



Planning and Zoning Commission
Hearing Date: August 21, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: CU2025-0006
APPLICANT/REPRESENTATIVE: Jacob McCracken
PROPERTY OWNER: Jacob McCracken

APPLICATION: Conditional use permit: Dog Kennel

LOCATION: 8481 Tincup Ln, Melba, Idaho, 83641
Parcel R28648011, 5.01-Acres

ANALYST: Arbay Mberwa, Associate Planner
REVIEWED BY: Emily Bunn, Principal Planner

REQUEST:

The applicant, Jacob McCracken, requests a conditional use permit for a kennel to breed, board and train up to 22 dogs daily between 8 a.m. and 8 p.m. as needed on Parcel R28648011 ("the subject property") in the Agricultural "A" zoning district.

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	March 24, 2025
Agency and Full Political notice:	July 17, 2025
Neighbor notification within 600 feet mailed on:	July 17, 2025
Newspaper notice published on:	July 22, 2025
Notice posted on site on:	July 21, 2025

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1. BACKGROUND:

Parcel R28648010 (the subject parcel) was once a part of an original 39.91-acre parcel that was divided in 2021, via an administrative nonviable land division decision (**Exhibit B3**). In January of 2025, the applicant received a code enforcement violation for operating a kennel without a conditional use permit (**Exhibit B4**). An application to change the private road name from "Tincup Lane" to "Bird Dog Lane" was submitted on March 24, 2025 (**Exhibit A8**). A conditional use permit application was submitted on April 1, 2025 (**Exhibit A**). A sign permit was submitted on July 16, 2025 (**Exhibit A7**).

2. HEARING BODY ACTION:

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

The Commission may attach special conditions to a conditional use permit including, but not limited to, conditions which: (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive standards than those generally required in this chapter; or (7) Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county (07-07-17).

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

OPTIONAL MOTIONS:

Approval of the Application: "I move to approve for CU2025-0006, McCracken, finding the application **does** meet the criteria for approval under Article 07.07.05 of Canyon County zoning Regulations, **with the conditions listed in the staff report, finding that;** [*Cite reasons for approval & Insert any additional conditions of approval*].

Denial of the Application: "I move to deny CU2025-0006, McCracken, finding the application **does not** meet the criteria for approval under Article 07.07.05 of Canyon County zoning Regulations, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))*].

Table the Application: "I move to continue CU2025-0006, McCracken, to a [*date certain or uncertain*]

3. HEARING CRITERIA

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA (07-07-05): The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
			07-07-05(1)	Is the proposed use permitted in the zone by conditional use permit;

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	<p>The proposed use of a kennel is permitted in the “A” (Agricultural) zone by conditional use permit, pursuant to County Ordinance §07-10-27. The proposed use consists of a dog kennel to board, train and breed up to 22 dogs on site between 8 a.m. and 8 p.m. in a kennel facility.</p> <p>Pursuant to CCCO §07-02-03 kennels are defined as “any portion of land, or any building, structure, enclosure or premises on the same or adjacent parcels, in which canines are housed, groomed, bred, boarded, trained, or sold, in which a total of six (6) or more dogs, three (3) months of age or over are kept or maintained in conformance with CCCO §03-05-09.”</p> <p>See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(2) Staff Analysis	<p>What is the nature of the request;</p> <ul style="list-style-type: none"> • The nature of the request consists of an existing 2,040 square foot facility to train, breed and board no more than 22 dogs. Each dog will have an individual kennel within the facility. • Hours of operation are proposed to be from 8 a.m. to 8 p.m. daily as needed and from February to September. <i>See proposed condition of approval No. 4a and 4b.</i> • The kennel offers boarding from 1 day to a maximum of 8 months. Training of upland and waterfowl hunting occurs on site. Bred dogs primarily leave the property between 7 to 8 weeks. • The applicant is anticipating an average of 15 dogs per month visiting the site for pick-ups and drop-offs for services, between the hours of operation (Exhibit A9). <i>See proposed condition of approval No. 4a.</i> • The applicant proposes to fence in 2,040 square foot of outdoor space south of the facility for dogs to roam outdoors (Exhibit A2.1). <i>See proposed condition of approval No. 4d for staff’s recommended condition for fencing to limit dogs running at large.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(3) Staff Analysis	<p>Is the proposed use consistent with the comprehensive plan;</p> <p>The proposed use is consistent with the Comprehensive plan. The subject property is zoned “A” (Agricultural) and the future land use designation is “A” (Agricultural). Kennels are allowed by conditional use permit in the “A” zone which is consistent with the 2030 comprehensive plan. The proposed use of a kennel aligns with the 2030 Comprehensive Plan’s goals, actions and policies as listed, however are not limited to the following:</p> <p><u>Chapter 1. Property Rights:</u></p> <ul style="list-style-type: none"> • G1.01.00: <i>Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.</i> • A1.01.00b: <i>Canyon County will take appropriate measures to enforce all nuisance ordinances to protect the quality of life and private property rights.</i> <p>The property owner has the right to use the property legally (Pg. 10, 2030 Comprehensive plan). The applicant submitted a conditional use permit application to establish a kennel on the property on April 1, 2025.</p>

			<p>Chapter 3- Economic Development:</p> <ul style="list-style-type: none"> • G3.01.00: <i>Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.</i> • P3.01.02: <i>Support suitable sites for economic growth and expansion compatible with the surrounding area.</i> <p>As of 2019, the County had an estimated total of 6,688 businesses. Sixty-four percent (64%) of businesses had one to four employees (Pg. 18, 2030 Comprehensive Plan).” The proposed use will be operated by the applicant and his family, which reflects many other businesses in Canyon County. Staff finds with mitigating conditions the proposed business operation aligns with the 2030 Comprehensive Plan as it has made it more compatible with the surrounding area.</p> <p>Chapter 4- Land Use and Community Design:</p> <ul style="list-style-type: none"> • P4.01.02: <i>Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.</i> • P4.02.01: <i>Consider site capability and characteristics when determining the appropriate location and intensities of various land uses.</i> <p>See the compatibility analysis contained in Section 07-07-05(4) detailing the character of the area.</p>																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(4)</p> <p>Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;</p>																	
			<p>Staff Analysis</p> <p>The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area with the proposed conditions of approval.</p> <p>Adjacent Existing Conditions:</p> <table> <tr> <th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Parcel Size</th></tr> <tr> <td>N</td><td>Agricultural</td><td>“A”</td><td>19.22</td></tr> <tr> <td>E</td><td>Agricultural</td><td>“A”</td><td>14.92</td></tr> <tr> <td>S</td><td>Agricultural with a residence</td><td>“A”</td><td>37.29</td></tr> <tr> <td>W</td><td>Agricultural with a residence</td><td>“A”</td><td>38.20</td></tr> </table> <p>“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)</p> <p>Surrounding Land Use Cases: Within a one (1) mile radius in the last five (5) years there has been an approved replat in Bad River Subdivision to create three (3) residential lots to the north. Additionally, to the north a conditional rezone to “RR” (Rural Residential) was approved with a Development Agreement. To the southeast a 6.43-acre parcel was approved to be conditionally rezoned from “A” (Agricultural) to “CR-RR” (Conditionally Rezoned Rural Residential).</p> <p>Character of the Area: The dog kennel is not anticipated to change the character of the surrounding area or be injurious to other property in the immediate vicinity with the proposed conditions of approval. The kennel is greater than 150 feet</p>	Direction	Existing Use	Primary Zone	Parcel Size	N	Agricultural	“A”	19.22	E	Agricultural	“A”	14.92	S	Agricultural with a residence	“A”	37.29	W
Direction	Existing Use	Primary Zone	Parcel Size																	
N	Agricultural	“A”	19.22																	
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				<p>away from the nearest residential property, per CCCO §03-05-09(2)B therefore property owners within 300 feet do not need to give consent. There is eight (8) parcels of which six (6) have residences in a 600-foot radius of the subject property. The applicant will keep the dogs from running at large by fencing off 2,040 square feet of outdoor space south of the kennel as a “safe valve” if the dogs were to exit the property without a leash. Noise is anticipated to be minimal as the kennels are enclosed in a facility which has sound baffles and bark collars will be used to mitigate noise concerns. <i>See proposed condition of approval 4c & 4d.</i> A site visit was completed on July 14, 2025 (Exhibit C). The character of the area is primarily “A” (Agricultural) and used as such.</p> <p>Compatibility: The proposed use is not anticipated to directly interfere with or negatively impact the surrounding land use of agricultural. To mitigate the increased level of noise with the proposed use, the applicant will be installing sound baffles in the facility and use bark collars to mitigate noise concerns. Additionally, proposed condition of approval 4d states the dogs shall be in the kennel no later than 9 p.m. As a proposed condition of approval, the applicant shall install fencing around the perimeter of the property to mitigate dogs from running at large. The proposed use is not anticipated to exclude or diminish another’s use of public or private services as the applicant has an individual septic system, water and utility systems that will service the use. See section 07-07-05(5) for details regarding services. On average 15 dogs may visit the property to pick-up and drop-off their dog causing an increased traffic volume, however, Idaho Transportation Department states the request does not meet the threshold for a Traffic Impact Study. Nampa Highway District No. 1 requires a paved approach and states the impacts of the proposed use is unknown until a traffic impact study is completed. See section 07-07-05(7) for details regarding traffic. To mitigate dust the applicant has put in chipped gravel. There are two light fixtures on the north and south end of the kennel facility that are downward facing and shielded. See proposed condition of approval No. 10c to maintain lighting compliance.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>07-07-05(5)</div><div>Staff Analysis</div></div>	<p>Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;</p> <p>The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein.</p> <p>Water: The applicant is proposing to use an individual domestic well for the proposed use “for watering dogs and cleaning purposes” (Exhibit A1). 20 gallons of water is proposed to be used per day per kennel, resulting in a maximum of 440 gallons per day. The individual well is anticipated to be adequate for the proposed use (Exhibit D2) however the subject property possesses surface water rights. Per Idaho Statute 67-6537, applicants proposing a change in land use shall be required to use surface water, where reasonably available.</p> <p>Sewer: The applicant has an individual septic system installed for the residence. An animal waste only septic system is proposed for animal solid waste and waste water that will be pumped every 6 months (Exhibit A1 & A9). The subject</p>

			<p>property is located in a Nitrate Priority Area (Exhibit B2.7). In a pre-development meeting with Southwest District Health it was stated the applicant shall submit a domestic wastewater application for the Department of Environmental Quality to review. <i>See proposed condition of approval No. 8b.</i> Southwest District Health was notified of the request on May 28, and July 17, 2025. A comment letter was received on May 28, 2025, stating that a septic system is not feasible at this time (as a site evaluation has yet to occur (Exhibit D1.1)) and a nutrient pathogen study shall be required if wastewater is at or exceeds 600 gallons per day. <i>See proposed condition of approval No. 8c.</i> As a proposed condition of approval, a septic system shall be installed for the proposed use.</p> <p>Irrigation: Irrigation is not proposed for the use (Exhibit A3). According to Boise Project Board of Control there are no irrigation facilities located on the subject property. Irrigation and drainage ditches shall not be obstructed and be protected by an easement (Exhibit D2).</p> <p>Drainage/ Stormwater drainage facilities: The applicant has installed a gutter system on the kennel facility that will collect storm water. Once collected the water then drains into the gravel, sloped away from the building and retaining on site (Exhibit A9).</p> <p>Utility Systems: Utilities are anticipated to be adequate for the proposed use (Exhibit A7). If additional utilities are required the applicant may obtain additional utilities.</p> <p>Sign: The applicant is proposing to have a 6-foot-tall 30-foot-wide metal wall sign. A sign permit was submitted on July 16, 2025 (Exhibit A7).</p> <p>Building: Per Canyon County's Building Department the kennel will require a change of occupancy to commercial business occupancy (Exhibit D7). Per Canyon County's Addressing and GIS Department the kennel facility shall be addressed prior to certificate of occupancy. <i>See proposed condition of approval No. 10.</i></p>
☒	☐	☐	<p>07-07-05(6)</p> <p>Does legal access to the subject property for the development exist or will it exist at the time of development;</p>
			<p>Staff Analysis</p> <p>The subject property does have legal access for the development and will exist at the time of the development.</p> <p>The subject property takes access off "Tincup Lane" a private road. The applicant has submitted a private road name change application on March 21, 2025 as RD2025-0005, to change the private road name from "Tincup Lane" to "Bird Dig Lane" (Exhibit A8). The request is scheduled to be heard by the Board or County Commissioners on August 26, 2025. Agency notice was sent out to Nampa Highway District No. 1 on May 28, 2025. Per Nampa Highway District No. 1, a paved apron shall be installed on the approach (Exhibit D5). <i>See proposed condition of approval No. 9a.</i></p>
☒	☐	☐	<p>07-07-05(7)</p> <p>Will there be undue interference with existing or future traffic patterns; and</p>
			<p>Staff Analysis</p> <p>There will not be undue interference with the existing and future traffic patterns.</p>

				Agency notice was sent out to Idaho Transportation Department (ITD) and Nampa Highway District No. 1 on May 28, 2025. ITD provided comments stating there is no comments or concerns as the proposed use does not meet the threshold for a traffic impact study (Exhibit D4). The applicant is anticipating on 15 dogs visiting the property per month for kennel services. Nampa Highway District commented to know the actual impacts a traffic impact study is required however, the Highway District only requires a paved apron for the use (Exhibit D5.1).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(8)	Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use? (Ord. 16-001, 1-8-2016)
			Staff Analysis	<p>Essential services will be provided to accommodate the use including, but not limited to school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, or require additional public funding in order to meet the needs created by the requested use.</p> <p>School Facilities: Melba School District was notified of the request on May 28, and July 17, 2025, and no comments were received. It is not anticipated that school facilities will not be negatively impacted by the proposed use.</p> <p>Police and Fire protection: Melba Rural Fire District and Canyon County Sheriff's Office was notified of the request on May 28, and July 17, 2025, and no comments were received. It is not anticipated that police and fire protections will be negatively impacted by the proposed use. Melba Rural Fire District will review the structure/use at the building permit stage.</p> <p>Emergency Medical Services: Canyon County Paramedics/EMT was notified of the request on May 28, and July 17, 2025, and no comments were received. It is not anticipated that emergency medical services will be negatively impacted by the proposed use.</p> <p>Irrigation Facilities: Boise Project Board of Control provided comments on May 28, 2025, stating the subject parcel does not contain irrigation facilities but possess water rights (Exhibit D2).</p>

4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Melba Fire District, Nampa Highway District No. 1, Melba School District, Idaho Transportation Department, Idaho Power, Intermountain Gas, CenturyLink, Ziply, Canyon County GIS Office, Canyon County Engineering, Canyon County Building Department, Canyon County Code Enforcement Department, Department of Environmental Quality, Environmental Protection Agency, Southwest District Health, Boise Project Board of Control and Boise Kuna Irrigation District were notified of the subject application.

Staff received agency comments from Nampa Highway District No. 1, Idaho Transportation Department, Department of Environmental Quality, Canyon County GIS Division and Building Department, Southwest

District Health and Boise Project Board of Control. 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 “zero” (0) total written public comments by the materials deadline of August 11, 2025. Generally, of the comments received “zero” (0) were in favor, “zero” (0) were neutral, and “zero” (0) were opposed.

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

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed Conditional Use Permit is **compliant** with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. Compliance with Canyon County Public Safety Ordinance; Article 5, Animal Control Regulations, other than obtaining a kennel license.
 - b. Applicant shall first use surface water where reasonably available in accordance with Idaho Statute 67-6537.
2. This conditional use permit must follow the land use time limitation as stated in CCZO 07-07-23: “When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.”
 - a. Commencement date shall be 90 days from the date of the signed Findings of Fact, Conclusions of Law and Order.
3. The conditional use permit shall be limited to the subject parcel, R28648011 and the applicant. This permit is not transferable to any other property or individual and is not valid for any business or use other than that specifically approved by the Planning and Zoning Commission. The permit shall expire upon change of ownership to any other person.

4. The proposed use shall be in conformance with the applicant's site plan and Letter of Intent unless otherwise conditioned or amended (**Exhibit A**).
 - a. HOURS OF OPERATION: The hours of operation for the kennel shall be between 8 a.m. and 8 p.m. Monday through Sunday (7 days a week).
 - b. MONTHS OF OPERATION: The kennel facility shall only be utilized from February to September.
 - c. NUMBER OF CANINES: The number of canines on the premise shall not exceed a total of 22 dogs three (3) months or older.
 - d. NOISE: Excessive barking shall be mitigated through the use of bark collars and all dogs shall be in the enclosed kennel no later than 9 p.m. to minimize loud, frequent, or habitual barking.
 - e. FENCING: A 6' fence shall be installed in conformance with the fencing plan (**Exhibit A2.1**). Additionally, a 6' foot fence shall be installed along the perimeter of the property boundary to minimize dogs running at large.
5. The area site and fencing shall be maintained and kept in good repair. The area and surrounding fence line shall be kept weed-free and/or maintained with weeds being 6" in height or less.
6. The dog kennel and property shall be maintained in a clean and sanitary condition in accordance with Canyon County Code of Ordinances §03-05-09(2)C.
7. The facility shall be maintained in compliance with CCCO Chapter 2 Article 1: Public Nuisances.
8. The applicant shall comply with all Southwest District Health requirements, including but not limited to:
 - a. The applicant shall install an animal only septic system for the proposed use and shall be pumped every six (6) months. Evidence of approval shall be submitted to Development Services.
 - b. The operator shall dispose of solid waste and waste water in a manner that does not contribute to potential environmental and water contamination in and around the subject property. Canine waste shall be disposed of at a regular frequency via a septic system per Southwest District Health requirements.
 - c. The applicant shall submit a domestic waste water application to Southwest District Health (**Exhibit A5**). Evidence of review by Department of Environmental Quality shall be submitted to Development Services.
 - d. If wastewater meets or exceeds 600 gallons per day a Nutrient Pathogen Study shall be required and submitted to Southwest District Health. The Nutrient Pathogen Study shall be provided to Development Services (**Exhibit D1**).
9. The applicant shall comply with all applicable Nampa Highway District No. 1 requirements (**Exhibits D5**), including, but limited to:
 - a. A paved apron shall be installed on the approach meeting ACCHD Standard Drawing #ACCHD-106. Evidence of completion of the paved approach shall be submitted to Development Services.

10. The applicant shall obtain a commercial certificate of occupancy prior to commencement of use of the kennel. Evidence shall be an approval document from the Canyon County Building Department and Melba Fire District.
 - a. The kennel shall be no larger than 2,040 square feet in accordance with BP2023-0837 (**Exhibit B10**).
 - b. The kennel facility shall be addressed.
 - c. LIGHTING: All exterior lighting shall be fully cut off and fully shielded, and placed to direct the light source down and inside the property lines of the facility. All direct glare from the lights shall be contained within the facility area. No light source may be placed greater than fifteen (15') feet in height.
 - d. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district (including approval of the private road and driveways) prior to issuance of a certificate of occupancy and prior to commencement of the use (**Exhibits A5, A8.1 & A8.2**).
11. The applicant shall comply with Boise project Board of Control (**Exhibit D2**) Including but not limited to:
 - a. The applicant shall not impede or disrupt existing irrigation structures, i.e. drains, laterals, or supply ditches, on and adjacent to the subject property.
12. DUST MITIGATION: Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements. Applicant shall mitigate dust by maintaining the use of chip gravel (**Exhibit A9**).
13. OFF-STREET PARKING: No parking shall occur on the public right of way. Parking shall be in conformance with the submitted parking and circulation plan (**Exhibit A2.2**).
14. The sale of dog food, accessories and apparel shall be accessory to the proposed use.
15. Signage shall meet the requirements of CCCO §07-10-13 and shall not exceed 32 square feet or as provided for by approval of a separate application for a Director's Administrative decision for a sign permit. Applicant must comply with CCCO §07-10-13 and dependent upon the location of the signage with The Idaho Administrative Procedures Act (IDAPA) 39.3.60 governing advertising along the State Highway System (**Exhibit A7**).

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Letter of Intent
 - 1.1. Amended Letter of Intent
2. Site Plan
 - 2.1. Fencing
 - 2.2. Parking and circulation plan
3. Land Use Worksheet
4. Power/Utility panel
5. Road Users Maintenance Agreement
6. Southwest District Health Pre-development meeting
7. SG2025-0003

8. RD2025-0005
 - 8.1. Road Certification
 - 8.2. Melba Fire Dist. Approval
9. Email Correspondence
10. Applicant Presentation

B. Supplemental Documents

1. Parcel Tool
2. Cases Maps/Reports
 - 2.1. Notification Map
 - 2.2. Small Air Photo amp
 - 2.3. Small Vicinity Map
 - 2.4. Zoning and Classification Map
 - 2.5. Future Land Use Map
 - 2.6. Case Map
 - 2.7. Nitrate Priority and Well Map
3. AD2021-0220
4. CDEF2025-0010
5. Table Rock Kennel Website
6. 2030 Comprehensive Plan
 - 6.1. Pg. 30
7. BP2023-0837

C. Site Visit Photos: July 14, 2025

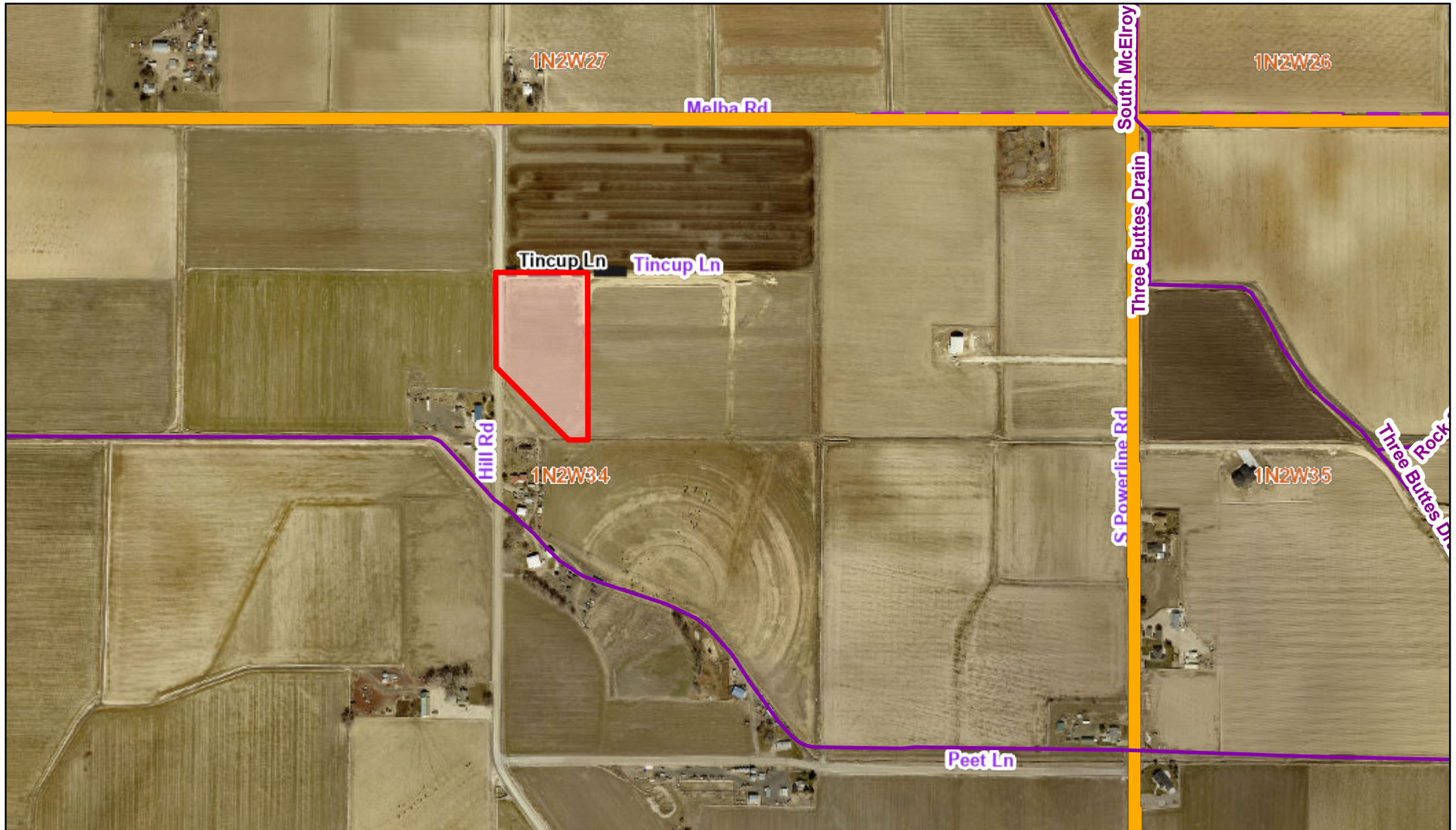
D. Agency Comments Received by: August 11, 2025

1. Southwest District Health; Received: May 28, 2025
2. Boise Project Board of Control; Received: May 28, 2025
3. Development Services GIS Division; Received: May 28, 2025
4. Idaho Transportation department; Received: May 28, 2025
5. Nampa Highway District No. 1; Received: June 2, 2025
 - 5.1. Traffic Impact
6. Department of Environmental Quality; Received: June 2, 2025
7. Development Services Building Department; Received: July 14, 2025











EXHIBIT A

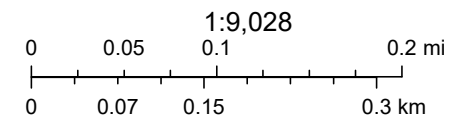
Application Packet & Supporting Materials

Canyon County, ID Web Map



4/4/2025, 12:34:10 PM

- | | | |
|---|---|---|
|  Multiple Parcel Search _Query result |  City Limits | ITDFunctionalClassification |
|  Hydro_NHDFlowline |  Sections |  Major Collector |
|  County Boundary |  CC_PrivateRoads | Imagery_2022 |
|  Current Impact Area | |  Red: Band_1 |
| | |  Green: Band_2 |



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

Canyon County, ID

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



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Jacob McClacken</u>	
	MAILING ADDRESS: <u>8481 Tincup Lane Melba, ID 83641</u>	
	PHONE: <u>[REDACTED]</u>	EMAIL: <u>[REDACTED]</u>
<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>Jacob McClacken</u> Date: <u>3.28.25</u></p>		

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

SITE INFO	STREET ADDRESS: <u>8481 Tincup Lane Melba, ID 83641</u>	
	PARCEL NUMBER: <u>R28648011</u>	
	PARCEL SIZE: <u>5.01 Acres</u>	
	REQUESTED USE:	
	FLOOD ZONE (YES/NO)	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CW2025-0006</u>	DATE RECEIVED: <u>April 1 2025</u>
RECEIVED BY: <u>Arbany M</u>	APPLICATION FEE: <u>\$ 950</u> CK MO <u>CC</u> CASH

4-4-25

Letter of Intent

To Whom It May Concern,

The following is an explanation regarding the application for a Conditional Use Permit - Kennel for the residential property located at 8481 Tincup Ln in Melba, ID 83641.

