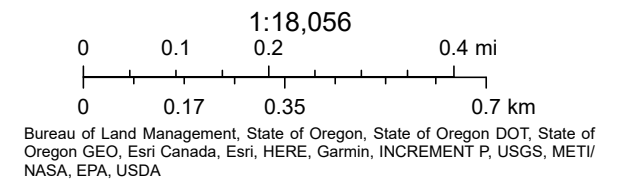


# Canyon County, ID Web Map



8/7/2025, 10:17:34 AM

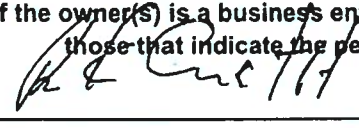
- |  |   |  |
|--|---|--|
| <span style="border: 2px solid red; padding: 2px;"> </span> Multiple Parcel Search _Query result             | <span style="border-bottom: 2px solid gray; width: 20px; display: inline-block;"></span> Roads            | <span style="border: 1px solid gray; padding: 2px;"> </span> City Limits                                   |
| <span style="border-bottom: 2px solid purple; width: 20px; display: inline-block;"></span> Hydro_NHDFlowline | <span style="border-bottom: 2px solid black; width: 20px; display: inline-block;"></span> CC_PrivateRoads | <span style="border: 2px solid orange; padding: 2px;"> </span> Sections                                    |
| <span style="border-bottom: 2px solid orange; width: 20px; display: inline-block;"></span> CanyonCountyRoads | <span style="border-bottom: 2px solid gray; width: 20px; display: inline-block;"></span> County Boundary  | <span style="border: 1px solid orange; padding: 2px;"> </span> Imagery_2025_3in                            |
| <span style="border-bottom: 2px solid red; width: 20px; display: inline-block;"></span> Hwy                  | <span style="border: 2px solid blue; padding: 2px;"> </span> Current Impact Area                          | <span style="background-color: red; width: 20px; height: 10px; display: inline-block;"></span> Red: Band_1 |







**CONDITIONAL USE PERMIT**  
**PUBLIC HEARING - APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME:	NAMPA HWY DISTRICT #1	
	MAILING ADDRESS:	4507 12 <sup>th</sup> Avenue Rd., Nampa, ID 83686	
	PHONE:	208-467-6576	EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.			
Signature: X 		Date: 5-8-25	

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME:	White Cloud Communications Inc 83303	
	COMPANY NAME:		
	MAILING ADDRESS:	663 Main Ave East, Twin Falls, ID	
	PHONE:	208-733-5470	EMAIL:

<b>SITE INFO</b>	STREET ADDRESS:	One mile South of Intersection of Hwy 45 & McElhara Rd.	
	PARCEL NUMBER:	R2863400000	
	PARCEL SIZE:		
	REQUESTED USE:	BROAD BAND Communications Tower	
	FLOOD ZONE (YES/NO)	(NO)	ZONING DISTRICT:

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER	CU20250017	DATE RECEIVED:	8/6/25
RECEIVED BY:	MG	APPLICATION FEE:	\$1,550
		CK 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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of Intent (see standards on next page)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan (see standards on next page)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land Use Worksheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Meeting sheet/letter completed and signed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proof of application/communication with (varies per application):	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Southwest District Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Irrigation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Highway District/ Idaho Transportation Dept.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Area of City Impact	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Deed or evidence of property interest to the subject property	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Fee: \$950.00</b>		
<b>\$600.00 (CUP Modification)</b>		
<b>**Fees are non-refundable**</b>		

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

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

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

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

## **STANDARDS**

### **SITE/OPERATION PLAN – CCZO Section 07-02-03**

A scaled drawing showing:

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

A plan of action to include:

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

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

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

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

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

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

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

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

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

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

**Applicant**

**Staff**

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

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

**Applicant**

**Staff**

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

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

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

**Applicant**

**Staff**

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

### **MINISTORAGE FACILITY (07-14-29) - REQUIRED**

**Applicant**

**Staff**

Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) - Phone: 208-454-7458

Revised 3/29/23

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

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

# 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: no water required

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

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

☒ N/A – Explain why this is not applicable: No

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: 7'

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

☐ Other: N/A

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

N/A



### RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED: N/A

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

2. FIRE SUPPRESSION:

- ☐ Water supply source: N/A

3. INCLUDED IN YOUR PROPOSED PLAN?

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

### NON-RESIDENTIAL USES

1. SPECIFIC USE: Communications Tower for Rural Broadband

2. DAYS AND HOURS OF OPERATION: N/A

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

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

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

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

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

5. PARKING AND LOADING:

How many parking spaces? N/A

Is there is a loading or unloading area? N/A

**ANIMAL CARE-RELATED USES**

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building    ☐ Kennel    ☐ Individual Housing    ☐ Other N/A

