



Canyon County Planning and Zoning Commission
Hearing Date: April 3, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: CU2024-0018
APPLICANT/REPRESENTATIVE: Kristy Newkirk, HDR
PROPERTY OWNER: Idaho Dept. Fish & Game

APPLICATION: Conditional use permit

LOCATION: 3806 S. Powerline Rd, Nampa, ID 83686

ANALYST: Jay Gibbons, Director
REVIEWED BY: Carl Anderson, Planning Supervisor

REQUEST:

The applicant Idaho Fish & Game requests a conditional use permit on Parcel R29144 to reconstruct existing fish hatchery facility infrastructure to improve hydraulic conveyance through the facility and construct roof structures over the raceways to promote and protect fish health.

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	July 1, 2024
Neighbor notification within 600 feet mailed on:	June 17, 2024
Newspaper notice published on:	December 17, 2024, March 4, 2025 & March 19, 2025
Notice posted on site on:	December 17, 2024 February 27, 2025 & March 19, 2025

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1. BACKGROUND:

The applicant, Kristy Newkirk, representing the Idaho Dept. Fish & Game requests a conditional use permit (CUP) to allow infrastructure upgrades to the State's fish hatchery located at the NE corner of Powerline Rd and Lewis Ln south of Nampa. The hatchery has operated on the 11.71 acre subject property since the 1975, predating the County Code. It is owned and operated by the Idaho Fish & Game Department rearing

rainbow trout. The current use is a legal non-conforming use. They would like to come into conformance with County Code to ensure future improvements can be accomplished in a timely manner through modifications to the approved use.

The hatchery's raceways are fed via artesian wells on the property and once the water is released to the Wilson Ponds located on other parcels owned by the State Fish & Game totaling over 67 acres, it becomes an irrigation water right under jurisdiction of Nampa & Meridian Irrigation District. The State is currently upgrading & modernizing the headworks for the water supply system. As part of the Conditional Use Permit application, the applicant is requesting approval for an open-air roof structure system to cover and secure the raceways. These structures will serve to protect fish from predators and provide protection from the elements.

The subject property lies in a transition zone outside the City of Nampa city limits, but within their Area of Impact. Nampa's Comprehensive Plan indicates the area will remain low-density residential as the surrounding area is a mix of residential acreages and some commercial uses. The City does not oppose the current and extended use of the property as a fish hatchery. Further it is a beneficial use to feeding water to native habitat in and around the Wilson Ponds providing recreational opportunities, wildlife refuge and sustained open space. The Canyon County 2030 Comprehensive Plan shows the subject property in the AG (agricultural) zone. As defined by County Code (7-02-03), 'Aquiculture' is defined as the cultivation of the natural produce of water such as plants and fish. The use is in general conformance with the Comprehensive Plan as it provides a public service and amenity to preservation of recreational opportunities state-wide and locally as open space and appropriate use of natural resources.

The subject property is currently zoned Rural Residential. The zoning was not changed when the 2030 comprehensive plan was adopted, more than likely because it is a state-owned property and future development is not anticipated. Current County setbacks apply. A 70 foot setback from Locust Lane is required, but a variance has been granted by Nampa Highway District #1 to reduce the setback to 50 feet which allows the new southern-most raceway to be outside the setback. Other improvements will need to comply with this setback, proposed and existing.

There are no negative impacts to local schools, irrigation facilities or emergency services.

2. HEARING BODY ACTION:

Pursuant to Canyon County Ordinance Article 07-07-01 every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. The commission may require higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity. The commission may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in article 5 of this chapter.

The Commission may attach special conditions to a conditional use permit including, but not limited to, conditions which: (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive

standards than those generally required in this chapter; or (7) Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county(07-07-17).

Prior to making a decision concerning a conditional use permit request, the presiding party may require studies at the applicant's expense of the social, economic, fiscal, and environmental effects of the proposed conditional use (07-07-19).

OPTIONAL MOTIONS:

Approval of the Application: "I move to approve for CU2024-0018 – Idaho Dept. Fish & Game, finding the application **does** meet the criteria for approval under Article 07.07.05 of Canyon County zoning Regulations, **with the conditions listed in the staff report, finding that;** [*Cite reasons for approval & Insert any additional conditions of approval*].

Denial of the Application: "I move to deny CU2024-0018 – Idaho Dept. Fish & Game finding the application **does not** meet the criteria for approval under Article 07.07.05 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))*].

Table the Application: "I move to continue CU2024-0018 – Idaho Dept. Fish & Game to a [*date certain or uncertain*]

3. HEARING CRITERIA

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA (07-07-05): The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(1)	Is the proposed use permitted in the zone by conditional use permit;
			Staff Analysis	The proposed use is permitted in the zone by conditional use permit, pursuant to County Ordinance 7-10-27, Land Use Matrix -Public Uses and Quasi-public Uses is a conditional use within the R-R zone. The proposed use consists of a fish rearing facility owned & operated by the State of Idaho benefiting local residents and recreational opportunities state-wide.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(2)	What is the nature of the request;
			Staff Analysis	The nature of the request consists of a conditional use permit on Parcel R29144 to reconstruct an existing State fish hatchery facility's infrastructure to improve hydraulic conveyance through the facility and construct roof structures over the raceways to promote and protect fish health. This request for a public use in compliance with County Ordinance 7-10-27 and as defined as aquaculture in 7-02-03.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(3)	Is the proposed use consistent with the comprehensive plan;
			Staff Analysis	The proposed use is consistent with the Comprehensive plan. The use is a public facility operating for the benefit of local/county/state-wide recreation and supports local businesses, the workforce and preservation of open space. It fully

				supports the goals and policies of chapter 5, Natural Resources by protecting and enhancing groundwater, wetlands and wildlife habitat.																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(4)	Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;																	
			Staff Analysis	<p>The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.</p> <p>The use has been existing since 1975 so is actually the fabric of the immediate vicinity. Most of the residential development nearby has occurred subsequent to the hatchery’s existence. The character of the area is natural open space and the use provides support to this open space.</p> <p>Adjacent Existing Conditions:</p> <table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N</td><td>Residential acreages</td><td>R-R</td><td></td></tr><tr><td>S</td><td>Bldg relocation business</td><td>R-R</td><td></td></tr><tr><td>E</td><td>Undeveloped</td><td>R-R</td><td></td></tr><tr><td>W</td><td>State-owned office (IDFG)</td><td>R-R</td><td></td></tr></table> <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>Surrounding Land Use Cases: Surrounding land uses consist of a mix of open space, undeveloped land, a commercial business and rural residential homesites. The subject property is within a half mile of Nampa’s city limits and future development is creeping in.</p> <p>Character of the Area: The The character of the area is rural. Though there is residential development in the vicinity, the State’s land holdings in the area guarantee open space and recreational opportunities to and through the Wilson Pond area with its native habitat, wildlife, walking/biking pathways and fishing.</p>	Direction	Existing Use	Primary Zone	Other Zone	N	Residential acreages	R-R		S	Bldg relocation business	R-R		E	Undeveloped	R-R		W
Direction	Existing Use	Primary Zone	Other Zone																		
N	Residential acreages	R-R																			
S	Bldg relocation business	R-R																			
E	Undeveloped	R-R																			
W	State-owned office (IDFG)	R-R																			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(5)	Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;																	
			Staff Analysis	<p>The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein.</p> <p>The subject property contains fish rearing facilities and an administration building open to the public for tours and interaction with staff. Adequate facilities exist and will remain servicing the existing facilities.</p> <p>Water: Domestic well and Artesian well for fish rearing facility exist.</p> <p>Sewer: Individual septic exists for administration building</p>																	

				<p>Irrigation: The facility has surface irrigation water rights and provides excess water to ponds becoming additional irrigation surface rights to Nampa & Meridian Irrigation District.</p> <p>Drainage: Adequate open areas exist to treat runoff from the parking area or slopes on the edge of the property via ponds and streams feeding Wilson Ponds.</p> <p>Stormwater drainage facilities: Stormwater drainage is retained and treated on site. Adequate open areas exist to treat runoff from the parking area.</p> <p>Utility Systems: Power is provided by Idaho Power</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(6)</p> <p>Does legal access to the subject property for the development exist or will it exist at the time of development;</p> <p>Staff Analysis</p>	<p>The subject property does have legal access for the development via Locust Lane and Powerline Roads, both arterials. Nampa Highway District #1 has worked with the property owner to waive the 70 foot setback and reduce it.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(7)</p> <p>Will there be undue interference with existing or future traffic patterns; and</p> <p>Staff Analysis</p>	<p>There will not be undue interference with the existing and/or future traffic patterns. As evidenced by the highway district future roadway widening can be accommodated and access points are allowed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(8)</p> <p>Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use? (Ord. 16-001, 1-8-2016)</p> <p>Staff Analysis</p>	<p>Essential services will be provided to accommodate the use including, but not limited to school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use.</p> <p>School Facilities: As the subject property is not residential, and employees do not reside on the property, there is no anticipated impact on local schools.</p> <p>Police and Fire protection: As Nampa city limits are within a half mile of the subject property, County Sheriff and fire district in conjunction with local police & fire facilities and services are</p>

				<p>nearby providing essential services that have existed throughout the history of the use on the subject property.</p> <p>Emergency Medical Services: Similar circumstance to police and fire service providers. Ambulances facilities are nearby.</p> <p>Irrigation Facilities: Surface irrigation water rights exist and are enhanced by the current use. Fish rearing water outflows the facility and becomes additional surface water rights in the favor of Nampa & Meridian Irrigation District.</p>
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4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Nampa Fire Protection District, Nampa & Meridian Irrigation District, Nampa Highway District No. 1, Nampa School District, Idaho Transportation Department, Idaho Power, Intermountain Gas, CenturyLink, Canyon County Assessor's Office, Canyon County Building Department, Canyon County Code Enforcement Department, Idaho Department of Water Resources (Water Rights), Canyon County Weed and Gopher Control, Southwest District Health, and the City of Nampa were notified of the subject application.

Staff received agency comments from State of Idaho Fire Marshall, City of Nampa Planning & Zoning, Nampa Highway District #1, City of Nampa Public Works and Nampa & Meridian Irrigation District. All agency comments received by the aforementioned materials deadline are located in Exhibit D.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline of March 24, 2025, 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:

There were no comments from the public/neighbors received by Staff.

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 Conditional Use Permit is **compliant** with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

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. Building permits shall be secured for overhead roof structures covering fish raceways.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
3. Site Plan(s)
4. Business Operations Plan
5. Land use Worksheet
6. Neighborhood Meeting
7. Warranty Deed
8. Agency Acknowledgments & pre-application agency coordination

B. Supplemental Documents

1. Cases Maps/Reports
 - 1.1. Aerial
 - 1.2. Vicinity
 - 1.3. Soils
 - 1.4. Zoning & Classification
 - 1.5. County Future Land use Mapping
 - 1.6. City Future Land use Mapping
 - 1.7. Lot Classification
 - 1.8. Plats & Subdivisions

C. Site Photos:

1. Photo 1
2. Photo 2
3. Photo 3
4. Photo 4
5. Photo 5

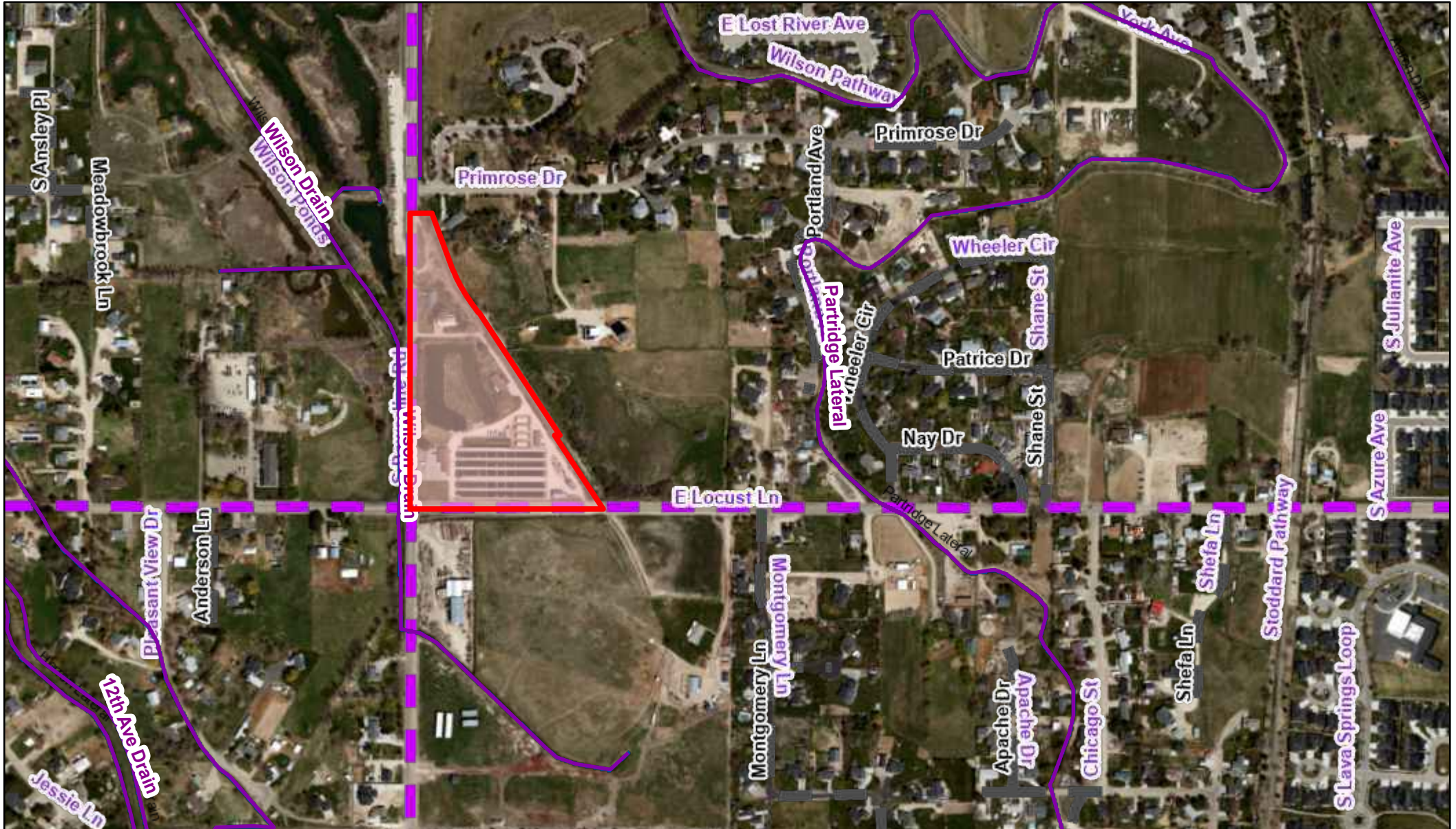
D. Agency Comments Received by: March 24, 2025

1. State of Idaho Fire Marshall; Received: October 22, 2024
2. City of Nampa Planning & Zoning; Received: October 23, 2024
3. Nampa Highway District #1; Received: October 28, 2024
4. City of Nampa Public Works; Received: November 6, 2024
5. Nampa & Meridian Irrigation District; Received: November 10, 2024
6. Idaho Dept of Environmental Quality; Received: March 10, 2025

E. Public Comments Received by: March 24, 2025

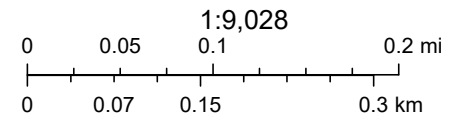
1. None

Canyon County, ID Web Map



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

- | | | |
|---|---|---|
| Multiple Parcel Search_Query result | ITDFunctionalClassification | Blue: Blue |
| Hydro_NHDFlowline | Major Collector | Red: Band_1 |
| Hydro_NHDFlowline | Urban_2023 | Green: Band_2 |
| CC_PrivateRoads | Red: Red | Green: Green |



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

Canyon County, ID

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



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

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

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

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

FOR DSD STAFF COMPLETION ONLY:

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



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

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

being first duly sworn upon oath, depose and say:

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

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

to submit the accompanying application pertaining to the subject property.