Objective:

Seeking approval for the utilization of the property as a dog only boarding facility. We're seeking a Conditional Use Permit to operate a dog kennel. The maximum number of dogs would potentially be 22. Business operating hours are from 8am to 8pm every day of the week as needed. Gravel is in front of the kennel structure and asphalt will be in front of our house to keep dust levels down. The kennel will have a 42" circulation fan with a shutter on a timer to allow 10-12 air exchanges per hour. There is a 4 unit mini-split system already installed that keeps the temperature around 70 degrees the entire year. Water is piped to the kennel from our well for watering dogs and cleaning purposes. The kennel will have its own septic tank. We own the property and there's an easement in place, please see the Road Maintenance Agreement and Warranty Deed for legal access. There won't be any existing or future impacts to traffic patterns as only two or three client vehicles will be present on the property at one time. The same goes for any potential impacts to essential services.

Intended Use:

The property is 5.01 acres and is encompassed by agricultural land with residential homes in the vicinity. We currently have a 2,040 square foot facility with 20 dog kennels that we plan to use as a boarding and training facility for all breeds but primarily upland and waterfowl hunting dogs. Our busy season will be from February through September as we do not train dogs during the hunting season so for 4 months of the year the structure will basically be vacant. The structure has met local building regulations as it's permitted for personal use (BP2023-0837) but will be transferred to a commercial structure upon the Conditional Use Permit for a kennel being granted. The mini split system that heats and cools the structure has also been approved by DOPL (Permit # 1586519). There is also 2 inches of spray foam on all of the walls and ceilings. Electrical has also been approved by Idaho Power, please see attached for inside the electrical control panel. Lastly, the structure has a gutter system installed to deal with any storm issues.

There will be wooden post and wire meshing fencing that's 6' high around the front and back of the structure for dogs to air out as well as a safety valve in the event a dog gets outside the structure without a leash on.

We propose temporary housing from 1 day up to 8 months for a maximum of 22 dogs on the premises and currently have no plans to hire employees. Public interactions with the kennel will be kept to a minimum to help ensure the health and safety of all dogs being boarded. The only

3.28.25

reason the public will be at the kennels will be to either drop off or pick up their dog(s). Clients will be accessing the kennels from turning off Hill Rd and onto Tincup Ln and then turning right down our private gravel driveway that leads past our house and to the kennel structure.

Sincerely,

Jacob and Keeta McCracken

7.16.25

Letter of Intent Amendment

To Whom It May Concern,

We are amending our letter of intent to include our breeding operations. We are seeking approval for the utilization of the property as a dog only boarding facility as well as for dog breeding. We're seeking a Conditional Use Permit to operate a dog kennel and to raise puppies until a maximum age of 10 weeks.

Sincerely,

Jacob and Keeta McCracken

Exhibit A2

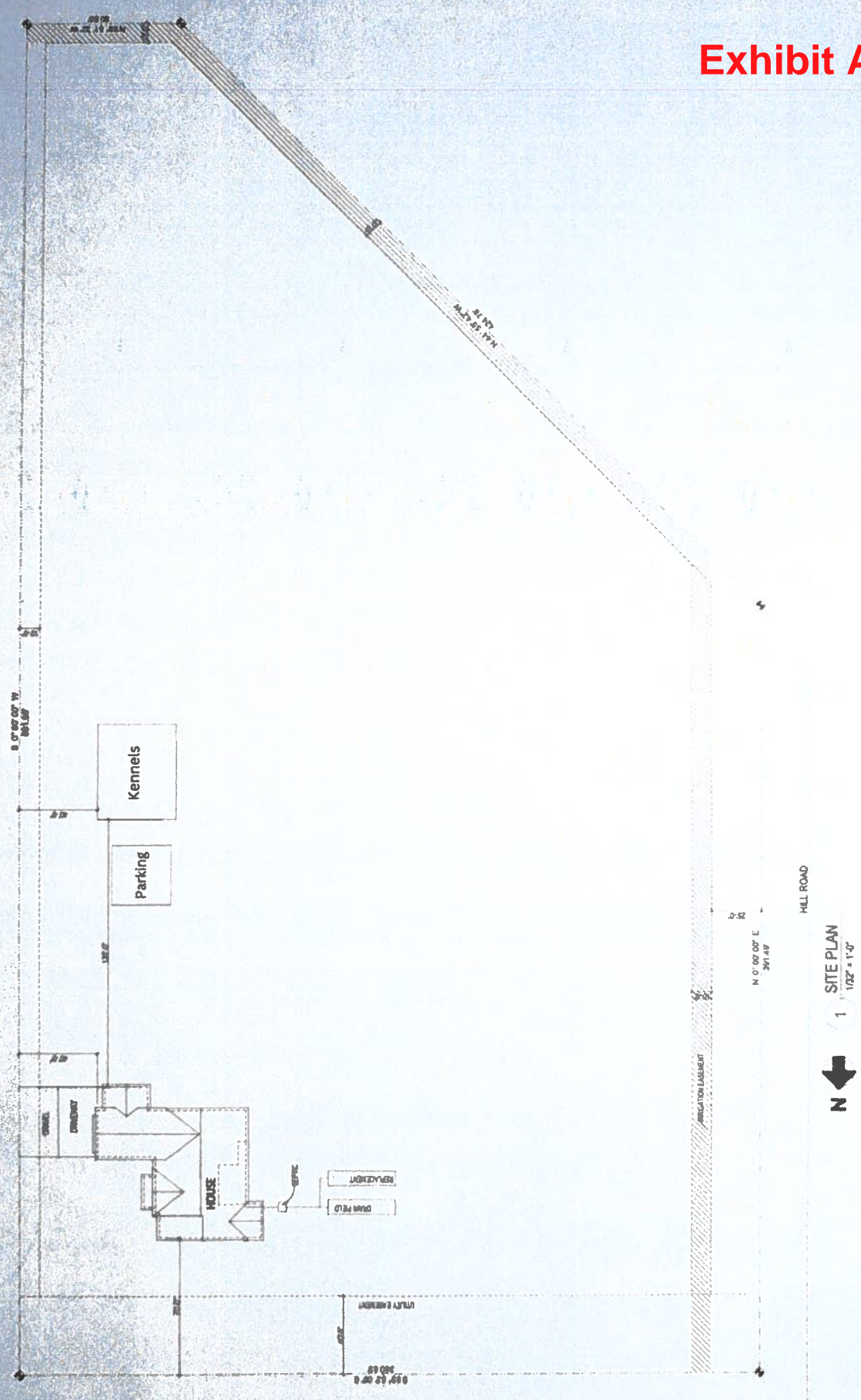


Exhibit A2.1

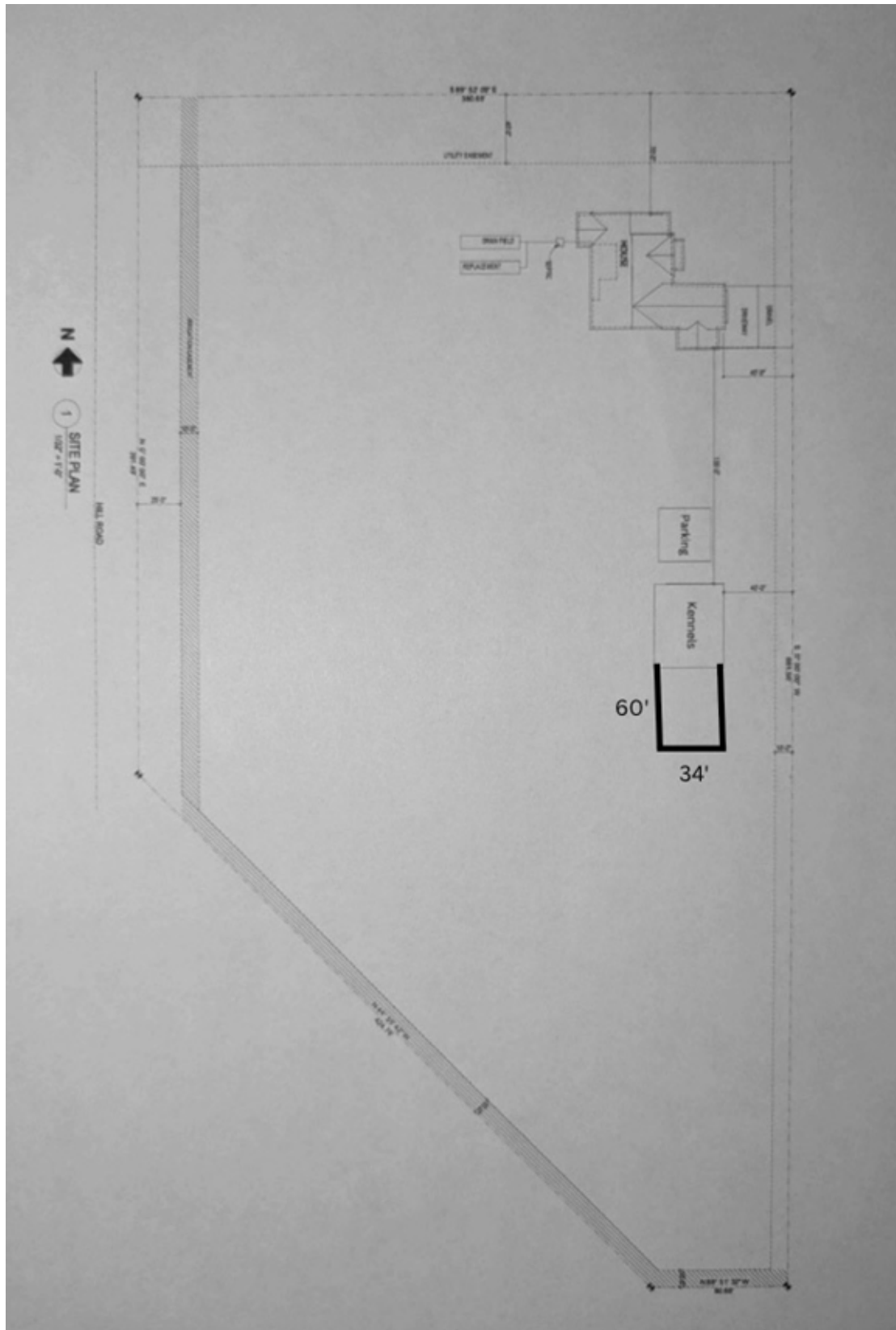


Figure 1. Proposed Fencing

Exhibit A2.2

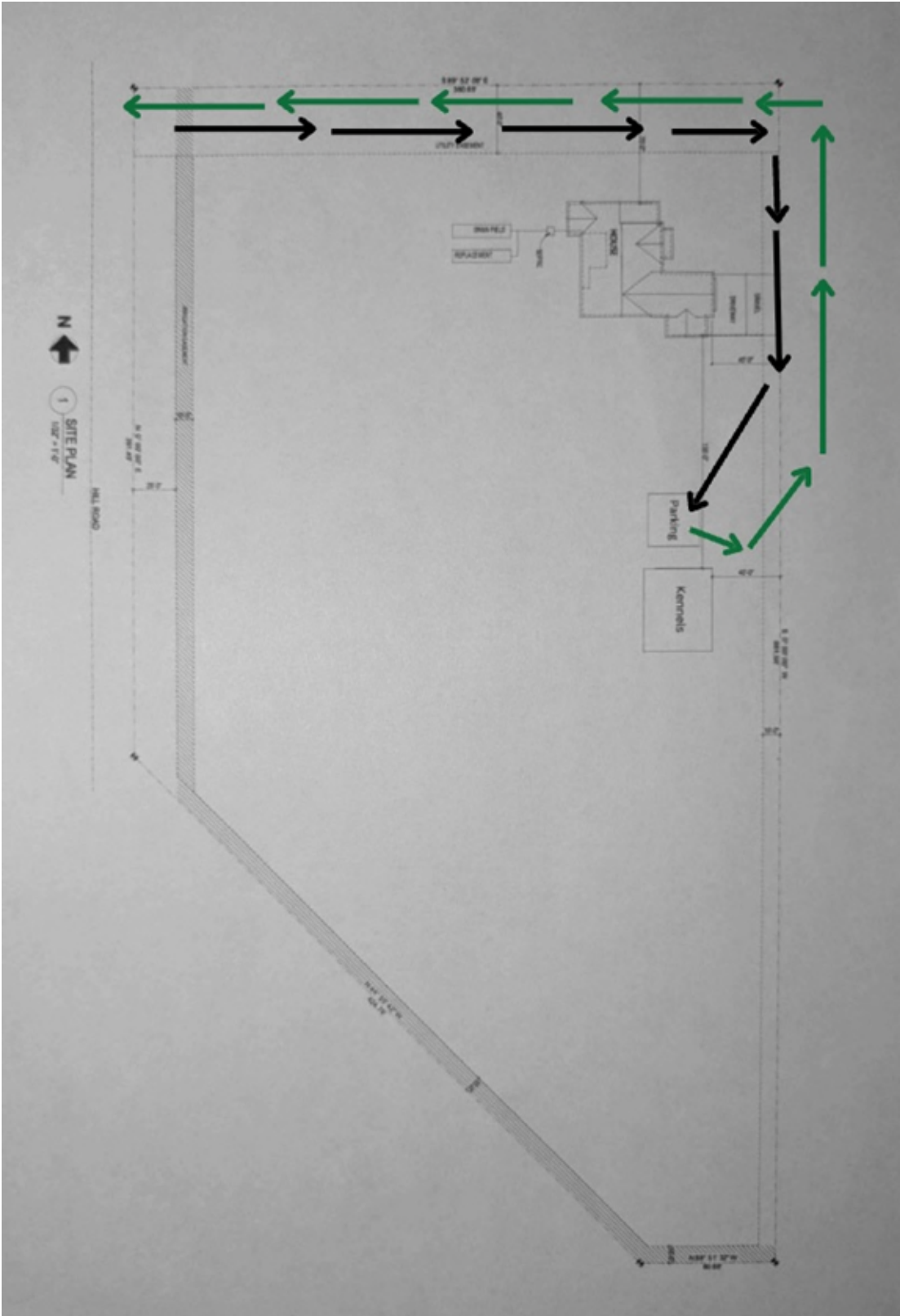


Figure 2. Parking and circulation plan.

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:**
☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

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

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

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 1 ☐ 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: kernel

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday 8am to 6pm
☐ 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: 6 ft Width: 30 ft. Height above ground: _____ ft

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

5. PARKING AND LOADING:

How many parking spaces? 3

Is there is a loading or unloading area? No

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 22

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: _____

<p> 30-11-2016 31-12-2016 31-03-2017 30-06-2017 30-09-2017 30-12-2017 30-03-2018 30-06-2018 30-09-2018 30-12-2018 30-03-2019 30-06-2019 30-09-2019 30-12-2019 30-03-2020 30-06-2020 30-09-2020 30-12-2020 30-03-2021 30-06-2021 30-09-2021 30-12-2021 30-03-2022 30-06-2022 30-09-2022 30-12-2022 30-03-2023 30-06-2023 30-09-2023 30-12-2023 30-03-2024 30-06-2024 30-09-2024 30-12-2024 30-03-2025 30-06-2025 30-09-2025 30-12-2025 30-03-2026 30-06-2026 30-09-2026 30-12-2026 30-03-2027 30-06-2027 30-09-2027 30-12-2027 30-03-2028 30-06-2028 30-09-2028 30-12-2028 30-03-2029 30-06-2029 30-09-2029 30-12-2029 30-03-2030 30-06-2030 30-09-2030 30-12-2030 30-03-2031 30-06-2031 30-09-2031 30-12-2031 30-03-2032 30-06-2032 30-09-2032 30-12-2032 30-03-2033 30-06-2033 30-09-2033 30-12-2033 30-03-2034 30-06-2034 30-09-2034 30-12-2034 30-03-2035 30-06-2035 30-09-2035 30-12-2035 30-03-2036 30-06-2036 30-09-2036 30-12-2036 30-03-2037 30-06-2037 30-09-2037 30-12-2037 30-03-2038 30-06-2038 30-09-2038 30-12-2038 30-03-2039 30-06-2039 30-09-2039 30-12-2039 30-03-2040 30-06-2040 30-09-2040 30-12-2040 30-03-2041 30-06-2041 30-09-2041 30-12-2041 30-03-2042 30-06-2042 30-09-2042 30-12-2042 30-03-2043 30-06-2043 30-09-2043 30-12-2043 30-03-2044 30-06-2044 30-09-2044 30-12-2044 30-03-2045 30-06-2045 30-09-2045 30-12-2045 30-03-2046 30-06-2046 30-09-2046 30-12-2046 30-03-2047 30-06-2047 30-09-2047 30-12-2047 30-03-2048 30-06-2048 30-09-2048 30-12-2048 30-03-2049 30-06-2049 30-09-2049 30-12-2049 30-03-2050 30-06-2050 30-09-2050 30-12-2050 30-03-2051 30-06-2051 30-09-2051 30-12-2051 30-03-2052 30-06-2052 30-09-2052 30-12-2052 30-03-2053 30-06-2053 30-09-2053 30-12-2053 30-03-2054 30-06-2054 30-09-2054 30-12-2054 30-03-2055 30-06-2055 30-09-2055 30-12-2055 30-03-2056 30-06-2056 30-09-2056 30-12-2056 30-03-2057 30-06-2057 30-09-2057 30-12-2057 30-03-2058 30-06-2058 30-09-2058 30-12-2058 30-03-2059 30-06-2059 30-09-2059 30-12-2059 30-03-2060 30-06-2060 30-09-2060 30-12-2060 30-03-2061 30-06-2061 30-09-2061 30-12-2061 30-03-2062 30-06-2062 30-09-2062 30-12-2062 30-03-2063 30-06-2063 30-09-2063 30-12-2063 30-03-2064 30-06-2064 30-09-2064 30-12-2064 30-03-2065 30-06-2065 30-09-2065 30-12-2065 30-03-2066 30-06-2066 30-09-2066 30-12-2066 30-03-2067 30-06-2067 30-09-2067 30-12-2067 30-03-2068 30-06-2068 30-09-2068 30-12-2068 30-03-2069 30-06-2069 30-09-2069 30-12-2069 30-03-2070 30-06-2070 30-09-2070 30-12-2070 30-03-2071 30-06-2071 30-09-2071 30-12-2071 30-03-2072 30-06-2072 30-09-2072 30-12-2072 30-03-2073 30-06-2073 30-09-2073 30-12-2073 30-03-2074 30-06-2074 30-09-2074 30-12-2074 30-03-2075 30-06-2075 30-09-2075 30-12-2075 30-03-2076 30-06-2076 30-09-2076 30-12-2076 30-03-2077 30-06-2077 30-09-2077 30-12-2077 30-03-2078 30-06-2078 30-09-2078 30-12-2078 30-03-2079 30-06-2079 30-09-2079 30-12-2079 30-03-2080 30-06-2080 30-09-2080 30-12-2080 30-03-2081 30-06-2081 30-09-2081 30-12-2081 30-03-2082 30-06-2082 30-09-2082 30-12-2082 30-03-2083 30-06-2083 30-09-2083 30-12-2083 30-03-2084 30-06-2084 </p>
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WARNING: RISK OF ELECTRIC SHOCK, EXPLOSION, OR ARC FLASH
 At energized power V protective equipment (PPE) and follow safe electrical practices. See IEC 61010-1.
 • General instructions must be read and served by qualified electrical personnel.
 • All power supplying this equipment before working on or inside.
 • Use a properly rated voltage sensing device to confirm power is off.
 • Use fuses, switches and circuit breakers before turning on power to this equipment.
 • Follow these instructions and failure result in death or serious injury.

PELIGRO DE DESCARGA ELÉCTRICA, EXPLOSIÓN O DESTELLO POR ARQUEO

- Utilice equipo de protección personal (EPP) apropiado y siga las prácticas de seguridad eléctrica establecidas por su Compañía (conforme a norma NFPA 70E).
- Solamente el personal técnico especializado deberá instalar y prestar servicio de mantenimiento a este equipo.
- Desenergice el equipo antes de realizar cualquier trabajo en él.
- Siempre utilice un dispositivo detector de tensión de valor nominal adecuado para confirmar la desenergización del equipo.
- Antes de energizar el equipo, vuelva a colocar todos los dispositivos, las puertas y los frenos.

(E) Incumplimiento de estas precauciones podrá causar la muerte o lesiones serias.

PROJET DE LÉGISLATION: DÉPÔSITION D'UN DÉCLARÉ D'ARC

1. **Prévoir** un engagement de protection personnelle (EPP) approuvé et observé 100 % pendant les travaux électriques sécuritaires (voir NFPA 70E).

2. **Être** un personnel qualifié pour effectuer l'installation et l'entretien de tout système.

3. **Assurer** l'administration de tout appareil avant de travailler.

4. **Être** toujours un dispositif de sélection de tension à l'arrêt, non chargé, approuvé pour l'installer sur l'installation et les couples.

5. **Évaluer** les risques des dispositifs, les parties et les courants avant de mettre l'appareil sous tension.

Si ces applications ne sont pas respectées, cela entraînera le droit de des

17	15	13	11	9	7	5	3	1
<div style="display: flex; justify-content: space-between;"> <div> <p>Use only Square D HCB Circuit Breakers / Utiliser seulement interrupteurs automatiques HCB de Square D</p> <p>MINI SPLIT SYSTEM</p> </div> <div> <p>INSPECTION</p> <p>Building</p> <p>Dallas A.</p> </div> <div> <p>Use only Square D HCB Circuit Breakers / Utiliser seulement interrupteurs automatiques HCB de Square D</p> <p>Outlets</p> <p>Lights</p> </div> </div>								

HOMELINE™ Load Center Cover
Frente del centro de carga HOMELINE™

HOME C200C

Series / Série 301

A Miami Rating /
valor nominal de la línea principal

Typ 1 / Enchufador y 1 enchufador Typ 1

Accessories / Accesorios

El cable de potencia proporciona mayor espacio interior para el cableado de alto voltaje, cableado de potencia y cableado de control.

COMPACT. Mejor protección contra el agua y el polvo de cualquier otro interruptor automático.

MANUAL. Llave única de operación de 1/2 pulgada de diámetro.

RELOCABLE. Llave de operación en el accesorio.

El cableado de potencia y el cableado de control se pueden instalar en cualquier posición.

www.schneider-electric.com
t809-1-815 / t809-1-815

State of Idaho
Division of Occupational
and Professional Licenses
APPROVED FOR COVER
to be removed only by authorized person


☐ ELECTRICAL ☐ PLUMBING ☐ HVAC

Permit number: 0038-0039

2-13-24

1000

1000



State of Idaho
Division of Occupational
and Professional Licensure
FINAL INSPECTOR
In the Removal of a License by Public Action

 **DOPL**
DIVISION OF OCCUPATIONAL
AND PROFESSIONAL LICENSURE

☒ PLUMBING 

☐ ELECTRICAL

Permit Number _____
Date 3/10/25

Exhibit A5

SHARED ACCESS AND ROAD MAINTENANCE AGREEMENT TinCup Lane

Brian and Jennifer Bailey, Jacob and Keeta McCracken, and Jonathan Stosich

The undersigned parties, Owners of parcels D and E, and those Owners of properties benefited by the private lane commonly known as TinCup Lane ("Lane") and a 40' Ingress/Egress, Utility, Irrigation and Drainage Easement as shown on the ROS Instrument NO. 2022-017454 ("Easement") attached hereto, agree to the following:

- All expenses of construction, installation, maintenance, repair, and/or restoration of the Lane and Easement shall be shared between parcels D and E. Parcel D shall be responsible for five-sixths of said costs with Parcel E responsible for the remaining associated costs (one sixth). Each Owner agrees to keep records and receipts of all such expenses and make them available to the other Owner for purposes of allocating and paying said expenses.
- Owners of Parcel C shall have access over the first 100 feet Lane and Easement (beginning from Hill Road for ingress, egress and normal agricultural activities).
- The Lane and Easement shall be maintained by Parcel Owners in good, passable condition under all traffic and weather conditions, with expense therefore being shared accordingly (as allocated above) between the Owners.
- This Agreement shall run with the land and shall be appurtenant thereto and is not a personal right afforded to each party, and shall bind all benefited properties and the parties, their heirs, legal representative, successors, distributes and assigns.
- In the event that parcel owners D and E do not share the construction of the road, (one parcel owner builds before the other) all receipts shall be kept to show proof of costs and all debts associated with the easement shall be made current prior to commencing any construction. Original receipts must be kept as proof of cost.
- Owners shall agree in advance (before any major expense is incurred) on the nature, timing and payment of said expense.
- Amendments to this Agreement shall be made only by written instrument executed by each of the parties hereto.
- This Agreement shall be recorded in the office of the Canyon County Recorders.

Acknowledged By: [Signature]

Date: 9-5-23

Date: 9-5-23

Parcel Owners Brian and Jennifer Bailey, Jacob and Keeta McCracken, and Jonathan Stosich

By: [Signature]

Date: 9/5/23

State of Idaho

) S.S.

County of Blaine

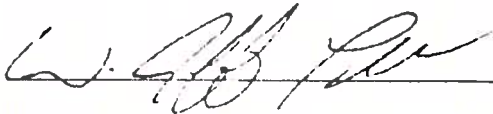
On this 5th day of September, in the year 2023 before me

W. Jeff Patton, personally appeared Brian Bailey, Jennifer Bailey, and

State of Idaho ,

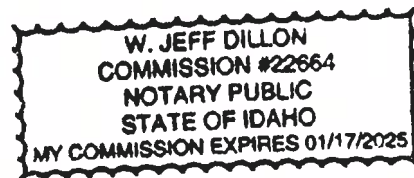
Ada County, ss.

On this 5th day of September, in the year of 2023, before me the undersigned Notary Public in and for said State, personally appeared Brian Bailey and Jennifer Bailey, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he executed the same.

A handwritten signature in cursive script, appearing to read "W. Jeff Dillon", is written over a horizontal line.

Residing at: Boise, Idaho

My Commission Expires: 1/17/25



REVISED SHARED ACCESS AND ROAD MAINTENANCE AGREEMENT TinCup Lane

Brian and Jennifer Bailey, Jacob and Keeta McCracken, and MWIRAFBO Jonathan Stosich SEP
IRA and MWIRAFBO Jonathan Stosich ROTH IRA

The undersigned parties, Owners of parcels D and E, and those Owners of properties
benefited by the private lane commonly known as TinCup Lane ("Lane") and a 40' Ingress/
Egress, Utility, Irrigation and Drainage Easement as shown on the ROS Instrument NO.
2022-017454 ("Easement") attached hereto, agree to the following.

