on 9/23/21, 2/13/24. Newspaper notice was published on 8/26/24, Property owners within 600' were notified by mail on 10/8/21 & 12/17/21, 8/20/24, and the property was posted on or before 9/12/24.

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. OR2021-0006 and RZ2021-0011.

Evidence includes associated findings and evidence supported within this document.

**Per Idaho Code §67-6537(4): When considering amending, repealing or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal or adoption of the comprehensive plan would have on the source, quantity and quality of ground water in the area.**

**Conclusion:** The proposed amendment would allow for residential uses. Any uses allowed or conditionally permitted in accordance with CCZO, must comply with all applicable federal, state, and local laws with regard to water quantity and quality.

**Findings:** This area of the county is located within the Ada Canyon high nitrate priority area. The addition of residential waste treatment facilities and potentially individual wells could have a negative impact on the quality of groundwater in the area. Concerns should be addressed with regards to high bedrock and impermeable surfaces. The county recommends that development be connected to municipal services or provide community water and wastewater systems.

Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 9/23/21, 4/6/2022 and 8/20/24. City of Nampa was notified on 9/23/21, 2/13/24. Newspaper notice was published on 8/26/24, Property owners within 600' were notified by mail on 10/8/21 & 12/17/21, 8/20/24, and the property was posted on or before 9/12/24.

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. OR2021-0006 and RZ2021-0011.

Evidence includes associated findings and evidence supported within this document.

#### **Canyon County Code §09-11-25 (Area of City Impact Agreement) – AREA OF CITY IMPACT AGREEMENT ORDINANCE**

**Conclusion:** The property is located within the Nampa Area of City Impact. A notice was sent to the City of Nampa per Canyon County Code Section 09-11-25. Conditions applied require future development to work with the City of Nampa.

**Findings:** The City of Nampa was notified on 9/23/21 and 2/13/24 (see Exhibits D.6. and D.7.).

The City of Nampa Planning and Zoning Division and Engineering Division have provided comments on the proposed applications. The proposed applications do not comply with the future land use plans and expected density requirements of the city.

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. OR2021-0006 and RZ2021-0011.

**Order**

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case # OR2021-0006, a comprehensive plan amendment from Agriculture to Residential for approximately 41.06 acres.

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

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO**

\_\_\_\_\_  
Robert Sturgill, Chairman

State of Idaho )

SS

County of Canyon County )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of 2024, before me \_\_\_\_\_, a notary public, personally appeared \_\_\_\_\_, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



## PLANNING AND ZONING COMMISSION

### DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:  
[Sand Creek Investments/Springbok Development] –  
[Case # RZ2021-0011]  
The Canyon County Planning and Zoning Commission  
considers the following:

- 1) A Conditional Rezone for parcel R28991 (73.34 acres) from “Agricultural” to “CR-Single Family Residential” and parcels R28990 and R28988, (approximately 41.06 acres) from “Agricultural” to “CR-Rural Residential” at address 9466 S Happy Valley Road, Nampa, ID. Also described as a portion of the SW quarter of Section 18, T2N, R1W, BM, Canyon County, Idaho.

#### Summary of the Record

1. The record is comprised of the following:
  - A. The record includes all testimony, the staff report, exhibits, and documents in Case File RZ2021-0011 and OR2021-0006.

#### Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), Canyon County Code §07-10-25 (Purposes of Zones), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and Canyon County Code §09-11-25 (Area of City Impact Agreement).
  - a. Notice of the public hearing was provided per CCZO §07-05-01 and Idaho Code §67-6509.
  - b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. See CCZO §07-06-07(1).
  - c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. See CCZO §07-05-01
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act (“LLUPA”) and can establish its own ordinances regarding land use, including subdivision permits. See I.C. §67-6504, §67-6511.

3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCZO §07-03-01, 07-06-05. **Or** Any hearing examiner appointed by the board shall perform such duties as assigned by the board pursuant to Idaho Code section 67-6520. See CCZO §07-03-07.
4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(I).