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

Dated this 19th day of SEPTEMBER, 20 24.

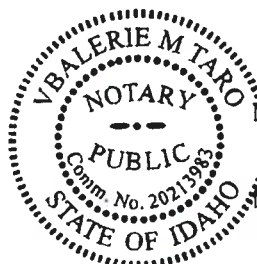
[Signature]
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

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



Notary: Valerie M. Taro

My Commission Expires:

My commission expires
August 17, 2027

R29144

PARCEL INFORMATION REPORT

9/13/2024 10:18:32 AM

PARCEL NUMBER: R29144

OWNER NAME: STATE OF IDAHO FISH GAME DEPT

CO-OWNER:

MAILING ADDRESS: PO BOX 25 BOISE ID 83707-0025

SITE ADDRESS: 3806 S POWERLINE RD

TAX CODE: 1440000

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

ACRES: 11.71

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: RR / RURAL RESIDENTIAL

HIGHWAY DISTRICT: NAMPA HWY DIST #1

FIRE DISTRICT: NAMPA FIRE

SCHOOL DISTRICT: NAMPA SCHOOL DIST #131

IMPACT AREA: NAMPA

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: Cos

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

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

WETLAND: Freshwater Pond

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Major Collector

INSTRUMENT NO. :

SCENIC BYWAY: NOT In Scenic Byway

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

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

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

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



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

ROSE HILL TERRACE: NO. 1

TAX 2

VI C VARTIS

TAX 2A

TAX 1

TAX 3

GWILE: LARSON

RAINBOW FARMS, INC.

TAX 17

ARLEEN TACKETT

TAX 21

TAX 21

2

3

11

10



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

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

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

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

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

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

STANDARDS

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

A scaled drawing showing:

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

Operation Plan to include:

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

LETTER OF INTENT – CCZO Section 07-07-05

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

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

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

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

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

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

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

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

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

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

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

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

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

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

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

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

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



September 5, 2024

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

Dear Canyon County Planning and Zoning Commissioners,

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

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

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

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



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

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

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

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



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

Sincerely,

Kristy Newkirk

Water Resources EIT

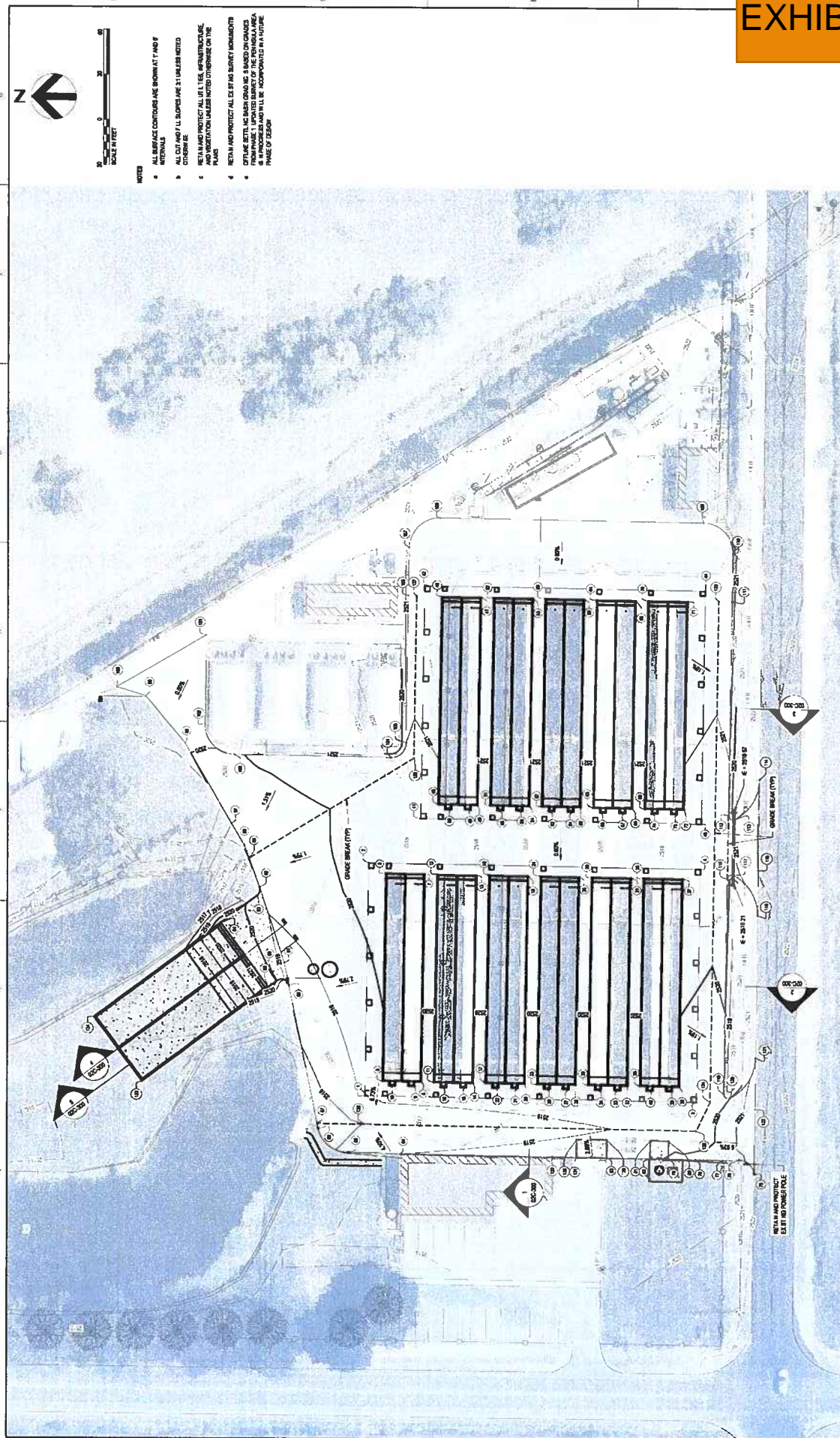
HDR

412 E. Parkcenter Blvd., Ste. 100

Boise, ID 83706

D 208.387.7198 **M** 208.789.9283





NOTES

- 1. ALL SURFACE CONTOURS ARE SHOWN AT 1' AND 5' INTERVALS.
- 2. ALL CUT AND FILL SLOPES ARE 3:1 UNLESS NOTED OTHERWISE.
- 3. RETAIN AND PROTECT ALL UTILITIES, INFRASTRUCTURE, AND EXISTING VEGETATION UNLESS NOTED OTHERWISE ON THE PLANS.
- 4. RETAIN AND PROTECT ALL EXISTING SURVEY MONUMENTS.
- 5. OFFICE BUILDING AND BARN ARE A BUILT-UP ON EXISTING FOUNDATION. EXISTING BARN WILL BE RECONSTRUCTED IN A FUTURE PHASE OF DESIGN.

PROJECT NUMBER: 11-2014-001

DATE: 11/15/14
PROJECT: NAMP
SHEET: 7-A3

PROJECT NUMBER: 11-2014-001

ISSUE	DATE	DESCRIPTION
1	11/15/14	ISSUED FOR PERMITTING

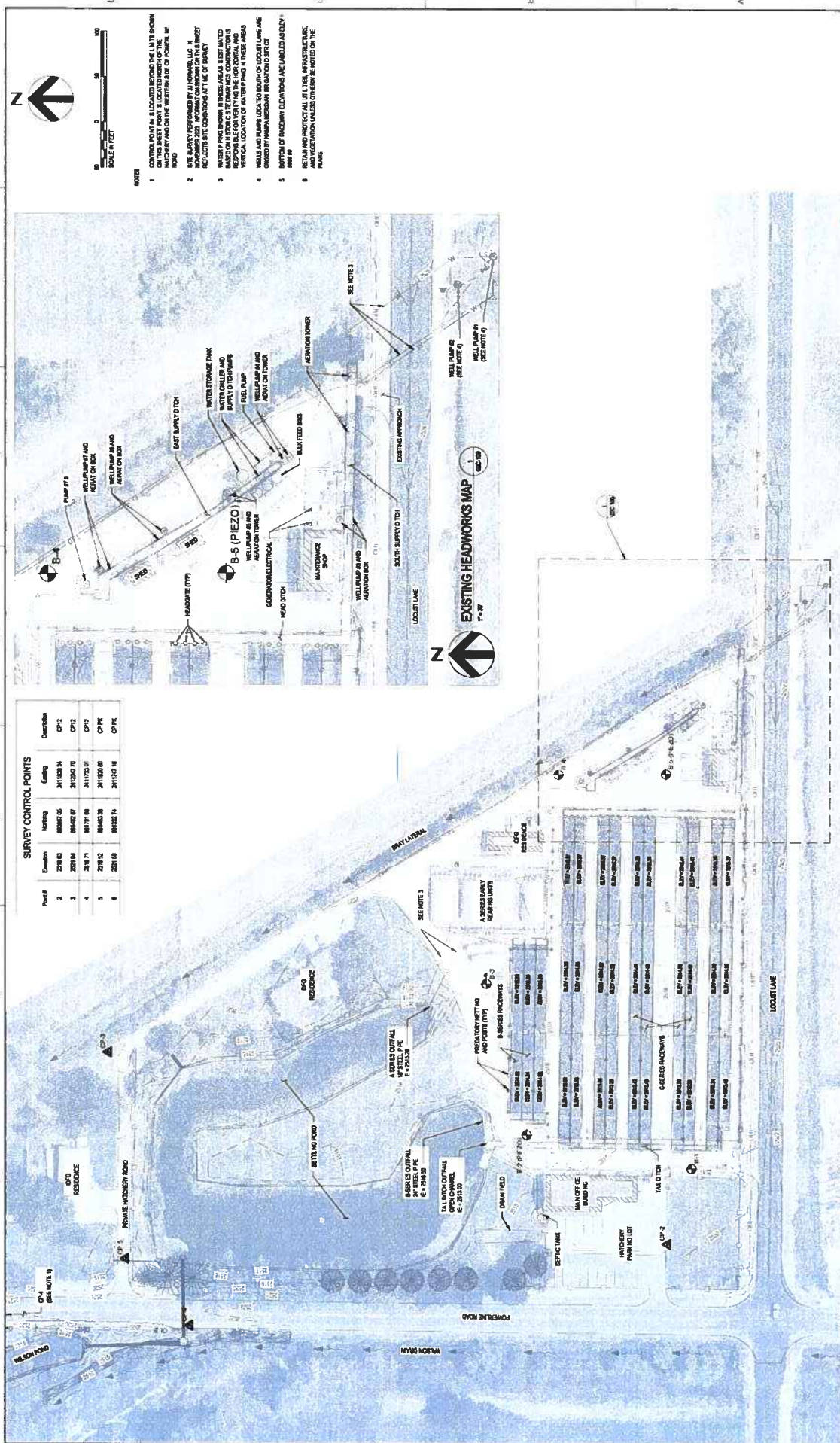


**CIVIL
OVERALL GRADING PLAN**

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

**PRELIMINARY
NOT FOR
CONSTRUCTION OR
RECORDING**

DATE: 11/15/14
SCALE: AS NOTED
SHEET: 0



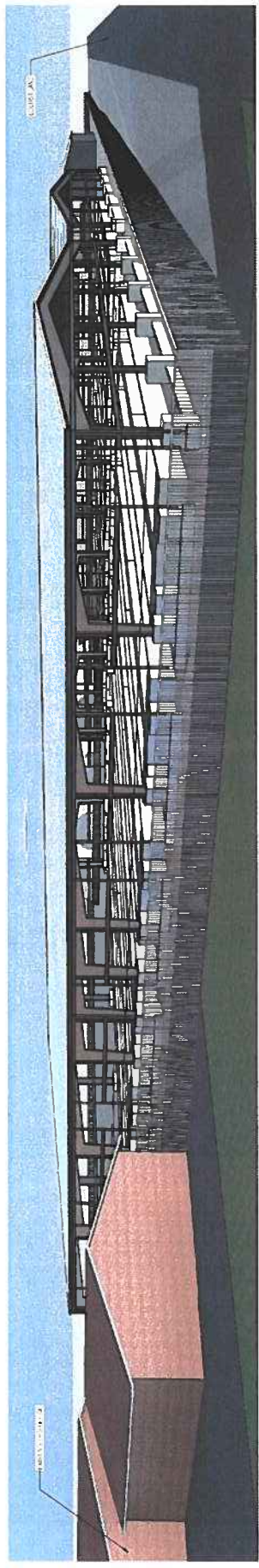
1 2 3 4 5 6 7 8



1 Existing Hatchery View from SW Corner



2 Existing Hatchery View from SE



3 Proposed 3D View from SW Corner



4 Proposed 3D View from SE



HDR

PRELIMINARY
NOT FOR
CONSTRUCTION OR
RECORDING

NAMPA HATCHERY RECONSTRUCTION
IDAHO DEPARTMENT OF FISH AND GAME

PROJECT MANAGER		PROJECT NUMBER	
NAME	DATE	NAME	DATE
NAME	DATE	NAME	DATE
NAME	DATE	NAME	DATE
NAME	DATE	NAME	DATE



Nampa Fish Hatchery

Business Operations Plan

Executive Summary

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

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

Business Objectives

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

Operations Plan

1. Daily Operations

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

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

2. Process Operations

a. Water quality management:

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

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



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

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

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

b. Feeding:

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

c. Health monitoring:

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

d. Egg and Larval Care:

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

e. Maintenance:

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

f. Stocking and Transportation:

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



4. Environmental Management:

g. Noise management:

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

h. Dust control:

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

5. Logistics Management:

i. Delivery of Feed:

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



Figure 1: Feed Silos



j. Transportation of Fish:

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

k. Delivery of Liquid Oxygen:

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

6. Facilities management:

a. Community Engagement:

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

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

b. Current Facilities Assessment:

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

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

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



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

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

c. Improvement Plans:

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

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

Table 1: Summary of Proposed Hatchery Design

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



Table 1: Summary of Proposed Hatchery Design

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

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

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

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

5. **ACCESS:**
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

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

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

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

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

RESIDENTIAL USES

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

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION: N/A

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: RESIDENT TROUT REARING FACILITY (MAINTAIN EXISTING USE),
INCLUDES EXISTING ONSITE STAFFING HOUSING

2. DAYS AND HOURS OF OPERATION:

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

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 5 (EXISTING FULL TIME EMPLOYEES),
5/6 SEASONAL EMPLOYEES ☐ No

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

(2) EXISTING SIGNS

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

What type of sign: _____ Wall ☒ Freestanding _____ Other

5. PARKING AND LOADING: 17

How many parking spaces? _____

Is there is a loading or unloading area? YES

ANIMAL CARE-RELATED USES

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

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

☐ Building ☐ Kennel ☐ Individual Housing ☒ Other

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

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

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

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

*DISCHARGE WASTE TO SETTLING POND WITH OUTLET TO WILSON
PONDS

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

June 17, 2024

Dear Neighbor,

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

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

The Neighborhood Meeting details are as follows:

Date: Monday July 1, 2024

Time: 5:00pm –6:00pm

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

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

The project is summarized below:

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

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

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

Total acreage: 11.71

Proposed lots: One existing lot to remain

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

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

If you have any questions prior to the meeting, please contact me at clint.worthington@idfg.idaho.gov.

