



Board of County Commissioners
Hearing Date: May 6, 2025
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER: RZ2022-0016

APPLICANT/OWNER: Gary L. Goodwin

APPLICATION: Conditional Rezone of Parcel R31008 from "A" (Agricultural) to "CR-M-1" (Conditional Rezone - Light Industrial).

LOCATION: 16982 Madison Ave., Nampa. A portion of the NE¼ of Section 10, Township 3N, Range 2W, BM, Canyon County, Idaho. Parcel R31008, 1.31 acres

ANALYST: Dan Lister, Planning Supervisor

P&Z RECOMMENDATION: Approval with Conditions

SUMMARY:

The applicant, Gary Goodwin, requests a conditional rezone of Parcel R31008 from an "A" (Agricultural) zone to a "CR-M-1" (Conditional Rezone - Light Industrial) zone to allow the existing RV storage facility and outdoor equipment rental use to remain on the property. A development agreement is included to restrict future use to an RV storage facility, outdoor equipment rental, and caretaker residence (existing dwelling).

The Planning & Zoning Commission heard the case at a public hearing held on March 6, 2025. After deliberation, the Planning & Zoning Commission recommended approval with development agreement conditions (**Exhibits I and II**).

The Staff report packet dated March 6, 2025, and all supporting material are contained in **Exhibit III**. Any additional comments received for the subject public hearing may be found in **Exhibit IV**. See **Exhibit V** for additional supporting documents.

DECISION OPTIONS:

- Approval: Direct staff to bring back FCOs supporting the decision, a development agreement, and an ordinance to amend the zoning maps.
- Denial: Direct staff to bring back FCOs supporting the decision.
- Table: Continue the case to a date certain to allow additional information to be submitted.

EXHIBITS:

- I. **Planning & Zoning Commission FCOs Signed March 20, 2025**
- II. **Planning and Zoning Commission Minutes March 6, 2025**
- III. **Staff Report Packet Dated March 6, 2025**
- IV. **Comments Received by April 25, 2025**
 - a. Idaho Dept. of Environmental Quality (DEQ); Letter dated April 7, 2025
- V. **Additional Supporting Documents Received by April 25, 2025**
 - a. Planning & Zoning Commission, March 6, 2025

EXHIBIT I

P&Z Signed FCOs Signed March 20, 2025

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Board of County Commissioners

Case# RZ2022-0016

Hearing date: May 6, 2025



PLANNING AND ZONING COMMISSION
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:

Goodwin – RZ2022-0016

The Canyon County Planning and Zoning Commission considers the following:

1. Conditional rezone of Parcel R31008 from an “A” (Agricultural) zone to a “CR-M-1” (Conditional Rezone - Light Industrial) zone to allow the existing RV storage facility and outdoor equipment rental use to remain on the property.
2. Development agreement is included to restrict future use to an RV storage facility, outdoor equipment rental, and caretaker residence (existing dwelling).
3. 16982 Madison Ave., Nampa. A portion of the NE¼ of Section 10, Township 3N, Range 2W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

A. The record includes all testimony, the staff report, exhibits, and documents in Case File RZ2022-0016.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and CCCO §09-11-25 (Area of City Impact Agreement).
 - a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.
 - b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See CCCO §07-06-07(1).*
 - c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See CCCO §07-05-01*
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act (“LLUPA”) and can establish its own ordinances regarding land use, including subdivision permits. *See I.C. §67-6504, §67-6511.*
3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.
4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains

the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO §07-05-03(1)(I).

The application, RZ2022-0016, was presented at a public hearing before the Canyon County Planning and Zoning on March 6, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

CONDITIONAL REZONE CRITERIA – CCCO §07-06-07(6)

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: As conditioned (Attachment A), the proposed zone change is generally consistent with the 2030 Canyon County Comprehensive Plan.

- Findings:**
- (1) The 2030 Canyon County Comprehensive Plan designates the subject parcel and area south of Cherry Lane as "industrial" (Exhibit 1.B.2d of the staff report). North of Cherry Lane is an area designated as "residential". The comprehensive plan encourages buffering and limiting uses in the area transition from one designation to another (Land Use & Community Design P4.04.05).
 - (2) Most of the area south, west, and east of the subject parcel is located within the City of Nampa's jurisdiction. The City's comprehensive plan designated the subject parcel "industrial" (Exhibit 1.B.2e of the staff report).
 - (3) As conditioned (Attachment A), the requested rezone will be limited to an RV storage facility, outdoor equipment rental, and caretaker residence uses (Exhibit 2.A of the staff report). As conditioned, the request aligns with, but is not limited to, the following goals and policies of the 2030 Canyon County Comprehensive Plan:
 - (1) Property Rights P1.01.01: No person should be deprived of private property without due process of law.
 - (2) Property Rights G1.02.00: Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.
 - (3) Economic Development P3.01.02: Support suitable sites for economic growth and expansion compatible with the surrounding area.
 - (4) Land Use & Community Design P4.01.02: Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.
 - (5) Land Use & Community Design P4.02.01: Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.
 - (6) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.
 - (7) Evidence includes findings and evidence supported in the subsequent criteria.

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: In consideration of the surrounding land uses, the proposed rezone to an "M-1" (Light Industrial) zone is more appropriate than the current zoning designation of "A" (Agricultural).

- Findings:**
- (1) The subject parcel is zoned "A" (Agricultural, Exhibit 1.B.2c of the staff report). The parcel is located adjacent to existing residential, agricultural, and industrial uses. A large area of industrial zoning and uses exists south and east of the subject property, which is located in the City of Nampa's jurisdiction. Based on the size, location of the parcel, and location of the

existing dwelling, agricultural use of the parcel does not exist and is not anticipated (Exhibit 1.B.2b & h of the staff report).

- (2) The city and county's future land use plan promotes industrial and residential growth in the area (Exhibit 1.B.2d & e of the staff report). The subject parcel is located in an area where industrial growth is planned to transition into residential growth north of Cherry Lane. Some uses in the "M-1" Zone are not compatible with existing agricultural and future residential uses (Exhibit 1.B.3 of the staff report).
- (3) A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit 1.D.6 of the staff report). The request for denial is due to the parcel being contiguous to the city's jurisdiction where annexation is possible. City services are in close proximity to the subject parcel (Exhibit 1.D.5 of the staff report).
- (4) On January 6, 2025, the applicant amended their rezoning application to a conditional rezone which limits use on the property to RV storage and outdoor equipment rental. DSD staff included the caretaker residence uses due to a single-family dwelling being prohibited in the "M-1" zone. Affected agency comments including the City of Nampa's Engineering Department do not oppose the requested uses (Exhibit 1.D of the staff report). No comments were received from property owners within 600 feet. Any future use changes will require a rezone application or annexation. As conditioned (Attachment A), the request minimizes impacts to surrounding agricultural zones and future growth areas. Therefore, the request is more appropriate than the current zone.
- (5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

3. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The conditional rezone request to an "M-1" Zone is compatible with surrounding land uses.

- Findings:**
- (1) Pursuant to CCCO §07-02-03, "land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services."
 - (2) The existing character of the area is a mix of agricultural, residential, and industrial uses (Exhibit 1.B.2a & 1.C of the staff report). A large area of industrial zoning and uses exists south and east of the subject property, which is located in the City of Nampa's jurisdiction (Exhibit 1.B.2c of the staff report).
 - (3) The city and county's future land use plan promotes industrial and residential growth in the area (Exhibit 1.B.2.d & e of the staff report). The subject parcel is located in an area where industrial is planned to transition into residential growth north of Cherry Lane. Some uses in the "M-1" Zone are not compatible with existing agricultural and future residential uses (Exhibit 1.B.3 of the staff report).
 - (4) A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit 1.D.6 of the staff report). The request for denial is due to the parcel being contiguous to the city's jurisdiction where annexation is possible. City services are in close proximity to the subject parcel (Exhibit 1.D.5 of the staff report).
 - (5) On January 6, 2025, the applicant amended their rezoning application to a conditional rezone which limits use on the property to RV storage and outdoor equipment rental. DSD staff included the caretaker residence uses due to a single-family dwelling being prohibited in the "M-1" zone. *See Attachment A for development agreement conditions.*
 - (6) The parcel is located in a floodplain (AE Zone, Exhibit 1.B.1 of the staff report). The existing RV storage and outdoor equipment rental uses are in violation (CDEF2022-0235, Exhibit 1.A.2.c.1 of the staff report) which means the uses also do not comply with floodplain development permit requirements (Exhibit 1.D.2 & 1.D.3 of the staff report). Inconsistency

with floodplains development requirements (Chapter 7, Article 10A of the Canyon County Zoning Ordinance) present a high risk of impacting surrounding uses during a flood event.

a. The applicant submitted a floodplain development permit on January 6, 2025, but it was incomplete (Exhibit 2.B of the staff report). As a condition of the development agreement (Attachment A): *Within 90 days from the date the development agreement is signed, a floodplain development permit shall be submitted to DSD per CCCO Section 07-10A-09. Floodplain development compliance, meeting the minimum requirements of CCCO Section 07-10A-11 must be obtained within 180 days of floodplain development permit submittal.*

(7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: As conditioned (Attachment A), the proposed use will not negatively affect the character of the area.

Findings:

- (1) The existing character of the area is a mix of agricultural, residential, and industrial uses (Exhibit 1.B.2a & 1.C of the staff report). All existing industrial uses in the area are located within the incorporated area of Nampa (Exhibit 1.B.2.a & c of the staff report).
- (2) The city and county's future land use plan promotes industrial and residential growth in the area (Exhibit 1.B.2.d & e of the staff report). The subject parcel is located in an area where industrial growth transitions into residential growth. Some uses in the "M-1" Zone may negatively affect the residential character (Exhibit 1.B.3 of the staff report).
- (3) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on March 12, 2024 and January 30, 2025. A newspaper notice was published on January 30, 2025. Property owners within 600' were notified by mail on January 30, 2025. The property was posted on February 5, 2025.
- (4) A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit 1.D.6 of the staff report). The request for denial is due to the parcel being contiguous to the city's jurisdiction where annexation is possible. City services are in close proximity to the subject parcel (Exhibit 1.D.5 of the staff report).
- (5) On January 6, 2025, the applicant amended their rezoning application to a conditional rezone which limits use on the property to RV storage and outdoor equipment rental. DSD staff included the caretaker residence uses due to a single-family dwelling being prohibited in the "M-1" zone. Affected agency comments including the City of Nampa's Engineering Department do not oppose the requested uses (Exhibit 1.D of the staff report). No comments were received from property owners within 600 feet. As conditioned (attachment A), the request will not negatively affect the character of the area and is not anticipated to impact the City of Nampa's plans or city services. Any future use changes will require a rezone application to the city annexation.
- (6) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

5. Will adequate facilities and services including sewer, water, drainage, irrigation, and utilities be provided to accommodate proposed conditional rezone?

Conclusion: The requested rezone to allow the established industrial uses to continue appears to have adequate services to serve the use.

Findings:

- (1) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on March 12, 2024 and January 30, 2025. A newspaper notice was published on January 30, 2025. Property owners within 600' were notified by mail on January 30, 2025. The property was posted on February 5, 2025.

- (2) Sewer: Individual septic (Exhibit 1.A.4 of the staff report). City sewer services are in close proximity to the property (Exhibit 1.D.5 of the staff report). Southwest District Health (SWDH) states the property is located in a nitrate priority area (Exhibits 1.D.7 & 1.B.2g of the staff report). SWDH does not oppose the request subject to future septic systems being located outside of the floodway.
- (3) Water: Individual Domestic Well (Exhibit 1.A.4 of the staff report). City water services are in close proximity to the property (Exhibit 1.D.5 of the staff report).
- (4) Drainage: Borrow Ditches (Exhibit 1.A.4 of the staff report). The location of the ditches was not provided.
- (5) Irrigation: Surface Irrigation Water (Exhibit 1.A.4 of the staff report).
- (6) Utility: Utilities exist for the existing single-family dwelling. The required use does not require utility improvements (Exhibit 1.A.4 of the staff report).
- (7) As conditioned (Attachment A), the request will be limited to an RV storage facility, outdoor equipment rental, and caretaker residence uses. As restricted, city services are not required. County rezone or city annexation will be required before any use change.
- (8) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016

6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?

Conclusion: As conditioned (Attachment A), the requested rezone which will allow the established RV storage use to continue is not anticipated to impact existing and future traffic patterns.

- Findings:**
- (1) The applicant is requesting approval of the “M-1” Zone to abate the violation on the subject parcel regarding the establishment of an RV storage facility and equipment rental use (Exhibit 1.A.2 of the staff report).
 - (2) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on March 12, 2024 and January 30, 2025. A newspaper notice was published on January 30, 2025. Property owners within 600’ were notified by mail on January 30, 2025. The property was posted on February 5, 2025.
 - (3) The City of Nampa - Engineering Division finds that RV Storage has limited peak-hour movements and does not have any concerns regarding traffic impacts (Exhibit 1.D.5 of the staff report). As conditioned (Attachment A), the request will be limited to an RV storage facility, outdoor equipment rental, and caretaker residence uses. As restricted, traffic impacts are not anticipated by the City of Nampa Engineering Division.
 - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

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

Conclusion: The subject property does have legal access to Madison Road, a principal arterial.

- Findings:**
- (1) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on March 12, 2024 and January 30, 2025. A newspaper notice was published on January 30, 2025. Property owners within 600’ were notified by mail on January 30, 2025. The property was posted on February 5, 2025.
 - (2) The property has two access points onto Madison Road to provide ingress and egress for the existing dwelling and storage facility. The City of Nampa - Engineering Division states “a variance to allow the northerly Madison Road access was granted since the access is pre-

existing and the use is for RV Storage which has limited peak-hour movements. Should the property ever be redeveloped, the northern access shall be disbanded and access established in accordance with all standards and guidelines of the City's Access Management Policy and Construction Specifications" (Exhibit 1.D.5 of the staff report). As conditioned (Attachment A), the request will be limited to an RV storage facility, outdoor equipment rental, and caretaker residence uses. As restricted, access meets the City of Nampa requirements.

- (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: As conditioned (Attachment A), the request is not anticipated to impact essential services.

- Findings:**
- (1) Schools: No comment was received from the Nampa School District. Kuna School District provided an e-mail stating the property is not located in their district (Exhibit 1.D.9 of the staff report).
 - (2) Police: No comment was received from the Canyon County Sheriff's Office.
 - (3) Fire protection & Emergency Medical Services: Nampa Fire District does not oppose the rezone for an RV Storage Facility. The parcel is located approximately one (1) mile from Nampa Fire Station 3 with an approximate response time of 3 minutes. The use can be served without negative impacts on the District's response times and does not require additional public funding (Exhibit 1.D.8 of the staff report). No comments were received from the EMT/Ambulance.
 - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

Canyon County Code of Ordinances §09-11-25 - AREA OF CITY IMPACT AGREEMENT ORDINANCE

Conclusion: The property is located within the Nampa Area of City Impact. A notice was sent to the City of Nampa per CCCO §09-11-25 (09-11-17(3)).

- Findings:**
- (1) A notice by 09-11-17(3) was sent to the City of Nampa on March 12, 2024. A hearing notice was also sent on November 19, 2024.
 - (2) A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit 1.D.6 & 4.C of the staff report). The request for denial is due to the parcel being contiguous to the city's jurisdiction where annexation is possible.
 - (3) As conditioned (Attachment A), the request will be limited to RV storage, outdoor equipment rental, and caretaker residence uses. Affected agency comments including the City of Nampa's Engineering Department do not oppose the requested uses (Exhibit 1.D of the staff report). Any change of use will require a new rezoning application or city annexation. Therefore, the request is not anticipated to impact the city's future land use plans.
 - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2022-0016.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case # RZ2022-0016, a conditional rezone of Parcel R31008 from "A" to "CR-M-1" subject to conditions of the development agreement (Attachment A).

DATED this 20 day of March, 2025.



**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**

Robert Sturgill
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 20th day of March, in the year 2025, before me Jennifer D. Almeida, a notary public, personally appeared Robert Sturgill, 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: Jennifer D. Almeida
My Commission Expires: 4/7/28

ATTACHMENT A

DRAFT CONDITIONS OF APPROVAL

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. Within 90 days from the date the development agreement is signed, a floodplain development permit shall be submitted to DSD per CCCO Section 07-10A-09. Floodplain development compliance, meeting the minimum requirements of CCCO Section 07-10A-11 must be obtained within 180 days of floodplain development permit submittal.
2. Development of the subject parcel shall be restricted to the following land uses:
 - a. **RV Storage:** The use shall not exceed 46 storage spaces. Hours of operation shall be from 9 am to 5 pm, Monday through Saturday.
 - b. **Outdoor Equipment Rental:** The existing U-Haul rental area and signage area shall not be expanded or extended.
 - c. **Caretaker Residence:** The existing dwelling is the caretaker residence.
3. All other land uses are prohibited. A land use change will require the development agreement to be terminated and require city annexation or a new rezoning application to be approved.
4. The developer shall comply with CCCO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

EXHIBIT II

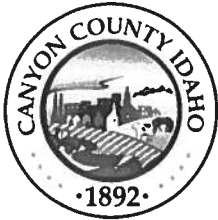
Planning and Zoning Commission Minutes March 6, 2025

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Board of County Commissioners

Case# RZ2022-0016

Hearing date: May 6, 2025



CANYON COUNTY PLANNING & ZONING COMMISSION
 MINUTES OF REGULAR MEETING HELD
 Thursday, March 6, 2025
 6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman
 Brian Sheets, Vice Chairman
 Harold Nevill, Commission Secretary
 Geoffrey Mathews, Commissioner

Staff Members Present: Dan Lister, Principal Planner
 Michelle Barron, Principal Planner
 Joshua Johnson, Principal Planner
 Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Nevill read the testimony guidelines and proceeded to the first business item on the agenda.

CONSENT AGENDA

- A. **Case No. CU2023-0024 – Erlebach Properties, L.P.:** Approve revised FCO's
- B. **Case No. CU2024-0008 – Ransom:** Approve revised FCO's
- C. **Case No. RZ2023-0003 – Jagers:** Approve revised FCO's

Motion: Commissioner Sheets moved to approve the Consent Agenda, seconded by Commissioner Mathews. Voice vote, motion carried.

Item 2A:

Case No. RZ2022-0016 – Goodwin: The applicant, Gary Goodwin, requests a conditional rezone of Parcel R31008 from an "A" (Agricultural) zone to a "CR-M-1" (Conditional Rezone - Light Industrial) zone. The request includes a development agreement restricting uses to an RV storage facility, outdoor equipment rental, and caretaker residence. The subject property, 1.31 acres, is located at 16982 Madison Ave.

Chairman Sturgill called the applicant to testify.

Gary Goodwin – (Applicant) IN FAVOR – 16982 Madison Rd., Nampa, ID 83687

Mr. Goodwin stated that at the last meeting it was discussed and agreed upon that they submit a conditional rezone plan so they could move forward and they have done that. They have followed all of the expectations of the Commission as to what needed to be done. The only area that there seems to be a dispute is in regard to floodplain. They dispute that. They have sent out a notice to everyone that has an RV on their property that should there be a flood they would have to move their RV until the danger had ceased. All parties agreed. There is a fence around the property and they will keep it good repair. Mr. Goodwin provided pictures for the record in regard to buffering. Lights will be downturned. There are two entrances onto the property. There will be 46 spots.

Commissioner Sheets asked if Mr. Goodwin had the opportunity to review the staff report. He indicated that he had and that he agreed with the four (4) conditions.

Planner Dan Lister reviewed the Staff Report for the record.

Commissioner Nevill asked Planner Lister about the number of spots and referenced condition 2A. Commissioner Nevill asked if the change from 40 – 46 would impact any of the staff analysis. Planner Lister stated it would not.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Debra Goodwin – IN FAVOR – 16982 Madison Rd., Nampa, ID 83687

Ms. Goodwin read an email from the City of Nampa for the record.

Planner Dan Lister stated that the property is located in a floodplain and mapped by FEMA. The source of the flooding is Mason Creek. Any owner can submit to FEMA updated studies / remedies to get a letter of map revision.

Commissioner Matthews asked about a utility going through the culvert and whether or not that impacted the floodplain. Ms. Goodwin stated not that she is aware of.

MOTION: Commissioner Sheets moved to close public testimony on Case No. RZ2022-0016, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Sheets stated he was in agreement with the staff report and conditions of approval with one modification; condition 2A should reflect 46 storage spaces.

MOTION: Commissioner Sheets moved to **recommend approval** of Case No. RZ2022-0016 to the Board of County Commissioners, with the previously discussed modification to condition 2A to reflect 46 storage spaces. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2B:

Case No. CR2023-0005 – Bowery: The applicant, Linda and Charles Bowery, request an amendment to the official zoning map to conditionally rezone Parcel R24645, approximately 1.05 from, from an “R-R” (Rural Residential) zone to a C-1 (Neighborhood Commercial) zone. The request includes a development agreement limiting the commercial use to a contractor shop, staging area, and caretaker unit. The property is located at 6019 Stamm Lane, Nampa.

Chairman Sturgill called the applicant to testify.

Linda Bowery – (Applicant) IN FAVOR – 6019 Stamm Ln., Nampa, ID 83687

Ms. Bowery stated the property was purchased four years ago. There are five company trucks and currently there are five employees. In 2023 they received a violation notice. The previous owners of the property had a business. It was listed as a business property. One entrance was grandfathered in as a business access. The employees come to the site, pick up a truck, and go to the job site(s). There is a

three-bay shop on the property used for tools/equipment and a small meeting place to warm up after a long day. They just want to be able to keep parking their trucks on the property. There are numerous businesses in the area.

Commissioner Nevill asked if the conditions had been reviewed. Ms. Bowery said she hadn't had a chance to review them all.

Planner Dan Lister reviewed the Staff Report for the record.

Commissioner Nevill asked about the businesses that are in the area. Planner Lister stated home businesses/occupations don't change the essential character of the residential use but are limited to size/use. Beyond that a CUP or a rezone would be required.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Charles Bowery – IN FAVOR – 6019 Stamm Ln. Nampa, ID 83687

Mr. Bowery asked that the Commission consider approval of his request. They want to do everything right.

Reuben DeKastle – IN FAVOR – 5825 Stamm Ln. Nampa, ID 83687

Mr. DeKastle is a neighbor to the Bowerys. The Bowery's business is quiet and they do not impact them at all. When the Bowerys moved in they installed a fence and have completed many upgrades. They are good neighbors. He prefers this type of use than high density housing. He is in support of the Bowery's application.

Commissioner Nevill asked if the proposed use is compatible with surrounding land uses. Mr. DeKastle stated that the use is compatible. The property has been used for business purposes for years prior to the Bowerys so it would not be something new.

Linda Bowery – (Applicant)-REBUTTAL– 6019 Stamm Ln., Nampa, ID 83687

Ms. Bowery stated that she reviewed the conditions and they don't have any issues with them.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CR2023-0005, seconded by Commissioner Matthews. Voice vote, motion carried.

Deliberation:

Commissioner Sheets stated the request is to rezone which is permanent. This would be an island of commercial in a "sea" of residential.

Commissioner Nevill concurred with Commissioner Sheets' analysis. If the rezone were to be approved and the property owners sold their property in the future, there are many other uses in the commercial zone that may not be compatible with the area.

Commissioner Matthews asked if it was possible to have a conditional use permit for this use in the RR zone. Planner Lister replied no, it would require a text amendment to change the ordinance to allow the use in a Rural Residential zone.

Planner Johnson reiterated that this rezone is a conditional rezone and uses could be limited.

Planner Lister read the recommended conditions of approval for the P&Z Commission's consideration, including the uses that would be allowed. Once the home is no longer a "caretaker's residence" the agreement would have to be terminated. Discussion ensued regarding enforcement of conditions.

MOTION: Commissioner Nevill moved to **recommend denial and accept staff's findings** for Case No. CR2023-0005. Seconded by Commissioner Sheets.

Discussion on the Motion:

None.

Roll call vote: 3 in favor, 1 opposed, motion passed.

Item 2C:

Case No. CU2022-0008 – Tellez: Ivan Tellez is requesting a Conditional Use Permit to utilize two contiguous parcels totaling 24.31 acres to build and operate a commercial arena and race track. The applicant proposes to conduct two events per month April through November. The proposed event hours will be from 11:00 a.m. to 8:00 p.m. There will be amplified sound for announcers and music. The applicant proposes capacity for a maximum 150 vehicles accommodating 500 people at an event. They propose to sell food and alcohol (beer) onsite. Restroom facilities will be provided via portable units for the activities. The subject property is located at 27410 Peckham Road, Wilder ID, also referenced as Parcel R36854010A and R36854010.

Chairman Sturgill called the applicant to testify.

Ivan Tellez – (Applicant) IN FAVOR – 27410 Peckham Rd., Wilder, ID 83676

Mr. Tellez spoke through an interpreter. Mr. Tellez stated that the purpose of the construction is to provide training for race horses. The closest track is 3 hours away in Jerome, ID. Mr. Tellez's traffic study confirmed that traffic will not be an issue for construction. The track would be good for Wilder and the County. Many individuals have provided letters in support of the track construction.

Commissioner Nevill asked about the use and whether or not there would be events on site. Mr. Tellez stated that the purpose of the events are to raise funds for the construction. It is good training for the horses to see people in the audience so when they race they are not scared. Commissioner Nevill asked if the letters of support were submitted for the record. Mr. Tellez stated he brought them tonight. Discussion ensued regarding the number of letters.

Commissioner Matthews asked where the racetrack was located. Planner Barron indicated the exhibit was located in the staff report. Commissioner Matthews asked if stands would be built. Mr. Tellez replied no. Commissioner Matthews asked where parking would be located as well as access. Mr. Tellez referenced the map that was submitted which depicts where the parking is located.

Commissioner Sheets asked if Mr. Tellez had reviewed the staff report and recommended conditions of approval. Mr. Tellez replied no. Commissioner Sheets recommended that Mr. Tellez review the conditions while other testimony is being taken.

Principal Planner Michelle Barron reviewed the Staff Report for the record.

Commissioner Nevill asked about the difference between an arena and an event center and asked for clarification. Planner Barron stated there are different standards for an event center, however, many of the conditions would be similar for life/safety.

Commissioner Matthews asked Planner Barron to depict on the map where parking and ingress/egress would be located.

Chairman Sturgill asked about the charging for events versus events with no fee. Planner Barron clarified that this is for a commercial arena/charge that would require a permit.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Cameron Molroney – IN FAVOR – 21089 Rodeo Ln., Wilder, ID 83676

Mr. Molroney lives west of the subject property. He supports the approval of the conditional use permit. Horses that compete need to have exposure to people and training. The proposed use would not have a negative impact to the community and is an economic benefit to Wilder and Canyon County. He agreed with the conditions recommended by staff.

Tedra Prouty – IN OPPOSITION – 1117 Sunshine Ave., Wilder, ID 83676

Ms. Prouty stated there are two racetracks within two hours of the area. She grew up in California and this racetrack is not even a quarter of the size. To safely turn the horses, it needs a certain size/curvature of the track. She feels this would be unsafe. The fence is made of pallets and falling down. The fence is not made in a manner that would hold animals in. The track is made out of PVC pipe. She was concerned about Peckham Road that is not built for this type of use. Wilder P&Z was not in favor of the request.

Commissioner Matthews asked where the track is located on the map. Ms. Prouty clarified her understanding of where the track was located.

Chairman Sturgill asked the reasons for Wilder not being in favor. Ms. Prouty stated it was primarily in regard to the roads/traffic.

Cindy Foster – IN OPPOSITION – Did not provide a complete address, Wilder, ID

Ms. Foster has lived at her address for 13 years. The area is primarily agricultural and residential. She is concerned about the number of people that would be on site. The arena has been operating for 4-5 years and charges \$40 per car. Ms. Foster stated that they are willing to operate illegally. The loud music and events are not conducive to the area. She is concerned about the alcohol usage and traffic. Ms. Foster wanted clarification on the amount of people that would actually be on the site.

Commissioner Nevill asked how loud the current events are. Ms. Foster clarified that the speakers aren't installed yet, that is new.

Chairman Sturgill asked Ms. Foster if recommended condition no. 14 would ease her concerns. She questioned who would enforce that condition.

Stacie Harvey – IN OPPOSITION – 28378 Fox Ln., Wilder, ID 83676

Ms. Harvey stated the applicant's horses are well kept and there is no abuse. She does have concerns regarding safety and pulling EMS staff to provide service to this use. During hop season there is quite an increase in traffic. She is concerned about loud music and felt the music should be cut off at 10 p.m. Ms. Harvey noted that since the track has been in use there have been cars parked along Peckham Road.

Commissioner Nevill asked Ms. Harvey about her testimony in regard to EMS. He asked if Wilder is a volunteer staff. Ms. Harvey stated it is volunteer.

Commissioner Sheets asked when hop season begins. Ms. Harvey stated in the fall. With the increase in population combined with farming, Peckham Road gets very busy.

Chairman Strugill asked if a fence should be installed around the property. She replied yes, it would be better than the pallets. Chairman Sturgill asked if there were any other conditions that could be placed to help mitigate her concerns. She replied fences and turn lanes.

Dennis Harvey – IN OPPOSITION – 28378 Fox Ln., Wilder, ID 83676

Mr. Harvey's agreed with the concerns previously noted in testimony. He stated that the events have been taking place on the property for years. Mr. Harvey stated that there is not enough room to put in turn lanes. The only entrance is on the south end of the property past the house. He has concerns regarding noise from the events. Mr. Harvey is concerned about the number of people on site, alcohol, & gambling. The area is zoned agriculture and this use is not compatible.

Commissioner Sheets asked if there would be an appropriate area for something like this. He said there are potential locations that are not buried in an agricultural area. The road is only 20 ft wide with no shoulder. 500 people on the site is a lot of vehicles and the infrastructure cannot support it.

Ivan Tellez – (Applicant) REBUTTAL – 27410 Peckham Rd., Wilder, ID 83676

Mr. Tellez spoke through an interpreter. At the trainings only, the trainers and horse owners go, and there are not a lot of people. At the events they invite other people to see how the horses are running/racing. Money is charged to be able to go in to cover expenses, such as insurance. The insurance costs more than \$5,000. Security charges \$40.00 per hour and it is costly to rent the port-a-potty. He is aware that horses are quick but that is why there are fences/rails to separate the horses from the spectators. At the events spectators are not allowed where the horses are. Only the owners & trainers are allowed. He is aware that the fence is made of pallets but he would be changing it to more of a solid one. He is aware a stronger/taller fence is needed to avoid a horse getting out. Training would not take place every day; only three days a week from 5-8 p.m. There are horses on the property right now, and those belong to Mr. Tellez. Mr. Tellez stated that he would be willing to change the events to one per month. He is here to see if an agreement can be reached. He has spoken with the fire department and the chief advised him that an ambulance could be provided for each of the events. Private security would be at each event. He is concerned about the condition requiring revocation if the sheriff is called out twice. Anyone could call, whether or not there was an issue. He was not aware that it was illegal to have events on his property. When he got the letter from the County he cancelled everything.

Commissioner Sheets asked if Mr. Tellez had the opportunity to review the proposed conditions. He replied no. He was listening to the testimony being provided.

Commissioner Nevill asked if he was aware of the hearing Wilder P&Z had held. He replied, no, he did not know anything about those meetings.

Planner Barron stated the materials deadline was February 24, 2025. The date on the agenda for the Wilder P&Z discussion was February 28, 2025. There is a letter in the record from the City of Wilder in which they voiced no opposition to the request and that it was an acceptable use of the property.

Commissioner Nevill asked if he would be willing to pay for turn lanes. Mr. Tellez stated he is willing, but would need time to obtain the funds to do so. Commissioner Nevill asked if Mr. Tellez was okay with the condition that if two legitimate calls are received in a year, the permit could be revoked. Mr. Tellez replied, yes.

A 15-minute recess was taken to allow Mr. Tellez the opportunity to review the recommended conditions of approval.

Chairman Sturgill asked if Mr. Tellez had any concerns with the review of conditions of approval. He indicated that he agrees with them all but needed time to construct the turn in lane. The traffic impact study said it wasn't necessary. Chairman Sturgill asked about restricting the amount of people to 250. Mr. Tellez would like a little more, but if it is not possible, he is ok with that limitation.

Planner Barron stated that when the application was submitted they were applying for a commercial arena. After discussions with staff, the number of people was reduced and the use was clarified. The applicant would be required to comply with Golden Gate Highway District's requirements.

Commissioner Sheets asked about revocation proceedings and whether or not that would come before the P&Z Commission. Planner Barron explained the process and that a revocation would come before the Commission.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2022-0008 seconded by Commissioner Matthews. Voice vote, motion carried.

Deliberation:

Chairman Sturgill invited discussion as to whether or not the use can be properly conditioned to be approved.

Commissioner Matthews stated, no. The proposed use would be a fairly large operation in the area. He has traffic concerns.

Commissioner Sheets stated that all of the things they are doing would be allowed, with the exception of charging for events. He does feel that this could properly conditioned.

Commissioner Nevill agreed that the request could be conditioned to help mitigate concerns. The applicant has been receptive to the conditions. Commissioner Nevill said there does need to be some buttoning down of conditions. He is concerned about traffic and there needs to be a right turn lane.

Chairman Sturgill stated he has concerns about the impact. The applicant has been willing to agree to the conditions to help minimize impacts. The use could have the potential to have a benefit to the area, but needs to be conditioned.

Commissioner Matthews stated the neighbors have lived there for years. Their lives may be impacted by this use with noise/traffic. There may be a better location for this use.

Commissioner Sheets stated that EMS should be on site as an addition to either condition 28 or 29. Fencing should be installed but should be clarified of the type and be measurable. The fence should be six foot in ground. He is okay with 250 people.

Commissioner Nevill asked if the condition as written in regard to the highway district would cover the turn lane. Commissioner Sheets stated the highway district has jurisdiction over requirements/traffic studies.

Commissioner Nevill noted there is a condition in regard to noise as far as decibels but another way to control the noise is to reduce the number of events. He is more comfortable with one event.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2022-0008, with the addition of condition 30, to require a 6 ft in-ground fence be installed prior to operations for the purpose of preventing horse escape and modification to condition no. 29 to require EMS service to be on site during events. Modification to finding no. 8 in regard to essential services. Essential services would be adequate as conditioned. Seconded by Commissioner Nevill.

Discussion on the Motion:

Commissioner Nevill stated for the record that conditional use permits are policed by the public and if they notice violations to call.

Roll call vote: 3 in favor, 1 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Commissioner Sheets stated on April 3rd there are many Ordinance cases and the Commission would like to have the packets as soon as possible.

4. ADJOURNMENT:

MOTION: Commissioner Sheets moved to adjourn, seconded by Commissioner Mathews. Voice vote, motion carried. Hearing adjourned at 10:05 P.M

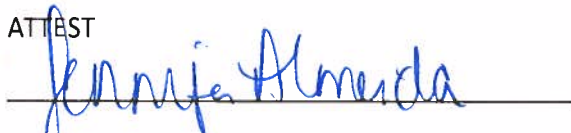
An audio recording is on file in the Development Services Departments' office.

Approved this 17th day of April, 2025



Robert Sturgill, Chairman

ATTEST



Jennifer Almeida, Office Manager

EXHIBIT III

Staff Report Packet Dated March 6, 2025

-

Board of County Commissioners

Case# RZ2022-0016

Hearing date: May 6, 2025



Planning and Zoning Commission
Hearing Date: March 6, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: RZ2022-0016
APPLICANT/OWNER: Gary L. Goodwin

APPLICATION: Conditional Rezone of Parcel R31008 from "A" (Agricultural) to "CR-M-1" (Conditional Rezone - Light Industrial).

LOCATION: 16982 Madison Ave., Nampa. A portion of the NE¼ of Section 10, Township 3N, Range 2W, BM, Canyon County, Idaho. Parcel R31008, 1.31 acres

ANALYST: Dan Lister, Principal Planner

REQUEST

The applicant, Gary Goodwin, requests a conditional rezone of Parcel R31008 from an "A" (Agricultural) zone to a "CR-M-1" (Conditional Rezone - Light Industrial) zone to allow the existing RV storage facility and outdoor equipment rental use to remain on the property. A development agreement is included to restrict future use to an RV storage facility, outdoor equipment rental, and caretaker residence (existing dwelling).

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	December 14, 2022
JEPA notice sent on:	March 12, 2024
Agency and Full Political notice:	January 30, 2025
Neighbor notification within 600 feet mailed on:	January 30, 2025
Newspaper notice published on:	January 30, 2025
Notice posted on-site on:	February 5, 2025

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1. BACKGROUND

The subject parcel, R31008, was created in its current configuration on June 20, 1979 (Instrument #865662; Tax 18-A). The existing dwelling and detached garage were assessed by the County circa 1960.

In 2017, an RV storage facility and a U-Haul rental business were established on the property. Per Exhibit A.4, per the applicant, the use is operated from 9 am to 5 pm, Monday through Saturday. The use has a wall signage (3'x3' and 8' tall). The property provides up to 40 RV parking spaces.

An RV storage facility and outdoor equipment rentals are prohibited in the "A" Zone (Exhibit 1.B.3). A code violation was opened on November 21, 2022 (CDEF2022-0235, Exhibit 1.A.2.c.1).

On December 15, 2022, the applicant submitted a zoning map amendment to the Canyon County Development Service Department (DSD). DSD staff recommended the applicant apply for a conditional rezone with a development agreement. The applicant signed the application and provided communications declining the conditional rezone option (Exhibits 1.A.1a, A.6, A.7 & 3.B).

The P&Z Commission heard the zoning map amendment application on December 19, 2025. After considering all information and testimony, the Commission tabled the hearing of the cases to allow the applicant time to revise their application to a conditional rezone restricting the uses to uses currently established. The applicant agreed and submitted a revised application requesting a conditional rezoning of the subject parcel to an "M-1" zone on January 6, 2025 (Exhibit 2).

2. HEARING BODY ACTION

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

According to CCCO Section 07-06-07(1) Restrictions: In approving a conditional rezone application, the presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. When the presiding party finds that such conditions, stipulations, restrictions, or limitations are necessary, land may be rezoned upon condition that if the land is not used as approved, or if an approved use ends, the land use will revert to the zone applicable to the land immediately prior to the conditional rezone action.

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

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

The commission should consider the procedures outlined above within CCCO Section 07-06-01(3).

OPTIONAL MOTIONS:

Approval of the Application: “I move to approve RZ2022-0016, Goodwin, finding the application **does** meet the criteria for approval under Section 07-06-07 of Canyon County Code of Ordinances, **finding that;** [Cite reasons for approval & Insert any additional conditions of approval].

Denial of the Application: “I move to deny RZ2022-0016, Goodwin, finding the application **does not** meet the criteria for approval under Section 07-06-07 of Canyon County Code of Ordinances, **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 RZ2022-0016, Goodwin, to a [date certain or uncertain]

3. HEARING CRITERIA

Table 1. Zoning Amendment Criteria Analysis				
HEARING CRITERIA (CCCO §07-06-07(6)A): The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
			07-06-07(6)A1	Is the proposed conditional rezone generally consistent with the comprehensive plan?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	As conditioned, the proposed zone change is generally consistent with the 2030 Canyon County Comprehensive Plan. <i>See Section 6 of this report for recommended development agreement conditions.</i>
				The 2030 Canyon County Comprehensive Plan designates the subject parcel and area south of Cherry Lane as “industrial” (Exhibit 1.B.2d). North of Cherry Lane is an area designated as “residential”. The comprehensive plan encourages buffering and limiting uses in area transition from one designation to another (Land Use & Community Design P4.04.05). Most of the area south, west, and east of the subject parcel is located within the City of Nampa’s jurisdiction. The City’s comprehensive plan designated the subject parcel “industrial” (Exhibit 1.B.2e).
				As conditioned, the requested rezone will be limited to an RV storage facility, outdoor equipment rental, and caretaker residence uses (Exhibit 2.A). As conditioned, the request aligns with, but is not limited to, the following goals and policies of the 2030 Canyon County Comprehensive Plan: <ul style="list-style-type: none"> • <u>Property Rights P1.01.01</u>: No person should be deprived of private property without due process of law. • <u>Property Rights G1.02.00</u>: Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance. • <u>Economic Development P3.01.02</u>: Support suitable sites for economic growth and expansion compatible with the surrounding area.

				<ul style="list-style-type: none"> • <u>Land Use & Community Design P4.01.02</u>: Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights. • <u>Land Use & Community Design P4.02.01</u>: Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
			Staff Analysis	<p>In consideration of the surrounding land uses, the proposed rezone to an “M-1” (Light Industrial) zone is more appropriate than the current zoning designation of “A” (Agricultural).</p> <p>The subject parcel is zoned “A” (Agricultural, Exhibit 1.B.2c). The parcel is located adjacent to existing residential, agricultural, and industrial uses. A large area of industrial zoning and uses exists south and east of the subject property which is located in the City of Nampa’s jurisdiction. Based on the size, location of the parcel, and location of the existing dwelling, agricultural use of the parcel does not exist and is not anticipated (Exhibit 1.B.2b & h).</p> <p>The city and county’s future land use plan promotes industrial and residential growth in the area (Exhibit 1.B.2d & e). The subject parcel is located in an area where industrial growth is planned to transition into residential growth north of Cherry Lane. Some uses in the “M-1” Zone are not compatible with existing agricultural and future residential uses (Exhibit 1.B.3).</p> <p>A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit 1.D.6). The request for denial is due to the parcel being contiguous to the city’s jurisdiction where annexation is possible. City services are in close proximity to the subject parcel (Exhibit 1.D.5).</p> <p>On January 6, 2025, the applicant amended their rezoning application to a conditional rezone which limits use on the property to RV storage and outdoor equipment rental. DSD staff included the caretaker residence uses due to a single-family dwelling being prohibited in the “M-1” zone. Affected agency comments including the City of Nampa’s Engineering Department do not oppose the requested uses (Exhibit 1.D). No comments were received from property owners within 600 feet. Any future use changes will require a rezone application or annexation. As conditioned, the request minimizes impacts to surrounding agricultural zones and future growth areas. Therefore, the request is more appropriate than the current zone.</p> <p><i>See Section 6 of this report for recommended development agreement conditions.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A3	Is the proposed conditional rezone compatible with surrounding land uses?
			Staff Analysis	<p>The conditional rezone request to an “M-1” Zone is compatible with surrounding land uses.</p> <p>Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another’s use of public</p>

			<p>and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.</p> <p>The existing character of the area is a mix of agricultural, residential, and industrial uses (Exhibit 1.B.2a & 1.C). A large area of industrial zoning and uses exists south and east of the subject property which is located in the City of Nampa’s jurisdiction (Exhibit 1.B.2c).</p> <p>The city and county’s future land use plan promotes industrial and residential growth in the area (Exhibit 1.B.2.d & e). The subject parcel is located in an area where industrial is planned to transition into residential growth north of Cherry Lane. Some uses in the “M-1” Zone are not compatible with existing agricultural and future residential uses (Exhibit 1.B.3).</p> <p>A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit 1.D.6). The request for denial is due to the parcel being contiguous to the city’s jurisdiction where annexation is possible. City services are in close proximity to the subject parcel (Exhibit 1.D.5).</p> <p>On January 6, 2025, the applicant amended their rezoning application to a conditional rezone which limits use on the property to RV storage and outdoor equipment rental. DSD staff included the caretaker residence uses due to a single-family dwelling being prohibited in the “M-1” zone. <i>See Section 6 of this report for recommended development agreement conditions.</i></p> <p>The parcel is located in a floodplain (AE Zone, Exhibit 1.B.1). The existing RV storage and outdoor equipment rental uses are in violation (CDEF2022-0235, Exhibit 1.A.2.c.1) which means the uses also do not comply with floodplain development permit requirements (Exhibit 1.D.2 & 1.D.3). Inconsistency with floodplains development requirements (Chapter 7, Article 10A of the Canyon County Zoning Ordinance) present a high risk to impacting surrounding uses during a flood event.</p> <p>The applicant submitted a floodplain development permit on January 6, 2025, but it was incomplete (Exhibit 2.B). As a condition of the development agreement: Within 90 days from the date the development agreement is signed a floodplain development permit shall be submitted to DSD per CCCO Section 07-10A-09. Floodplain development compliance, meeting the minimum requirements of CCCO Section 07-10A-11 must be obtained within 180 days of floodplain development permit submittal. <i>See Section 6 of this report for recommended development agreement conditions.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-06-07(6)A4 Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?</p>
			<p>Staff Analysis As conditioned, the proposed use will not negatively affect the character of the area.</p>

			<p>The existing character of the area is a mix of agricultural, residential, and industrial uses (Exhibit 1.B.2a & 1.C). All existing industrial uses in the area are located within the incorporated area of Nampa (Exhibit 1.B.2.a & c).</p> <p>The city and county’s future land use plan promotes industrial and residential growth in the area (Exhibit 1.B.2.d & e). The subject parcel is located in an area where industrial growth transitions into residential growth. Some uses in the “M-1” Zone may negatively affect the residential character (Exhibit 1.B.3).</p> <p>A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit 1.D.6). The request for denial is due to the parcel being contiguous to the city’s jurisdiction where annexation is possible. City services are in close proximity to the subject parcel (Exhibit 1.D.5).</p> <p>On January 6, 2025, the applicant amended their rezoning application to a conditional rezone which limits use on the property to RV storage and outdoor equipment rental. DSD staff included the caretaker residence uses due to a single-family dwelling being prohibited in the “M-1” zone. Affected agency comments including the City of Nampa’s Engineering Department do not oppose the requested uses (Exhibit 1.D). No comments were received from property owners within 600 feet. As conditioned, the request will not negatively affect the character of the area and is not anticipated to impact the City of Nampa’s plans or city services. Any future use changes will require a rezone application to city annexation. <i>See Section 6 of this report for recommended development agreement conditions.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-06-07(6)A5 Will adequate facilities and services including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed conditional rezone?</p>
			<p>Staff Analysis</p> <p>The requested rezone to allow the established industrial uses to continue appears to have adequate services to serve the use. As conditioned, the request will be limited to an RV storage facility, outdoor equipment rental, and caretaker residence uses. As restricted, city services are not required. County rezone or city annexation will be required before any use change. <i>See Section 6 of this report for recommended development agreement conditions.</i></p> <p>Sewer: Individual septic (Exhibit 1.A.4). City sewer services are in close proximity to the property (Exhibit 1.D.5). Southwest District Health (SWDH) states the property is located in a nitrate priority area (Exhibit 1.D.7 & 1.B.2g). SWDH does not oppose the request subject to future septic systems being located outside of the floodway.</p> <p>Water: Individual Domestic Well (Exhibit 1.A.4). City sewer services are in close proximity to the property (Exhibit 1.D.5).</p> <p>Drainage: Borrow Ditches (Exhibit 1.A.4). The location of the ditches was not provided.</p> <p>Irrigation: Surface Irrigation Water (Exhibit 1.A.4).</p> <p>Utility: Utilities exist for the existing single-family dwelling. The required use does not require utility improvements (Exhibit 1.A.4)</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A6	Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?
			Staff Analysis	<p>As conditioned, the requested rezone which will allow the established RV storage use to continue is not anticipated to impact existing and future traffic patterns.</p> <p>The applicant is requesting approval of the “M-1” Zone to abate the violation on the subject parcel regarding the establishment of an RV storage facility and equipment rental use (Exhibit 1.A.2). The City of Nampa - Engineering Division finds that RV Storage has limited peak-hour movements and does not have any concerns regarding traffic impacts (Exhibit 1.D.5).</p> <p>As conditioned, the request will be limited to an RV storage facility, outdoor equipment rental, and caretaker residence uses. As restricted, traffic impacts are not anticipated by the City of Nampa Engineering Division. <i>See Section 6 of this report for recommended development agreement conditions.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A7	Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?
			Staff Analysis	<p>The subject property does have legal access to Madison Road, a principal arterial. The property has two access points onto Madison Road to provide ingress and egress for the existing dwelling and storage facility.</p> <p>The City of Nampa - Engineering Division states “a variance to allow the northerly Madison Road access was granted since the access is pre-existing and the use is for RV Storage which has limited peak-hour movements. Should the property ever be redeveloped, the northern access shall be disbanded and access established in accordance with all standards and guidelines of the City’s Access Management Policy and Construction Specifications” (Exhibit 1.D.5).</p> <p>As conditioned, the request will be limited to an RV storage facility, outdoor equipment rental, and caretaker residence uses. As restricted, access meets the City of Nampa requirements. <i>See Section 6 of this report for recommended development agreement conditions.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-06-07(6)A8	Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?
			Staff Analysis	<p>As conditioned, the request is not anticipated to impact essential services. <i>See Section 6 of this report for recommended development agreement conditions.</i></p> <p>Schools: No comment was received from the Nampa School District. Kuna School District provided an e-mail stating the property is not located in their district (Exhibit 1.D.9).</p> <p>Police: No comment was received from the Canyon County Sheriff’s Office.</p> <p>Fire protection & Emergency Medical Services: Nampa Fire District does not oppose the rezone for an RV Storage Facility. The parcel is located approximately one (1) mile from Nampa Fire Station 3 with an</p>

			<p>approximate response time of 3 minutes. The use can be served without negative impacts on the District’s response times and does not require additional public funding (Exhibit 1.D.8).</p> <p>No comments were received from the EMT/Ambulance.</p>
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Table 2. Area of City Impact

CCCO §09-11-25: APPLICATION PROCEDURES: The following procedures shall be adhered to in processing applications within the Nampa area of city impact:

A. Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article.