**The application RZ2021-0011 was presented at a public hearing before the Canyon County Planning and Zoning Commission on September 19, 2024. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:**

#### **CONDITIONAL REZONE CRITERIA – CCZO §07-06-07(6)**

##### **1. Is the proposed conditional rezone generally consistent with the comprehensive plan?**

**Conclusion:** The proposed conditional rezone is not consistent with the comprehensive plan goals and policies. R28991(72+ acres) is identified as Residential on the future land use map, however, the primary zoning district and land use within the vicinity is agriculture. The additional 41+ acres is designated as Agriculture consistent with the goals and policies of the 2020 Plan.

**Findings:** The conditional rezone is not in general conformance with the following goals and policies contained within the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 8: *"Promote orderly development that benefits the public good and protects the individual with a minimum of conflict."*
- Population Goal No. 1: *"Consider population growth trends when making land use decisions."*
- Population Policy No. 3: *"Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses."*
- Economic Goal No. 2: *"To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities."*
- Economic Policy No. 1: *"Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community."*
- Land Use Goal No. 2: *"To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area."*
- Land Use Policy No. 1: *"Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact to surrounding areas."*
- Land Use Agricultural Policy No. 1: *"Encourage the protection of agricultural land for the production of food."*



- Land Use Agricultural Policy No. 2: *“Consider the use of voluntary mechanisms for the protection of agricultural land.”*
- Land Use Residential Policy No. 2: *“Encourage residential development in areas where agricultural uses are not viable.”*
- Natural Resources: Agricultural Land Goal No. 1: *“To support the agricultural industry and preservation of agricultural land.”*
- Natural Resources: Agricultural Land Policy No. 1: *“Protect agricultural activities from land use conflicts or undue interference created by non-agricultural development.”*
- Natural Resources: Agricultural Land Policy No. 3: *“Protect agricultural activities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.”*
- Public Services, Facilities, & Utilities Policy No. 2: *“Encourage the establishment of expanded sewer infrastructure and wastewater treatment in areas of city impact.”*
- Agriculture Goal No. 1: *“Acknowledge, support and preserve the essential role of agriculture in Canyon County.”*
- Agriculture Goal No. 2: *“Support and encourage the agricultural use of agricultural lands.”*
- Agriculture Goal No. 3: *“Protect agricultural lands and land uses from incompatible development.”*
- Agriculture Policy No. 1: *“Preserve agricultural lands and zoning classifications.”*
- Agriculture Policy No. 3: *“Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.”*

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0011 and OR2021-0006.

Evidence includes associated findings and evidence supported within this document.

## **2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

**Conclusion:** In consideration of the surrounding land uses, the proposed conditional zone change to “Single Family Residential” and “Rural Residential” is not more appropriate than the current zoning designation of “Agricultural”.

**Findings:** The primary use and zoning designations within the vicinity of the properties is agriculture. A portion of the property lies within the Nampa area of city impact while the southern parcels are not located within the impact area. The average lot size for properties within 600 feet of the subject property is 19.92 acres with a median property size of 6.18 acres.

Within one mile of the site, there are two (2) large dairies (**Exhibit B.2.4**). Within the two mile radius there are five dairies in this area of the county to the south of the subject properties. There are also feedlots within the one-mile radius inclusive of a small feedlot on the immediately adjacent property (R28988010). The proposed development property is also located adjacent to a seed research company, Vision Bioenergy (Parcels R28992 and R28992010, approx. 80 acres).

Canyon Soil Conservation District provided information regarding the soils & farmland on the site and indicated the property contains the following for parcel R28990. *“The property is comprised*

*of 9% Irrigation Class II, 65% Irrigation Class III and 26% Irrigation Class IV. Class II is the best suited productive soils in Canyon County with few limitations. Class III has moderate limitations and appropriate management practices can make any irrigated soil productive. We do not recommend a land use change.” (Exhibit D.9.)*

The addition of a residential zoning districts where none currently exist and where the primary use of properties in the area is agriculture and intensive agriculture has the potential to create land use conflicts. The 2020 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning as indicated in Finding 1.