Sincerely,

Clint Worthington
Idaho Department of Fish and Game

Neighborhood Notification Map

Parcel No. R29144

Buffer Distance 600 Feet

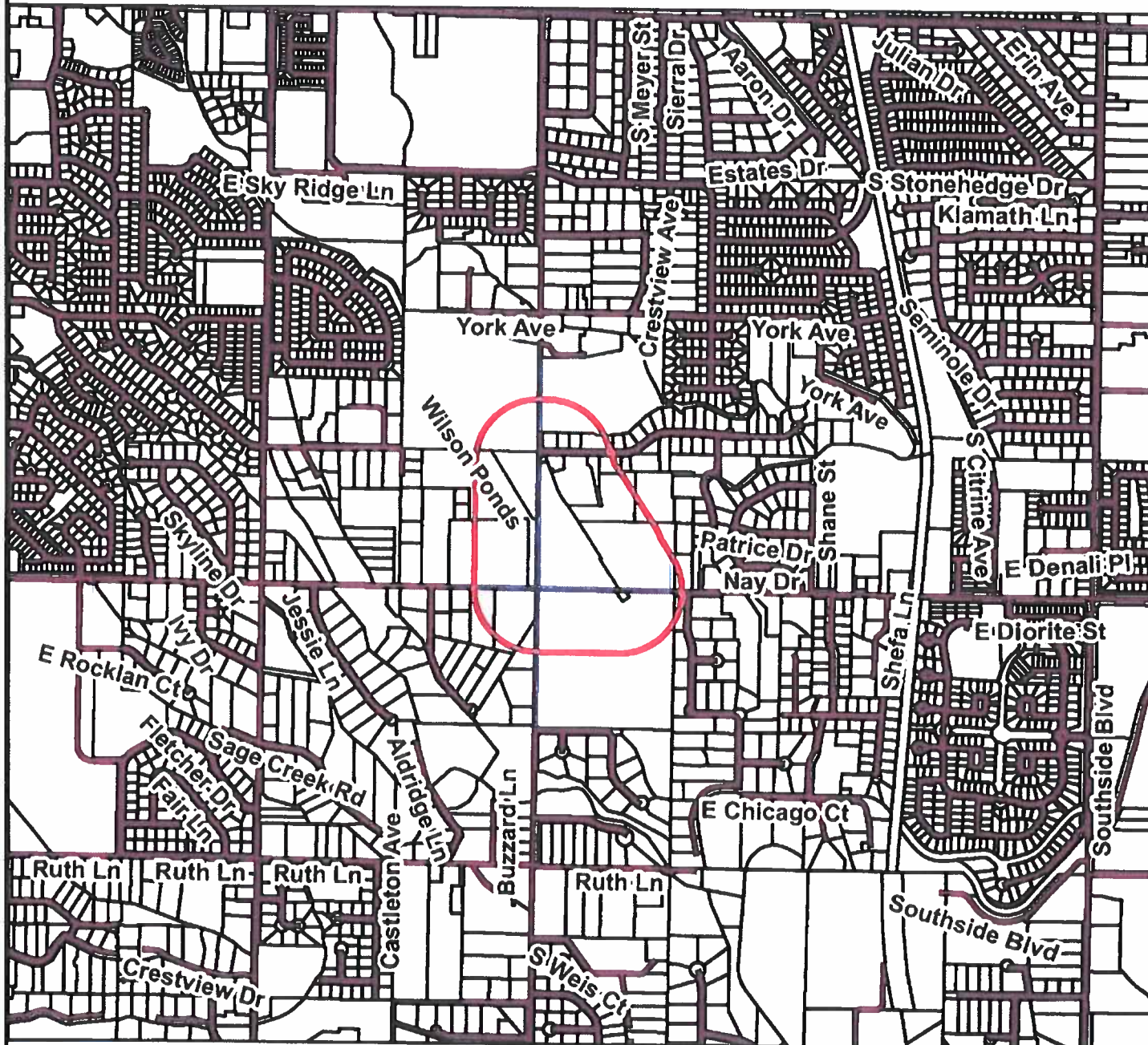
Canyon County
Development Services
111 North 11th Ave, #140
Caldwell, ID 83605



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

Date: 2/28/2024

By: SHuggins



Legend

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

SCALE

1:16,452

1:16,452

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

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

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: <u>3806 S. Powerline Rd</u>	Parcel Number: <u>R 29144</u>
City: <u>Nampa</u>	State: <u>ID</u> ZIP Code: <u>83686</u>
Notices Mailed Date: <u>6/17/24</u>	Number of Acres: <u>11.71</u> Current Zoning: <u>R-R</u>
Description of the Request: <u>Conditional Use Permit - current hatchery a legal nonconforming use</u>	

APPLICANT / REPRESENTATIVE INFORMATION

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

MEETING INFORMATION

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

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

CLINT WORTHINGTON

APPLICANT/REPRESENTATIVE (Signature):



DATE: 07 / 01 / 24

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

(DO NOT WRITE ABOVE THIS LINE)

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

RAINBOW FARMS, INC., an Idaho Corporation

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

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

of GOOD AND VALUABLE CONSIDERATION grantee
for the sum of

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

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

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

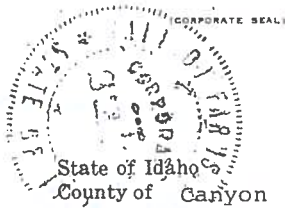
In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its
duly authorized officers this 7th day of April, A. D. 1982

RAINBOW FARMS INC.

(CORPORATE NAME)

By Byron V. Anderson
PRESIDENT

Attest: _____
SECRETARY



State of Idaho
County of Canyon } ss.

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

NOTARY SEAL

My residence is Boise
My commission expires 2-10-83

MAIL DEED TO:

MAIL TAX NOTICE TO:

Name _____
Address _____
City & State _____ Zip _____

No.

Corporation Warranty Deed

for

—TO—

Dated, 19

STATE OF IDAHO,

COUNTY OF

} ss.

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

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

Ex-Officio Recorder.

By Deputy.

Fees, \$

Mail to



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: Kristy Newkirk

Parcel Number: R29144

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

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: Nampa Fire District

☒ Applicant submitted/met for official review.

Date: 9/5/2024 Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

City of Nampa – Notes on communication

Caleb LaClair – Assistant City Engineer, laclairc@cityofnampa.us, 208-468-5422

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

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

1/22/2024-

Hello Kristy,

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

Let me know if you have any follow up questions.

Best,

Caleb LaClair, P.E.

Debbie Root

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

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

Blake Urie, EIT
D 208.387.7017 M 208.340.1305

hdrinc.com/follow-us

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

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Blake,

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

Would you be available for a call tomorrow to discuss?

Thank you
Mitch

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



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



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

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

Hi Mitch,

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

Thanks,

Blake Urie, EIT
D 208.387.7017 M 208.340.1305

hdrinc.com/follow-us

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

Kristy Newkirk, EIT
D 208.387.7198 M 208.789.9283

hdrinc.com/follow-us

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

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

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Kristy,

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

Thank you,
Mitch

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



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

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

Mitch.Kiester@phd3.idaho.gov | **Healthier Together** | www.swdh.org



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

Can you take this one?

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



**SOUTHWEST
DISTRICT HEALTH**

Anabel Miranda | Office Services Supervisor

P: 208.455.5407 | F: 208.455.5403

anabel.miranda@swdh.id.gov | swdh.org

13307 Miami Lane | Caldwell ID 83607 |



Healthier Together

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately if you have received this email by mistake and delete this email from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

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

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

Thank you,
Katrina

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

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Hello,

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

The scope project includes the following:

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

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

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

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

Thanks,

Kristy Newkirk, EIT
Water Resources EIT

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

hdrinc.com/follow-us

Debbie Root

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

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Good morning Kristy,

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

Actions:

1. Evaluate Treatment of the Settling Pond:

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

2. Actions:

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

Best,

Emily Montague | IPDES Compliance Officer

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

Office: (208) 373-0433

Cell: (208) 813-0872

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

IPDES E-Permitting System: www2.deq.idaho.gov/water/IPDES/

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

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

Kristy,

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

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

Let us know if you have questions about this.

Thank you,
Valerie

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

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

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Hi Valerie,

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

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

Thanks,

Kristy Newkirk, EIT
D 208.387.7198 M 208.789.9283

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

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

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Kristy,

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

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

Thanks,
Valerie

Idaho Code 39-118 (5)

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

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

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

Kristy,

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

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

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

Best,

Emily Montague | IPDES Compliance Officer

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

Office: (208) 373-0433

Cell: (208) 813-0872

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

IPDES E-Permitting System: www2.deq.idaho.gov/water/IPDES/

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

From: Newkirk, Kristy [REDACTED]

Sent: Friday, May 24, 2024 9:29 AM

To: Emily Montague <Emily.Montague@deq.idaho.gov>

Subject: Permitting requirements for Nampa Fish Hatchery Improvements

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Hi Emily,

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

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

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

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

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

Thanks,

Kristy Newkirk, EIT
Water Resources EIT

HDR

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

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Debbie Root

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

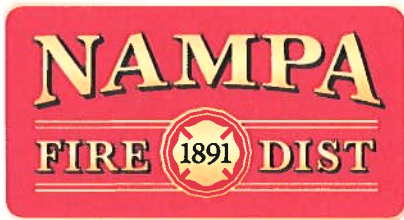
You don't often get email from linanj@nampafire.org. [Learn why this is important](#)

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Good afternoon Kristy,

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

Thank you,



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

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

This is from the Admin inbox.

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

Thanks
Norah



Norah Culbertson

District Admin Assistant

9-12th Ave South, Nampa, ID 83651

Office: 208.468.5761

culbertsonn@nampafire.org

Website: Nampa Fire District

FB: www.facebook.com/nampafiredpt

IG: https://www.instagram.com/nampa_fire/

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

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

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

Subject: Conditional Use Permit for Canyon County Project

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

kristy.newkirk@hdrinc.com



UNSUBSCRIBE

Debbie Root

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

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

Good Morning Kristy,

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

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

Thank you,

Eddy

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

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

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

[Some people who received this message don't often get email from kristy.newkirk@hdrinc.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Eddy,

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

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

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

Thanks for all your help with this one!

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

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

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

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

Hi Kristy,

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

Thank you,

Eddy

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

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

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

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Hi Eddy,

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

Thanks again,

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

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

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

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Hi Kristy,

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

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

Thank you,

Eddy

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

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

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

[Some people who received this message don't often get email from kristy.newkirk@hdrinc.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Eddy,

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

Thanks,

Kristy Newkirk, EIT

D 208.387.7198 M 208.789.9283

hdrinc.com/follow-us

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

From: Eddy Thiel <eddy@nampahighway1.com>

Sent: Tuesday, January 9, 2024 11:50 AM

To: Newkirk, Kristy [REDACTED]

Cc: Paige Rhoades <Paige@nampahighway1.com>; Nick Lehman <Nick@nampahighway1.com>

Subject: FW: [Netlify] WEBSITE INQUIRY: Contact Form

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Hi Kristy,

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

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

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

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

https://nam12.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.nampahighway1.com%2Fwp-content%2Fuploads%2F2018%2F04%2F004_-_Application_to_Vary_Setbacks.pdf&data=05%7C02%7Ckristy.newkirk%40hdrinc.com%7Cb768b7c418e541caf57308dc7f18194e%7C3667e201cbdc48b39b425d2d3f16e2a9%7C0%7C0%7C638524988909757251%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=M2pioT05UeS%2BU3EKkFCFrWedhuLBruWmaWhZsSo0kv0%3D&reserved=0

Thank you,

Eddy

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

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

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

Paige Rhoades
District Clerk

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

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

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

Subject:
WEBSITE INQUIRY: Contact Form

First:
Kristy

Last:
Newkirk

Enter Email:

[REDACTED]

Confirm Email:

[REDACTED]

Message:

Hello,

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

Kristy Newkirk

Debbie Root

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

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I should be available on the 10th.

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

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

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

Mike Schubert, PE
D 208.387.7070 M 208.391.3133

hdrinc.com/follow-us

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

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

Clint

Get [Outlook for iOS](#)

From: Greg Curtis <GCurtis@nmid.org>

Sent: Monday, August 26, 2024 10:27:24 AM

To: Schubert, Michael <Michael.Schubert@hdrinc.com>; Dave Duvall <DDuvall@nmid.org>

Cc: Worthington, Clint <clint.worthington@idfg.idaho.gov>; Newkirk, Kristy [REDACTED]

Endicott, Andrew <andrew.endicott@idfg.idaho.gov>

Subject: RE: Nampa Hatchery - 60% design review, phasing and head tank bypass

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Michael,

This Wednesday 8-26-24 in the afternoon is the only opening we have, Dave will be out of the office the entire next week 9-3-24 to 9-6-24. The next availability after Wednesday looks like the 10th, 11th, or 12th of September.

Let us know what you'd like to do here?

Greg

Greg G Curtis

Water Superintendent

Nampa & Meridian Irrigation District Shop

5525 E. Greenhurst Rd. Nampa Idaho 83686

Phone: 208-466-0663

Website: www.nmid.org



From: Schubert, Michael <Michael.Schubert@hdrinc.com>

Sent: Monday, August 26, 2024 9:19 AM

To: Greg Curtis <GCurtis@nmid.org>; Dave Duvall <DDuvall@nmid.org>

Cc: Worthington, Clint <clint.worthington@idfg.idaho.gov>; Newkirk, Kristy [REDACTED]

Endicott, Andrew <andrew.endicott@idfg.idaho.gov>

Subject: Nampa Hatchery - 60% design review, phasing and head tank bypass

Good morning Greg and Dave,

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

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

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

Thanks
Mike

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

HDR
412 E. Parkcenter Blvd., Ste. 100
Boise, ID 83706
D 208.387.7070 **M** 208.391.3133
michael.schubert@hdrinc.com

hdrinc.com/follow-us

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Canyon County

Development Services Department

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

Phone 454-7458 Fax 454-6633

www.canyoncounty.id.gov/dsd

Tracking Number:

PI2024-0076

Office Visit Date:

2/28/2024

Parcel Inquiry/Research Summary

Site Address: 3806 S POWERLINE RD
Nampa ID 83686

Assessor Account #: 29144000 0

Property Owner: STATE OF IDAHO FISH GAME DEPT

BOISE ID 83707-0025

Person Inquiring:

Phone Number:

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

Discussion Summary

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

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

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

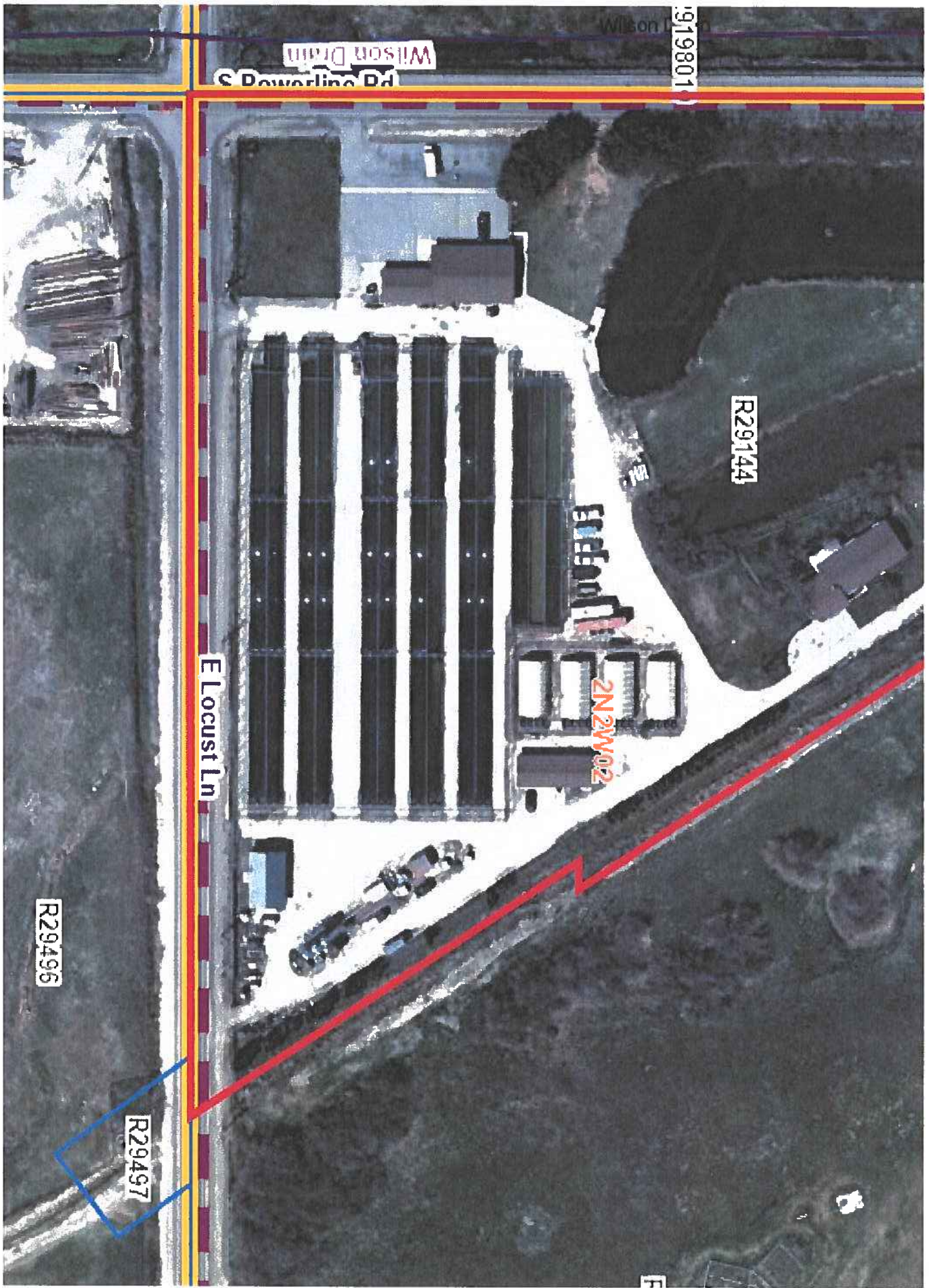
The property research information presented today by the Development Service Department (DSD) is based on the current ordinance and policies, in effect on the date of the summary, and based on your representations and information you have provided about the subject property. This information is valid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

Director/Staff:

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

Date: February 28, 2024

P120210076



Debbie Root

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

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

Kristy Newkirk, EIT
D 208.387.7198 M 208.789.9283

hdrinc.com/follow-us

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

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

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

Kristy,

What is the purpose of the building or expansion facility?

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

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

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

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

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

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

Kristy,

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

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

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

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

Hello,

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

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

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

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

Thanks,

Kristy Newkirk, EIT
Water Resources EIT

HDR

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

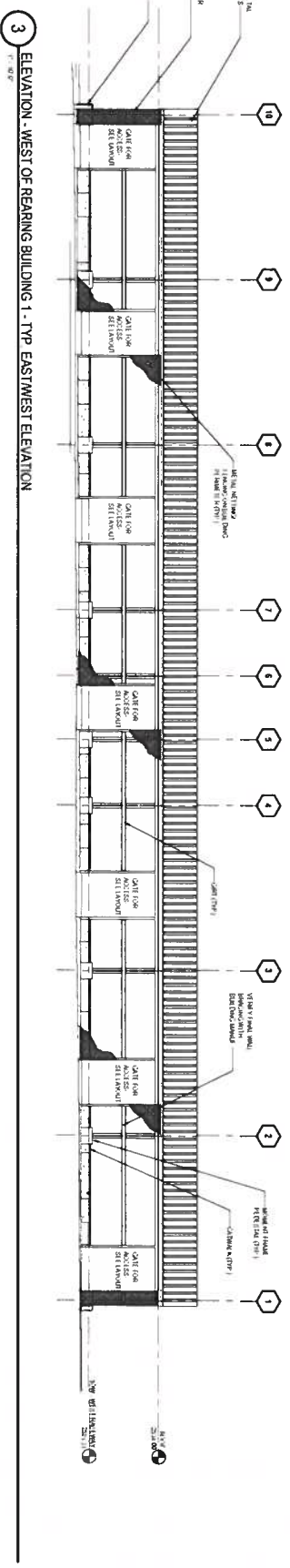
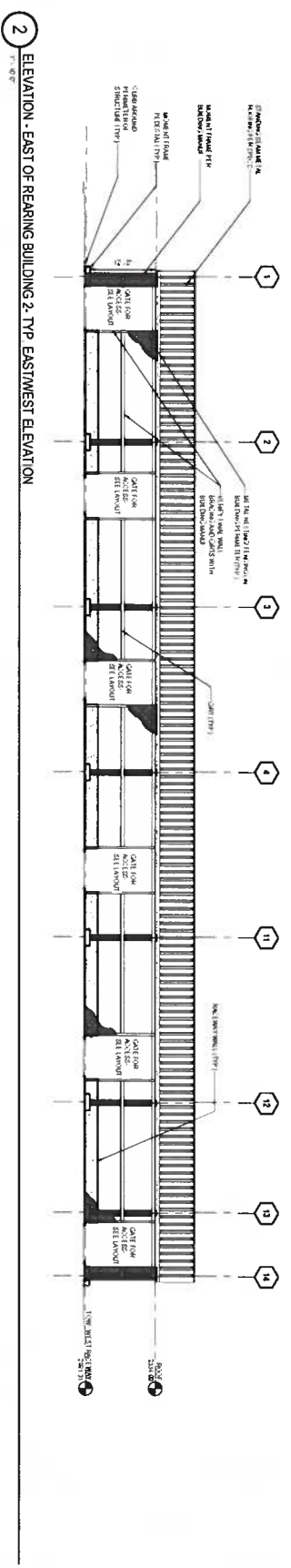
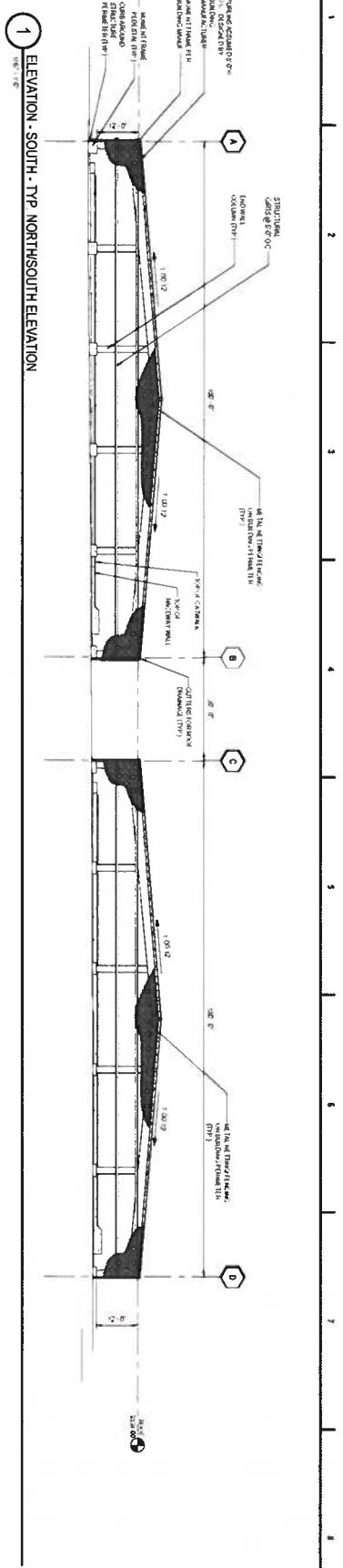
D 208.387.7198 **M** 208.789.9283



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Sec 17
C-102



HJR

PROJECT	DATE	BY	REVISION
1.0000	2024	2024	2024
2.0000	2024	2024	2024
3.0000	2024	2024	2024
4.0000	2024	2024	2024
5.0000	2024	2024	2024
6.0000	2024	2024	2024
7.0000	2024	2024	2024
8.0000	2024	2024	2024
9.0000	2024	2024	2024
10.0000	2024	2024	2024
11.0000	2024	2024	2024
12.0000	2024	2024	2024
13.0000	2024	2024	2024
14.0000	2024	2024	2024
15.0000	2024	2024	2024
16.0000	2024	2024	2024
17.0000	2024	2024	2024
18.0000	2024	2024	2024
19.0000	2024	2024	2024
20.0000	2024	2024	2024

PRELIMINARY
NOT FOR
CONSTRUCTION OR
RECORDING

NAMPA HATCHERY RECONSTRUCTION
IDAHO DEPARTMENT OF FISH AND GAME



STRUCTURAL
ELEVATIONS

Conditional Use Permit FOR A THIRD RESIDENCE ON APPROXIMATELY 13.75 ACRES

BY

IDAHO FISH & GAME

LEO MARTINEAU

ROSE HILL TERRACE NO 1 SUB.

W. E. WATKINS

DALE S.
TACKETT

PRIMROSE LANE

V.O. CURTIS

PROPOSED HOME

EXISTING HOME

BRAY LATERAL

HOUSE

GWILET LARSON

VIOLET
LEIGHTON
CURTIS

SOUTH POWERLINE ROAD

OFFICE

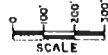
SHOP

LOCUST LANE

PERRY J. DUNN

CLARENCE D. HARRIS

BETTY
SHANNON

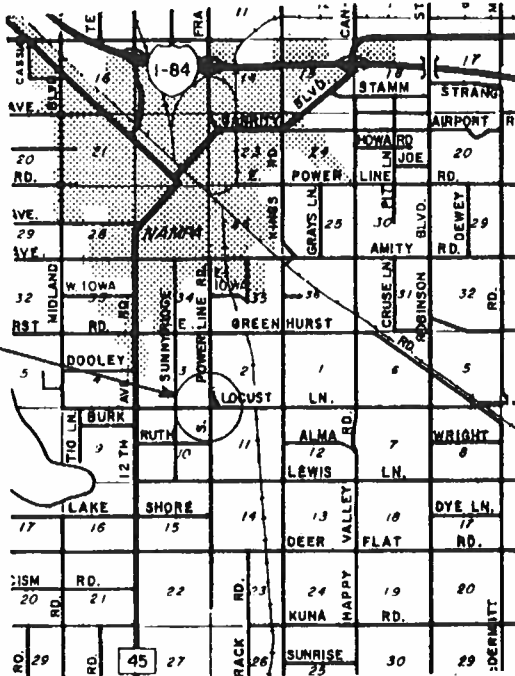


THIS REQUEST

CUL 2002-468 on R29196

N

CUL 2002-406



VICINITY MAP

ZONE: R-R

DATE: 8-8-85

LOCATION: SW 2-2-2

AERIAL: 16

1985

Meeting on
Sept 5, 1985

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

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

Several
Idaho Power
easements
in deed etc.

COPY

BEFORE THE CANYON COUNTY PLANNING AND ZONING COMMISSION

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

FINDINGS, CONCLUSIONS
AND ORDER

P & Z CASE NO. 91-015

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

FINDING OF FACTS

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

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

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

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

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

*↓
Irrigation water
State Hatchery*

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

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

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

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

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

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

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

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

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

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

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

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

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

CONCLUSIONS OF LAW

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

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

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

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

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

ORDER

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

ADDENDUM

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

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

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

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

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

APPROVED THIS 18th DAY OF APRIL, 1991


GERALD NICHOLS, Chairman

ATTEST: 
MARIA SALINAS, Recording Secretary

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

JLJ/ms

BEFORE THE CANYON COUNTY PLANNING AND ZONING COMMISSION

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

FINDINGS, CONCLUSIONS
AND ORDER

CASE #2Z100/02-2N-2

FINDINGS

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

THE COMMISSION FINDS THAT:

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

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

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

Denied

CU 2002-458
Nov 1992

1993

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

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

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

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

1993

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

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

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

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

CONCLUSIONS

THE COMMISSION CONCLUDES THAT:

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

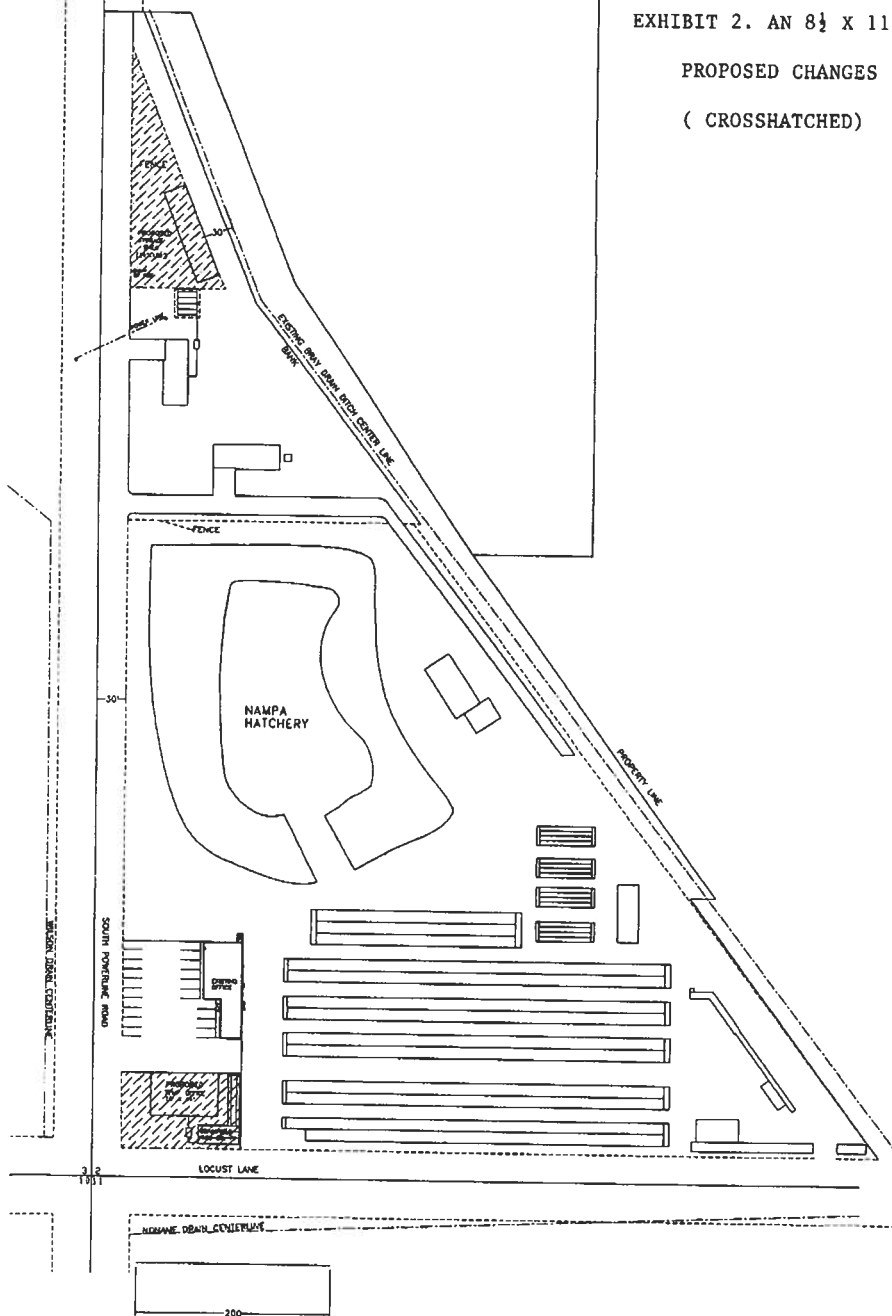
2. Since a solution has not been forthcoming in the matter of the septic system, the request cannot be permitted without causing damage hazard, nuisance or other person(s) or property in the vicinity. Canyon County Zoning Ordinance 92-003, Sections 6.1(A), (F) and (G).