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CCCO 09-11-25 (CCCO 09-11-17)	<p>CCCO §09-11-17: APPLICABLE COMPREHENSIVE PLAN AND COMPREHENSIVE PLAN:</p> <p>(3) Comprehensive Plan Amendment Proposals: All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.</p>
			Staff Analysis	<ul style="list-style-type: none"> • A notice in accordance with 09-11-17(3) was sent to the City of Nampa on March 12, 2024. A hearing notice was also sent on November 19, 2024. • A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit 1.D.6 & 4.C). The request for denial is due to the parcel being contiguous to the city’s jurisdiction where annexation is possible. • As conditioned, the request will be limited to RV storage, outdoor equipment rental, and caretake residence uses. Affected agency comments including the City of Nampa’s Engineering Department do not oppose the requested uses (Exhibit 1.D). Any change of use will require a new rezoning application or city annexation. Therefore, the request is not anticipated to impact the city’s future land use plans. <i>See Section 6 of this report for recommended development agreement conditions.</i>

4. AGENCY COMMENTS

Agencies including the Canyon County Sheriff’s Office, Canyon County Paramedics/EMT, Canyon County Emergency Management Coordinator, Nampa Fire Protection District, Pioneer Irrigation District, Nampa

Highway District No. 1, Nampa School District, Idaho Transportation Department, COMPASS, Idaho Power, Intermountain Gas, CenturyLink, Zply, Flood District 10 & 11, Army Corp of Engineers, Canyon County Assessor’s Office, Canyon Soil Conservation District, Canyon County Engineering/Floodplain, Idaho Department of Environmental Quality, FEMA, Idaho Department of Water Resources (Water Rights), Idaho Agricultural Aviation Association, Southwest District Health, and the City of Nampa were notified of the subject application.

Staff received agency comments by the materials deadline of December 9, 2024, from the Idaho Department of Environmental Quality, DSD Floodplain Administrator, Idaho Transportation Department, City of Nampa – Engineering, City of Nampa – Planning, Nampa Fire District, and Southwest District Health. All agency comments received by the aforementioned materials deadline are located in **Exhibit 1.D. & 4.**

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

5. PUBLIC COMMENTS

Staff received no written public comments by the February 24, 2025, materials deadline.

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 revised application and supporting materials, the staff concludes that the proposed rezone is **compliant** with Canyon County Ordinance 07-06-05. A full analysis is detailed within the staff report.

The following development agreement conditions are recommended:

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. Within 90 days from the date the development agreement is signed a floodplain development permit shall be submitted to DSD per CCCO Section 07-10A-09. Floodplain development compliance, meeting the minimum requirements of CCCO Section 07-10A-11 must be obtained within 180 days of floodplain development permit submittal.
2. Development of the subject parcel shall be restricted to the following land uses:
 - a. RV Storage: The use shall not exceed 40 storage spaces. Hours of operation shall be from 9 am to 5 pm, Monday through Saturday.
 - b. Outdoor Equipment Rental: The existing U-Haul rental area and signage area shall not be expanded or extended.
 - c. Caretaker Residence: The existing dwelling is the caretaker residence.
3. All other land uses are prohibited. A land use change will require the development agreement to be terminated and require city annexation or a new rezoning application to be approved.
4. The developer shall comply with CCZO §07-06-07(4) Time Requirements: “All conditional rezones for a land use shall commence within two (2) years of the approval of the board.”

7. EXHIBITS:

1. Staff Report Packet Dated December 19, 2024

A. Application Packet & Supporting Materials

1. Master Application
 - a. Signed Conditional Rezone Disclosure
2. Letter of Intent
 - a. Letter of Intent
 - b. Exhibits submitted November 26, 2024
 1. Notice of Violation – CDEF2022-0235
 2. E-mail between DSD Code Enforcement and the Applicant dated December 1, 2022
 3. Application
 4. Email from the Applicant to DSD, dated December 29, 2022
 5. Applicant letter to City of Nampa Engineering, dated February 10, 2023
 6. E-mail between the City of Nampa and the applicant, dated March 27, 2023
 7. E-mail from Nampa Engineering to DSD, dated March 28, 2024
 8. E-mail from Nampa Engineering to the applicant, dated March 27, 2024
 9. E-mail between DSD and the Applicant, dated November 14, 2024
 10. E-mail from County Assessors to the Applicant, dated June 22, 2021
3. Neighborhood Meeting
4. Land Use Worksheet
5. Deed
6. Email between DSD and the Applicant, dated July 7, 2023
7. Email between DSD and the Applicant, dated November 14, 2024

B. Supplemental Documents

1. Parcel Tool – Parcel R31008
2. Cases Maps
 - a. Aerial
 - b. Vicinity
 - c. Zoning
 - d. Future Land Use – 2030
 - e. Future Land Use – Nampa
 - f. Subdivision w/report
 - g. Nitrate Priority & Wells
 - h. Soils & Prime Farmland w/report
 - i. Lot Classification
3. Land Use Matrix – CCZO Section 07-10-27

C. Site Visit Photos: November 21, 2024

D. Agency Comments Received by December 9, 2024

1. Idaho Dept. of Environmental Quality (DEQ), dated March 19, 2024
2. DSD Floodplain Administrator, dated January 24, 2023
3. Idaho Dept. of Water Resources (IDWR) – NFIP Coordinator, dated November 19, 2024
4. Idaho Transportation Department (ITD), dated April 12, 2024
5. City of Nampa – Engineering, dated March 28, 2024 (with past correspondence)
6. City of Nampa – Planning, dated March 14, 2024
7. Southwest District Health (SWDH), dated March 14, 2024
8. Nampa Fire District, dated April 8, 2024

9. Kuna School District, dated November 21, 2024

2. Revised Application Packet & Supporting Materials

- A. Revised Application & Supporting Materials – January 6, 2025
- B. DSD Email dated January 8, 2025
- C. Goodwin’s Exhibits Submitted on February 24, 2025

3. Additional Supplemental Documents

- A. Code Enforcement CDEF2022-0235 Case Notes (10/27/2022)

4. Comments Received by February 24, 2025

- A. Idaho Dept. of Environmental Quality, letter dated February 4, 2025
- B. Idaho Dept. of Water Resources (IDWR) – NFIP Coordinator, letter dated February 3, 2025
- C. City of Nampa – Planning, email dated January 30, 2025

EXHIBIT 1

Staff Report Packet Dated December 19, 2024

Planning & Zoning Commission

Case# RZ2022-0016

Hearing date: March 6, 2025



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

PLANNING DIVISION STAFF REPORT

CASE NUMBER: RZ2022-0016
APPLICANT/OWNER: Gary L. Goodwin
APPLICATION: Zoning Map Amendment (Rezone) of Parcel R31008 from “A” (Agricultural) to “M-1” (Light Industrial).
LOCATION: 16982 Madison Ave., Nampa. A portion of the NE ¼ of Section 10, Township 3N, Range 2W, BM, Canyon County, Idaho. Parcel R31008, 1.31 acres
ANALYST: Dan Lister, Principal Planner
REVIEWED BY: Carl Anderson, Planning Supervisor

REQUEST:
 The applicant, Gary Goodwin, requests a zoning map amendment (rezone) of Parcel R31008 from an “A” (Agricultural) zone to an “M-1” (Light Industrial) zone to legalize an RV storage facility and outdoor equipment rental uses established on the property (Exhibit A).

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	December 14, 2022
JEPA notice sent on:	March 12, 2024
Agency and Full Political notice:	November 19, 2024
Neighbor notification within 600 feet mailed on:	November 19, 2024
Newspaper notice published on:	November 19, 2024
Notice posted on-site on:	November 19, 2024

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1. BACKGROUND:
 The subject parcel, R31008, was created in its current configuration on June 20, 1979 (Instrument #865662; Tax 18-A). The existing dwelling and detached garage were assessed by the County circa 1960.
 On October 26, 2022, an RV storage facility and a U-Haul rental business were found to be established on the property. Per Exhibit A.4. Per the applicant, the use is operated from 9 am to 5 pm, Monday through Saturday. The use has a wall signage (3’x3’ and 8’ tall). The property provides up to 40 RV parking spaces.
 An RV storage facility and outdoor equipment rentals are prohibited in the “A” Zone (Exhibit B.3). A code violation was opened on October 27, 2022 (CDEF2022-0235, Exhibit A.2.c.1).

On December 15, 2022, the applicant submitted a zoning map amendment to the Canyon County Development Service Department (DSD). DSD staff recommended the applicant apply for a conditional rezone with a development agreement. The applicant signed the application and provided an e-mail declining the conditional rezone option (Exhibits A.1a, A.6 & A.7).

2. HEARING BODY ACTION:

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

Pursuant to Canyon County Ordinance Article 07-06-01(4)B if an amendment to a zone or zone boundary is approved, then the approved amendment shall be effective immediately upon written approval and shall be established and clearly indicated, as soon as practicable, on the zoning map or maps adopted as part of this chapter. The board shall, when considering an application for an amendment to the zoning ordinance, consider the comprehensive plan and other evidence gathered through the public hearing process.

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

OPTIONAL MOTIONS:

Approval of the Application: “I move to approve RZ2022-0016, Goodwin, finding the application **does** meet the criteria for approval under Article 07.06.05 of Canyon County Zoning Regulations, **finding that;** [Cite reasons for approval & Insert any additional conditions of approval].

Denial of the Application: “I move to deny RZ2022-0016, Goodwin, finding the application **does not** meet the criteria for approval under Article 07.06.05 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 RZ2022-0016, Goodwin, to a [date certain or uncertain]

3. HEARING CRITERIA

Table 1. Zoning Amendment Criteria Analysis

HEARING CRITERIA (07-06-05(1)): The commission shall review the particular facts and circumstances of each proposed zoning amendment and make a recommendation regarding the same to the board. The presiding party shall make its review in terms of the following standards and shall find adequate evidence regarding the following criteria when evaluating the proposed zoning district boundary amendment:				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
			07-06-05(1)A	Is the proposed zone change generally consistent with the comprehensive plan;

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	<p>The proposed zone change is <u>not</u> generally consistent with the Comprehensive plan. Although the requested zone aligns with the future land use plan in the 2030 Canyon County Comprehensive Plan (the Plan), it does not align with many of the goals and policies of the Plan.</p> <p>The 2030 Canyon County Comprehensive Plan designates the subject parcel and area south of Cherry Lane as “industrial” (Exhibit B.2d). North of Cherry Lane is an area designated as “residential”. The comprehensive plan encourages buffering and limiting uses in area transition from one designation to another (P4.04.05).</p> <p>Most of the area south, west, and east of the subject parcel is located within the City of Nampa’s jurisdiction. The City’s comprehensive plan designated the subject parcel “industrial” (Exhibit B.2e).</p> <p>Due to the number of industrial uses allowed in the “M-1” zone (CCZO Section 07-10-27, Exhibit B.3) without conditions or mitigation measures to ensure existing and future residential and city development are not impacted, the request does not align with the following goals and policies of the Plan:</p> <ul style="list-style-type: none"> • <u>Economic Development – P3.01.01</u>: Direct business development to locations that can provide necessary services and infrastructure. • <u>Land Use & Community Design – P4.04.01</u>: Support development in locations where services, utilities, and amenities are or can be provided. • <u>Land Use & Community Design – P4.04.02</u>: Align planning efforts in areas of city impact. • <u>Land Use & Community Design – P4.04.04</u>: Where city services are available, encourage land adjacent to city limits to annex instead of developing inconsistently within the County. • <u>Land Use & Community Design – P4.04.05</u>: Encourage buffering and/or transitional uses between residential and more impactful uses to promote the health and well-being of existing and future residents. • <u>Land Use & Community Design – P4.06.03</u>: Development should sustainably provide roadway and pathway connections, downward lighting, drainage, stormwater runoff, landscaping, re-vegetation of disturbed areas, underground utilities, and weed control. • <u>Natural Resources & Hazards – P5.01.03</u>: Encourage the protection of groundwater and surface water quality and quantity in land use through drought-tolerant design and community systems. • <u>Public Services, Facilities & Utilities – G7.01.00</u>: Endeavor to continue providing reliable public services, public safety facilities, & public utilities that support existing developed areas and future growth. • <u>Public Services, Facilities & Utilities – P7.01.02</u>: Encourage annexations within city impact areas where municipal services can be provided.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-06-05(1)B Staff Analysis	<p>When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation;</p> <p>In consideration of the surrounding land uses, the proposed rezone to an “M-1” (Light Industrial) zone is <u>not</u> more appropriate than the current zoning</p>

				<p>designation of “A” (Agricultural) unless conditioned to limit uses or annexed into the City of Nampa.</p> <p>The subject parcel is zoned “A” (Agricultural, Exhibit B.2.c). The parcel is located adjacent to existing residential, agricultural, and industrial uses. All the existing industrial uses are located in the City of Nampa’s jurisdiction.</p> <p>The city and county’s future land use plan promotes industrial and residential growth in the area (Exhibit B.2.d & e). The subject parcel is located in an area where industrial growth transitions into residential growth north of Cherry Lane. Some uses in the “M-1” Zone are not compatible with existing agricultural and future residential uses (Exhibit B.3). The applicant has established an RV storage and outdoor equipment rental use in violation (Exhibit A.2.c.1). However, the applicant does not wish to condition or restrict uses to established illegal uses (Exhibits A.1a, A.6 & A.7).</p> <p>A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit D.6). The request for denial is due to the parcel being contiguous to the city’s jurisdiction where annexation is possible. City services are in close proximity to the subject parcel (Exhibit D.5).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>07-06-05(1)C</p> <p>Staff Analysis</p>	<p>Is the proposed zoning map amendment compatible with surrounding land uses;</p> <p>The proposed zone change to an “M-1” Zone is <u>not</u> compatible with surrounding land uses.</p> <p>Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another’s use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.</p> <p>The existing character of the area is a mix of agricultural, residential, and industrial uses (Exhibit B.2a & C). All existing industrial uses in the area are located within the incorporated area of Nampa (Exhibit B.2.a and c).</p> <p>The city and county’s future land use plan promotes industrial and residential growth in the area (Exhibit B.2.d & e). The subject parcel is located in an area where industrial transitions into residential growth north of Cherry Lane. Some uses in the “M-1” Zone are not compatible with existing agricultural and future residential uses (Exhibit B.3). The applicant does not wish to condition or restrict uses (Exhibits A.1a, A.6 & A.7).</p> <p>A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit D.6). The request for denial is due to the parcel being contiguous to the city’s jurisdiction where annexation is possible. City services are in close proximity to the subject parcel (Exhibit D.5).</p> <p>The parcel is located in a floodplain (AE Zone, Exhibit B.1). The existing RV storage and outdoor equipment rental uses are in violation (CDEF2022-0235, Exhibit</p>

				A.2.c.1) which means the uses also do not comply with floodplain development permit requirements (Exhibit D.2 & D.3). Inconsistency with floodplains development requirements (Chapter 7, Article 10A of the Canyon County Zoning Ordinance) present a high risk of the illegal use impacting surrounding uses during a flood event.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-06-05(1)D	Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?
			<i>Staff Analysis</i>	<p>Without information and mitigation measures, the proposed use <u>will</u> negatively affect the character of the area.</p> <p>The existing character of the area is a mix of agricultural, residential, and industrial uses (Exhibit B.2a & C). All existing industrial uses in the area are located within the incorporated area of Nampa (Exhibit B.2.a & c).</p> <p>The city and county’s future land use plan promotes industrial and residential growth in the area (Exhibit B.2.d & e). The subject parcel is located in an area where industrial growth transitions into residential growth. Some uses in the “M-1” Zone may negatively affect the residential character (Exhibit B.3). The applicant does not wish to condition or restrict uses (Exhibits A.1a, A.6 & A.7).</p> <p>A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit D.6). The request for denial is due to the parcel being contiguous to the city’s jurisdiction where annexation is possible. City services are in close proximity to the subject parcel (Exhibit D.5).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-06-05(1)E	Will adequate facilities and services including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed zoning map amendment;
			<i>Staff Analysis</i>	<p>The subject parcel has adequate sewer, water, drainage, irrigation, and utilities to accommodate the current uses of the parcel. No information was provided demonstrating how other uses in the “M-1” zone can be accommodated.</p> <p>Sewer: Individual septic (Exhibit A.4). City sewer services are in close proximity to the property (Exhibit D.5). Southwest District Health (SWDH) states the property is located in a nitrate priority area (Exhibit D.7 & B.2g). SWDH does not oppose the request subject to future septic systems being located outside of the floodway.</p> <p>Water: Individual Domestic Well (Exhibit A.4). City sewer services are in close proximity to the property (Exhibit D.5).</p> <p>Drainage: Borrow Ditches (Exhibit A.4). The location of the ditches was not provided.</p> <p>Irrigation: Surface Irrigation Water (Exhibit A.4). Irrigation system not stated.</p> <p>Utility: Utility poles exist along the frontage of the parcel (Exhibit C).</p> <p>Potential Impacts: The requested rezone to allow the established RV storage use to continue appears to have adequate services to serve the use. However, the applicant does not wish to condition or restrict the rezone (Exhibits A.1a, A.6 & A.7). Therefore,</p>

				the list of industrial uses allowed in the “M-1” Zone (CCZO Section 07-10-27, Exhibit B.3) must be evaluated. Without more information, or conditions limiting uses to RV storage and outdoor equipment rentals, adequate services can be provided by the City of Nampa via annexation, especially in a nitrate priority area where wells in the area have nitrate issues (Exhibit B.2g).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-06-05(1)F	Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development;
			Staff Analysis	<p>The subject property does have legal access to Madison Road, a principal arterial. The property has two access points onto Madison Road to provide ingress and egress for the existing dwelling and storage facility.</p> <p>The City of Nampa - Engineering Division states “a variance to allow the northerly Madison Road access was granted since the access is pre-existing and the use is for RV Storage which has limited peak-hour movements. Should the property ever be redeveloped, the northern access shall be disbanded and access established in accordance with all standards and guidelines of the City’s Access Management Policy and Construction Specifications” (Exhibit D.5).</p> <p>Since the request does not include a condition to only consider the RV storage and outdoor equipment rentals use, adequate access for the list of uses allowed in the “M-1” Zone per CCZO Section 07-10-27 (Exhibit B.3) are not adequately addressed. Therefore, access impacts are unknown.</p> <p>The City of Nampa has jurisdiction over Cherry Lane and Madison Road. Annexation into the City of Nampa would address future access impact mitigation and necessary improvements (Exhibit B.2e, D.5 & D.6).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-06-05(1)G	Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts; and
			Staff Analysis	<p>The requested rezone which will allow the established RV storage use to continue is not anticipated to impact existing and future traffic patterns. However, the list of industrial uses allowed in the “M-1” Zone (CCZO Section 07-10-27) are not adequately addressed. Without more information, or conditions limiting uses to RV storage and outdoor equipment rentals, traffic impacts are unknown.</p> <p>The applicant is requesting approval of the “M-1” Zone to abate the violation on the subject parcel regarding the establishment of an RV storage facility and equipment rental use (Exhibit A.2). The City of Nampa - Engineering Division finds that RV Storage has limited peak-hour movements and does not have any concerns regarding traffic impacts (Exhibit D.5).</p> <p>Since the request does not include a condition to only consider the RV storage and outdoor equipment rentals use, traffic generation, and impacts based on the number of listed uses allowed in the “M-1” Zone per CCZO Section 07-10-27 (Exhibit B.3) are not adequately addressed. Therefore, traffic impacts outside of the RV storage use are unknown.</p>

				The City of Nampa has jurisdiction over Cherry Lane and Madison Road. Annexation into the City of Nampa would address future traffic impact mitigation and necessary improvements (Exhibit B.2e, D.5 & D.6).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-06-05(1)H	Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?
			Staff Analysis	<p>The request to allow the established use to continue is not anticipated to impact essential services. However, the list of industrial uses allowed in the "M-1" Zone may impact essential services unless mitigated.</p> <p>Schools: No comment was received from the Nampa School District. Kuna School District provided an e-mail stating the property is not located in their district (Exhibit D.9).</p> <p>Police: No comment was received from the Canyon County Sheriff's Office.</p> <p>Fire protection & Emergency Medical Services: Nampa Fire District does not oppose the rezone for an RV Storage Facility. The parcel is located approximately one (1) mile from Nampa Fire Station 3 with an approximate response time of 3 minutes. The use can be served without negative impacts on the District's response times and does not require additional public funding (Exhibit D.8).</p> <p>No comments were received from the EMT/Ambulance.</p> <p>Potential Impacts: Comments received do not address the potential impact of other uses allowed in the "M-1" zone per CCZO Section 07-10-27 (Exhibit B.3). Without conditions limiting uses to RV storage and outdoor equipment rentals, impacts are unknown.</p>

Table 2. Area of City Impact

CCCO §09-11-25: APPLICATION PROCEDURES: The following procedures shall be adhered to in processing applications within the Nampa area of city impact:

- A. Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article.

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CCCO 09-11-25 (CCCO 09-11-17)	<p>CCCO §09-11-17: APPLICABLE COMPREHENSIVE PLAN AND COMPREHENSIVE PLAN:</p> <p>(3) <u>Comprehensive Plan Amendment Proposals:</u> All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to</p>

			the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.
		Staff Analysis	<ul style="list-style-type: none"> • A notice in accordance with 09-11-17(3) was sent to the City of Nampa on March 12, 2024. A hearing notice was also sent on November 19, 2024. • A comment letter was received from the City of Nampa – Planning and Zoning Division recommending denial of the request (Exhibit D.6). The request for denial is due to the parcel being contiguous to the city’s jurisdiction where annexation is possible.

4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff’s Office, Canyon County Paramedics/EMT, Canyon County Emergency Management Coordinator, Nampa Fire Protection District, Pioneer Irrigation District, Nampa Highway District No. 1, Nampa School District, Idaho Transportation Department, COMPASS, Idaho Power, Intermountain Gas, CenturyLink, Ziplly, Flood District 10 & 11, Army Corp of Engineers, Canyon County Assessor’s Office, Canyon Soil Conservation District, Canyon County Engineering/Floodplain, Idaho Department of Environmental Quality, FEMA, Idaho Department of Water Resources (Water Rights), Idaho Agricultural Aviation Association, Southwest District Health, and the City of Nampa were notified of the subject application.

Staff received agency comments by the materials deadline of December 9, 2024, from the Idaho Department of Environmental Quality, DSD Floodplain Administrator, Idaho Transportation Department, City of Nampa – Engineering, City of Nampa – Planning, Nampa Fire District, and Southwest District Health. All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

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

5. PUBLIC COMMENTS:

Staff received no written public comments by the December 9, 2024 materials deadline.

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, the staff concludes that the proposed rezone is **not compliant** with Canyon County Ordinance 07-06-05. A full analysis is detailed within the staff report.

The applicant should consider the following to obtain approval:

1. Annex into the City of Nampa (Exhibit D.6); or
2. Request a conditional rezone with a development agreement limiting the use to an RV storage facility and equipment rental use.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
 - a. Signed Conditional Rezone Disclosure
2. Letter of Intent
 - a. Letter of Intent
 - b. Exhibits submitted November 26, 2024
 1. Notice of Violation – CDEF2022-0235
 2. E-mail between DSD Code Enforcement and the Applicant dated December 1, 2022
 3. Application
 4. Email from the Applicant to DSD, dated December 29, 2022
 5. Applicant letter to City of Nampa Engineering, dated February 10, 2023
 6. E-mail between the City of Nampa and the applicant, dated March 27, 2023
 7. E-mail from Nampa Engineering to DSD, dated March 28, 2024
 8. E-mail from Nampa Engineering to the applicant, dated March 27, 2024
 9. E-mail between DSD and the Applicant, dated November 14, 2024
 10. E-mail from County Assessors to the Applicant, dated June 22, 2021
3. Neighborhood Meeting
4. Land Use Worksheet
5. Deed
6. Email between DSD and the Applicant, dated July 7, 2023
7. Email between DSD and the Applicant, dated November 14, 2024

B. Supplemental Documents

1. Parcel Tool – Parcel R31008
2. Cases Maps
 - a. Aerial
 - b. Vicinity
 - c. Zoning
 - d. Future Land Use – 2030
 - e. Future Land Use – Nampa
 - f. Subdivision w/report
 - g. Nitrate Priority & Wells
 - h. Soils & Prime Farmland w/report
 - i. Lot Classification
3. Land Use Matrix – CCZO Section 07-10-27

C. Site Visit Photos: November 21, 2024

D. Agency Comments Received by December 9, 2024

1. Idaho Dept. of Environmental Quality (DEQ), dated March 19, 2024
2. DSD Floodplain Administrator, dated January 24, 2023
3. Idaho Dept. of Water Resources (IDWR) – NFIP Coordinator, dated November 19, 2024
4. Idaho Transportation Department (ITD), dated April 12, 2024
5. City of Nampa – Engineering, dated March 28, 2024 (with past correspondence)
6. City of Nampa – Planning, dated March 14, 2024
7. Southwest District Health (SWDH), dated March 14, 2024
8. Nampa Fire District, dated April 8, 2024
9. Kuna School District, dated November 21, 2024

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# RZ2022-0016

Hearing date: December 19, 2024

ZONING AMENDMENT CHECKLIST

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



Select Application Type:

- Zoning Map Amendment (Rezone)
- Rezone (No conditions; CCZO §07-06-05)
- ~~Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)~~
- Zoning Text Amendment (~~propose amendment to ordinance~~)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- Master Application completed and signed (See attached application)
 - Letter of Intent:
 - **Map Amendments:** Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):
 - Is the request generally consistent with the comprehensive plan?
 - When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
 - Is the request compatible with surrounding land uses?
 - Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
 - Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
 - Does legal access to the subject property for the request exist or will it exist at the time of development?
 - Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
 - Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
 - ~~Conditional rezone requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.~~
 - **Text Amendments:** Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.
 - Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
 - Land Use Worksheet (map amendment only) – See attached worksheet
 - ~~Draft of proposed ordinance change (text amendment only)~~
 - Deed or evidence of property interest to subject property
 - \$950 Rezone or \$1,400 for a Conditional Rezone** *CK 179*
 - ~~\$2800 Text Amendment~~
- (Fees are non-refundable)

NOTE:

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

CONDITIONAL REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

- The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____

DSD Planner: _____

Associated Case No: R22022-0016

We are changing To light Industrial To
Accomplish Compliance with the county,

EXHIBITS

- #1 11/21/2022 Development Services Department letter NOTICE OF VIOLATION/CEASE AND DESIST
- #2 12/01/2022 Emails between Eric Arthur and Gary/Debra Goodwin re: rezone
- #3 12/01/2022 ZONING AMENDMENT CHECKLIST (received from CCDS)
 - (a) 12/15/2022 MASTER APPLICATION
 - (b) 12/02/2022 NOTICE OF NEIGHBORHOOD MEETING (neighbors served)
 - (c) 12/14/2022 NEIGHBORHOOD MEETING SIGN-UP
 - (d) 01/27/2023 Verification letter re: northern entrance
 - (e) 12/15/2022 LAND USE WORKSHEET
 - (f) 08/24/1990 WARRANTY DEED
 - (g) 12/14/2022 North Nampa Storage check #179 \$950.00 (rezone fee)
- #4 12/29/2022 Email between Sage Huggins and Gary/Debra Goodwin
- #5 02/10/2023 Letter to City of Nampa (Caleb LaClair) re: zone change
- #6 02/10/2023, 03/23/2023, 03/27/2023
 - Emails between LaClair and Gary/Debra Goodwin re: zone change
- #7 03/28/2024 Email between LaClair and Amber Lewter, Dan Lister re: Access Variance
- #8 03/27/2023 Email between LaClair and Gary/Debra Goodwin re: Access Variance
- #9 11/07/2024, 11/14/2024
 - Emails between Dan Lister and Gary/Debra Goodwin re: Options/Response
- #10 06/22/2021 Email between Sam Stone (Canyon County Appraiser) and Gary Goodwin re: assessed value

RECEIVED
▶ NOV 26 2024 ◀
RECEIVED



Development Services Department



Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605
(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov/dsd

NOTICE OF VIOLATION / CEASE AND DESIST

November 21, 2022

Sent Certified and 1st-Class Mail

Gary L. Goodwin
16982 Madison Avenue
Nampa, ID 83687

Dear Property Owner:

Canyon County Development Services is investigating violations of the Zoning Ordinance on your property located at 16982 Madison Avenue, Nampa, ID; also known as parcel number R31008. The subject property is zoned "AG" (Agricultural).

• **ZONING ORDINANCE VIOLATIONS:**

- RV Storage Facility – North Nampa Storage: operating this type of business is not a permitted use in an area zoned "AG" (Agricultural) and is a violation of the Canyon County Zoning Ordinance (CCZO § 07-10-27).
- Equipment Rentals (outdoor) – U-Haul Truck Rental: operating this type of business is not a permitted use in an area zoned "AG" (Agricultural) and is a violation of the Canyon County Zoning Ordinance (CCZO § 07-10-27).

CORRECTION: Please **cease and desist** all business activities at this site **immediately**.
The businesses will have to be moved off-site to a property zoned for this type activity.

Development Services desires that property owners voluntarily correct all ordinance violations. You may call 208-454-7458 for Development Services -- select option four, then option one to contact a Code Enforcement Officer. To view the Canyon County Code, please visit our website at <http://www.canyoncounty.id.gov>.

Failure to respond to this notice will result in additional code enforcement action and may result in criminal prosecution pursuant to Canyon County Zoning Ordinance § 07-19-03:

07-19-03: CRIMINAL ENFORCEMENT PROCEDURE:

It shall be unlawful for any person to fail to comply with the preceding sections, or any part or provision, of this chapter. Upon conviction violations shall be punishable according to section 01-01-07 of the County's Ordinance, General Penalty. Criminal enforcement shall not foreclose use of other remedies in this chapter...

Planning • Zoning • Building • Code Enforcement

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.



Exhibit III
Exhibit A.2 - 3

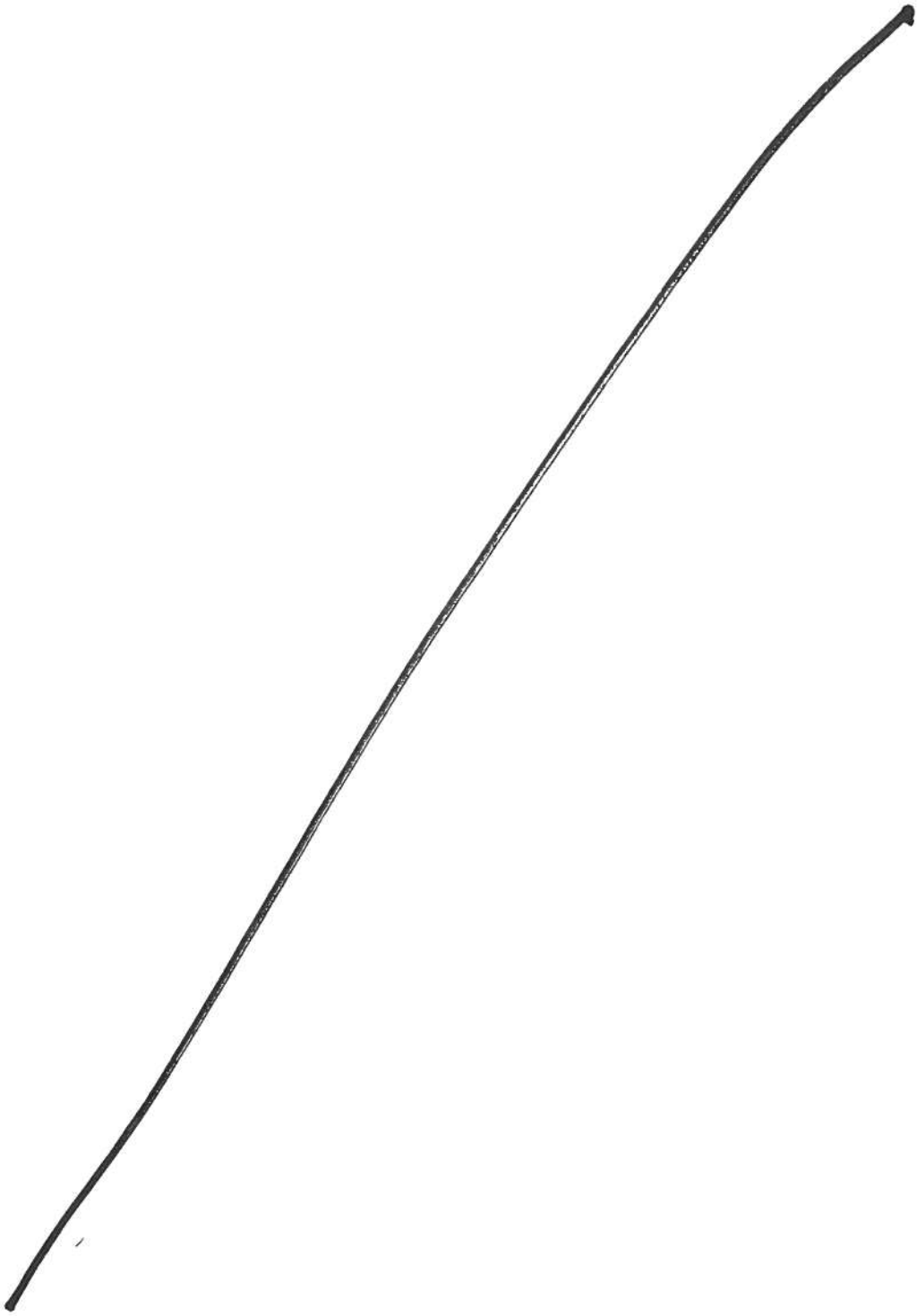
RE: 16982 Madison Avenue
November 21, 2022
Page 2

Criminal prosecution will require you to appear in the District Court of Canyon County. Should you be found guilty of a misdemeanor, you would be subject to fines and possible incarceration. Each day violations continue after notification of said violations shall constitute a separate offense and each violation shall be punishable as stated above. Development Services Department is hopeful such action will not be necessary.

Respectfully,



Eric Arthur, Code Enforcement Supervisor
eric.arthur@canyoncounty.id.gov
cc: case file CDEF2022-0235



Subject: RE: [External] case file CDEF2022-0235
From: Eric Arthur <Eric.Arthur@canyoncounty.id.gov>
Date: 12/1/2022, 11:29 AM
To: 'North Nampa Storage' <northnampastorage@gmail.com>

Provided the application and submitted by the end of 2022, we will not require the business operation to cease since it is likely the use will be approved. Thank you for your time this morning.

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

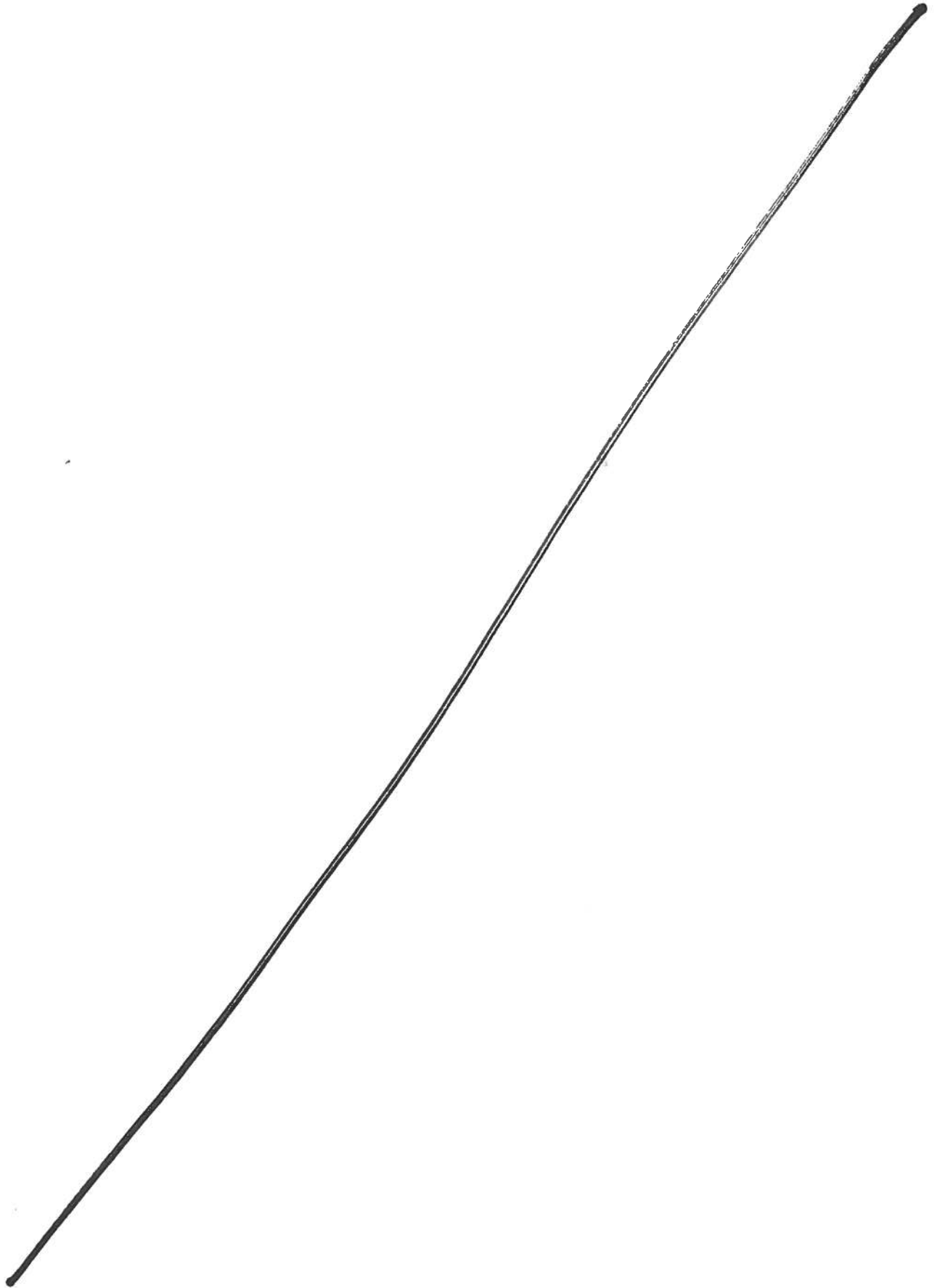
From: North Nampa Storage <northnampastorage@gmail.com>
Sent: Thursday, December 1, 2022 11:24 AM
To: Eric Arthur <Eric.Arthur@canyoncounty.id.gov>
Subject: [External] case file CDEF2022-0235

Mr. Arthur,

Thank you for meeting with us today. We are proceeding to work on the Rezoning so that we will be in compliance with zoning. We will keep you informed of progress as it is made. It is our understanding that no enforcement will be acted upon at this time pursuant to the Rezoning of our property located at 16982 Madison Rd, Nampa, Idaho.

Gary and Debra Goodwin

#2



ZONING AMENDMENT CHECKLIST

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



Select Application Type:

- Zoning Map Amendment (Rezone)
 - Rezone (No conditions; CCZO §07-06-05)
 - Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)
- Zoning Text Amendment (~~propose amendment to ordinance~~)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- Master Application completed and signed (See attached application)
 - Letter of Intent:
 - Map Amendments:** Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):
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 - When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
 - Is the request compatible with surrounding land uses?
 - Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
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 - Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
 - ~~• Conditional rezone requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.~~
 - Text Amendments:** Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.
- Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
- Land Use Worksheet (map amendment only) – See attached worksheet
- Draft of proposed ordinance change (text amendment only)
- Deed or evidence of property interest to subject property
- \$950 Rezone or \$1,400 for a Conditional Rezone *CR 179*
- ~~\$2800 Text Amendment~~
- (Fees are non-refundable)

Revised 6/21/22

#3

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Gary L Goodwin
	MAILING ADDRESS: 16982 Madison Rd, Nampa, Id, 83687
	PHONE: 208-249-9794 EMAIL: garygoodwin2@hotmail.com

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

Signature: *[Handwritten Signature]*

Date: 12-15-2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 16982 Madison Rd, Nampa, Id 83687	
	PARCEL #: 31009000 0	LOT SIZE/AREA: 1.4A
	LOT: BLOCK: SUBDIVISION: 10-3N-20 NE TX 19A IN NE 44	
	QUARTER: SECTION: TOWNSHIP: RANGE:	
	ZONING DISTRICT: FLOODZONE (YES/NO):	

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

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

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

Revised 1/3/21

(a)
Exhibit III
Exhibit A.2 - 9

NOTE:

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

CONDITIONAL REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____

DSD Planner: _____

Associated Case No: _____

Revised 6/21/22

NOTICE OF NEIGHBORHOOD MEETING

December 2, 2022

Dear Neighbor:

We are in the process of submitting an application for a REZONE 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 Section 07-01-15). **THE COUNTY IS REQUIRING US TO CHANGE THE ZONE DESIGNATION. WE ARE NOT MAKING ANY CHANGES TO OUR EXISTING PROPERTY.**

This meeting is for information 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 Permit is applied.

The Neighborhood Meeting details are as follows:

Date: December 14, 2022
Time: 1:00 PM
Location: 16982 Madison Road, Nampa, Idaho
Property Description: 10-3N-2W NE TX 18A IN NE 1/4

The project is summarized below:

Site Location: 16982 Madison Road, Nampa, Idaho (corner of Cherry Lane and Madison Road)
Proposed Access: 16982 Madison Rd
Total Acreage: 1.4 acres
Proposed Lots: 1

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 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 the meeting, please contact me by phone (208-249-9497), email (garvgoodwin2@hotmail.com), or correspondence (address above).

Sincerely,

Gary Goodwin

(b) X

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



SITE INFORMATION

Site Address: 16982 Madison Rd. Parcel Number: 31008000 0
 City:ampa State: Id ZIP Code: 83687
 Notices Mailed Date: Dec 3, 2022 Number of Acres: 1.4 Current Zoning: Ag
 Description of the Request: Change zoning to light industrial

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Gary Goodwin
 Company Name:
 Current address: 16982 Madison Rd
 City:ampa State: Id ZIP Code: 83687
 Phone: 208-229-9794 Cell: same Fax:
 Email: garygoodwin2@hotmail.com

MEETING INFORMATION

DATE OF MEETING: 12-14-2022 MEETING LOCATION: 16982 Madison Rd,ampa,Id
 MEETING START TIME: 1 PM MEETING END TIME: 1:30 PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Debra Goodwin	<i>Debra Goodwin</i>	Address above
2. Gary Goodwin	<i>Gary Goodwin</i>	Above Address
3.		
4.		
5.		
6.		
7.		
8.		
9.		

Revised 11/25/20

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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):

Gary Goodwin

APPLICANT/REPRESENTATIVE (Signature): *Gary Goodwin*

DATE: 12 / 14 / ~~2020~~ ²⁰²²

January 27, 2023

Canyon County Development Services

ATTN: Sage Huggins

111 North 11th Avenue

Caldwell, Idaho 83605

Re: Property located at 16982 Madison Road, Nampa, Idaho 83687

Dear Ms. Sage:

The northerly drive way entrance at 16982 Madison Road has been in use for 33 years during the time that the Goodwins have lived there and for more than 15 years prior to that. The northerly entrance has been there from the time that the original owner of all that area, had the existing divisions developed. That makes approximately 50 years or more of precedent.

<u>Signed</u>	<u>Years of Residence</u>	<u>Address</u>
<u>Robert Simpson</u>	<u>27</u>	<u>17260 Madison Rd</u>
<u>Robert Simpson</u>	<u>70</u>	<u>8713 Ustick Rd.</u>
<u>James Simpson</u>	<u>48</u>	<u>8713 Ustick Road</u>
<u>Charles Sartor</u>	<u>27</u>	<u>17260 Madison Rd.</u>
<u>Walter L. Rich</u>	<u>71</u>	<u>16477 Madison, 2nd</u>
<u>Harwin Rich</u>	<u>85</u>	<u>8356 Cherry Ln Nampa</u>
<u>Loretta Rich</u>	<u>32</u>	<u>8356 Cherry Lane Nampa</u>

cc: Eric Arthur, Code Enforcement Supervisor

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



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

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

- 1. DOMESTIC WATER:** Individual Domestic Well Centralized Public Water System City
 N/A – Explain why this is not applicable: _____
 How many Individual Domestic Wells are proposed? _____

- 2. SEWER (Wastewater)** Individual Septic Centralized Sewer system
 N/A – Explain why this is not applicable: _____

- 3. IRRIGATION WATER PROVIDED VIA:**
 Surface Irrigation Well None

- 4. IF IRRIGATED, PROPOSED IRRIGATION:**
 Pressurized Gravity

- 5. ACCESS:**
 Frontage Easement Easement width _____ Inst. # _____

- 6. INTERNAL ROADS:**
 Public Private Road User's Maintenance Agreement Inst # _____

- 7. FENCING** Fencing will be provided (Please show location on site plan)
Type: Chain Link Height: 6'

- 8. STORMWATER:** Retained on site Swales Ponds Borrow Ditches
 Other: _____

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential _____ Commercial _____ Industrial 1
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: RV Storage

2. DAYS AND HOURS OF OPERATION:

- Monday 9 AM to 5 pm
 Tuesday 9 am to 5 pm
 Wednesday 9 am to 5 pm
 Thursday 9 am to 5 pm
 Friday 9 AM to 5 pm
 Saturday 9 am to 5 pm
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? _____ No

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

Height: 3 ft Width: 3 ft. Height above ground: 8 ft

What type of sign: Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 40

Is there is a loading or unloading area? NO

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION? N/A

Building Kennel Individual Housing Other _____

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

Building Enclosure Barrier/Berm Bark Collars

4. ANIMAL WASTE DISPOSAL N/A

Individual Domestic Septic System Animal Waste Only Septic System

Other: _____

PN 18964

9015720

WARRANTY DEED

FOR VALUE RECEIVED GARY L. RICHARDSON and DEE A. RICHARDSON,
husband and wife

the Grantors, do hereby grant, bargain, sell and convey unto GARY L. GOODWIN and DEBRA JO
GOODWIN, husband and wife

the Grantees, whose address is ~~3816~~ 16982 MADISON AVE, NAMPA, ID 83687

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS
REFERENCE.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns
forever. And the said Grantors do hereby covenant to and with the said Grantees, that they the owners in fee simple of said
premises; that said premises are free from all encumbrances, except for general taxes and assessments for the year 1990 and
subsequent years, covenants, conditions, restrictions and easements of record;
and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: August 24, 1990

[Signature]
GARY L. RICHARDSON *[Signature]*
DEE A. RICHARDSON

STATE OF IDAHO
COUNTY OF CANYON
On this 24th day of August, 1990, before me a
notary public, personally appeared GARY L. RICHARDSON
AND DEE A. RICHARDSON, known or identified to me to be
the person(s) who(ese) name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they
have executed the same.