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: \_\_\_\_\_



**R28634**

**PARCEL INFORMATION REPORT**

7/24/2025 1:46:21 PM

**PARCEL NUMBER: R28634**

**OWNER NAME: NAMPA HIGHWAY DISTRICT NO 1**

**CO-OWNER:**

**MAILING ADDRESS: 4507 12TH AVE RD NAMPA ID 83686**

**SITE ADDRESS: 0 MELBA RD**

**TAX CODE: 0420000**

**TWP: 1N RNG: 2W SEC: 32 QUARTER: NE**

**ACRES: 61.91**

**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: NOT In FireDist**

**SCHOOL DISTRICT: MELBA SCHOOL DIST #136**

**IMPACT AREA: NOT In Impact Area**

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

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

**FLU RR Zone Desc 2030:**

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

**IRRIGATION DISTRICT: NOT In IRRIG\_DIST**

**FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0500F**

**WETLAND: Riverine \ Riverine**

**NITRATE PRIORITY: ADA CANYON**

**FUNCTIONAL Classification: NOT In COLLECTOR**

**INSTRUMENT NO. : 851451**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 32-1N-2W NE THAT PART OF SE1/4 & OF S1/2 NE1/4 LYING N & W  
OF KONDO DITCH**

**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.

**Letter of Intent for Conditional Use Permit submittal**

Site Address: 0 Melba Road, Melba, ID

Parcel Number: R28634

Zoning Description: Agriculture

Ownership: Nampa Highway District#1

White Cloud Communications Inc; an Idaho registered business; is requesting permission to place and operate a Broadband internet radio communications tower on parcel number R28634. The tower and equipment installed will facilitate high speed broad band service to the surrounding County of Owyhee and surrounding Canyon County agriculture technology use and rural residents.

There will be no employees long term, only during construction and regular annual maintenance. No sanitation services or water use will be required or installed.

The equipment and tower will be in use; 24/7/365; for a minimum of 20 years and require electrical utilities.

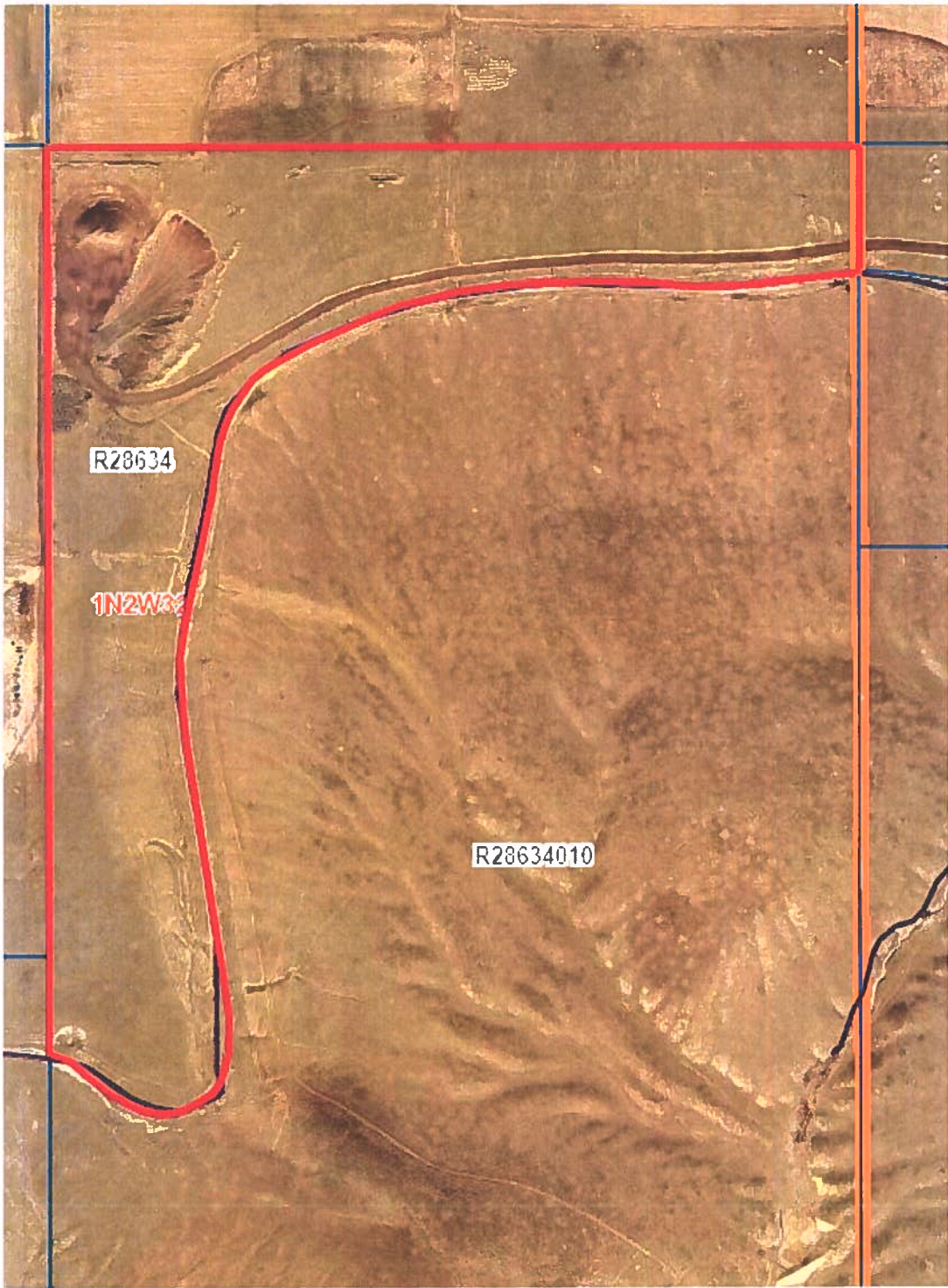
The area will not be lighted or have any noise generating machinery running as part of the daily operation. The operation will help in facilitating agriculture operations in the area with no long-term impacts of, water, air, drainage, noise, soil, traffic and residents. The primary use of the tower will be for Rural Broad-Band coverage as required by the State of Idaho and NTIA funding agreement.