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

ORDER

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

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



STATE OF MAINE
DEPARTMENT OF FISH AND GAME
MAINE Bait
MAINE STATE WATCHEE
TEMPORARY OFFICES
EXHIBIT 2*
22100

Highway District 70 section line
waiver of 50'±
Proposed run access



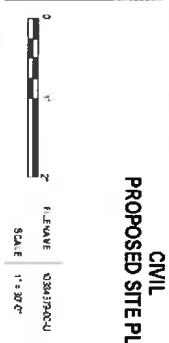
H22

DATE	DESCRIPTION	BY	CHK'D BY
7/10/21	30% SITE DEVELOPMENT REVIEW		
10/10/21	CONCEPT DESIGN FOR RECORD		

PROJECT MANAGER	M. SCHUBERT
PROJECT LEAD	L. FALLS
CHIEF LEAD	J. TERRY
DESIGN ENGINEER	S. GAVAGE
DESIGN ENGINEER	K. HERNAN

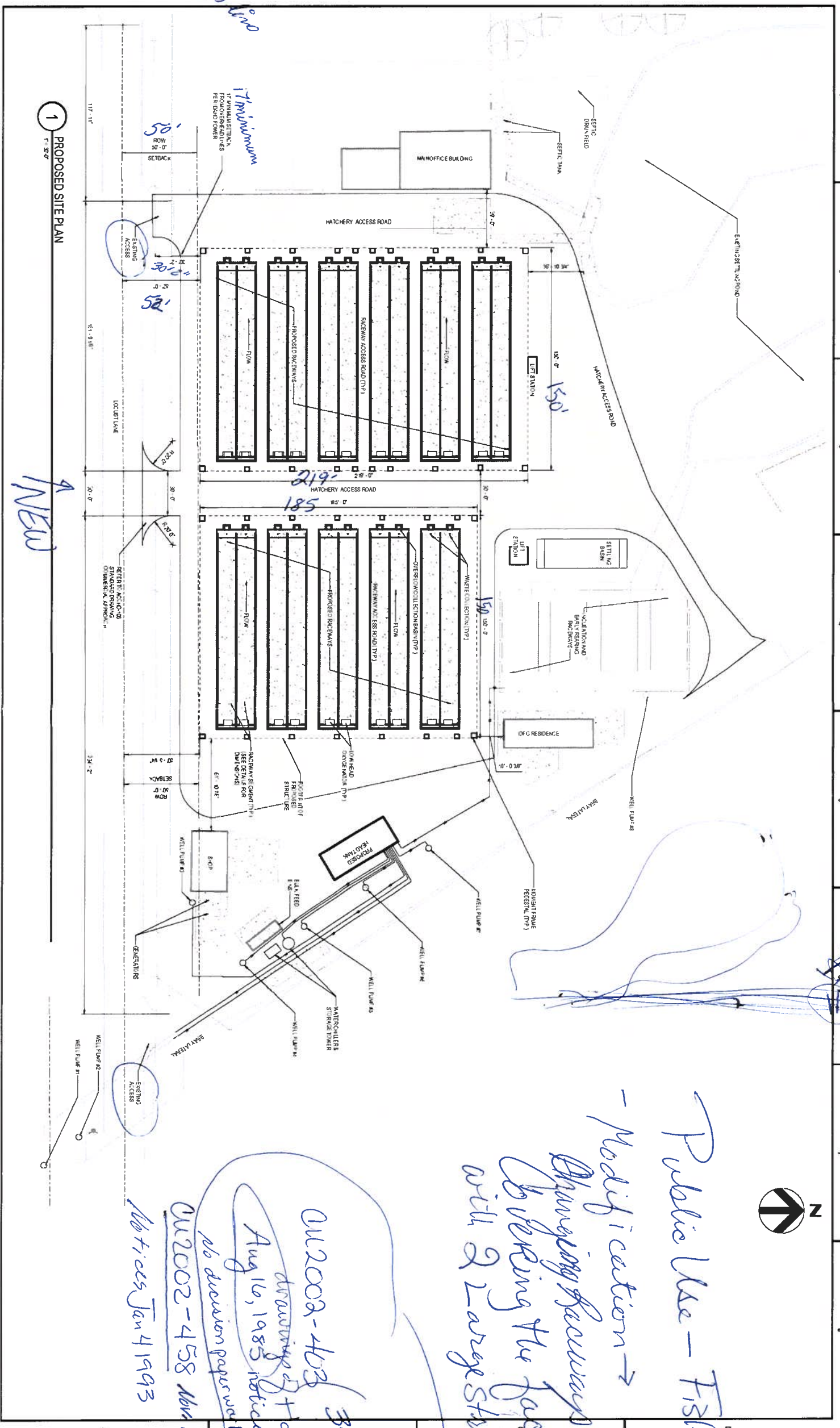
PRELIMINARY
NOT FOR
CONSTRUCTION OR
RECORDING

NAMPA HATCHERY RECONSTRUCTION
IDAHO DEPARTMENT OF FISH AND GAME



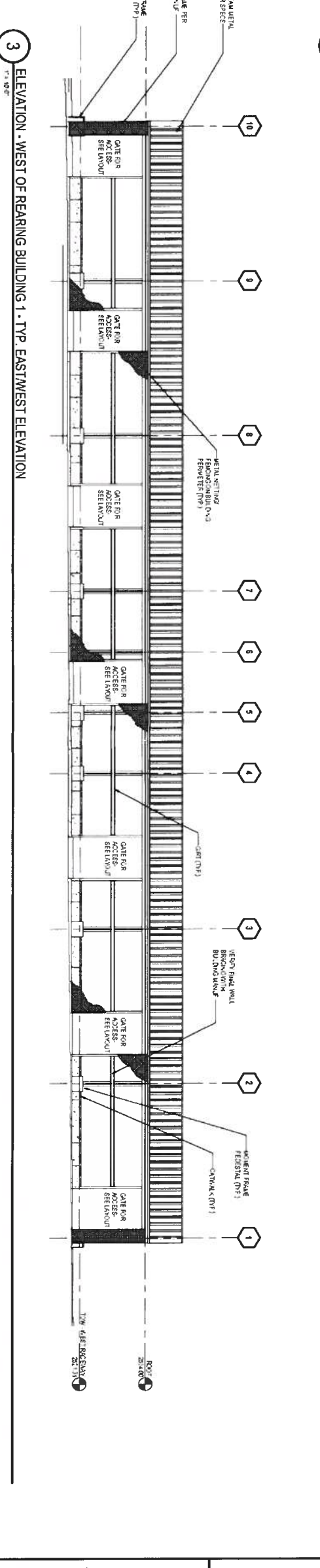
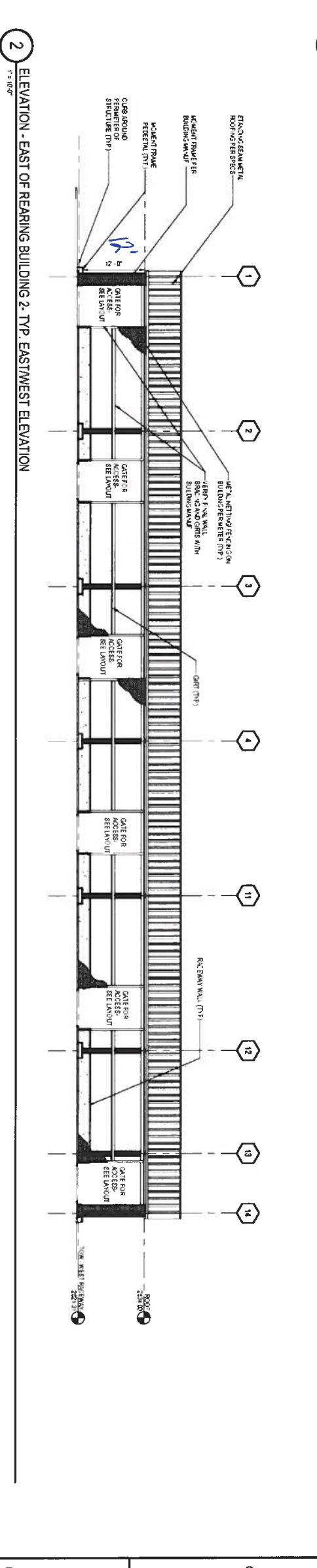
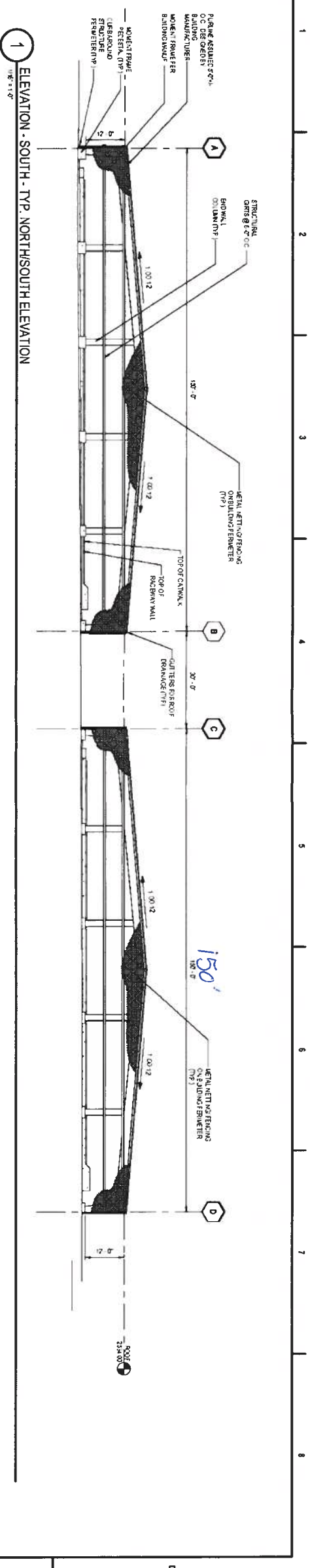
10/10/21
C-102

CIVIL
PROPOSED SITE PLAN



Public Use - Fish Hatchery
Modification -
Improving facilities and
improving the facilities
with 2 large structures

3rd Member
13,75 acres
drawing of hatchery
Aug 16, 1985 notice
no decision paper work but home added
at proposed
location
AU2002-458 Nov 1992
Notices Jan 4 1993

[illegible]

**PRELIMINARY
NOT FOR
CONSTRUCTION OR
RECORDING**

NAMPA HATCHERY RECONSTRUCTION
IDAHO DEPARTMENT OF FISH AND GAME

STRUCTURAL ELEVATIONS



FILE NAME	ID
SCALE	As noted

SHEET
S-201

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

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

Receipt Number: 83671

Date: 9/24/2024

Date Created: 9/24/2024

Receipt Type: Normal Receipt

Status: Active

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

Comments:

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

CHARGES

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

Sub Total: \$950.00

Sales Tax: \$0.00

Total Charges: \$950.00

PAYMENTS

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

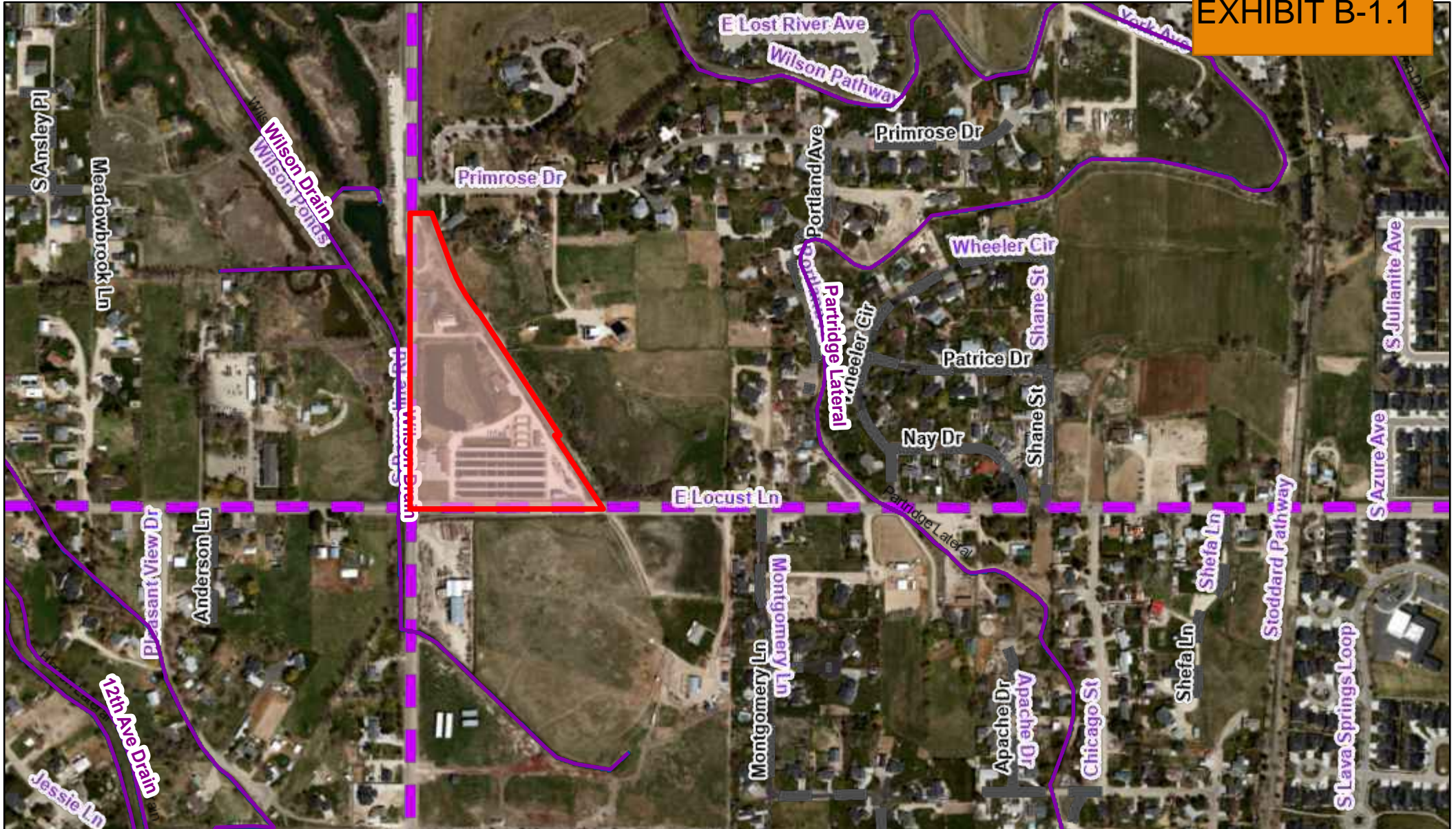
Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00

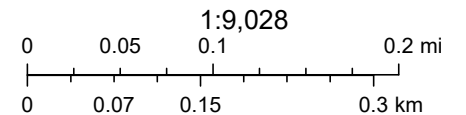
Canyon County, ID Web Map

EXHIBIT B-1.1



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

- | | | |
|---|---|---|
| Multiple Parcel Search_Query result | ITDFunctionalClassification | Blue: Blue |
| Hydro_NHDFlowline | Major Collector | Red: Band_1 |
| Hydro_NHDFlowline | Urban_2023 | Green: Band_2 |
| CC_PrivateRoads | Red: Red | Green: Green |

