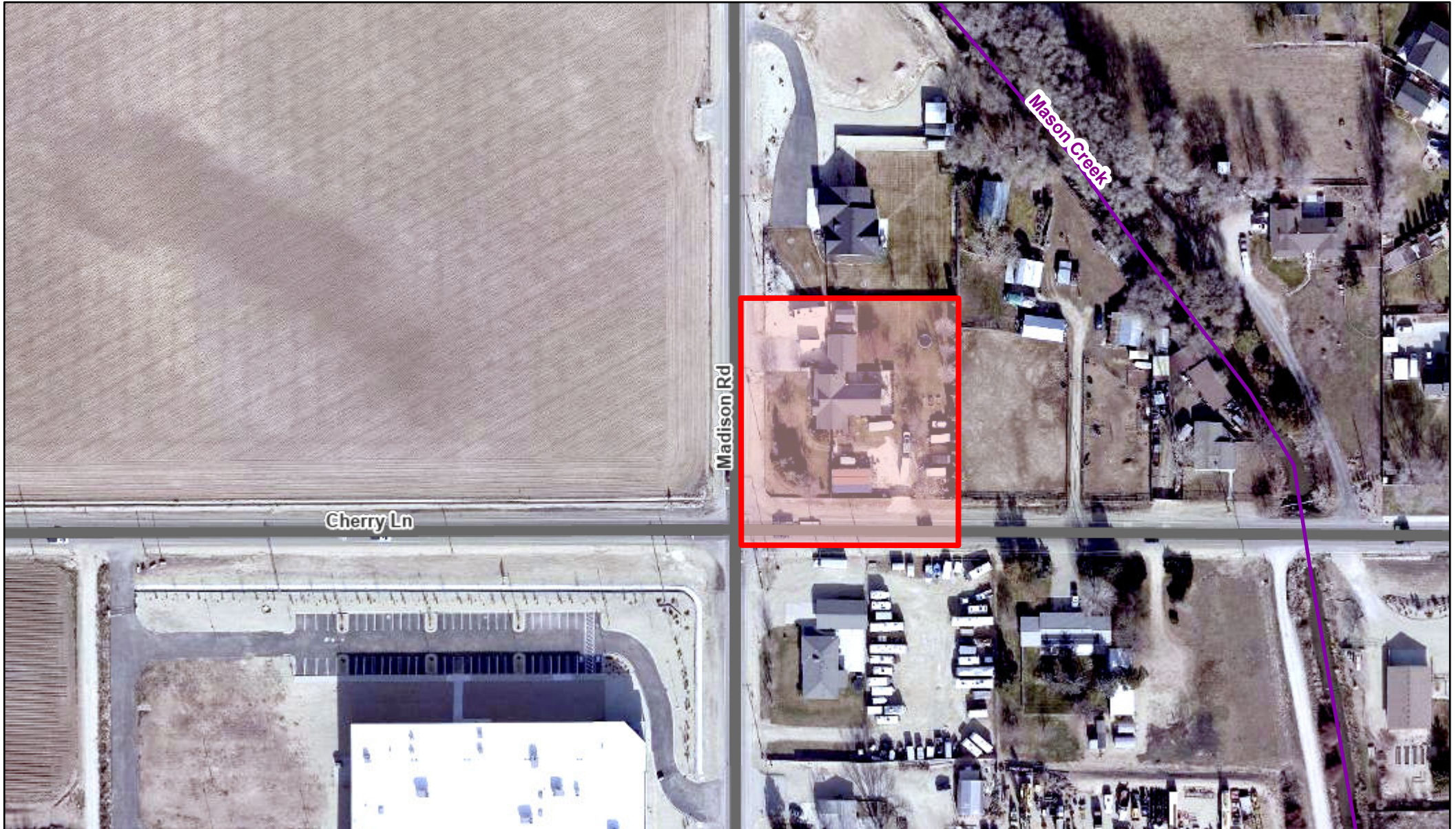


Canyon County, ID Web Map



7/16/2025, 4:11:22 PM



Multiple Parcel Search _Query result



Hydro_NHDFlowline

CanyonCountyRoads



Roads

Imagery_2025_3in



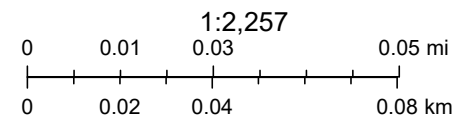
Red: Band_1



Green: Band_2



Blue: Band_3



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



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

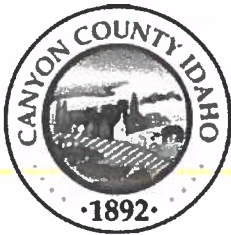
PROPERTY OWNER	OWNER NAME: Alyssa and Matthew Billington	
	MAILING ADDRESS: 17030 Madison Rd Nampa ID 83687	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>Alyssa Billington</u> Date: <u>07-10-25</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: 17030 Madison Rd Nampa ID 83687	
	PARCEL NUMBER: R30745013	
	PARCEL SIZE: 1.31	
	REQUESTED USE: staging area	
	FLOOD ZONE (YES/NO) <u>(NO)</u>	ZONING DISTRICT: Ag