[Signature]
Notary Public
Residing at CALDWELL, Idaho
My commission expires: 2-16-96

PIONEER TITLE COMPANY OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

(F)
Exhibit III
Exhibit A.2 - 18

SECTION 14

A tract of land located on the Northwest Quarter of the Northeast Quarter of Section 14, Township 3 North, Range 2 West, Boise Meridian, Blaine County, Idaho, more particularly described as follows:

BEGINNING at a railroad sign marking the center of section township to find Sec 14 and 15, Township 3 North, Range 2 West, Boise Meridian thence

South 89° 10' 00" East along the railroad line or marked line of Section 14 and 15, 241.00 feet to a corner point, thence

South 89° 10' 00" East to a corner point, thence

West 134.00 feet to a point, thence

North 21° 51' 00" East to the POINT OF BEGINNING;

EXCEPT to the extent of the right of way of the Boise and Idaho Railroad Company.

9015980

90 AUG 29 PM 1 22

RECORDED

CALIFORNIA RECORDS

BY [Signature]

REGISTERED ENGINEER - IDAHO

[Signature] & Co.

NOTED FOR RECORD
Government

Printed name of the payee on back

Capital Educators Credit Union
no. 72573241

North Nampa Storage
16982 Madison Rd
Nampa, ID 83687

12/14/2022

PAY TO THE
ORDER OF

\$ **950.00

Nine Hundred Fifty Only*****

DOLLARS

Canyon Co. Development Services
111 N. 11th Ave #310
Caldwell, Id 83605



MEMO
Rezone Fee

[Redacted area]

North Nampa Storage

12/14/2022

950.00

Checking North Nampa Rezone Fee

950.00

North Nampa Storage

12/14/2022

000179
950.00

Checking North Nampa Rezone Fee

950.00



10210

(9)

Exhibit III

Subject: ,Case: RZ2022-0016

From: Gary Goodwin <garygoodwin2@hotmail.com>

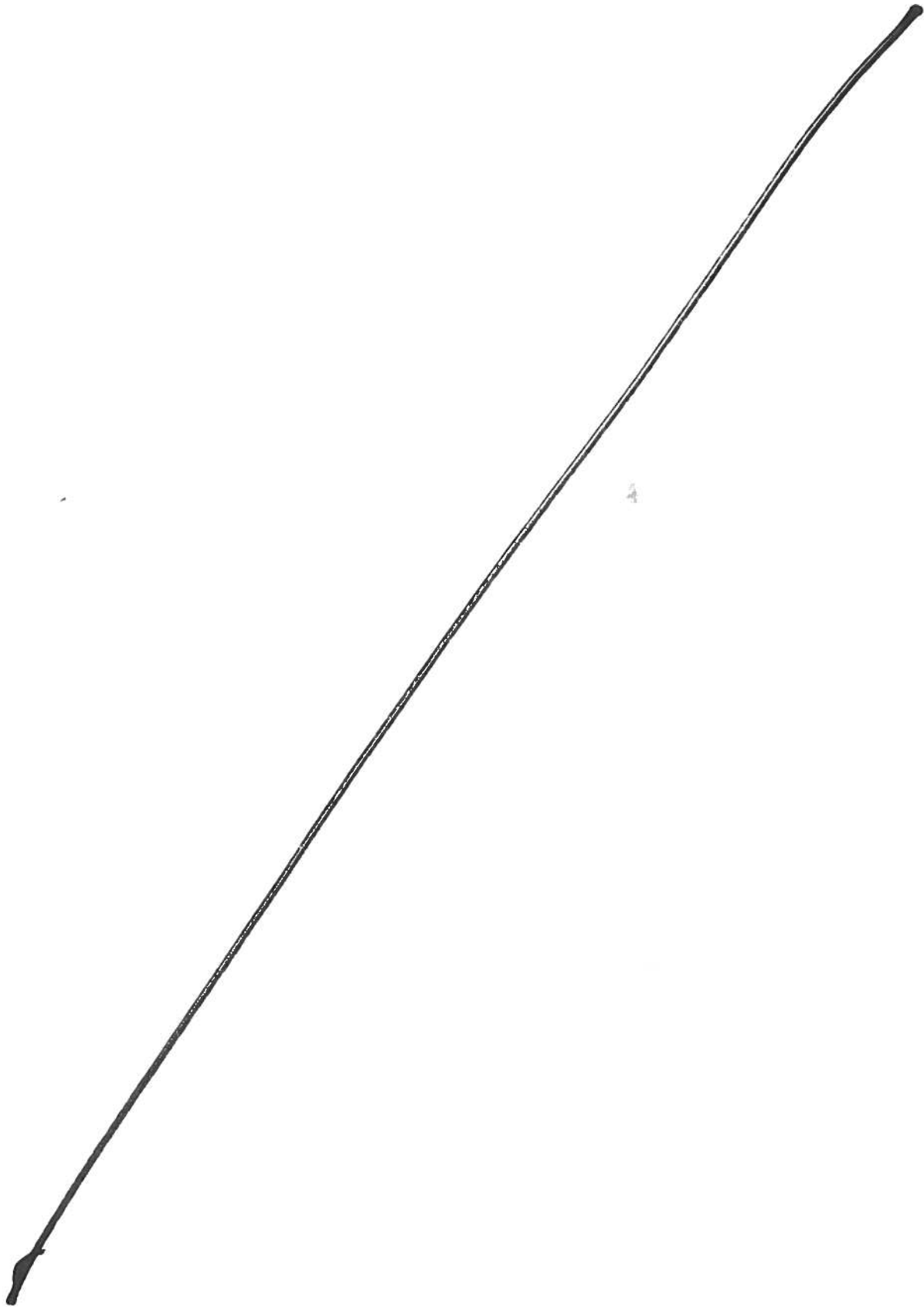
Date: 12/29/2022, 2:37 PM

To: sage.huggins@canyoncounty.id.gov

We recieved a cease and desist order from the office there. We are complying with what they said to do. We are changing the zoning so that it covers what we are we are already doing. Nothing is changing except for the zoning designation. This is what the compliance officer told us to do. If there is anything else that you want to discuss, could you tell us a time to come in and we will discuss it with you.

Gary and Debra Goodwin

4



2023 (connection)
February 10, 2022

City of Nampa
ATTN: Caleb LaClair
ENGINEERING DIVISION
411 3rd Street South
Nampa, Idaho 83651
Via Email: laclaircityofnampa.us

Re: Property Location: 16982 Madison Road, Nampa, ID 83687
Owners: Gary and Debra Goodwin
Businesses: RV Storage and U-Haul

Dear Caleb:

On February 2, 2023, we met with Canyon County Development Services regarding a REZONE to light industrial for above-referenced property. Prior to that meeting, we received a letter dated November 21, 2022 from Development Services of NOTICE OF VIOLATION/CEASE AND DESIST (see Attachment #1). On December 1, 2022, we met with Eric Arthur, Code Enforcement Supervisor, and received forms to complete a REZONE (No Conditions) as directed. His email dated December 1, 2022 confirmed that the business operation would not be required to cease “since it is likely the use will be approved.” (See Attachment #2.) On or about December 14, 2022, I hand delivered the ZONING AMENDMENT CHECKLIST (see Attachment #3) to Development Services. On January 24, 2023, we received an email from Sage Huggins, Planning Technician, regarding further issues relating to the rezone (see Attachment #4). This led to the meeting on February 2, 2023 with Sage Huggins, Stephanie Hailey, Deb Root, and Eric Arthur. At that meeting, we were told to communicate with the City of Nampa since the highway department had precedent over our road. They felt the main problem was the access to our property. Mr. Arthur said we could continue to operate our business. On February 6, 2023, we contacted Rob Ashby, Nampa City P&Z, and understood from our conversation that the City would have no concerns about the land use, and to contact Caleb LaClair, City Engineer.

Below are our reasons for the rezone in Canyon County:

1. Is the request generally consistent with the city's comprehensive plan for the area? Yes. Their comprehensive plan is light industrial.
2. When considering the surrounding land uses, is the request more appropriate than the current zoning designation? Yes. The existing zone designation is “Agricultural” and there is no agriculture on this property.
3. Is the request compatible with surrounding land uses? Yes. The surrounding area is light industrial.
4. Will the request negatively affect the character of the area? No. (See attached NOTICE OF NEIGHBORHOOD MEETING with CHECKLIST).

#5

5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? N/A. City water and sewer is available on Madison Road but not being used.
6. Does legal access to the subject property for the request exist or will it exist at the time of Development? See response #7.
7. Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? No. The access to the property has been in use for over 70 years and as such, falls under "Legal Non-Conforming Use (Grandfather Rights)." (See Attachment #5/ neighbors' affirmation of use.) There has been no negative impact of this access during this full period of time.
8. Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? No.
9. Property Taxes? The property has been assessed and taxed consistent with the light industrial, RV storage use.
10. Insurance/Use? The property has full liability and structure insurance. All commercial trucks are insured by U-Haul and all owners of property stored have to carry their own insurance for all contingencies, i.e., flood, fire, collision. The property is storage only, with no services, electricity, fuel, sewer, water, or occupancy allowed in the RVs.

We are asking the City of Nampa to recognize and grant the "Legal, Non-Conforming Use" of the access, and to accept the zone change to light industrial to be used for RV storage.

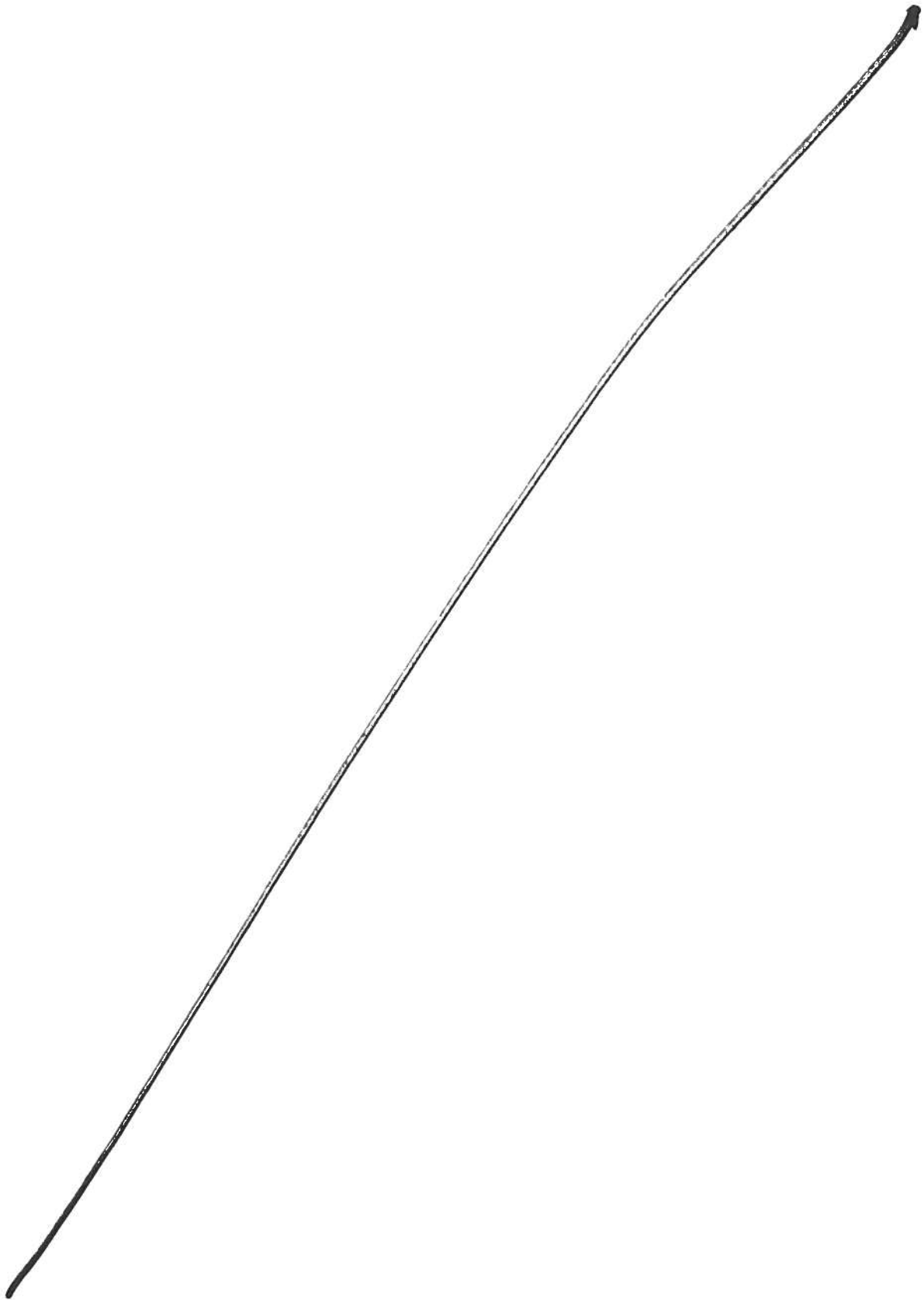
Thank you for your time and consideration.

Sincerely,



Attachments (see exhibit 3)

cc: Rob Ashby, Nampa City P&Z (Via Email: ashbyr@cityofnampa.us)
William Mason (Via Email: wmason@masonandassociates.us)



Subject: 16982 Madison Ave - Access Variance (County Application RZ2022-0016)

From: Caleb Laclair <laclairc@cityofnampa.us>

Date: 3/27/2023, 5:47 PM

To: Gary Goodwin <garygoodwin2@hotmail.com>

CC: Rodney Ashby <ashbyr@cityofnampa.us>, "wmason@masonandassociates.us" <wmason@masonandassociates.us>, Daniel Badger <BadgerD@cityofnampa.us>, Sage Huggins <Sage.Huggins@canyoncounty.id.gov>

Hello Gary and Deborah,

The City Engineer has reviewed your letter dated February 10, 2023 requesting a variance to the City's Access Management Policy with regard to access separation to a major intersection for your northerly access at 16982 Madison Ave. Given the circumstances, that the access is pre-existing and the use is for RV Storage which has limited peak hour movements, the City Engineer has agreed to grant a variance to the City's separation standard. Should the property ever be redeveloped, the northerly access shall be disbanded and access established in accordance with all standards and guidelines of the City's Access Management Policy and Construction Specifications.

Sincerely,



Caleb LaClair, P.E.
Assistant City Engineer, Engineering
O: 208.468.5422, C: 208.250.2679
[City of Nampa, Like us on Facebook](#)



From: Gary Goodwin <garygoodwin2@hotmail.com>

Sent: Friday, March 24, 2023 3:40 PM

To: Caleb Laclair <laclairc@cityofnampa.us>

Cc: Rodney Ashby <ashbyr@cityofnampa.us>; wmason@masonandassociates.us; Daniel Badger <BadgerD@cityofnampa.us>

Subject: [External]Re: [External]Re: Rezoning

Caution: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

Thank you. Debra

On 3/23/2023 5:25 PM, Caleb Laclair wrote:

Hello Gary,

I don't have record of receiving the below referenced email in February with attached letter. The first I saw the letter was when Sage forwarded it to me earlier this week. It's possible the email got stuck in our quarantine. This happens sometimes when emails come in from unknown senders with attachments.

As I had mentioned to you on the phone when we spoke previously, the decision regarding access and variance to the City's access management policy lies with the City Engineer. He is out of the office this week, but I have made a note to review this with him when he is back on Monday now that I have the letter.

Best,

6

Exhibit III

3/27/2023, 6:00 PM

Exhibit A.2 - 26

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

From: Gary Goodwin <garygoodwin2@hotmail.com>
Sent: Thursday, March 23, 2023 5:04 PM
To: Caleb Laclair <laclairc@cityofnampa.us>
Cc: Rodney Ashby <ashbyr@cityofnampa.us>; wmason@masonandassociates.us
Subject: [External]Re: Rezoning

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Mr. LaClair: We understood that you were going to contact those departments with the City of Nampa that would be involved in our request to rezone our property in the County of Canyon. Also, has Canyon County Development Services been in contact with you? Sage Huggins from Development Services emailed us on February 28th regarding our application and I forwarded a copy of our letter we sent to you. Please update. Thank you. Debra

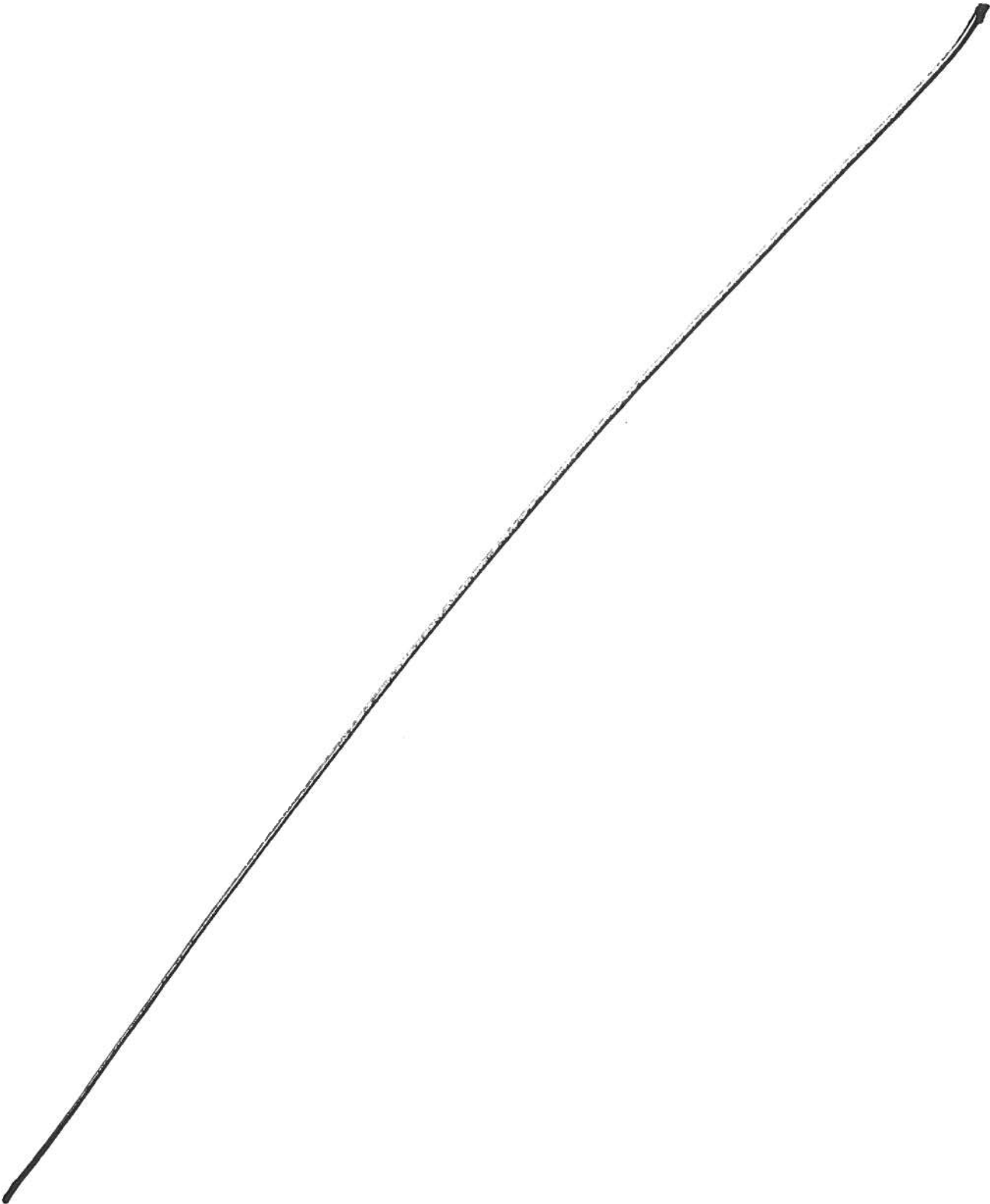
P.S. My letter to you should have read February 10, 2023 not 2022.

On 2/10/2023 11:47 AM, Gary Goodwin wrote:

(see exhibit 5)
Mr. LaClair: Attached is our letter per your instructions to grant the "Legal, Non-Conforming Use" of our access. You indicated you would handle it getting to the appropriate person(s). Thank you. Gary Goodwin

208 249 9794

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.



Dan Lister

From: Caleb Laclair <laclairc@cityofnampa.us>
Sent: Thursday, March 28, 2024 3:55 PM
To: Amber Lewter; Dan Lister
Cc: Kristi Watkins; Doug Critchfield
Subject: [External] RE: JEPA Notification RZ2022-0016 Goodwin

Hello Dan,

Per our earlier correspondence from March 2023 regarding access to this property, a variance to allow the northerly Madison Rd access was granted since the access is pre-existing and the use is for RV Storage which has limited peak hour movements. Should the property ever be redeveloped, the northerly access shall be disbanded and access established in accordance with all standards and guidelines of the City's Access Management Policy and Construction Specifications.

Best,

Caleb LaClair, P.E.

Assistant City Engineer, Engineering

O: 208.468.5422, C: 208.250.2679

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, March 12, 2024 10:14 AM
To: Caleb Laclair <laclairc@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks Staff Email <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>
Subject: JEPA Notification RZ2022-0016 Goodwin

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of Nampa and Canyon County, that the Development Services Department has accepted the following application: RZ2022-0012. Attached for your review is a copy of the letter of intent and a site plan.

You are invited to provide written testimony by **April 11, 2024**, although at this point, no hearing date has been set. 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.

If you would like additional information please contact the Planner **Dan Lister** at daniel.lister@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

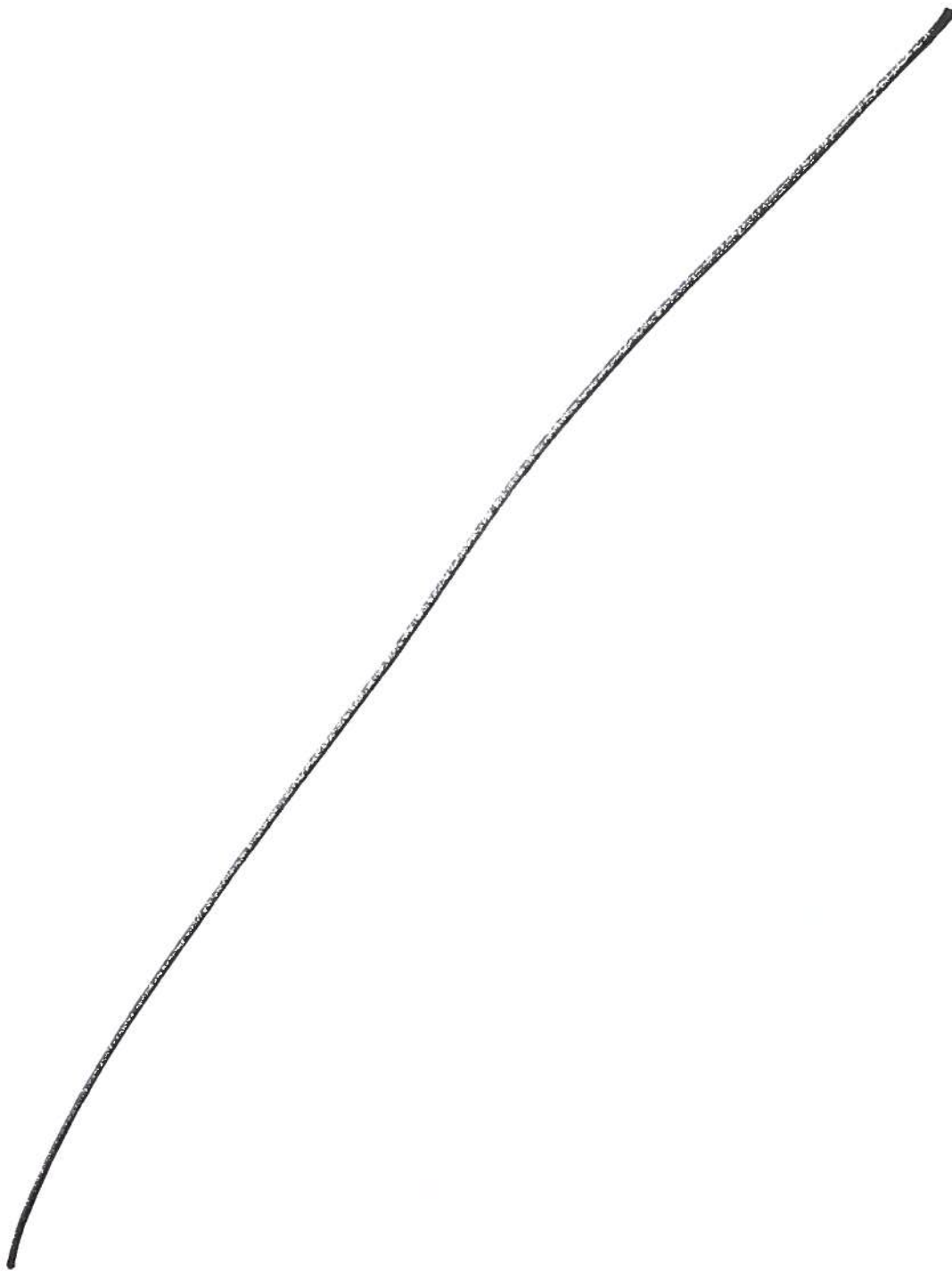
8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

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Dan Lister

From: Caleb Laclair <laclairc@cityofnampa.us>
Sent: Monday, March 27, 2023 5:48 PM
To: Gary Goodwin
Cc: Rodney Ashby; wmason@masonandassociates.us; Daniel Badger; Sage Huggins
Subject: [External] 16982 Madison Ave - Access Variance (County Application RZ2022-0016)

Hello Gary and Deborah,

The City Engineer has reviewed your letter dated February 10, 2023 requesting a variance to the City's Access Management Policy with regard to access separation to a major intersection for your northerly access at 16982 Madison Ave. Given the circumstances, that the access is pre-existing and the use is for RV Storage which has limited peak hour movements, the City Engineer has agreed to grant a variance to the City's separation standard. Should the property ever be redeveloped, the northerly access shall be disbanded and access established in accordance with all standards and guidelines of the City's Access Management Policy and Construction Specifications.

Sincerely,



Caleb LaClair, P.E.
Assistant City Engineer, Engineering
O: 208.468.5422, C: 208.250.2679
[City of Nampa, Like us on Facebook](#)
NAMPAReady

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Sent: Friday, March 24, 2023 3:40 PM
To: Caleb Laclair <laclairc@cityofnampa.us>
Cc: Rodney Ashby <ashbyr@cityofnampa.us>; wmason@masonandassociates.us; Daniel Badger <BadgerD@cityofnampa.us>
Subject: [External]Re: [External]Re: Rezoning

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Caleb LaClair, P.E.

Assistant City Engineer, Engineering

O: 208.468.5422, C: 208.250.2679

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Mr. LaClair: We understood that you were going to contact those departments with the City of Nampa that would be involved in our request to rezone our property in the County of Canyon. Also, has Canyon County Development Services been in contact with you? Sage Huggins from Development Services emailed us on February 28th regarding our application and I forwarded a copy of our letter we sent to you. Please update. Thank you. Debra

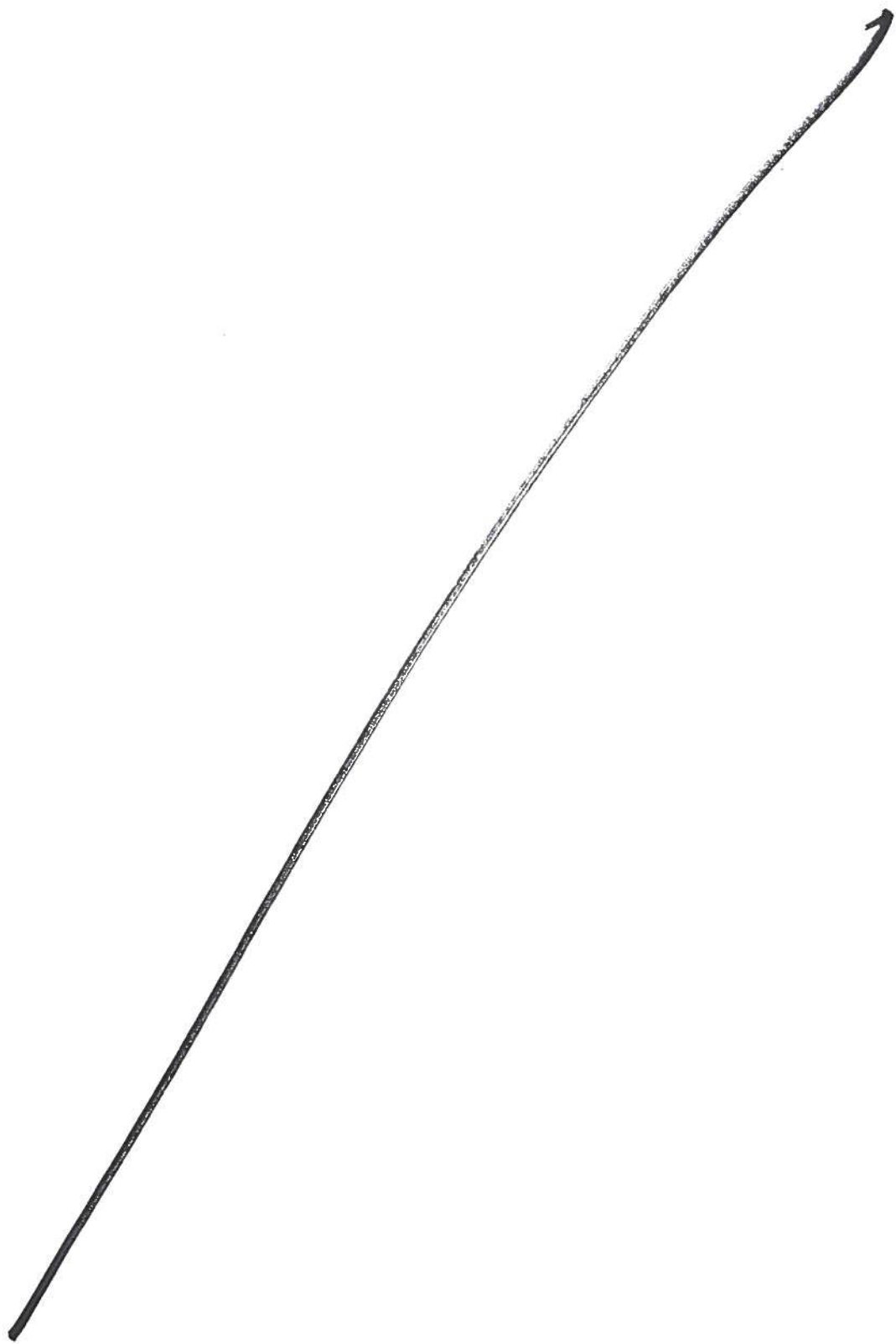
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208 249 9794

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Subject: Re: Zoning Map Amendment - RZ2022-0016
From: Gary Goodwin <garygoodwin2@hotmail.com>
Date: 11/14/2024, 9:20 AM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
CC: Carl Anderson <carl.anderson@canyoncounty.id.gov>, BOCC@canyoncounty.id.gov

Mr. Lister: As to the below options, we do not want to amend our Application to a "conditional rezone" and decline your recommended Option # 1. Please advise of any hearing dates. Thank you.

Gary/Debra Goodwin

208 353 4722

cc: Leslie Van Beek, Commissioner

On 11/7/2024 4:56 PM, Dan Lister wrote:

Mr. Goodwin,

On November 4, 2024, Case No RZ2022-0016 was assigned to me. Upon review of the application and comments received (attached) the following is recommended:

- Amend the request to a conditional rezone and limit uses to mini/RV storage facility, equipment rental and caretaker residence. The conditions should limit the capacity of the storage and rental use to what exists on the parcel now. This would require an operations plan with site plan to be submitted identifying the hours of operation, number of employees and storage/rental capacity on the 1.4 acre parcel.
 - The application submitted is signed declining the conditional rezone option. Therefore, the request cannot be conditioned or restricted.
 - Because the request cannot be conditioned/restricted to your current commercial uses, the request to "M-1" must be reviewed to potentially accommodate the full list of commercial and industrial uses listed under the "M-1" Zone in the Land Use Matrix (CCZO Section 07-10-27, attached). Many of the uses listed in the M-1 zone may not be appropriate within an area transitioning from industrial to residential as shown in the county and city's future land use maps. Many of the commercial and industrial uses could be better served by the City of Nampa where city services exist and standards exist for mixed uses.

Options

1. Amend the application from a zoning map amendment (Rezone) to a conditional rezone as recommended above. The additional fee is \$450. If you choose this option, let me know how much time you'll need to submit revised information.
2. No change. Response letting me that you decline the recommended option. Once I receive

#9

the response, I'll schedule the case for either the 12/19/2024 or 1/2/2025 public hearing (depending on workload).

If a response is not received by November 21, 2024, DSD will move forward with no change and schedule the case for the next available hearing.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

****We will not be closed during lunch hour ****

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From: Sam Stone
Sent: Tuesday, June 22, 2021 11:45 AM
To: 'Gary Goodwin'
Subject: RE: 16982 Madison Ave Assessed Value

Yes, That is correct. After the \$125,000 exemption the taxable value for property tax purposes would be \$348,800.

From: Gary Goodwin <garygoodwin2@hotmail.com>
Sent: Tuesday, June 22, 2021 11:43 AM
To: Sam Stone <SStone@canyonco.org>
Subject: RE: 16982 Madison Ave Assessed Value

Is that before the exemption

Sent from Mail for Windows 10

From: Sam Stone
Sent: Tuesday, June 22, 2021 11:25 AM
To: 'garygoodwin2@hotmail.com'
Subject: 16982 Madison Ave Assessed Value

Hi Gary,

It was great to meet with you and your wife earlier. I've adjusted both the total number of RV spaces on your property as well as the monthly asking rate in our model per our conversation.

The Total Assessed Value for your property has been adjusted down to \$473,800. That's a reduction of 28% from the original 2021 assessment value.

The breakdown is as follows: \$132,900 for the RV storage portion and \$340,900 for the front portion, with the residence portion.

If this value is acceptable to you, please respond to this email and I'll finalize the adjustments.

Regards,



Sam Stone

Senior Certified Commercial Appraiser

Canyon County Assessor's Office

111 N 11th Ave, Ste. 250

Caldwell, Idaho 83605

(208) 455-6014 *direct*

(208) 454-7349 *fax*

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NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx 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: 16982 Madison Rd.	Parcel Number: 310080000
City: Nampa	State: Id
Notices Mailed Date: Dec. 2, 2022	ZIP Code: 83687
Description of the Request: Change zoning To light Industrial	Number of Acres: 1.4
	Current Zoning: Ag

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Gary Goodwin		
Company Name:		
Current address: 16982 Madison Rd		
City: Nampa	State: Id	ZIP Code: 83687
Phone: 208-249-9794	Cell: same	Fax:
Email: garygoodwin2@hotmail.com		

MEETING INFORMATION

DATE OF MEETING: 12-14-2022	MEETING LOCATION: 16982 Madison Rd, Nampa, Id
MEETING START TIME: 1 PM	MEETING END TIME: 1:30 PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Debra Goodwin	<i>Debra Goodwin</i>	Address above
2. Gary Goodwin	<i>Gary Goodwin</i>	Above Address
3.		
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):

Gary Goodwin

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 12 / 14 / 2020

NOTICE OF NEIGHBORHOOD MEETING

December 2, 2022

Dear Neighbor:

We are in the process of submitting an application for a REZONE 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 Section 07-01-15). **THE COUNTY IS REQUIRING US TO CHANGE THE ZONE DESIGNATION. WE ARE NOT MAKING ANY CHANGES TO OUR EXISTING PROPERTY.**

This meeting is for information 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 Permit is applied.

The Neighborhood Meeting details are as follows:

Date: December 14, 2022
Time: 1:00 PM
Location: 16982 Madison Road, Nampa, Idaho
Property Description: 10-3N-2W NE TX 18A IN NE 1/4

The project is summarized below:

Site Location: 16982 Madison Road, Nampa, Idaho (corner of Cherry Lane and Madison Road)
Proposed Access: 16982 Madison Rd
Total Acreage: 1.4 acres
Proposed Lots: 1

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 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 the meeting, please contact me by phone (208-249-9497), email (garygoodwin2@hotmail.com), or correspondence (address above).

Sincerely,

Gary Goodwin



LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

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

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

- 1. DOMESTIC WATER:** Individual Domestic Well Centralized Public Water System City
 N/A – Explain why this is not applicable: _____
 How many Individual Domestic Wells are proposed? _____

- 2. SEWER (Wastewater)** Individual Septic Centralized Sewer system
 N/A – Explain why this is not applicable: _____

- 3. IRRIGATION WATER PROVIDED VIA:**
 Surface Irrigation Well None

- 4. IF IRRIGATED, PROPOSED IRRIGATION:**
 Pressurized Gravity

- 5. ACCESS:**
 Frontage Easement Easement width _____ Inst. # _____

- 6. INTERNAL ROADS:**
 Public Private Road User's Maintenance Agreement Inst # _____

- 7. FENCING** Fencing will be provided (Please show location on site plan)
 Type: Chain Link Height: 6'

- 8. STORMWATER:** Retained on site Swales Ponds Borrow Ditches
 Other: _____

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential _____ Commercial _____ Industrial 1
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

- Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: RV Storage

2. DAYS AND HOURS OF OPERATION:

- Monday 9 AM to 5 pm
 Tuesday 9 AM to 5 pm
 Wednesday 9 AM to 5 pm
 Thursday 9 AM to 5 pm
 Friday 9 AM to 5 pm
 Saturday 9 AM to 5 pm
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? _____ No

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

Height: 3 ft Width: 3 ft. Height above ground: 8 ft

What type of sign: Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 40

Is there is a loading or unloading area? no

ANIMAL CARE RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** 0 _____

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

- Building Kennel Individual Housing Other _____

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

- Building Enclosure Barrier/Berm Bark Collars

4. **ANIMAL WASTE DISPOSAL** N/A

- Individual Domestic Septic System Animal Waste Only Septic System
 Other: _____

PN 18964

9015980

WARRANTY DEED

**FOR VALUE RECEIVED GARY L. RICHARDSON and DEE A. RICHARDSON,
husband and wife**

the Grantors, do hereby grant, bargain, sell and convey unto **GARY L. GOODWIN and DEBRA JO GOODWIN, husband and wife**

the Grantees, whose address is ~~3016~~ **16982 11 09** **MADISON AVE, NAMPA, ID 83687**

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they the owners in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 1990 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: August 24, 1990

[Handwritten signatures]
GARY L. RICHARDSON **DEE A. RICHARDSON**

**STATE OF IDAHO
COUNTY OF CANYON**

On this 24th day of August, 1990, before me a notary public, personally appeared **GARY L. RICHARDSON AND DEE A. RICHARDSON**, known or identified to me to be the person(s) who(se) name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they have executed the same.

[Handwritten signature]
Notary Public
Residing at CALDWELL, Idaho
My commission expires: 2-16-96

**PIONEER TITLE COMPANY
OF CANYON COUNTY**

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

EXHIBIT "A"

A tract of land located on the Northwest Quarter of the Northeast Quarter of Section 10, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at a railroad spike marking the Quarter corner common to Sections 3 and 10, Township 3 North, Range 2 West, Boise Meridian; thence

South 89° 50' 20" East along the section line common to said Sections 3 and 10, 264.00 feet to a steel pin; thence

South 216.84 feet to a steel pin; thence

West 264.00 feet to a point; thence

North 217.61 feet to the POINT OF BEGINNING;

EXCEPT any portion lying within the right of way for Cherry Lane and Madison Road.

9015980

RECORDED

'90 AUG 29 PM 1 22

HEIDI KERR

CANYON CNTY RECORDER

BY *D. Cherry*

REQUEST: PIONEER -- NAMPA

TYPE: hood FOR 6.00

SCHEDULE B SECTION I
Commitment

Dan Lister

From: Gary Goodwin <garygoodwin2@hotmail.com>
Sent: Friday, July 7, 2023 11:20 AM
To: Sage Huggins
Cc: laclairc@cityofnampa.us; wmason@masonandassociates.us
Subject: [External] Re: Response Needed: RZ2022-0016 Update

Ms. Huggins:

We did not receive your first email dated May 24, 2023. We are now responding to your July 7, 2023 email. We are reaffirming our intent to have a STRAIGHT REZONE pursuant to our application. Thank you.

Gary and Debra Goodwin

On 7/7/2023 10:14 AM, Sage Huggins wrote:

Good Morning,

Wanted to reach out again regarding this. If you have any questions feel free to reach out.

Thanks,

Sage Huggins
Planner I
Canyon County Development Services
Sage.Huggins@canyoncounty.id.gov
208-455-6036

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: Sage Huggins
Sent: Wednesday, May 24, 2023 10:04 AM
To: 'garygoodwin2@hotmail.com' <garygoodwin2@hotmail.com>
Subject: Response Needed: RZ2022-0016 Update

Good Morning,

I was informed you stopped by our office yesterday for further information on your application. Currently I am working on sending out agency noticed for the application.

Dan Lister

From: Gary Goodwin <garygoodwin2@hotmail.com>
Sent: Thursday, November 14, 2024 9:21 AM
To: Dan Lister
Cc: Carl Anderson; BOCC
Subject: [External] Re: Zoning Map Amendment - RZ2022-0016

Mr. Lister: As to the below options, we do not want to amend our Application to a "conditional rezone" and decline your recommended Option # 1. Please advise of any hearing dates. Thank you.

Gary/Debra Goodwin

208 353 4722

cc: Leslie Van Beek, Commissioner

On 11/7/2024 4:56 PM, Dan Lister wrote:

Mr. Goodwin,

On November 4, 2024, Case No RZ2022-0016 was assigned to me. Upon review of the application and comments received (attached) the following is recommended:

- Amend the request to a conditional rezone and limit uses to mini/RV storage facility, equipment rental and caretaker residence. The conditions should limit the capacity of the storage and rental use to what exists on the parcel now. This would require an operations plan with site plan to be submitted identifying the hours of operation, number of employees and storage/rental capacity on the 1.4 acre parcel.
 - The application submitted is signed declining the conditional rezone option. Therefore, the request cannot be conditioned or restricted.
 - Because the request cannot be conditioned/restricted to your current commercial uses, the request to "M-1" must be reviewed to potentially accommodate the full list of commercial and industrial uses listed under the "M-1" Zone in the Land Use Matrix (CCZO Section 07-10-27, attached). Many of the uses listed in the M-1 zone may not be appropriate within an area transitioning from industrial to residential as shown in the county and city's future land use maps. Many of the commercial and industrial uses could be better served by the City of Nampa where city services exist and standards exist for mixed uses.

Options

1. Amend the application from a zoning map amendment (Rezone) to a conditional rezone as recommended above. The additional fee is \$450. If you choose this option, let me know how much time you'll need to submit revised information.
2. No change. Response letting me that you decline the recommended option. Once I receive the response, I'll schedule the case for either the 12/19/2024 or 1/2/2025 public hearing (depending on workload).

If a response is not received by November 21, 2024, DSD will move forward with no change and schedule the case for the next available hearing.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

**We will not be closed during lunch hour **

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

I wanted to go over the difference of a straight rezone (what your current application is) and a conditional rezone application.

The straight rezone application you are currently pursuing means that there can not be any mitigation conditions attached to the application to possibly make it more appealing/ have the opportunity to mitigate any concerns once it reaches the public hearing process. A straight rezone does not have a development agreement, and in short you are asking for any of the "A" allowed uses on the attach land use matrix under the "M-1" category to be allowed on your property by pursuing the straight rezone. If you reached the public hearing process and the hearing body would be unwilling to approve a straight rezone but are more interested in a conditional rezone and you wish to change then this change can not be made right away at that hearing. We would have to completely re-notice and draft up new paperwork before being able to get back to a public hearing date.

Since you do know the use you intend to use on the property (Ministorage/Rv storage) if you chose to pursue a conditional rezone application than you would have the opportunity to focus solely on that use alone and be able to have conditions placed on your application that could mitigate possible concerns. Instead of having to justify how all those allowable uses are suitable on your property you would just be focusing on the use you intend to use and mitigations for that use specifically. A conditional rezone does have a development agreement attached to it that will have the conditions and a 2 year timeline to show you have commenced the use.

Staff would recommend you pursue a conditional rezone over a straight rezone, but I will need an email response or a written response stating what application process you would like to pursue between the two options (straight vs. conditional).

Once I have your response then I can send out the agency notices to receive initial responses.