- All expenses of construction, installation, maintenance, repair, and/or restoration of the Lane and Easement shall be shared between parcels D and E. Parcel D shall be responsible for five-sixths of said costs with Parcel E responsible for the remaining associated costs (one sixth). Each Owner agrees to keep records and receipts of all such expenses and make them available to the other Owner for purposes of allocating and paying said expenses.
- Owners of Parcel C shall have access over the first 100 feet Lane and Easement (beginning from Hill Road for ingress, egress and normal agricultural activities).
- The Lane and Easement shall be maintained by Parcel Owners in good, passable condition under all traffic and weather conditions, with expense therefore being shared accordingly (as allocated above) between the Owners.
- This Agreement shall run with the land and shall be appurtenant thereto and is not a personal right afforded to each party, and shall bind all benefited properties and the parties, their heirs, legal representative, successors, distributees and assigns.
- In the event that parcel owners D and E do not share the construction of the road, (one parcel owner builds before the other) all receipts shall be kept to show proof of costs and all debts associated with the easement shall be made current prior to commencing any construction. Original receipts must be kept as proof of cost.
- Owners shall agree in advance (before any major expense is incurred) on the nature, timing and payment of said expense.
- Amendments to this Agreement shall be made only by written instrument executed by each of the parties hereto.
- This Agreement shall be recorded in the office of the Canyon County Records.

Acknowledged By:

Austin Leagjeld

Date:

9/14/23

MOUNTAIN WEST IRA, INC.
BY: AUSTIN LEAGJELD
ITS: AUTHORIZED SIGNER

Parcel Owners Brian and Jennifer Bailey, Jacob and Keeta McCracken, and MWIRAFBO Jonathan
Stosich SEP IRA and MWIRAFBO Jonathan Stosich ROTH IRA

Approved by: Jonathan Stosich

[Signature]

Date:

9/13/2023

By

Date

State of Idaho
U.S.S.

County of Blaine

On this 1st day of October in the year 2021, before me

Sherry Poole personally appeared Jonathan Stosich and

Roth Ira and proved to me on the basis of satisfactory evidence to be
the persons whose names/s initials subscribed to the within instrument, and acknowledged that
he/she/they executed the same on behalf of MWIRA FBO Jonathan Stosich SEP IRA and
MWIRA FBO Jonathan Stosich ROTH IRA

Notary Public

My Commission Expires on 10/31/2022

SHERRY POOLE
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20224715
MY COMMISSION EXPIRES 10/31/2022

Jonathan Stosich

Roth Ira

Sherry Poole

Sherry Poole

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



SITE INFORMATION

Site Address: 8481 Tincup Lane

Parcel Number: R28648011

City: Melba

State: ID

ZIP Code: 83611

Notices Mailed Date:

Number of Acres: 5.1

Current Zoning:

Description of the Request:

Conditional - Use - Permit : Kernel

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jacob Melnick

Company Name: Table Rock Kernels

Current address: 8481 Tincup Lane

City: Melba

State: ID

ZIP Code: 83611

Phone:

Cell:

Fax:

Email:

MEETING INFORMATION

DATE OF MEETING: 3.24.25

MEETING LOCATION: 8481 Tincup Ln Melba, ID

MEETING START TIME: 7:00pm

MEETING END TIME: 7:15pm

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. Wade Hanson

Wade Hanson

734 Hill Rd Melba ID

2. Laura Shelley

Laura Shelley

716 Hill Rd Melba ID

3. Aldo Pinto

Aldo Pinto

734 Hill Rd Melba ID

4. Richard Fricelle

Richard Fricelle

716 Hill Rd Melba ID

5. Jon Stosich

Jon Stosich

6579 13th St Melba

6. Jacob Melnick

Jacob Melnick

8481 Tincup Ln Melba, ID

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):

Jacob McWicker

APPLICANT/REPRESENTATIVE (Signature):

Jacob McWicker

DATE: 3 / 24 / 25



AGENCY ACKNOWLEDGMENT

Date:

Applicant: Jacob McCracken

Parcel Number: R28648011

Site Address: 8481 Tincup Lane Melba ID 83641

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 02/28/2025 Signed:

Anthony Lee

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

Fire District:

District: Melba Rural Fire District

☒ Applicant submitted/met for official review.

Date: 2-20-25 Signed:

Thy Thy

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

Highway District:

informal

District: Ramp Highway Dist. #1

☒ Applicant submitted/met for official review.

Date: 2-20-25 Signed:

Edward T. T.

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

Irrigation District: BK 846 C

District: Boise-Kuna Irrigation District

☐ Applicant submitted/met for official review.

Date: 2-20-2025 Signed:

Donna Kerner

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

APPLICATION-Acknowledgement Notice



Receipt No: _____	Date: _____
\$100 Fee: _____	Document No: _____

(Official Use Only)

Acres: 5.01

Parcel #: R286480110

Property Address: 8481 Tinup Lane City Melba Zip Code 83641

Legal Description: Township 1N Range 2W Section 34 County Canyon

Subdivision: NA Lot _____ Block _____

Applicants Name: Jacob McClracken Email: _____

Mailing Address: 8481 Tinup Lane Phone # _____

City: Melba State: ID Zip Code: 83641

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: _____

Owners Name: Same as above

Mailing Address: _____ Phone #: _____

City: _____ State: _____ Zip Code: _____

The proposed use will be: ☐ Residential ☒ Commercial ☐ Agricultural

Is there an existing structure(s) on this parcel? ☒ Yes ☐ No

Is a Letter of Intended Use provided? ☐ Yes ☒ No pending

The proposed change will be: ☐ Land Split ☒ Land Use Changes (i.e., zoning)

☐ Preliminary Plat Review ☐ Other (See below description of proposal)

Number of lots on the parcel (if applicable): 1

Property is located in: ☐ City ☐ Impact Zone ☒ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal:

Proposal is for a dog boarding facility.

SIGNATURE: Jacob McClracken

DATE: 2.28.25

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.



SOUTHWEST
DISTRICT HEALTH

Pre-Development Meeting

Name of Development: Table Rock Kennels
Applicant: Jacob McCracken
P E / P G : _____
All others in Attendance: _____

EHS#035 Date 02/28/2025

Number of Lots or Flow: 1 Acreage of Proposed Development 5.01
Location of Development: 8481 Tincup Ln
Melba, ID 83641
R28648011 0

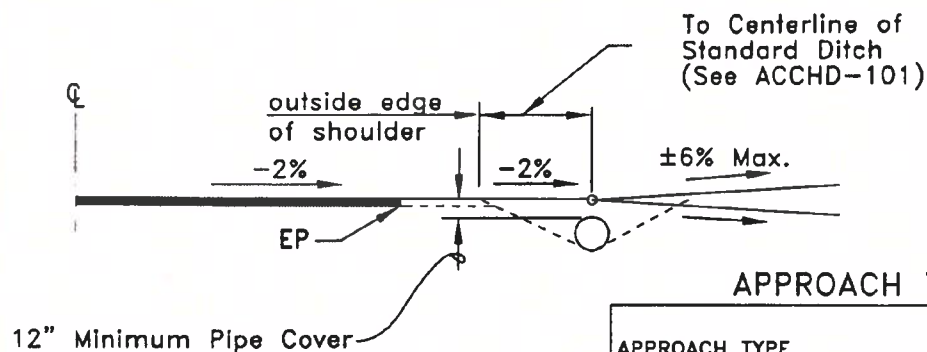
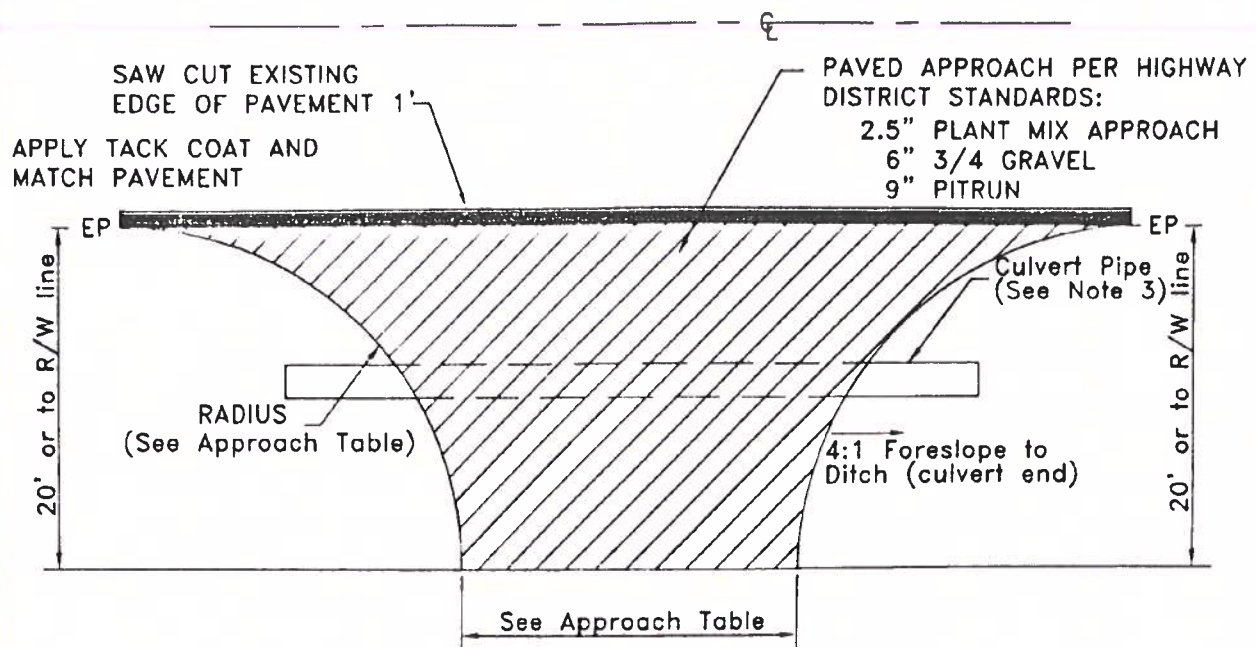
Project in Area of Concern: Designated NP area Groundwater/Rock <10' >10'
Level 1 NP Necessary for N: Yes, if wastewater flows is >600 gallons per day.

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ☒, City ☐, Community ☐, Public Water Supply ☐
BRO meeting for PWS, Com: No

Information Distributed: SER ☐, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments: The applicant discussed with SWDH the proposal for dog kennel
and a conditional use permit for rezoning parcel from agriculture to
commercial on 5.01 acres. There is an existing 4-bedroom house with
a shop that is proposing to be converted into a 22 space dog kennel. The
applicant must submit a letter of intended use along with the non
domestic wastewater application which SWDH will send to the
Department of Environmental Health (DEQ) for review. The applicant has
not submitted a site evaluation and test holes have not been conducted
on site. Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.



APPROACH TABLE

APPROACH TYPE	Appr. Width*		Min.** Radius
	Min.	Max.	
Residential, Three or More	24'	30'	20'
Commercial (One Way)	20'	30'	20'
Commercial (Two Way)	24'	40'	20'

* Does not include 2' gravel shoulder on each side of approach.

** Or based on applicable commercial design vehicle.

NOTES:

1. APPROACHES SPACING SHALL CONFORM TO SECTION 3000 OF THE ACCHD MANUAL.

2. INGRESS/EGRESS BY FORWARD MOTION ONLY.

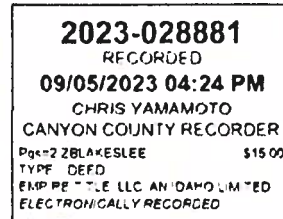
3. CULVERT PIPE SHALL BE 12" MIN. DIAMETER. CULVERT PIPE SHALL EXTEND TO THE INTERSECTION OF THE DITCH LINE AND THE 4:1 APPROACH FORESLOPE. PIPE MATERIAL SHALL BE EITHER 0.064" THICK CORRUGATED STEEL, 0.060" CORRUGATED ALUMINUM OR CLASS V REINFORCED CONCRETE.

**COMMERCIAL APPROACH AND ACCESS
SERVING 3 OR MORE PROPERTIES**

N.T.S.

STANDARD DRAWING No. ACCHD-106
CANYON COUNTY HIGHWAY DISTRICTS
CANYON COUNTY, IDAHO

REVISED 12/08



WARRANTY DEED

FOR VALUE RECEIVED

Brian Bailey and Jennifer Bailey, husband and wife GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Jacob McCracken and Keeta McCracken, husband and wife GRANTEE(s), whose current address is: 613 N Mudstone Way, Kuna, ID 83634 the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 9/5/23

Brian Bailey
Brian Bailey
Jennifer Bailey
Jennifer Bailey

State of Idaho
County Ada

On this 5th day of September, in the year of 2023, before me the undersigned Notary Public in and for said State, personally appeared Brian Bailey and Jennifer Bailey, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

W. Jeff Dillon
Notary Public for Idaho
Residing at: Boise
My Commission Expires: 1-17-24

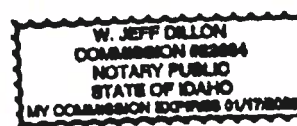


EXHIBIT A

BASIS OF BEARING for this description is North 00° 00' 00" East, between a brass cap, LS 972 marking the C1/4 corner of Section 34 and a brass cap, LS 972 marking the N1/4 corner of Section 34, both in Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

A parcel of land being Parcel "E" as shown on that certain Record of Survey, recorded as Instrument Number 2022-017454, Canyon County Records, located in the NW1/4 of the NE1/4 of Section 34, T. 1 N., R. 2 W., B.M., Canyon County, Idaho more particularly described as follows:

COMMENCING at a 5/8" rebar with an illegible cap marking the CN1/16 corner of said Section 34;

Thence North 00° 00' 00" East, coincident with the west line of said NW1/4 of the NE1/4, a distance of 300.00 feet to a 5/8" rebar with cap PLS 11574 and the POINT OF BEGINNING;

Thence continuing, North 00° 00' 00" East, coincident with said west line 391.49 feet to a 5/8" rebar with cap PLS 11574;

Thence South 89° 52' 09" East, 380.66 feet to a 5/8" rebar with cap PLS 11574;

Thence South 00° 00' 00" West, 691.56 feet to a 5/8" rebar with cap PLS 11574 on the south line of said NW1/4 of the NE1/4;

Thence North 89° 51' 32" West, coincident with said south line, 80.66 feet to a 5/8" rebar with cap PLS 11574;

Thence North 44° 55' 46" West, 424.79 feet to the POINT OF BEGINNING.

SUBJECT TO a 40-foot-wide ingress-egress and utility easement over and across the North 40.00 feet of Parcel E as shown on said Record of Survey Instrument Number 2022-017454.

Also, TOGETHER WITH and SUBJECT TO an irrigation easement over and across Parcels E and F as shown on said Record of Survey Instrument Number 2022-017454.



Sawtooth Land Surveying, LLC

EXHIBIT A

PLS 11574
2022-017454

Parcel E Description

BASIS OF BEARING for this description is N 00°00'00" E, between a brass cap L S 972 marking the C1/4 corner of Section 34 and a brass cap L S 972 marking the N1/4 corner of Section 34, both in Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

A parcel of land being Parcel "E" as shown on that certain Record of Survey, recorded as Instrument Number 2022-017454, Canyon County Records, located in the NW1/4 of the NE1/4 of Section 34, T. 1 N., R. 2 W., B. M., Canyon County, Idaho, more particularly described as follows:

COMMENCING at a 5/8" rebar with an illegible cap marking the CN1/16 corner of said Section 34;

Thence N 0°00'00" E, coincident with the west line of said NW1/4 of the NE1/4, a distance of 300.00 feet to a 5/8" rebar with cap PLS 11574 and the **POINT OF BEGINNING**;

Thence continuing N 0°00'00" E, coincident with said west line 391.49 feet to a 5/8" rebar with cap PLS 11574;

Thence S 89°52'09" E, 380.66 feet to a 5/8" rebar with cap PLS 11574;

Thence S 0°00'00" W, 691.56 feet to a 5/8" rebar with cap PLS 11574 on the south line of said NW1/4 of the NE1/4;

Thence N 89°51'32" W, coincident with said south line, 80.66 feet to a 5/8" rebar with cap PLS 11574;

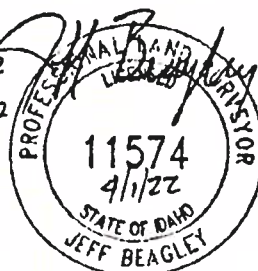
Thence N 44°55'46" W, 424.79 feet to the **POINT OF BEGINNING**.

The above described parcel contains 5.010 acres more or less.

Also, **SUBJECT TO** a 40-foot-wide ingress-egress and utility easement over and across the north 40.00 feet of Parcel E as shown on said Record of Survey Instrument Number 2022-017454.

Also, **TOGETHER WITH** and **SUBJECT TO** an irrigation easement over and across Parcels E and F as shown on said Record of Survey Instrument Number 2022-017454.

AuthentSign ID:
Jonathan D Stosich
04/14/22
4/15/2022
MOUNTAIN WEST IRA, INC.
BY: ADRIANE J. HULL
ITS: AUTHORIZED SIGNER



AuthentSign ID:
Brian Bailey 04/05/22
AuthentSign ID:
Jennifer Bailey 04/05/22

SIGN PERMIT APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



Exhibit A7

PROPERTY OWNER	OWNER NAME: Jacob McCracken
	MAILING ADDRESS: 8481 Tincup Ln
	PHONE: 208.571.5596 EMAIL: jsimccracken@gmail.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: <u>Jacob McCracken</u> Date: <u>7.15.25</u>	

(AGENT) SIGN CONTRACTOR	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 8481 Tincup Ln
	PARCEL #: R28848011 LOT SIZE/ AREA: 5.01 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: 34 TOWNSHIP: 1N RANGE 2W
	ZONING DISTRICT: FLOODZONE (YES/NO):

SIGN DIMENSIONS	HEIGHT 6' WIDTH 2' LENGTH 30'
	SQUARE FOOTAGE OF SIGN FACE 180'
	SIGN TYPE <u>WALL</u> FREESTANDING OTHER
	IS THE SIGN? (YES/NO) <u>NO</u> ILLUMINATED HAVE MOVING PARTS

CASE NUMBER: SG 2025 - 0003	DATE RECEIVED: July 16, 2025
RECEIVED BY: Arbay Mberwa	APPLICATION FEE: \$525 CK MO CC CASH

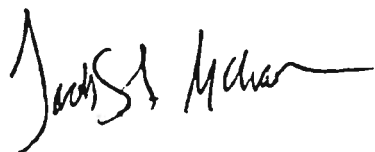
8-7-25

7.15.25

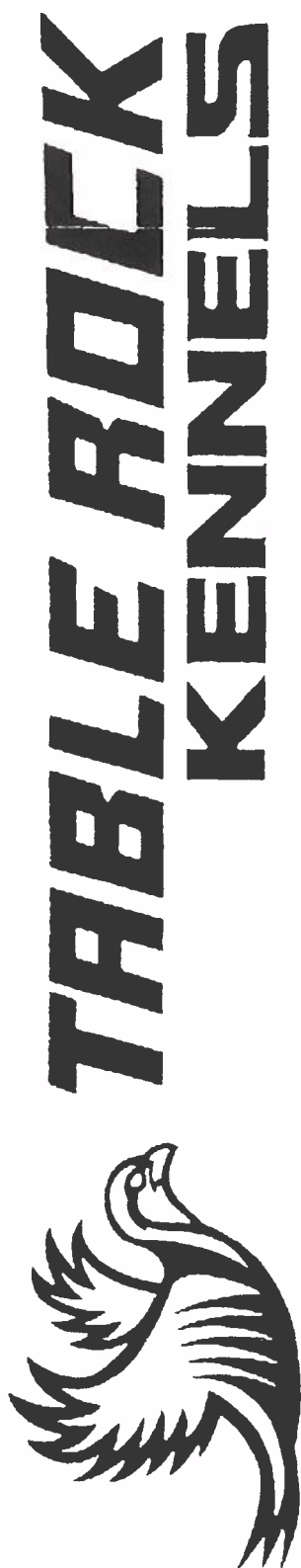
To Whom It May Concern,

The sign being used is a metal sign that's 6 feet tall, 30 feet long, and an inch wide. It's in the center of the west facing side on facility structure that's 60 feet long. There is no exterior lighting for it as that is not necessary. Please see the next page for the sign design.

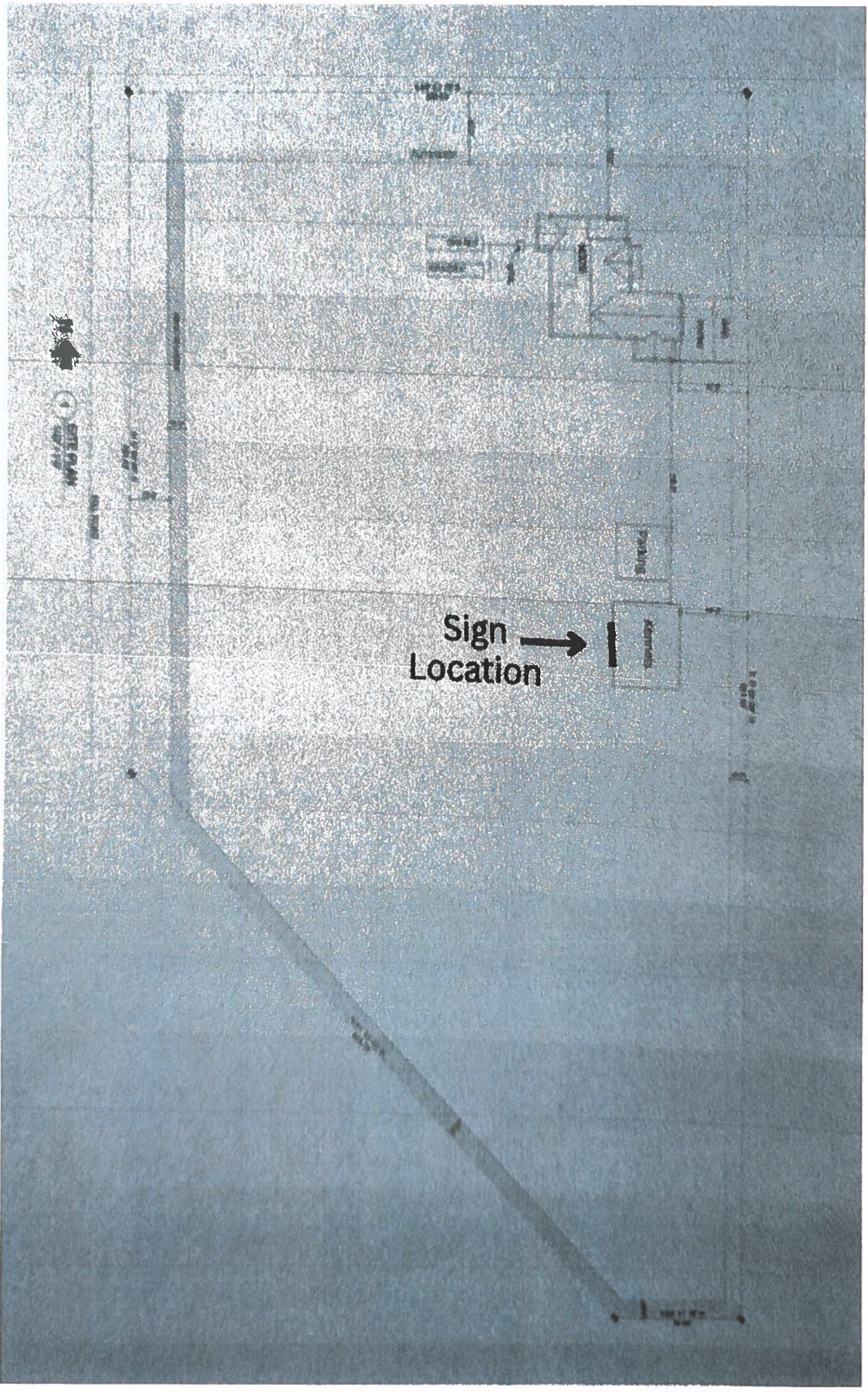
Sincerely,

A handwritten signature in black ink, appearing to read "Jacob McCracken". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

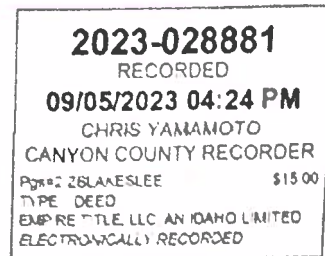
Jacob McCracken



7.15.25



Sign Location →



WARRANTY DEED

FOR VALUE RECEIVED

Brian Bailey and Jennifer Bailey, husband and wife GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Jacob McCracken and Keeta McCracken, husband and wife GRANTEE(s), whose current address is: 613 N Mudstone Way, Kuna, ID 83634 the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s), and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 9/5/23

Brian Bailey

Jennifer Bailey

State of Idaho
County Ada

On this 5th day of September, in the year of 2023, before me the undersigned Notary Public in and for said State, personally appeared Brian Bailey and Jennifer Bailey, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Notary Public for Idaho
Residing at Boise
My Commission Expires: 1-17-25

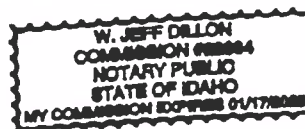


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BASIS OF BEARING for this description is North $00^{\circ} 00' 00''$ East, between a brass cap, LS 972 marking the C1/4 corner of Section 34 and a brass cap, LS 972 marking the N1/4 corner of Section 34, both in Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

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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: <u>Jacob McCracken</u>
	MAILING ADDRESS: <u>8481 Tincup Lane Melba, ID 83641</u>
	PHONE: <u>208.571.5596</u> EMAIL: <u>jsmccracken@gmail.com</u>
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: <u>Jacob S. McCracken</u> Date: <u>3.5.25</u>	

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

SITE INFO	STREET ADDRESS: <u>8481 Tincup Lane</u>		
	PARCEL #: <u>R286480110</u>	LOT SIZE/AREA: <u>5.01</u>	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER:	SECTION: <u>34</u>	TOWNSHIP: <u>1N</u> RANGE: <u>2W</u>
	ZONING DISTRICT:	FLOODZONE (YES/NO): <u>NO</u>	

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input 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 <u>X</u> <i>Private Road Name Change</i>
	<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: <u>RD2025-0005</u>	DATE RECEIVED: <u>3/24/25</u>
RECEIVED BY: <u>Madelyn Vander Veen</u>	APPLICATION FEE: <u>\$550</u> CK MO <u>CC</u> CASH

PRIVATE ROAD NAME CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



Private roads serving more than 2 permanent dwellings or inhabited buildings shall be named and signed. CCZO 07-10-03 (3.A.5)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

I am applying for:

☐ New Private Road Name

☒ Change an Existing Private Road Name

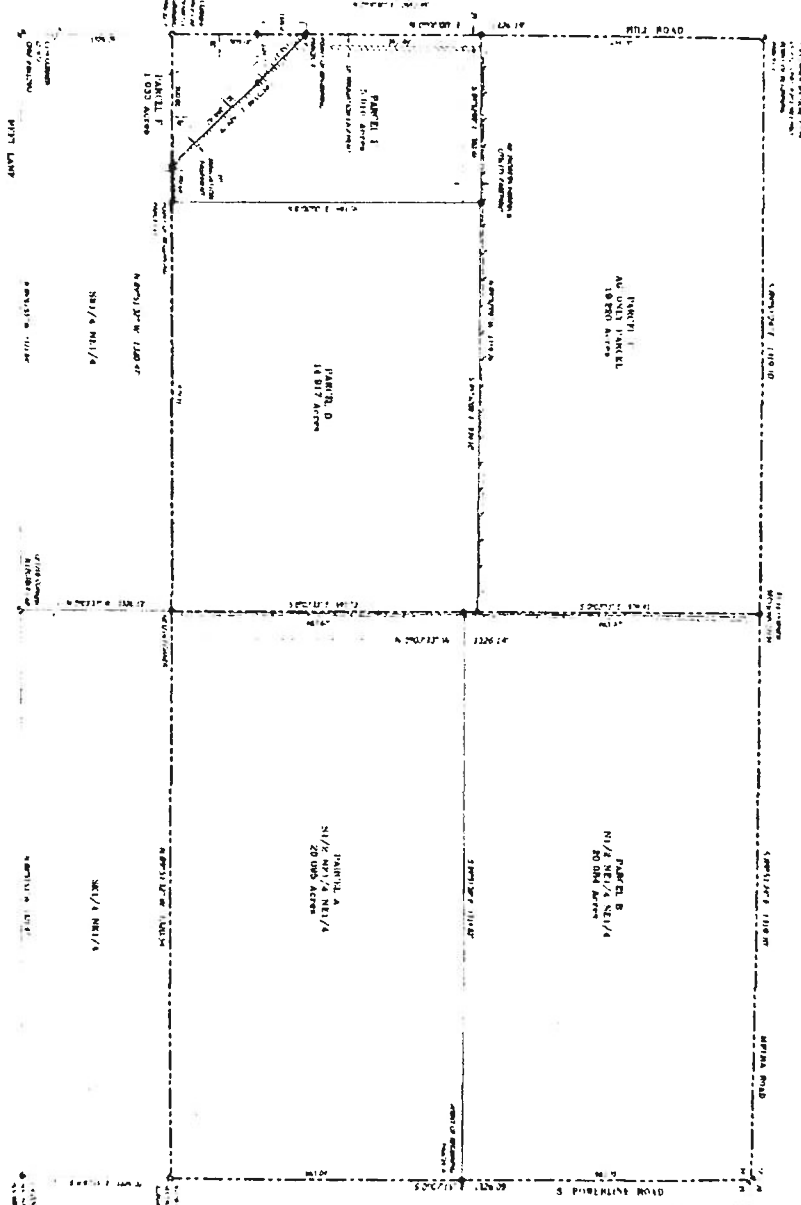
- ☒ Master Application completed and signed
- ☒ Site plan, sketch, or record of survey with easement length, width, location, configuration, and the two nearest cross streets. **The easement or right-of-way parcel that is intended for the private road MUST BE HIGHLIGHTED!**
- ☒ Name Change Application (if changing the name of an existing private road)
- ☒ A printed list of names and addresses of all persons having legal right to use the private road
- ☒ A copy of the Road Name verification from Canyon County Development Services, usually an email (**see #2 below**)
- ☒ A list proposing a minimum of 5 distinct road names in preferential order, i.e. first choice as number one, etc
- ☒ A copy of the easement legal description and Road User's Maintenance Agreement (RUMA)
- ☒ Easement Reduction application (if requesting an easement less than 60 feet wide down to 28 feet)
- ☒ Your engineers certification that road meets the minimum County Private Road requirements and proof the sign has been installed is required before the certificate of occupancy is issued, record of survey or platting is approved
- ☐ **Non-refundable fee per adopted fee schedule or less** if combined with another application such as Administrative Land Division, Short Plat Subdivision, Easement Reduction or other application

NOTES:

1. The purpose of this application is to ensure the public health, safety, general welfare, peace, good order, comfort and convenience of the county and provide a coordination of street names and numbering grid system, coordination of addresses for quick efficient delivery of emergency services and administration of enforcement by defining powers and duties of the director.
2. **Prior to submitting this application please propose a minimum of five (5) distinct road names in preferential order to GISAddressing@canyoncounty.id.gov, so the proposed names can be checked to verify they are not already used within the County.**
3. You may request a current and reserved road names list so you can verify on your own if your proposed road name is used or reserved. The current and reserved road name list are in excel format (.xlsx). You may also download the list from our website, named "Current Road Names Table Public.pdf" located under the GIS tab; <https://www.canyoncounty.id.gov/elected-officials/commissioners/dsd/dsd-gis/>. Proposed road names will only be reserved once we have received an application and fees are paid. Reserved private road names for land divisions or a private road requirement due to building permit, will only be reserved for a period of sixty (60) days. After the sixty (60) day time period, the reservation will expire and you will need to re- apply. Reserved private names for a subdivision plat will be reserved for two (2) years.
4. **Words that are difficult to spell or pronounce are generally prohibited.** The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, the Development Services Director will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13))
5. Please note that the County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggested Edits" on Google Maps to update your new private road and new addresses.

RECORD OF SURVEY - ADMINISTRATIVE PROPERTY SPLIT
FOR JON STOSICH
LOCATED IN THE NE/4 AND THE NW/4 OF THE NE/4
OF SECTION 34 T 1 N R 2 W, B.M.,
CANYON COUNTY, IDAHO, 2022

James D. Smith 7/16/82 Brian Bailey 7/16/82
Cal. 4/11/82 Jennifer Bailey 26-44481
 MOUNTAIN WEST IRA, INC.
 BY: ADRIANE J. HULL
 ITS: AUTHORIZED SIGNER



SURVIVOR'S NARRATIVE

REFERENCES

CERTIFICATE OF SURVEYOR

SURVEY UNDER NO 124341 0-0-00-00

2030 S. WASHINGTON AVE

Case No.	Year	Age	Sex
1001	1901	25	M
1002	1902	30	F
1003	1903	35	M
1004	1904	40	F
1005	1905	45	M
1006	1906	50	F
1007	1907	55	M
1008	1908	60	F
1009	1909	65	M
1010	1910	70	F

DWGS: 77: 300-000

UNOFFICIAL COPY



SAFETY INDEX NO. 124-34-1-0-0-00-00


2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105


SAWTOOTH
A. J. SAWTOOTH, INC.

www.sawtooththis.com

DATE 10-1-2002
QUANTITY 1
ORDERED BY 44
121300
DWC# 121300 R05

2022-017454
RECORDED
03/31/2022 12:56 PM



00693349202200174540010016

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg 51 MBROWN
\$5.00
SAVTOOTH LAND SURVEYING
SURVEY

NOT OFFICIAL
SEE ORIGINAL IN RECORDER'S
OFFICE

PRIVATE ROAD NAME CHANGE 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



Addressing Ordinance CCZO 06-05-13(11): Changing an existing street or private road name requires a public hearing by the Board and an affirmative action by the Board before any name change shall take effect. All property owners having frontage on the affected street or private road shall be notified by mail of the public hearing at least thirty (30) days before the hearing.

Applicant(s): Jaah McClracken Phone: 208.571.5596
Please Print Name
8481 Tincup Lane Melba, ID 83641
Current Street Address City/State Zip

Location of Private Road: Melba Rd. & Hill Rd.
Two Nearest Cross Streets

Existing Private Road Name: Tincup Lane

New Private Road Name Request: Bird Dog Lane

Reason: We relate more to bird dogs than to tincups.

NOTE: Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13))

We, the undersigned, declare that we are property owners who rely on the private road for ingress/egress and have the legal right to do so. We understand that we are responsible for purchasing of a private road sign of a design approved by the Board of County Commissioners. Installation of the road sign must be verified in a manner acceptable to the Director of Development Services. (Failure to provide said verification within 90 days from the date of road name approval will void this application.) We further understand that our address will change because of re-naming this private road.

Signed: Jaah McClracken Date: 3-20-25
Primary Applicant/Property Owner Application Date

Signed: A. Pinto Printed Name: Aldo Pinto Date: 3-20-25
Applicant/Property Owner

Signed: Jon Stusick Printed Name: Jon Stusick Date: 3-20-25
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

(Please attach additional sheets if more signatures are required)

Accepted By: _____ Date: _____
Director / Staff Signature Application Accepted

Office Use Only:	Case #:	Received by:	Date:	Fees:	Receipt #:
------------------	---------	--------------	-------	-------	------------

Revised 4/4/24

All Persons with Legal Rights to Tincup Lane:

1. Jacob McCracken
 - a. 8481 Tincup Lane Melba, ID 83641
2. Jon Stosich
 - a. 6579 Blue Ox Lane Melba, ID 83641
3. Aldo Pinto
 - a. 1458 W Woodpine Street Meridian, ID 83646



Search mail

Compose



Inbox

1

Starred

Snoozed

Important

Sent

Drafts

6

Categories

More

Labels

[Imap]/Drafts

2023 Applications Sent

2023 Rejected Applicati...

2023 Viewed Applications

Applications

Articles/Good Reads

Backcountry Athlete

Church

Family

Girls' School

Grad School

GSPC Idaho

House Stuff

Investments

KMS Football

Road Name Verification

Inbox x

**Jacob McCracken**

Hello, Please see below for our list of 6 potential lane names: 1. Bird Do

Sage Huggins <Sage.Huggins@canyoncounty.id.gov>
to GIS, me

Good Afternoon,

Thank you for sending these over. I am assuming this is for a private road.
If this would be a public road then I would need more information to determine

Below is the availability of these names.

1. Bird Dog Ln - **Available**
2. Rimrock Ln - Not Available; Duplicate
3. Running Quail Ln - Not Available; Sound Alike
4. Sage Rocket Ln - **Available**
5. Raging Rooster Ln - **Available**
6. Fighting Pheasant Ln - **Available**

Thank you,

Sage Huggins
GIS Analyst
Canyon County Development Services
Sage.Huggins@canyoncounty.id.gov
208-455-6036

Thank you for your help!

Thank you for the information

Reply

Reply all

Forward



Potential lane names:

1. Bird Dog
2. Rimrock
3. Running Quail
4. Sage Rocket
5. Raging Rooster
6. Fighting Pheasant



Sawtooth Land Surveying, LLC

P (208) 398.8104 F (208) 398.8105
2030 S. Warrington Ave., Emmett, ID 83617

EXHIBIT A

Parcel E Description

BASIS OF BEARING for this description is N. 00°00'00" E, between a brass cap, LS 972 marking the C1/4 corner of Section 34 and a brass cap, LS 972 marking the N1/4 corner of Section 34, both in Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho

A parcel of land being Parcel "E" as shown on that certain Record of Survey, recorded as instrument Number 2022-017454, Canyon County Records, located in the NW1/4 of the NE1/4 of Section 34, T. 1 N., R. 2 W., B.M., Canyon County, Idaho more particularly described as follows:

COMMENCING at a 5/8" rebar with an illegible cap marking the CN1/16 corner of said Section 34

Thence N. 0°00'00" E, coincident with the west line of said NW1/4 of the NE1/4, a distance of 300.00 feet to a 5/8" rebar with cap PLS 11574 and the **POINT OF BEGINNING**:

Thence continuing, N. 0°00'00" E, coincident with said west line 391.49 feet to a 5/8" rebar with cap PLS 11574;

Thence S. 89°52'09" E, 380.66 feet to a 5/8" rebar with cap PLS 11574;

Thence S. 0°00'00" W, 691.56 feet to a 5/8" rebar with cap PLS 11574 on the south line of said NW1/4 of the NE1/4;

Thence N. 89°51'32" W, coincident with said south line 80.66 feet to a 5/8" rebar with cap PLS 11574;

Thence N. 44°55'46" W, 424.79 feet to the **POINT OF BEGINNING**.

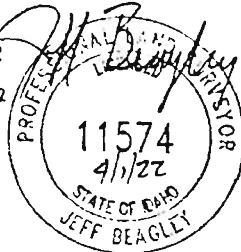
The above described parcel contains 5.010 acres more or less.

Also, **SUBJECT TO** a 40-foot-wide ingress-egress and utility easement over and across the north 40.00 feet of Parcel E as shown on said Record of Survey Instrument Number 2022-017454.

Also, **TOGETHER WITH** and **SUBJECT TO** an irrigation easement over and across Parcels E and F as shown on said Record of Survey Instrument Number 2022-017454.

Jonathan D Stosich
4/14/22
4/15/2022

MOUNTAIN WEST IRA, INC.
BY: ADRIANE J. HULL
ITS: AUTHORIZED SIGNER



Brian Bailey 04/05/22

Jennifer Bailey 04/05/22



Sawtooth Land Surveying, LLC

2020 308 8104 E (2020) 308 8105
2030 S Washington Ave. Emmett, ID 83617

EXHIBIT A

Parcel D Description

BASIS OF BEARING for this description is N 00°00'00" E., between a brass cap LS 972 marking the C1/4 corner of Section 34 and a brass cap LS 972 marking the N1/4 corner of Section 34, both in Township 1 North, Range 2 West Boise Meridian, Canyon County, Idaho.

A parcel of land being Parcel "D" as shown on that certain Record of Survey, recorded as Instrument Number 2022-017454, Canyon County Records, located in the NW1/4 of the NE1/4 of Section 34, T. 1 N., R. 2 W., B. M., Canyon County, Idaho more particularly described as follows:

COMMENCING at a 5/8" rebar with an illegible cap marking the CN1/16 corner of said Section 34,

Thence S 89°51'32" E., coincident with the south line of said NW1/4 of the NE1/4, a distance of 380.66 feet to a 5/8" rebar with cap PLS 11574 and the **POINT OF BEGINNING**;

Thence leaving said south line, N 0°00'00" E., parallel with the west line of said NW1/4 of the NE1/4, a distance of 691.56 feet to a 5/8" rebar with cap PLS 11574;

Thence S 89°52'09" E., 939.10 feet to a 5/8" rebar with cap PLS 11574 on the east line of said NW1/4 of the NE1/4;

Thence S 0°03'33" E., coincident with said east line, 691.73 feet to a 5/8" rebar with cap PLS 11574 marking the NE1/16 corner;

Thence N 89°51'32" W., coincident with said south line of the NW1/4 of the NE1/4, a distance of 939.81 feet to the **POINT OF BEGINNING**.

The above described parcel contains 14.917 acres more or less.

TOGETHER WITH a 40-foot-wide ingress-egress and utility easement over and across the north 40.00 feet of Parcel E as shown on said Record of Survey Instrument Number 2022-017454.

Also **TOGETHER WITH** an irrigation easement over and across Parcels E and F as shown on said Record of Survey Instrument Number 2022-017454.

Jonathan D Stosich
4/19/2022

04/14/22

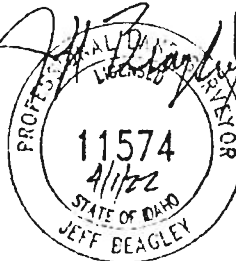
MOUNTAIN WEST IRA, INC.
BY: ADRIANE J. HULL
ITS: AUTHORIZED SIGNER

Brian Bailey

04/05/22

Jennifer Bailey

04/05/22



SHARED ACCESS AND ROAD MAINTENANCE AGREEMENT TinCup Lane

Brian and Jennifer Bailey, Jacob and Keeta McCracken, and Jonathan Stosich

The undersigned parties, Owners of parcels D and E, and those Owners of properties benefited by the private lane commonly known as TinCup Lane ("Lane") and a 40' Ingress/Egress, Utility, Irrigation and Drainage Easement as shown on the ROS Instrument NO. 2022-017454 ("Easement") attached hereto, agree to the following:

- All expenses of construction, installation, maintenance, repair, and/or restoration of the Lane and Easement shall be shared between parcels D and E. Parcel D shall be responsible for five-sixths of said costs with Parcel E responsible for the remaining associated costs (one sixth). Each Owner agrees to keep records and receipts of all such expenses and make them available to the other Owner for purposes of allocating and paying said expenses.
- Owners of Parcel C shall have access over the first 100 feet Lane and Easement (beginning from Hill Road for ingress, egress and normal agricultural activities).
- The Lane and Easement shall be maintained by Parcel Owners in good, passable condition under all traffic and weather conditions, with expense therefore being shared accordingly (as allocated above) between the Owners.
- This Agreement shall run with the land and shall be appurtenant thereto and is not a personal right afforded to each party, and shall bind all benefited properties and the parties, their heirs, legal representative, successors, distributes and assigns.
- In the event that parcel owners D and E do not share the construction of the road, (one parcel owner builds before the other) all receipts shall be kept to show proof of costs and all debts associated with the easement shall be made current prior to commencing any construction. Original receipts must be kept as proof of cost.
- Owners shall agree in advance (before any major expense is incurred) on the nature, timing and payment of said expense.
- Amendments to this Agreement shall be made only by written instrument executed by each of the parties hereto.
- This Agreement shall be recorded in the office of the Canyon County Recorders.

Acknowledged By: [Signature]

Date: 9-5-23

Date: 9-5-23

Parcel Owners Brian and Jennifer Bailey, Jacob and Keeta McCracken, and Jonathan Stosich

By: [Signature]

Date: 9/5/23

State of Idaho

) S.S.

County of Blaine

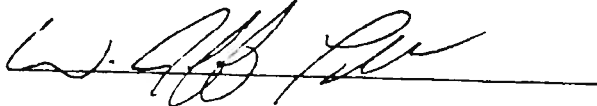
On this 5th day of September, in the year 2023, before me

W. Jeff Dillon, personally appeared Brian Bailey, Jennifer Bailey, and

State of Idaho ,

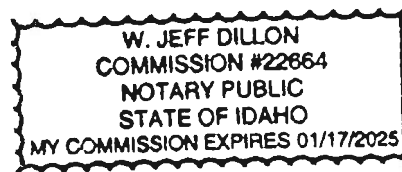
Ada County, ss.

On this 5th day of September, in the year of 2023, before me the undersigned Notary Public in and for said State, personally appeared Brian Bailey and Jennifer Bailey, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he executed the same.



Residing at: Boise, Idaho

My Commission Expires: 1/17/25



REVISED SHARED ACCESS AND ROAD MAINTENANCE AGREEMENT TinCup Lane

Brian and Jennifer Bailey, Jacob and Keeta McCracken, and MWIRAFBO Jonathan Stosich SEP
IRA and MWIRAFBO Jonathan Stosich ROTH IRA

The undersigned parties, Owners of parcels D and E, and those Owners of properties benefited by the private lane commonly known as TinCup Lane ("Lane") and a 40' Ingress/Egress, Utility, Irrigation and Drainage Easement as shown on the ROS Instrument NO. 2022-017454 ("Easement") attached hereto, agree to the following.

- All expenses of construction, installation, maintenance, repair, and/or restoration of the Lane and Easement shall be shared between parcels D and E. Parcel D shall be responsible for five-sixths of said costs with Parcel E responsible for the remaining associated costs (one sixth). Each Owner agrees to keep records and receipts of all such expenses and make them available to the other Owner for purposes of allocating and paying said expenses.
- Owners of Parcel C shall have access over the first 100 feet Lane and Easement (beginning from Hill Road for ingress, egress and normal agricultural activities).
- The Lane and Easement shall be maintained by Parcel Owners in good, passable condition under all traffic and weather conditions, with expense therefore being shared accordingly (as allocated above) between the Owners.
- This Agreement shall run with the land and shall be appurtenant thereto and is not a personal right afforded to each party, and shall bind all benefited properties and the parties, their heirs, legal representative, successors, distributees and assigns.
- In the event that parcel owners D and E do not share the construction of the road, (one parcel owner builds before the other) all receipts shall be kept to show proof of costs and all debts associated with the easement shall be made current prior to commencing any construction. Original receipts must be kept as proof of cost.
- Owners shall agree in advance (before any major expense is incurred) on the nature, timing and payment of said expense.
- Amendments to this Agreement shall be made only by written instrument executed by each of the parties hereto.
- This Agreement shall be recorded in the office of the Canyon County Recorders.

Acknowledged By:

Austin Leagjeld

Date:

9/14/23

MOUNTAIN WEST IRA, INC.
BY: AUSTIN LEAGJELD
ITS: AUTHORIZED SIGNER

Parcel Owners Brian and Jennifer Bailey, Jacob and Keeta McCracken, and MWIRAFBO Jonathan Stosich SEP IRA and MWIRAFBO Jonathan Stosich ROTH IRA

Approved by: Jonathan Stosich

[Signature]

Date:

9/13/2023

By _____ Date _____

State of Idaho

J.S.S

County of Ada

On this 14 day of September in the year 2023 before me

Sherry Poole, personally appeared Austin Leary, et al, and
W.D. and proved to me on the basis of satisfactory evidence to be
the person(s) whose name(s) is(are) subscribed to the within instrument, and acknowledged that
he(she)(they) executed the same on behalf of MWIRA FBO Jonathan Stosich SEP IRA and
MWIRA FBO Jonathan Stosich ROTH IRA.

Notary Public

My Commission Expires on 10-3-2028

SHERRY POOLE
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20224735
MY COMMISSION EXPIRES 10-3-2028

Jacob McCracken

Keeta McCracken

Brian Bailey

Jennifer Bailey



100 E Bower Street, Suite 110
Meridian, ID 83642
(208) 288-1992

Exhibit A8.1

May 17, 2024

Tom Crosby
Building Official
Building Department
111 North 11th Ave. #310
Caldwell, Idaho 83605

Re: 8481 Tincup Ln – Private Driveway Spot Check - BP2023-0837

Dear Mr. Crosby,

Keller Associates, Inc. completed an inspection of the private driveway located at 8481 Tincup Ln. We inspected the private driveway for conformance with the Canyon County Code Ordinance 07-10-03 and standard construction practices.

The private driveway appears to meet Canyon County Code and we recommend acceptance of the private driveway. Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Justin Walker".

Justin Walker, P.E.
County Engineer

cc: File

**MELBA FIRE DEPARTMENT WORKSHEET FOR:
CANYON COUNTY
EMERGENCY VEHICLE ACCESS TURNAROUNDS
And
Fire Suppression Water Supply**

Date: 2-29-24

Applicant: Jacob McClacken

Address: 8181 Tinuplane

Project Location:

Phone: (wk) 208-571-5596 (hm)

(cross street reference)

Insurance Carrier:

Address:

Lender:

(Buyer If not applicant)

Address:

Roads

Are roads serving only 1 or 2 Buildings 20 ft. wide?..... Y/N/NA
Are roads serving only ag. Buildings 20 ft. wide?..... Y/N/NA
Are roads serving 3 or more dwellings 26 ft wide?..... Y/N/NA
Are roads 6 1/2 % grade or less..... Y/N/NA
Are there any bridges?.... (80,000 lb.rating?)..... Y/N/NA
Are Curves of proper radius?... (28' & 48')..... Y/N/NA
Is a turn-around required?..... (length > 150')..... Y/N/NA

Water

Are buildings over 3200 sq ft.?..... Y/N/NA
Are buildings over 2100 sq ft. (with exposure hazard?)..... Y/N/NA
Is building sprinkled instead of on-site water?..... Y/N/NA
Is "on-site" water required?..... Y/N/NA
Special requirements needed (see attached for requirements)..... Y/N/NA

Have all required agreements been recorded?..... Y/N/NA

BUILDING PERMIT APPROVED?..... YES NO

[Signature] Fire Marshall 2-29-24
Signature Title Date

CERTIFICATE OF OCCUPANCY APPROVED?..... YES NO

[Signature] Fire Marshall 3-1-24
Signature Title Date

Applicant has read and understands Melba Fire Dept. access, Turnarounds and water supply.

[Signature] 2.29.24
Signature Date

Access Fee: \$200.00 Ck# 236 Pd. Non-refundable
Additional Inspections \$ 50.00

--ATTACH A COPY OF PROJECT SITE PLAN TO THIS DOCUMENT--

From: Jacob McCracken <jsjmccracken@gmail.com>
Sent: Wednesday, July 16, 2025 12:29 PM
To: Arbay Mberwa
Subject: Re: [External] Re: Kennel Conditional Use Permit (CU2025-0006)
Attachments: Letter of Intent Amendment.pdf; Parking & Circulation Plan.jpg

Good afternoon,

Please see below for my responses.

SIGN: Awesome, thank you! I'll get that paid soon.

BREEDING: I thought since the breeding takes place in our house it wasn't applicable so I didn't include it. Since it is, please see attached for the Letter of Intent Amendment.

I also attached the parking and circulation plan. On average 15 clients will come to the property once a month to drop off and pick up their dog.

On Wed, Jul 16, 2025 at 10:09 AM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Good Morning,

SIGN: The sign application has been reviewed for completeness and the submitted documents are adequate. The sign permit has been entered into the system as case number SG2025-0003. Please reference your case number when inquiring to Development Services about your application. The application is ready for payment. The fee can be made via check, cash or card in office or electronically via the credit card authorization form attached. In the previous email I forgot to add the notification fee the total due is \$525.

BREEDING: I was looking at the Table Rock Kennel and website and there appears to be breeding. If you're not planning on continuing that operation I will add as a condition of approval that dogs shall not be bred unless this conditional use permit is amended to allow for that. Alternatively, it may read along the lines of bred dogs shall not be on the premise after three months of age or exceed a total of 22 dogs. I'm still working on the language of the proposed conditions of approval and will send them your way once the proposed conditions are ready. If you do plan on breeding on site you can amend the letter of intent to include that there will be breeding. The sale of items such as dog food and apparel needs to be secondary to the kennel use.

“KENNEL: Any portion of land, or any building, structure, enclosure or premises on the same or adjacent parcels, in which canines are housed, groomed, bred, boarded, trained, or sold, in which a total of six (6) or more dogs, three (3) months of age or over are kept or maintained in conformance with section 03-05-09: of this Code (Canyon County Code of Ordinance §07-02-03).”

Can you please send over a parking and circulation plan of how clients will be entering exiting the parking space/property for the kennel.

How many clients are you anticipating to visit the property for pick-up and drop-off on average in a month?

APPLICANT SCHEDULE LETTER: The case has been scheduled to be heard before the Planning and Zoning Commission on **August 21, 2025, at 6:30 p.m.** Please see attached the applicant schedule letter for details.

Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday: 1pm – 5pm

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

From: Jacob McCracken <jsjmccracken@gmail.com>

Sent: Tuesday, July 15, 2025 8:33 PM

To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>

Subject: Re: [External] Re: Kennel Conditional Use Permit (CU2025-0006)

Hey Arbay,

Please see attached for the sign permit application. I have a different credit card than what I used earlier this year so when ready please let me know when to call to pay for the sign permit.

Thank you!

On Mon, Jul 14, 2025 at 3:17 PM Jacob McCracken <jsimccracken@gmail.com> wrote:

Please see below:

1.How will you be addressing potential noise/excessive barking?

1.I am in the process of building sound baffles to cover the walls of the shop which will muffle the noise. It's currently on pause until after the public hearing. Also, all dogs are located inside mitigating noise from going too far.