The average lot size for the 15 platted subdivisions within one mile of the properties is 1.44 acres. The average lot size for the 13 county subdivisions within one mile is 4.05 acres (see Exhibit B.2.8). The proposed zoning would provide for platted lots that are not consistent with parcel sizes in the immediate vicinity. Further, the development should be required to provide community services including both water and wastewater systems which could provide for the 74+ acre parcel to be developed with 12,000 square foot lots if not conditioned properly to restrict the minimum lot size to a more compatible acreage minimum.

Currently the properties are zoned Agricultural and are surrounded by agriculturally zoned properties that are in agricultural production (See Exhibit C Site Photos). The subject properties were in agricultural production through the year 2018 when the first development application for Happy Valley Place was submitted-then withdrawn. The Soil Conservation District states that the properties are primarily comprised of productive agricultural soils and does not support a land use change (Exhibit D.9.). Development trends for the area do not support residential growth in this area at this time. The subject property is contained within TAZ (Traffic Analysis Zone) “2856 and 2857” As shown on Exhibit B.2.10. of the staff report, the data for the TAZ zone that contains the subject property does not forecast a significant increase in households in this TAZ zone. Household forecasts project an increase of one (1) household by the year 2040. This is an area that is not currently forecasted to receive residential growth. Although this area may be suitable for a rural lifestyle and also for single family living at a low density standard it is not appropriate at this time given the existing conditions and agricultural nature of the area.

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0011 and OR2021-0006.

Evidence includes associated findings and evidence supported within this document.

### **3. Is the proposed conditional rezone compatible with surrounding land uses?**

**Conclusion:** The proposed conditional rezone amendment from “Agricultural” to “Rural Residential” and “Single Family Residential” is not compatible with surrounding land uses.

**Findings:** The proposed zoning map amendment is not compatible with the surrounding land uses. The land uses surrounding the site are primarily agriculture in nature with some sporadic residential uses. There are two (2) dairies within one mile of R28988 and R28990. Stewart Dairy is closest to the subject property, and is located approximately 2700 ft. south of the property. The property is also located adjacent to a seed company, S and W Seed Company (Parcels R28992 and R28992010, approx. 80 acres). Within the notification radius of 600 ft. The median parcel size is 6.14 acres and the average is 19.92 acres. The addition of a residential designation outside of an area of city impact adjacent to active agriculture has the potential to create land use conflicts. The introduction of “R-1” (Single Family Residential) and “R-R” zoning adjacent to agricultural uses, along with the subsequent subdivision, will introduce an incompatible land use. The 2020 Canyon County Comprehensive Plan encourages the preservation of agricultural designations and zoning. See also §07-06-07(6)A2 for additional review.

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0011 and OR2021-0006.

Evidence includes associated findings and evidence supported within this document.

**4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

**Conclusion:** The proposed conditional rezone will negatively affect the agricultural character of the area. Any necessary measures to mitigate impacts are detailed below.

**Findings:** The introduction of residential zoning and uses adjacent to active agriculture has the potential to create land use conflicts. The 2020 Canyon County Comprehensive Plan goals and policies encourage the preservation of agricultural zoning for agricultural activities.

The character of the area is agricultural with intensive agricultural uses in the near vicinity and ag-residential properties that are in agricultural production with the median parcel size being 6.18 acres. There are dairies, feedlots, and agri-businesses in the immediate vicinity as discussed and shown in case maps in Exhibit B.2.4. There are a few properties that have been zoned to residential within the mile radius of the subject property (see Exhibit B.2.3 and B.2.14). Those properties also have a minimum five (5) acre parcel size consistent with the older county developments that are adjacent. The subject property is surrounded by agricultural properties that are in agricultural production. The proposed development is not consistent with current land use in the area.

The following measures will be implemented to mitigate impacts:

The applicant has agreed to enter into a development agreement to place conditions on the development in an effort to potentially mitigate impacts.

Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 9/23/21, 4/6/2022 and 8/20/24. City of Nampa was notified on 9/23/21, 2/13/24. Newspaper notice was published on 8/26/24, Property owners within 600' were notified by mail on 10/8/21 & 12/17/21, 8/20/24, and the property was posted on or before 9/12/24.