Legal access is shown on the scaled drawing provided and will be over Nampa Highway ROW off Hwy-45 and Melba Rd.

No future impacts on traffic patterns anticipated due to the placement of the tower location.

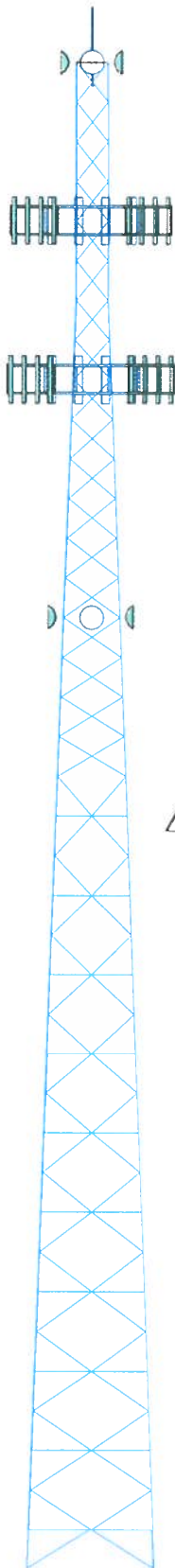
The placement of the Tower will provide positive infrastructure for Public Safety, Agri-Business, Remote Educational Services, Water Monitoring, Pupil Transportation, Highway District#1 communications, Public Utilities, and meet the requirements of the State of Idaho and NTIA Rural Broad-Band initiative of bringing broad band to the home and rural communities.

All impacts will be positive and constructive in application and environmental impact short and long-term.



Section	11	12	13	14	15	16	17	18	19	20		
Legs	SR 1 3/4	SR 2	SR 2 1/2	SR 2 3/4	SR 3	SR 3 1/4	SR 3 1/2	SR 3 3/4	SR 3 3/4	SR 3 3/4		
Leg Grade												
Diagonals												
Diagonal Grade												
Top Girts												
Horizontals												
Face Width (ft)												
# Panels @ (ft)												
Weight (K)												

190.0 ft  
180.0 ft  
160.0 ft  
140.0 ft  
120.0 ft  
100.0 ft  
80.0 ft  
60.0 ft  
40.0 ft  
20.0 ft  
0.0 ft



### DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Lightning Rod 5/8x4	190	Carrier #1 - 30,000 sq in	170
Dish Mount	190	Carrier #2 - 30,000 sq in	150
Dish Mount	190	Dish Mount	120
3 FT DISH	190	3 FT DISH	120
3 FT DISH	190	3 FT DISH	120
3 FT DISH	190	3 FT DISH	120