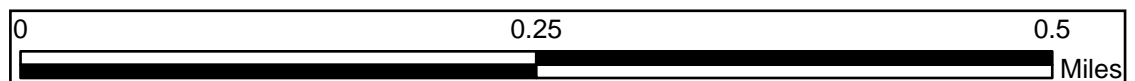
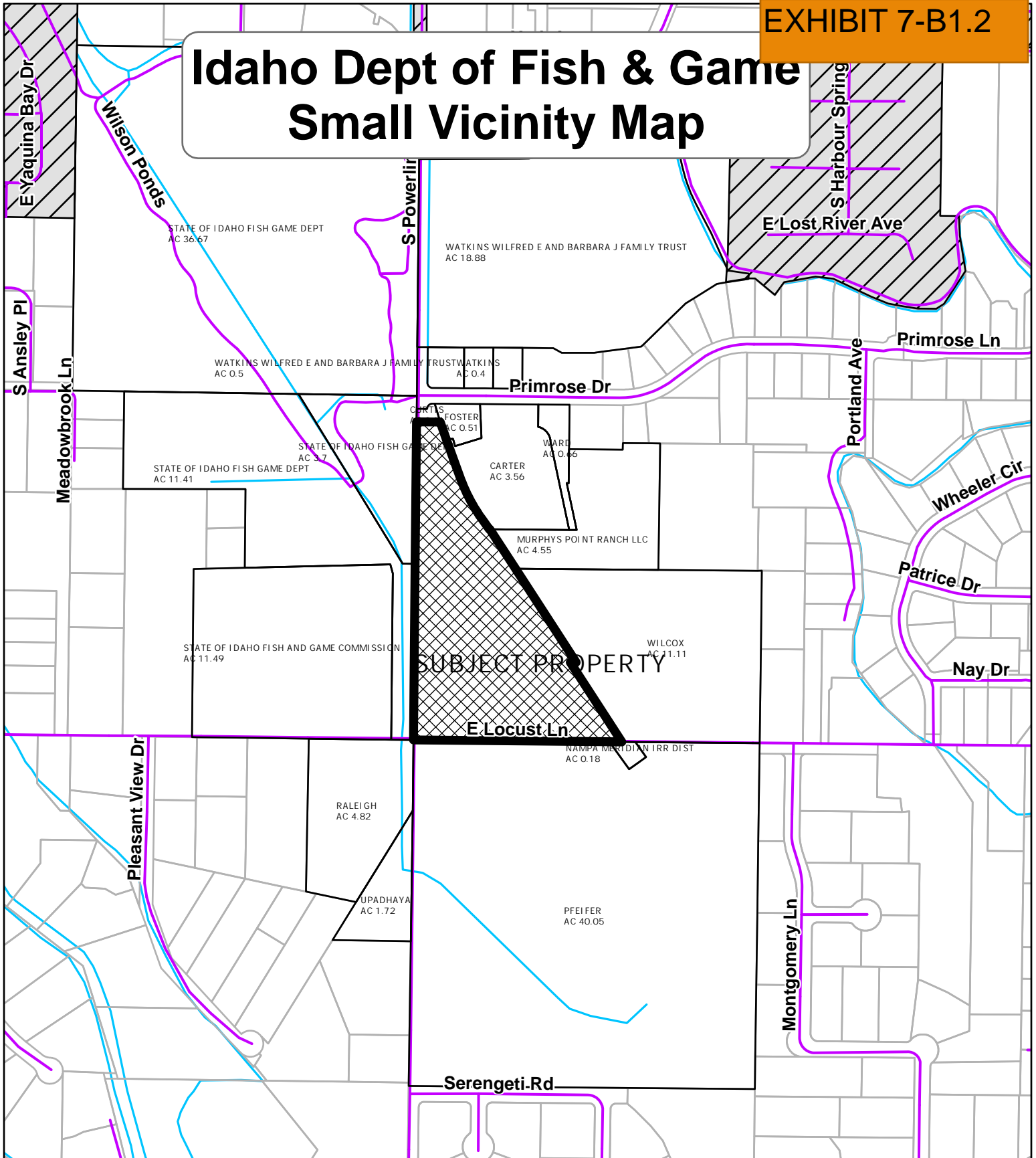


Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

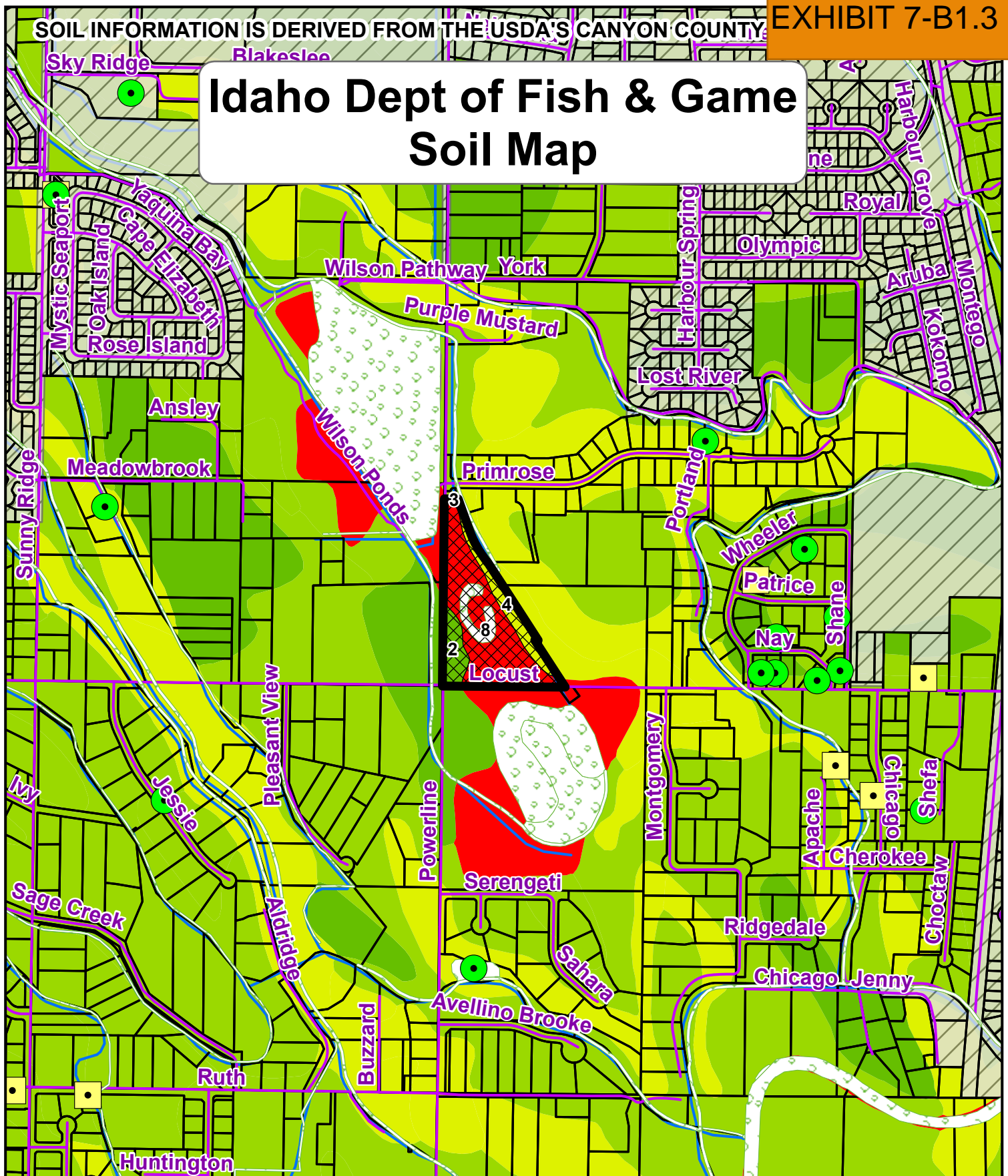
Canyon County, ID

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

Idaho Dept of Fish & Game Small Vicinity Map



Idaho Dept of Fish & Game 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

0 400 800 1,200 1,600 2,000 2,400 Feet

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	66385.44	1.52	13.01%
4	MODERATELY SUITED SOIL	86248.80	1.98	16.90%
3	MODERATELY SUITED SOIL	217.80	0.01	0.04%
8	LEAST SUITED SOIL	357496.92	8.21	70.05%
		510348.96	11.72	100%

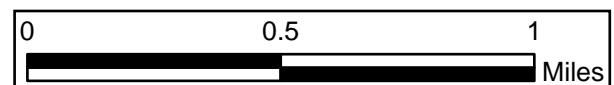
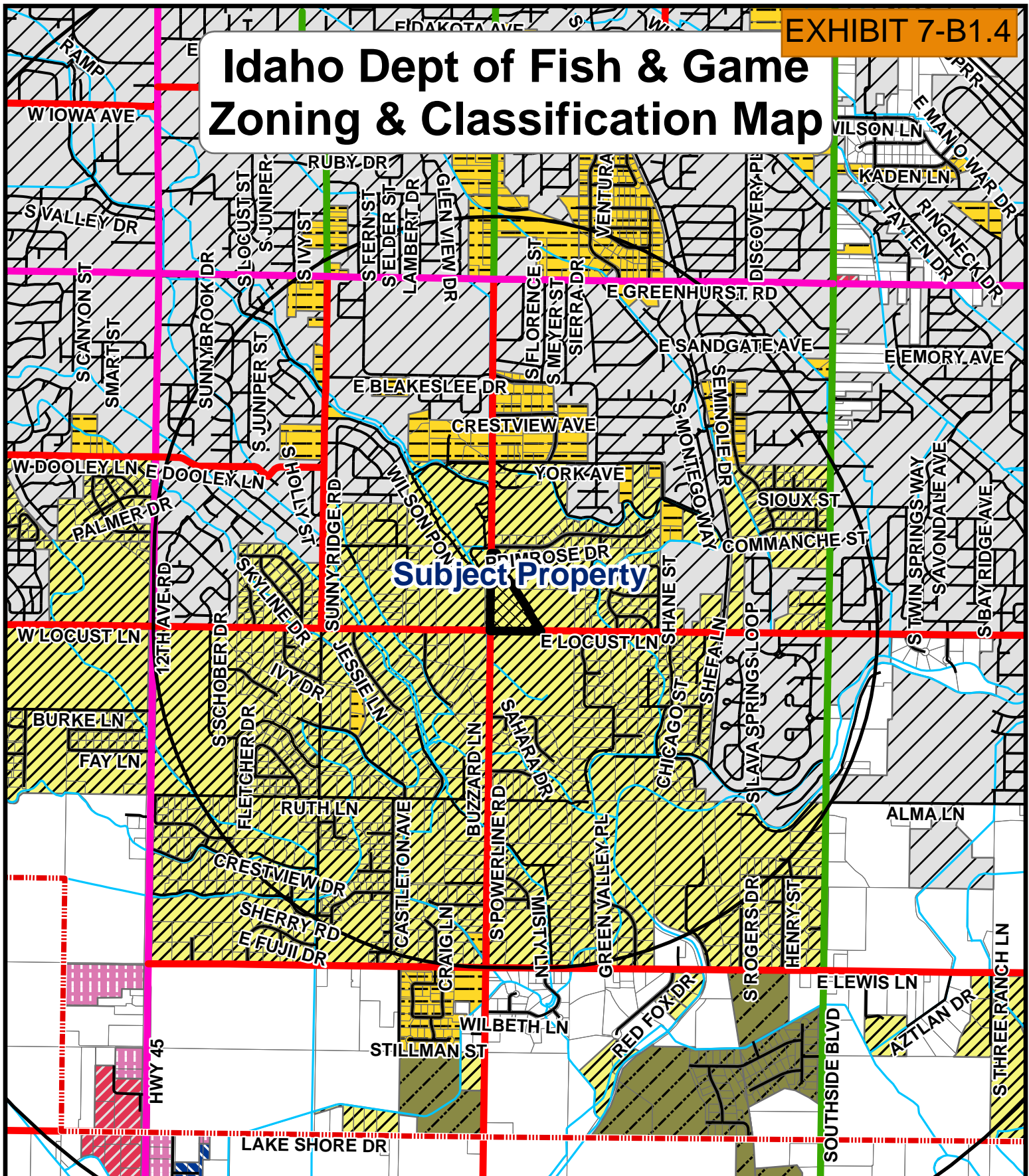
FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PhA	Prime farmland if irrigated	66385.44	1.52	13.01%
PcC	Farmland of statewide importance, if irrigated	86248.80	1.98	16.90%
PsA	Prime farmland if irrigated	217.80	0.01	0.04%
Ma	Not prime farmland	357496.92	8.21	70.05%
		510348.96	11.72	100%

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

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

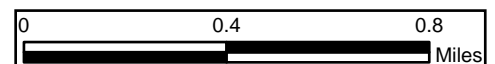
Idaho Dept of Fish & Game Zoning & Classification Map



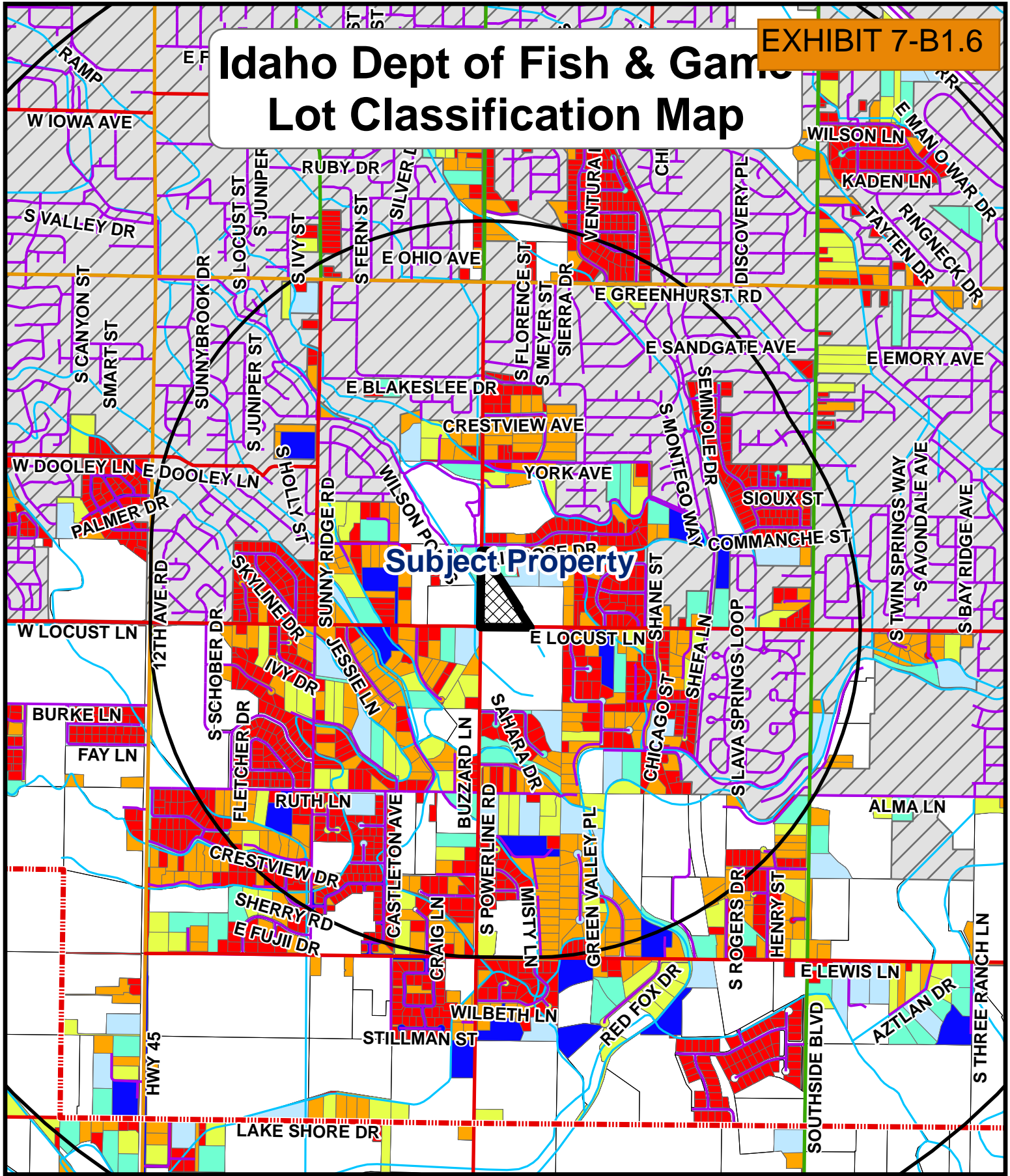


Future Land Use 2011_2022

-
- A horizontal scale bar with a black border. It is divided into four equal segments by three vertical tick marks. The first segment is labeled '0', the second '0.4', and the third '0.8'. The word 'Miles' is written at the right end of the bar.