Thanks,

Sage Huggins
Planner I
Canyon County Development Services
Sage.Huggins@canyoncounty.id.gov
208-455-6036

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 **

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# RZ2022-0016

Hearing date: December 19, 2024

R31008**PARCEL INFORMATION REPORT**

3/11/2024 9:51:46 AM

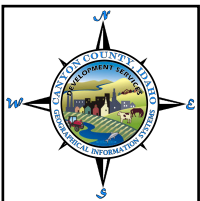
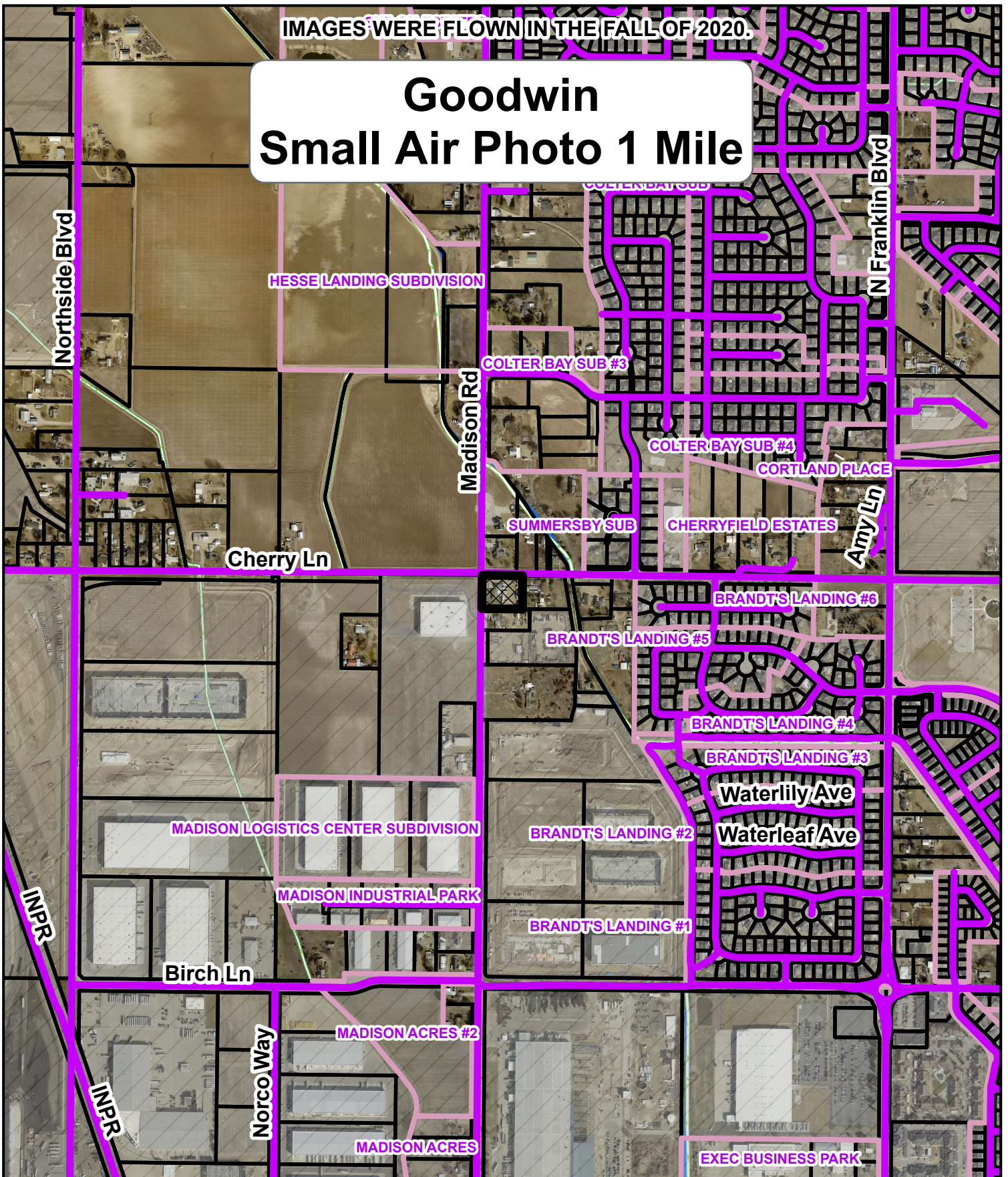
PARCEL NUMBER: R31008**OWNER NAME: GOODWIN GARY L****CO-OWNER:****MAILING ADDRESS: 16982 MADISON AVE NAMPA ID 83687****SITE ADDRESS: 16982 MADISON AVE****TAX CODE: 0130000****TWP: 3N RNG: 2W SEC: 10 QUARTER: NE****ACRES: 1.31****HOME OWNERS EXEMPTION: No****AG-EXEMPT: No****DRAIN DISTRICT: NOT In Drain Dist****ZONING DESCRIPTION: AG / AGRICULTURAL****HIGHWAY DISTRICT: NAMPA HWY DIST****FIRE DISTRICT: NAMPA FIRE****SCHOOL DISTRICT: NAMPA SCHOOL DIST****IMPACT AREA: NAMPA****FUTURE LAND USE 2011-2022 : Ind****FLU Overlay Zone Desc 2030:****FLU RR Zone Desc 2030:****FUTURE LAND USE 2030: Ind****IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT****FEMA FLOOD ZONE: AE FLOODWAY: NOT In FLOODWAY FIRM PANEL:
16027C0377F****WETLAND: NOT In WETLAND****NITRATE PRIORITY: ADA CANYON****FUNCTIONAL Classification: Major Collector****INSTRUMENT NO. : 2010004813****SCENIC BYWAY: NOT In Scenic Byway****LEGAL DESCRIPTION: 10-3N-2W NE TX 18A IN NE 1/4****PLATTED SUBDIVISION:****SMALL CITY ZONING:****SMALL CITY ZONING TYPE:****DISCLAIMER:**

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

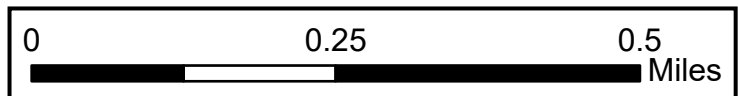
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

IMAGES WERE FLOWN IN THE FALL OF 2020.

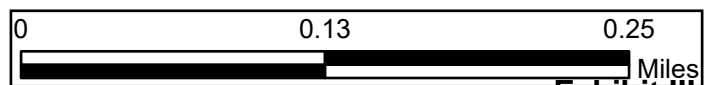
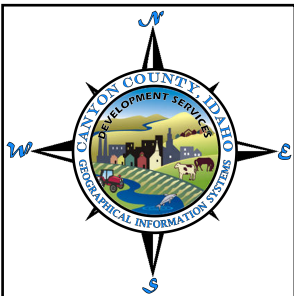
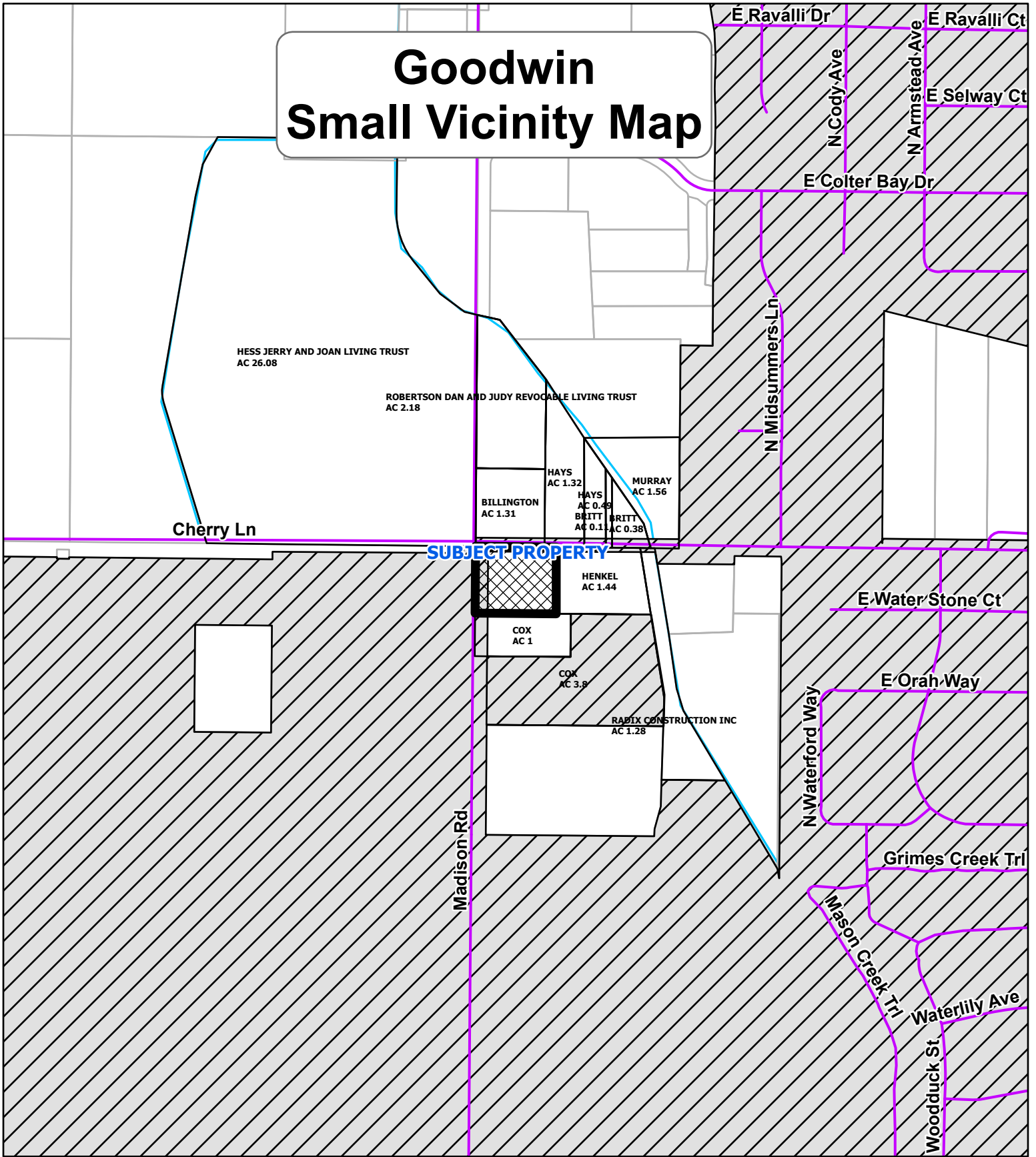
Goodwin Small Air Photo 1 Mile



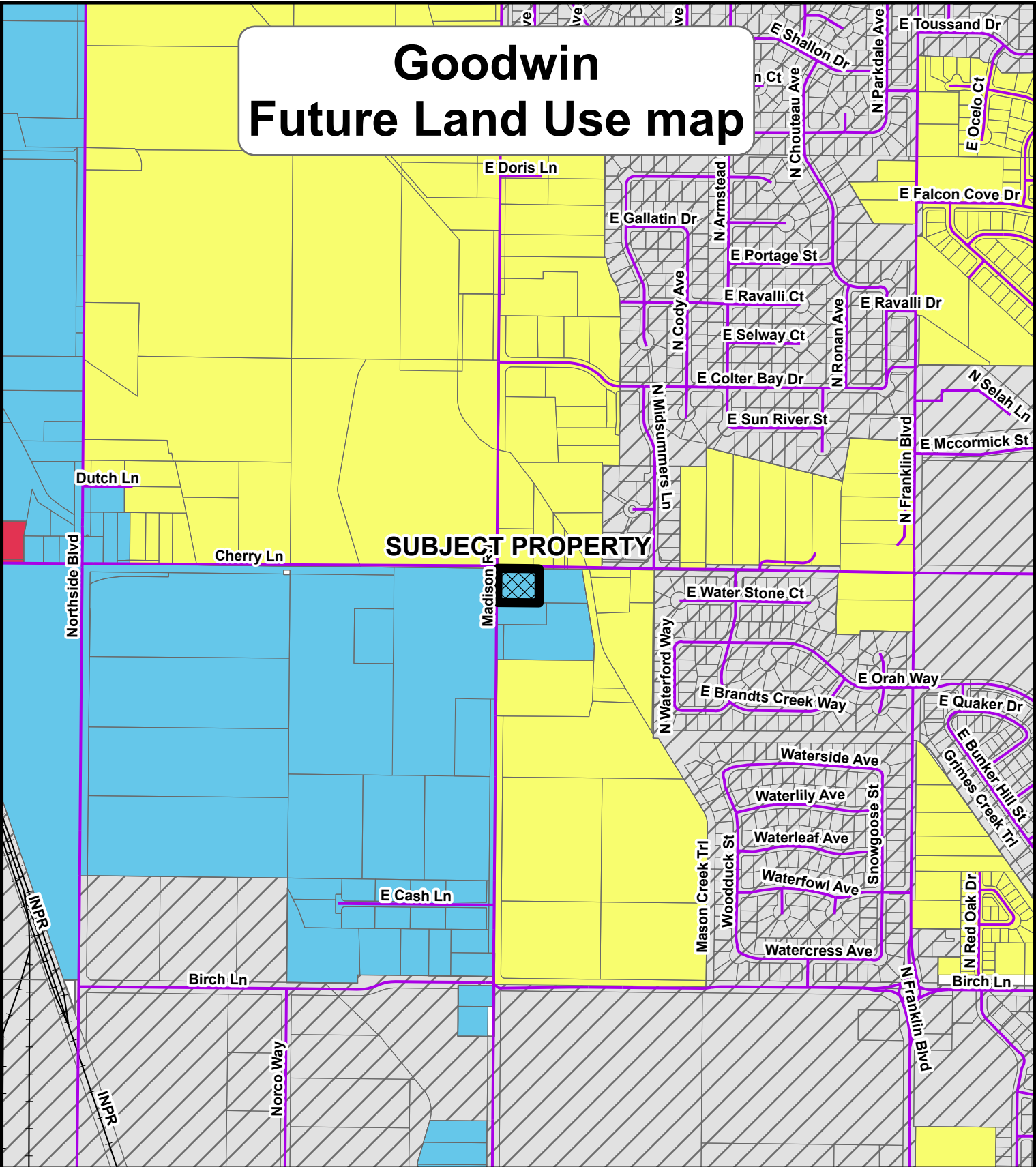
	City Limits
	Wetlands



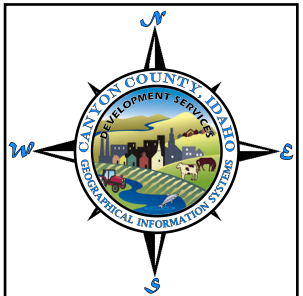
Goodwin Small Vicinity Map



Goodwin Future Land Use map

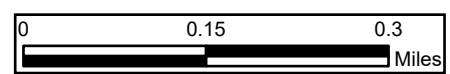


SUBJECT PROPERTY



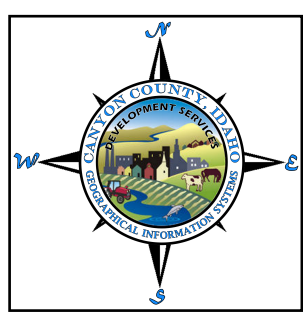
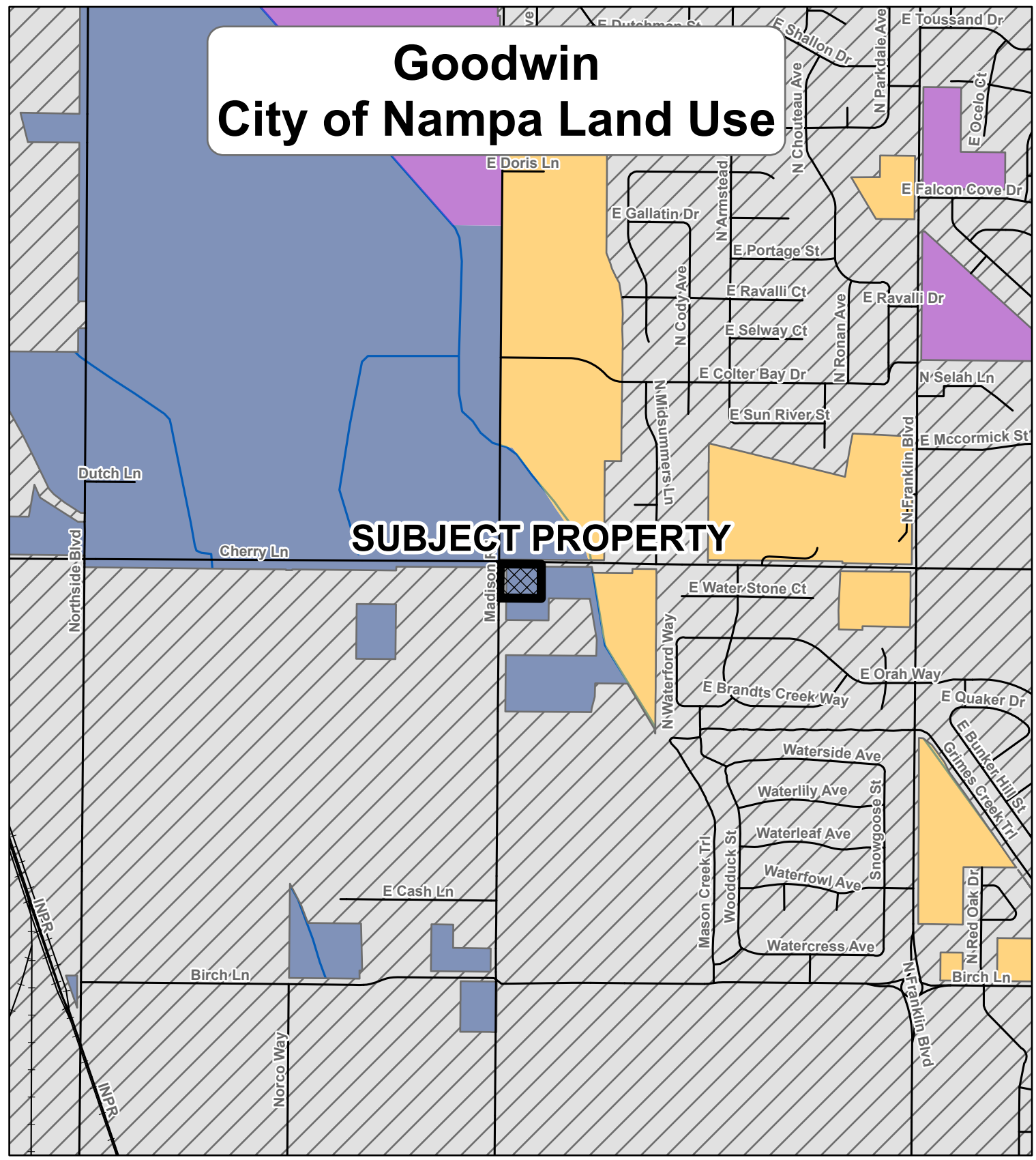
Legend
Future Land Use 2011_2022

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL



Goodwin City of Nampa Land Use

SUBJECT PROPERTY



NampaCompPlan

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

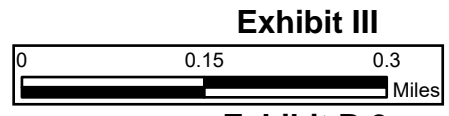
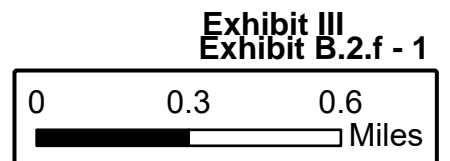
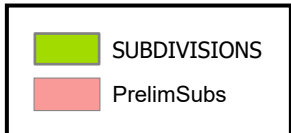
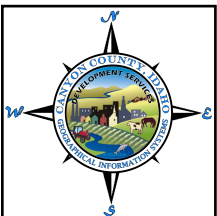
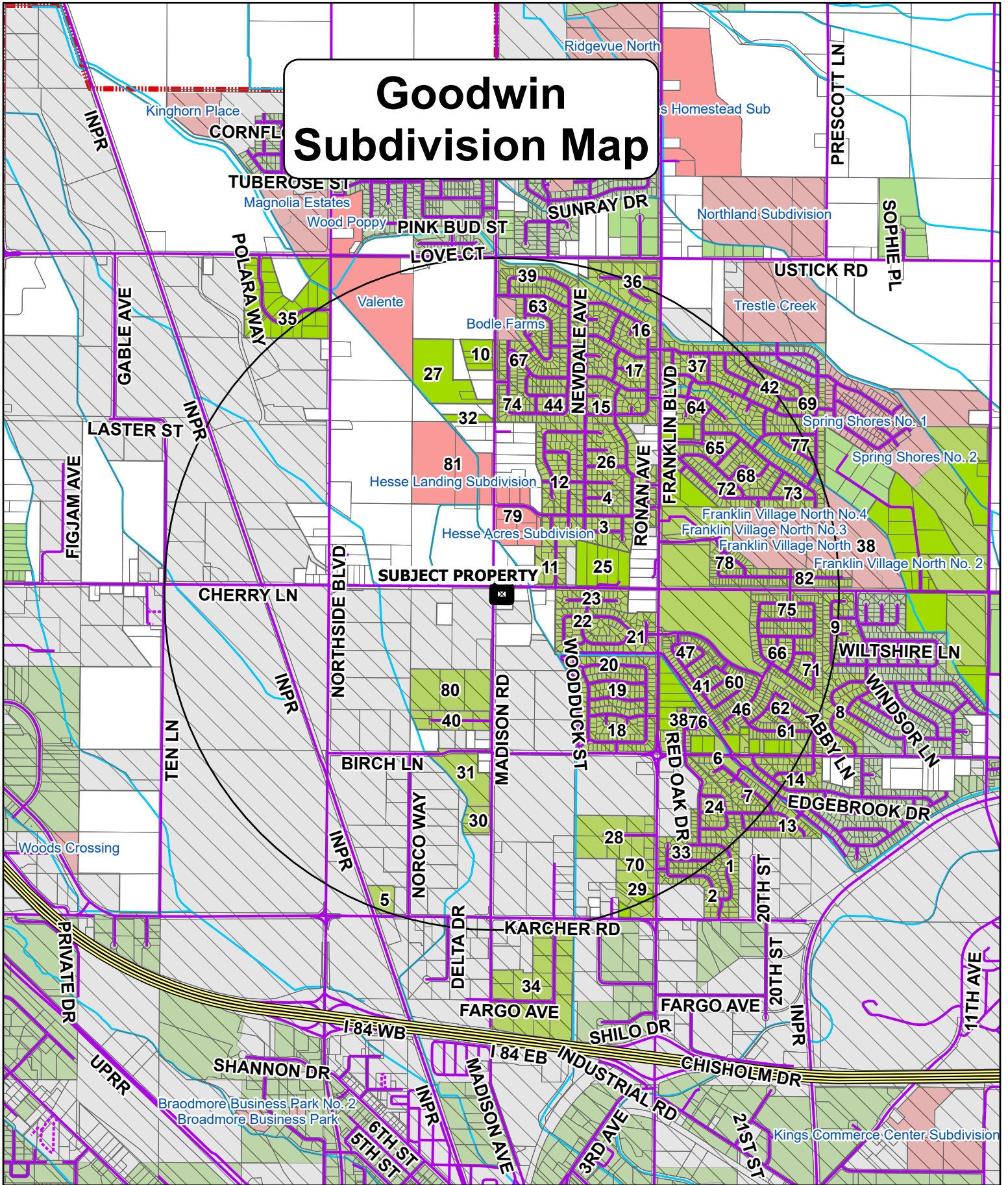


Exhibit III

Exhibit B.2.e

Goodwin Subdivision Map



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
82	1410.46	3765	0.37	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
5	176.11	379	0.46	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
25	3.02	1.28	0.06	26.10
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0	0	0	0	0

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
MILKEN HEIGHTS #3	1	3N2W11	8.46	36	0.24	NAMPA	1997
MILKEN HEIGHTS #2	2	3N2W11	10.70	45	0.24	NAMPA	1996
COLTER BAY SUB #4	3	3N2W03	16.76	50	0.34	NAMPA	2004
COLTER BAY SUB #2	4	3N2W03	5.35	21	0.25	NAMPA	2004
HENRY ANKENY IND #1	5	3N2W10	3.74	1	3.74	NAMPA	1968
SUNSET OAKS #1 PH #3	6	3N2W11	2.71	5	0.54	NAMPA	1996
SUNSET OAKS #1 PH #7	7	3N2W11	13.98	53	0.26	NAMPA	1998
SHERWOOD FOREST #1	8	3N2W11	21.98	70	0.31	NAMPA	1997
SHERWOOD MEADOWS #2	9	3N2W11	12.45	50	0.25	NAMPA	2000
SILOH ESTATES	10	3N2W03	5.68	4	1.42	COUNTY (Canyon)	1996
SHUMERSBY SUB	11	3N2W03	7.54	21	0.36	NAMPA	2002
COLTER BAY SUB #3	12	3N2W03	27.25	80	0.34	NAMPA	2003
SUNSET OAKS #1 PH #8	13	3N2W11	10.35	41	0.25	NAMPA	1998
SUNSET OAKS #1 PH #1	14	3N2W11	21.14	69	0.31	NAMPA	1995
ASTORIA PARK SUB	15	3N2W03	19.32	65	0.30	NAMPA	2003
ASTORIA PARK SUB #2	16	3N2W03	23.15	72	0.32	NAMPA	2003
ASTORIA PARK SUB #3	17	3N2W03	17.94	63	0.28	NAMPA	2004
BRANDT'S LANDING #1	18	3N2W11	22.16	77	0.29	NAMPA	1995
BRANDT'S LANDING #2	19	3N2W11	15.87	64	0.25	NAMPA	1997
BRANDT'S LANDING #3	20	3N2W11	10.11	38	0.27	NAMPA	1997
BRANDT'S LANDING #4	21	3N2W11	16.62	47	0.35	NAMPA	1998
BRANDT'S LANDING #5	22	3N2W10	11.51	46	0.25	NAMPA	1998
BRANDT'S LANDING #6	23	3N2W10	8.94	31	0.29	NAMPA	1998
BRANDT'S LANDING E	24	3N2W11	14.17	55	0.26	NAMPA	1999
CHERRYFIELD ESTATES	25	3N2W03	13.41	5	2.68	NAMPA	1993
COLTER BAY SUB	26	3N2W03	28.58	97	0.29	NAMPA	2003
EXEC BUSINESS PARK	28	3N2W10	20.43	11	1.86	NAMPA	2003
FRANKLIN TRACTS	29	3N2W10	14.18	10	1.42	NAMPA	1946
MADISON ACRES	30	3N2W10	4.72	3	1.57	NAMPA	1973
MADISON ACRES #2	31	3N2W10	12.21	1	12.21	NAMPA	1984
MIKAYLA'S PLACE SUB	32	3N2W03	2.11	1	2.11	COUNTY (Canyon)	2000
MILKEN HEIGHTS #1	33	3N2W11	11.10	46	0.24	NAMPA	1995
NAMPA BUSINESS PARK	34	3N2W15	43.84	16	2.74	NAMPA	1995
NORTHSIDE ESTATES	35	3N2W04	35.50	30	1.18	COUNTY (Canyon)	2003
ASTORIA PARK SUB #4	36	3N2W02	19.08	22	0.87	NAMPA	2006
MERIWETHER PARK SUBDIVISION #1	37	3N2W02	27.16	180	0.15	NAMPA	2008
CORTLAND PLACE	38	3N2W02	425.17	62	6.86	NAMPA	1894
FALL CREEK SUBDIVISION NO. 1	39	3N2W03	16.92	62	0.27	NAMPA	2016
MADISON INDUSTRIAL PARK	40	3N2W10	8.86	11	0.81	NAMPA	2016
FRANKLIN VILLAGE NO. 2	41	3N2W11	6.34	30	0.21	NAMPA	2017
MERIWETHER PARK SUBDIVISION NO. 2	42	3N2W02	17.11	64	0.27	NAMPA	2018
FRANKLIN VILLAGE NO. 3	43	3N2W11	0.00	56	0.00	NAMPA	2018
FALL CREEK SUBDIVISION NO. 2	44	3N2W03	14.74	57	0.26	NAMPA	2018
FRANKLIN VILLAGE NO. 4	46	3N2W11	9.63	47	0.20	NAMPA	2019
Franklin Village No. 1	47	3N2W11	10.65	49	0.22	NAMPA	2016
FRANKLIN VILLAGE NO. 3	48	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	49	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	50	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	51	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	52	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	53	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	54	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	55	3N2W11	0.00	56	0.00	NAMPA	2018

FRANKLIN VILLAGE NO. 3	56	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	57	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	58	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	59	3N2W11	0.00	56	0.00	NAMPA	2018
FRANKLIN VILLAGE NO. 3	60	3N2W11	10.83	56	0.19	NAMPA	2018
FRANKLIN VILLAGE NO. 5	61	3N2W11	9.48	51	0.19	NAMPA	2019
FRANKLIN VILLAGE NO. 6	62	3N2W11	10.21	54	0.19	NAMPA	2020
FALL CREEK SUBDIVISION NO. 3	63	3N2W03	12.59	54	0.23	NAMPA	2020
MODENA SUBDIVISION	64	3N2W02	11.47	36	0.32	NAMPA	2020
FEATHER COVE SUBDIVISION NO. 1	65	3N2W02	18.53	66	0.28	NAMPA	2020
FRANKLIN VILLAGE NO. 7	66	3N2W11	13.83	67	0.21	NAMPA	2020
FALL CREEK SUBDIVISION NO. 4	67	3N2W03	18.72	73	0.26	NAMPA	2020
FEATHER COVE SUBDIVISION NO. 2	68	3N2W02	20.77	77	0.27	NAMPA	2021
MERILEATHER PARK SUBDIVISION NO. 4	69	3N2W02	10.83	44	0.25	NAMPA	2021
FRANKLIN OFFICE WAREHOUSE SUBDIVISION	70	3N2W10	2.48	3	0.83	NAMPA	2021
FRANKLIN VILLAGE NO. 8	71	3N2W11	11.93	56	0.21	NAMPA	2021
AMENDED FEATHER COVE SUBDIVISION NO. 2	72	3N2W02	20.77	77	0.27	NAMPA	2021
FEATHER COVE SUBDIVISION NO. 3	73	3N2W02	12.51	45	0.28	NAMPA	2021
FALL CREEK SUBDIVISION NO. 5	74	3N3W03	7.74	31	0.25	NAMPA	2021
FRANKLIN VILLAGE NO. 9	75	3N2W11	16.17	79	0.20	NAMPA	2022
SHARRIS ORCHARD SUBDIVISION	76	3N2W11	6.47	37	0.17	NAMPA	2022
FEATHER COVE SUBDIVISION NO. 4	77	3N2W02	16.29	51	0.32	NAMPA	2023
FRANKLIN VILLAGE NORTH SUBDIVISION NO. 1	78	3N2W02	13.89	60	0.23	NAMPA	2023
HESSIE ACRES SUBDIVISION	79	3N2W03	14.66	11	1.33	COUNTY (Canyon)	0
MADISON LOGISTICS CENTER SUBDIVISION	80	3N2W10	19.51	3	6.50	NAMPA	2023
HESSIE LANDING SUBDIVISION	81	3N2W02	34.04	3	11.35	COUNTY (Canyon)	2023
FRANKLIN VILLAGE NORTH SUBDIVISION NO. 2	82	3N2W02	9.42	46	0.20	NAMPA	2024

SUBDIVISIONS IN PLATTING

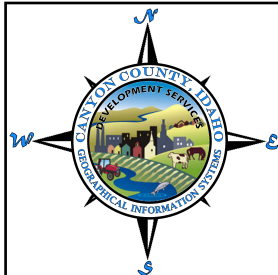
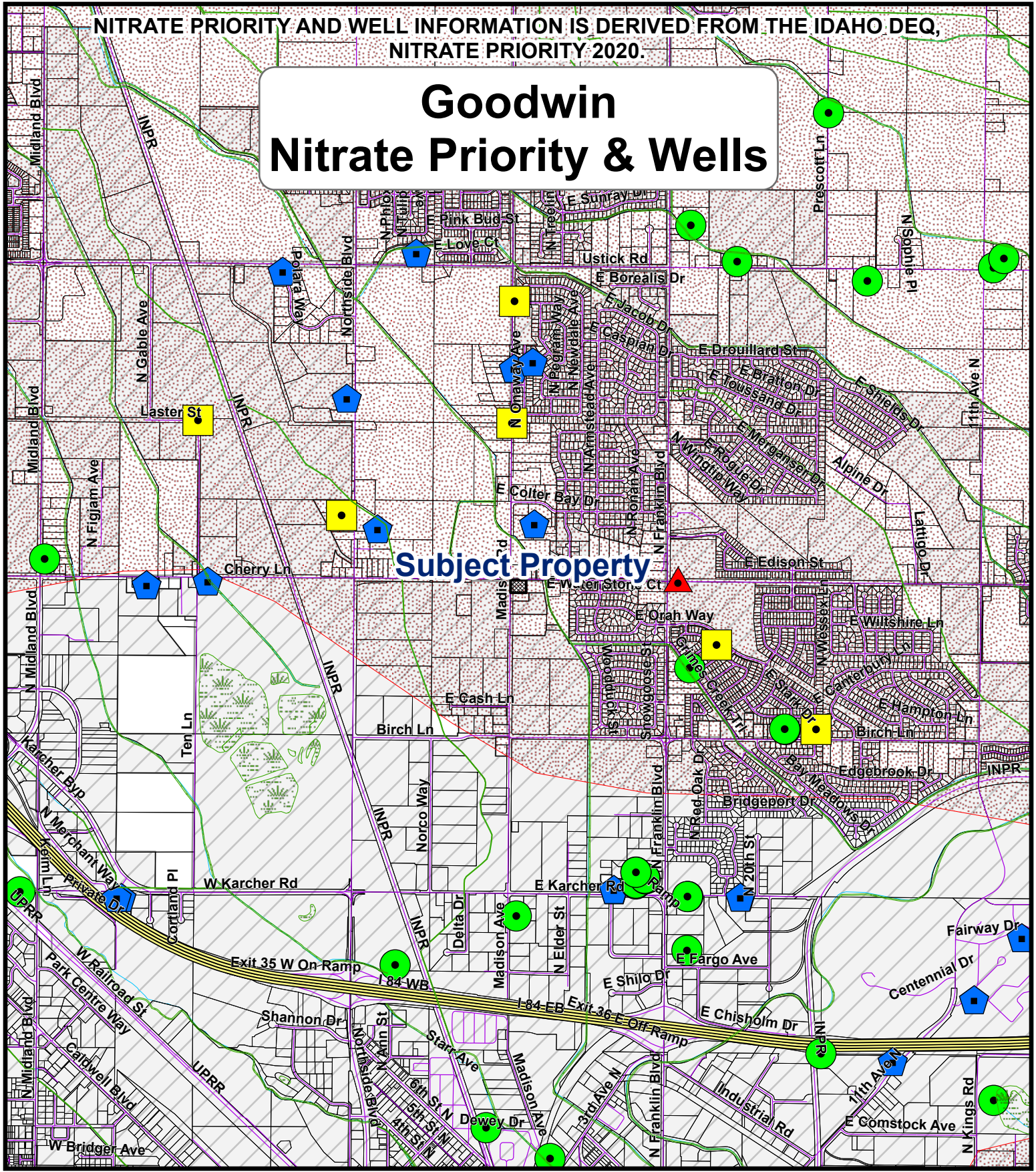
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Hesse Landing Subdivision	33.99	3	11.33
Hesse Acres Subdivision	14.70	10	1.47
Valente	37.72	133	0.28
Franklin Village North	47.66	173	0.28
Treslie Creek	42.05	193	0.22








MOBILE HOME & RV PARKS

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

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

Goodwin Nitrate Priority & Wells



-  GEO-THERMAL LOCATIONS
-  WETLANDS
-  NITRATE_PRIORITY
-  DEQ WELLS N03_MGL 0.005 - 2.00
-  2.00 - 5.00
-  5.00 - 10.00
-  10.00 - 49.80

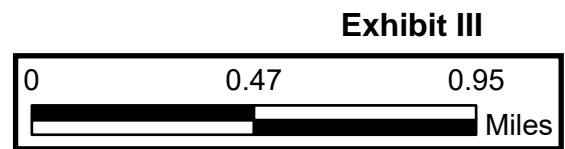
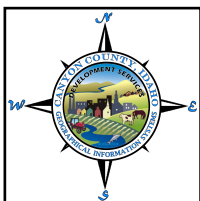
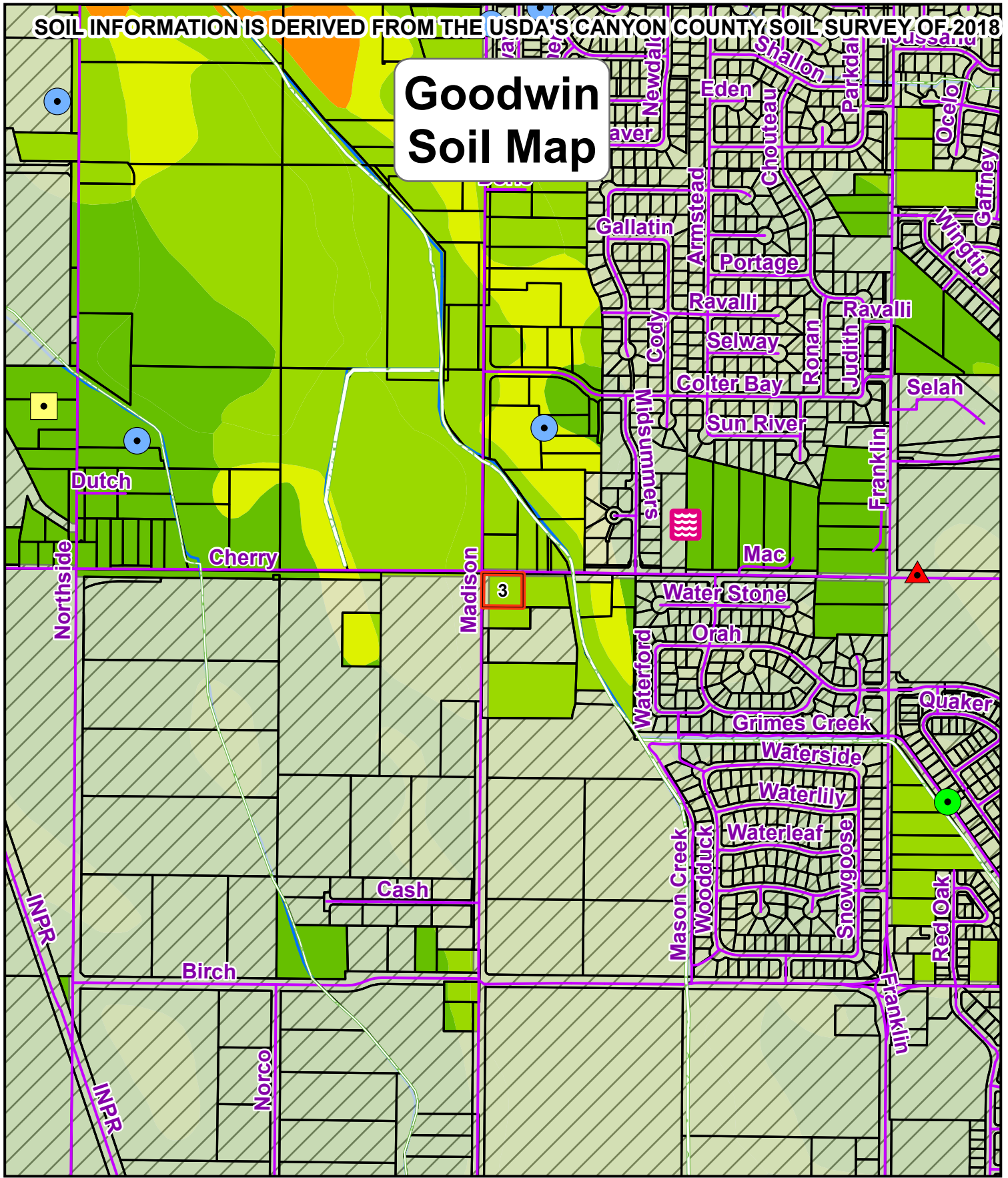








Exhibit III

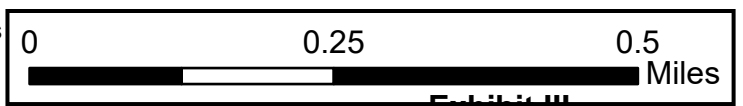
Exhibit B.2.g

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

Goodwin Soil Map

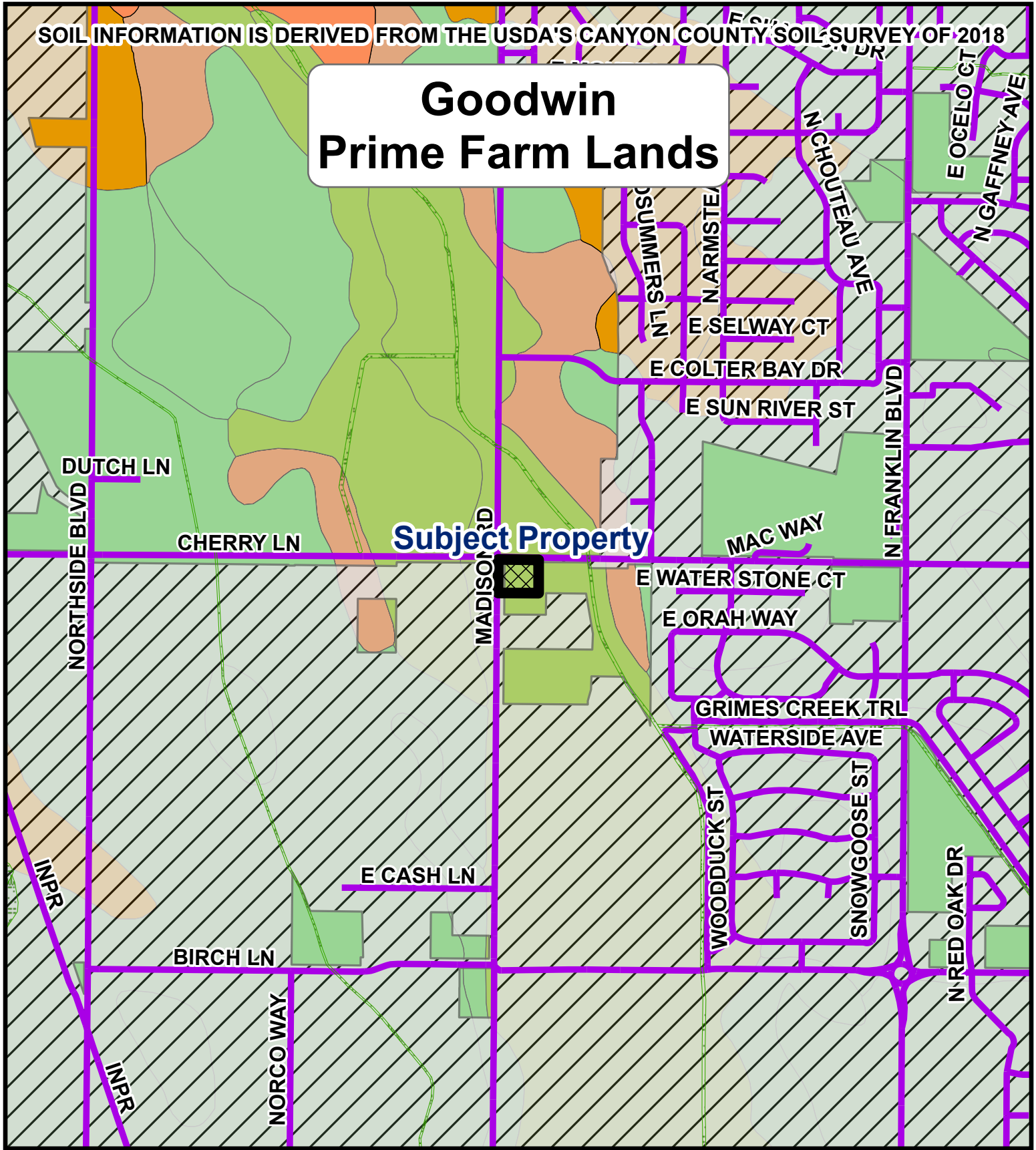


-  0.005000 - 2.000000
-  2.000001 - 5.000000
-  5.000001 - 10.000000
-  10.000001 - 49.800000
-  GEO-THERMAL LOCATIONS
-  Wetlands

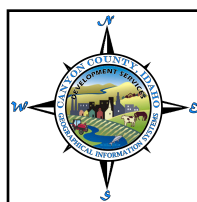


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Goodwin Prime Farm Lands

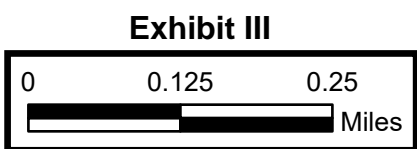


Subject Property



- TAXLOTS
- City Limits
- WETLANDS
- 2C_Hydro

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



SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	57150.72	1.31	100.00%
		57150.72	1.31	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BdA	Prime farmland if irrigated and reclaimed of excess salts and sodium	57150.72	1.31	100.00%
		57150.72	1.31	100%

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

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

07-10-27: LAND USE REGULATIONS (MATRIX):

This section lists uses within each land use zone: allowed uses (A), permitted uses through a conditional use permit (C), Director administrative decision (D), not applicable because covered by different use/section (n/a), or prohibited (-).