### SYMBOL LIST

MARK	SIZE	MARK	SIZE
A	L1 3/4x1 3/4x1/8		

### MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-50	50 ksi	65 ksi	A36	36 ksi	58 ksi

### TOWER DESIGN NOTES

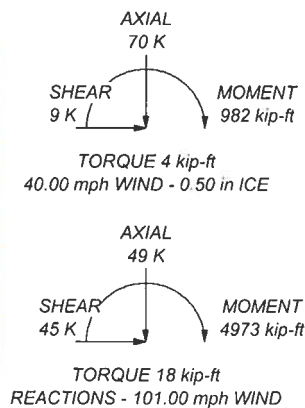
1. Tower is located in Canyon County, Idaho.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 101.00 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 40.00 mph basic wind with 0.50 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60.00 mph wind.
6. Tower Risk Category II.
7. Topographic Category 2 with Crest Height of 500 ft
8. TOWER RATING: 99.6%

ALL REACTIONS  
ARE FACTORED

MAX. CORNER REACTIONS AT BASE:

DOWN: 375 K  
SHEAR: 28 K

UPLIFT: -330 K  
SHEAR: 25 K



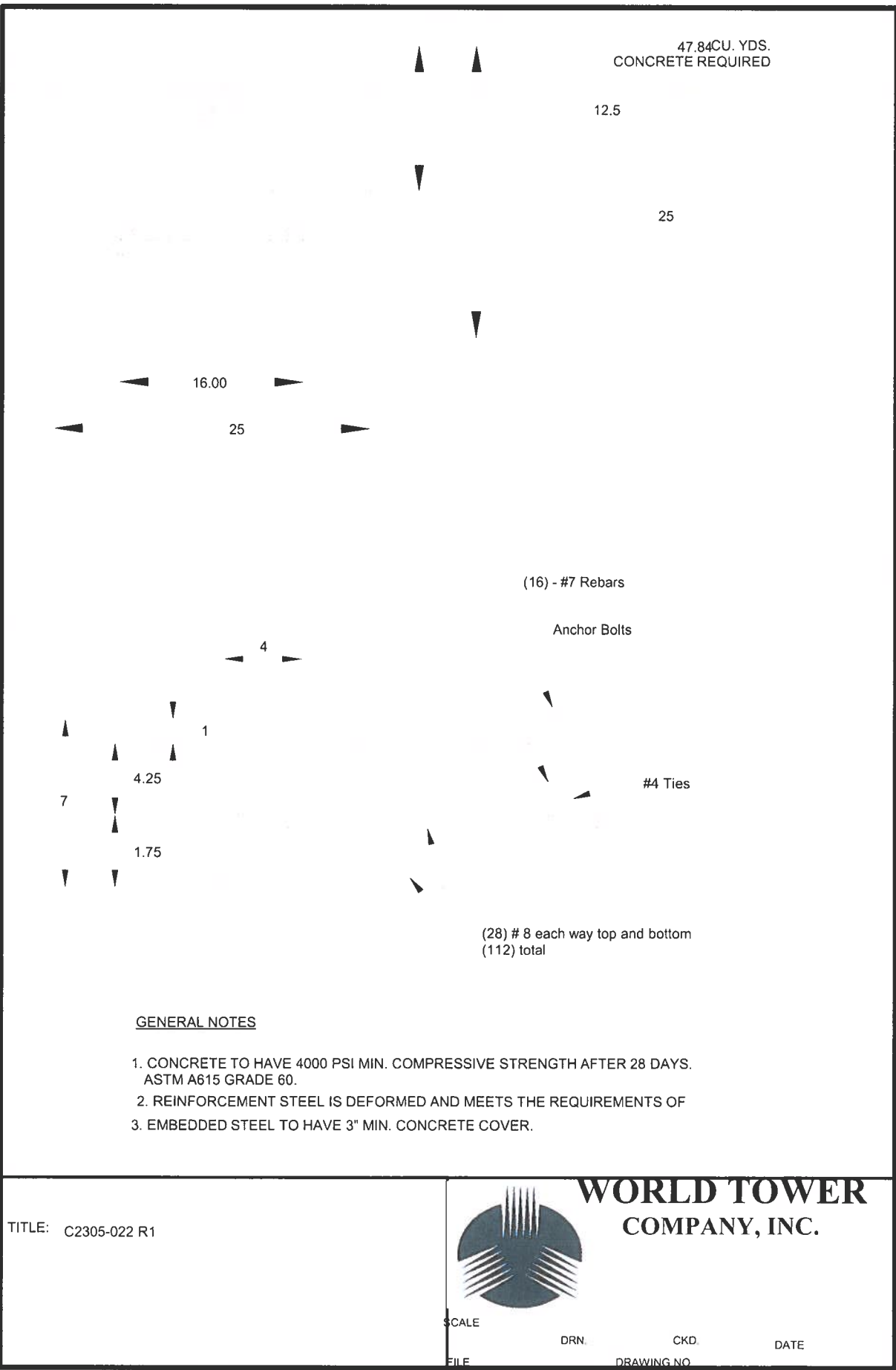
World Tower Company, Inc.