Idaho Dept of Fish & Game Lot Classification Map



Subject Property

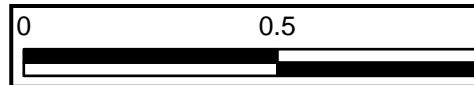


Legend

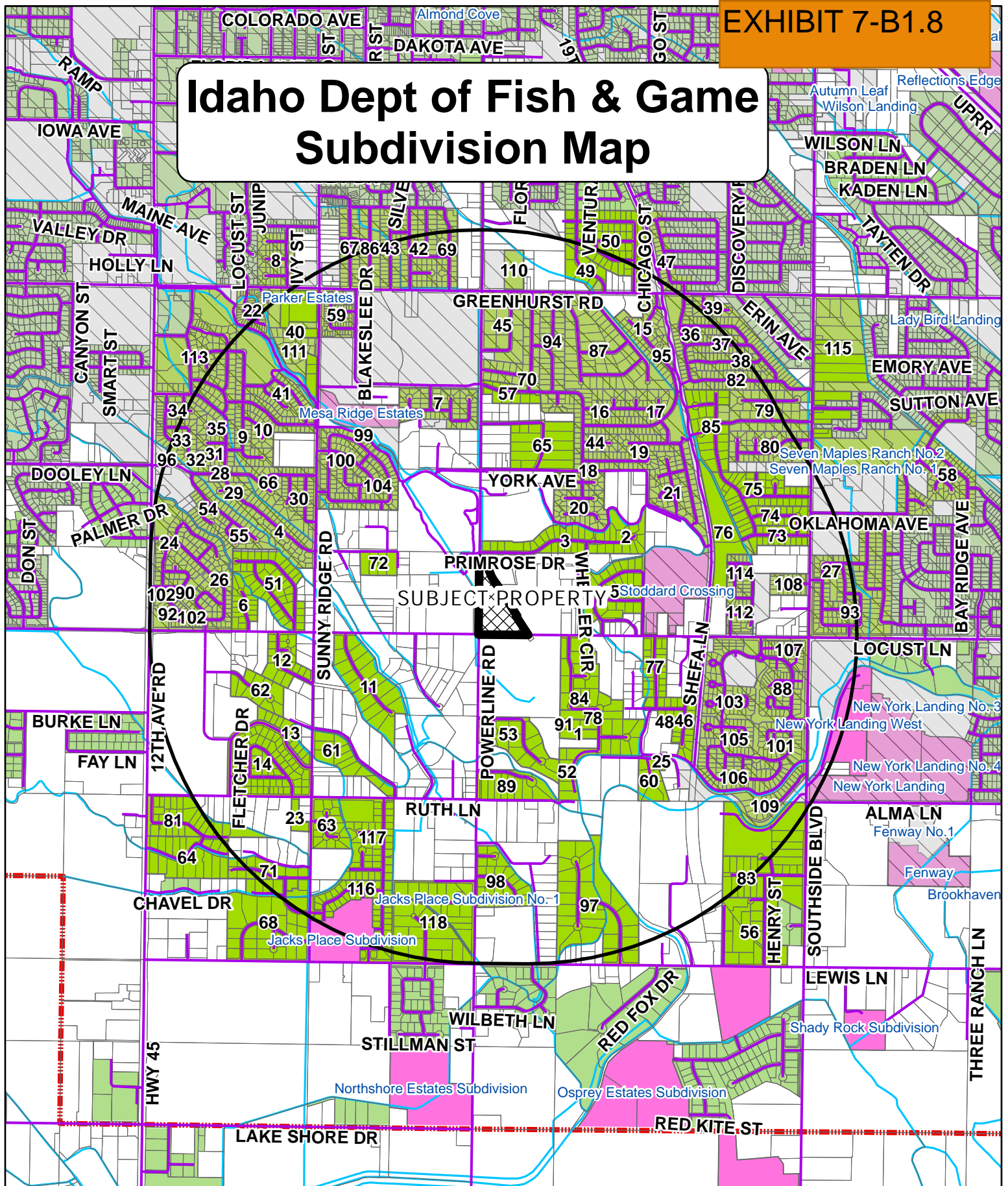
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0

ITD Functional Classification

Interstate
Minor Arterial
Major Collector
Minor Collector
Other Principal Arterials



Idaho Dept of Fish & Game Subdivision Map



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

0 0.25 0.5
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
118		1645.12	3719	0.44	
NUMBER OF SUBS IN PLATTING		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
7		176.24	570	0.31	
NUMBER OF LOTS NOTIFIED		AVERAGE	MEDIAN	MINIMUM	MAXIMUM
25		6.94	3.02	0.11	40.05
NUMBER OF MOBILE HOME PARKS		ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
PITCHER SUB	1	2N2W11	2.17	2	1.08	COUNTY (Canyon)	2005
ROSE HILL HEIGHTS	2	2N2W02	9.94	17	0.58	COUNTY (Canyon)	1995
ROSE HILL TERRACE #1	3	2N2W02	13.03	18	0.72	COUNTY (Canyon)	1964
SERENITY ESTATES #3	4	2N2W03	14.66	41	0.36	NAMPA	1995
SHANNON CIRCLE SUB	5	2N2W02	20.13	30	0.67	COUNTY (Canyon)	1994
SHIPMAN PLACE	6	2N2W03	6.90	16	0.43	COUNTY (Canyon)	1985
SKYVIEW PARK SUB	7	2N2W03	16.54	56	0.30	NAMPA	2000
STONERIDGE SUB	8	3N2W34	12.02	54	0.22	NAMPA	1994
STONY MEADOW #1	9	2N2W03	9.28	41	0.23	NAMPA	1996
STONY MEADOW #2	10	2N2W03	10.63	47	0.23	NAMPA	1997
SUNNY RIDGE HEIGHTS	11	2N2W10	23.63	19	1.24	COUNTY (Canyon)	1959
SUNNY RIDGE SUB #1	12	2N2W10	10.26	19	0.54	COUNTY (Canyon)	1972
SUNNY RIDGE SUB #2	13	2N2W10	5.06	12	0.42	COUNTY (Canyon)	1969
SUNNY RIDGE SUB #3	14	2N2W10	30.42	68	0.45	COUNTY (Canyon)	1975
THE ISLANDS UNIT #1	15	2N2W02	9.23	26	0.36	NAMPA	1999
THE ISLANDS UNIT #2	16	2N2W02	18.57	71	0.26	NAMPA	1999
THE ISLANDS UNIT #4	17	2N2W02	15.23	37	0.41	NAMPA	1999
THE ISLANDS UNIT #6	18	2N2W02	10.66	38	0.28	NAMPA	2000
THE ISLANDS UNIT #7	19	2N2W02	11.44	47	0.24	NAMPA	2000
THE ISLANDS UNIT #8	20	2N2W02	11.63	42	0.28	COUNTY (Canyon)	2000
THE ISLANDS UNIT #9	21	2N2W02	17.94	59	0.30	NAMPA	2000
TOWNHOMES-RIVER OAKS	22	2N2W03	7.61	50	0.15	NAMPA	1996
VICTORIAN HEIGHTS	23	2N2W10	2.27	3	0.76	COUNTY (Canyon)	1993
VISTA RIDGE PH 1	24	2N2W03	18.41	58	0.32	NAMPA	2004
WANDA'S HALF ACRE	25	2N2W11	0.44	1	0.44	COUNTY (Canyon)	2001
VISTA RIDGE PH 2	26	2N2W10	16.97	68	0.25	NAMPA	2005
CLEAR SPRINGS SUBDIVISION #2	27	2N2W01	20.35	76	0.27	NAMPA	2004
SERENITY ESTATES #1	28	2N2W03	4.99	16	0.31	NAMPA	1994
SERENITY ESTATES #2	29	2N2W03	4.96	14	0.35	NAMPA	1994
EDGEBROOK EST #2	30	2N2W03	13.24	52	0.25	NAMPA	2000
MEADOWBROOK PK #4	31	2N2W03	3.38	15	0.23	NAMPA	1990
MEADOWBROOK PK #3	32	2N2W03	2.97	13	0.23	NAMPA	1990
MEADOWBROOK PK #6	33	2N2W03	8.70	34	0.26	NAMPA	1991
MEADOWBROOK PK #5	34	2N2W03	4.72	19	0.25	NAMPA	1991
MEADOWBROOK PK #2	35	2N2W03	4.27	15	0.28	NAMPA	1990
MAPLEWOOD ESTATES #1	36	2N2W02	14.97	54	0.28	NAMPA	1997
MAPLEWOOD ESTATES #2	37	2N2W02	9.10	40	0.23	NAMPA	1997
MAPLEWOOD ESTATES #3	38	2N2W02	7.48	34	0.22	NAMPA	1998
WOODRIDGE	39	2N2W02	4.37	12	0.36	NAMPA	1998
ASSELIN'S SUB	40	2N2W03	38.01	1	38.01	NAMPA	1910
STONY MEADOW #3	41	2N2W03	12.94	53	0.24	NAMPA	1999
GLEN VIEW ESTATES	42	3N2W34	17.60	61	0.29	NAMPA	1977
SOUTH CHERRY ESTATES	43	3N2W34	9.96	40	0.25	NAMPA	1992
THE ISLANDS UNIT #5	44	2N2W02	4.76	20	0.24	NAMPA	2000
DALE THOMPSON ESTATES	45	2N2W02	16.81	13	1.29	NAMPA	1971
APACHE HTS #2	46	2N2W11	10.42	23	0.45	COUNTY (Canyon)	1987
AUTUMN BREEZE #1	47	3N2W35	9.14	37	0.25	NAMPA	1999
BECKER SUB	48	2N2W11	0.76	1	0.76	COUNTY (Canyon)	2004
BELLE-AIRE ACRES #1	49	3N2W35	7.17	8	0.90	COUNTY (Canyon)	1963
BELLE-AIRE ACRES #2	50	3N2W35	27.84	64	0.43	COUNTY (Canyon)	1974
BOWMAN'S SUB	51	2N2W10	20.89	41	0.51	COUNTY (Canyon)	1969
BRAY SUB	52	2N2W11	6.45	6	1.07	COUNTY (Canyon)	1999
BURCH HIGHLANDS SUB	53	2N2W11	16.60	14	1.19	COUNTY (Canyon)	2003

CEDAR PARK ESTATES #1	54	2N2W03	8.36	33	0.25	NAMPA	1998
CEDAR PARK ESTATES #2	55	2N2W03	8.25	30	0.28	NAMPA	1998
CHITTENDEN ACRES	56	2N2W11	60.22	34	1.77	COUNTY (Canyon)	1988
CLARENCE L BARNEY #1	57	2N2W02	5.68	10	0.57	NAMPA	1972
CLEAR SPRINGS SUB	58	2N2W01	30.51	117	0.26	NAMPA	2004
THE COTTAGES #2	59	2N2W03	9.00	55	0.16	NAMPA	2002
COTTAGE GROVE ESTATES	60	2N2W11	6.31	7	0.90	COUNTY (Canyon)	1999
COUNTRY SQUIRE ACRES	61	2N2W10	10.85	11	0.99	COUNTY (Canyon)	1980
COUNTRY TERRACE	62	2N2W10	9.05	11	0.82	COUNTY (Canyon)	1999
COVENTRY PLACE #1	63	2N2W10	10.31	16	0.64	COUNTY (Canyon)	1997
CRESTVIEW HEIGHTS SUB	64	2N2W10	19.42	22	0.88	COUNTY (Canyon)	1966
CRESTVIEW SUB AMEND	65	2N2W02	19.75	13	1.52	COUNTY (Canyon)	1962
EDGEBROOK EST #1	66	2N2W03	6.35	22	0.29	NAMPA	2000
ELDER SUB	67	3N2W34	9.66	33	0.29	NAMPA	1975
FUJII FARMS	68	2N2W10	37.93	29	1.31	COUNTY (Canyon)	1998
GLEN VIEW ESTATES #2	69	3N2W34	9.98	33	0.30	NAMPA	1987
GREENHURST ESTATES	70	2N2W02	15.09	32	0.47	NAMPA	1985
GROSS SUB	71	2N2W10	8.94	13	0.69	COUNTY (Canyon)	1962
HIDDEN MEADOW SUB	72	2N2W03	5.32	4	1.33	COUNTY (Canyon)	1995
INDIAN VILLAGE #1	73	2N2W02	7.86	18	0.44	COUNTY (Canyon)	1991
INDIAN VILLAGE #2	74	2N2W02	9.63	23	0.42	COUNTY (Canyon)	1992
INDIAN VILLAGE #3	75	2N2W02	17.15	38	0.45	COUNTY (Canyon)	1992
INDIAN VILLAGE #4	76	2N2W02	13.57	2	6.79	COUNTY (Canyon)	1993
LOCUST SUB	77	2N2W11	8.52	18	0.47	COUNTY (Canyon)	1973
LOGAN'S LANDING	78	2N2W11	2.14	2	1.07	COUNTY (Canyon)	2001
LONESOME DOVE	79	2N2W02	19.50	34	0.57	NAMPA	1994
MADISON PLACE	80	2N2W02	15.05	48	0.31	NAMPA	2001
MANGUM HEIGHTS SUB	81	2N2W10	18.06	27	0.67	COUNTY (Canyon)	1953
MAPLEWOOD ESTATES #4	82	2N2W02	14.00	55	0.25	NAMPA	1998
MC CLINTOCK ACRES	83	2N2W11	12.10	13	0.93	COUNTY (Canyon)	2000
MONTGOMERY LANE SUB	84	2N2W11	28.56	26	1.10	COUNTY (Canyon)	2001
MORNING DOVE SUB	85	2N2W02	17.46	25	0.70	0	1993
P & F THOMPSON SUB	86	3N2W34	9.97	20	0.50	NAMPA	1973
VALLEY RANCH ESTATES	87	2N2W02	38.76	50	0.78	NAMPA	1973
LAVA SPRINGS SUBDIVISION #1	88	2N2W12	20.86	51	0.41	NAMPA	2007
HAYVINO ESTATES	89	2N2W11	11.98	11	1.09	COUNTY (Canyon)	2007
VISTA RIDGE PH 3	90	2N2W03	7.20	23	0.31	NAMPA	2008
MONTGOMERY SUBDIVISION	91	2N2W11	2.14	2	1.07	COUNTY (Canyon)	2008
VISTA RIDGE PH 4	92	2N2W10	8.57	6	1.43	NAMPA	2008
CLEAR SPRINGS SUBDIVISION #2 PH2	93	2N2W12	27.96	86	0.33	NAMPA	2005
SIERRA PARK ESTATES	94	2N2W02	14.86	33	0.45	NAMPA	1985
THE ISLANDS UNIT #3	95	2N2W02	5.30	18	0.29	NAMPA	1999
CANYON CROSSING SUBDIVISION	96	2N2W03	1.19	2	0.60	NAMPA	2009
LEWIS CROSSING SUB	97	2N2W11	42.96	25	1.72	COUNTY (Canyon)	2006
BRIARCREST SUB	98	2N2W11	14.98	25	0.60	COUNTY (Canyon)	1995
LIGHTHOUSE ESTATES SUBDIVISION NO.1	99	2N2W03	0.43	1	0.43	NAMPA	2011
LIGHTHOUSE ESTATES SUBDIVISION NO.2	100	2N2W03	19.82	75	0.26	NAMPA	2013
LAVA SPRINGS SUB NO. 2	101	2N2W11	13.90	41	0.34	NAMPA	2014
VISTA RIDGE PH. 5	102	2N2W03	5.08	38	0.13	NAMPA	2015
Lava Springs Subdivision No. 3	103	2N2W11	17.19	66	0.26	NAMPA	2015
LIGHTHOUSE ESTATES NO. 3	104	2N2W03	15.13	60	0.25	NAMPA	2016
LAVA SPRINGS SUBDIVISION NO. 4	105	2N2W11	11.71	50	0.23	NAMPA	2017
LAVA SPRINGS SUBDIVISION NO. 5	106	2N2W11	13.54	55	0.25	NAMPA	2018
LAVA PEAK SUBDIVISION	107	2N2W11	6.87	33	0.21	NAMPA	2019
GEMSTONE SUBDIVISION	108	2N2W02	4.68	19	0.25	NAMPA	2019
LAVA SPRINGS SUBDIVISION NO. 6	109	2N2W11	11.52	24	0.48	NAMPA	2020
MOUNT CALVARY CEMETERY THIRD ADDITION	110	3N2W35	4.49	1	4.49	NAMPA	2020
SUNNY RIDGE AT WHITE HAWK SUBDIVISION	111	2N2W03	8.36	22	0.38	NAMPA	2020
LAVA FALLS SUBDIVISION NO. 1	112	2N2W02	6.60	27	0.24	NAMPA	2020
MEADOWBROOK PK #1	113	2N2W03	48.71	97	0.50	NAMPA	1985
LAVA FALLS SUBDIVISION NO. 2	114	2N2W02	5.72	26	0.22	NAMPA	2021
COVERT SUB	115	2N2W01	59.16	34	1.74	NAMPA	1949
JACK'S PLACE SUBDIVISION NO. 1	116	2N2W10	19.86	53	0.37	COUNTY (Canyon)	2024
CASTLETON PLACE SUB	117	2N2W10	22.97	45	0.51	COUNTY (Canyon)	2007
GRAY'S FARM SUB	118	2N2W10	40.21	30	1.34	COUNTY (Canyon)	1971