ZONING AND LAND USE MATRIX

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Accessory uses and/or structures to a permitted use	D	D	D	D	D	D	D	D	D
Accessory uses and/or structures to allowed use	A	A	A	A	A	A	A	A	A
Agricultural research facility	A	-	-	-	-	-	A	A	A
Agriculturally related activities	A	C	-	-	-	-	-	-	-
Agriculture, except those animal uses with more restrictive provisions within this article and all other uses specifically listed in other zones ¹	A	A	A	A	-	-	A	A	A
Airpark	C	C	-	-	-	-	C	C	-
Airport	C	-	-	-	-	-	C	-	-
Airstrip excepting intermittent use	C	C	-	-	-	-	-	-	-
Amusement park, theme park or commercial racetrack	C	-	-	-	-	C	-	-	C
Animal cremation service	C	-	-	-	-	-	A	A	-
Animal facility (large): bird farm, calf raising operation, dairy, feedlot, and swine farm ¹	C	-	-	-	-	-	C	C	-
Animal facility (small) on 5 acres or more ¹	A	A	C	-	-	-	A	A	A
Animal facility (small) on less than 5 acres	C	C	C	-	-	-	A	A	A
Animal hospital	C	C	-	-	A	A	A	A	A
Animals are allowed as long as it is not an animal facility or CAFO ¹	A	A	A	A	A	A	A	-	A
Arena (commercial)	C	C	-	-	C	A	A	-	A
Assisted care facility	D	D	D	D	A	A	-	-	A
Auction establishment	C	-	-	-	-	C	A	A	C
Batch plants	C	-	-	-	-	-	A	A	-
Bed and breakfast (with employees)	D	D	D	D	-	-	-	-	-
Bed and breakfast (without employees)	A	A	A	A	-	-	-	-	-
Bulk storage as an accessory use of any flammable liquid above or below ground	-	-	-	-	-	-	A	A	-

Bulk storage for wholesale distribution of any flammable liquid above or below ground	-	-	-	-	-	-	C	A	-
CAFO	C	-	-	-	-	-	C	C	-
Caretaker residence	C	-	-	-	A	A	A	A	A
Cemetery	C	C	-	-	-	-	-	-	-
Church	C	C	C	C	A	A	A	-	-
Clinics or hospitals	-	-	-	-	A	A	-	-	A
Commercial and private off street parking facilities for vehicles	-	-	-	-	-	A	A	A	A
Contractor shop	C	-	-	-	C	A	A	A	A
Daycare facilities:									
Family daycare home (1 - 6 children)	A	A	A	A	A	A	-	-	A
Group daycare facility (7 - 12 children)	D	D	D	D	A	A	-	-	A
Daycare center (13+ children)	-	-	-	-	A	A	-	-	A
Drive-in theater	C	-	-	-	-	-	-	-	-
Equipment rentals (outdoor) ²	-	-	-	-	A	A	A	A	A
Ethanol plant	C	-	-	-	-	-	C	A	-
Farm implement sales or service, farm supply sales	C	-	-	-	A	A	A	A	A
Fertilizer processing facility	C	-	-	-	-	-	A	A	-
Firewood sales	D	C	-	-	D	A	A	A	-
Fireworks sales	-	-	-	-	A	A	A	A	A
Food processing facility	C	-	-	-	-	-	A	A	-
Golf course	C	A	-	-	-	-	-	-	-
Group home	C	C	C	C	C	C	-	-	C
Home business	D	D	D	D	-	-	-	-	-
Home occupations	A	A	A	A	-	-	-	-	-
Impound yard ²	-	-	-	-	-	-	A	A	-
Indoor recreation	-	-	-	-	A	A	A	-	A
Junkyards and vehicle wrecking yards ²	-	-	-	-	-	-	-	A	-
Kennel	C	C	C	C	C	C	A	A	C
Landscape business	A	-	-	-	A	A	A	-	C
Light manufacturing, assembly, testing and/or packaging facilities	-	-	-	-	-	-	A	A	A
Lumberyard	-	-	-	-	-	A	A	A	-
Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses	-	-	-	-	-	-	A	A	A
Manufacturing or processing of hazardous chemicals or gases	-	-	-	-	-	-	-	C	-
Mineral extraction (long term)	C	-	-	-	-	-	A	A	-

Mineral extraction (short term) ³	D	D	D	D	-	-	A	A	D
Ministorage and/or RV storage facility	-	-	-	-	C	A	A	A	C
Mobile or manufactured home sales	-	-	-	-	-	C	A	A	C
Mortuaries, cremation, and funeral home	-	-	-	-	A	A	A	-	A
Multi-family dwellings limited to not more than 8 units per lot	-	-	-	C	-	-	-	-	A
Multi-family dwellings limited to not more than 4 units per lot	-	-	-	A	-	-	-	-	-
Museum	C	-	-	-	A	A	A	-	A
Nursery	A	A	-	-	A	A	A	A	A
Nursery (retail/wholesale)	C	C	-	-	A	A	A	A	A
Outdoor sales or displays (accessory to allowed use)	A	-	-	-	A	A	A	A	A
PUDs	-	C	C	C	C	C	C	C	C
Private roads and driveways serving 2 properties	D	D	D	D	D	D	D	D	D
Private tower with antenna	A	A	D	D	A	A	A	A	A
Public service agency telecommunication facilities 75 feet or greater	D	D	D	D	D	D	D	D	D
Public uses and quasi-public uses	C	C	C	C	A	A	A	A	A
Quasi-public uses (temporary)	D	D	D	D	-	-	-	-	-
Radio, television and broadcasting stations	-	-	-	-	A	A	A	A	A
Recreational vehicle (RV) park	C	-	-	-	C	A	-	-	C
Refinery	-	-	-	-	-	-	-	A	-
Rehabilitation of manufactured/mobile homes ²	-	-	-	-	-	-	A	A	-
Rendering plant	-	-	-	-	-	-	C	A	-
Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants	-	-	-	-	A	A	A	-	A
Sale (commercial) of hay, grain, seed and related supplies	C	-	-	-	-	A	A	A	A
Sale of heavy building materials and machinery	-	-	-	-	-	A	A	A	A
Sale of salvage goods ²	-	-	-	-	-	-	A	A	-
Sanitary landfill	C	-	-	-	-	-	-	-	-
School (public or private)	C	C	C	C	A	A	A	A	A
School (vocational or trade)	C	-	-	-	-	A	A	A	A
Seasonal activities	A	A	-	-	A	A	-	-	A
Secondary residence	A	A	A	C	-	-	-	-	-
Shooting range (indoor)	C	-	-	-	-	A	A	A	A

Shooting range (outdoor)	C	-	-	-	-	-	-	-	-
Similar uses to a conditional use	C	C	C	C	C	C	C	C	C
Similar uses to allowed use	A	A	A	A	A	A	A	A	A
Single-family dwelling, 1 per lot or parcel unless otherwise provided in this chapter	A	A	A	-	-	-	-	-	-
Single-family dwellings, but not more than 2 such dwellings per lot or parcel unless otherwise provided for in this chapter	-	-	-	A	-	-	-	-	-
Slaughterhouse	C	-	-	-	-	-	C	A	-
Small wind energy systems	D	D	D	D	D	D	D	D	D
Special events facility	C	-	-	-	A	A	-	-	A
Staging area	C	-	-	-	A	A	A	A	A
Tannery	-	-	-	-	-	-	-	A	-
Taverns, lounges, or wine bars	-	-	-	-	C	C	C	-	C
Telecommunication facility	C	C	C	C	C	C	A	A	C
Temporary uses	D	D	D	D	-	-	-	-	-
Theater	-	-	-	-	C	A	A	-	A
Transit or trucking terminal and/or service facility	-	-	-	-	-	C	A	A	C
Utility distribution system	A	A	A	A	A	A	A	A	A
Utility facility	D	D	D	D	A	A	A	A	A
Vehicle fueling station with convenience store	-	-	-	-	C	A	A	A	C
Vehicle sales lot	-	-	-	-	-	A	A	-	A
Vehicle service facility	-	-	-	-	C	A	A	A	A
Warehousing, wholesaling and distribution facilities	-	-	-	-	-	C	A	A	C
Water infiltration	C	-	-	-	-	-	C	C	-
Wind farm	C	-	-	-	-	-	C	C	-
Winery, distillery, brewery	D	-	-	-	-	-	A	A	C
Yard/garage sales (associated with any residential uses)	A	A	A	A	-	-	-	-	-
Zoo	C	-	-	-	-	-	C	-	-

Notes:

1. See confined animal feeding operation (CAFO), chapter 8 of this Code.
2. With a sight obscuring fence (see section 07-02-03: of this chapter).
3. In accordance with subsection 07-14-17(6) of this chapter.

(Ord. 19-038, 8-30-2019 ; amd. Ord. 20-012, 5-29-2020)

EXHIBIT C

Site Visit Photos: November 21, 2024

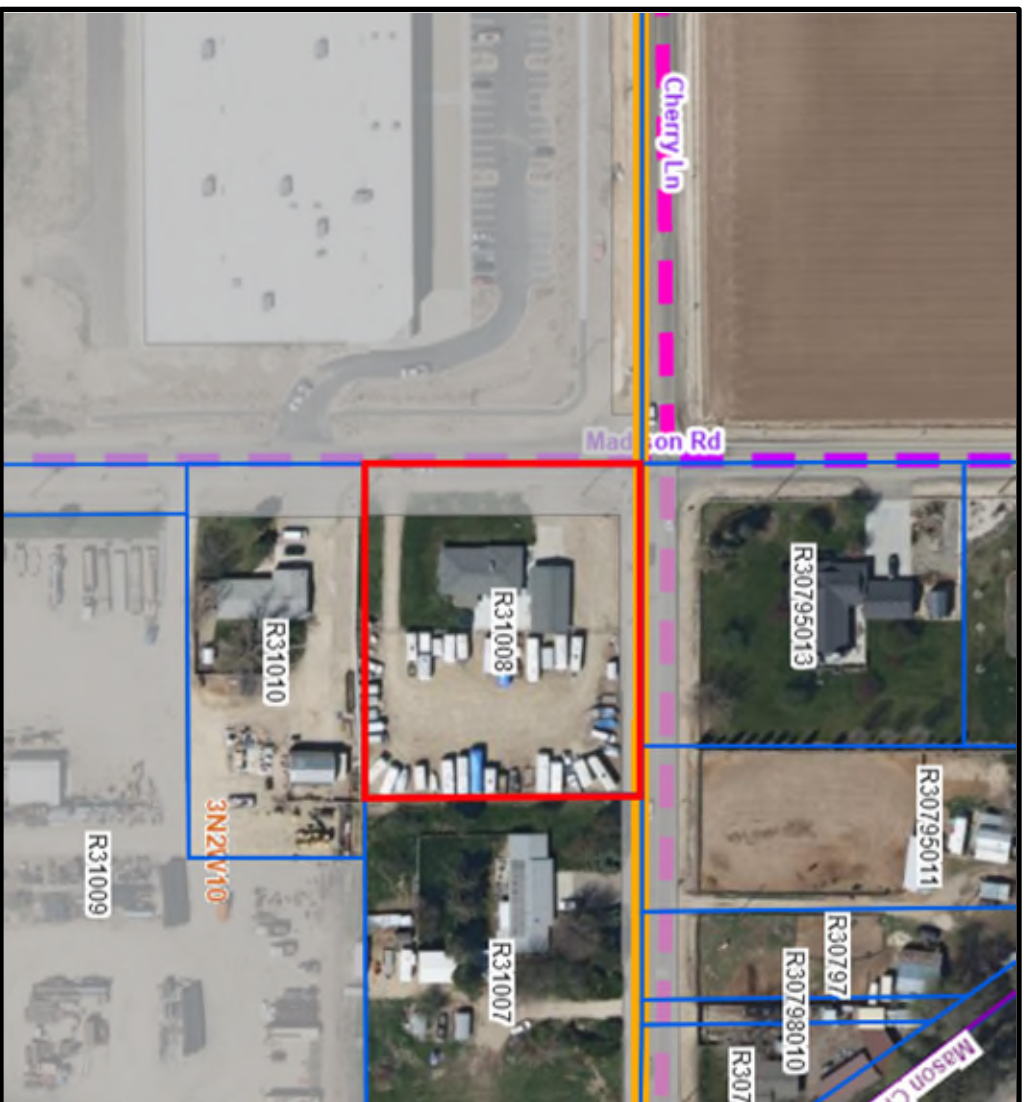
Planning & Zoning Commission

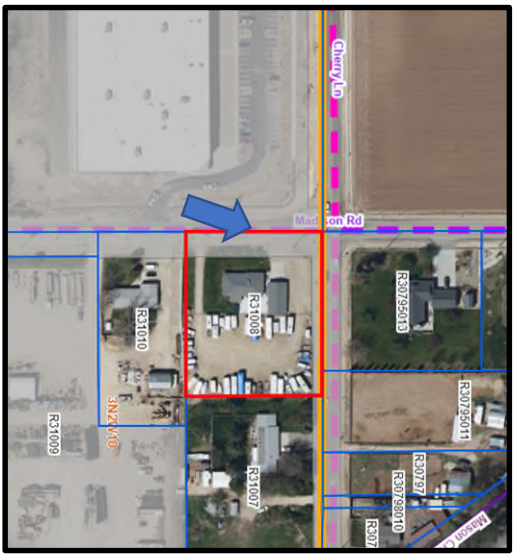
Case# RZ2022-0016

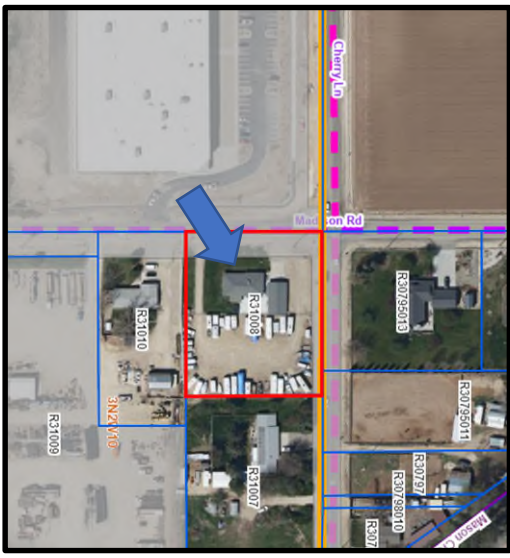
Hearing date: December 19, 2024

RZ2022-0016 -- Goodwin

Site Visit: 11/21/2024







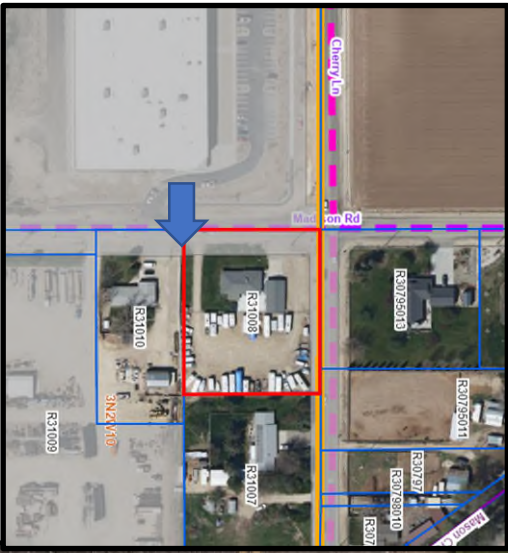


Exhibit III

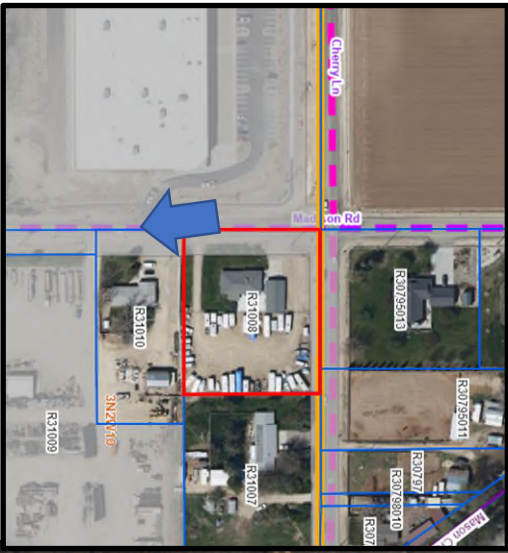
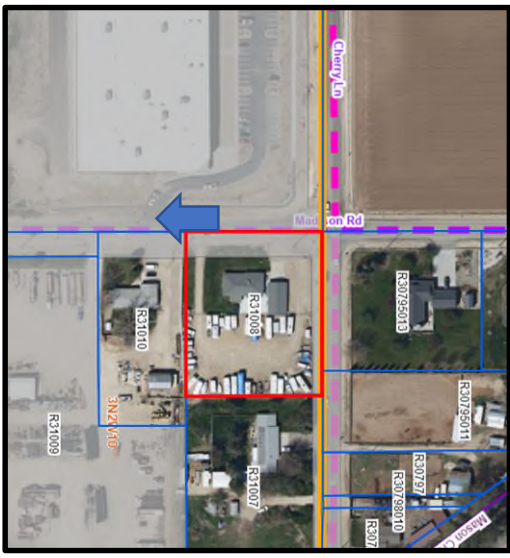
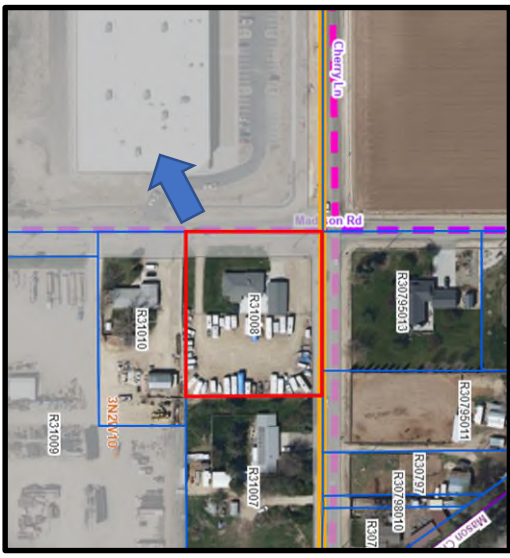
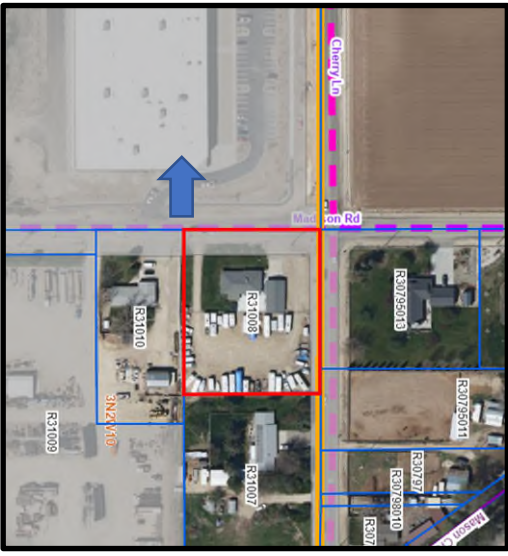
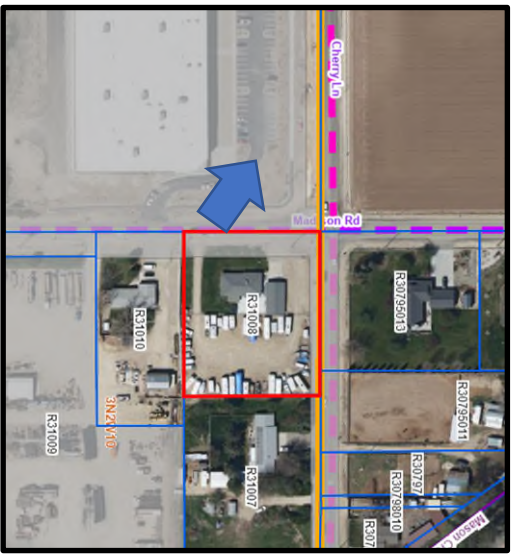


Exhibit III









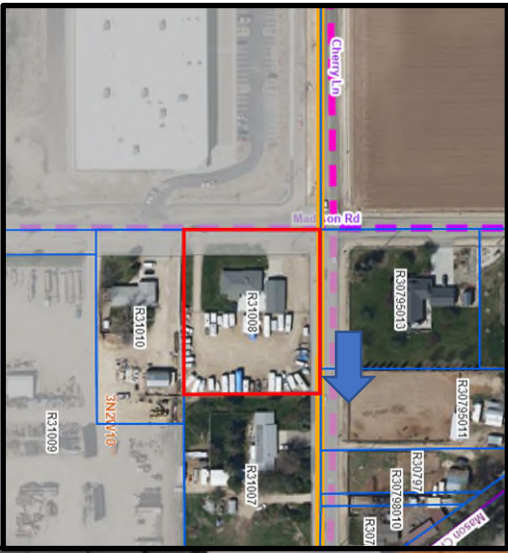
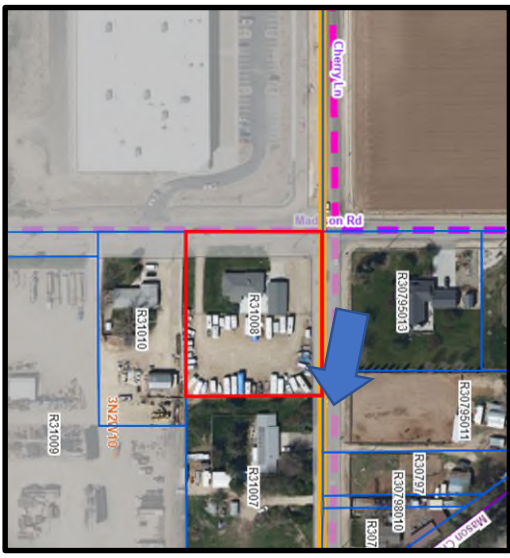


Exhibit III



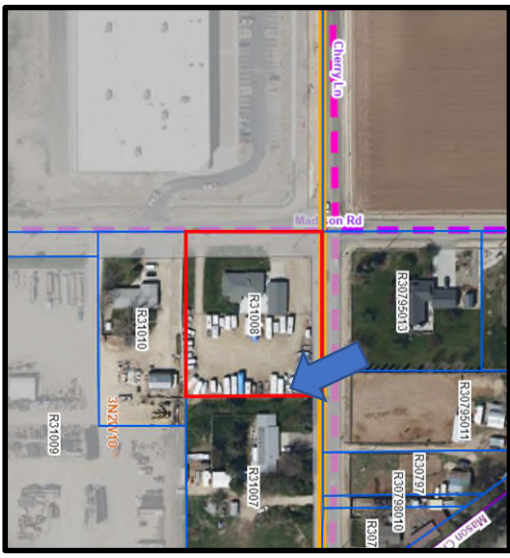
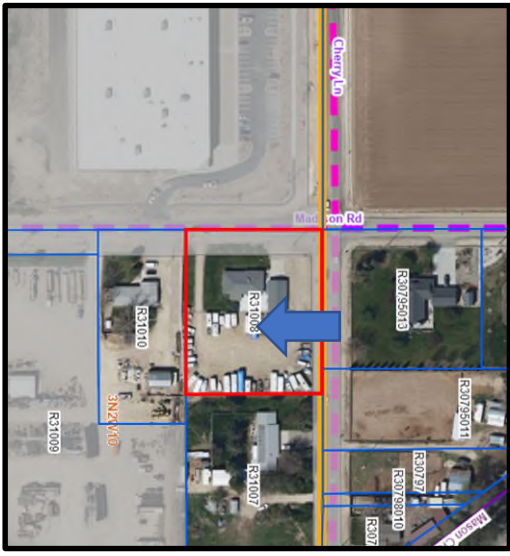
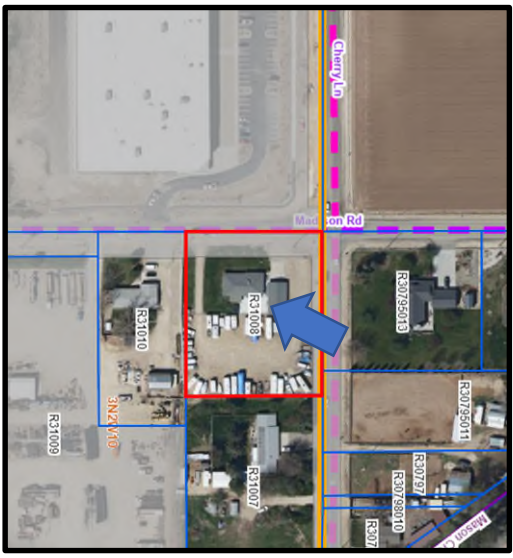
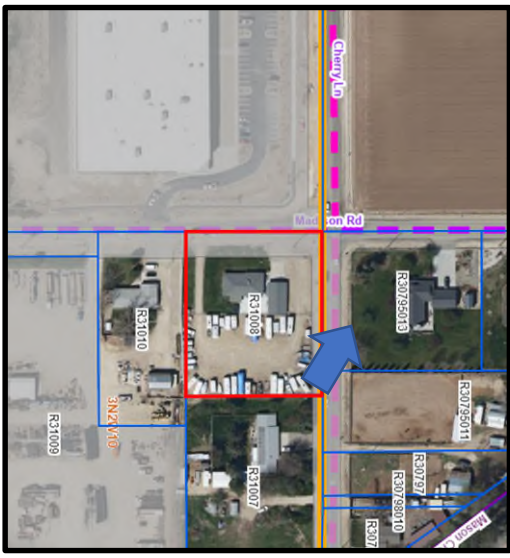
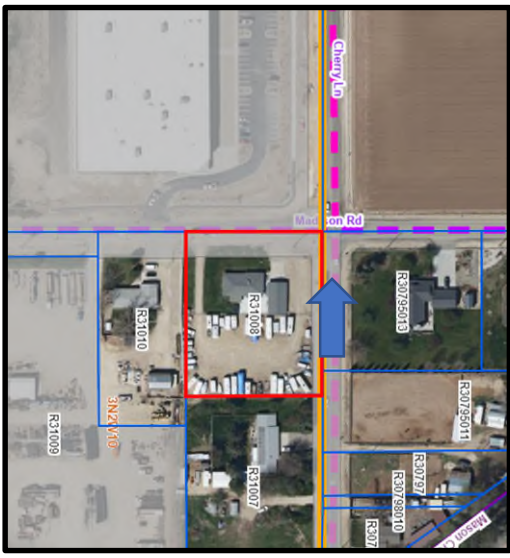


Exhibit III









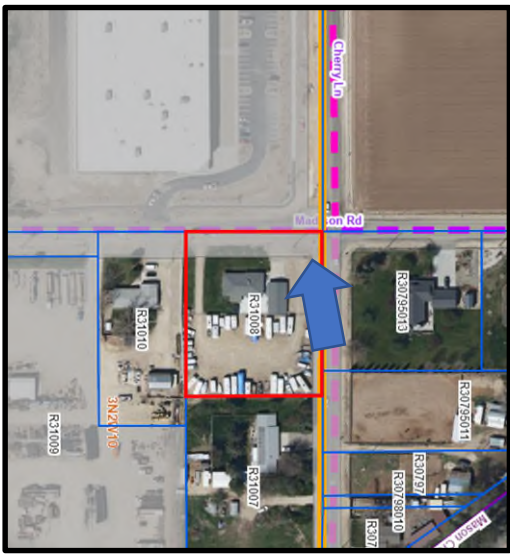




EXHIBIT D

Agency Comments Received by the Material Deadline of December 9, 2024

Planning & Zoning Commission

Case# RZ2022-0016

Hearing date: November 19, 2024

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

March 19, 2024

Daniel Lister, Assistant Planning Manager
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
Daniel.Lister@canyoncounty.id.gov

Subject: Case No. RZ2022-0016 / Goodwin

Dear Mr. Lister:

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

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

1. AIR QUALITY

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

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

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

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

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 Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
 - For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
 - If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
 - The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
 - The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK

Dan Lister

From: Stephanie Hailey
Sent: Tuesday, January 24, 2023 10:51 AM
To: Sage Huggins
Subject: RZ2022-0016 / Goodwin

Sage,

I have reviewed parcel R31008 for conformance with the National Flood Insurance Program (NFIP) standards for a proposed RV storage & U Haul rental facility.

The subject parcel is located in an AE Zone floodplain. RV storage & a U Haul rental facility are allowed uses within the AE Zone floodplain with floodplain development permitting and mitigation standards. A site visit to the property will be needed to evaluate what types of mitigation will be necessary for the existing items stored on the property, at that time, we can further determine what may be necessary for any other proposed stored items.

Floodplain Development Permits should be obtained for the already existing stored items on the property prior to the rezone case being heard. An emergency evacuation plan (for stored items), in the event of a flood, will be required for the rezone case.

Best,



Stephanie Hailey, CFM

Engineering Coordinator
Floodplain Manager
Canyon County Development Services
P(208) 454-7254
F(208) 454-6633
stephanie.hailey@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 **

Dan Lister

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Tuesday, November 19, 2024 4:19 PM
To: Dan Lister
Cc: Dalia Alnajjar; 'Daniel Badger'
Subject: [External] re: Full Political RZ2022-0016 Goodwin - 16982 Madison Ave, Nampa
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Dan,

The site is located in the Special Flood Hazard Area (SFHA).



The following regulations apply to this parcel:

Title 44 of the Code of Federal Regulations §60.3

Flood plain management criteria for flood-prone areas.

... Minimum standards for communities are as follows:

(a) ... the community shall:

(2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334;

(3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall

(i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy,

(ii) be constructed with materials resistant to flood damage,

(iii) be constructed by methods and practices that minimize flood damages, and

(iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(4) Review subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that

- (i) all such proposals are consistent with the need to minimize flood damage within the flood-prone area,
 - (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and
 - (iii) adequate drainage is provided to reduce exposure to flood hazards;
- (5) Require within flood-prone areas new and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems; and
- (6) Require within flood-prone areas
- (i) new and replacement sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and
 - (ii) onsite waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.
- (b) ... the community shall:
- (1) Require permits for all proposed construction and other developments including the placement of manufactured homes, within Zone A on the community's FHBM or FIRM;
 - (2) Require the application of the standards in paragraphs (a) (2), (3), (4), (5) and (6) of this section to development within Zone A on the community's FHBM or FIRM;
 - (3) Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data;
 - (4) Obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source, including data developed pursuant to paragraph (b)(3) of this section, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the community's FHBM or FIRM meet the standards in paragraphs (c)(2), (c)(3), (c)(5), (c)(6), (c)(12), (c)(14), (d)(2) and (d)(3) of this section;
 - (5) Where base flood elevation data are utilized, within Zone A on the community's FHBM or FIRM:
 - (i) Obtain the elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures, and
 - (ii) Obtain, if the structure has been floodproofed in accordance with paragraph (c)(3)(ii) of this section, the elevation (in relation to mean sea level) to which the structure was floodproofed, and
 - (iii) Maintain a record of all such information with the official designated by the community under §59.22 (a)(9)(iii);
 - (6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Insurance Administrator;
 - (7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;
 - (8) Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
- (c) ... the community shall:
- (1) Require the standards of paragraph (b) of this section within all A1-30 zones, AE zones, A zones, AH zones, and AO zones, on the community's FIRM;
 - (2) Require that all new construction and substantial improvements of residential structures within Zones A1-30, AE and AH zones on the community's FIRM have the lowest floor (including basement) elevated to

or above the base flood level, unless the community is granted an exception by the Federal Insurance Administrator for the allowance of basements in accordance with §60.6 (b) or (c);

(3) Require that all new construction and substantial improvements of non-residential structures within Zones A1-30, AE and AH zones on the community's firm (i) have the lowest floor (including basement) elevated to or above the base flood level or, (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

(4) Provide that where a non-residential structure is intended to be made watertight below the base flood level,

(i) a registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of paragraph (c)(3)(ii) or (c)(8)(ii) of this section, and

(ii) a record of such certificates which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained with the official designated by the community under §59.22(a)(9)(iii);

(5) Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(6) Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites

(i) Outside of a manufactured home park or subdivision,

(ii) In a new manufactured home park or subdivision,

(iii) In an expansion to an existing manufactured home park or subdivision, or

(iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation collapse and lateral movement.

(10) Require until a regulatory floodway is designated, that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(12) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A-1-30, AH, and AE on the community's FIRM that are not subject to the provisions of paragraph (c)(6) of this section be elevated so that either

(i) The lowest floor of the manufactured home is at or above the base flood elevation, or

(ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely

anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

(13) Notwithstanding any other provisions of §60.3, a community may approve certain development in Zones AI-30, AE, and AH, on the community's FIRM which increase the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision, fulfills the requirements for such a revision as established under the provisions of §65.12, and receives the approval of the Federal Insurance Administrator.

(14) Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either

- (i) Be on the site for fewer than 180 consecutive days,
- (ii) Be fully licensed and ready for highway use, or
- (iii) Meet the permit requirements of paragraph (b)(1) of this section and the elevation and anchoring requirements for "manufactured homes" in paragraph (c)(6) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

The applicant/property owner should provide the county an evacuation plan, & should have a Floodplain Development Permit for all storage of equipment & materials.

I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.

Thank you,
Maureen O'Shea, CFM
Floodplain Specialist
Idaho Dept. of Water Resources
322 E. Front Street, PO Box 83720,
Boise, ID 83720-0098
Office # 208-287-4928
Cell # 208-830-4174
Maureen.OShea@idwr.idaho.gov
<https://www.idwr.idaho.gov/floods/>

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Sent: Tuesday, November 19, 2024 9:04 AM

To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'p&Z@cityofcaldwell.org' <p&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org'; 'amy@civil-dynamics.net' <amy@civil-dynamics.net>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'jgreen@marsingcity.com' <jgreen@marsingcity.com>; 'mayor@cityofmelba.org' <mayor@cityofmelba.org>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'jhutchison@middletoncity.com' <jhutchison@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; '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>; 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com>; 'info@parmacityid.org' <info@parmacityid.org>; 'mayor@parmacityid.org' <mayor@parmacityid.org>; 'planning@parmacityid.org' <planning@parmacityid.org>; 'snickel@staridaho.org' <snickel@staridaho.org>; 'wsevery@cityofwilder.org' <wsevery@cityofwilder.org>; 'casanderson@caldwellschools.org' <casanderson@caldwellschools.org>; 'jshoemaker@blm.gov' <jshoemaker@blm.gov>; 'nicmiller@cw.edu'

Dan Lister

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, April 12, 2024 7:35 AM
To: Dan Lister
Subject: [External] FW: Agency Notification RZ2022-0016 Goodwin
Attachments: AGENCYPACKET_RZ2022-0016.pdf

Hello Dan –

After careful review of the transmittal submitted to ITD on March 12, 2024, regarding RZ2022-0016 Goodwin, the Department has no comments or concerns to make at this time. The rezone of this parcel will not impact state facilities as it is greater than 3 miles away from US-20/26

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services

O: 208.334.8337 | C: 208.296.9750

Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, March 12, 2024 10:05 AM
To: 'laclair@cityofnampa.us' <laclair@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@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>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantz@notusschools.org' <krantz@notusschools.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.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>; 'sheepmama25@gmail.com' <sheepmama25@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'projectmgr@boiseriver.org' <projectmgr@boiseriver.org>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'lori.kent@id.nacdnet.net' <lori.kent@id.nacdnet.net>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Stephanie Hailey <Stephanie.Hailey@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'CENWW-RD-BOI-TV@usace.army.mil' <CENWW-RD-BOI-TV@usace.army.mil>; 'john.graves@fema.dhs.gov' <john.graves@fema.dhs.gov>; 'westerninfo@idwr.idaho.gov'

Dan Lister

From: Caleb Laclair <laclairc@cityofnampa.us>
Sent: Thursday, March 28, 2024 3:55 PM
To: Amber Lewter; Dan Lister
Cc: Kristi Watkins; Doug Critchfield
Subject: [External] RE: JEPa Notification RZ2022-0016 Goodwin

Hello Dan,

Per our earlier correspondence from March 2023 regarding access to this property, a variance to allow the northerly Madison Rd access was granted since the access is pre-existing and the use is for RV Storage which has limited peak hour movements. Should the property ever be redeveloped, the northerly access shall be disbanded and access established in accordance with all standards and guidelines of the City's Access Management Policy and Construction Specifications.

Best,

Caleb LaClair, P.E.

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

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, March 12, 2024 10:14 AM
To: Caleb Laclair <laclairc@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks Staff Email <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>
Subject: JEPa Notification RZ2022-0016 Goodwin

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of Nampa and Canyon County, that the Development Services Department has accepted the following application: RZ2022-0012. Attached for your review is a copy of the letter of intent and a site plan.

You are invited to provide written testimony by **April 11, 2024**, although at this point, no hearing date has been set. 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.

If you would like additional information please contact the Planner **Dan Lister** at daniel.lister@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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Dan Lister

From: Caleb Laclair <laclairc@cityofnampa.us>
Sent: Monday, March 27, 2023 5:48 PM
To: Gary Goodwin
Cc: Rodney Ashby; wmason@masonandassociates.us; Daniel Badger; Sage Huggins
Subject: [External] 16982 Madison Ave - Access Variance (County Application RZ2022-0016)

Hello Gary and Deborah,

The City Engineer has reviewed your letter dated February 10, 2023 requesting a variance to the City's Access Management Policy with regard to access separation to a major intersection for your northerly access at 16982 Madison Ave. Given the circumstances, that the access is pre-existing and the use is for RV Storage which has limited peak hour movements, the City Engineer has agreed to grant a variance to the City's separation standard. Should the property ever be redeveloped, the northerly access shall be disbanded and access established in accordance with all standards and guidelines of the City's Access Management Policy and Construction Specifications.

Sincerely,



Caleb LaClair, P.E.

Assistant City Engineer, Engineering

O: 208.468.5422, C: 208.250.2679

[City of Nampa](#), [Like us on Facebook](#)

NAMPAReady

From: Gary Goodwin <garygoodwin2@hotmail.com>
Sent: Friday, March 24, 2023 3:40 PM
To: Caleb Laclair <laclairc@cityofnampa.us>
Cc: Rodney Ashby <ashbyr@cityofnampa.us>; wmason@masonandassociates.us; Daniel Badger <BadgerD@cityofnampa.us>
Subject: [External]Re: [External]Re: Rezoning

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Thank you. Debra

On 3/23/2023 5:25 PM, Caleb Laclair wrote:

Hello Gary,

I don't have record of receiving the below referenced email in February with attached letter. The first I saw the letter was when Sage forwarded it to me earlier this week. It's possible the email got stuck in our quarantine. This happens sometimes when emails come in from unknown senders with attachments.

As I had mentioned to you on the phone when we spoke previously, the decision regarding access and variance to the City's access management policy lies with the City Engineer. He is out of the office this

week, but I have made a note to review this with him when he is back on Monday now that I have the letter.

Best,

Caleb LaClair, P.E.

Assistant City Engineer, Engineering

O: 208.468.5422, C: 208.250.2679

From: Gary Goodwin <garygoodwin2@hotmail.com>

Sent: Thursday, March 23, 2023 5:04 PM

To: Caleb Laclair <laclairc@cityofnampa.us>

Cc: Rodney Ashby <ashbyr@cityofnampa.us>; wmason@masonandassociates.us

Subject: [External]Re: Rezoning

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Mr. LaClair: We understood that you were going to contact those departments with the City of Nampa that would be involved in our request to rezone our property in the County of Canyon. Also, has Canyon County Development Services been in contact with you? Sage Huggins from Development Services emailed us on February 28th regarding our application and I forwarded a copy of our letter we sent to you. Please update. Thank you. Debra

P.S. My letter to you should have read February 10, 2023 not 2022.

On 2/10/2023 11:47 AM, Gary Goodwin wrote:

Mr. LaClair: Attached is our letter per your instructions to grant the "Legal, Non-Conforming Use" of our access. You indicated you would handle it getting to the appropriate person(s). Thank you. Gary Goodwin

208 249 9794

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

Sage Huggins
Planning Technician
Canyon County Development Services
Sage.Huggins@canyoncounty.id.gov
208-455-6036

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 **

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

From: Sage Huggins
Sent: Tuesday, January 24, 2023 12:21 PM
To: 'Gary Goodwin' <garygoodwin2@hotmail.com>
Subject: RE: [External] ,Case: RZ2022-0016

Good Afternoon,

I reached out to City of Nampa regarding access to the property. I wanted to pass along their response and changes that would be required for the property with RZ2022-0016.

I received the below response from the City of Nampa's assistant city engineer:

"Direct access to Cherry Lane would not be allowed given its classification as a Principal Arterial. All access would need to come from Madison Rd. We restrict accesses within 150' of an intersection. Currently it appears the property is utilizing two accesses on Madison. The northerly access appears to be used for the existing house and the storage space to the rear, while the second southerly access is solely for the storage area.

If this use is to be allowed we would require they consolidate to a single access located at the south end of their property, as the northerly access violates spacing to the Cherry Ln intersection, and improved as a paved commercial access. We would also typically require frontage improvements be completed in accordance with our standard policies as part of the change of use from residential to commercial.

Please note that City water and sewer utilities are in close proximity of the property and a path to annexation will be available once the 16989 Madison Rd property annexation is complete. The annexation is currently on hold as they complete the building renovations."

Additionally, the parcel is located in the AE flood zone. I have reached out to our floodplain coordinator in our department, Stephanie Hailey and she can be reached at stephanie.hailey@canyoncounty.id.gov or 208-454-7254, and received the following comments:

"I have reviewed parcel R31008 for conformance with the National Flood Insurance Program (NFIP) standards for a proposed RV storage & U Haul rental facility.

#4

The subject parcel is located in an AE Zone floodplain. RV storage & a U Haul rental facility are allowed uses within the AE Zone floodplain with floodplain development permitting and mitigation standards. A site visit to the property will be needed to evaluate what types of mitigation will be necessary for the existing items stored on the property, at that time, we can further determine what may be necessary for any other proposed stored items.

Floodplain Development Permits should be obtained for the already existing stored items on the property prior to the rezone case being heard. An emergency evacuation plan (for stored items), in the event of a flood, will be required for the rezone case."

If you would prefer to discuss the comments in person please let me know and I will arrange this. I can arrange for Stephanie to be at any in person meeting as well.

If you have questions regarding Nampa's comment you would need to contact Nampa's Engineering Division, a number for them is 208-468-5409 or through email laclairc@cityofnampa.us .

If you have question please let me know.

Thanks,

Sage Huggins
Planning Technician
Canyon County Development Services
Sage.Huggins@canyoncounty.id.gov
208-455-6036

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 **

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

From: Gary Goodwin <garygoodwin2@hotmail.com>
Sent: Thursday, December 29, 2022 2:37 PM
To: Sage Huggins <Sage.Huggins@canyoncounty.id.gov>
Subject: [External] ,Case: RZ2022-0016

We recieved a cease and desist order from the office there. We are complying with what they said to do. We are changing the zoning so that it covers what we are we are already doing. Nothing is changing except for the zoning designation. This is what the compliance officer told us to do. If there is anything else that you want to discuss, could you tell us a time to come in and we will discuss it with you.

Gary and Debra Goodwin

Dan Lister

From: Caleb Laclair <laclairc@cityofnampa.us>
Sent: Thursday, January 19, 2023 12:32 PM
To: Kristi Watkins; Sage Huggins
Cc: Doug Critchfield
Subject: [External] RE: [External]RZ2022-0016 Application

Hello Sage,

Direct access to Cherry Lane would not be allowed given its classification as a Principal Arterial. All access would need to come from Madison Rd. We restrict accesses within 150' of an intersection. Currently it appears the property is utilizing two accesses on Madison. The northerly access appears to be used for the existing house and the storage space to the rear, while the second southerly access is solely for the storage area.

If this use is to be allowed we would require they consolidate to a single access located at the south end of their property, as the northerly access violates spacing to the Cherry Ln intersection, and improved as a paved commercial access. We would also typically require frontage improvements be completed in accordance with our standard policies as part of the change of use from residential to commercial.

Please note that City water and sewer utilities are in close proximity of the property and a path to annexation will be available once the 16989 Madison Rd property annexation is complete. The annexation is currently on hold has they complete the building renovations.

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

From: Kristi Watkins <watkinsk@cityofnampa.us>
Sent: Thursday, January 19, 2023 11:31 AM
To: Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Caleb Laclair <laclairc@cityofnampa.us>
Cc: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: RE: [External]RZ2022-0016 Application

Caleb:

Can you help Sage with access questions on this property in the county?

Thank you,



Kristi Watkins, Principal Planner
O: 208.468.4434, C: 208.412.7769
500 12th Avenue South, Nampa, ID 83651
[Planning and Zoning - Like us on Facebook](#)



From: Sage Huggins <Sage.Huggins@canyoncounty.id.gov>
Sent: Thursday, January 19, 2023 10:44 AM
To: Kristi Watkins <watkinsk@cityofnampa.us>
Cc: Doug Critchfield <critchfieldd@cityofnampa.us>
Subject: [External]RZ2022-0016 Application

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Good Morning,

Nampa Highway informed me that Madison Rd and Cherry Ln are currently maintained and permitted by the City of Nampa, if I am contacting the wrong department could you please direct me to who would be aware of access requirements.

Specifically, I am reaching out regarding a parcel that currently has a code violation, and is attempting a rezone application to come into compliance with county code. The parcel is R31008 and the code violation is RV storage occurring on the property in a nonconforming zone.

This is not an official agency notice, I am reaching out for further information regarding access to the property and if the 1.31 parcel has the capability to meet access requirements for this use. I have attached a visual to this email of the property that is located on the southeast of the Cherry Ln and Madison Rd intersection.

Thanks,

Sage Huggins
Planning Technician
Canyon County Development Services
Sage.Huggins@canyoncounty.id.gov
208-455-6036

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 **



PLANNING AND ZONING DEPARTMENT

Dan Lister
Canyon County Development Services
111 North 11th Ave.
Caldwell, ID 83605

March 14, 2024

Re: RZ2022-0016 Gary Goodwin request for a zoning map amendment of Parcel# R31008 (16982 Madison Ave., Nampa, ID) or the Property...

The Property has been reviewed by the Planning and Zoning Department with the following analysis:

The Property is in Canyon County in the Nampa Area of City Impact with a land use designation of "Industrial" on the Nampa 2040 Comprehensive Plan Future Land Use Map. The Property is contiguous with Parcel #R31047 (16989 Madison Rd.), an annexed parcel. The Property is surrounded by parcels that are in the "Industrial" land use designation.

Per the Joint Powers Agreement between the City of Nampa and Canyon County regarding development proposals in the Nampa Area of City Impact, the City provides the following comments:

The City of Nampa requests denial of the application. Because the parcel is contiguous with City Limits, the City requests that the applicant seek annexation of the parcel into the City of Nampa with an "Industrial" zoning designation.

Sincerely,

Doug Critchfield
Principal Planner, Nampa Planning Dept.
E-mail address: critchfieldd@cityofnampa.us
(208) 468-5442

EDC/dc
File

Dan Lister

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Thursday, March 14, 2024 8:06 AM
To: Dan Lister
Cc: Mitch Kiester
Subject: [External] RE: Agency Notification RZ2022-0016 Goodwin
Attachments: AGENCYPACKET_RZ2022-0016.pdf

Hi Dan,

Please see response below:

- 1.) *Will a Nutrient Pathogen Study be required? The property is in a designated Nitrate Priority Area, but an N-P study is required if an on-site septic system is proposed that generates 600 gallons or more of wastewater per day and/or in an area of concern where pathogen contamination exists that has the potential to create a health risk or there is concern about surface and/or groundwater quality.*
- 2.) *Will adequate sanitary systems be provided to accommodate the use? SWDH cannot determine if an on-site septic system is suitable on this property until a site evaluation is conducted to determine soil feasibility and that all vertical and horizontal separation distances to features of concern are maintained.*
- 3.) *Any concerns about the use or request for rezoning? SWDH does not have a concern with the rezoning from agricultural to light industrial, however, if a septic system is proposed, it cannot be installed in a floodway.*

Let me know if you have any questions.

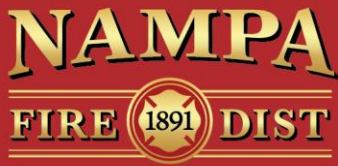
Thank you,



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

Anthony Lee, RS/BS | Land Development Senior
 o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
 13307 Miami Ln., Caldwell, ID 83607

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, March 12, 2024 10:05 AM
To: 'laclairc@cityofnampa.us' <laclairc@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@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>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantza@notusschools.org' <krantza@notusschools.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'eddy@heritagewifi.com'



EXCELLENCE
SERVICE
STRENGTH IN UNITY

Exhibit D.8

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

208.468.5770

DATE: April 8, 2024

TO: Canyon County Development Services Department

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Gary Goodwin

OWNER: Gary Goodwin

PROJECT ADDRESS: 16982 Madison Ave. Nampa, ID 83687

RE: RZ2022-0016

This application is to rezone Parcel R31008 from "A" (Agricultural) to "M-1" (Light Industrial) for Ministorage and RV Storage.

The Nampa Fire District does not oppose the application subject to compliance with all the following comments.

Emergency Response Time Analysis and Service Impact:

1. The Nampa Fire District Strategic Plan states the response objective for Nampa Fire Department is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This parcel is located approximately 1 mile from Nampa Fire Station 3 with an approximate response time of 3 minutes.
2. Nampa Fire District can serve this use without negative impact to our response and will not require additional public funding.

Dan Lister

From: Timothy Jensen <tejensen@kunaschools.org>
Sent: Thursday, November 21, 2024 4:50 PM
To: Dan Lister
Subject: [External] RZ2022-0016 Goodwin

Hi Dan,

Kuna School District has no official comment on this application as it does not lie within our boundaries. Thank you.

Tim Jensen Ed.S
KSD Planning & Development Team
Principal-Fremont MS
IMLA President

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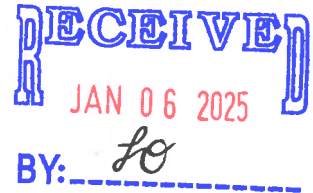
EXHIBIT 2

Revised Application Packet & Supporting Materials

Planning & Zoning Commission

Case# RZ2022-0016

Hearing date: March 6, 2025



HAND DELIVERED

January 6, 2025

Dan Lister
Principal Planner
Development Services Department
Caldwell, Idaho 83605

Re: Case RZ2022-0016

Mr. Lister:


Pursuant to your email dated 12/20/2024, it is our intent to have the subject property at 16982 Madison Road, Nampa, Idaho 83687, be changed to CONDITIONAL REZONE. The CONDITIONAL REZONE will only allow the present RV storage, equipment rental, and dwelling in the M-1 Zone.

Enclosed are the following:

1. Master Application;
2. Floodplain Development Permit;
3. Emergency Evacuation Notice and Plan to Occupants dated 12/24/2024; and
4. North Nampa Storage check #000194 in the amount of \$450.00.

Regarding the maintaining of a chain-link fence, the fence already exists around the RV storage and is in good condition. The weeds are sprayed and weeds are not a public nuisance. Also, grass, trees and xeriscaping are maintained. All exterior lighting is downward.

I believe we are prepared for the Planing and Zoning Commission public hearing.