1213 Compressor Dr  
Mayfield, KY  
Phone: 270-247-3642  
FAX:

Job 190' WSST Tower / Run C2502-046

Project: Melba	Drawn by: Cort Walker	App'd:
Client: White Cloud Communications	Date: 03/05/25	Scale: NTS
Code: TIA-222-H	Path:	Div No: E-1





### **Site Operation Plan for Conditional Use Permit Application**

Site Address: 0 Melba Road, Melba, ID

Parcel Number: R28634

Zoning Description: Agriculture

Ownership: Nampa Highway District#1

White Cloud Communications Inc; an Idaho registered business; is requesting permission to place and operate a Broadband internet radio communications tower on parcel number R28634. The tower and equipment installed will facilitate high speed broad-band service to the surrounding County of Owyhee and surrounding Canyon County for agriculture technology use and rural residents.

A scaled drawing has been provided that indicates the lease area and structures proposed. The use area will be approximately 100' x 100' with a utility ROW shown on the site survey area. Project area will be using existing improvements on the Nampa Highway District property and ROW for ingress and egress. The site will have a fenced enclosed area that meets the county building code or a 7" fence to secure the site from intrusion. The location will have underground electrical services from Idaho Power distribution into the lease area from pole placements required by IPC engineers. The site will have a steel self supporting 195 foot galvanized tower placed on a buried concrete slab engineered as will be submitted for formal building permits after approval of CUP.

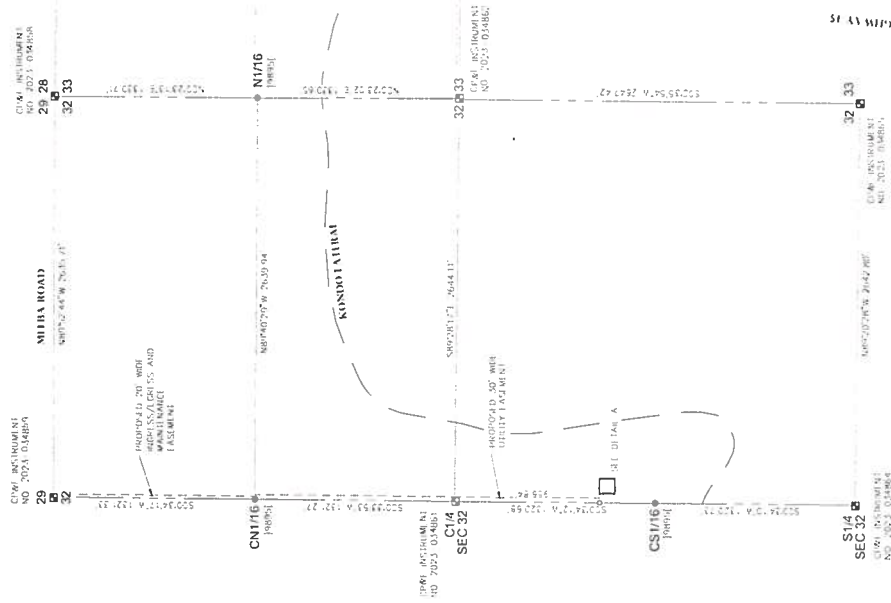
White Cloud Communications hours of operation after construction will be based on maintenance and technology upgrade requirements. We will have access to the site to the site 24/7/365 with little to no traffic at the site after construction.

# RECORD OF SURVEY FOR WHITE CLOUD COMMUNICATIONS LOCATED IN THE E1/2 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 2 WEST BOISE MERIDIAN, CANYON COUNTY, IDAHO 2025

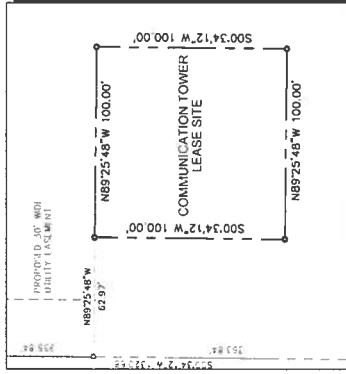


**SURVEYOR'S NARRATIVE**  
THIS SURVEY WAS REQUESTED BY WHITE CLOUD COMMUNICATIONS TO MONUMENT THE LOCATION OF A COMMUNICATION TOWER LEASE SITE.  
SECTION AND PLSS CORNERS WERE SEARCHED FOR AND FOUND TO BE IN GOOD CONDITIONS AND IN RECORD POSITION. MONUMENTS WERE SET AT THE CORNERS OF THE LEASE SITE AS SHOWN HEREON.