1.Can you provide a site plan with the proposed fence location?

1.Please see attached for the site plan with the proposed fence location.

1.Can you provide a dust mitigation plan?

1.I've already installed over 7,000 square feet of ¾ chip gravel to mitigate dust on the property.

1.Will you be expanding the kennel in the future? If so please provide phasing of the expansion of how it will be completed within 5 years.

1.I will not be expanding. 22 Kennels will be the max. If I do expand I'll have to build a new facility and go through the process again.

1.How will stormwater be drained?

1.A gutter system has been installed on both 60 foot sides of the facility.

1.How is irrigation provided if any?

1.Not applicable.

1.Is the proposed 6'x30' sign located on the wall of the kennel? Based on the dimensions a sign permit is required per [§07-10-13](#). Attached is the sign permit application (\$425)

1.I had Signs Now, LLC install it and they told me in order for them to install it they would need to pull a permit. I will locate the permit and send it to you.

1.How many gallon of water on average is used daily for the proposed kennel? How often are the dogs groomed?
Please note your property is located in the Ada Canyon Nitrate Priority if wastewater exceeds 600 gallons per day a Nutrient Pathogen Study will be required per Southwest District Health.

1.I will only be using 20 gallons of water a day per kennel.

1.How will wastewater be treated?

1.Waste water will go into a septic tank and that will be pumped on a regular basis.

1.The maximum number of dogs is 22, on average how many dogs will be on site? What are the approx. ages? Are there any puppies? Will there be any breeding of dogs?

1.On average 15 dogs are on site from February through September of each year as I don't train bird dogs during the hunting season.

1.The ages of dogs vary from 5 months all the way up to 15 years old while 80% are around 1-3 years old.

2.No puppies or breedings will take place in the facility.

CU2025-0006

Kennel

Jacob McCracken





EXHIBIT B

Supplemental Documents

R28648011 PARCEL INFORMATION REPORT

8/1/2025 11:06:15 AM

PARCEL NUMBER: R28648011

OWNER NAME: MCCracken Jacob

CO-OWNER: MCCracken Keeta

MAILING ADDRESS: 8481 Tincup Ln Melba ID 83641

SITE ADDRESS: 8481 Tincup Ln

TAX CODE: 0930000

TWP: 1N RNG: 2W SEC: 34 QUARTER: NE

ACRES: 5.01

HOME OWNERS EXEMPTION:

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: NAMPA HWY DIST #1

FIRE DISTRICT: MELBA FIRE

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: No FLU_RRZoneDescription2030

**FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ No
FLU_RRZoneDescription2030 \ No FLU_ZONE_CODE_2030**

**IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ BOISE KUNA
IRRIGATION DISTRICT**

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

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO. : 2023028881

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 34-1N-2W NE TX 22464 IN NWNE

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



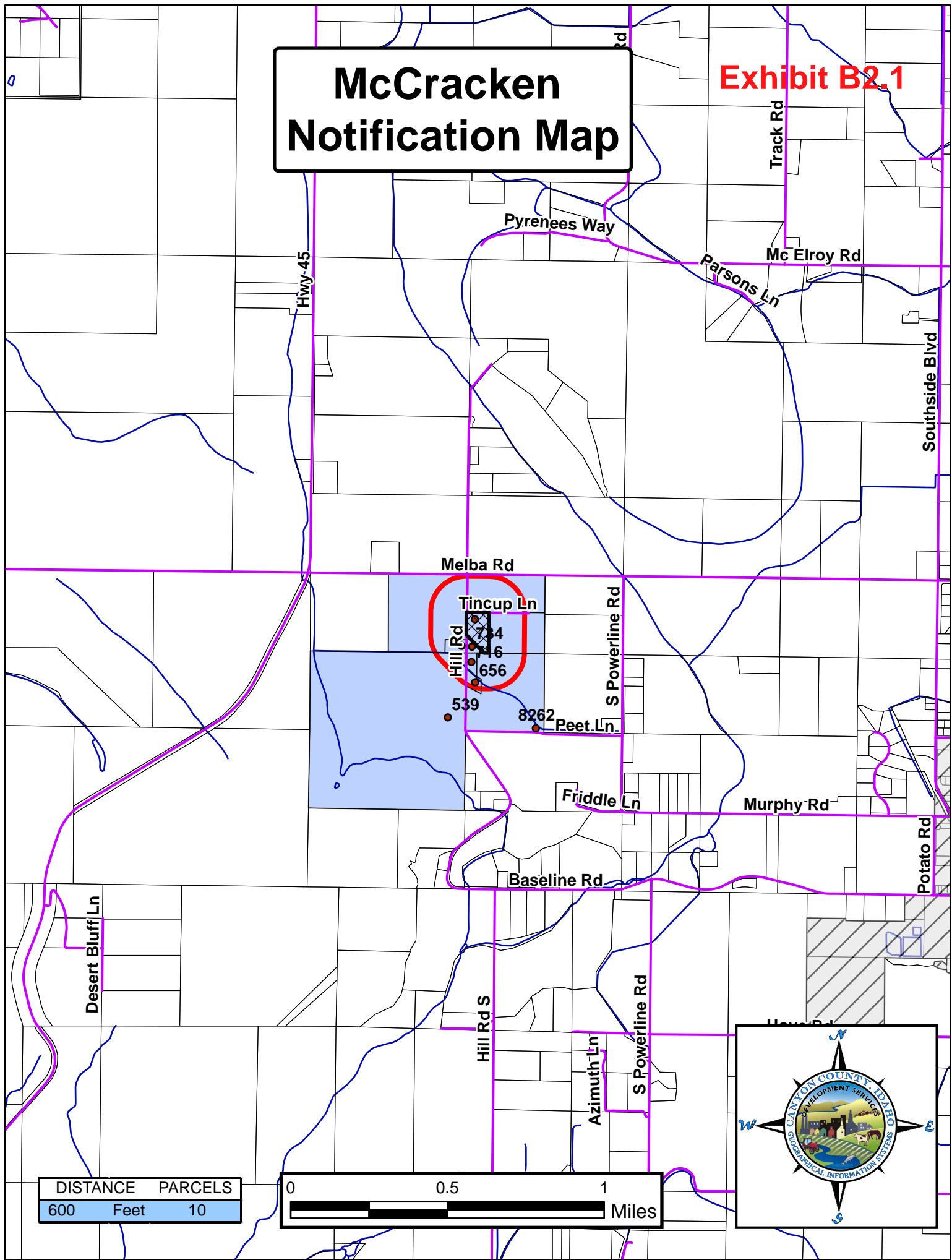
DISCLAIMER:

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.

McCracken Notification Map

Exhibit B2.1



IMAGES WERE FLOWN IN THE FALL OF 2024.

McCracken Small Air Photo 1 Mile

SION

Exhibit B2.2

Hwy 45

Hill Rd

Melba Rd

Tincup Ln

Peet Ln

S Powerline Rd

Murphy Rd

GRAND OWYHEE VIEW ESTATES
GRAND OWYHEE VIEW ESTATES

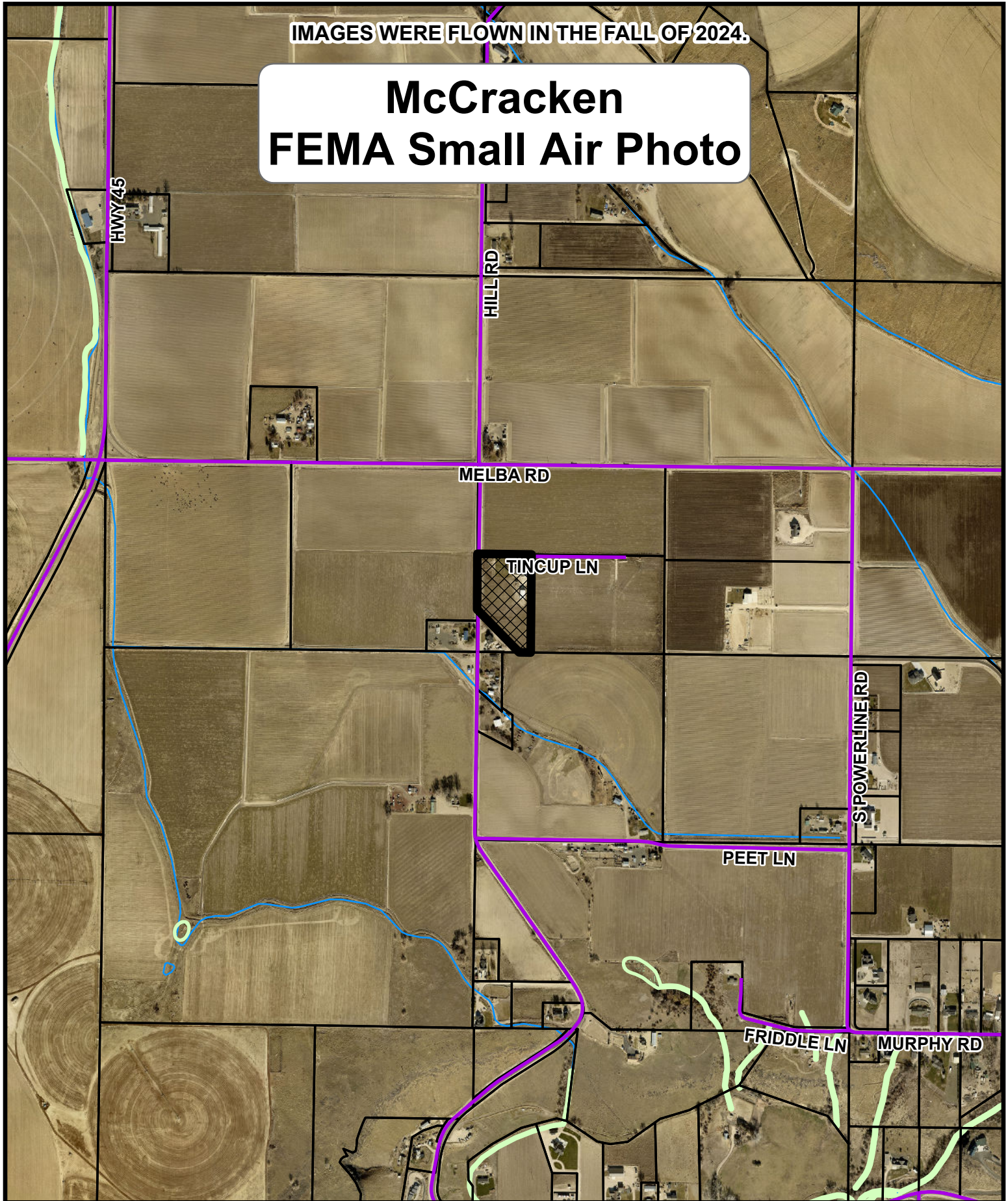


 City Limits
 Wetlands

0 0.25 0.5
Miles

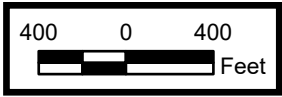
IMAGES WERE FLOWN IN THE FALL OF 2024.

McCracken FEMA Small Air Photo



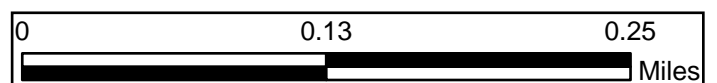
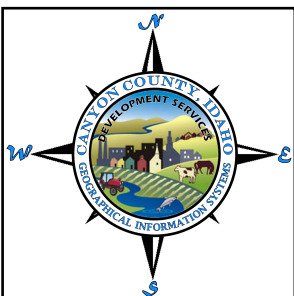
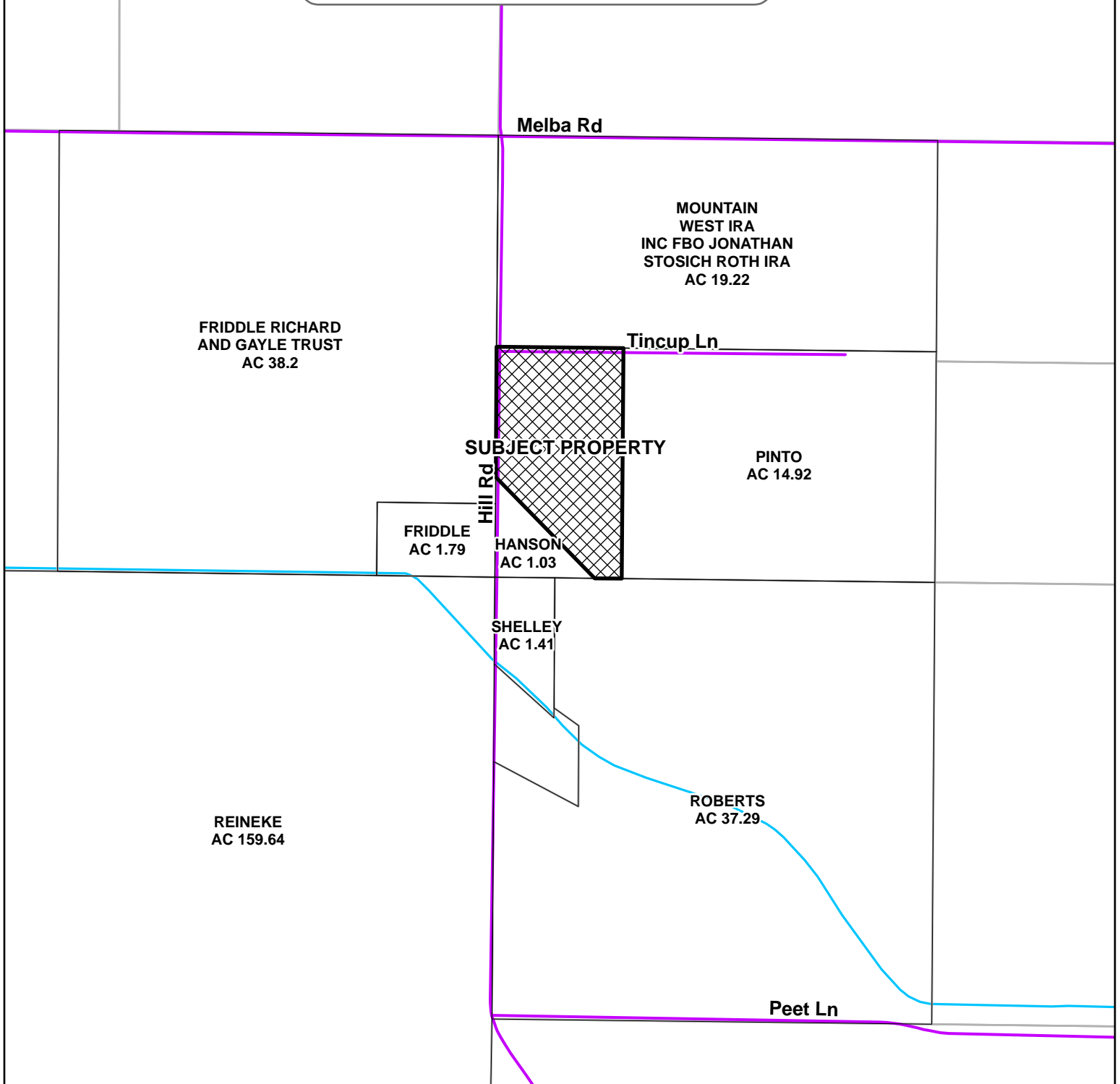
Legend

SUBJECT_PROPERTY	A
TAXLOTS	AE
WETLANDS	X



McCracken Small Vicinity Map

Exhibit B2.3



Neighborhood Notification Map

Parcel No. R28648011

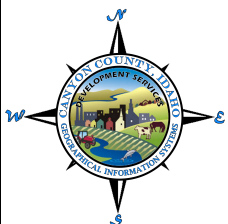
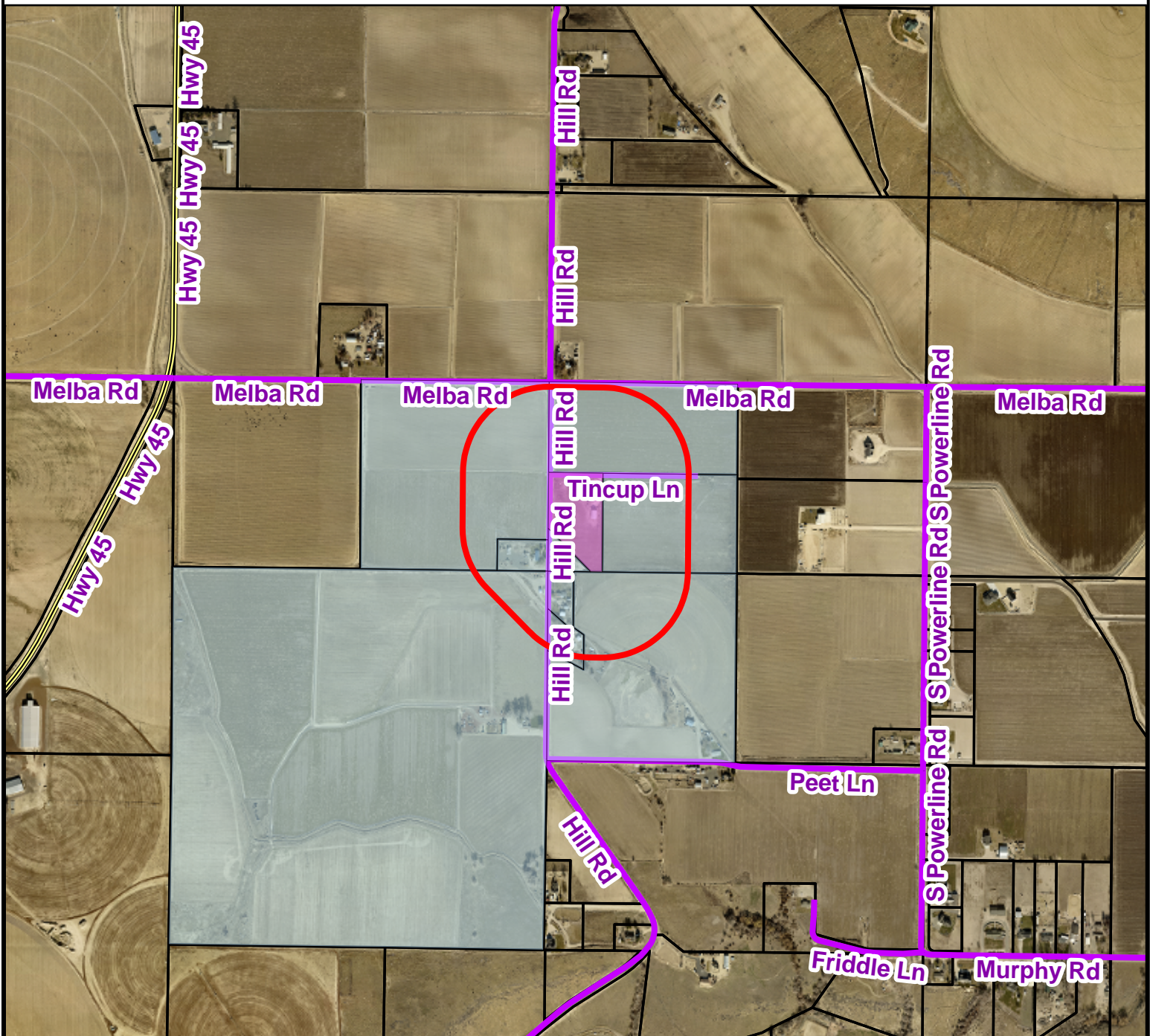
Buffer Distance 600 Feet

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



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

Date: 7/9/2025
By: TAlmeida



Legend

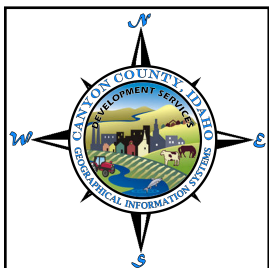
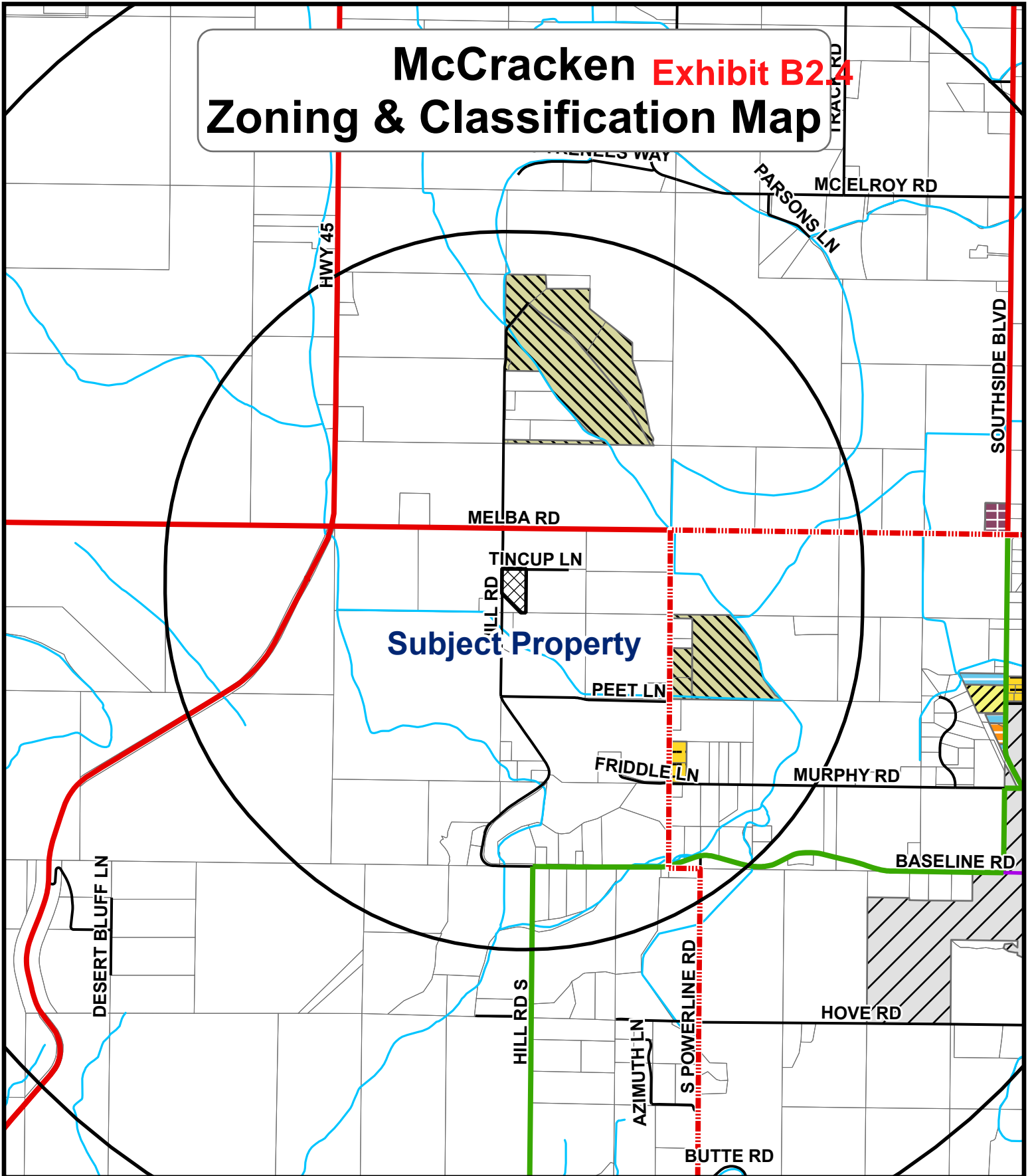
- NOTIFICATION BUFFER
- SUBJECT_PROPERTY
- NOTIFIED PARCELS
- TAX PARCELS
- Highway
- Interstate
- Local Road

SCALE

0 0.2 0.4 Miles

Neighborhood listings and maps are provided "as-is" without warranties on accuracy, completeness, or timeliness. Users are solely responsible for determining their appropriateness for decision-making. Canyon County, ID makes no guarantees, express or implied, including fitness for any particular use. Maps are dynamic and subject to ongoing revisions; they do not represent a survey. Neither Canyon County nor its employees assume liability for any errors or damages arising from the use of this information.