Gary Goodwin
208 249 9794

MASTER APPLICATION

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



PROPERTY OWNER	OWNER NAME: Gary L Goodwin
	MAILING ADDRESS: 16982 Madison Rd, Nampa, Id 83687
	PHONE: 208-249-9994 EMAIL: garygoodwin2@hotmail.com

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

Signature: Gary L Goodwin Date: 12-30-2024

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: _____ EMAIL: _____

SITE INFO	STREET ADDRESS: 16982 Madison Rd, Nampa, Id 83687
	PARCEL #: 31008000 0 LOT SIZE/AREA: 1.4
	LOT DESCRIPTION SUBDIVISION : 10..3N-2W NE TX
	QUARTER : 18A IN SECTION : NE 1/4 TOWNSHIP : _____ RANGE : _____
	ZONING DISTRICT: _____ FLOODZONE (YES/NO): <u>(NO)</u>

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

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

CASE NUMBER: RZ2022-0016	DATE RECEIVED: _____
RECEIVED BY: _____	APPLICATION FEE: \$450 <u>(CK)</u> MO CC CASH

#1

Revised 3/1/22

**Exhibit III
Exhibit 2.A**

FLOODPLAIN DEVELOPMENT PERMIT

Canyon County Development Services Department

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

PROPERTY OWNER	OWNER NAME: <u>Garry L Goodwin</u>	
	MAILING ADDRESS: <u>16982 Madison Avely Nampa, Id 83687</u>	
	PHONE: <u>208-249-9794</u>	EMAIL: <u>garrygoodwin2@hotmail.com</u>
Signature: <u><i>Garry Goodwin</i></u> Date: <u>1-5-2025</u>		

APPLICANT OR BUILDER:	APPLICANT NAME: <u>Same as Above</u>	
	MAILING ADDRESS: <u>Same</u>	
	PHONE: <u>Same</u>	EMAIL: <u>Same</u>

ADDRESS AND LOCATION OF THE PROPERTY:
<u>Same as Owner</u>

A. DESCRIPTION OF WORK
<p>1. Proposed Work:</p> <p> <input type="checkbox"/> New Construction (includes bridges and fences) <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Improvement to Existing Building <input type="checkbox"/> Filling/Grading <input type="checkbox"/> Demolition (includes equip. storage) <input type="checkbox"/> Excavation (includes culverts, dredging, vegetation, paving, and drilling, mineral extraction ponds) </p> <p>2. Describe in Detail: <u>Conditional Rezone</u></p>

#2

3. Size of Proposed Development (attach site plan): N/A
4. Per the floodplain map, what is the zone and panel number of the area of the proposed development:

Zone: N/A Panel Number: _____

5. Are there any other Federal, State, or local permits obtained?
- Yes No
- Type: _____ Agency: _____

B. COMPLETE FOR NEW STRUCTURES AND BUILDING SITES:

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

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

1. What is the estimated market value of the existing structure? \$ N/A
2. What is the total cost of the proposed construction? \$ N/A

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

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

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

E. COMPLETE FOR SUBDIVISION AND ADMINISTRATIVE LAND DIVISIONS:

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

F. COMPLETE FOR DEMOLITION WITHIN THE FLOODPLAIN:

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

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

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

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

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

ADMINISTRATIVE USE ONLY

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

CONDITIONS/COMMENTS:

Title

Emergency evacuation plan in case of a Flood

Email Subject

Emergency evacuation plan in case of a Flood

If left blank, the title will be used.

Email/Letter Content

Paragraph 12pt **B** *I* U [List Icons] [Insert Placeholder] [Image Icon]

Occupants: Since we are in a floodplain, we are required to have an evacuation plan in case of a flood. As always, you may leave anytime that you want. If there is a flood emergency, you will be required to evacuate until the emergency is over. Any questions can be referred to me. Thank you for your understanding.

Gary Goodwin
16982 Madison Road
Nampa, Idaho 83687
208 249 9794

The email won't be sent if left blank

Text Message Content

[Insert Placeholder](#)

The text won't be sent if left blank

Postcard Content

Paragraph 12pt **B** *I* U [List Icons] [Insert Placeholder] [Image Icon]

P

The content will be truncated to fit on a standard postcard.

Update Template

Cancel

3

Exhibit III
Exhibit 2.A



Subject: Re: Emergency evacuation plan in case of a Flood
From: Rick Robideau <frishie78@gmail.com>
Date: 12/24/2024, 11:40 AM
To: northnampastorage@gmail.com

Example
of Delivery
to Tenants.

Loud and clear!

On Tue, Dec 24, 2024 at 11:25 AM <noreply@email-notifications.net> wrote:

Occupants: Since we are in a floodplain, we are required to have an evacuation plan in case of a flood. As always, you may leave anytime that you want. If there is a flood emergency, you will be required to evacuate until the emergency is over. Any questions can be referred to me. Thank you for your understanding.

Gary Goodwin

16982 Madison Road

Nampa, Idaho 83687

208 249 9794

Dan Lister

From: Dan Lister
Sent: Wednesday, January 8, 2025 2:00 PM
To: 'Gary Goodwin'
Subject: RE: [External] Case RZ2022-0016
Attachments: Fee-Schedule-2022.pdf; FLOOD.pdf

Mr. Goodwin,

DSD received your amended application regarding RZ2022-0016 and is currently being reviewed and prepared to schedule for the next available hearing.

Regarding the submittal of the floodplain development permit, the permit is incomplete and will require the following:

- \$80 fee per the county-adopted fee schedule. (Attached)
- Plot Plan with specific details (CCZO Section 07-10A-09(1)A)
- Demonstrate how storage items (boats/RVs/trailers) will be anchored to prevent floatation, collapse, or lateral movement. Per CCZO Section 07-10A-11 (attached): (1) General Standards: In all special flood hazard areas the following provisions are required:

A. All new construction, substantial improvements, and development shall be designed (or modified) and adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. For more information and assistance, please contact the DSD Floodplain Administrator, Dalia Alnajjar at (208) 454-7459.

However, I highly recommend submitting the Floodplain Development Permit after conditional rezone approval, because the use is technically not approved until then. The floodplain permit cannot be reviewed until the use meets County land use standards (CCZO Section 07-10-27). Therefore, submittal and approval of a floodplain development permit will be required as a condition of the conditional rezoning.

Regarding future e-mails and correspondence, DSD requests you cease forwarding e-mails and information to the Board of County Commissioners. The Board is the final hearing body and must be impartial. Sending information outside the process regarding RZ2022-0016 could create a conflict of interest per Idaho Code Section 67-6506 which the Board may have to recuse themselves from the hearing of the case. However, if you wish to include a manager or supervisor in your e-mails and correspondence, you can include the Director of DSD, Jay Gibbons (jay.gibbons@canyoncounty.id.gov) and Planning Supervisor, Carl Anderson (carl.anderson@canyoncounty.id.gov).

Sincerely,

Dan Lister, Principal Planner
DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959 Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

**We will not be closed during lunch hour **

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

Direct Line: 208-614-5030

Email: Joshua.johnson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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

From: Gary Goodwin <garygoodwin2@hotmail.com>

Sent: Monday, January 6, 2025 3:49 PM

To: BOCC <BOCC@canyoncounty.id.gov>; Canyon County Zoning Info <CanyonCounty.ZoningInfo@canyoncounty.id.gov>

Subject: [External] Case RZ2022-0016

Letter to Mr. Lister, without enclosures.

Gary Goodwin

Dan Lister

From: Dan Lister
Sent: Wednesday, January 8, 2025 2:00 PM
To: 'Gary Goodwin'
Subject: RE: [External] Case RZ2022-0016
Attachments: Fee-Schedule-2022.pdf; FLOOD.pdf

Mr. Goodwin,

DSD received your amended application regarding RZ2022-0016 and is currently being reviewed and prepared to schedule for the next available hearing.

Regarding the submittal of the floodplain development permit, the permit is incomplete and will require the following:

- \$80 fee per the county-adopted fee schedule. (Attached)
- Plot Plan with specific details (CCZO Section 07-10A-09(1)A)
- Demonstrate how storage items (boats/RVs/trailers) will be anchored to prevent floatation, collapse, or lateral movement. Per CCZO Section 07-10A-11 (attached): (1) General Standards: In all special flood hazard areas the following provisions are required:

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<CanyonCounty.ZoningInfo@canyoncounty.id.gov>

Subject: [External] Case RZ2022-0016

Letter to Mr. Lister, without enclosures.

Gary Goodwin

RECEIVED
FEB 24 2025

GOODWIN'S EXHIBITS
FOR MARCH 6, 2025 HEARING

PLANNING & ZONING COMMISSION
CASE NO. RZ2022-0016

BY:-----

Exhibit A Email dated 12/20/2024 from Dan Lister

BELOW EXHIBITS AS REQUESTED BY LISTER'S EMAIL:

- Exhibit B** Updated Letter of Intent dated 01/06/2025
- Exhibit B1** Master Application dated 12/30/2024
- Exhibit B2** Floodplain Development Permit dated 01/06/2025
- Exhibit B3** Emergency Evacuation Notice and Plan to Occupants date 12/24/2024
- Exhibit B4** North Nampa Storage check #194 in the amount of \$450.00
- Exhibit B5** Evidence of chain-link fencing in good repair and weed control
- Exhibit B6** Landscape buffer with trees, grass and xeriscaping in good condition
- Exhibit B7** Exterior lighting (downward)

Exhibit C Email dated 01/08/2025 from Dan Lister

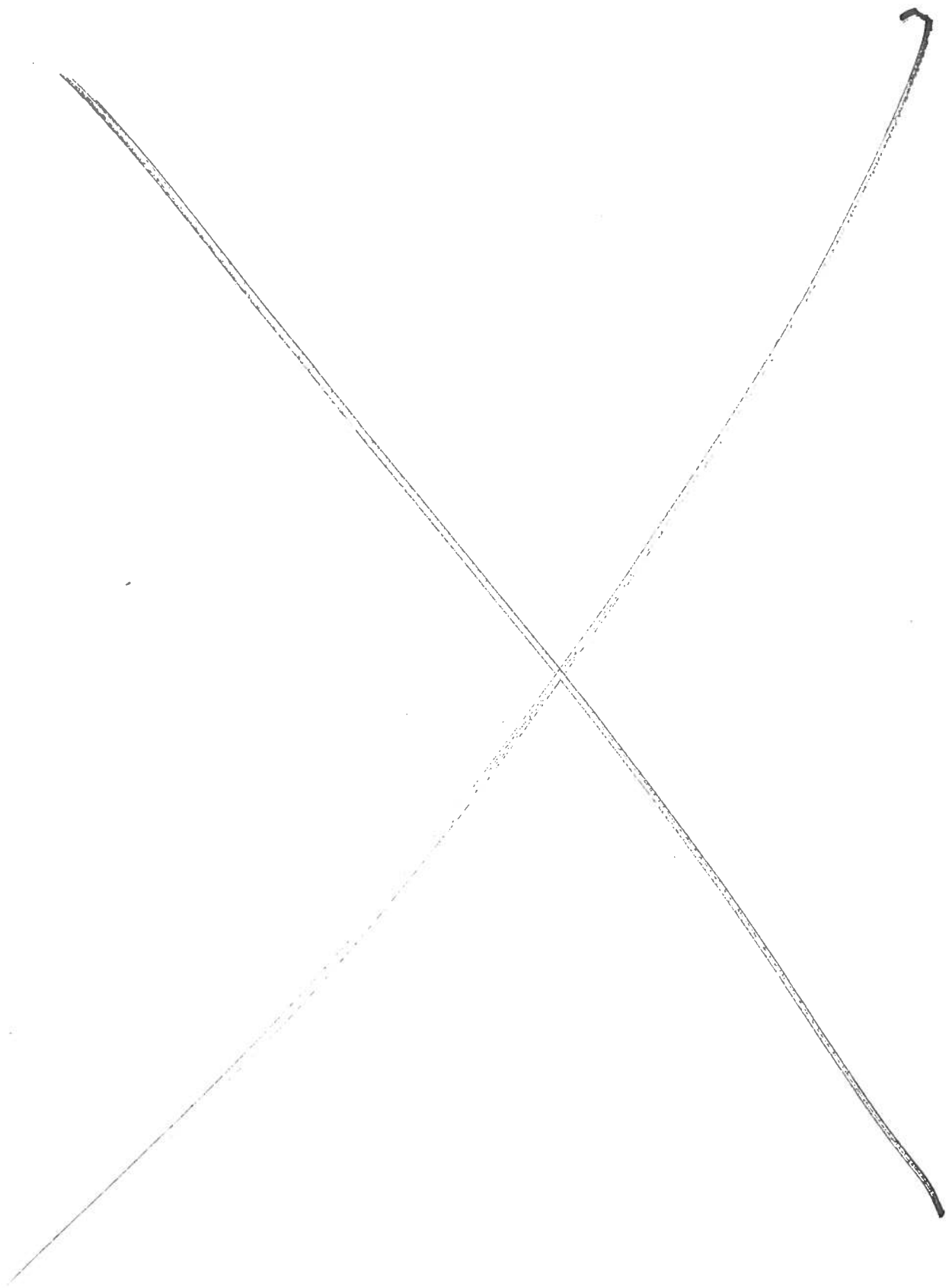
BELOW EXHIBITS AS REQUESTED BY LISTER'S EMAIL:

- Exhibit D** 07-10A-09 Floodplain Development Application, Permit and Certification and 07-10A-11 Provisions for Floodplain Hazard Reduction
- Exhibit D1** Plot Plan/Canyon County Assessor
- Exhibit D2** Parcel Information Report indicating parcel NOT in floodway
- Exhibit D3** Flood zone showing floodway
- Exhibit D4** Emergency Evacuation Notice and Plan to Occupants date 12/24/2024
(Per Lister's email, submit "...the Floodplain Development Permit after conditional rezone approval..."

Exhibit E Cost for certification plot plan by registered surveyor AND
Cost to hook-up to City of Nampa

Exhibit F Minutes from 12/19/2024 P&Z Meeting

ANY AND ALL EXHIBITS DISCLOSED AT THE DECEMBER 19, 2024 P&Z HEARING



Mr. Lister:

We need the submission date of the Amended Application changed so we can review all options and costs. You indicated 90 days for the approval of the Floodplain Permit, if applicable. We need to know if applicable before we revise the application to a conditional rezone.

Please forward a copy of the Floodplain Development Permit, per Chapter 07, Article 10A of the Canyon County Code of Ordinances, per referenced in your below email.

We do not believe it is asking too much of the Department to change the submission date since it took two years to get to this point.

Thank you.

Gary/Debra Goodwin

P.S. Uncertain of P&Z Commissioners' email, sent to Mr. Gibbons.

On 12/20/2024 11:31 AM, Dan Lister wrote:

Mr. Goodwin,

Per the public hearing last night, Case RZ2022-0016 was continued by the Planning and Zoning Commission to allow you to revise your application to a conditional rezone. To revise your zoning map amendment (rezone) application into a conditional rezone, please submit the following:

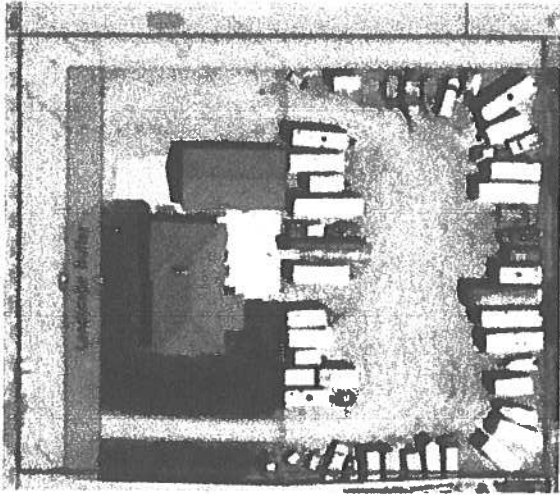
- A new master application choosing the conditional rezone application type (attached).
- An updated letter of intent requesting the conditional rezone and how the conditional rezone will only allow the RV storage, equipment rental, and dwelling in the M-1 Zone. All other uses will be prohibited.
 - Staff will be recommending the P&Z Commission include the following additional conditions:

See Lister's
1-8-2025
email

- A Floodplain development permit per Chapter 07, Article 10A of the Canyon County Code of Ordinances shall be submitted 90 days from approval. All conditions of the approved floodplain development permit shall be met by the timeframes set by the Floodplain Administrator (if applicable).
- Chain-link fencing shall be maintained in good repair and weeds shall not become a public nuisance (CCCO Section 02-01-05).
- A 20' landscape buffer shall be maintained within the 40' wide area

A

measured from the centerline of Madison Road outside of the road and right-of-way (See aerial for buffer location). Landscaping shall be grass, trees, and xeriscaping. Landscaping shall remain in a living condition. Weeds shall be maintained to not become a public nuisance (CCCO Section 02-01-05).



- All exterior lighting shall be shielded downward and directed away from the surrounding area.

- Fee: \$450

A hearing will be scheduled once the above information is submitted and reviewed by DSD staff.

If the amended application is not submitted by January 16, 2025, it will be assumed that you decline to revise the application and the RZ2022-0016 will be scheduled for the next available hearing subject to the information submitted in 2022.

Other option: Annex the property into the City of Nampa. My understanding, the city is willing to work with you regarding fees and delaying any connection to city services. If interested in annexation, please contact Doug Critchfield or Kristi Watkins at the City of Nampa Planning Division at 208-468-4430. If that option is chosen, please send an e-mail to withdraw Case RZ2022-0016. The application fee will not be refunded if withdrawn.

Sincerely,

Exhibit III

Exhibit 2.C

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

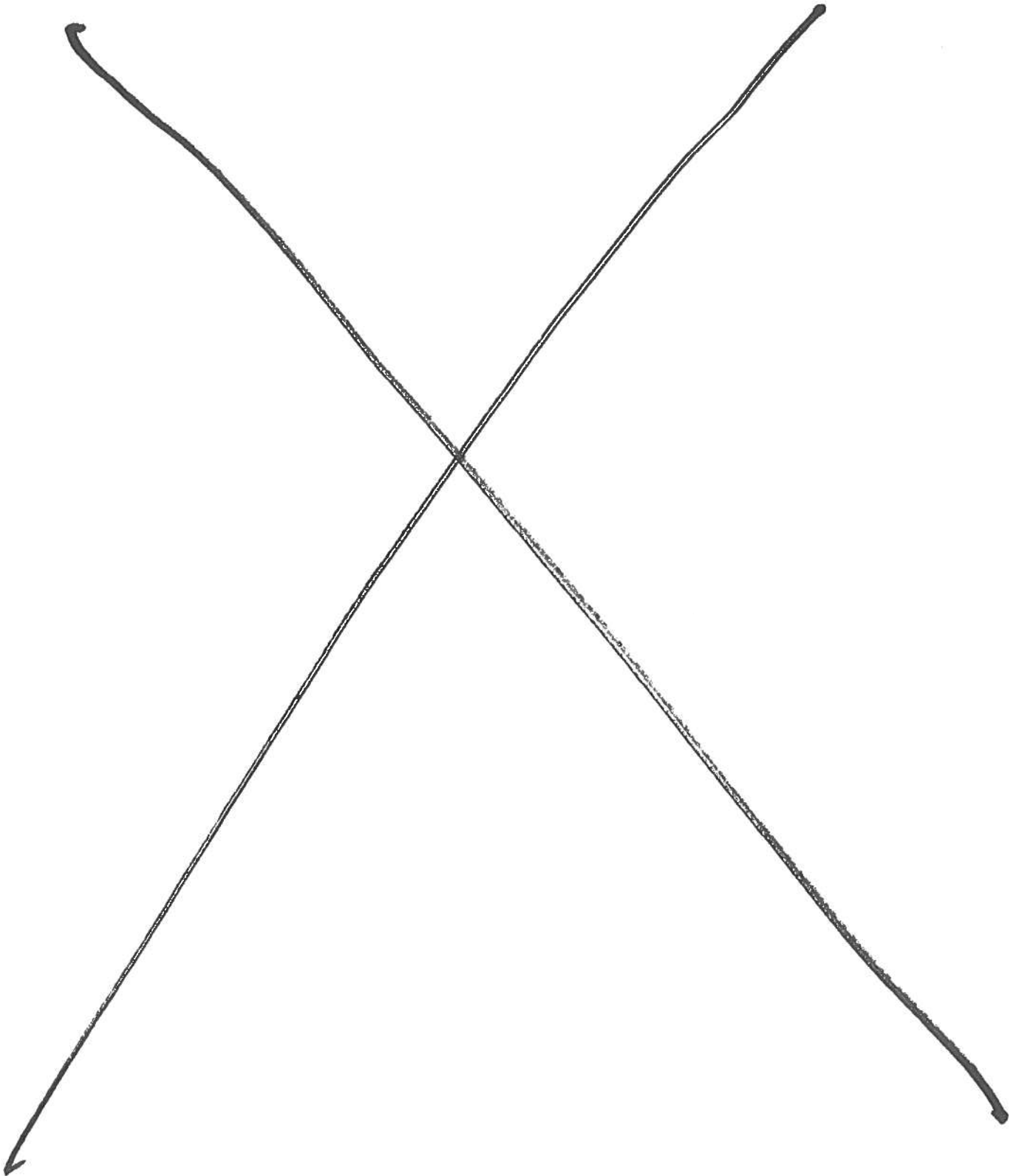
8 am – 5 pm

Wednesday

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HAND DELIVERED

January 6, 2025

Dan Lister
Principal Planner
Development Services Department
Caldwell, Idaho 83605

Re: Case RZ2022-0016

Mr. Lister:

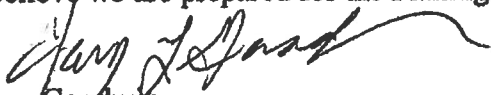
Pursuant to your email dated 12/20/2024, it is our intent to have the subject property at 16982 Madison Road, Nampa, Idaho 83687, be changed to **CONDITIONAL REZONE**. The **CONDITIONAL REZONE** will only allow the present RV storage, equipment rental, and dwelling in the M-1 Zone.

Enclosed are the following:

1. Master Application;
2. Floodplain Development Permit;
3. Emergency Evacuation Notice and Plan to Occupants dated 12/24/2024; and
4. North Nampa Storage check #000194 in the amount of \$450.00.

Regarding the maintaining of a chain-link fence, the fence already exists around the RV storage and is in good condition. The weeds are sprayed and weeds are not a public nuisance. Also, grass, trees and xeriscaping are maintained. All exterior lighting is downward.

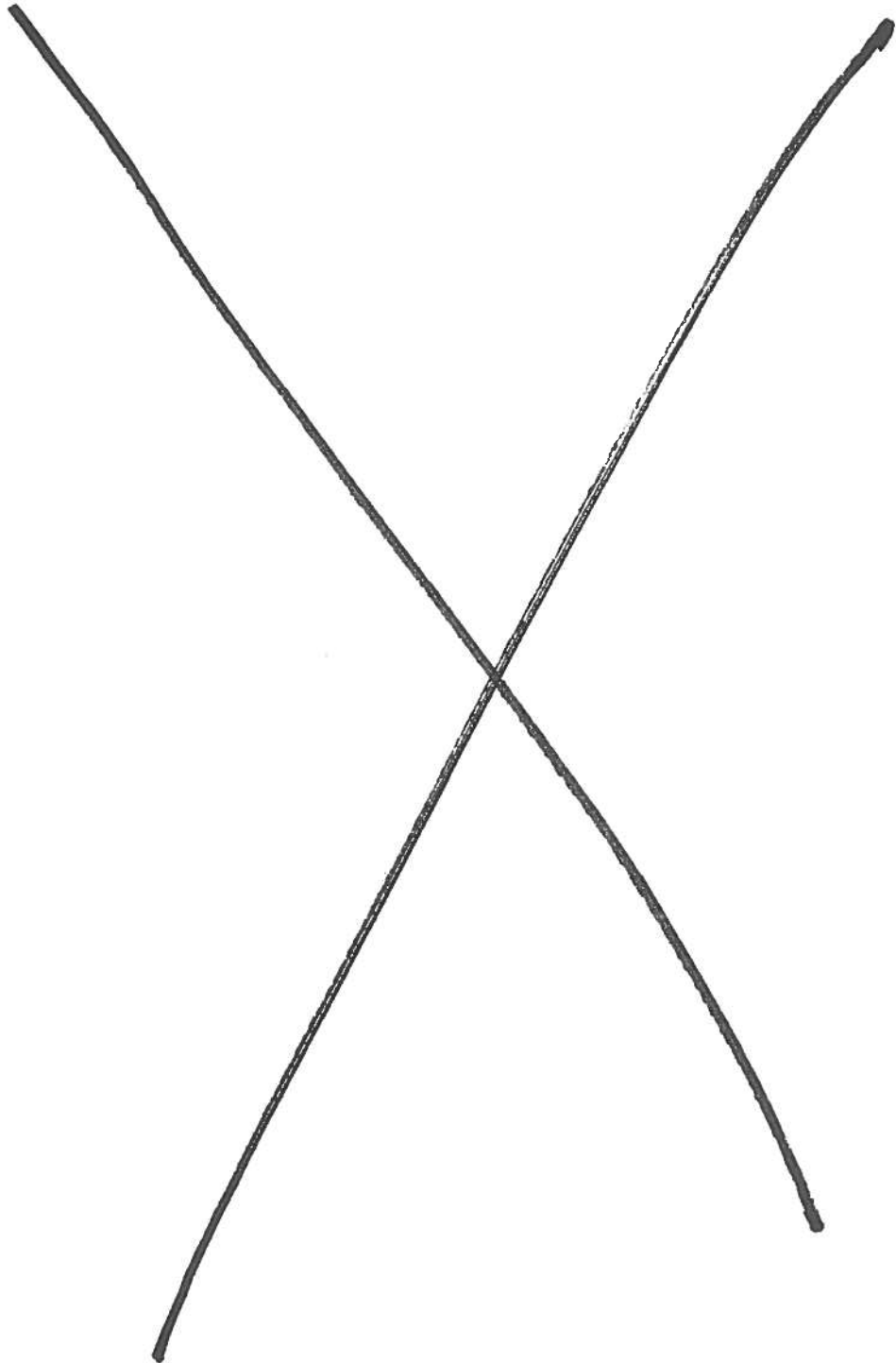
I believe we are prepared for the Planing and Zoning Commission public hearing.

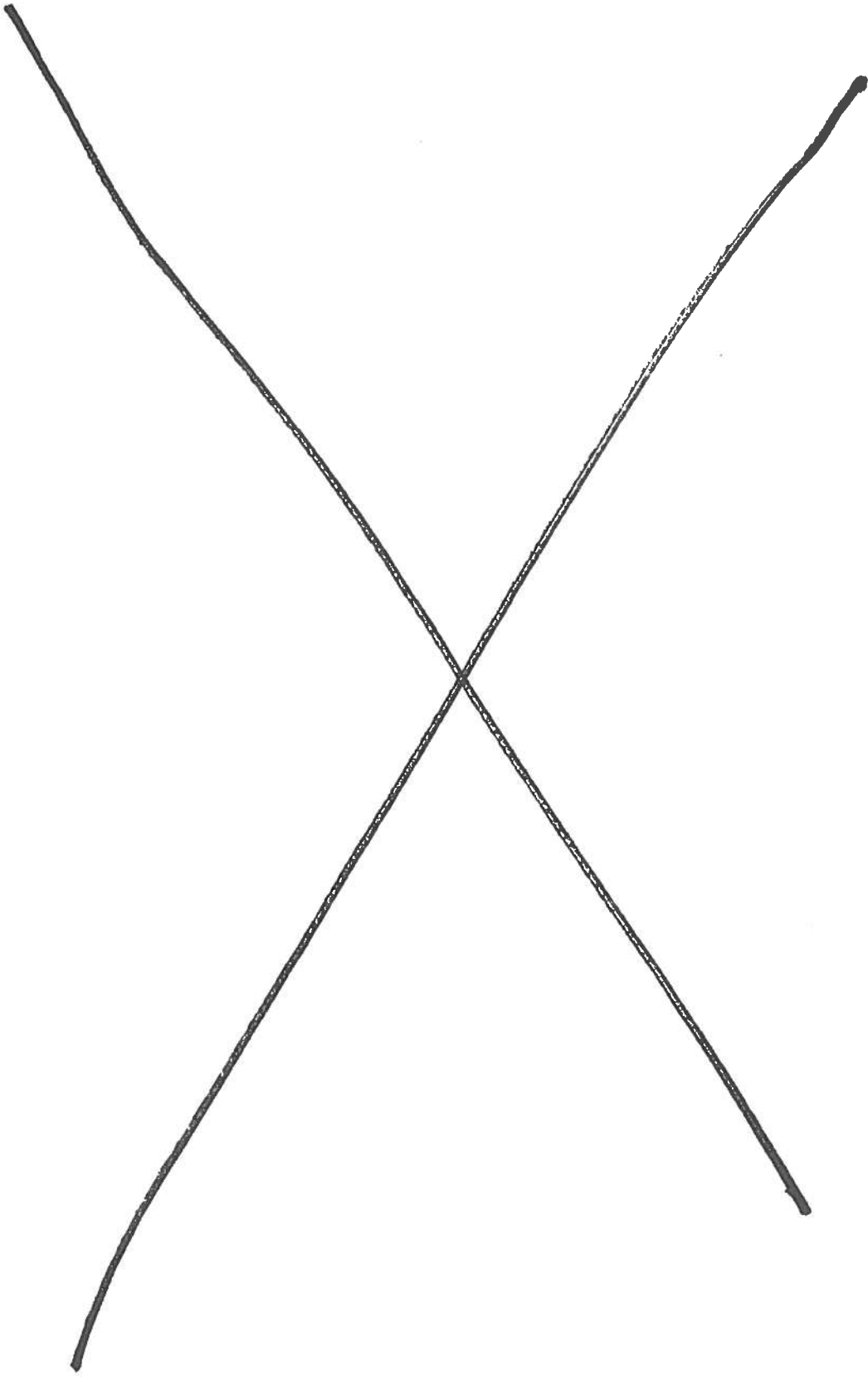

Gary Goodwin
208 249 9794

B

Exhibit III

Exhibit 2.C





FLOODPLAIN DEVELOPMENT PERMIT

Canyon County Development Services Department

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

PROPERTY OWNER	OWNER NAME: <i>Garry L Goodwin</i>	
	MAILING ADDRESS: <i>16982 Madison Hwy Nampa, Id 83687</i>	
	PHONE: <i>208-249-9799</i>	EMAIL: <i>garrygoodwin2@hotmail.com</i>
Signature: <i>[Signature]</i>		Date: <i>1-5-2025</i>

APPLICANT OR BUILDER:	APPLICANT NAME: <i>Same as Above</i>	
	MAILING ADDRESS: <i>Same</i>	
	PHONE: <i>Same</i>	EMAIL: <i>Same</i>

ADDRESS AND LOCATION OF THE PROPERTY:
Same as Owner

A. DESCRIPTION OF WORK

1. Proposed Work:

New Construction (includes bridges and fences) Manufactured Home
 Improvement to Existing Building Filling/Grading
 Demolition (includes equip. storage) Excavation (includes culverts, dredging, vegetation, paving, and drilling, mineral extraction ponds)

2. Describe in Detail: *Conditional Rezone*

B2

Exhibit III
Exhibit 2.C

3. Size of Proposed Development (attach site plan): N/A
4. Per the floodplain map, what is the zone and panel number of the area of the proposed development:
 Zone: N/A Panel Number: _____
5. Are there any other Federal, State, or local permits obtained?
 Yes No
 Type: _____ Agency: _____

B. COMPLETE FOR NEW STRUCTURES AND BUILDING SITES:

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

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

1. What is the estimated market value of the existing structure? \$ N/A
2. What is the total cost of the proposed construction? \$ N/A

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

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

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

E. COMPLETE FOR SUBDIVISION AND ADMINISTRATIVE LAND DIVISIONS:

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

F. COMPLETE FOR DEMOLITION WITHIN THE FLOODPLAIN:

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

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

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

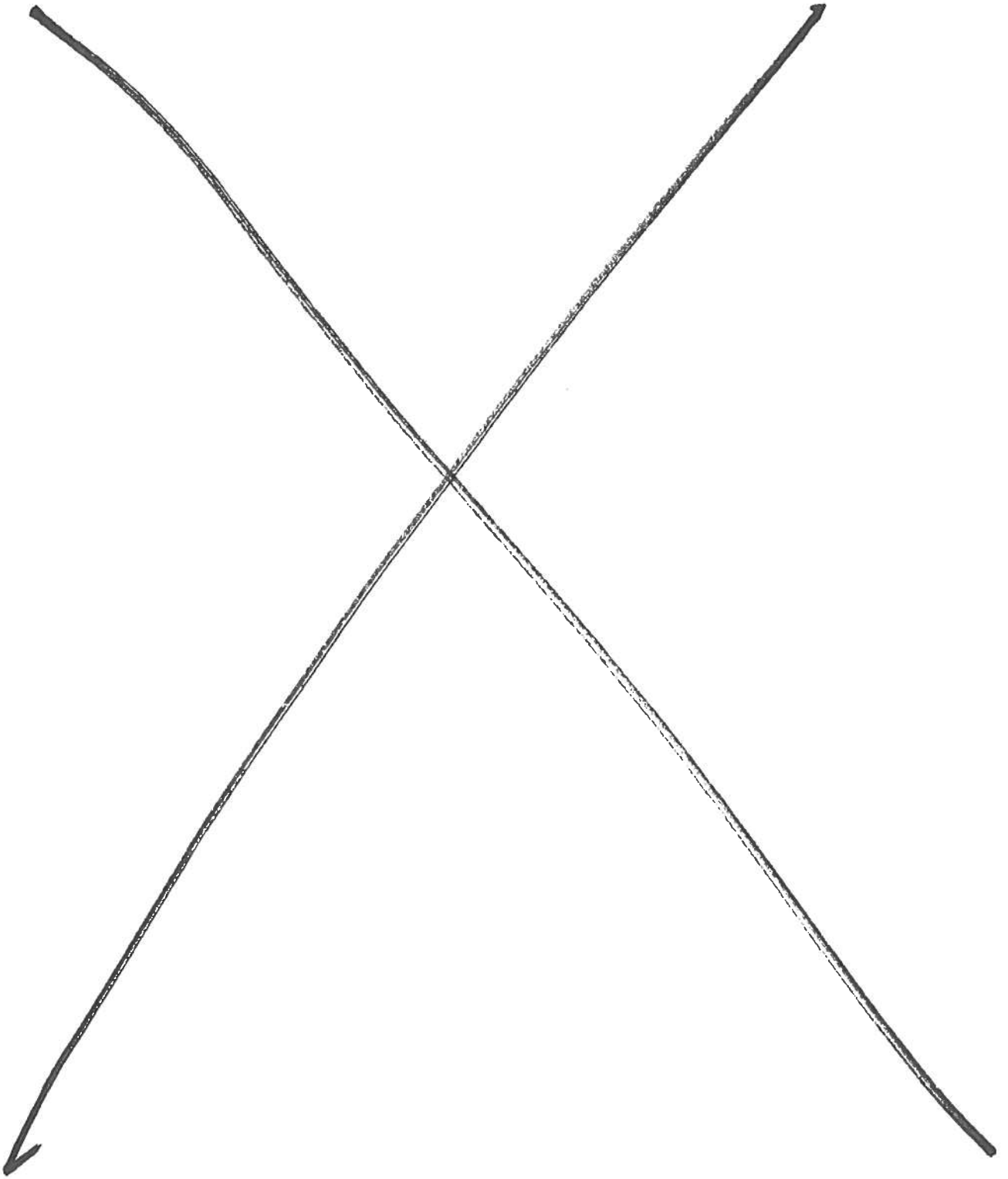
Please check with the following agencies for possible joint permit requirements under all above sections:

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

ADMINISTRATIVE USE ONLY

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

CONDITIONS/COMMENTS:



Title

Emergency evacuation plan in case of a Flood

Email Subject

Emergency evacuation plan in case of a Flood

If left blank, the title will be used.

Email/Letter Content

Paragraph 12pt B I U [bulleted list] [numbered list] [insert placeholder] [image icon]

Occupants: Since we are in a floodplain, we are required to have an evacuation plan in case of a flood. As always, you may leave anytime that you want. If there is a flood emergency, you will be required to evacuate until the emergency is over. Any questions can be referred to me. Thank you for your understanding.

Gary Goodwin
16982 Madison Road
Nampa, Idaho 83687
208 249 9794

The email won't be sent if left blank.

Text Message Content

Insert Placeholder

The text won't be sent if left blank.

Postcard Content

Paragraph 12pt B I U [bulleted list] [numbered list] [insert placeholder] [image icon]

P

The content will be truncated to fit on a standard postcard.

Update Template Cancel

B3

Exhibit III

Exhibit 2.C



Subject: Re: Emergency evacuation plan in case of a Flood
From: Rick Robideau <frishie78@gmail.com>
Date: 12/24/2024, 11:40 AM
To: northnampastorage@gmail.com

*Example
of Delivery
to Tenants.*

Loud and clear!

On Tue, Dec 24, 2024 at 11:25 AM <noreply@email-notifications.net> wrote:

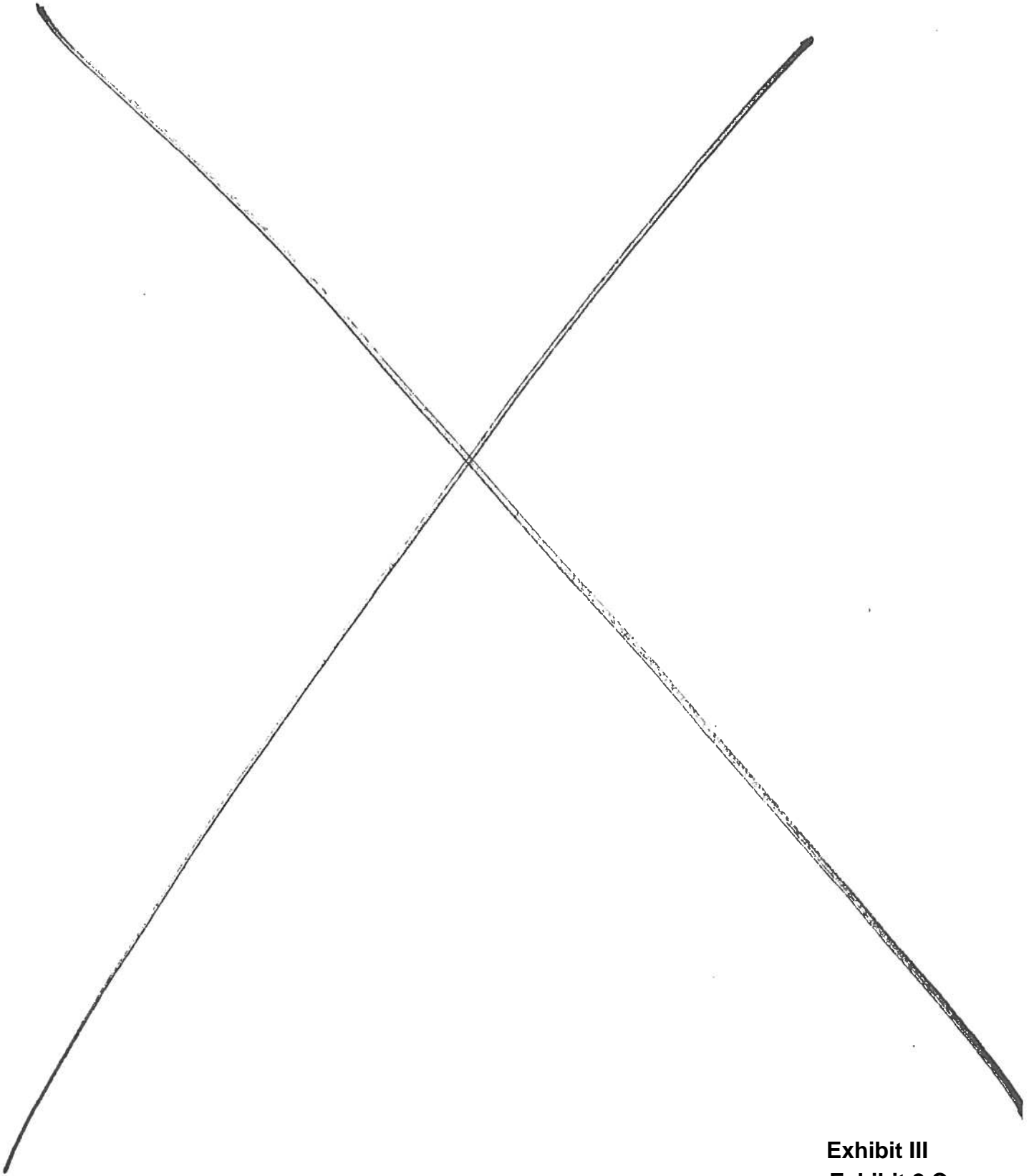
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Gary Goodwin

16982 Madison Road

Nampa, Idaho 83687

208 249 9794



Security features are included. Details on back.