**REFERENCES**  
R-055 XXXXX INSTRUMENT NO XXXXXXXXXX  
PLAT OF XXXXXX



LEGEND	
---	LEASE BOUNDARY
---	SECTION LINE
---	LATERAL CENTERLINE
---	PROPOSED EASEMENT LINE
■	FOUND ALUMINUM CAP MONUMENT
●	FOUND 5/8" REBAR
○	SET 3/8" REBAR, PLS 13765
○	CALCULATED POINT
(11111)	PLS NUMBER ON FOUND MONUMENT



DETAIL A  
SCALE 1" = 40'

**CERTIFICATE OF SURVEYOR**  
I, ROB O'MALLEY, A LICENSED PROFESSIONAL SURVEYOR, CERTIFY THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLETES WITH ACCEPTED STANDARDS OF PRACTICE. I HAVE CERTIFIED THAT I HAVE COMPLIED WITH TITLE 56, CHAPTER 16, IDAHO CODE.



ROB O'MALLEY  
IDaho NO 13765

**Draft Print**  
06/19/2025 2:48:57 PM

# NEIGHBORHOOD MEETING INSTRUCTIONS

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



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

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
  - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
  - B. The meeting shall be held at one of the following locations:
    1. On the property subject to the application;
    2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
    3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)



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

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

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

The Neighborhood Meeting details are as follows:

**Date:**

**Time:**

**Location:**

**Property description:**

The project is summarized below:

**Site Location:**

**Proposed access:**

**Total acreage:**

**Proposed lots:**

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

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

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,

PARCEL_NO	OwnerName	Address	City	State	ZipCode	x	y
* R28636	NORTH CINDER CONE BUTTE FARM	5001 FIFESHIRE PLACE N	BOISE	ID	83713		
* R28637	MC DONOUGH MARK A	PO BOX 639	BOISE	ID	83701		
* R28644	JR SIMPLOT COMPANY	PO BOX 27	BOISE	ID	83707		
R28645	MC DONOUGH MARK A	PO BOX 639	BOISE	ID	83701		
R28633	JR SIMPLOT COMPANY	PO BOX 27	BOISE	ID	83707		
* R28634	NAMPA HIGHWAY DISTRICT NO 1	4507 12TH AVE RD	NAMPA	ID	83686		
R28634010	MC DONOUGH MARK A	PO BOX 639	BOISE	ID	83701		
R28635	JR SIMPLOT COMPANY	PO BOX 27	BOISE	ID	83707		
R28638	MC DONOUGH MARK A	PO BOX 639	BOISE	ID	83701		
R28646	NAMPA HIGHWAY DISTRICT NO 1	4507 12TH AVE RD	NAMPA	ID	83686		
R28210	MC DONOUGH MARK A	PO BOX 639	BOISE	ID	83701		



WHITE CLOUD  
COMMUNICATIONS, INC.

## Notice of a Neighborhood Meeting

Pre-application requirement for a Public Hearing

May 2<sup>nd</sup>, 2024

To:

Nampa Highway District No 1 4507 12<sup>th</sup> Ave RD Nampa ID 83686

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Conditional Use Permit for a Broadband Communications Tower. The purpose of this tower is to serve internet connectivity to unserved and underserved residents of Canyon and Owyhee Counties. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a counting Planning and Zoning land use hearing for our application.

The neighborhood meeting details are as follows:

Date: May 29, 2025

Time: 11:00 am

Location: The location is on the Nampa Highway District parcel adjacent to you. Access to the parcel is approximately one mile south of the intersection of Hwy 45 and Melba Rd. There is no associated address with the meeting location. Please contact myself, Andy Kittel, and I will explain how to get to the meeting location. The meeting will be held on the site where the tower will be built.

Property description: The land is currently vacant unused land south of where the Nampa Highway District has their gravel pit on their property.

Site Location: Parcel RP2863400000

Proposed access: Access will be through the road the Nampa Highway District currently uses on their property.