McCracken **Exhibit B2.4** Zoning & Classification Map

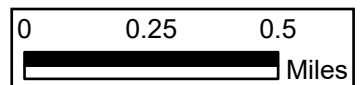


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1

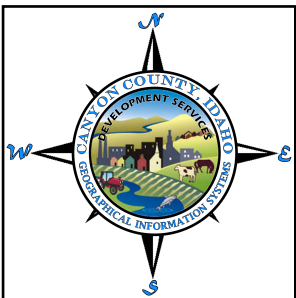
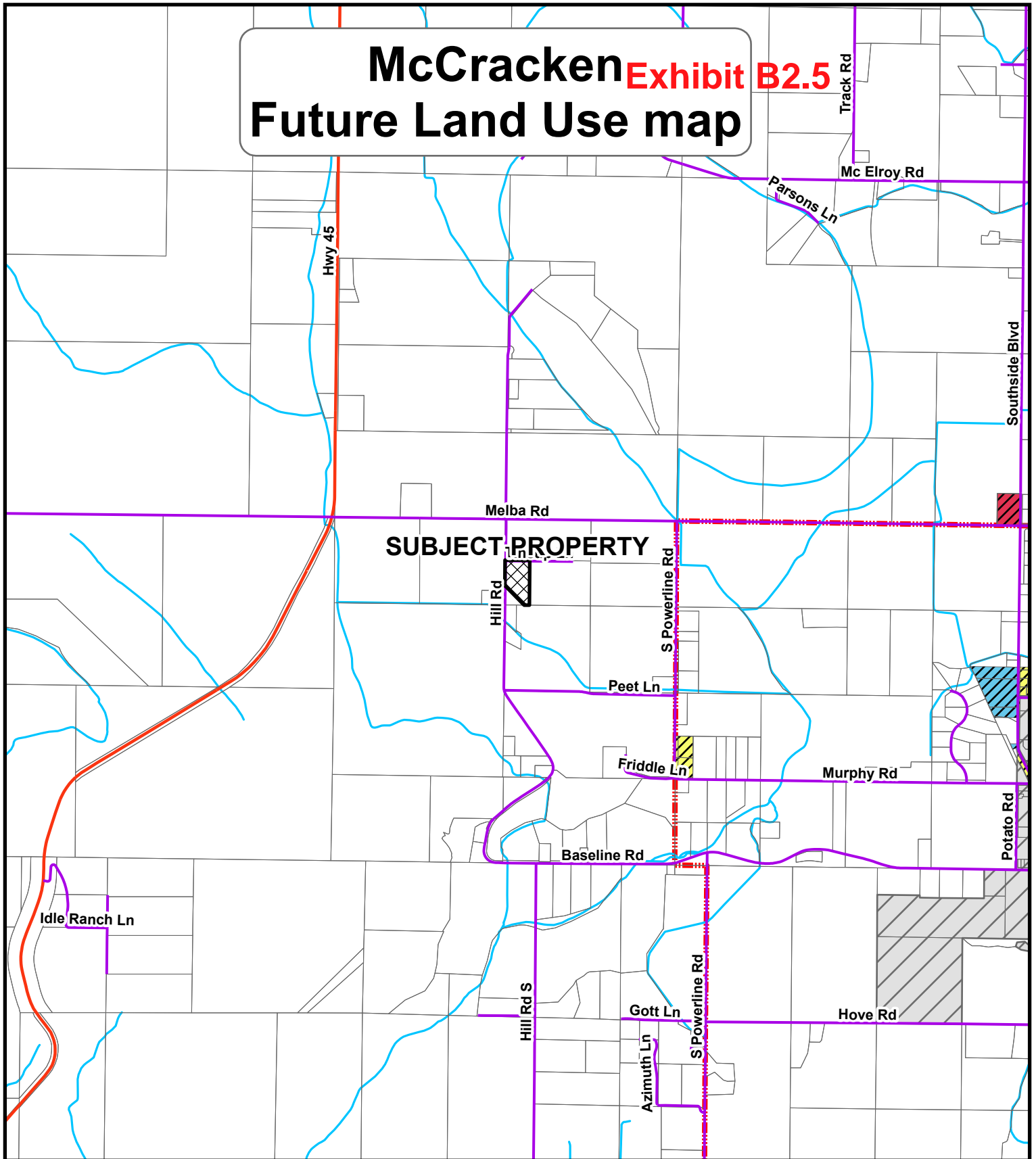
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE

- OTHER
- FREEWAY/EXPRESSWAY
- PROPOSED
- OTHER
- FREEWAY/EXPRESSWAY
- PRINCIPAL ARTERIAL

- PROPOSED
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED
- MINOR ARTERIAL
- COLLECTOR
- PROPOSED
- COLLECTOR

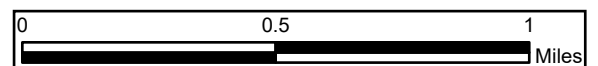


McCracken **Exhibit B2.5** Future Land Use map

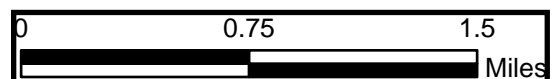
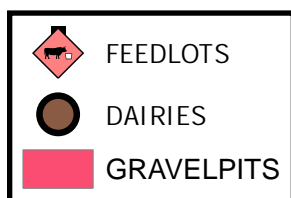
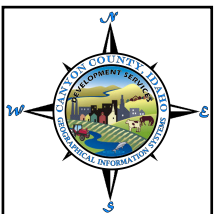
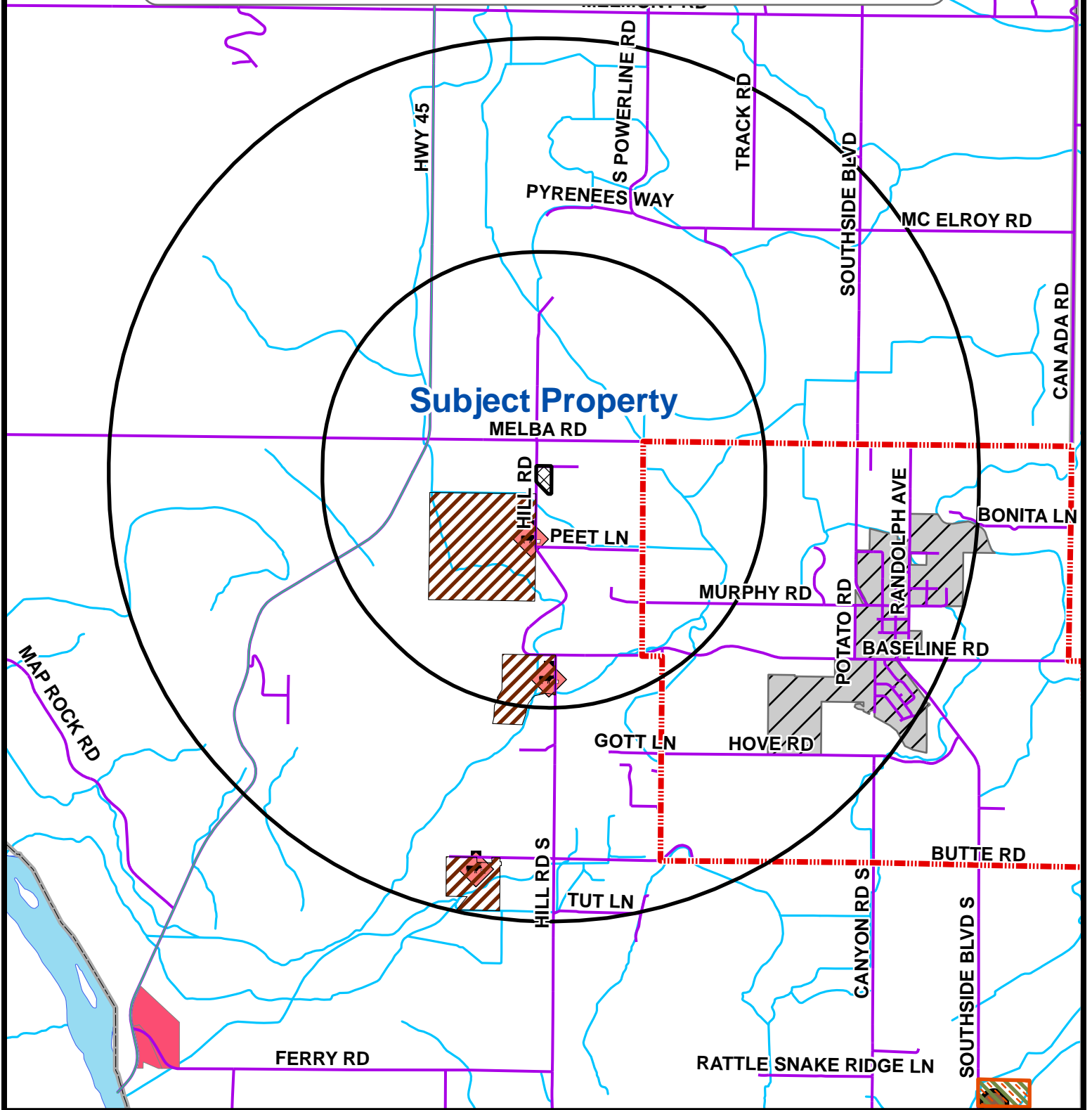


Legend Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

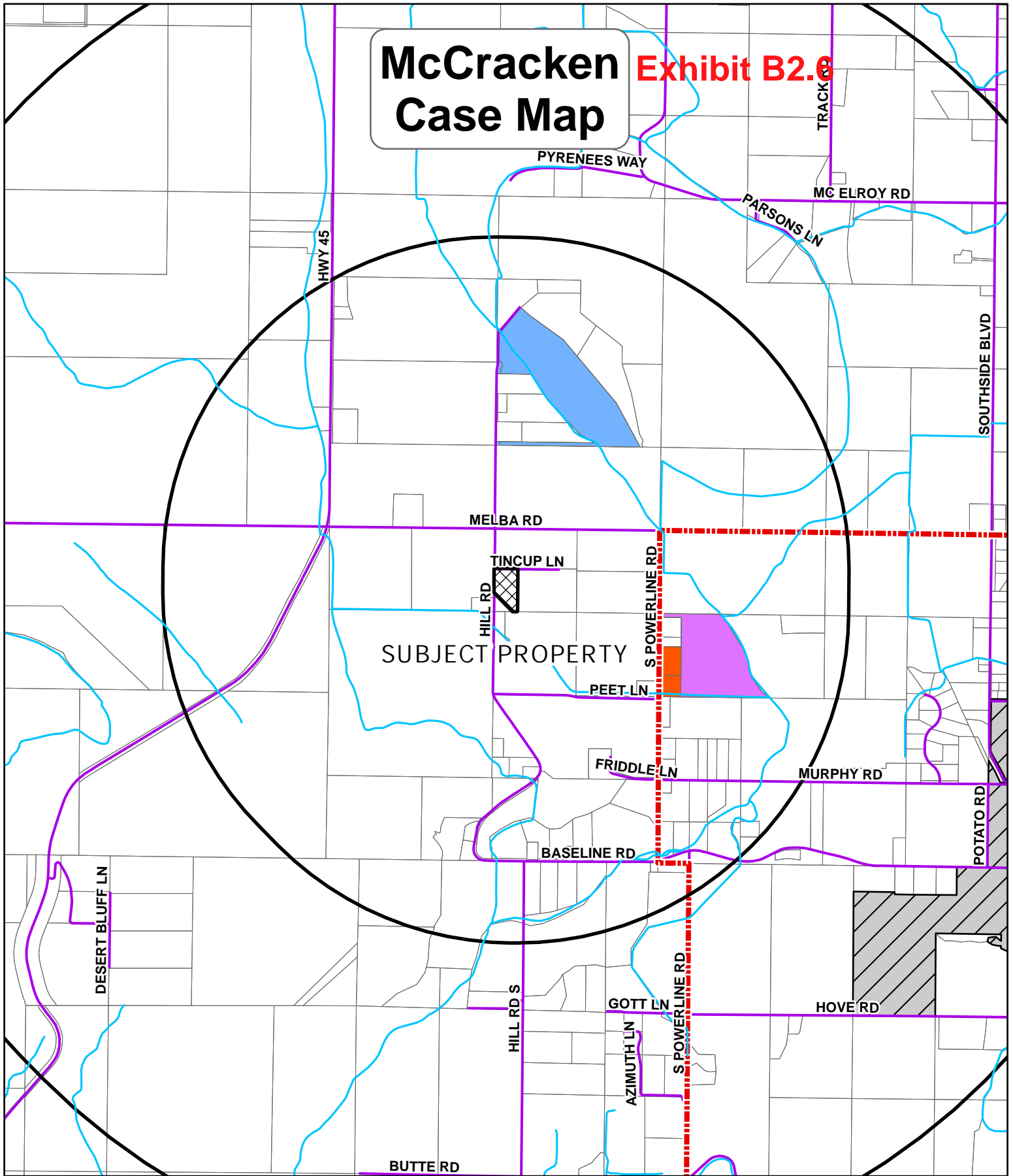


McCracken Dairy, Feedlot, and Gravel Pit Map

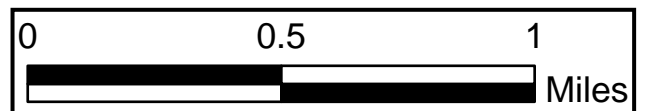


McCracken Case Map

Exhibit B2.6

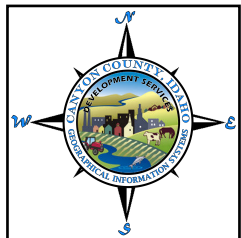
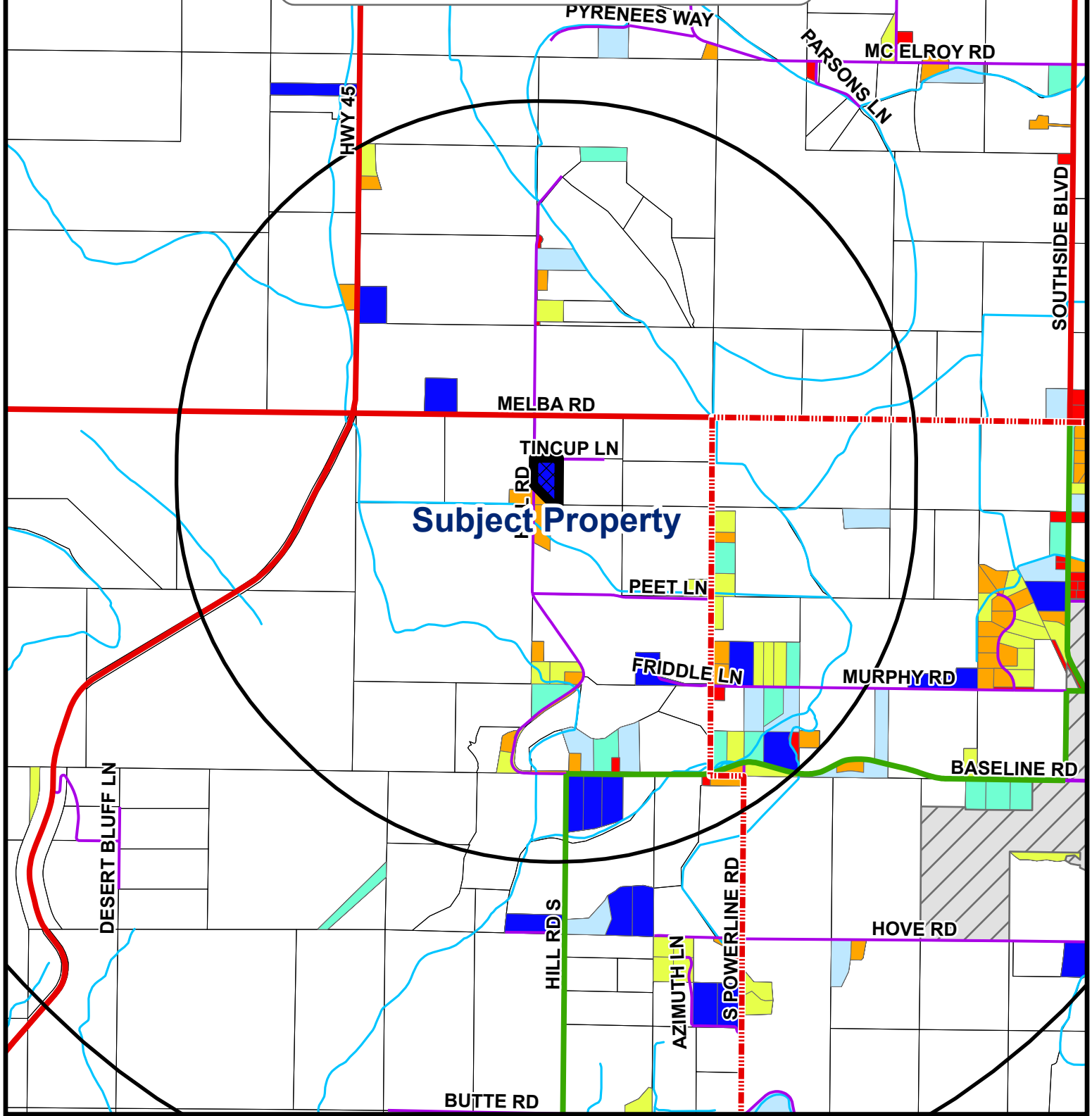


YEAR	
Year	
2020	2023
2021	2024
2022	2025

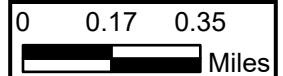
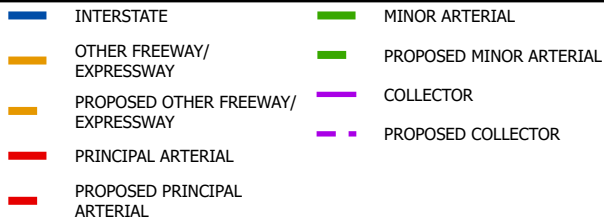
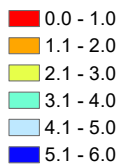


CASE SUMMARY				
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CU2021-0005-APL	Rezone AG to CR-RR	Moore	APPROVED
2	CR2020-0001	Rezone AG to CR-RR	Rivas, Eduardo	APPROVED
3	SD2021-0028	Short Plat	SKM Estates Sub	APPROVED
4	CR2020-0010	Rezone AG to CR-RR	Satterwhile	APPROVED

McCracken Lot Classification Map

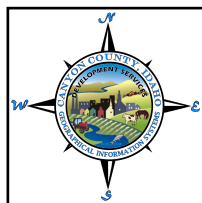
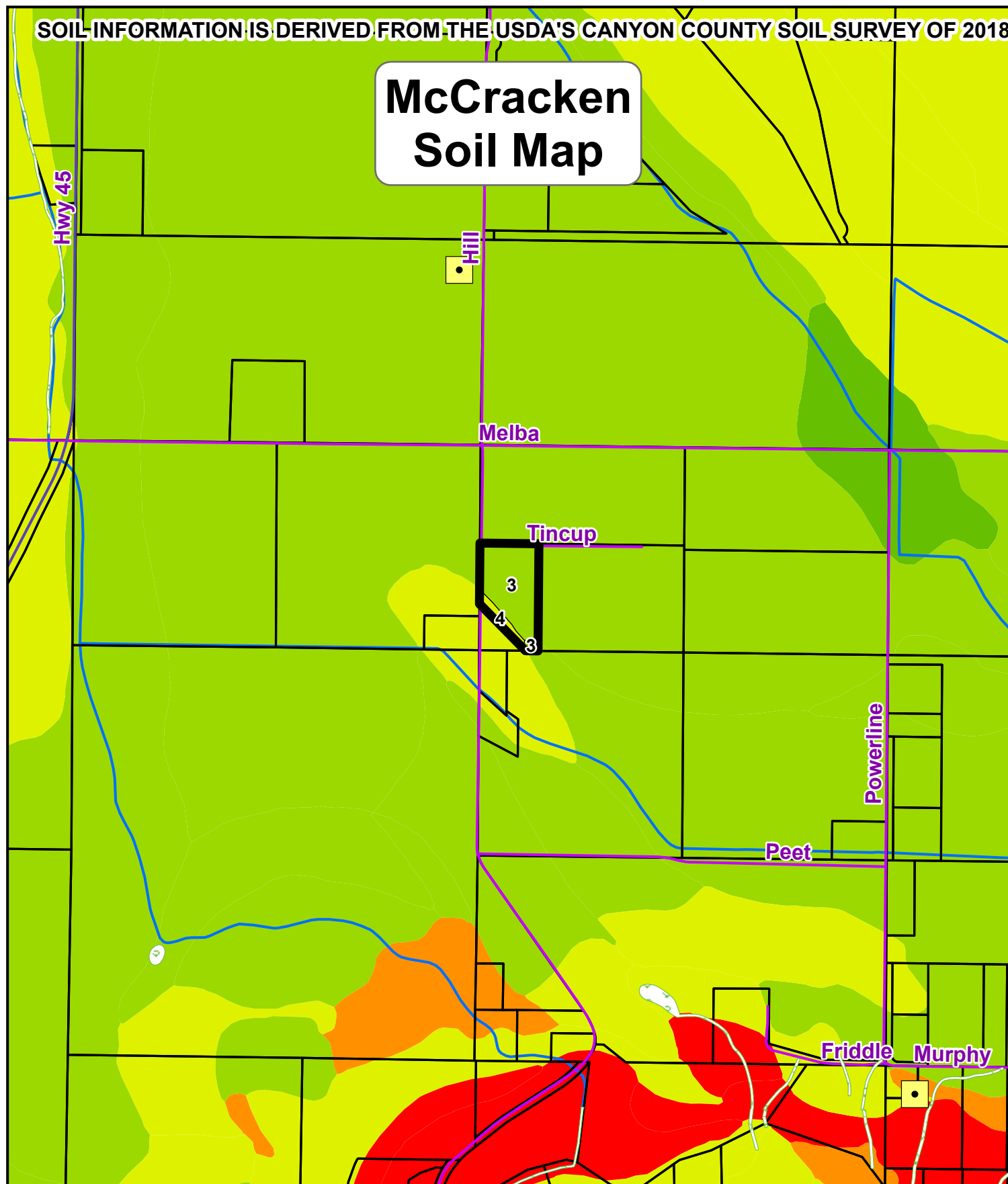


Lot Size



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

McCracken Soil Map



Nitrate Priority Wells

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



IDWR_2C_Geothermal_



Wetlands

0 0.25 0.5 Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
4	MODERATELY SUITED SOIL	24113.28	0.55	11.06%
3	MODERATELY SUITED SOIL	188508.62	4.33	86.45%
3	MODERATELY SUITED SOIL	5433.28	0.12	2.49%
		218055.18	5.01	100%

FARMLAND REPORT

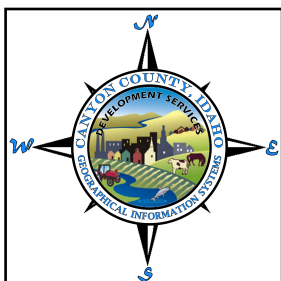
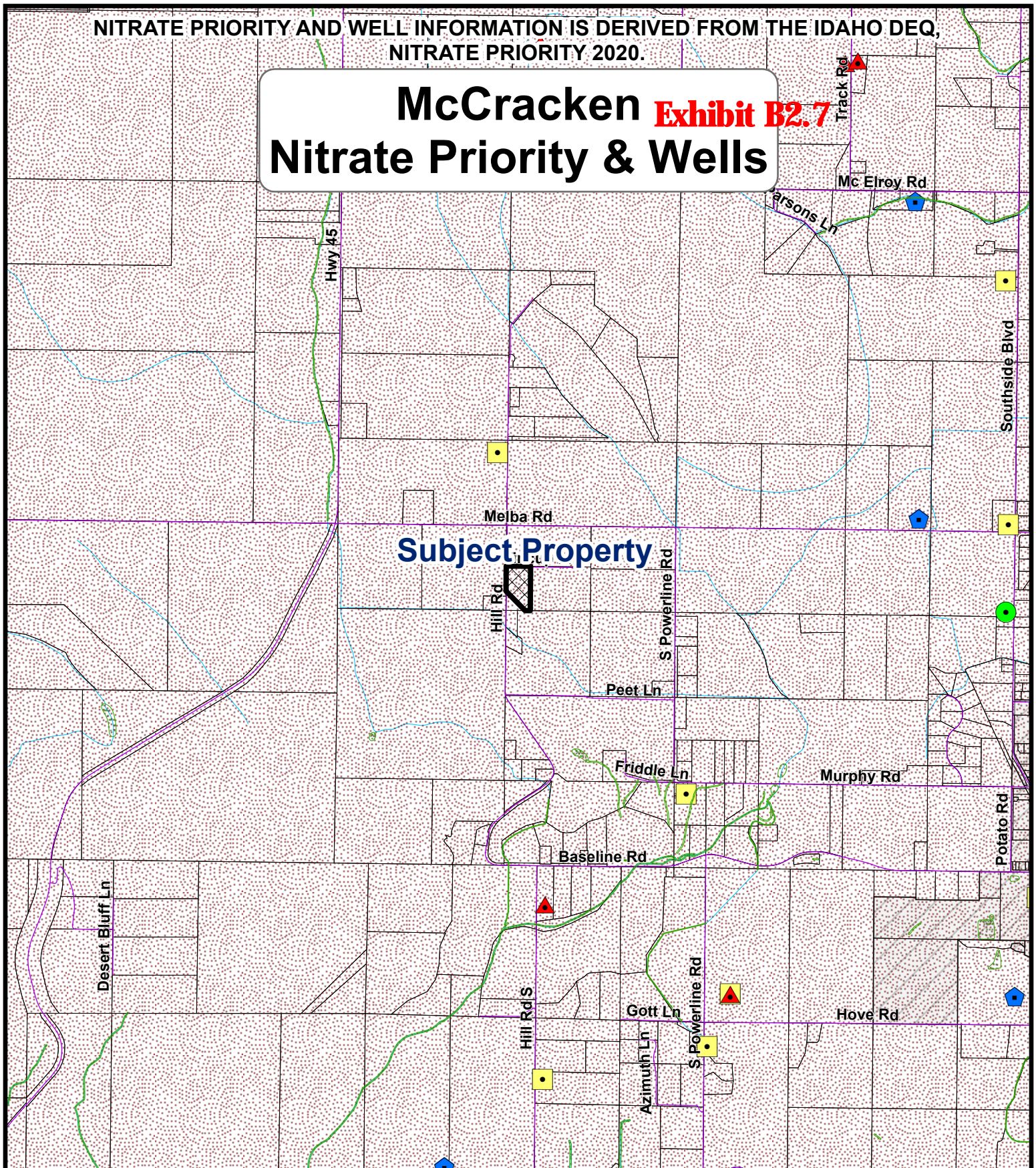
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
SdC	Farmland of statewide importance, if irrigated	24113.28	0.55	11.06%
ScA	Prime farmland if irrigated and reclaimed of excess salts and sodium	188508.62	4.33	86.45%
SdB	Prime farmland if irrigated and reclaimed of excess salts and sodium	5433.28	0.12	2.49%
		218055.18	5.01	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

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

McCracken **Exhibit B2.7** Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE_PRIORITY