North Nampa Storage
16982 Madison Rd
Nampa, ID 83687

Capital Educators Credit Union
92-7267/3241

12/30/2024

PAY TO THE ORDER OF Canyon Co Development Services

\$ **450.00

Four Hundred Fifty Only*****

DOLLARS

Canyon co Development services
111 N 11th Ave. #310

MEMO

RZ2022-0016
Conditional rezone fee

May Zibrod

MP

B4

Exhibit III
Exhibit 2.C

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: 84386

Date: 1/6/2025

Date Created: 1/6/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: North Nampa Storage

Comments: RZ2022-0016

Site Address: 16982 MADISON AVE, Nampa ID / Parcel Number: 31008000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Development Agreement	RZ2022-0016	\$450.00	\$0.00	\$0.00

Sub Total: \$450.00

Sales Tax: \$0.00

Total Charges: \$450.00

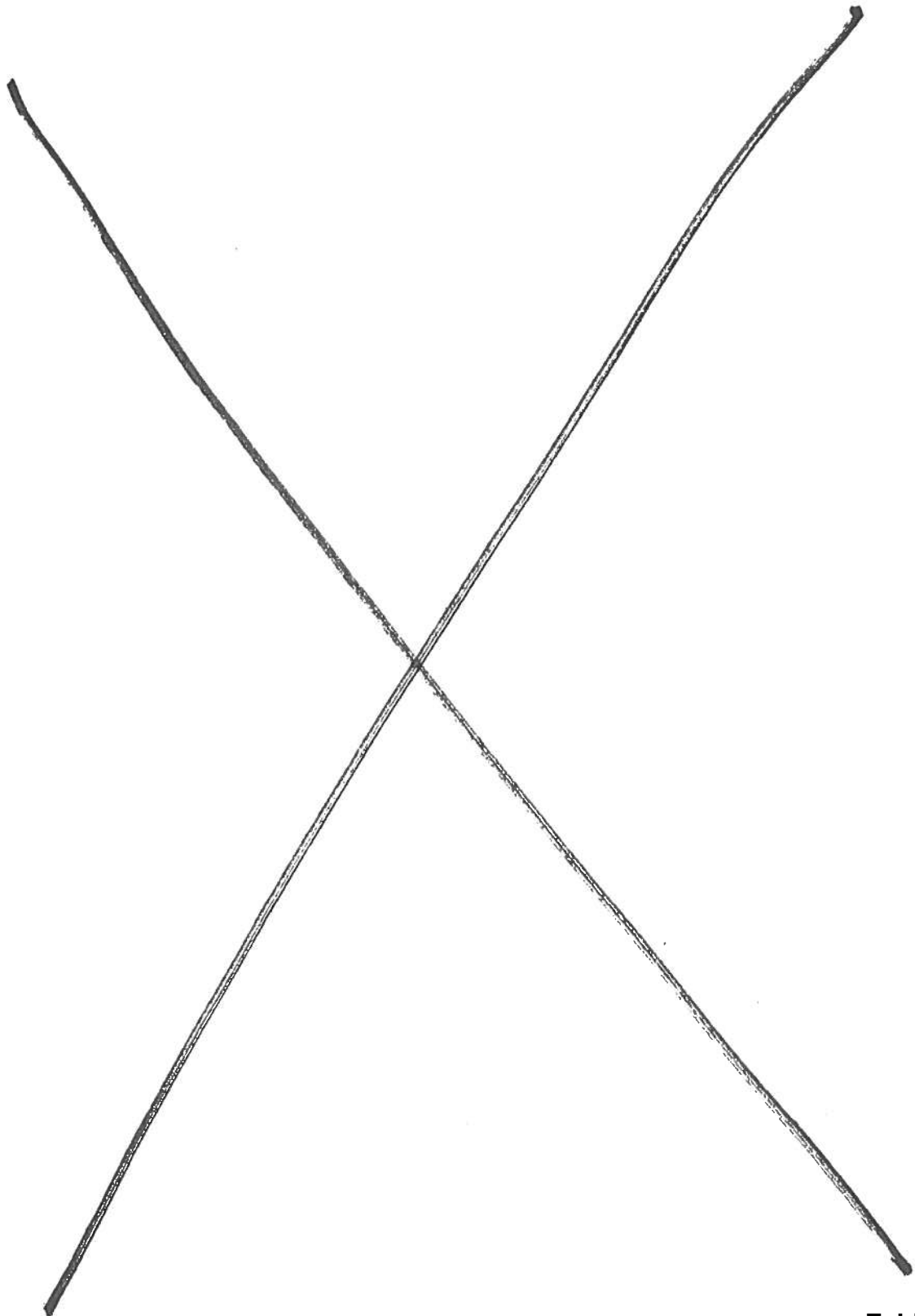
PAYMENTS

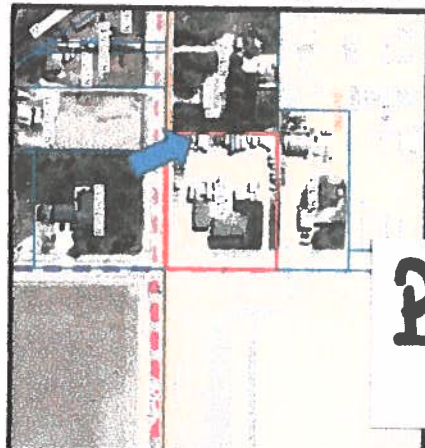
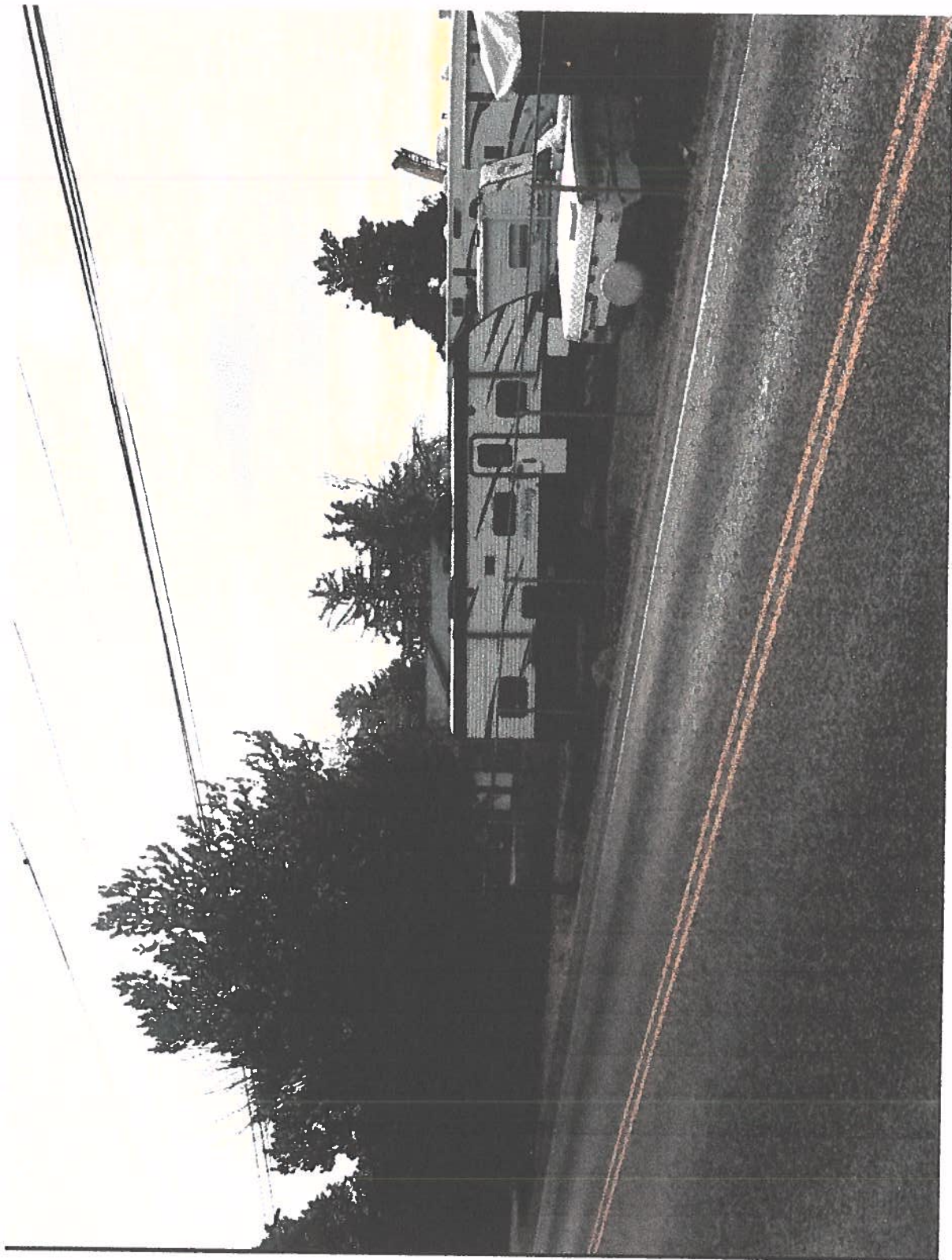
Type of Payment:	Check/Ref Number:	Amount:
Check	000194	\$450.00

Total Payments: \$450.00

ADJUSTMENTS

Receipt Balance: \$0.00





B5

Exhibit III
Exhibit 2.C

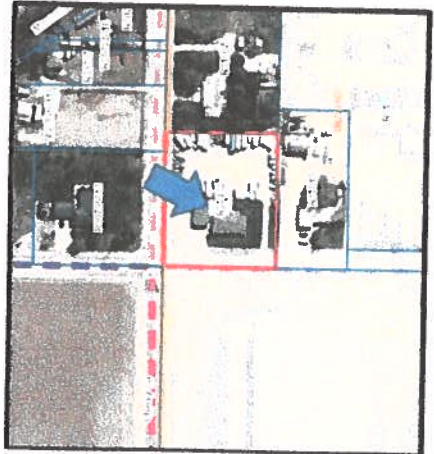


Exhibit III
Exhibit 2.C

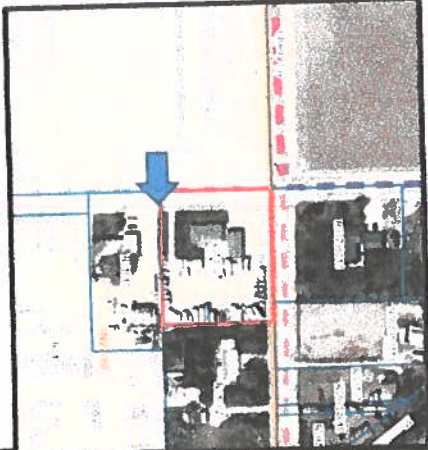
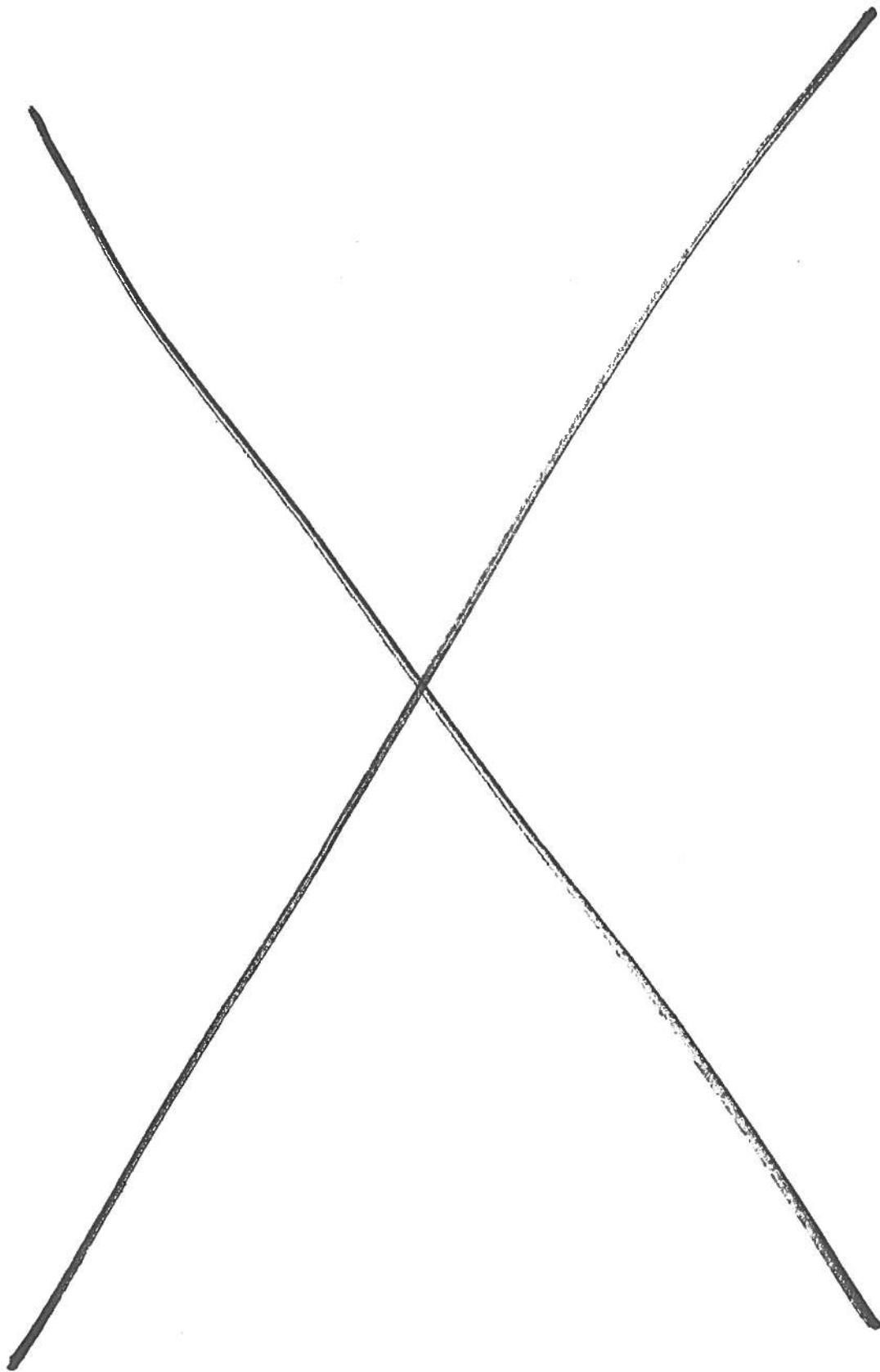


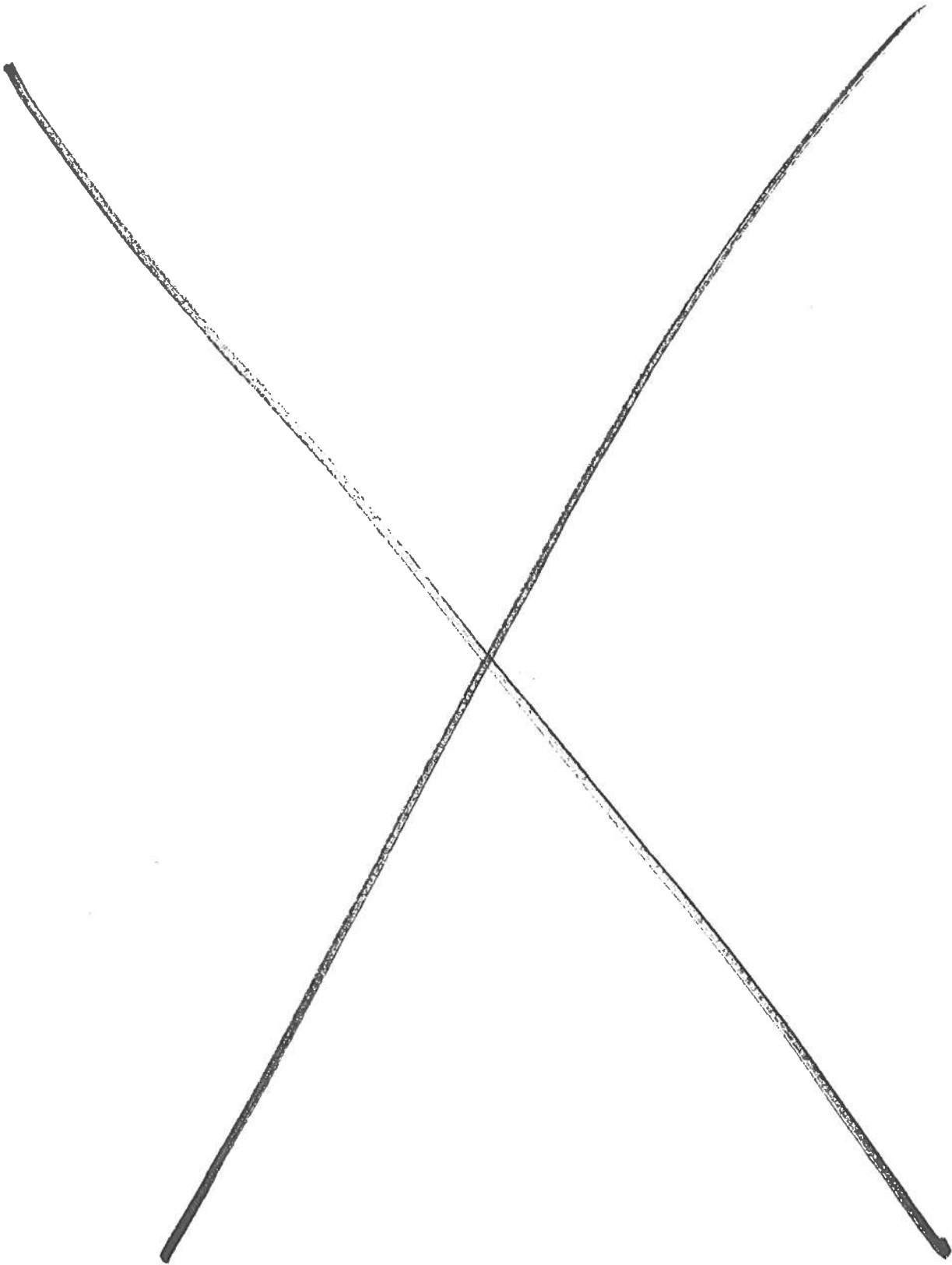
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Exhibit 2.C

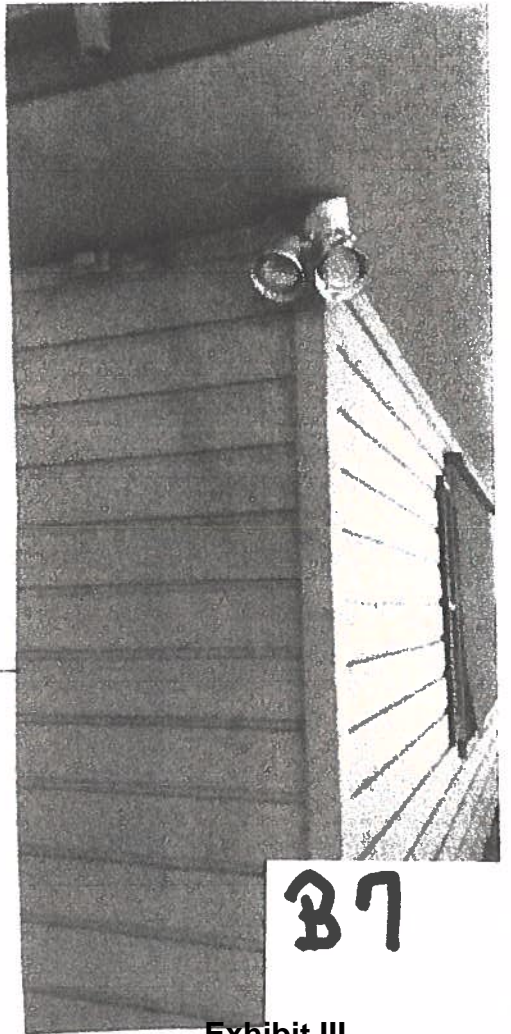
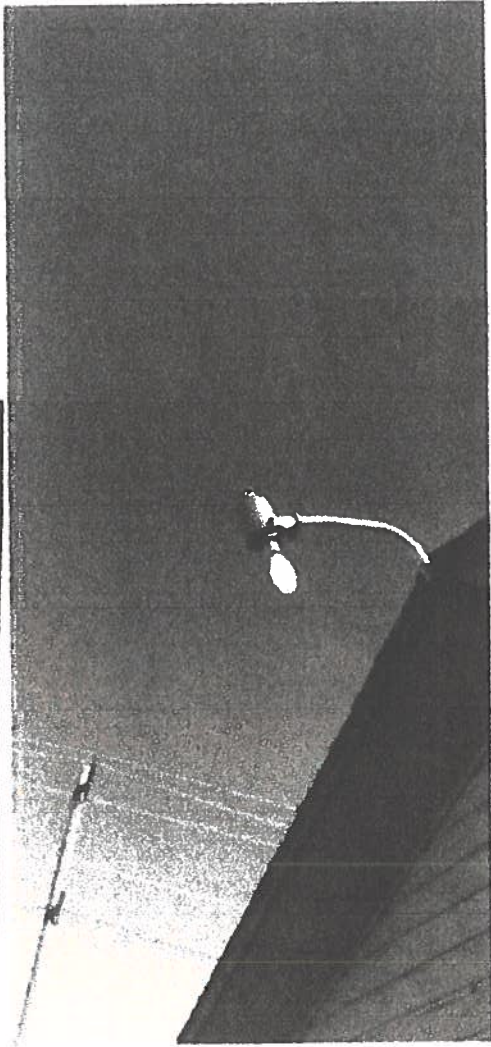




B6

Exhibit III
Exhibit 2.C





37

Exhibit III
Exhibit 2.C

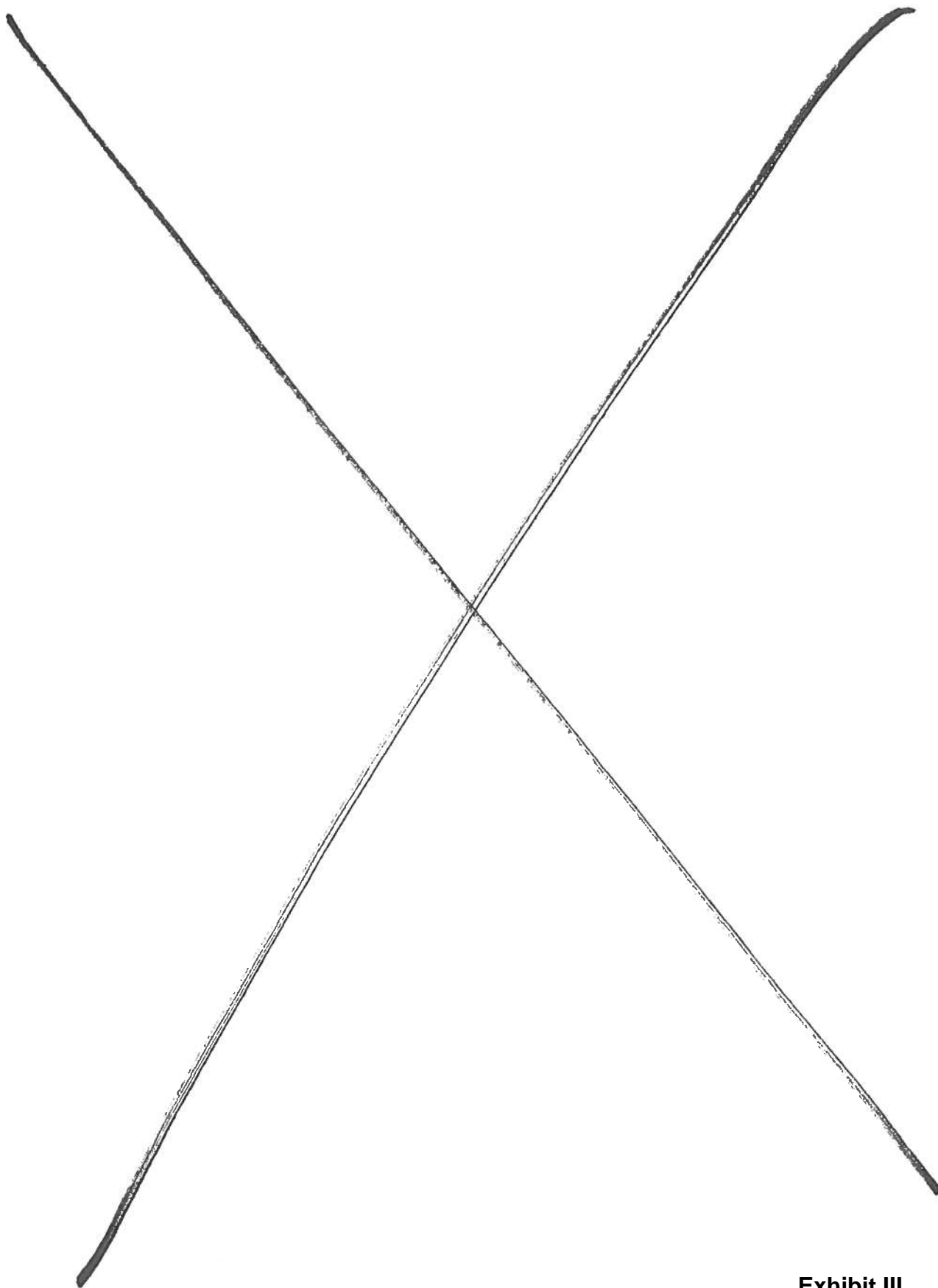


Exhibit III
Exhibit 2.C

Subject: RE: [External] Case RZ2022-0016
From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Date: 1/8/2025, 2:00 PM
To: 'Gary Goodwin' <garygoodwin2@hotmail.com>

Mr. Goodwin,

DSD received your amended application regarding RZ2022-0016 and is currently being reviewed and prepared to schedule for the next available hearing.

Regarding the submittal of the floodplain development permit, the permit is incomplete and will require the following:

- \$80 fee per the county-adopted fee schedule. (Attached)
 - Plot Plan with specific details (CCZO Section 07-10A-09(1)A)
 - Demonstrate how storage items (boats/RVs/trailers) will be anchored to prevent floatation, collapse, or lateral movement. Per CCZO Section 07-10A-11 (attached): (1)
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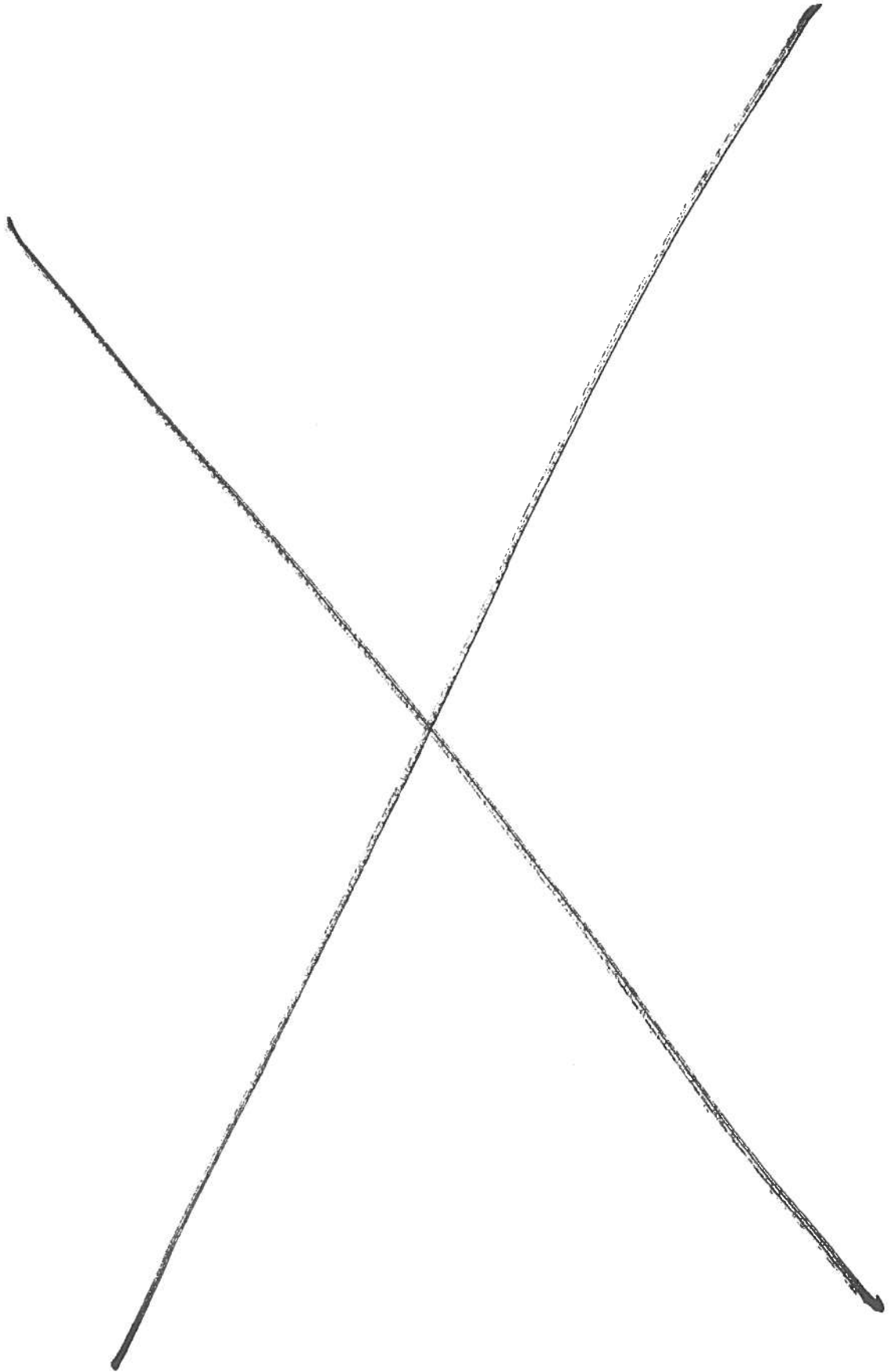
Dan Lister, Principal Planner
DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959
Daniel.Lister@canyoncounty.id.gov

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Direct Line: 208-614-5030
Email: Joshua.johnson@canyoncounty.id.gov

C
Exhibit III
Exhibit 2.C



T. A community's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six (6) months after the date such information becomes available, a community shall notify the Federal Insurance Administrator (FIA) of the changes by submitting technical or scientific data in accordance with volume 44 Code of Federal Regulations section 65.3. Such a submission is necessary to that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements will be based upon current data.

U. Upon occurrence, notify the Federal Insurance Administrator (FIA) in writing whenever the boundaries of the community have been modified by annexation or the community has otherwise assumed or no longer has authority to adopt and enforce floodplain management regulations for a particular area. In order that FIRMs accurately represent the community's boundaries, include within such notification a copy of a map of the community suitable for reproduction, clearly delineating the new corporate limits or new area for which the community has assumed or relinquished floodplain management regulatory authority. (Ord. 19-038, 8-30-2019)

07-10A-09: FLOODPLAIN DEVELOPMENT APPLICATION, PERMIT AND CERTIFICATION REQUIREMENTS:

(1) Application Requirements: Upon determination by the Floodplain Administrator, an application for a floodplain development permit shall be made prior to any development activities located within the special flood hazard areas. The following items shall be presented to apply for a floodplain development permit:

A plot plan drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:

1. The nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development; *Items*
2. The boundary of the special flood hazard area as delineated on the FIRM as determined in subsection 07-10A-05(2) of this article, or a statement that the entire lot is within the special flood hazard area;
3. The flood zone(s) designation of the proposed development area as determined on the FIRM or other flood map as determined in subsection 07-10A-05(2) of this article;
4. The boundary of the floodway(s) as determined in subsection 07-10A-05(2) of this article;
5. The base flood elevation (BFE) where provided as set forth in subsections 07-10A-05(2) and (3); or subsection 07-10A-11(3) of this article;
6. The old and new location of any watercourse that will be altered or relocated as a result of proposed development; and
7. The certification of the plot plan by a registered land surveyor or professional engineer.

B. Proposed elevation, and method thereof, of all development within a special flood hazard area including but not limited to:

1. Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures;
2. Elevation in relation to mean sea level to which any non- residential structure in Zone A, AE AH, and AO will be floodproofed; and
3. Elevation in relation to mean sea level to which any proposed utility equipment machinery will be elevated or floodproofed.

D

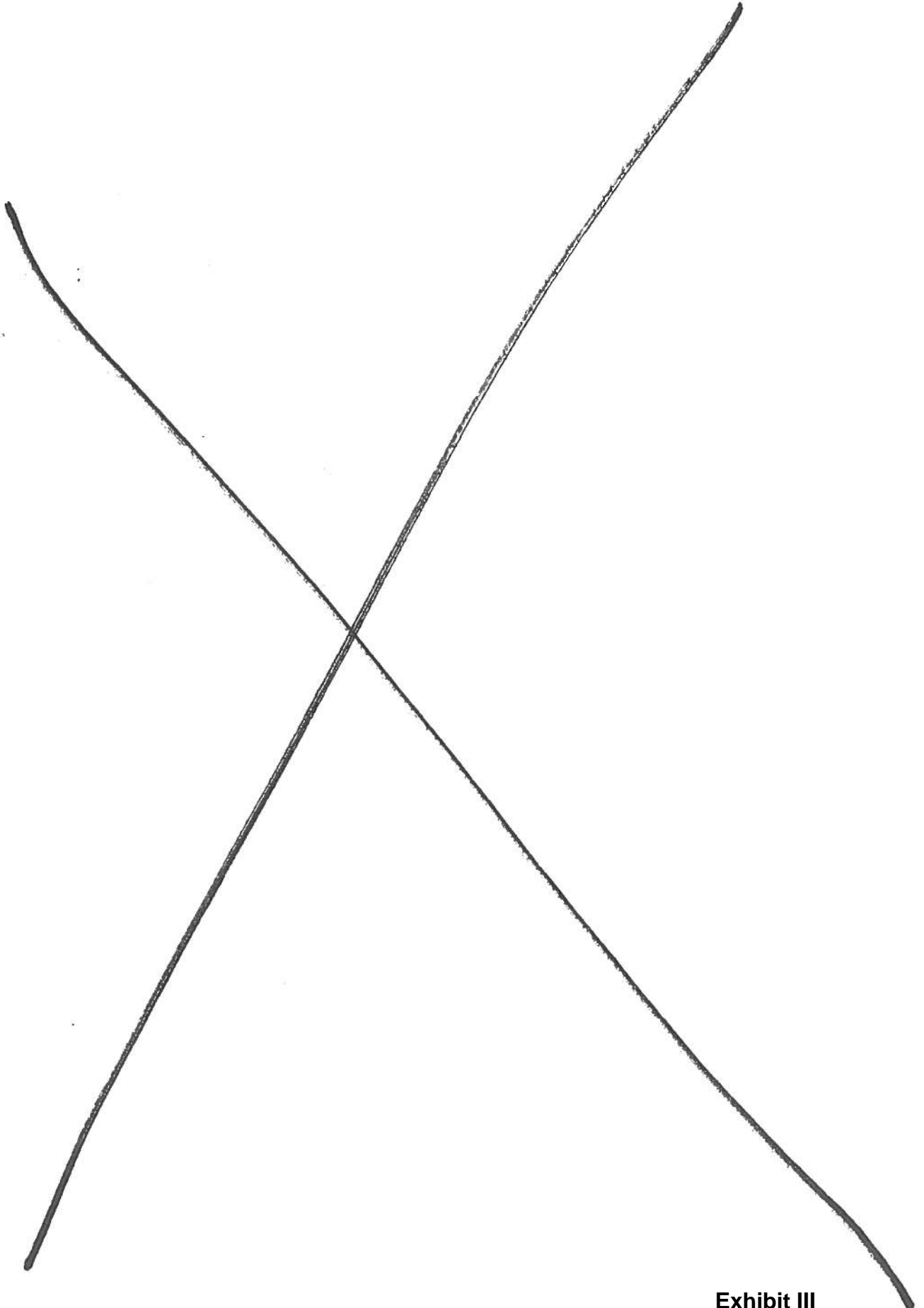
3. A map showing the location of the proposed watercourse alteration or relocation; and
4. An Idaho stream channel alteration permit approval shall be provided by the applicant to the Floodplain Administrator.

E. Certification Exemptions: The following structures are exempt from the elevation/floodproofing certification requirements specified in subsections (3)A and (3)B of this section:

1. Recreational vehicles meeting requirements of subsection 07-10A-11(2)E of this article;
2. Temporary structures meeting requirements of subsection 07-10A-11(2)F of this article; and
3. Accessory structures one thousand five hundred (1,500) square feet or less meeting requirements of subsection 07-10A-11(2)G of this article. (Ord. 19-038, 8-30-2019)

~~07-10A-11: PROVISIONS FOR FLOODPLAIN HAZARD REDUCTION:~~

- (1) General Standards: In all special flood hazard areas the following provisions are required:
 - A. All new construction, substantial improvements, and development shall be designed (or modified) and adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - B. All new construction, substantial improvements, and development shall be constructed with materials and utility equipment resistant to flood damage.
 - C. All new construction, substantial improvements, and development shall be constructed by methods and practices that minimize flood damages.
 - √ D. All new and replacement electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding to the flood protection elevation. These include, but are not limited to, HVAC equipment, water softener units, bath/kitchen fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, hot water heaters, and electric outlets/switches.
 - √ E. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
 - √ F. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
 - √ G. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
 - √ H. A fully enclosed area, of new construction and substantially improved structures, which is below the lowest floor used solely for parking, access, and storage shall:
 1. Be constructed entirely of flood resistant materials at least to the flood protection elevation; and
 2. Include, in Zones A, AE, AH, and AO, flood openings to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet or exceed the following minimum design criteria:
 - (A) A minimum of two (2) flood openings on different sides of each enclosed area subject to flooding;
 - (B) The total net area of all flood openings must be at least one square inch for each square foot of enclosed area subject to flooding;





D1

Exhibit III

TI de fo.

Exhibit 2.C

Land Records

Room / on County Assessor

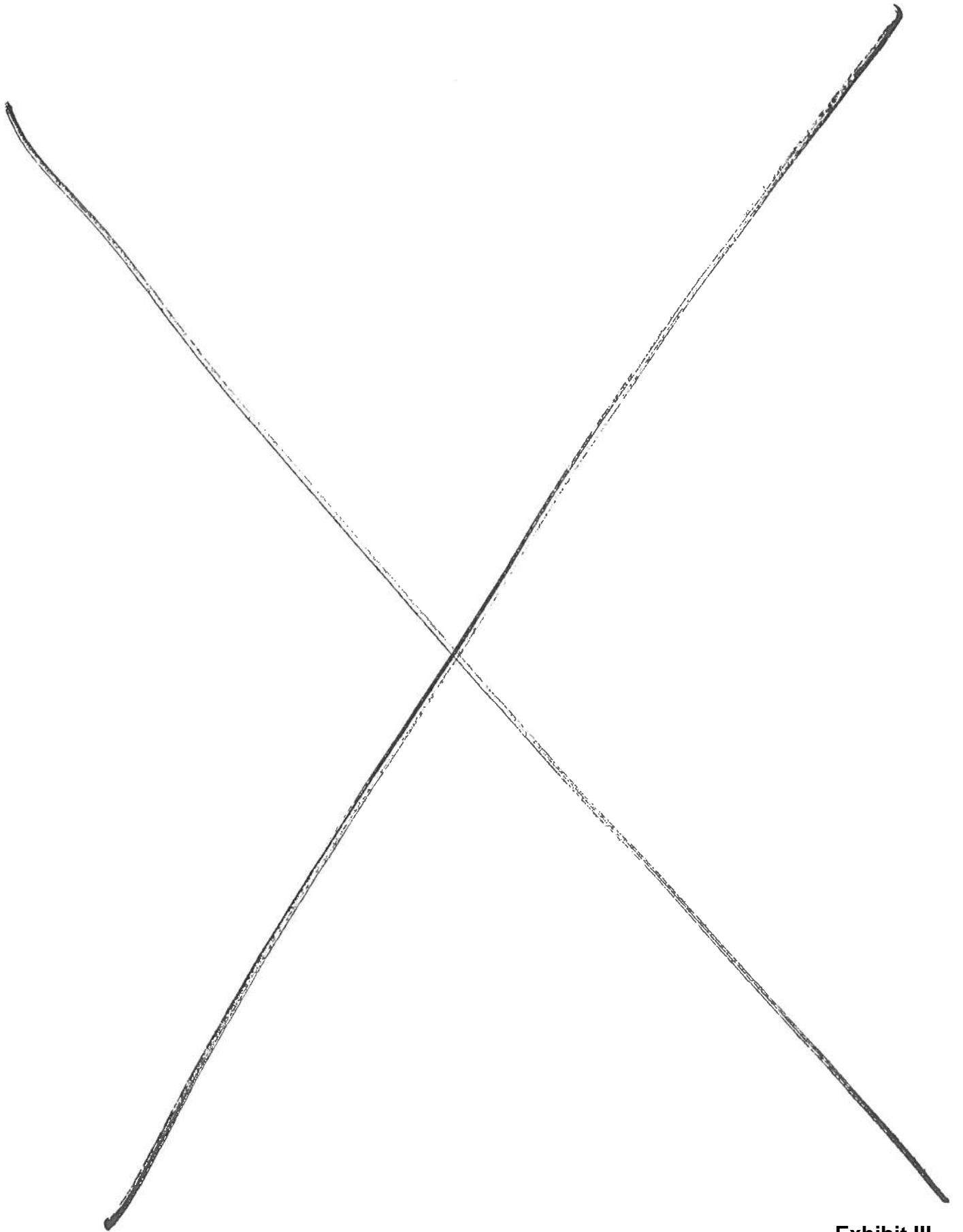
Date: 2/10/2025

ArcGISWebMap

Scale: 1 inch equals 94 feet



For assessment purposes and should not be relied upon for current property ownership. Any use of this document for purposes, regardless of format, is at the user's risk. The Assessor's office assumes no liability, nor do we imply any particular level of accuracy.



R31008

PARCEL INFORMATION REPORT

2/10/2025 3:41:12 PM

PARCEL NUMBER: R31008

OWNER NAME: GOODWIN GARY L

CO-OWNER:

MAILING ADDRESS: 16982 MADISON AVE NAMPA ID 83687

SITE ADDRESS: 16982 MADISON AVE

TAX CODE: 0130000

TWP: 3N **RNG:** 2W **SEC:** 10 **QUARTER:** NE

ACRES: 1.31

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: NAMPA HWY DIST #1

FIRE DISTRICT: NAMPA FIRE

SCHOOL DISTRICT: NAMPA SCHOOL DIST #131

IMPACT AREA: NAMPA

FUTURE LAND USE 2011-2022 : Ind

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: Ind

IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT

FEMA FLOOD ZONE: AE **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0377F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Major Collector

INSTRUMENT NO. : 2010004813

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 10-3N-2W NE TX 18A IN NE 1/4

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

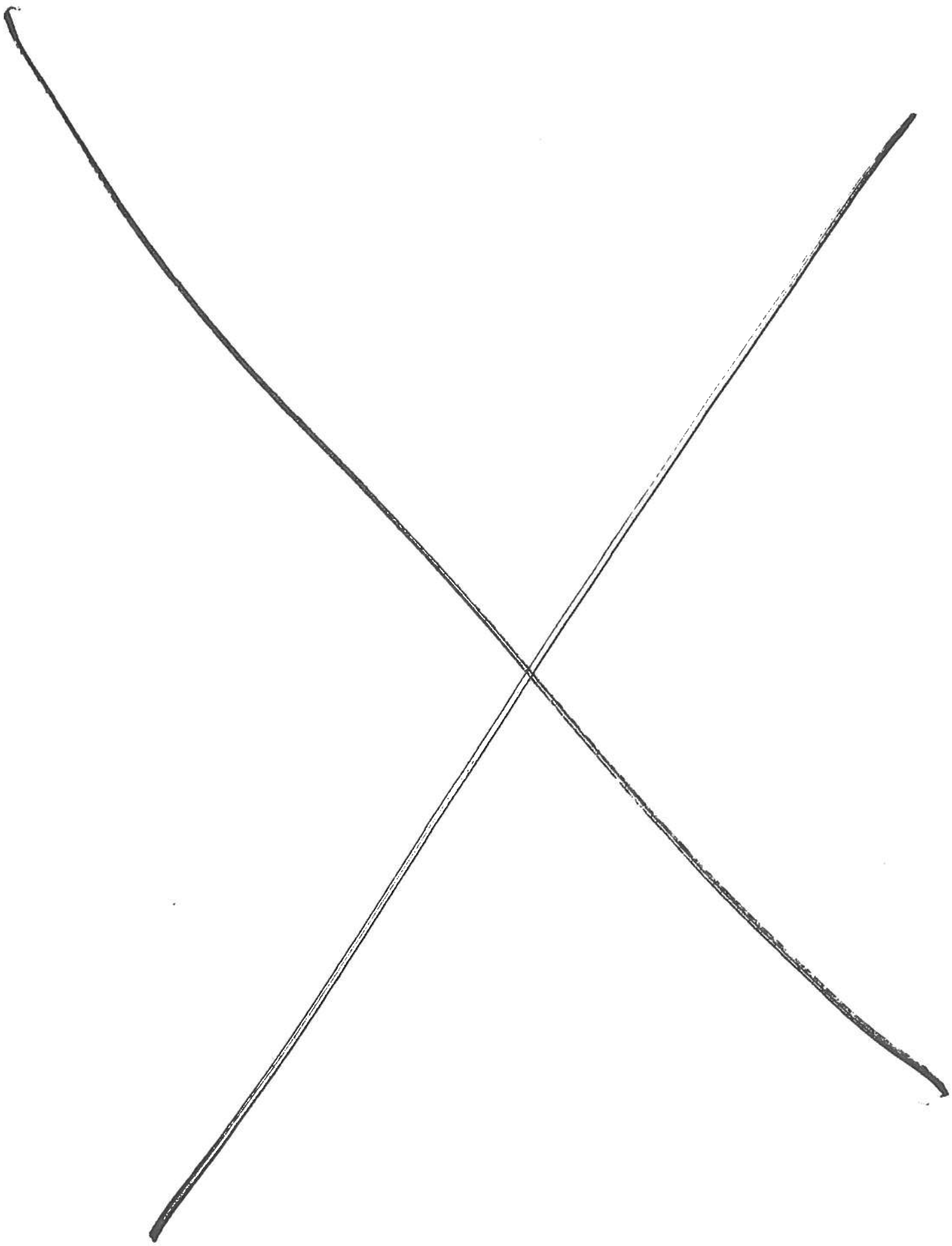


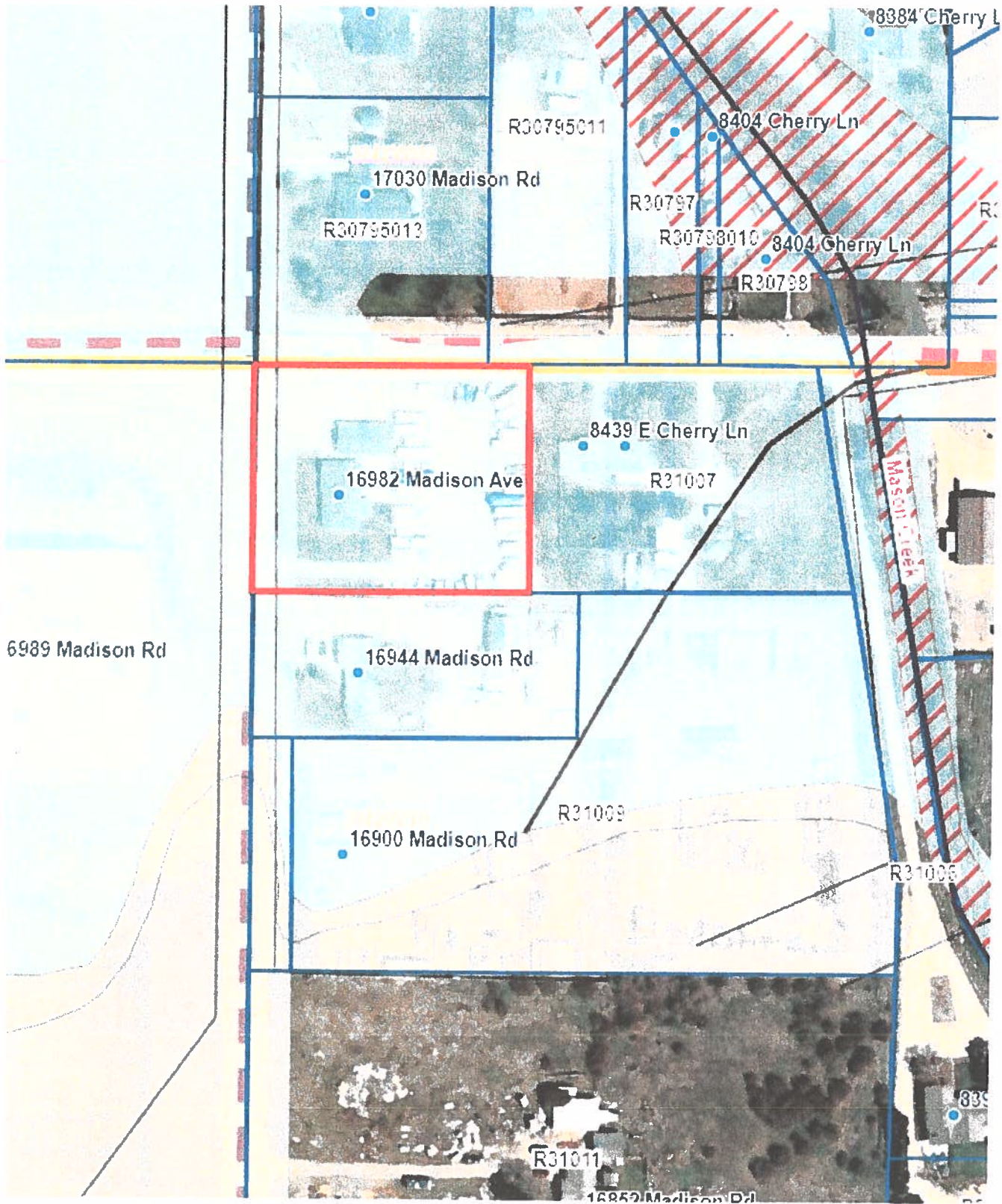
DISCLAIMER:

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 SHERRIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

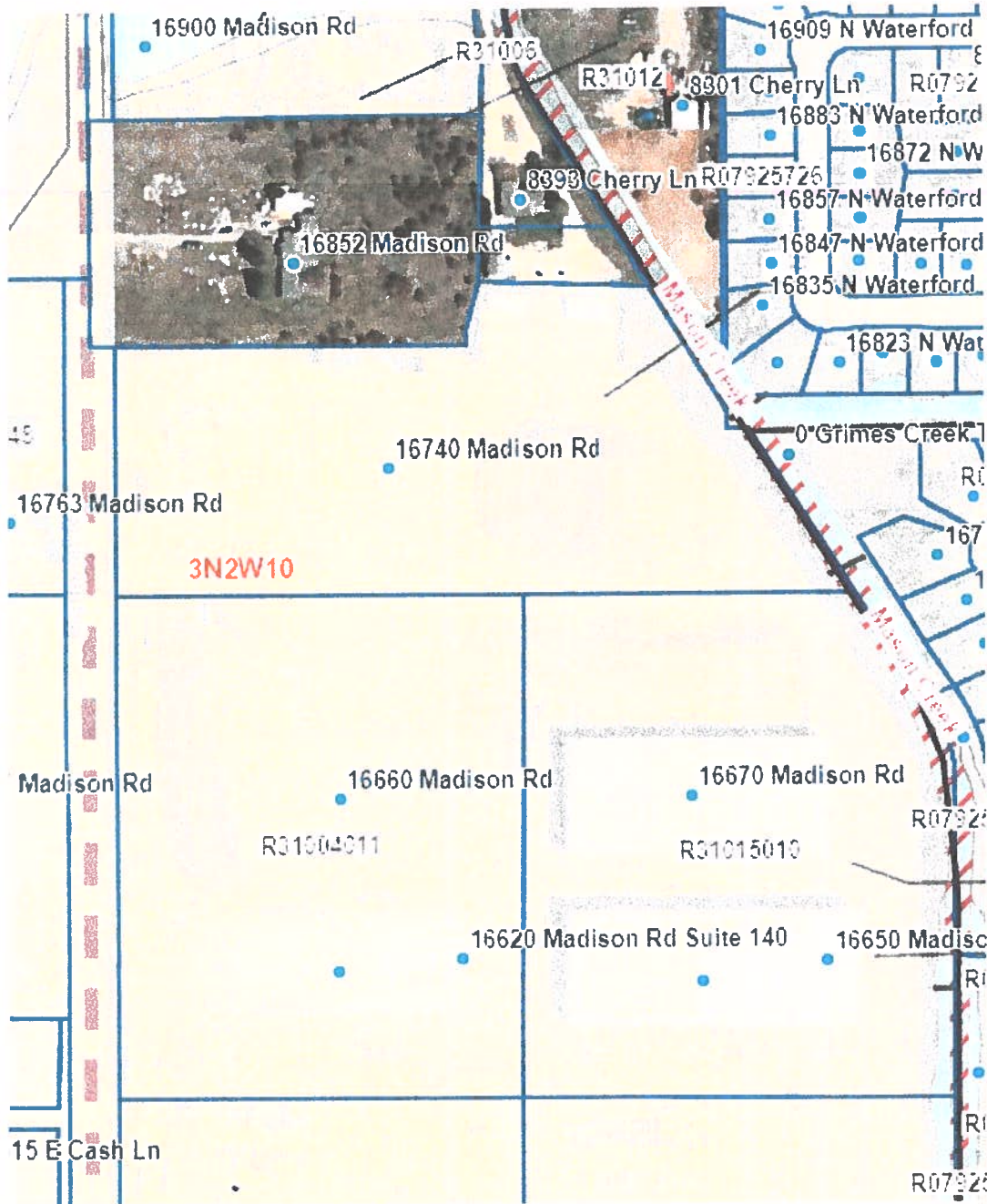
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

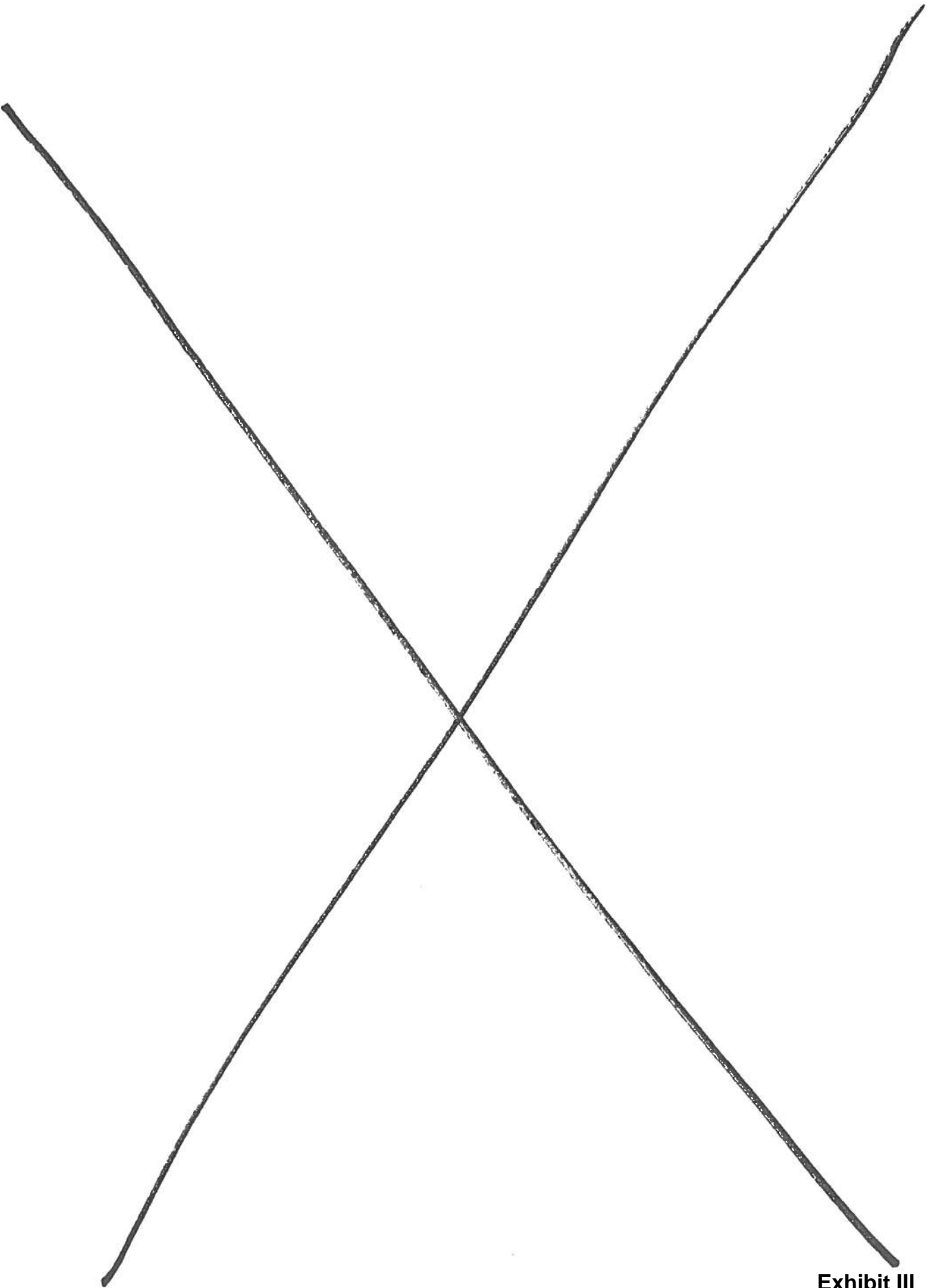
D2





D3





Title

Emergency evacuation plan in case of a Flood

Email Subject

Emergency evacuation plan in case of a Flood

If left blank, the title will be used.