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



## NEIGHBORHOOD MEETING SIGN UP SHEET

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

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

#### SITE INFORMATION

Site Address: 0 Melba Road	Parcel Number: R28634	
City: Melba, ID	State: IDAHO	ZIP Code:
Notices Mailed Date: May 2nd, 2025	Number of Acres: 71ac.	Current Zoning: AG
Description of the Request: Notice of Neighborhood Meeting		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Andrew P. Kittel		
Company Name: White Cloud Communications Inc		
Current address: 663 Main Ave East		
City: Twin Falls	State: ID	ZIP Code: 83301
Phone: 208-733-5470	Cell: 208-539-8522	Fax: 208-735-1278
Email: andy@whitecloudcomm.com		

#### MEETING INFORMATION

DATE OF MEETING: May 29, 2025	MEETING LOCATION: ON-site: One mile south of Hwy 45; Melba Rd.	
MEETING START TIME: 11:00 am	MEETING END TIME: <del>11:00 am</del> 11:45 am	
ATTENDEES: NO ATTENDEES participated / Received 2 phone calls prior		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. NO one showed up during the time set.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		



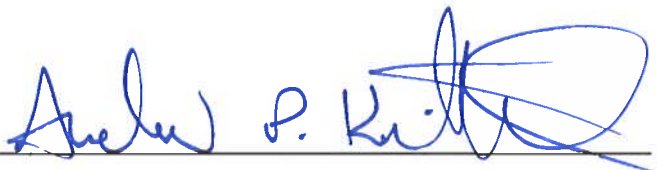
10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

**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):

Andrew P. Kittel

APPLICANT/REPRESENTATIVE (Signature): 

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_



## AGENCY ACKNOWLEDGMENT

Date:

Applicant:

Parcel Number:

Site Address:

White Cloud Communications

R28634

0 Melba Road, Melba, ID

USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

### Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 08/01/2025 Signed:

Anthony Lee

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

### Fire District:

- not in a 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:

☒ Applicant submitted/met for official review.

Date: 7-29-2025 Signed:

District: Nampa Hwy Dist No. 1

[Signature]

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

### Irrigation District:

- not in an 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:

- not in an area of 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

AGENCY LOCATION AND CONTACT		
<b>Southwest District Health</b>		
	Address	Phone Number
✓	13307 Miami Lane, Caldwell	(208) 455-5400
<b>Highway Districts</b>		
	Agency	Address
	Canyon	15435 ID-44, Caldwell
	Golden Gate	500 Golden Gate Ave. E, Wilder
✓	Nampa	4507 12 <sup>th</sup> Ave Road, Nampa
	Notus-Parma	106 S. 4 <sup>th</sup> Str., Parma
<b>Idaho Transportation Department</b>		
	Address	Phone Number
	11331 W. Chinden Blvd., Boise	(208) 334-8300
<b>Fire Districts</b>		
	Agency	Address
	Caldwell Rural	310 S. Seventh Ave., Caldwell
	Homedale Rural	120 S. Main St., Homedale
	Kuna Rural	150 W. Boise St., Kuna
	Marsing Rural	303 Main St., Marsing
	Melba Rural	408 Carrie Rex, Melba
	Middleton Rural	302 E. Star Blvd., Middleton
	Nampa Rural	820 Second Str. South, Nampa
	Parma Rural	29200 HWY 95, Parma
	Star Rural	11665 State Str., Suite B, Star
	Upper Deer Flat Rural	9500 Missouri Ave., Nampa
	Wilder Rural	601 Patriot Way, Wilder
<b>Irrigation Districts</b>		
	Agency	Address
	Famer Cooperative Ditch Co/Si	PO Box 69, Parma
	Farmers Union Ditch Co	PO Box 1474, Eagle
	Black Canyon	474 Elgin Ave., Notus
	Boise-Kuna	129 N. School Ave., Kuna
	Boise project Board of Control	2465 Overland Road, Boise
	Eureka	21766 Howe Road, Caldwell
	Franklin Ditch Co	3401 W. Pine Ave., Meridian
	Middleton Mill Ditch Co	PO Box 848, Middleton
	Nampa-Meridian	1503 1 <sup>st</sup> Str. South, Nampa
	New York	6616 W. Overland Road, Boise
	Pioneer	3804 S. Lake Ave., Caldwell
	Pioneer-Dixie	19724 Dixie River Road, Caldwell
	Riverside	PO Box 180, Greenleaf
	Settlers	PO Box 7571, Boise
	Siebenberg Cooperative Ditch Co	PO Box 642, Parma
	Wilder	709 Cleveland Blvd., Caldwell
	Mason Creek Ditch Co	1905 Mason Rd., Caldwell
	Poor Boy Ditch Co	PO Box 395, Greenleaf
	Canyon County Water Co./Flake Ditch	PO Box 11/PO Box 6, Star
<b>City Impact Area</b>		
	Agency	Address
	Caldwell	621 Cleveland Blvd., Caldwell
	Nampa	500 12 <sup>th</sup> Ave. S., Nampa
	Middleton	1103 W. Main St., Middleton
	Parma	305 N. 3 <sup>rd</sup> St., Parma
	Melba	401 Carrie Rex Ave., Melba
	Greenleaf	20523 Whittier Dr., Greenleaf
	Notus	375 Notus Road, Notus
	Homedale	31 W. Wyoming Ave., Homedale
	Star	10769 W. State St., Star
	Wilder	107 4 <sup>th</sup> St., Wilder

