

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 2, 2026

No meetings were held this day.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 3, 2026

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Danelion Brewery to be used on 3/14
- The Southern to be used on 4/25, 5/30, 7/18, 8/29, 9/5, and 9/19

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEM(S)

- Action Item: Consider Parking Lot License Agreement for Hazardous Waste Disposal Event
- Action Item: Consider a Public Hearing Notice Regarding a Request by Marsing Rural Fire District to Amend Impact Fees

MEETING WITH DSD TO CONSIDER ACTION ITEMS

- Action Item: Consider the FCOs and Development Agreement for Jeffrey Beus; Case No. CR2024-0011
- Action Item: Consider the FCOs, Ordinance, and Development Agreement for William & Gena Werhane; Case No. CR2022-0031 \*Ordinance was not signed at this time\*
- Action Item: Consider the FCOs, Ordinance, and Development Agreement for Hoagland; Case No. CR2025-0002 \*Ordinance was not signed at this time\*
- Action Item: Consider the FCOs for Cloud Nine Estates; Case No. SD2022-0001
- Action Item: Consider the FCOs for Ranch El Lucerito; Case No. SD2021-0029

QUARTERLY MEETING WITH THE ADJ AND TCA

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 4, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Jennifer Blessing, CCSO
- William Schorr, CCSO

CONTINUED: PUBLIC HEARING TO CONSIDER A REQUEST BY BRETT FREDERICKSEN FOR A CONDITIONAL REZONE OF A 2.71 ACRE PARCEL FROM “A” (AGRICULTURAL) ZONE TO “CR-R1” (CR-SINGLE FAMILY RESIDENTIAL), CASE NO. CR2024-0004

\* CONTINUED FROM 2/26/26

- Action Item: The Board will consider whether to approve, deny or table the request

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 5, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Nicole Blakeslee, Assessor’s Office

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:32 a.m. for a legal staff update and to consider action items. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Chief Deputy PA Aaron Bazzoli; Deputy PA Trent McRae; Deputy PA Ben Cramer; Landfill Director David Loper; Facilities Director Rick Britton; Realtor Norm Brown; Emergency Communications Officer Roxanne Wade; Principal Planner Michelle Barron; DSD Assistant Director Joshua Johnson; Controller Kyle Wilmot; Clerk Jess Urresti; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

***Consider Canyon County Dispatch Services Agreement with the Middleton City Police Department:***

Mr. Cramer stated that this agreement is to compensate for dispatch services with Middleton Police Department and is a cost-sharing agreement. It includes a staggered fee increase over the next five years. This is a new process of charging entities for dispatch services. Discussion was held regarding the fee increase schedule.

Ms. Wade noted that she has been in dispatch for over 30 years, 16 of those years in management. This job requires over a year of training. Canyon County Dispatch has recently begun dispatching for the Nampa Fire Department. Ms. Wade explained that cost-sharing is necessary to handle the increasing volume of calls as the population grows.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the Canyon County Dispatch Services Agreement with the Middleton City Police Department as presented. (Agreement No. 26-028)

***Consider adopting addendum to December 30, 2025, written decision modifying and confirming area of impact boundary for City of Notus (OR2025-0012):*** Mr. Wesley explained that after the

Board adopted the City of Notus's area of impact boundary, it was discovered that some of the full parcels were cut off. The law requires that full parcels only be included in an area of impact zone. The new map reflects the actual boundaries of the full parcels.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the addendum to December 30, 2025, written decision modifying and confirming the area of impact boundary for City of Notus Case No. OR2025-0012.

***Consider revision to December 30, 2025, Ordinance No. 25.021 modifying and confirming area of impact boundary for City of Notus:*** Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the revision to December 30, 2025, Ordinance No. 25.021, which modifies and confirms the area of impact boundary for the City of Notus. (Ordinance No. 26-004)

*A request was made to go into Executive Session as follows:*

EXECUTIVE SESSION – REGARDING PERSONNEL MATTERS, ACQUISITION OF AN INTEREST IN REAL PROPERTY, RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE, AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(b), (c), (d), and (f) regarding personnel matters, acquisition of an interest in real property, records that are exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation. The purpose was to discuss two real properties, and a personnel question.

The Executive Session began at 9:44 a.m. and concluded at 10:53 a.m. with no decisions being made and no business being brought forward.

A recess was taken at 10:53 a.m. until the next business item. An audio recording is on file at the Commissioners' Office.