Email/Letter Content

Paragraph 12pt

B I U Insert Placeholder

Occupants: Since we are in a floodplain, we are required to have an evacuation plan in case of a flood. As always, you may leave anytime that you want. If there is a flood emergency, you will be required to evacuate until the emergency is over. Any questions can be referred to me. Thank you for your understanding.

Gary Goodwin

16982 Madison Road

Nampa, Idaho 83687

208 249 9794

The email won't be sent if left blank.

Text Message Content

Insert Placeholder

The text won't be sent if left blank.

Postcard Content

Paragraph 12pt

B I U Insert Placeholder

The content will be truncated to fit on a standard postcard.

Update Template

Cancel

D4



Subject: Re: Emergency evacuation plan in case of a Flood
From: Rick Robideau <frishie78@gmail.com>
Date: 12/24/2024, 11:40 AM
To: northnampastorage@gmail.com

*Example
of Delivery
to Tenants.*

Loud and clear!

On Tue, Dec 24, 2024 at 11:25 AM <noreply@email-notifications.net> wrote:

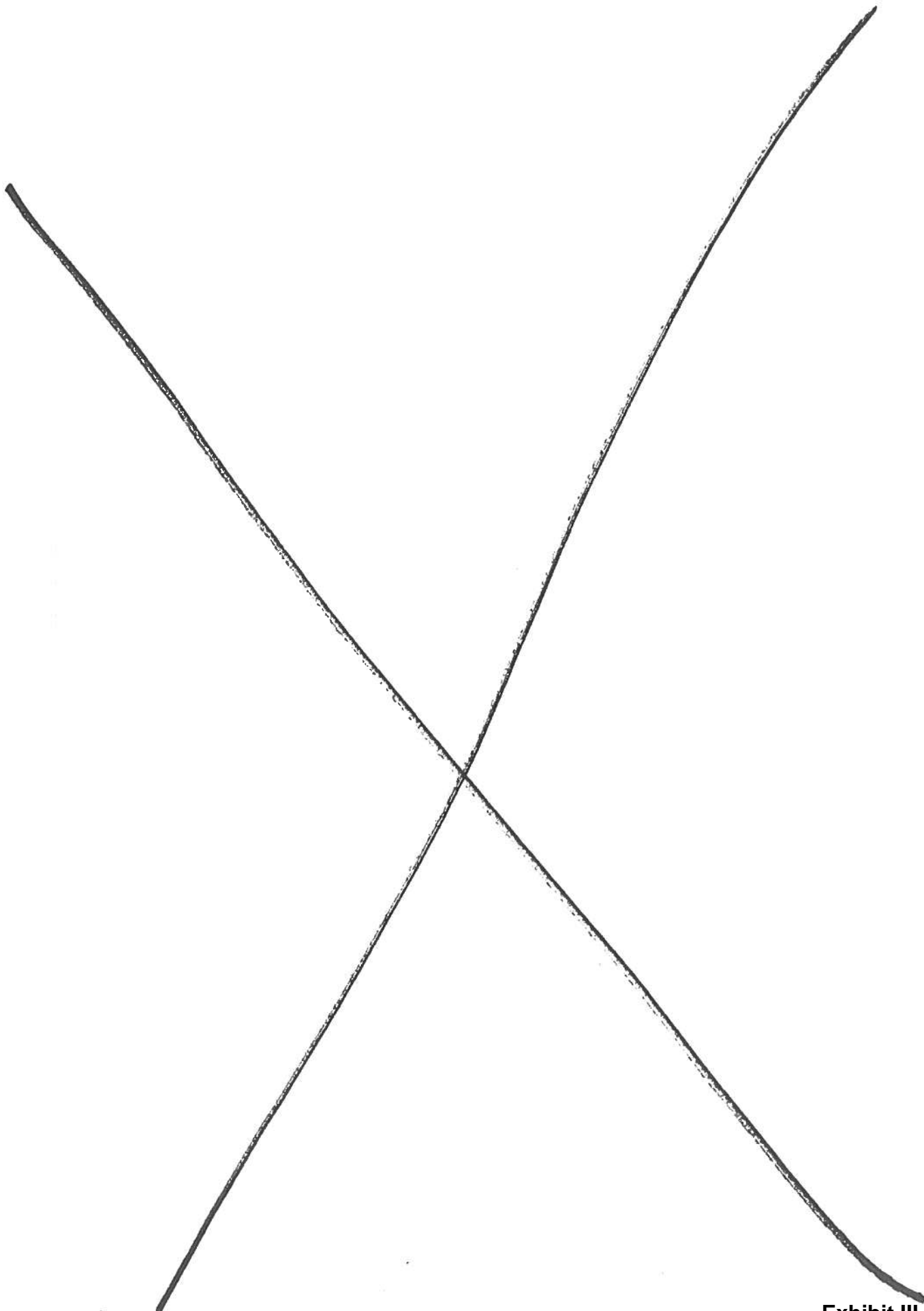
Occupants: Since we are in a floodplain, we are required to have an evacuation plan in case of a flood. As always, you may leave anytime that you want. If there is a flood emergency, you will be required to evacuate until the emergency is over. Any questions can be referred to me. Thank you for your understanding.

Gary Goodwin

16982 Madison Road

Nampa, Idaho 83687

208 249 9794



Mr. Lister's email dated 1/8/2025

Plot Plan with specific details (CCZO Section 07-10A-09(1)(A).

"7. The certification of the plot plan by a registered land surveyor or professional engineer."

On January 13, 2025, contacted Angie Cuellar at MASON & ASSOCIATES re cost of plot plan:

\$2,000.00	Survey
<u>\$1,000.00</u>	Plot (showing flood way and flood zone)
\$3,000.00	



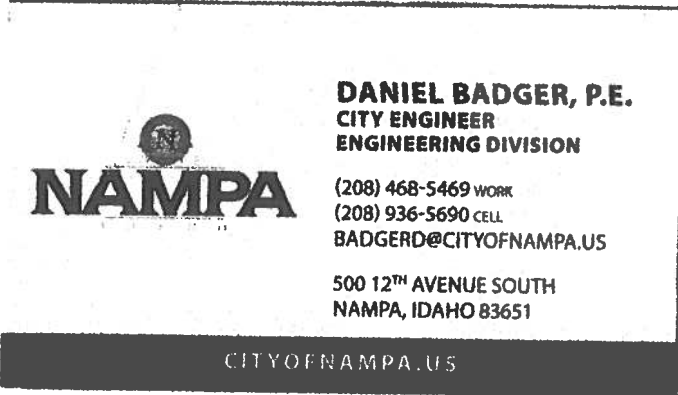
Mason & Associates Inc.
Professional Engineers,
Land Surveyors
& Planners
924 3rd Street South, Suite B
Nampa, ID 83651

**ANGIE CUELLAR
PLANNER**

Phone (208) 454-0256
Fax (208) 467-4130 acuellar@masonandassociates.us

On January 13, 2025, contacted City of Nampa, Daniel Badger, re cost to hook-up to City:

\$14,400.00	Water/Sewer/Irrigation (additional fee to house)
\$9,542.00	Without Irrigation



DANIEL BADGER, P.E.
CITY ENGINEER
ENGINEERING DIVISION

(208) 468-5469 WORK
(208) 936-5690 CELL
BADGERD@CITYOFNAMPA.US

500 12TH AVENUE SOUTH
NAMPA, IDAHO 83651

CITYOFNAMPA.US

E

Exhibit III

Exhibit 2.C

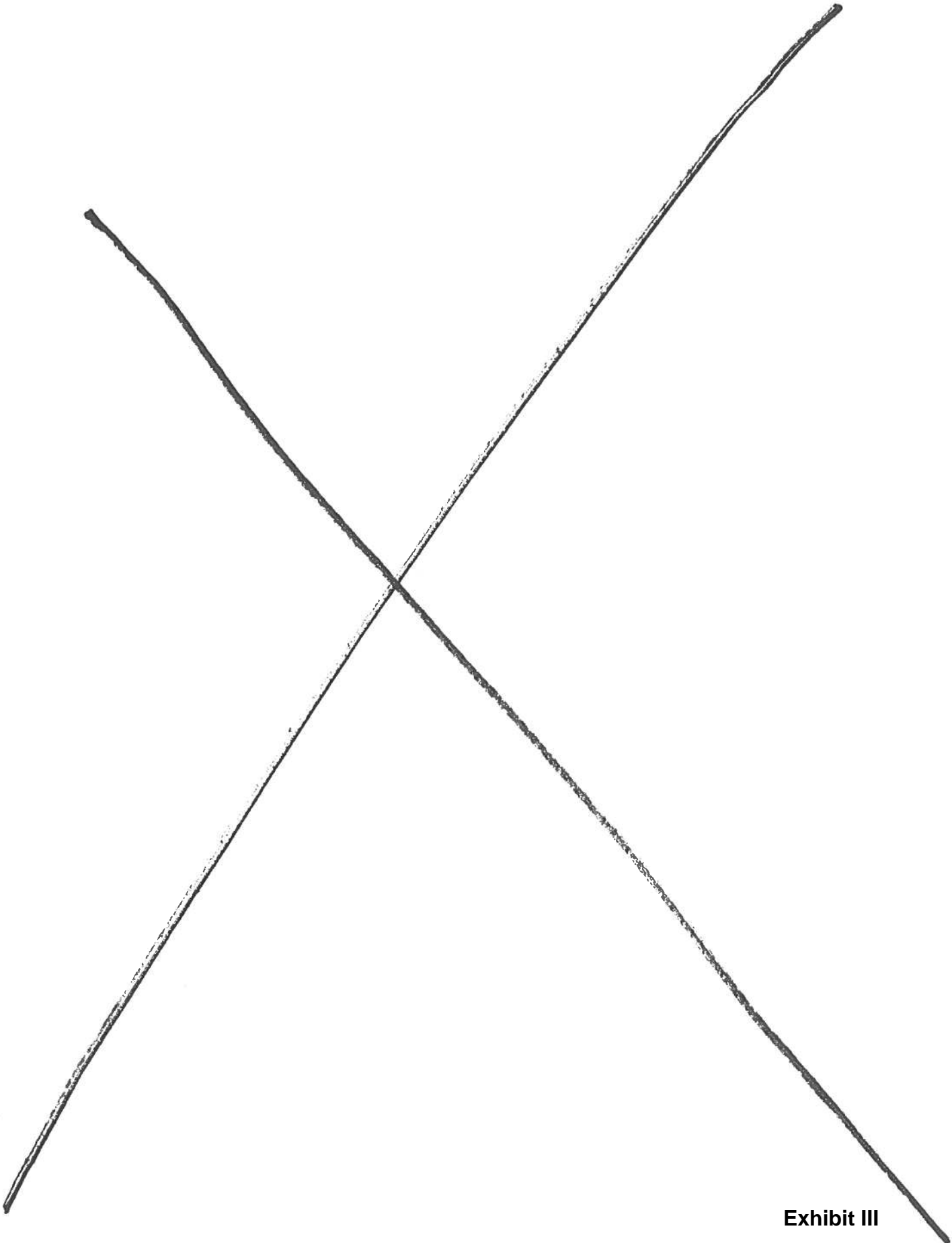


Exhibit III
Exhibit 2.C

AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
December 19, 2024 at 6:30 pm
Canyon County Administration Building
1st Floor Meeting Room, Suite 130

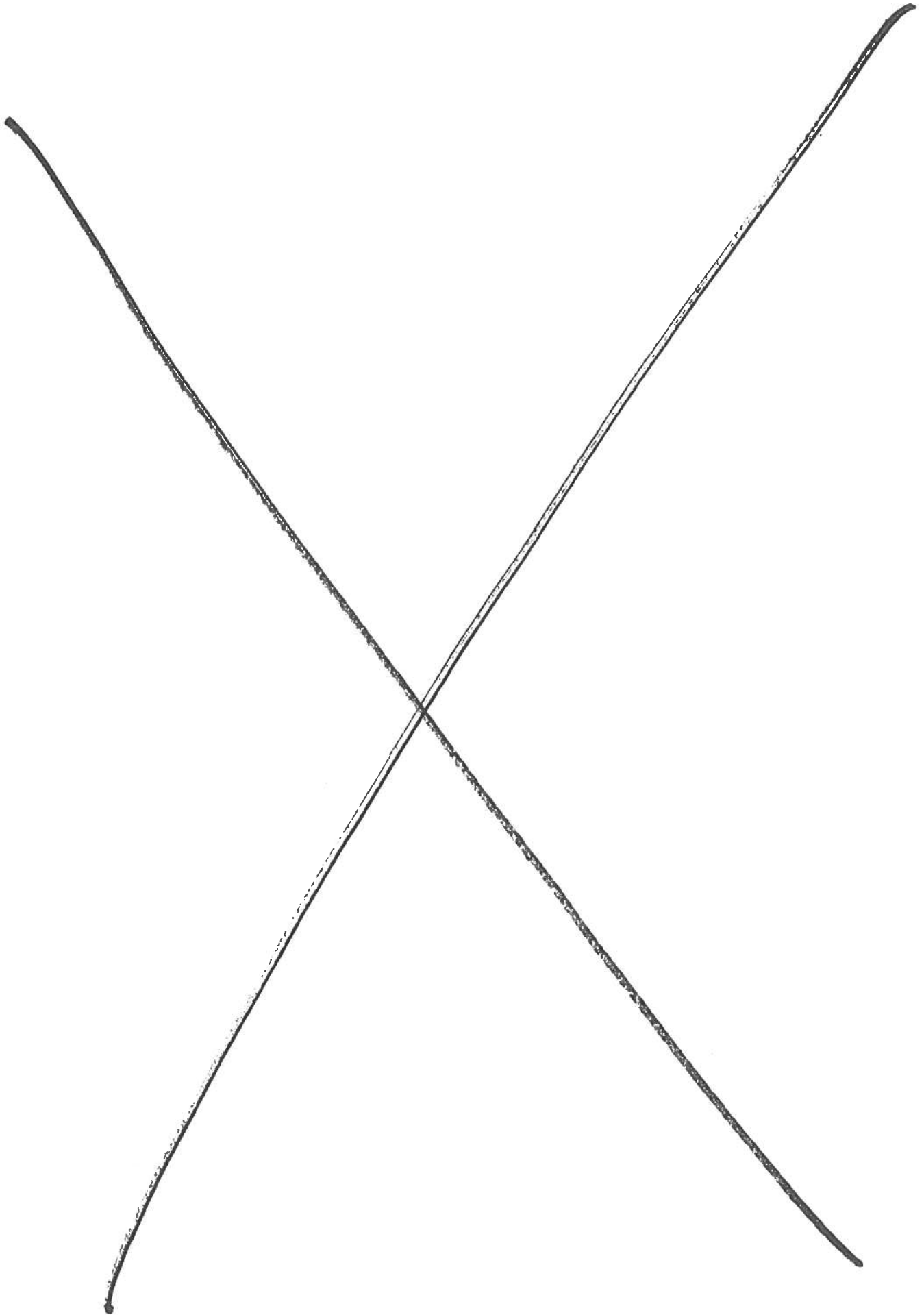
B. Case No. RZ2022-0016 – Goodwin

Comments from hearing:

Commissioner Dorsey: “So I appreciate the willingness of the applicant to go back to the drawing board ... If I see a whole bunch more of conditions added to this, I will then had wished I had voted on rezone ... Cut red tape and rhetoric.”

F

Exhibit III
Exhibit 2.C





CLEMENTE SALINAS, P.E.
ASST CITY ENGINEER/TRANSPORTATION
ENGINEERING DIVISION

(208) 468-4462 WORK
(208) 249-9929 CELL
SALINASC@CITYOFNAMPA.US

500 12TH AVENUE SOUTH
NAMPA, IDAHO 83651

CITYOFNAMPA.US

G

EXHIBIT 3

Additional Supplemental Documents

Planning & Zoning Commission

Case# RZ2022-0016

Hearing date: March 6, 2025



10-27-2022

Case Number CDEF2022-0235

Site Address: 16982 Madison Ave
Nampa, ID 83687

Parcel R31008

Property Owner: Gary L. Goodwin
(same as site address)

Violation(s): Zoning Ord. Violations – **Ministorage and/or RV storage facility** and **equipment rentals (outdoor)**

Complainants: Proactive

Inspection Results:

10-26-2022 Site inspection and internet search found RV storage and U-Haul truck rental businesses at this location; photos attached to file along with business information. RV storage facility and equipment rentals (outdoor) are not allowed on property zoned AG;

On or about 11-21-2022 NOV sent to owner(s).

On or about 11-29-2022 Owner called asking for explanation.

11-29-2022 Return call to owner at 11:22AM. No answer. Will try later.

12-15-2022 Goodwins have applied for a re-zone to M-1 to allow for RV storage and equipment rentals; application in process. Monitor case. (See RZ2022-0016)

COMMENTS BY P&Z ON THE RE-ZONE APPLICATION:

12/29/2022: sent status of application email

1/19/23: emailed hwy district regarding access

1/24/23: emailed with nampas access comments and with Stephanie floodplain comment

1/26/23: set up meeting with applicants for 2/2/23

2/2/2023: met with applicant (Stephanie, Eric, Deb, Sage present)

Discussed the access that city of Nampa mentioned, they are going to talk with them. End result may be using only the southern access.

Floodplain needs to be discussed with Stephanie and they received her contact information and information on what that entails

Discussed the difference between a rezone and conditional rezone application, suggested they do a conditional rezone

3/21/2023: emailed Nampa engineering team to ask if they have had any updates with the Goodwins

3/27/23: received city engineer updated comments.

5/24/23: emailed clarification of straight vs conditional rezone and that I need response in writing (email or letter)

7/7/23- reminded of previous email- received confirmation they wished to continue on with a straight rezone.

9/1/2023 – Sage assigned for completeness review.

11/20/2023 RZ2022-0016 is still pending.

12-27-2023 Rezone application has yet to be assigned; pending.

04-08-2024 First notices to agencies were sent on 03-12-2024; deadline of 04-11-2024 for comment.

05-16-2024 RZ2022-0016 – preliminary staff report in process; follow-up in 30 days.

09-03-2024 RZ2022-0016 still has not been assigned to a planner; follow-up in 30 days.

10-24-2024 Per Carl Anderson, P&Z: rezone is next to be assigned – see his email in case file.

11-14-2024 Per Monday.com – RZ2022-0016 has been assigned to Dan Lister, P&Z. Scheduling hearing is pending.

11-19-2024 P&Z Hearing scheduled for December 19th.

EXHIBIT 4

Comments Received by February 24, 2025

Planning & Zoning Commission

Case# RZ2022-0016

Hearing date: March 6, 2025

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

February 4, 2025

Daniel Lister, Assistant Planning Manager
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
Daniel.Lister@canyoncounty.id.gov

Subject: Legal Notice RZ2022-0016/Goodwin

Dear Mr. Lister:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

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,



Troy Smith
Regional Administrator



322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
 Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

February 3, 2025

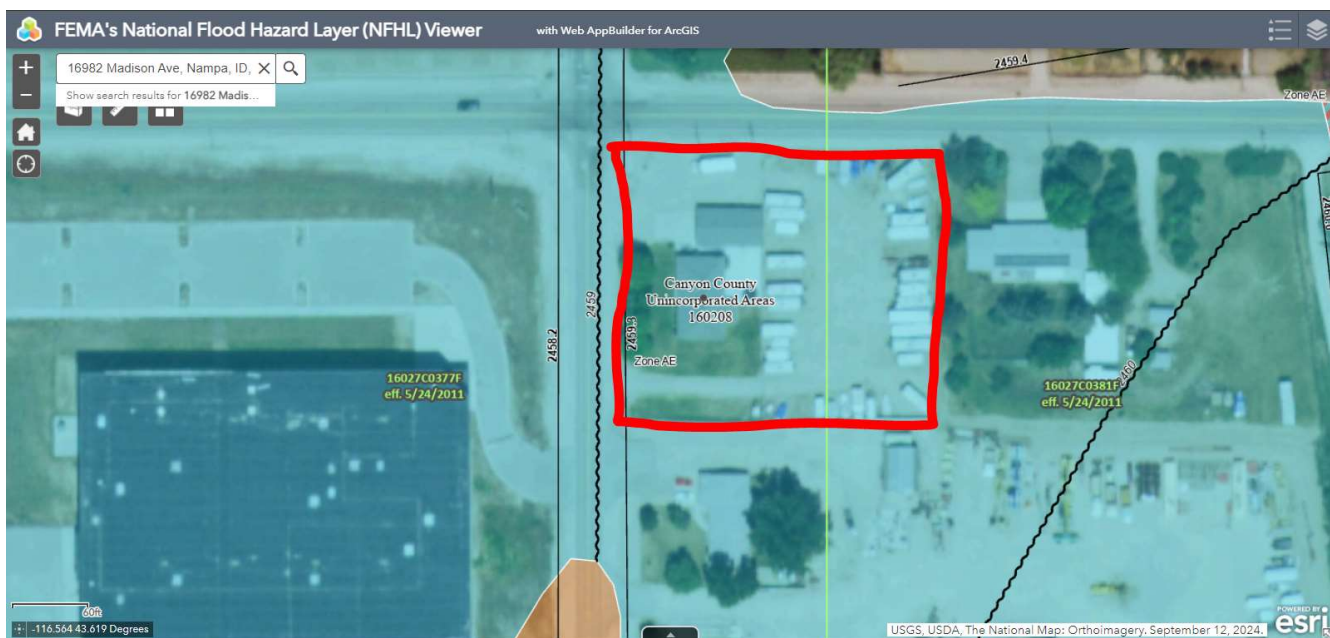
Dan Lister, Planner
 Canyon County Development Services Dept.
 111 N 11th Avenue #310
 Caldwell, ID 83605

Re: RZ2022-0016, 16982 Madison Ave Nampa

Dear Mr. Lister,

The proposed recreational vehicle storage, outdoor equipment rental, and a caretaker residence on a 1.31-acre parcel is located in an AE Zone floodplain with a Base Flood Elevation (BFE) of about 2459.5 ft.

The applicant should provide Canyon County with an evacuation plan which indicates where the stored recreational vehicles, and outdoor equipment, et cetera will be relocated to in the event of flooding, or how these items will be contained on the parcel.



The following NFIP regulations apply to this proposed development:

Title 44 of the Code of Federal Regulations §60.3
Flood plain management criteria for flood-prone areas.

... Minimum standards for communities are as follows:

(a) ... the community shall:

(2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334;

(3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall

(i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy,

(ii) be constructed with materials resistant to flood damage,

(iii) be constructed by methods and practices that minimize flood damages, and

(iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(b) ... the community shall:

(1) Require permits for all proposed construction and other developments including the placement of manufactured homes, within Zone A on the community's FHBM or FIRM;

(2) Require the application of the standards in paragraphs (a) (2), and (3), of this section to development within Zone A on the community's FHBM or FIRM;

(5) Where base flood elevation data are utilized, within Zone A on the community's FHBM or FIRM:

(i) Obtain the elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures, and

(ii) Obtain, if the structure has been floodproofed in accordance with paragraph (c)(3)(ii) of this section, the elevation (in relation to mean sea level) to which the structure was floodproofed, and

(iii) Maintain a record of all such information with the official designated by the community under §59.22 (a)(9)(iii);

(6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Insurance Administrator;

(7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;

(8) Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

(c) ... the community shall:

(1) Require the standards of paragraph (b) of this section within all A1-30 zones, AE zones, A zones, AH zones, and AO zones, on the community's FIRM;

(2) Require that all new construction and substantial improvements of residential structures within Zones A1-30, AE and AH zones on the community's FIRM have the lowest floor (including basement) elevated to or above the base flood level, unless the community is granted an

exception by the Federal Insurance Administrator for the allowance of basements in accordance with §60.6 (b) or (c);

(3) Require that all new construction and substantial improvements of non-residential structures within Zones A1-30, AE and AH zones on the community's firm (i) have the lowest floor (including basement) elevated to or above the base flood level or, (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

(4) Provide that where a non-residential structure is intended to be made watertight below the base flood level, (i) a registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of paragraph (c)(3)(ii) or (c)(8)(ii) of this section, and (ii) a record of such certificates which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained with the official designated by the community under §59.22(a)(9)(iii);

(5) Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(6) Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites

(i) Outside of a manufactured home park or subdivision,

(ii) In a new manufactured home park or subdivision,

(iii) In an expansion to an existing manufactured home park or subdivision, or

(iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation collapse and lateral movement.

(12) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A-1-30, AH, and AE on the community's FIRM that are not subject to the provisions of paragraph (c)(6) of this section be elevated so that either

(i) The lowest floor of the manufactured home is at or above the base flood elevation, or

(ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above

grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

(13) Notwithstanding any other provisions of §60.3, a community may approve certain development in Zones AI-30, AE, and AH, on the community's FIRM which increase the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision, fulfills the requirements for such a revision as established under the provisions of §65.12, and receives the approval of the Federal Insurance Administrator.

(14) Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either

(i) Be on the site for fewer than 180 consecutive days,

(ii) Be fully licensed and ready for highway use, or

(iii) Meet the permit requirements of paragraph (b)(1) of this section and the elevation and anchoring requirements for “manufactured homes” in paragraph (c)(6) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

Should you have any questions, please do not hesitate to contact me at (208) 287-4928, or through email at maureen.oshea@idwr.idaho.gov

Thank you,

Maureen O'Shea

Maureen O'Shea, CFM
NFIP Floodplain Specialist

Cc via email:

Dalia Alnajjar, Floodplain Administrator
File

Dan Lister

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Thursday, January 30, 2025 9:36 AM
To: Dan Lister
Subject: [External] RE: Legal Notice RZ2022-0016/Goodwin
Attachments: RZ2022-0016 Goodwin rezone from A to M-1 - City of Nampa Comments.pdf

Dan – Nampa has commented on this proposal from a prior County notice (please see attached). 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: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Thursday, January 30, 2025 8:30 AM

To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'amy@civildynamics.net' <amy@civildynamics.net>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'jgreen@marsingcity.com' <jgreen@marsingcity.com>; 'mayor@cityofmelba.org' <mayor@cityofmelba.org>; 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'jreynolds@middletoncity.org' <jreynolds@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; Robyn Sellers <sellersr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com>; 'info@parmacityid.org' <info@parmacityid.org>; 'mayor@parmacityid.org' <mayor@parmacityid.org>; 'planning@parmacityid.org' <planning@parmacityid.org>; 'snickel@staridaho.org' <snickel@staridaho.org>; 'wsevery@cityofwilder.org' <wsevery@cityofwilder.org>; 'casanderson@caldwellschools.org' <casanderson@caldwellschools.org>; 'nicmiller@cw.edu' <nicmiller@cw.edu>; 'ddenney@homedaleschools.org' <ddenney@homedaleschools.org>; 'bgraves@kunaschools.org' <bgraves@kunaschools.org>; 'tejensen@kunaschools.org' <tejensen@kunaschools.org>; 'nstewart@marsingschools.org' <nstewart@marsingschools.org>; 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'horner.marci@westada.org' <horner.marci@westada.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantz@notusschools.org' <krantz@notusschools.org>; 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; lisa.boyd <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'homedalefd@gmail.com' <homedalefd@gmail.com>; 'tlawrence@kunafire.com' <tlawrence@kunafire.com>; 'khinkle@kunafire.com' <khinkle@kunafire.com>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'marsingruralfire@gmail.com' <marsingruralfire@gmail.com>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'vislas@starfirerescue.org' <vislas@starfirerescue.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; Ron



PLANNING AND ZONING DEPARTMENT

Dan Lister
Canyon County Development Services
111 North 11th Ave.
Caldwell, ID 83605

March 14, 2024

Re: RZ2022-0016 Gary Goodwin request for a zoning map amendment of Parcel# R31008 (16982 Madison Ave., Nampa, ID) or the Property...

The Property has been reviewed by the Planning and Zoning Department with the following analysis:

The Property is in Canyon County in the Nampa Area of City Impact with a land use designation of "Industrial" on the Nampa 2040 Comprehensive Plan Future Land Use Map. The Property is contiguous with Parcel #R31047 (16989 Madison Rd.), an annexed parcel. The Property is surrounded by parcels that are in the "Industrial" land use designation.

Per the Joint Powers Agreement between the City of Nampa and Canyon County regarding development proposals in the Nampa Area of City Impact, the City provides the following comments:

The City of Nampa requests denial of the application. Because the parcel is contiguous with City Limits, the City requests that the applicant seek annexation of the parcel into the City of Nampa with an "Industrial" zoning designation.

Sincerely,

Doug Critchfield
Principal Planner, Nampa Planning Dept.
E-mail address: critchfieldd@cityofnampa.us
(208) 468-5442

EDC/dc
File

EXHIBIT IV.

Agency Comments Received by April 25, 2025

-

Board of County Commissioners

Case# RZ2022-0016

Hearing date: May 6, 2025

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

April 7, 2025

Daniel Lister, Assistant Planning Manager
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
Daniel.Lister@canyoncounty.id.gov

Subject: Agency Notice of RZ2022-0016 / Goodwin

Dear Mr. Lister:

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

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

1. AIR QUALITY

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

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

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

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

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,



Troy Smith
Regional Administrator

EXHIBIT V.

Additional Supporting Documents Received by April 25, 2025

-

Board of County Commissioners

Case# RZ2022-0016

Hearing date: May 6, 2025

Goodwin

RZ2022-0016

APPLICANT/OWNER: GARY GOODWIN

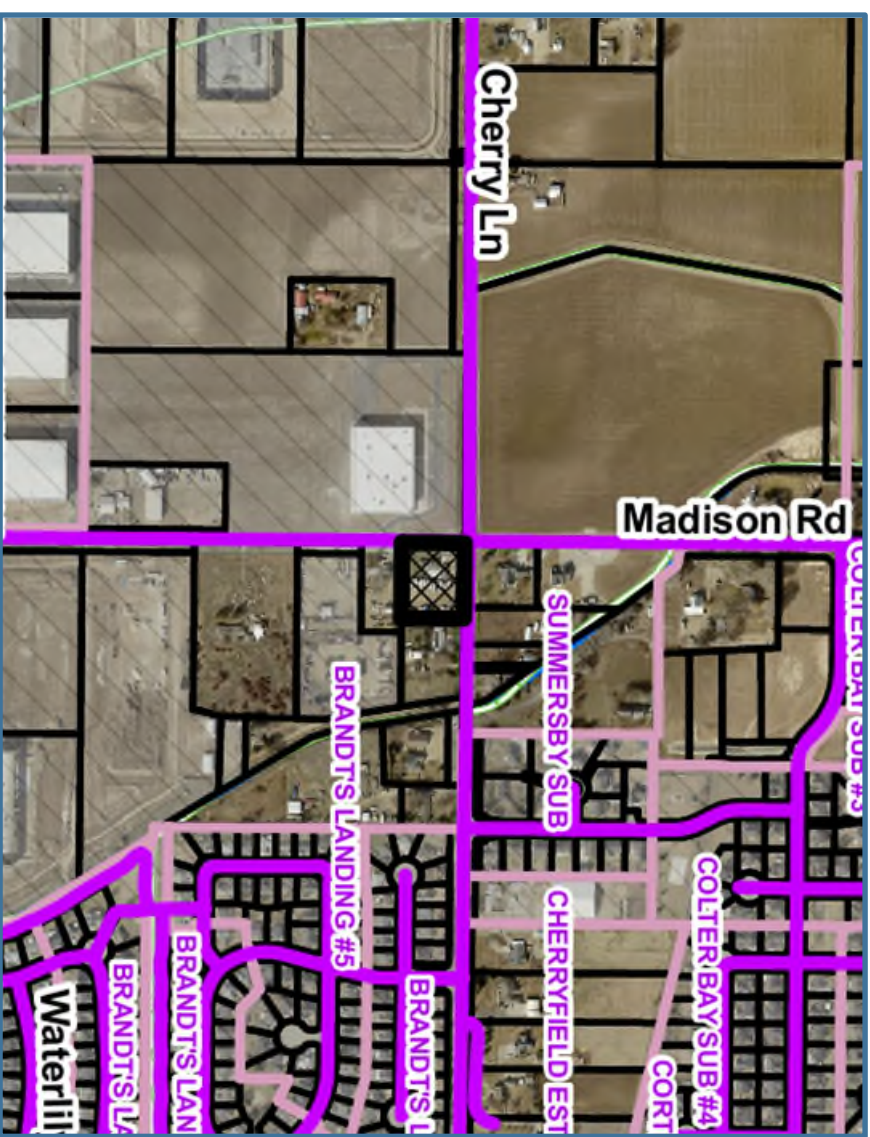
HEARING BODY: PLANNING AND ZONING COMMISSION

REQUEST

The applicant is requesting a conditional rezone of Parcel R31008 from an “A” (Agricultural) zone to an “M-1” (Light Industrial).

A development agreement is included to restrict future use to an RV storage facility, outdoor equipment rental, and caretaker residence (existing dwelling).

Location & Property Description: Located at 16982 Madison Avenue, Nampa; Parcel R31008.



Ex. 1.B.2a

GENERAL BACKGROUND

- Parcel R31008, 1.31 acres, created June 20, 1979. Dwelling and detached garage circa 1960.
- 2017: RV storage facility and U-haul rental business established
 - Hours: 9am to 5pm, Monday – Saturday.
 - Signage: 3'x3', 8' in height
 - Number of storage spaces: 40
- RV storage and outdoor equipment rentals are prohibited in the "A" Zone. Code violation open on November 21, 2022 (CDEF2022-0235)
- Zoning Map Amendment submitted December 15, 2022 (Exhibit 1.A).
- On December 19, 2025, after considering all information and testimony, the P&Z Commission tabled the hearing of the cases to allow the applicant time to revise their application to a conditional rezone.
- The applicant agreed and submitted a revised application requesting a conditional rezoning of the subject parcel to an "M-1" zone on January 6, 2025 (Exhibit 2).



2016 – Google Earth



2023 – DSD Viewer

EVALUATION CRITERIA - CCZO §07-06-07(6)A

1. Is the proposed conditional rezone generally consistent with the comprehensive plan;
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;
3. Is the proposed conditional rezone compatible with surrounding land uses;
4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone;
6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?
7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and
8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

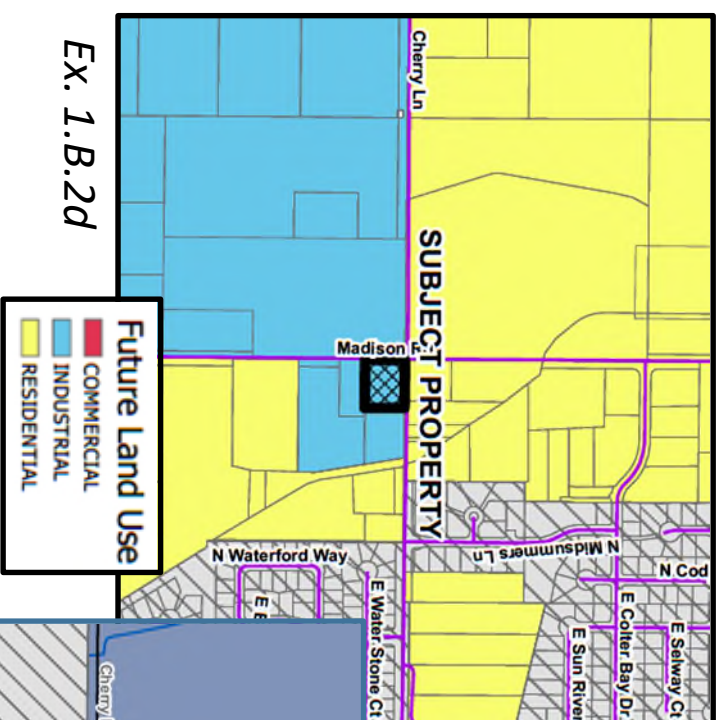
RECOMMENDATION & CONDITIONS

In consideration of the application, staff concludes that the proposed conditional rezone is **compliant** with Canyon County Ordinance Section 07-06-07(6)A subject to conditions of the development agreement. A full analysis is detailed within this staff report.

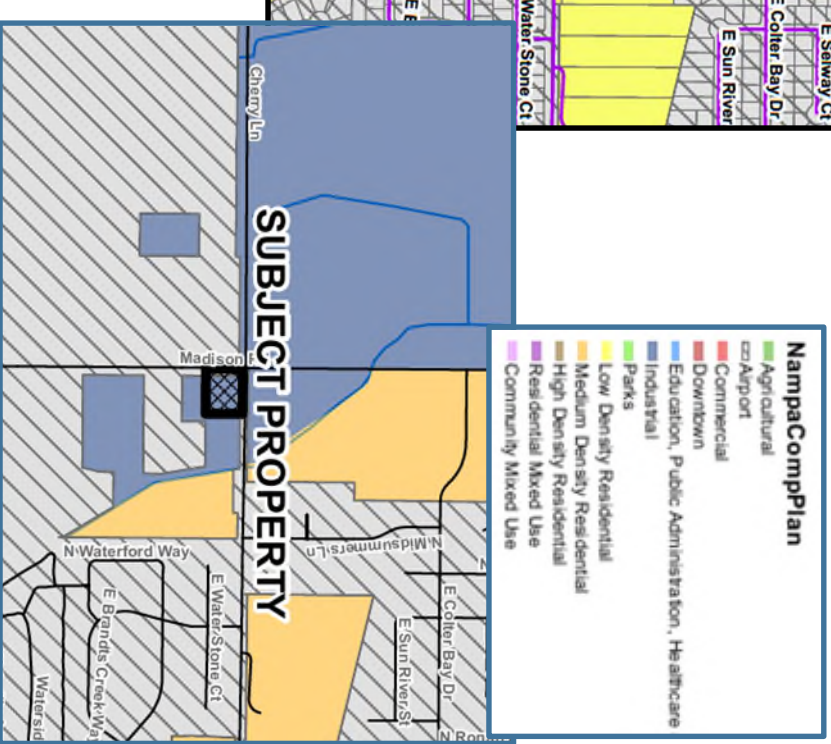


Comprehensive Plan

- The 2030 Canyon County Comprehensive Plan designates the subject parcel and area south of Cherry Lane as “industrial” (Exhibit B.2d). North of Cherry Lane is an area designated as “residential”.
- Nampa’s comprehensive plan designated the subject parcel “industrial”



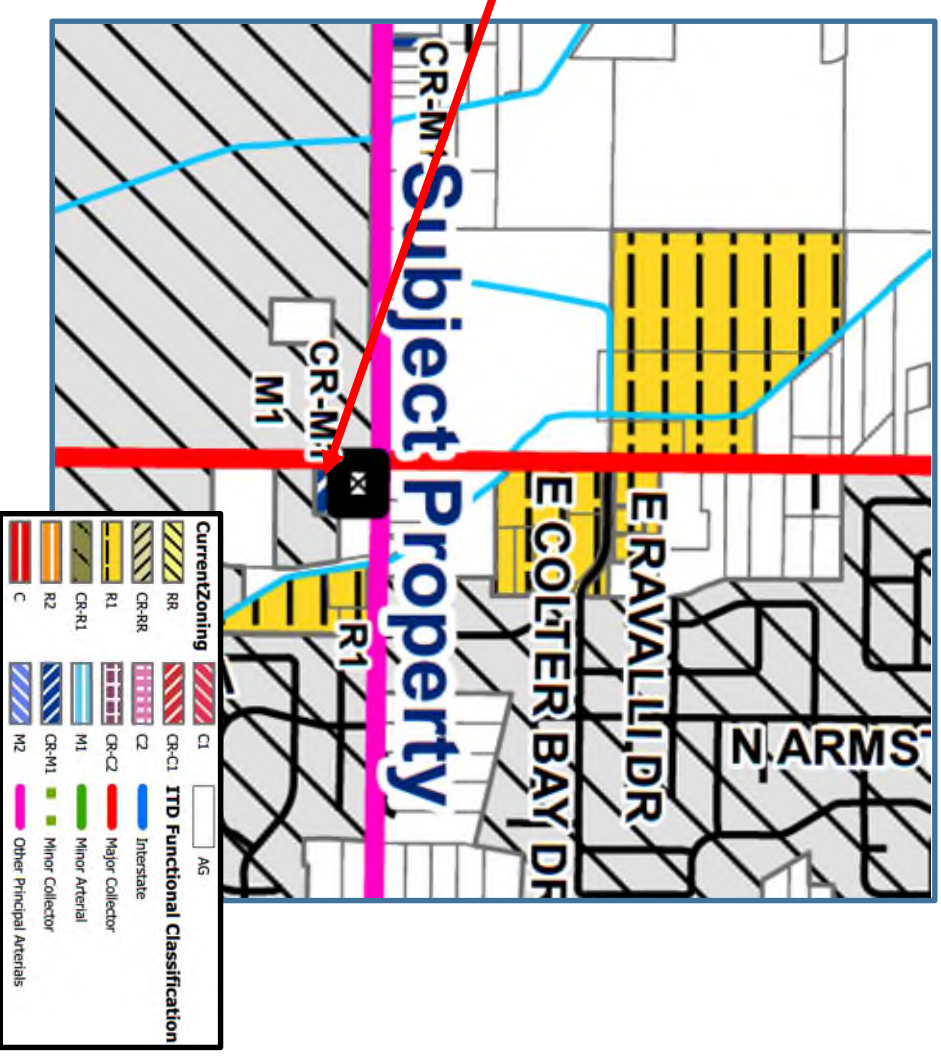
EX. 1.B.2d



EX. 1.B.2e

Zoning

- The subject parcel is zoned “A” (Agricultural)
 - Parcels north of Cherry Lane are zoned “A” or “R-1”.
 - East: Residential subdivisions (City of Nampa)
- Nearest similar zone:
 - CR2009-3 (2010) – R31010/R31009: “CR”M-I”
 - Limited to excavation business – Monday – Friday 6am to 8pm.
 - A large portion of the business (R31009, 3.8ac) was annexed into the City of Nampa.
 - Parcel R31010, 1ac, mostly contains the dwelling/office.



N



EX. 1.C

E



W



S



EX. 1.C



NOTIFICATION (§07-05-01) & COMMENTS

- **Neighborhood Meeting (600' radius):** December 14, 2022
- **Affected Agencies:**
 - JEPA – Nampa: March 12, 2024
 - Courtesy: March 12, 2024
 - Hearing Notice: January 30, 2025
 - **Property Owners (600-foot radius)**: January 30, 2025
 - **Newspaper**: January 30, 2025
- **Posting:** February 5, 2025
- **Comment Deadline:** December 9, 2024
- See **Exhibit 1.D & 4** for Agency Comments. No Public comments received.

Analysis Summary

- Without conditions, all uses listed in the “M-1” zone must be considered (CCZO §07-10-27, Ex. 1.B.3).
 - Uses such as a bulk storage of flammable liquids, impound yard, light and heavy manufacturing, sale of heavy machinery, sale of salvage goods, trucking terminal, and warehousing may potential impact existing and future residential uses north of Cherry Lane.
 - Most of the uses require city services which are available (Ex. 1.D.5). City of Nampa recommends denial due to annexation being available (Ex. 1.D.6).
- As conditioned, the request does not impact planned County and City industrial/residential growth.

Decision Options

Decision Option:

- Recommend approval subject Dev. Agreement conditions as recommended or modified;
- Recommend denial; or
- Table the hearing to request additional information.

Conditions:

1. All 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.
 - Within 90 days from the date the development agreement is signed a floodplain development permit shall be submitted to DSD per CCCO Section 07-10A-09. Floodplain development compliance, meeting the minimum requirements of CCCO Section 07-10A-11, must be obtained within 180 days of floodplain development permit submittal.
2. Development of the subject parcel shall be restricted to the following land uses:
 - RV Storage: The use shall not exceed **46 storage spaces**. Hours of operation shall be from 9 am to 5 pm, Monday through Saturday.
 - Outdoor Equipment Rental: The existing U-Haul rental area and signage area shall not be expanded or extended.
 - Caretaker Residence: The existing dwelling is the caretaker residence.
3. All other land uses are prohibited. A land use change will require the development agreement to be terminated and require city annexation or a new rezoning application to be approved.
4. The developer shall comply with CCZO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

Questions?