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



Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, #310  
Caldwell, Idaho 83605  
[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
208-402-4164

## AFFIDAVIT OF LEGAL INTEREST

I, Dick Smith, on behalf of Nampa Highway District, 4507 12th Ave. Rd.  
(name) (address)

Nampa, Idaho 83686  
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

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

White Cloud Communications Inc., 663 Main Ave. East, Twin Falls, ID 83303  
(name) (address)

to submit the accompanying application pertaining to the subject property.

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

Dated this 8<sup>th</sup> day of May, 20 25.

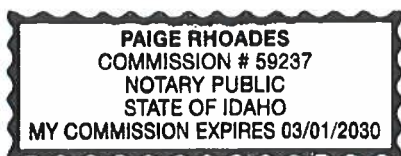
[Signature]  
(signature)

STATE OF IDAHO )

ss

COUNTY OF CANYON )

On this 8<sup>th</sup> day of May, in the year 2025, before me Paige Rhoades,  
a notary public, personally appeared Dick Smith, 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: [Signature]

My Commission Expires: 03/01/2030



WARRANTY DEED

THIS INDENTURE made this 12th day of April, 1978, by and between TINA McDONOUGH PETERSON and MARK A. McDONOUGH, the "Grantors", and NAMPA HIGHWAY DISTRICT NO. 1, a political subdivision, the "Grantee";

WITNESSETH, that the Grantors, for valuable consideration, have granted, bargained, and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said Grantee the following described real property, situate in Canyon County, Idaho, to-wit:

All that portion of the South Half Northeast Quarter and of the Southeast Quarter of Section 32, Township 1 North, Range 2 West of the Boise Meridian, lying North and West of a concrete canal known as Kondo Ditch, comprising approximately 70 acres.

TOGETHER with all and singular the buildings and improvements located thereon and the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises unto the Grantee and its heirs, executors, administrators, personal representatives, successors and assigns forever.

The Grantors covenant that the Grantee shall enjoy the quiet and peaceful possession of said premises; that the Grantors are lawfully seized of said premises; and the Grantors warrant that the title to said premises is merchantable and free from any liens and encumbrances, excepting those to which this conveyance is expressly made subject, and those made, suffered, or done by the Grantee.

The current address of the Grantee is:

IN WITNESS WHEREOF, this Warranty Deed has been duly executed by the Grantors the day and year first above written.

*Tina M<sup>c</sup>Donough Peterson*  
Tina McDonough Peterson

By *Rex S. Jensen*  
Rex S. Jensen, her  
Attorney in Fact

By Rex S. Jensen  
Rex S. Jensen, his  
Attorney in Fact

On this 12<sup>th</sup> day of April, 1978, before me, a Notary Public in and for the State of Idaho, personally appeared REX S. JENSEN, known to me to be the person whose name is subscribed to the within instrument as the attorney in fact of TINA McDONOUGH PETERSON and MARK A. McDONOUGH, and acknowledged to me that he subscribed the names of TINA McDONOUGH PETERSON and MARK A. McDONOUGH thereto as principals, and his own name as attorney in fact.

Notary Public for Idaho  
Residing at:

RECEIVED  
Deed  
Received: Bt 21  
Nampa. Id. 83651

**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:** 86032

**Date:** 8/6/2025

**Date Created:** 8/6/2025

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Andrew Kittel

**Comments:** CU2025-0017

**Site Address:** 0 MELBA RD, Melba ID 83641 / Parcel Number: 28634000 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)	CU2025-0017	\$1,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2025-0017	\$350.00	\$0.00	\$0.00

**Sub Total:** \$1,550.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,550.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	180563268	\$1,550.00

**Total Payments:** \$1,550.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**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:** 86039

**Date:** 8/7/2025

**Date Created:** 8/7/2025

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Andrew Kittel

**Comments:** CU2025-0017

**Site Address:** 0 MELBA RD, Melba ID 83641 / Parcel Number: 28634000 0

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Case Mapping (Fee Per Case Set)	CU2025-0017	\$50.00	\$0.00	\$0.00

**Sub Total:** \$50.00

**Sales Tax:** \$0.00

**Total Charges:** \$50.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Credit Card	180601630	\$50.00

**Total Payments:** \$50.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00