#### DSD GENERAL BUSINESS

The Board met today at 10:55 a.m. with DSD on general business matters. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Deputy PA Zach Wesley; Director of DSD Jay Gibbons; Assistant DSD Director Joshua Johnson; Principal Planner Deb Root; Principal Planner Karla Nelson; Principal Planner Emily Bunn; Associate Planner Dane Adams; Director of Constituent Services Aaron Williams; Planning Supervisor Dan Lister; and Deputy Clerk Diana Hoffman.

Mr. Gibbons stated that he intended to have discussion regarding the administrative division ordinance update. Previous discussion was held on January 22, and he is currently looking for additional guidance from the Board to move toward the hearing process.

According to Mr. Wesley, this is a memo he requested the Development Services Department to prepare on his behalf as legal counsel, as this does have impact on some pending and imminently likely litigation.

*A request was made to go into Executive Session as follows:*

#### EXECUTIVE SESSION – REGARDING RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records that are exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation, with any formal action to be brought back on the record.

The Executive Session began at 10:55 a.m. and concluded at 11:50 a.m. with no decisions being made and no business being brought forward.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 11:51 a.m. An audio recording is on file at the Commissioners' Office.

#### MEETING WITH DSD TO CONSIDER ACTION ITEMS

The Board met today with DSD to consider multiple action items. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; DSD Director Jay Gibbons; Assistant DSD Director Joshua Johnson; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

***Consider resolution issuing refund request for Jeff and Vivian Good; Case No. AD2025-0103:*** Per Mr. Johnson, it was discovered that a land division had already been completed, and no work was needed.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the refund for Jeff and Vivian Good in Case No. AD2025-0103. (Resolution No. 26-025)

***Consider resolution issuing refund request for Marv Quenzer, Q2, LLC; Case No. SD2023-0017:*** Mr. Johnson explained that the applicant submitted an overall fee for a comprehensive plan, a rezone, and a preliminary plat. However, no work was done on the preliminary plat because the comp plan and rezone needed to be completed. This refund request is only for the preliminary plat fee.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve a refund in the amount of \$1,840.00 for River Butte Estates, Case No. SD2023-0017 as presented. (Resolution No. 26-026)

***Consider release of lien for property located at 0 Leigh Lane, Parma; Parcel No. R39481503:*** Per Mr. Johnson the property owner paid \$5,600.00, the fee stemming from an abatement that was performed, to release the lien.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the release of the lien for 0 Leigh Lane, Parma, Parcel No. R39481503.

Discussion was held regarding tracking abatement refund funds.

***Consider release of Certificate of Non-compliance for property located at 21577 Grace Lane, Star; Parcel No. R34032:*** This is a code enforcement case where a Certificate of Non-Compliance was recorded. The property has been cleaned up and inspected. Code Enforcement requested that the Certificate of Non-Compliance be released.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to release the Certificate of Non-Compliance on property located at 21577 Grace Lane, Star, Idaho; Parcel No. R34032 as presented.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 11:58 a.m. An audio recording is on file at the Commissioners' Office.

CONTINUED PUBLIC HEARING TO CONSIDER A REQUEST BY JOSEPH AND JOY YOUNG FOR A CONDITIONAL REZONE OF APPROXIMATELY 13.79 ACRES FROM "A" (AGRICULTURAL) TO "RR" (RURAL RESIDENTIAL); CASE NO. CR2024-0005

- Action Item: The Board will consider whether to approve, deny or table the request

MARCH 2026 TERM

CALDWELL, IDAHO    MARCH 6, 2026

No meetings were held this day.

MARCH 2026 TERM

CALDWELL, IDAHO    MARCH 9, 2026

No meetings were held this day.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 10, 2026

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:31 a.m. for a legal staff update and to consider action items. Present were Commissioners Leslie Van Beek and Zach Brooks; Chief Deputy PA Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Ben Cramer; Assistant DSD Director Joshua Johnson; Chief Technology Officer Steve Webb; Deputy Chief Information Officer Scott Phillips; Sergeant Jason Roberts; Lieutenant Chad Harrold; Chief Deputy Doug Hart; Auditing Supervisor Sarah Winslow; Controller Kyle Wilmot; Clerk Jess Urresti. The action items were considered as follows:

***Consider a Resolution Reappointing Anita Johnston to the Planning and Zoning Commission:*** Mr. Johnson explained that Commissioner Johnston was a replacement for former Commissioner Villafana. Ms. Johnston's temporary term expired yesterday. This resolution would appoint her through March 2029 for a three-year term.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to reappoint Anita Johnston to the Canyon County Planning and Zoning Commission for a term that will conclude on March 9, 2029, as presented. (Resolution 26-027)

***Consider Canyon County's Agreement with Right Systems Inc.:*** Mr. Bazzoli explained that the agreement has not been signed by Right Systems Inc. The preference is that the company signs it before it is presented to the Board. Another contract is expected from Right Systems. The preference would be to present both contracts at once. Right Systems performs various contract work for the County, and each contract is specific to the outlined services. The complete set of contracts can likely be presented next Tuesday or Thursday. Mr. Bazzoli requested the appointment be moved to Thursday. The Board was in agreement.