DEQ WELLS
N03_MGL



0.005 - 2.00



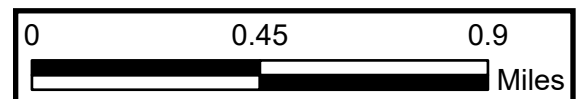
2.000001 - 5.00



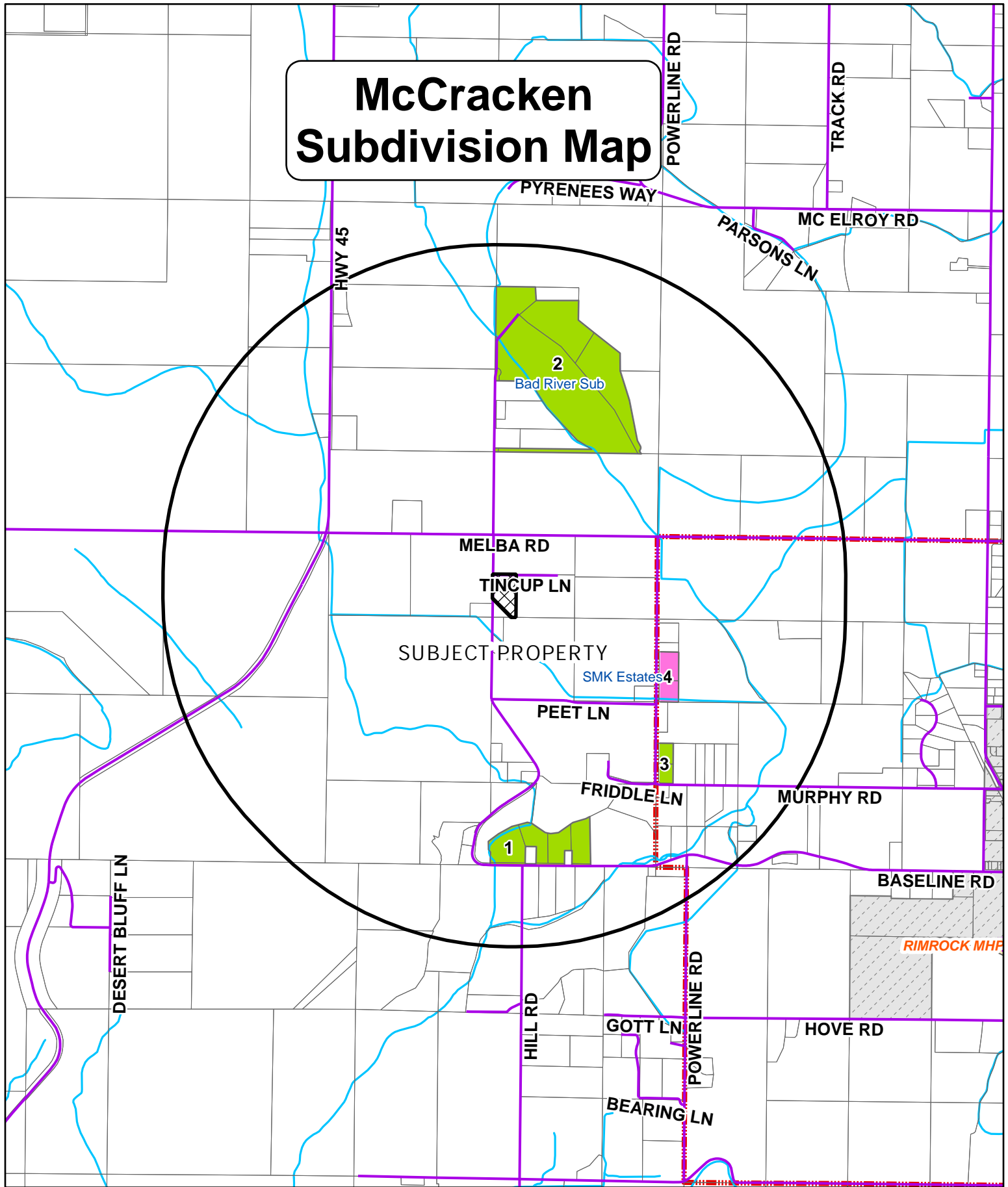
5.0000001 - 10.00



10.000001 - 49.80

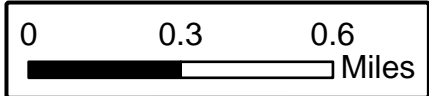


McCracken Subdivision Map



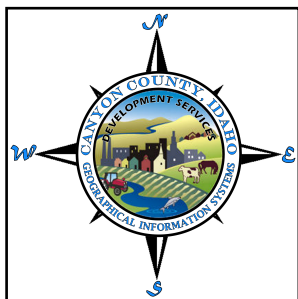
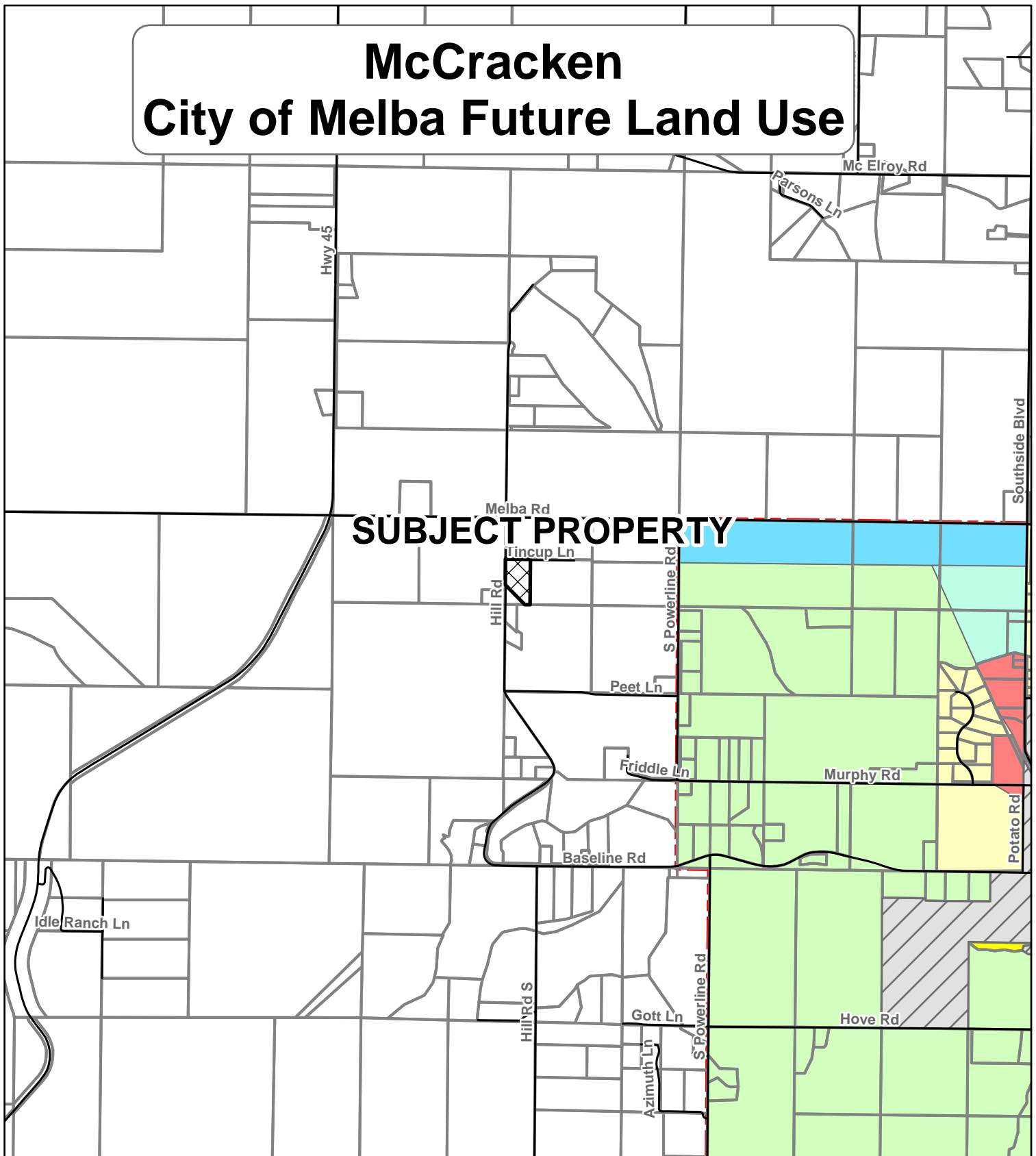
Legend

- SUBDIVISIONS
- Plat Type, Plat Status**
 - Preliminary, Approved
 - Preliminary, Pending
 - MOBILE HOME PARKS



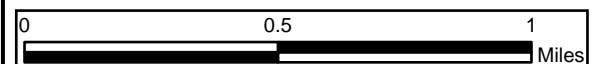
McCracken

City of Melba Future Land Use



MelbaCompPlan
citycode

Industrial	Light Industrial
Low to Md Density Residential	Agriculture
Public	Central Business District
Rural Residential	Commercial/Industrial
< all other values >	





Director Decision Exhibit B3
Administrative Land Division – AD2021-0220
Canyon County Zoning Ordinance
§07-18-03 & §07-10-03

2022-021028

RECORDED

04/19/2022 01:42 PM



00697477202200210280040048

Case Number: AD2021-0220 / RD2022-0014

Parcel #'s: R28648, R28650, & R28650010

Property Owner/Applicant(s): Jon Stosich, Zach Cobb, &
Dallin Wasden

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=4 LBERG

\$19.00

MISC

ZACH COBB

Request: The applicants are requesting an administrative land division and administrative division of non-viable farm-ground to divide Parcel 28648 into three (3) residential parcels and non-build parcel (agricultural only). The request also includes an after-the-fact land division of Parcels R28650 & R28650010. The request includes a private road application and an access easement reduction to allow a 40' wide easement. The subject parcels are zoned "A" (Agricultural).

Property History: In 2021, Parcel R28650 was split via deed creating Parcel R28650010. Prior to the split, Parcel R28650 was an "original parcel" (created prior to September 6, 1979, CCZO §07-02-03; in 1969).

Parcel R28648, approximately 39.91 acres consists of an "original parcel" (created prior to September 6, 1979, CCZO §07-02-03; See PI2021-0275).

Findings §07-18-01 - Administrative Land Division: The request is consistent with CCZO §07-18-01, as follows:

- The request is consistent with the minimum lot size and number of divisions allowed within a "A" zone. The request creates no more than two (2) residential parcels per original parcel, and all resulting parcels are greater than the minimum lot size of one acre.
- Based on contour maps, the property does not contain slopes greater than 15%.
- Development shall either use water rights from an Irrigation District or 0.5 acre-feet from the domestic well in accordance with Idaho Law 42-111(a).
- The request was reviewed and approved by Nampa Highway District and Melba Fire Department. All requested conditions have been added as conditions of approval.

Finding §07-18-03 - Administrative Division of a Nonviable Parcel in an Agricultural Zone: The request is consistent with CCZO §07-18-03, as follows:

- The request is consistent with the minimum lot size (one acre) and does not exceed the number of divisions allowed from an original parcel.
- Pursuant to the applicant's letter of intent (Exhibit B), the property has not been farmed for many years and has remained dry ground. Aerial views of the property using Google Earth show a lack of agricultural uses for many years. The split location is cut off from the farm ground by the current irrigation system that feeds the violable farm ground.
- The result of the request will not impact surrounding agricultural uses. The application and record of survey (ROS #2022-017454) show the proposed parcel will have a building envelope so it will not interfere with access to irrigation or any access to land that is viable farm ground.
- Notice to property owners within 600 feet of the exterior boundaries of the properties were sent out on January 19, 2022. Those noticed were given 15 days to provide written comments. No comments were received.
- Notice to Nampa Highway District and Melba Fire District were sent out on January 19, 2022. Those noticed were given 15 days to provide written comments. The following comments were received:
 - o Nampa Highway District: Parcels C, D, & E will access through a shared easement. Parcel F has access to Hill Rd. Parcel A will access from S Powerline and parcel B will access from existing access off Melba Rd.

- o Melba Fire District. If back of homes are located more than 150 feet from the public right-of-way, fire district approval is needed for access and turnaround.
- The parcels shall be divided and adjusted in compliance with Instrument No. 2022-017454 (Exhibit A). The subject parcels shall be divided as follows:

Parcel(s) #:	New Acreage
Parcel A	20.095+/- acres: Building permit available
Parcel B	20.084+/- acres: Building permit available
Parcel C	19.220+/- acres: Agricultural only, no residential building permit available
Parcel D	14.917+/- acres: Building permit available
Parcel E	5.010+/- acres: Building permit available
Parcel F	1.033+/- acres: Building permit available

DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.


Findings (Private Road & Easement Reduction): A private road application was signed by the applicant and submitted with the proposed road name and survey (Instrument No. 2022-017454). Parcels C, D, & E as referenced on the record of survey will be served by a 40' wide easement via a private road, "Tin Cup Land". Per CCZO §07-10-03(1)B3, a Road User's Maintenance Agreement was recorded by the applicant (Instrument No. 2022-019889).

The proposed 40' foot shared access easement will serve two residential parcels. Based on review by Melba Fire District and Nampa Highway District, the reduction is not anticipated to cause injury, damage or a safety issue. Therefore, the request for an access easement reduction meets the required findings (CCZO §07-10-03(1)D).

Decision: The application to complete the described administrative land division, property boundary adjustment, private roads in accordance with CCZO §07-10-03, §07-18-01 and §07-18-03 is

APPROVED subject to the following conditions of approval:

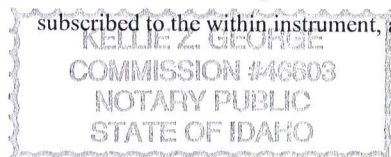
1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. Prior to building permit issuance, all requirements of Nampa Highway District shall be met.
3. Prior to issuing a building permit, Southwest District Health requires an on-site evaluation and septic permit.
4. Prior to issuing a building permit, Melba Fire District requires review and approval for access and turnaround if back of home is more than 150' from the public right-of-way.
5. All irrigation easements must remain free of obstruction. All irrigation and drainage must remain intact unless otherwise approved by Boise Project Board of Control.
6. Prior to the issuance certificate of occupancy on parcels E & D, private road shall be built to meet the minimum construction standards (CCZO §07-10-03(3)). The Certification of road construction and road sign installation shall be obtained from an engineer and submitted to Canyon County DSD.


 Dan Lister, Planning Official
 State of Idaho)
 County of Canyon County)

SS

4.15.22
 Date

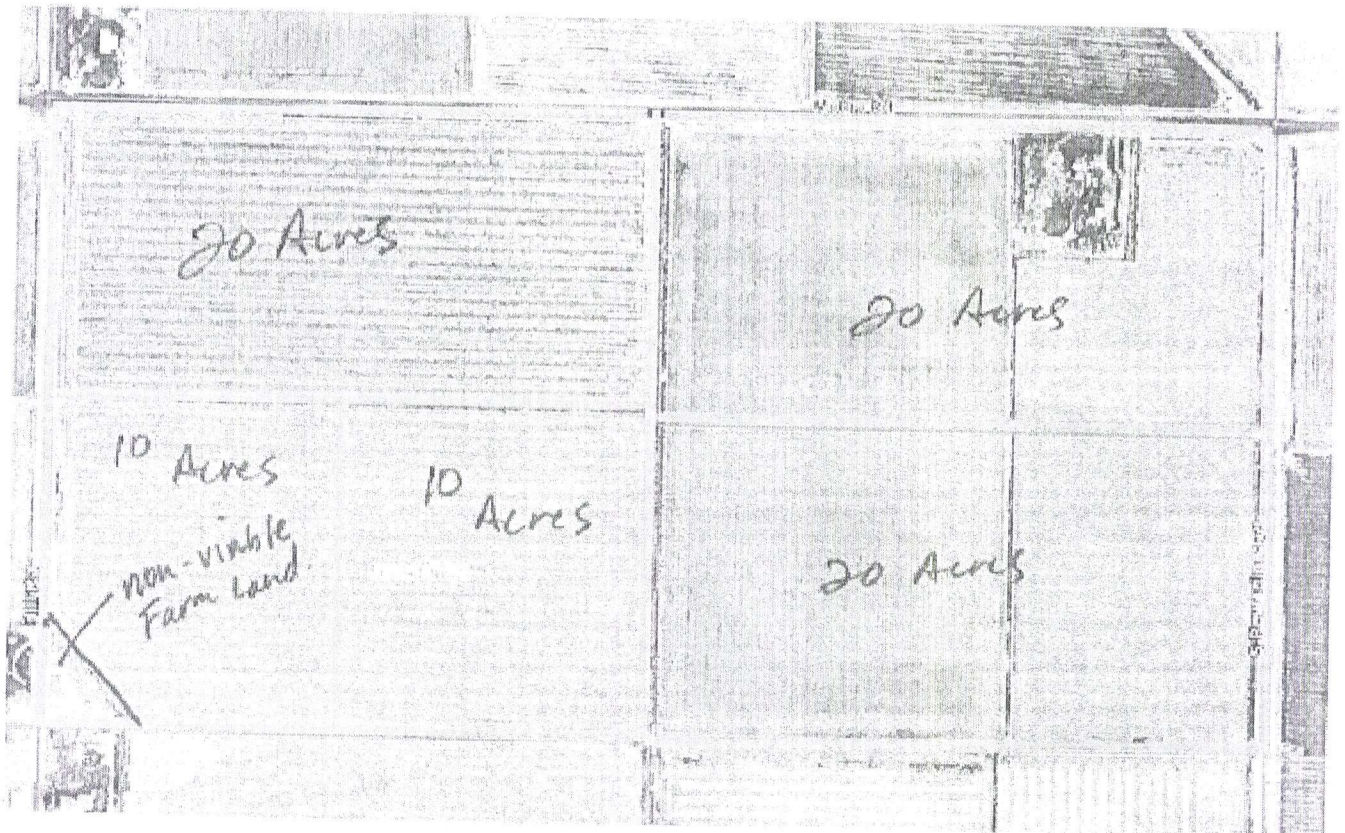
On this 15 day of April, in the year of 2022, before me Kellie Z George, a notary public, personally appeared Dan Lister, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.



Notary: 

My Commission Expires: 3.14.2024

Exhibit B
Letter of intent



Our Request is to divide the following two parcels in the desired manner. The larger three parcels are approx. 20 acres each and the two parcels are approx. 10 acres each with an easement going through the one property to access the back. This same easement would also be for irrigation and utility easement. The two parcels would share access and the back property would be responsible for maintaining the driveway.

In addition to the administrative split application, we are requesting an additional building permit for the 10-acre parcel next to Hill Road based on the non-viable farm ground ordinance. There is a corner of land that is not farmable that would be a great building area. Since the parcel is approx. 10 acres, A one acre building envelope would be created to ensure the integrity of the farm to be protected.

Property Accesses will be off of Hill Road and South Powerline with the existing home's access to continue off of Melba Rd. There will be no other residential accesses off Melba Rd.

Also A request to reduce easement qualifications from 60 ft to 50'. I believe that will be amply space for road and any utilities needed to service the back lot. Also the least amount of farm ground disturbed the better.



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

January 21, 2025

Sent Certified and 1st-Class Mail

Jacob and Keeta McCracken
8481 Tincup Lane
Melba, ID 83641

Exhibit B4

Dear Property Owner:

Canyon County Development Services Department (DSD) is investigating violations of the Zoning and Building Ordinances on your property located at 8481 Tincup Lane, Melba, ID; also identified as Assessor Parcel R28648011. This property is zoned "A" (Agricultural).

- ZONING ORDINANCE VIOLATIONS: Kennel (Table Rock Kennels)**

This type of activity is a **not allowed** in an area zoned "A" (Agricultural) unless you apply for and are approved for a conditional use permit (CCZO § 07-10-27):

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
Kennel	C	C	C	C	C	C	A	A	C

CORRECTION: **Cease and desist all business activities at this site immediately.** Please meet with DSD Planning and Zoning **within the next 10 days or no later than February 4, 2025,** to determine what options are available to you to continue these activities on this property; otherwise, the business will have to be moved off-site to a property zoned for this type of activity. DSD Planning and Zoning can be reached at (208) 402-6146 and ZoningInfo@canyoncounty.id.gov.

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.

- **BUILDING ORDINANCE VIOLATIONS:** **Expired Building Permit (BP2023-0837)**

06-01: A permit shall become expired if the work authorized is suspended or abandoned for a period of 180 days after the time the work is commenced. BP2023-0837 expired on July 25, 2024. A Courtesy Notice of expiration was sent on July 26, 2024, explaining how to reactivate the building permit. No response was received and building permit BP2023-0837 remains expired.

A site inspection conducted on or about January 14, 2024, found the structure has been completed without an active building permit and the inspections required.

NOTE: Structure is not to be used for a business; BP2023-0837 was issued for personal use/storage only. If it is determined that this structure is being used for a kennel and a conditional use permit is required (as described above), a change of occupancy permit shall be required for the structure to be used.

CORRECTION: Meet with DSD Building **within the next 10 days or no later than February 4, 2025.** to discuss permitting options available to you. Double fees may be charged due to work being completed without an active building permit. DSD Building can be reached at (208) 402-4163 or BuildingInfo@canyoncounty.id.gov.

Development Services desires that property owners voluntarily correct all ordinance violations. You may call (208) 402-4165 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; Building Ordinance § 06-01-15 and § 06-01-17; and Public Health Ordinance § 02-01-11:

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...

06-01-15: ENFORCEMENT:

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. It shall be the duty of the building official and his designated agent(s) to enforce the provisions of this article in all places within unincorporated County. (Ord. 15-004, 3-13-2015; amd. Ord. 21-030, 10-14-2021)

06-01-17: PENALTY:

It shall be a misdemeanor for any person to fail to comply with any of the provisions of this article which shall be punishable as provided for in Idaho Code 18-113, as amended, in the Magistrate Division of the District Court of the 3rd Judicial District of the State of Idaho, in and for the County of Canyon. Each day an offense continues shall be considered a separately punishable offense. All court proceedings shall be processed and adjudicated in accordance with the Idaho Misdemeanor Criminal Rules. (Ord. 15-004, 3-13-2015)

RE: 8481 Tincup Lane
January 21, 2025
Page 3 of 3

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,



Gary Westerfield
Code Enforcement Officer
gary.westerfield@canyoncounty.id.gov

cc: Case File CDEF2025-0010
DSD Building Department

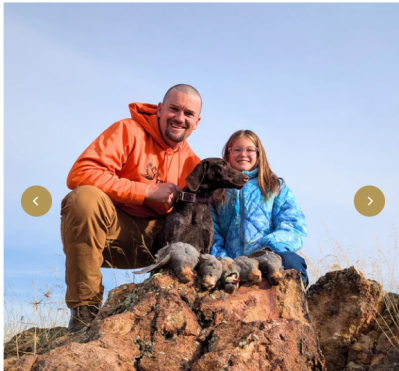
[Bird Dog Training Videos on our Youtube Channel!](#)

FREE Shipping on Orders >= \$75 (EXCLUDES dog food)



ACCOUNT

HOME BIRD DOG TRAINING LITTERS BOARDING TRAINING LEAD UPLAND APPAREL DOG FOOD CONTACT

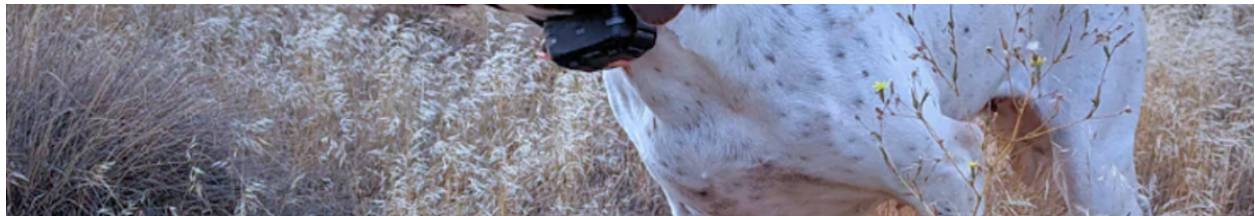


Welcome to Table Rock Kennels

Table Rock Kennels is a family affair! It's operated by Keeta and Jake McCracken along with our five children ages 12, 9, 4, and 1. Yes, we have twins :) We live in Melba, Idaho which is 35 minutes southwest of Boise.

Wild bird hunting is second to none as we can hunt waterfowl in the morning and then chase chukar, huns, and valley quail in the afternoon. This type of hunting requires a well-rounded hunting dog, that's why we specialize in versatile breeds.

- Keeta and Jake



Training Philosophy

Bird dog training is very rewarding. Yes, challenges arise but that's half the fun! We've been training bird dogs for 20+ years and understand that each dog is different and needs a customized program. Our key performance indicators stay the same but the methods we apply change according to the individual needs and abilities of each dog. We train at the dog's pace and not the owner's or ours as this leads to lasting results. Training the owner is just as important so come prepared to learn!

We've trained Pudelpointers, German Wirehaired Pointers, Weimaraners, Vizslas, Wirehaired Pointing Griffons, English Setters, Pointers, American Brittany, French Brittany, Picardy Spaniel, Red & White Irish Setters, Braque Français, Labs, Chesapeake Bay Retrievers, and of course the beloved German Shorthaired Pointer.

Please let us know how we can help you achieve your bird hunting goals! Prices below include room and board, birds, and Black Gold Explorer dog food.

Please remember that these dogs are meant to be athletes so if your dog comes to me overweight i.e. can't see at least two ribs, then by the end of the program I will have transformed your dog into the best shape of their life :)

Training Forms:

[Bird Dog ESSENTIALS](#)

[Bird Dog CUSTOM](#)

[Bird Dog CAMP](#)



Breeding Philosophy

We breed dogs with genetics we desire. Testing with NAVHDA(North American Versatile Hunting Dog Association) helps us improve our breeding program. We cater to the foot hunter who wants a versatile hunting and family companion.

In order to ensure competence we breed field and hunt tested shorthairs. Besides wild bird hunting and hunt testing our dogs, another way we produce exceptional bird dogs is through targeting recent ancestors that have proven hunting abilities.

Bettering the breed is our #1 goal. To do so, we stick to these standards:

- PennHIP = a radiographic screening technique to evaluate the laxity/looseness in canine hips and determine their risk of developing degenerative joint disease.
- **CLEAR** of LD, CD, DM, vWD:
- Lupoid Dermatitis = skin lesions, lameness, scaling, reddening of the skin, erosions/ulcers, scarring, disfiguration, decreased quality of life, progresses to joint pain, low sperm count in males which progresses to absence of sperm, irregular heat cycles in females. **Dogs with this disease have dramatically shortened life expectancies and are generally humanely euthanized upon diagnosis.**
- Cone Degeneration = loss of cone function results in day-blindness and decreased visual acuity.
- Degenerative Myelopathy = an inherited neurologic disorder of dogs characterized by gradual muscle wasting and loss of coordination typically beginning in the hind limbs.
- von Willebrand Disease II = an inherited bleeding disorder resulting from a lack or reduced level of a normal blood clotting protein and is characterized by spontaneous hemorrhaging and prolonged bleeding after physical trauma.
- Normal Bite and Eyes.
- Current Vaccinations.