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0011 and OR2021-0006.

Evidence includes associated findings and evidence supported within this document.

**5. Will adequate facilities and services including sewer, water, drainage, irrigation, and utilities be provided to accommodate proposed conditional rezone?**

**Conclusion:** It is unclear if the properties have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. Additional mitigation through conditions and engineering studies may be required to ensure that adequate facilities and services can be provided.

**Findings: Sewer:**

The applicant proposes in a subsequent subdivision application (SD2021-0010) to have individual septic systems for all residential parcels on the subject property. The properties lie within the Ada Canyon high nitrate priority area (**Exhibit B.2.9**). This is also an area where there are shallow soils and high bedrock. Southwest District Health has not provided comment for the proposed rezones. The former County Engineer, Devin Krasowski, recommended that the development be on a community wastewater treatment system. Staff recommends that if the hearing body approves the rezones that the development be conditioned to provide community wastewater

treatment facility. The City of Nampa does not have municipal wastewater in the area at this time. **(Exhibit D.7.)**

**Water:**

The applicant requested to connect to City of Nampa municipal water. The City denied the request due to incompatible densities with their comprehensive plan at the time of application **(Exhibit D.7.)**. On the current city Plan, the property within the impact area is designated residential mixed use. The applicant has not reapplied for city water services. Staff recommends that if the hearing body approves the rezones that the development be conditioned to provide community water to service the future development.

**Drainage:**

Stormwater must be retained on site. A grading and drainage plan for the development will be required at the time of application for a preliminary plat (or as revised) and during the construction drawing phase of development should the rezones be approved.

**Irrigation:**

A pressurized irrigation system is proposed for the development in subsequent application SD2021-0010 and in conformance with state statutes with regards to irrigation requirements. Irrigation water is available to the subject properties and existing irrigation structures must be protected. Development of the properties cannot impede or disrupt upstream or downstream users of the irrigation facilities. **(See Exhibits D.1. Boise Projects and D.2. NMID)**

Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 9/23/21, 4/6/2022 and 8/20/24. City of Nampa was notified on 9/23/21, 2/13/24. Newspaper notice was published on 8/26/24, Property owners within 600' were notified by mail on 10/8/21 & 12/17/21, 8/20/24, and the property was posted on or before 9/12/24.

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0011 and OR2021-0006.

Evidence includes associated findings and evidence supported within this document.

- 6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**

**Conclusion:** The proposed conditional rezone may require public street improvements in order to provide adequate access to and from the subject property in order to minimize undue interference with existing and future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below.

**Findings:** The conditional rezone may require public street improvements to provide adequate access to and from the subject property. If approved for development with required community water and wastewater that applicant could apply to increase the density of the 73+ acre parcel. The traffic study was completed in 2021 during the winter months and during a period when covid may have affected traffic counts. The traffic impact study draft notes that a southbound right turn lane at Robinson Rd and Lewis Ln. when 2023 background traffic was considered. Nampa Highway District provide a review of the submitted preliminary plat but did not comment on the traffic impact study. Staff inquired if a new or updated study would be required prior to preliminary plat



approval should the rezones be approved. Nampa Highway District, Eddy Thiel, indicated that due to the TIS being two years old, the applicant will be required to update the study.

The following measures will be implemented to mitigate impacts:

The applicant proposes two access points to Happy Valley Road. The development must comply with Nampa Highway District No. 1 requirements at the time of development.

Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 9/23/21, 4/6/2022 and 8/20/24. City of Nampa was notified on 9/23/21, 2/13/24. Newspaper notice was published on 8/26/24, Property owners within 600' were notified by mail on 10/8/21 & 12/17/21, 8/20/24, and the property was posted on or before 9/12/24.

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0011 and OR2021-0006.

Evidence includes associated findings and evidence supported within this document.

**7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**

**Conclusion:** The subject property currently has road frontage onto Happy Valley Road. Legal access for the conditional rezone will exist at the time of the development.