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: CU2025-0014	DATE RECEIVED: 7/16/25
RECEIVED BY: <u>HT</u>	APPLICATION FEE: 1200.00 <u>CK</u> MO CC CASH



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

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

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

☒ Contractor Shop

☐ Mineral Extraction (Long Term)

☐ Wind Farm

☒ Staging Area

☐ Manufacturing or processing of hazardous chemicals or gases

☐ Ministorage Facility

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

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

Alysha and Matthew Billington
17030 Madison Rd
Nampa, ID 83687

June 30, 2025

To Whom It May Concern,

Re: Letter of Intent – Use of Property as a Staging Area (17030 Madison Rd, Nampa, ID 83687)

I am writing to formally express our intent to utilize the property located at **17030 Madison Rd, Nampa, ID 83687**, as a **staging area** for our business operations. Billington Inspections and Services Inc. specializes in **off-site inspections and repairs**, and our operations are conducted primarily **nationwide**, with the majority of our equipment and work located out of state. As such, this property will be used exclusively for the **storage of business equipment and materials** that are sent out to field locations as needed.

The following points outline the intended use and important details for the property:

- **Primary Use:** The property will be used for the **storage of equipment** and materials. There will be no inspections or repairs conducted on-site.
- **Traffic:** Employee traffic will be minimal as our field technicians are mobile and carry the necessary tools and equipment with them. **Shipments or deliveries** to and from the property will take place within **business hours (8:00 AM – 5:00 PM)** only.
- **Access:** We will continue to use the **existing access points** to the property and make no changes to the current entryway.
- **No Infrastructure Impact:** There will be **no impacts** to **water, sewer, irrigation, drainage, or stormwater drainage** systems as a result of this use.
- **No Impact on Traffic Patterns:** We do not anticipate any changes to **existing or future traffic patterns** in the surrounding area. The minimal traffic associated with this use will not disrupt or alter the local flow of traffic.
- **No Impact to Essential Services:** Our use of the property will have **no impact** on **essential services**, including utilities, emergency services, or other community infrastructure.

- **Site Improvements:**

- A **fence** has been installed to **enclose** the property, effectively **obscuring the view** of stored equipment from surrounding areas.
- In addition, we have **planted trees** along the south road-facing side of the fence to help preserve the aesthetic and rural character of the area.

We are committed to operating in a responsible manner and maintaining the property in an orderly condition. We will ensure that all activities conducted on-site adhere to zoning and regulatory requirements, and we aim to have minimal impact on the surrounding community.

Please feel free to contact me directly at [REDACTED] if you need further information or clarification.

Thank you for your time and consideration.

Sincerely,
Alysha and Matthew Billington

[REDACTED]
[REDACTED]

SITE PLAN

Operational Plan

This property is applying to contain a staging area. We would be keeping extra and/or new equipment and inventory on the property until it is needed in the field. Our company works nationwide and our employees keep the equipment with them when working on the road. We perform off-site aerial lift inspections, preventative maintenance, and mechanical repairs on fleets. We would be possibly working during the hours of 7am and 5pm Monday-Friday and on Saturday 8am to 5pm. We have an office located in Nampa where the office staff works out of, not at the site address for the proposed conditional use permit. We have grass and a concrete driveway so the dust is not an issue. All noise will be conducted during business hours and kept to a minimum as much as possible. All raw material deliveries will be made Monday-Friday from 8am to 5 pm.