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME

ACRES

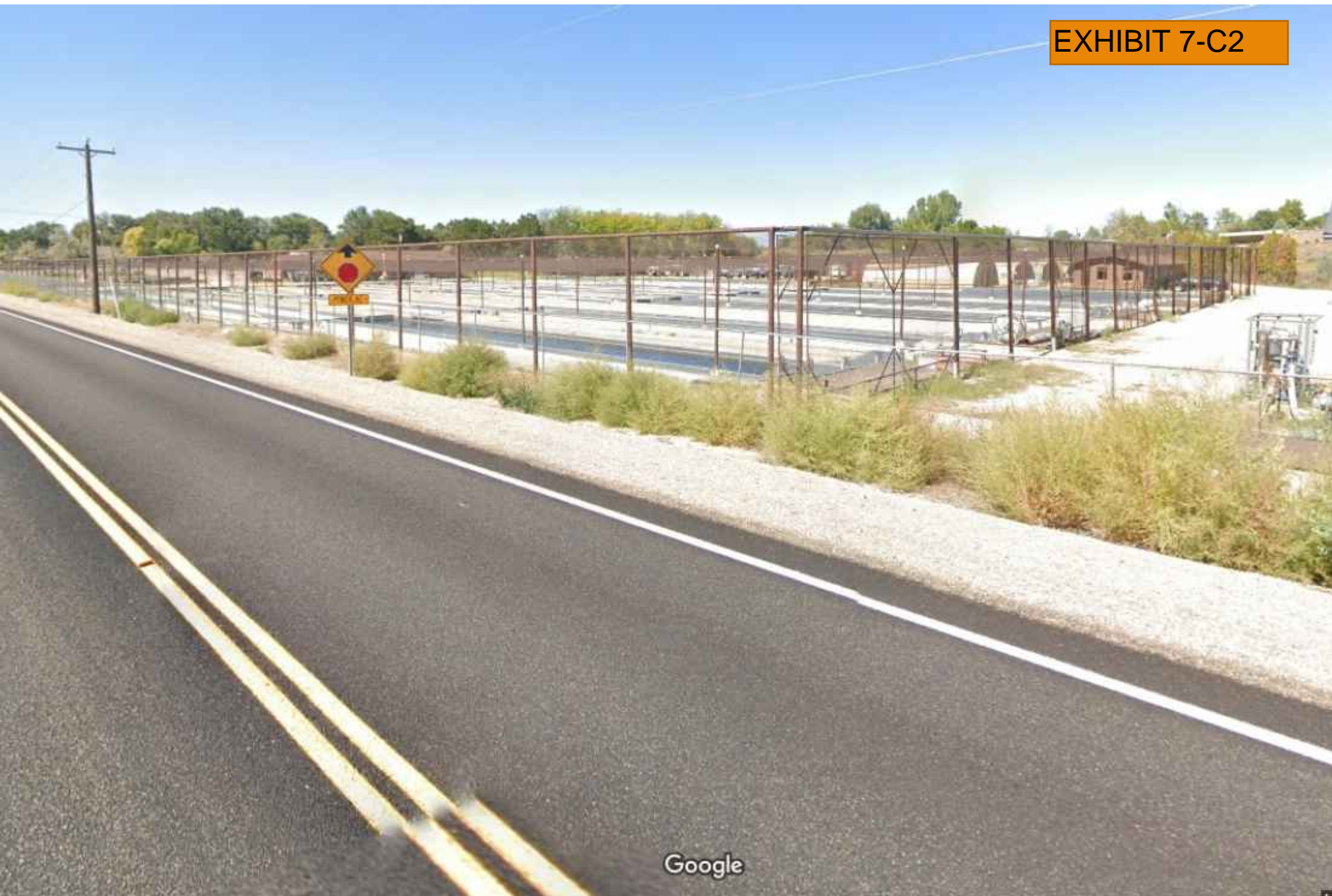
NO. OF LOTS

AVERAGE LOT SIZE

New York Landing	59.98	184	0.33			
Mesa Ridge Estates	10.68	3	3.56			
Jacks Place Subdivision	18.51	99	0.19			
Stoddard Crossing	20.06	108	0.19			
New York Landing West	21.88	68	0.32			

MOBILE HOME & RV PARKS					
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...





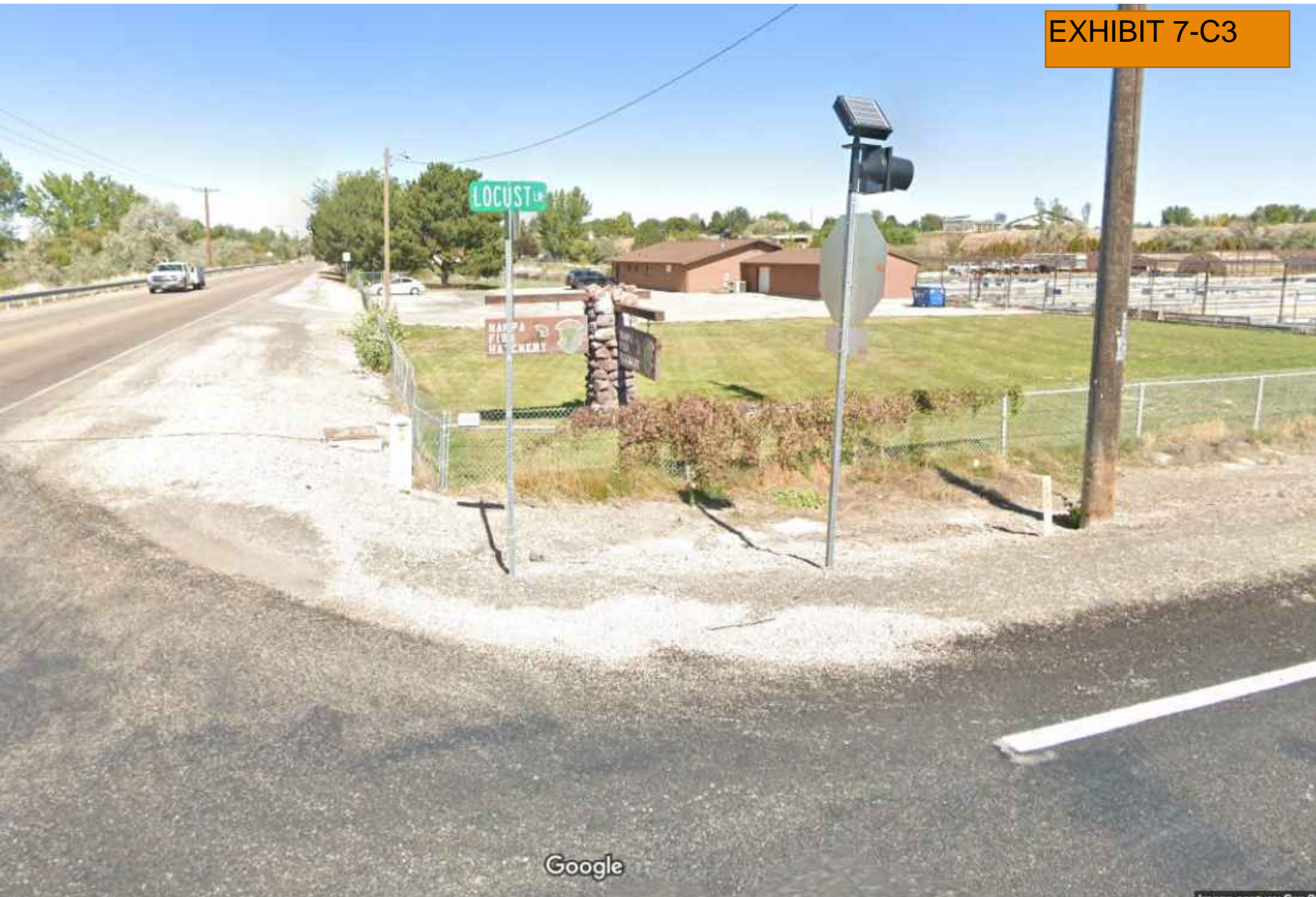




EXHIBIT 7-C5



Google

Jay Gibbons

From: Knute Sandahl <Knute.Sandahl@doi.idaho.gov>
Sent: Tuesday, October 22, 2024 11:18 AM
To: Jay Gibbons
Subject: [External] CU2024-0018

Mr. Gibbons,

Concerning the Conditional Use Permit application for Idaho Fire & Game, The Idaho State Fire Marshal's Office will be the authority having jurisdiction for plan reviews and inspection for all life safety systems pursuant to I.C. 38-4103.

If you have any questions, please feel free to contact me.



Knute C. Sandahl

State Fire Marshal
700 W. State Street, 3rd Floor
Boise, Idaho 83720
(208) 334-4370 Office
(208) 921-7838 Cell

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Jay Gibbons

From: Doug Critchfield <critchfielddd@cityofnampa.us>
Sent: Wednesday, October 23, 2024 2:25 PM
To: Jay Gibbons
Subject: [External] RE: Initial Agency Notice CU2024-0018 Idaho Dept of Fish and Game

Hi Jay – Nampa Planning and Zoning has no comments on this proposal. Thanks - Doug



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5406, F: 208.468.5439

500 12th Ave. S., Nampa, ID 83651

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[Citizen's Guide to Planning](#) - Learn More About Planning!

NAMPAReady

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Monday, October 21, 2024 4:44 PM
To: Robyn Sellers <sellersr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfielddd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; Ron Johnson <johnsonrl@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Eddy Thiel' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.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>; 'gis@compassidaho.org' <gis@compassidaho.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Jim Lunders <jlunders@2cmad.org>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Initial Agency Notice CU2024-0018 Idaho Dept of Fish and Game

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Please see the attached agency notice. You are invited to provide written testimony or comments by **November 20, 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. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Jay Gibbons** at jay.gibbons@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: 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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Jay Gibbons

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, October 28, 2024 7:34 AM
To: Jay Gibbons
Subject: [External] FW: Initial Agency Notice CU2024-0018 Idaho Dept of Fish and Game
Attachments: CU2024-0018 application.pdf; Agency Response Requested Notification Form 2-23.pdf

Good Morning Jay,

Nampa Highway District #1 has no objection to the CUP for Idaho Fish & Game for the expansion of the fish hatchery.

Thank you,

Eddy

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

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Monday, October 21, 2024 4:44 PM
To: 'sellersr@cityofnampa.us' <sellersr@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'badgerd@cityofnampa.us' <badgerd@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@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>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.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>; 'gis@compassidaho.org' <gis@compassidaho.org>; Brian Crowthorh <Brian.Crowthorh@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Jim Lunders <jlunders@2cmad.org>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Initial Agency Notice CU2024-0018 Idaho Dept of Fish and Game

Please see the attached agency notice. You are invited to provide written testimony or comments by **November 20, 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. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Jay Gibbons** at jay.gibbons@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

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

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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NEW public office hours

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Jay Gibbons

From: Caleb Laclair <laclairc@cityofnampa.us>
Sent: Thursday, February 15, 2024 11:58 AM
To: clint.worthington@idfg.idaho.gov
Cc: Daniel Badger
Subject: RE: Nampa Fish Hatchery - Contact Info

Hello Clint,

Daniel and I spoke with Planning Department about the fence/landscaping. They are open to the condition to implement City industrial fencing/screening code requirements in place of landscape buffer requirements to allow for the reduced setback. As a result, the City would support a variance to reduce the 70-ft setback to 50-ft with the following conditions/understanding:

1. Future public right-of-way along Locust Lane will be shifted 10-ft south requiring 40-ft right-of-way from Section Line on the Idaho Fish & Game property, and 60-ft right-of-way from Section Line on the southerly property addressed 1825 E Locust Ln (Parcel # R2949600000). The 1825 E Locust Lane property owner shall be notified of this impact through the setback variance process.
2. At such time when Locust Lane is improved and widened, Idaho Fish & Game shall implement City of Nampa Industrial Fencing/Screening standards as defined by Nampa City Code Section 10-34-10.B.6.a as mitigation for a reduced setback and landscape buffer.

Please reach out if you have questions. We will relay these requested condition to Nampa Highway District No. 1 when they notify us for comment regarding the variance application.

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

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

From: Daniel Badger <BadgerD@cityofnampa.us>
 Sent: Thursday, February 15, 2024 9:22 AM
 To: clint.worthington@idfg.idaho.gove
 Cc: Caleb Laclair <laclairc@cityofnampa.us>
 Subject: Contact Info

Here is our emails.

Daniel Badger, P.E.
 (208)468-5469

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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

November 6, 2024

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

RE: CU2024-0018/ Nampa Fish Rearing Hatchery; 3806 S. Powerline Road

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) will have no objection to this project providing plans and supporting materials are provided to NMID for review and approval. This is being requested to ensure there will be no negative impacts to the supply of water to NMID per the terms of an existing agreement between NMID and IDFG. This agreement is dated 16 July 2013, instrument number 2013-036811.

All private laterals and waste ways must be protected. The Districts Wilson and Bray Drains are within this area. The Districts easement for the Wilson Drain at this location is a minimum of one hundred feet (100') total, fifty feet (50') each side. The Bray Drain is a total of fifty five feet (55'), thirty feet (30') left and twenty five (25') feet right facing downstream.

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,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC/ gnf

RECEIVED
NOV 10 2024
RECEIVED

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



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



March 10, 2025

Jay Gibbons, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
jay.gibbons@canyoncounty.id.gov

Subject: Agency Notice of CU2024-0018 / Idaho Dept of Fish and Game

Dear Jay Gibbons:

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), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

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

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 Matthew Pabich, 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,

A handwritten signature in blue ink, appearing to read "Troy Smith", with a stylized flourish at the end.

Troy Smith
Regional Administrator