- Findings:**
- (1) Exhibit D.3. NHD1. Applicant must meet access requirements at time of development.
  - (2) Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 9/23/21, 4/6/2022 and 8/20/24. City of Nampa was notified on 9/23/21, 2/13/24. Newspaper notice was published on 8/26/24, Property owners within 600' were notified by mail on 10/8/21 & 12/17/21, 8/20/24, and the property was posted on or before 9/12/24.
  - (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0011 and OR2021-0006.
  - (4) Evidence includes associated findings and evidence supported within this document.

**8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**

**Conclusion:** The proposed uses may impact essential public services and facilities including, but not limited to schools, police, fire and emergency medical services. The services may be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use. It is unclear as to what the density of the project may be unless conditions are placed to restrict the density on one or all of the properties.

**Findings: Schools:**

The subject properties lie within the Nampa School District and the Kuna School District. Staff has not received specific comments from the school districts with regards to capacity and impacts of the potential development should the proposed rezones be approved. Public Comment from Lauri Moncrief, **Exhibit E.1**, provided Kuna school capacities and concerns regarding the proposed development, the mixed nature of students attending the different districts, etc. The Kuna School District requested the case maps for the development via email but did not provide written comments.

**Police:**

No comments were received from the Canyon County Sheriff.

**Fire protection & Emergency Medical Services:**

Kuna Fire District provided comments regarding the proposed development plan not meeting separation distance between access points on Happy Valley Road and that the homes would need to have approved automatic sprinkler systems in accordance with Idaho State adopted fire code. Additional code requirements identified in Exhibit D.5. dated 2-20-2024. Staff did not receive comments from the ambulance district, however, Rita Jo Devlin, Exhibit E.3. dated 9-9-2024, provided an email from Michael Stowell, CC Paramedics that specifically identifies response times from each ambulance service citing response times to this area of 13.84 minutes to 17.85 minutes dependent upon availability and coverage.

**The following measures could be implemented to mitigate impacts:**

- (1) The development shall be conditioned to comply with the requirements of Kuna Rural Fire District as evidenced by an approval letter from the district at the time of development.
- (2) The development shall be conditioned to provide school bus stops in accordance with the requirements of Kuna School District and Nampa School District. The applicant shall be required to provide letters from the school district indicating that the development plans meet the district's requirements for bus stops and bus turn-arounds if the buses must enter the proposed development and /or a turn out along Happy Valley Road.

Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 9/23/21, 4/6/2022 and 8/20/24. City of Nampa was notified on 9/23/21, 2/13/24. Newspaper notice was published on 8/26/24, Property owners within 600' were notified by mail on 10/8/21 & 12/17/21, 8/20/24, and the property was posted on or before 9/12/24.

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0011 and OR2021-0006.

Evidence includes associated findings and evidence supported within this document.

**Canyon County Code §09-11-25 (Area of City Impact Agreement) - AREA OF CITY IMPACT AGREEMENT ORDINANCE**

**Conclusion:** The property is located within the Nampa Area of City Impact. A notice was sent to the City of Nampa per Canyon County Code Section 09-11-25. Conditions applied require future development to work with the City of Nampa.

**Findings:** The City of Nampa was notified on 9/23/21 and 2/13/24 (see Exhibits D.6. and D.7.).

The City of Nampa Planning and Zoning Division and Engineering Division have provided comments on the proposed applications. The proposed applications do not comply with the future land use plans and expected density requirements of the city.

Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0011 and OR2021-0006.

**Order**

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends denial of Case # RZ2021-0011, a conditional rezone for parcel R28991 (73.34 acres) from

“Agricultural” to “CR-Single Family Residential” and parcels R28990 and R28988, (approximately 41.06 acres) from “Agricultural” to “CR-Rural Residential”.

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

1. Propose development of lot sizes consistent with existing development in the area. The current median lot size is 6.18 acres in the vicinity of the property.
2. The applicant may also consider waiting until the area development trends support the residential development of the properties and or annexation to the City of Nampa becomes available.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO**

\_\_\_\_\_  
Robert Sturgill, Chairman

State of Idaho )

SS

County of Canyon County )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2024, before me \_\_\_\_\_, a notary public, personally appeared \_\_\_\_\_, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_