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ 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:** NA
☐ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)
Type: wood Height: 6ft

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

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
none

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ 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:

Staging Area for equipment and inventory

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday 7am to 5pm
☐ Tuesday 7am to 5pm
☐ Wednesday 7am to 5pm
☐ Thursday 7am to 5pm
☐ Friday 7am to 5pm
☐ Saturday 8am to 5pm
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 1 ☐ No

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

Height: _____ ft Width: _____ ft Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 3

Is there is a loading or unloading area? yes driveway

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 17030 Madison Rd	Parcel Number:	
City: Nampa ID	State: ID	ZIP Code: 83687
Notices Mailed Date: 06-13-25	Number of Acres: 1.3	Current Zoning: A
Description of the Request: Apply for Conditional Use permit to store equipment and inventory on property		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Alysha Billington		
Company Name:		
Current address: 17030 Madison Rd		
City: Nampa	State: ID	ZIP Code: 83687
Phone: [REDACTED]	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 06-23-25	MEETING LOCATION: Ridgeview High School	
MEETING START TIME: 5:00pm	MEETING END TIME: 5:28pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Debra Goodwin	Debra Goodwin	16982 Madison Rd Nampa ID 83687
2. Dan & Judy Robertson	Robertson	17070 Madison
3. Linda Hays	Linda Hays	8424 Cherry Lane
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):

Alysha Billington

APPLICANT/REPRESENTATIVE (Signature): Alysha Billington

DATE: 06/23/25



AGENCY ACKNOWLEDGMENT

Date: 06-30-25

Applicant: Alysha Billington

Parcel Number: R30795013

Site Address: 17030 Madison Rd Nampa ID 83687

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 07/04/2025 Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

un-official

District: Nampa Highway Dist. #1

☒ Applicant submitted/met for official review.

Date: 6-30-25 Signed: _____

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

Irrigation District:

District: Pioneer Irr Dist

☒ Applicant submitted/met for official review.

Date: 6/30/25 Signed: _____

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

Area of City Impact:

City: Nampa

☒ Applicant submitted/met for official review.

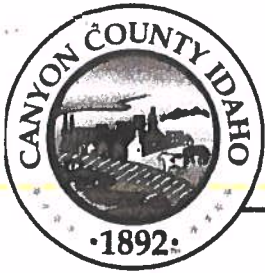
Date: 6/30/2025 Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: 06-30-25
Applicant: Alysha Billington
Parcel Number: R30795013
Site Address: 17030 Madison Rd Nampa ID 83687

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

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

Fire District:

District: _____

☒ Applicant submitted/met for official review.

Date: 7-1-2025 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

2024-015079

RECORDED

05/17/2024 12:14 PM

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=3 PBRIDGES

\$15.00

TYPE: DEED

TITLEONE BOISE

ELECTRONICALLY RECORDED



TitleOne
a title & escrow co.

Order Number: 24502102

Warranty Deed

For value received,

Zf Spv, LLC, a Delaware Limited Liability Company

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

Alysha Billington and Matthew Billington, wife and husband

whose current address is 17030 Madison Rd Nampa, ID 83687

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

See Exhibit A, attached hereto and incorporated herein.

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

Remainder of page intentionally left blank.

Dated: May 8, 2024

Zf Spv, LLC, a Delaware Limited Liability Company

By: Zoom Forward, LLC, a Delaware Limited Liability Company, member

By: Sarenne Capital, LLC, a Delaware Limited Liability Company, manager

By: 
Fred Bin, Member

State of California, County of Los Angeles, ss.

On this 9 day of May 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Fred Bin, known or identified to me to be a member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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



Notary Public Thomas Gallagher
Residing In: Los Angeles, CA
My Commission Expires: 12-30-24

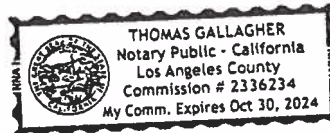


EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The West line of the Southeast 1/4 of Section 3, Township 3 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 00°06'47" West.

Beginning at the South 1/4 corner of Section 3, Township 3 North, Range 2 West, Boise Meridian, thence along the West line of the Southeast 1/4 of said Section 3
North 00°06'47" West to a 5/8 inch rebar a distance of 254.00 feet, from which the Center 1/4 corner of said Section 3 bears North 00°06'47" West a distance of 2393.74 feet; thence leaving said West line
South 89°53'26" East to a 5/8 inch rebar a distance of 224.23 feet; thence
South 00°00'20" West to a 5/8 inch rebar on the South line of said Southeast 1/4 a distance of 254.00 feet; thence along said South line
North 89°53'26" West a distance of 223.70 feet to the POINT OF BEGINNING.

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: 85864

Date: 7/16/2025

Date Created: 7/16/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Billington Inspections and Services Inc

Comments: CU2025-0014

Site Address: 17030 MADISON RD, Nampa ID 83686 / Parcel Number: 30795013 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit (CUP)	CU2025-0014	\$1,200.00	\$0.00	\$0.00

Sub Total: \$1,200.00

Sales Tax: \$0.00

Total Charges: \$1,200.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	2094	\$1,200.00

Total Payments: \$1,200.00

ADJUSTMENTS

Receipt Balance: \$0.00