Boarding

- \$40/day per dog
- Reduced rate to \$35/day per dog when boarding for 7+ consecutive days
- Individual 4'X8' indoor kennels
- Elevated 40" X 25" aluminum frame/vinyl dog cots
- 2,000 square foot facility that's climate controlled and insulated

Jacob McCracken

@jsjMcCracken

Exhibit B6

CANYON COUNTY COMPREHENSIVE PLAN 2030 AGRI-TOURISM & INTENSIVE AGRICULTURE EFFECTIVE 10/27/22



MALHEUR COUNTY, OREGON

ADA COUNTY

ADA COUNTY

PAYETTE COUNTY

GEM COUNTY

OWYHEE COUNTY



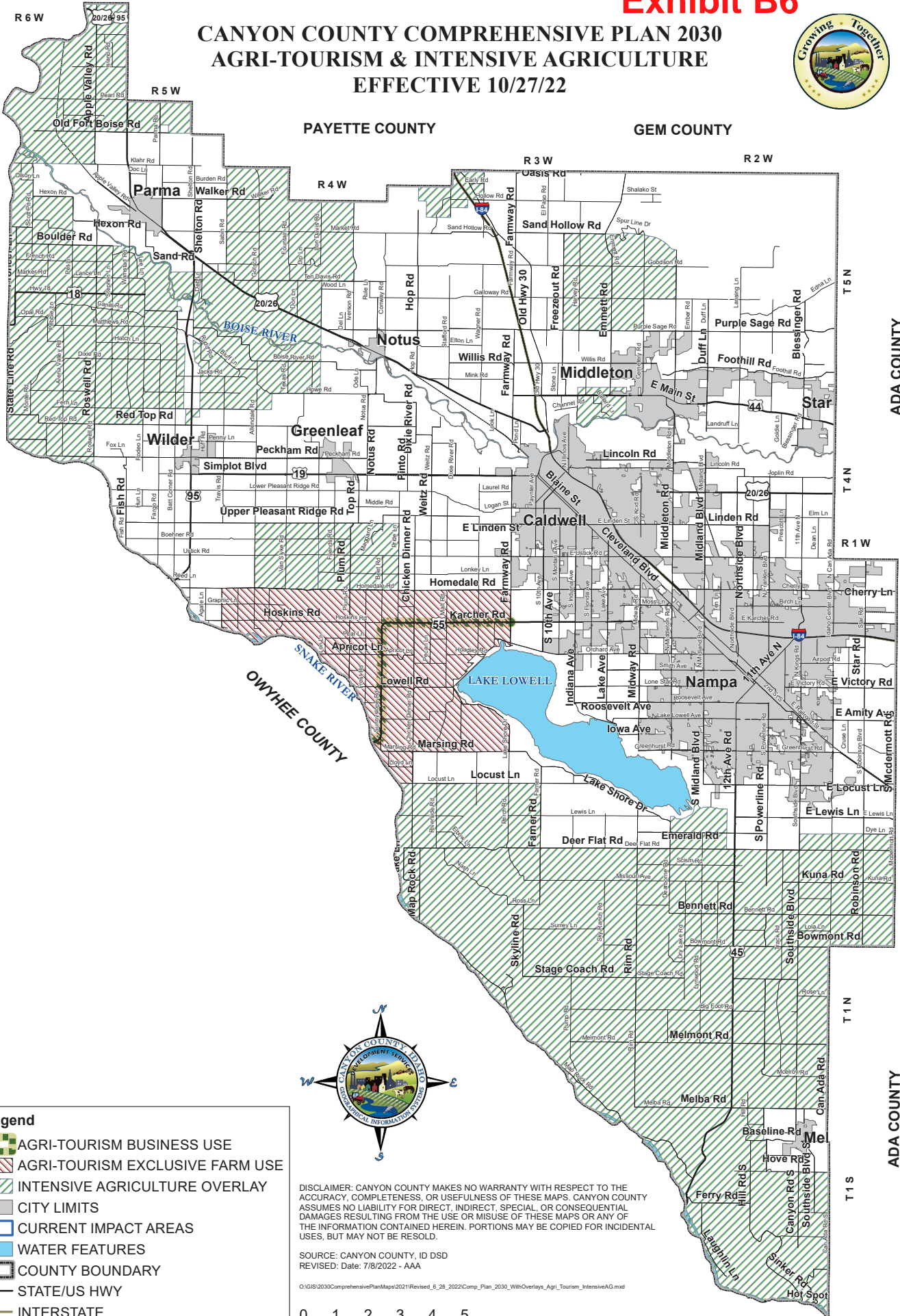
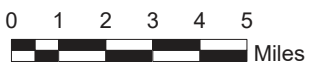
Legend

- AGRI-TOURISM BUSINESS USE
- AGRI-TOURISM EXCLUSIVE FARM USE
- INTENSIVE AGRICULTURE OVERLAY
- CITY LIMITS
- CURRENT IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS

DISCLAIMER: CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD.

SOURCE: CANYON COUNTY, ID DSD
REVISED: Date: 7/8/2022 - AAA

O:\GIS\2030ComprehensivePlan\2021\Revised_6_28_2022\Comp_Plan_2030_WithOverlays_Agri_Tourism_IntensiveAG.mxd





Certificate of Zoning Compliance / Permit **Exhibit B7**

Development Services Department

111 North 11th Ave., Suite 310

Caldwell, ID 83605

Office: (208) 454-7458

For Inspections Call: (208) 454-7460

Fax: (208) 454-6633

www.canyoncounty.id.gov/dsd

Parcel Number: 28648011 0

Permit Number: BP2023-0837

Township: 1N Parcel Acreage: 5.01 Range: 2W County Zone: A Section: 34 City Impact Area: Quarter: NE Subdivision: Lot: Block:	Permit Is For: Accessory - Shop/Garage Square Footage: 2040 <hr/> Site Address: 8481 TINCUP LN Melba ID 83641 <hr/> Secondary Residence Address:
Sec Line: 1/4 Sec: County Set Backs: Yes City Set Backs: No Front: 30 Front: Rear: 20 Rear: Side: 10 Side:	Project Flood Zone: Parcel Flood Zone: Zone X – Outside SFHA, Hwy Dist: Nampa Highway No 1, Fire Dist: Melba Fire, School Dist: Melba School No 136,
Original Parcel: No	Land Use Case #: AD2021-0220

Owner:

MCCRACKEN JACOB
613 N MUDSTONE WAY
KUNA ID 83634

Applicant:

MCCRACKEN JACOB
613 N MUDSTONE WAY
KUNA ID 83634

Contractor:

MCCRACKEN JACOB
613 N MUDSTONE WAY
KUNA ID 83634

Required Documentation	Date Received	Initials		Required Documentation	Date Received	Initials
Legal Description / Deeds				Ad Valorem		
X Building / Site Plans (2)	10/05/2023	MP		PRE-76 Rehab Certificate		
X Engineering	10/05/2023	MP		MH Temp Res Permit		
Res Check				Road Frontage		
Prescriptive				Easement		
Manual J S D & E				RUMA		
SWDH Septic Permit				Development Permit (Flood)		
Hwy Dist/ITD Access Permit				Elevation Certificate		
Fire District Permit			X	Property Research	10/05/2023	MP
Waiver				Address from City		
				Address		

Description: Shop -The zoning fee was paid for under the house permit. (10/5/23)- MP

Application Processed By:

Filing Date: 10/05/2023

Status: Active

Standard Zoning / Building Condition(s)

- ☐ Approved set of plans must be on-site for inspector or inspection will fail and a possible \$50 fee will be charged for a re-inspection.
- ☐ Personal use only. Not to be used as a residence or used for a commercial or industrial activity.
- ☐ Property owner is responsible for identification of all property boundaries to measure setbacks from. Property owners shall not build any structure on/in an easement and it shall be the owner's responsibility to locate those easements. Structures must be at least seventy (70) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction. Front Setbacks shall be measured from either the front property line, road right of way line, or road easement line, whichever is greatest.
- ☐ This structure is to be used for storage only and is not to be used as a residence. If used as a residence Zoning Ordinance enforcement action may be pursued.

Fees

Date	Fee Item	Amount
11/06/2023	Residential Plan Check - Varies	\$84.80
11/06/2023	Residential Permit Fee - Varies	\$530.00
		<hr/>
		\$614.80

This is not a Building Permit.

For Building Permit applications, this "Certificate of Zoning Compliance" shall expire if not complete within sixty (60) calendar days from the date of filing. One extension may be requested in writing and approved by the Zoning Administrator. Please pick-up your Building Permit when it is ready during office hours of 8:00 a.m. to 4:00 p.m. Monday - Friday.

Your signature acknowledges that any nuisance complaints regarding agricultural activity may be limited by the Idaho "Right to Farm" laws.

Your signature also acknowledges that you have read, understand and agree to comply with all the conditions listed above.

I affirm that all information provided by me for the completion of this certificate is correct to the best of my knowledge.

Applicant's Signature: _____

Date: _____

DSD Staff Accepting Application: *Regoez*

Date: November 6, 2023

DSD Flood Plain Administrator: _____

Date: _____



Builder Information

Property Owner Information

Name	Company Name	Name	Jacob McCracken		
Mailing Address / Business Address		Mailing Address	613 N. Mudstone Way		
City,	State,	Zip	City,	State,	Zip
			Kenna	ID	83634
Phone	Fax	email address	Phone	Fax	email address
			208.571.5596		jsjmccracken@gmail.com
Contractor Registration #	Expiration Date	Property Owner Signature	Date		
		Jacob McCracken	9.11.23		

In lieu of the Property Owner Signature, the Applicant/Builder affirms that he/she is an appointed representative of the property owner for the sole intent of filing an application for this permit. Applicant/Builder agrees to indemnify, defend, and hold harmless Canyon County, its elected officials, offices, departments, employees and agents against all liability related to signing this form.

Signature: _____ Date: _____

Site Information

Site Address	City,	Zip	Parcel #	# of acres	Flood Zone	Yes / No
TBD Tincuplane	Melba	83641	28648011 0	5.01		Yes / No
Subdivision Name	Lot	Block	Section	Township	Range	Quarter
NA	E		34	1 North	2 West	

Type of Structure

<input type="checkbox"/> New Residence	<input checked="" type="checkbox"/> New Accessory Structure	<input type="checkbox"/> New Commercial Structure
<input type="checkbox"/> Residential Addition / Alteration	<input type="checkbox"/> Accessory Addition / Alteration	<input type="checkbox"/> Commercial Addition / Alteration
<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Pool	<input type="checkbox"/> Other _____
Main Floor sq. ft.	Other Floor sq. ft.	Bonus sq. ft.
2040		
Basement sq. ft.	Garage sq. ft.	Porches/Patios sq. ft.
Total sq. ft.	Project Value	
	\$25,000	
Description of Construction	Use	
Steel Shop on concrete slab	Dog Kennels	

Manufactured Home Information

Home Manufacturer	Year Built	# of Transportable Sections	Width	Length	Sq Ft. of Living Space	Value

Please check only those that apply:

<input type="checkbox"/> New	<input type="checkbox"/> Air Conditioner	<input type="checkbox"/> Standard Set
<input type="checkbox"/> Used/Year _____	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Permanent Foundation
<input type="checkbox"/> Rehabilitation Complete	<input type="checkbox"/> Ad-Volorem	<input type="checkbox"/> Home to be declared as Real Property
<input type="checkbox"/> Covered Porch/Patio	<input type="checkbox"/> Attached Garage / Carport	<input type="checkbox"/> Additions/Type _____

All information provided within this application is correct to the best of my knowledge. I understand that the acceptance of this application does not guarantee that a Building Permit or a Zoning Compliance Certificate will be issued and that this application will be used to help determine if the project complies with the Canyon County Zoning Ordinance and adopted Building Code.

****All required documents must be turned in at the same time as this application. DSD will not accept/hold incomplete applications.** Building Permits do not start the approval process without all required documentation.

Applicant/Builder Signature: Jacob McCracken Date: 9.11.23
Printed Name: Jacob McCracken Day time Phone Number: 208.571.5596

- As soon as your permit is ready to be issued, our office will call you.
- When your Building Permit is ready for pick-up you may do so during office hours Monday through Friday, except holidays, from **8:00am to 4:00pm**

R28648011 PARCEL INFORMATION REPORT

10/5/2023 3:10:23 PM

PARCEL NUMBER: R28648011

OWNER NAME: MCCracken Jacob

CO-OWNER: MCCracken Keeta

MAILING ADDRESS: 613 N MUDSTONE WAY KUNA ID 83634

SITE ADDRESS: 0 TINCUP LN

TAX CODE: 0930000

TWP: 1N RNG: 2W SEC: 34 QUARTER: NE

ACRES: 5.01

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: NAMPA HWY DIST

FIRE DISTRICT: MELBA FIRE

SCHOOL DISTRICT: MELBA SCHOOL DIST

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: CANYON COUNTY WATER CO LTD

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

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO. : 2023028881

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 34-1N-2W NE TX 22464 IN NWNE

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.



Building Permit

Development Services Department
111 North 11th Ave., Suite 310, Caldwell, ID 83605
For Inspections Call: (208) 454-7460
Fax: (208) 454-6633

Issued Date:
11/13/2023

Permit Number: BP2023-0837

Parcel Number: 28648011 0

Secondary

Parcel Address: 8481 TINCUP LN

Address:

Melba ID 83641

Owner: MCCracken Jacob

Sec: Twn: Range: Qtr: Zoning:

613 N MUDSTONE WAY

34 1N 2W NE A

KUNA ID 83634

Sub:

Applicant: MCCracken Jacob

Lot(s): Bldg:

613 N MUDSTONE WAY

Item Num: Sheds, Barns, Storage

KUNA ID 83634

Contractor: MCCracken Jacob

Proj. Type: New

613 N MUDSTONE WAY

OCC Group: S-1

KUNA ID 83634

OCCType: Shop

Registration No.:

CNST Type: VB

Project
Notes:

1st Floor:

Porches/Patios:

2nd Floor:

Det Acc 2nd
Flr:

Proj. Value: \$39,902.40

Code Edition: 2018 IBC

Bonus Room:

Det Acc: 2040

Description: Shop -The zoning fee was paid
for under the house permit.
(10/5/23)- MP

Basement:

Mfg Home:

Auto Sprinkler: No

Garage:

2nd Floor Add:

Carport:

1st Floor Add:

Decks:

All Other Res:

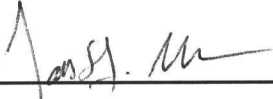
Fees

Date	Fee Item	Amount
11/06/2023	Residential Plan Check - Varies	\$84.80
11/06/2023	Residential Permit Fee - Varies	\$530.00
		\$614.80

Standard Zoning / Building Condition(s)

- ✓ Approved set of plans must be on-site for inspector or inspection will fail and a possible \$50 fee will be charged for a re-inspection.
- ✓ Personal use only. Not to be used as a residence or used for a commercial or industrial activity.
- ✓ Property owner is responsible for identification of all property boundaries to measure setbacks from. Property owners shall not build any structure on/in an easement and it shall be the owner's responsibility to locate those easements. Structures must be at least seventy (70) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction. Front Setbacks shall be measured from either the front property line, road right of way line, or road easement line, whichever is greatest.
- ✓ This structure is to be used for storage only and is not to be used as a residence. If used as a residence Zoning Ordinance enforcement action may be pursued.

Important Information: Inspection Request: It is the duty of the contractor or owner to notify this office when a work project is ready for required inspections. Persons making the request must provide the following information. 1) **Tracking Number;** 2) **Project Address;** 3) **Date and Time when the inspection is needed;** 4) **Type of inspection.** Separate Permits are required for electrical and plumbing from the IID Department of Labor and Industrial Services. Homeowner's permit applications are available at this office. Permit Suspension/Expiration: The Building Official reserves the right to revoke any permit issued in error or on the basis of incorrect information. Permits expire in 180 days if work is not started or is abandoned. In hardship cases, an un-expired permit may be extended 180 days, total not to exceed 12 months. This permit is issued subject to the regulation contained in the building code and zoning regulations of Canyon County, IID and it is hereby agreed that work to be done as shown in the plans and specifications will be completed in accordance with the regulations pertaining and applicable there to.



Signature of Contractor or Authorized Agent

11.13.23

Date



Building Official/Staff

November 13, 2023

Date

EXHIBIT C
Site Visit Photos

Exhibit C



Figure 1. Facing north along Tincup Ln.



Figure 2. Facing northeast along Tincup Ln.



Figure 3. Facing east on Tincup Ln.



Figure 4. Facing southeast on Tincup Ln.



Figure 5. Facing south on Tincup Ln.



Figure 6. Facing southwest on Tincup Ln.



Figure 7. Facing west on Tincup Ln.



Figure 8. Facing northwest on Tincup Ln.



Figure 9. 2,040 square Foot Kennel Facility



Figure 10. 6' by 30' Wall Sign



Figure 11. The kennel facility can accommodate up to 22 dogs each with its own 4'X8' kennel.



Figure 12. Foam and sound baffles to be installed to mitigate noise concerns.

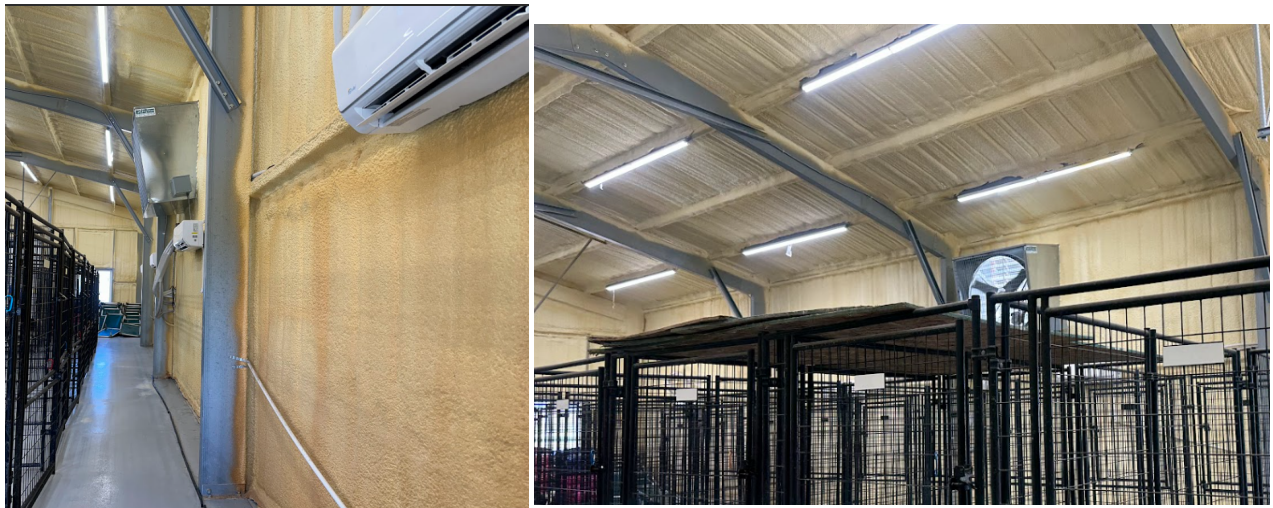


Figure 12. Mini split system to heat and cool the facility.

EXHIBIT D

Agency Comments

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, May 28, 2025 3:31 PM
To: Arbay Mberwa
Subject: [External] RE: Agency Notice CU2025-0006 / McCracken

Hi Arbay,

- 1.) Will a Nutrient Pathogen Study be required? **SWDH may require a Nutrient Pathogen Study depending on whether total wastewater flows meet or exceed 600 gallons per day.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **A subsurface sewage disposal system has not been determined to be a feasible option at this time.**

Please 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: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, May 28, 2025 8:33 AM
To: 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@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>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; Anthony Lee <Anthony.Lee@swdh.id.gov>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

Exhibit D2

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

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

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

28 May 2025

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

RE: Jacob McCracken
8481 Tincup Lane, Melba, Idaho
Boise-Kuna Irrigation District
Ham Lateral 23+00
Sec. 34, T1N, R2W, BM.

CU2025-0006

BK-846 C

RECEIVED
JUN 02 2025
RECEIVED

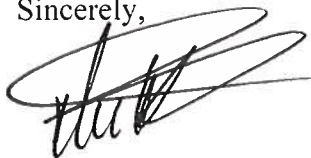
Arbay Mberwa, Planner:

There are no Boise Project or Boise-Kuna Irrigation District facilities located on the above-mentioned property, however it does in fact possess a valid water right.

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

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore Watermaster, Div; 3 BPBC
Alicia Flavel Secretary – Treasurer, BKID

File

From: Madelyn Vander Veen
Sent: Wednesday, May 28, 2025 12:05 PM
To: Arbay Mberwa
Subject: Agency Notice CU2025-0006 / McCracken

Hello Arbay,

If approved, the structure will need to be assigned an address. I would recommend adding a condition of approval requiring an address prior to issuance of a certificate of occupancy.

Thanks,

Madelyn Vander Veen
GIS Analyst, [Canyon County Development Services](#)
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:

Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

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.

From: Caitlin Ross
Sent: Wednesday, May 28, 2025 1:28 PM
To: Arbay Mberwa
Subject: FW: [External] RE: Agency Notice CU2025-0006 / McCracken

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, May 28, 2025 12:18 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0006 / McCracken

Hello,

After careful review of the transmittal submitted to ITD on May 28, 2025 regarding, CU2025-0006-McCracken, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, May 28, 2025 8:33 AM
To: 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@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>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, June 2, 2025 8:28 AM
To: Arbay Mberwa
Subject: [External] FW: Agency Notice CU2025-0006 / McCracken
Attachments: Agency Response Requested Notification Form 5.28.25.pdf; CU2025-0006 application_Redacted.pdf; Commercial Approach Spec..pdf

Good Morning Arbay,

Nampa Highway District #1 requires a paved apron be installed on any approach serving a business per ACCHD Standard Drawing #ACCHD-106. I have attached a copy of the standards drawing that they are required to meet.

Let me know if you have any questions or comments.

Thank you,

Eddy

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, May 28, 2025 8:33 AM
To: 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <e Ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@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>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CU2025-0006 / McCracken

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, August 11, 2025 7:00 AM
To: Arbay Mberwa
Subject: [External] RE: CU2025-0006 Kennel Conditional Use Permit

Good Morning Arbay,

The only way to know actual impacts is for them to perform a Traffic Impact Study. We require paved aprons on any business access as I previously stated.

The only way around this requirement is for them to apply for a Variance Request that would need to be approved by the Highway District Commissioners.

Thank you,

Eddy

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

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Friday, August 8, 2025 2:22 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: CU2025-0006 Kennel Conditional Use Permit

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

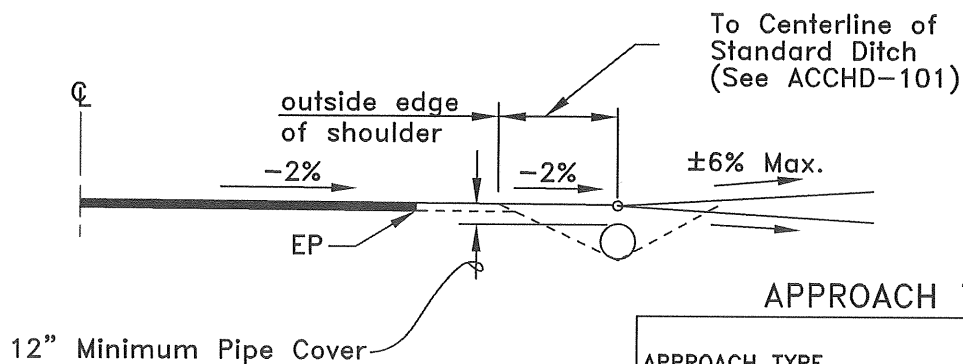
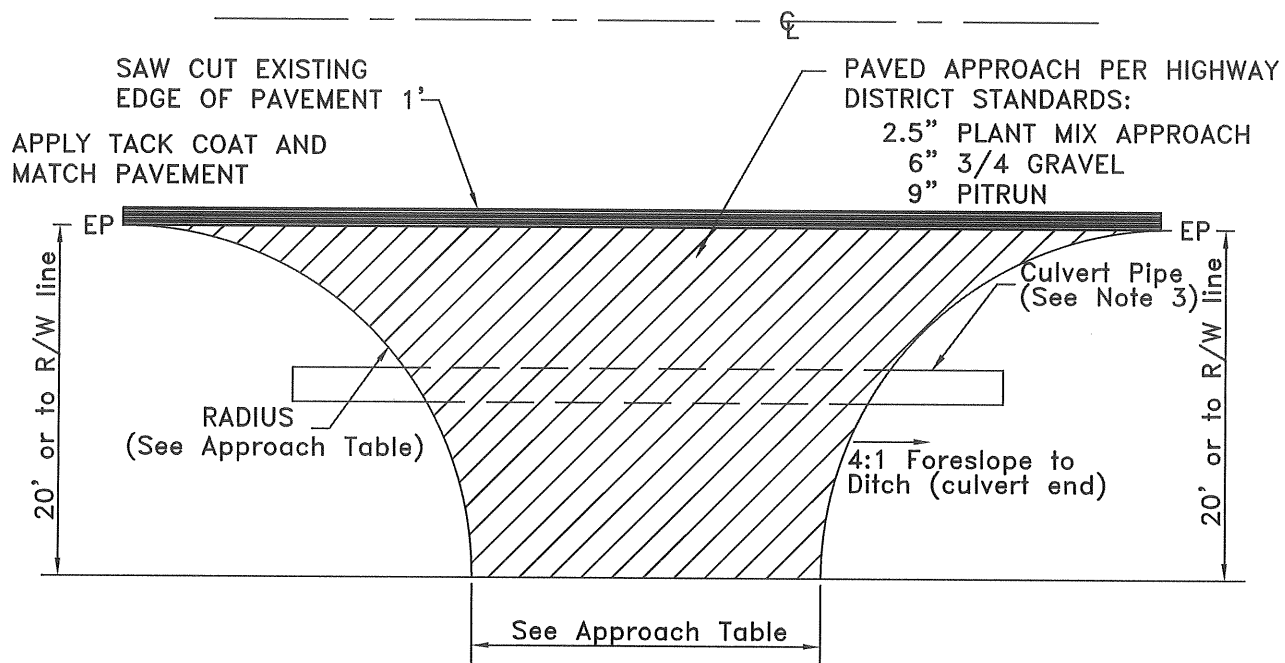
Hello,

The applicant is proposing to use parcel R28648011 as a kennel facility for breeding, training and boarding and is expecting 15 clients to drop-off/pick-up dogs in a month what are the traffic impacts?

Thank you,



Arbay Mberwa
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov



APPROACH TABLE

APPROACH TYPE	Apr. Width*		Min.** Radius
	Min.	Max.	
Residential, Three or More	24'	30'	20'
Commercial (One Way)	20'	30'	20'
Commercial (Two Way)	24'	40'	20'

* Does not include 2' gravel shoulder on each side of approach.

** Or based on applicable commercial design vehicle.

NOTES:

1. APPROACHES SPACING SHALL CONFORM TO SECTION 3000 OF THE ACCHD MANUAL.

2. INGRESS/EGRESS BY FORWARD MOTION ONLY.

3. CULVERT PIPE SHALL BE 12" MIN. DIAMETER. CULVERT PIPE SHALL EXTEND TO THE INTERSECTION OF THE DITCH LINE AND THE 4:1 APPROACH FORESLOPE. PIPE MATERIAL SHALL BE EITHER 0.064" THICK CORRUGATED STEEL, 0.060" CORRUGATED ALUMINUM OR CLASS V REINFORCED CONCRETE.

COMMERCIAL APPROACH AND ACCESS SERVING 3 OR MORE PROPERTIES

N.T.S.

STANDARD DRAWING No. ACCHD-106
CANYON COUNTY HIGHWAY DISTRICTS
CANYON COUNTY, IDAHO

REVISED 12/08



Exhibit D6

June 2, 2025

Arbay Mberwa, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
arbay.mberwa@canyoncounty.id.gov

Subject: Agency Notice CU2025-0006 / McCracken

Dear Arbey Mberwa:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

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

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the 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 planning 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 are 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 groundwater 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 planning 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 the best construction 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 released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

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

6. ADDITIONAL NOTES

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith". The signature is stylized with a large initial "T" and a long horizontal stroke at the end.

Troy Smith
Regional Administrator

From: Tom Crosby
Sent: Monday, July 14, 2025 4:04 PM
To: Arbay Mberwa
Subject: RE: CU2025-0006- Dog Kennel

Yes a change of occupancy will be required to change a residential accessory structure to a commercial business occupancy.

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Monday, July 14, 2025 10:29 AM
To: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>
Subject: CU2025-0006- Dog Kennel

Morning Tom,

Please see attached CU2025-0006 master application. Can you please verify if a change of occupancy will be required for the kennel on R28648011. Any additional comments are appreciated.

Thank you,



Arbay Mberwa

Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday: 1pm – 5pm
**We will not be closed during lunch hour **