***Consider Application for 2026 Recreational Boater Safety Grant:*** Mr. Wesley noted that this is in conjunction with the next action item.

***Consider Agreement Between Idaho Department of Parks and Recreation and Canyon County for the Allocation of 2026 Recreational Boater Safety Grant Funds***

Sg. Roberts explained that he has completed the 2026 Idaho Department and Parks and Recreation 2026 Recreational Boater Safety Grant. These funds are utilized for wages that are matched in the County's budget. The document reflects four patrol officers (two patrol and two jail deputies) and a Sergeant overseeing the program with additional safety officers.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the application for the 2026 Recreational Boater Safety Grant, as well as the agreement between Idaho Department of Parks and Recreation and Canyon County for the allocation of the 2026 grant award funds. (Agreement No. 26-029)

*A request was made to go into Executive Session as follows:*

EXECUTIVE SESSION – REGARDING RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE, AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records that are exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The purpose was to discuss potential budget schedule.

The Executive Session began at 9:39 a.m. and concluded at 9:55 a.m. with no decisions being made and no business being brought forward.

Commissioner Brooks noted that discussion with the Clerk and Controller was needed for the upcoming budget season.

Clerk Urresti explained that he felt discussion with the Board was necessary to lay out the upcoming budget schedule and expectations.

It was mentioned that the current Idaho Legislature could have an impact on the upcoming budget season.

Clerk Urresti proposed that employee compensation and the employee health trust plan be moved to the beginning of the budget schedule. Commissioner Van Beek noted that a meeting with the Employee Health Trust Board may be necessary.

Discussion was held regarding the posting of the draft schedule. It was specified that this document is strictly a draft, with last year's schedule used as a template. The entire document is subject to change.

There was discussion around House Bill 389, and it does not appear to apply significantly to Canyon County. The foregone amount addressed in the bill could directly impact the County budget.

Commissioner Brooks, in consensus with Commissioner Van Beek, asked that the draft budget schedule be posted minus the Advocates and Valley Regional Transit.

Controller Wilmot asked if Monday and Friday meetings would be allowed. The Board agreed Monday meetings during the budget process are acceptable.

The Board was in agreement with the schedule coming from the Clerk and Board of County Commissioners' Office once finalized.

Clerk Urresti stated that on or around the kickoff of the budget process, his office will send out notification to the Department Administrators regarding Euna budget training. Controller Wilmot explained that Euna is functioning, and training was completed recently. A plan is in progress to get anyone who missed the County-wide trainings set up with Euna information. Controller Wilmot noted that they are working with IT and plan to continue to leave PowerPlan up so Department Administrators can access their notes from previous budgets. Work with IT to find a solution for accessing PowerPlan notes continues.

There was discussion around the Board's preferences for the budget. It was noted that the budget book previously provided is valuable. Controller Wilmot stated that a similar packet of information will be provided.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 10:15 a.m. An audio recording is on file at the Commissioners' Office.

#### MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 10:34 a.m. to consider matters related to County Assistance. Present were Commissioners Leslie Van Beek and Zach Brooks; Case Manager Kelly George; and Deputy Clerk Diana Hoffman.

Ms. George explained she was presenting a lien for release. After looking into the lien on behalf of the title company, it was discovered that the original case was never approved, and the lien should be removed as there was never a debt. The matter is in reference to **Instrument No. 2011-005498**.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to release the lien on **Instrument No. 2011-005498**.

The meeting adjourned at 10:36 a.m. An audio recording is on file at the Commissioners' Office.

#### PUBLIC HEARING: KNIFE RIVER CORP.–MOUNTAIN WEST, REPRESENTED BY MEGAN WINTER & JOSEPH SMITH, IS APPEALING THE DECISION BY THE P&Z COMMISSION TO DENY THE REQUEST FOR A CONDITIONAL USE PERMIT FOR LONG-TERM MINERAL EXTRACTION PERMIT WITHIN AN "A" (AGRICULTURAL) ZONING DISTRICT; CASE NO. CU2025-0011-APL

- Action Item: The Board will consider whether to approve, deny or table the request

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 11, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Amy Bybee, Juvenile Detention Center
- Chasz Davis, Courts
- Itzel Romero, Juvenile Probation

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Parma Ridge Wine & Spirits Co LLC dba Parma Ridge to be used 3/14

PUBLIC HEARING TO CONSIDER A REQUEST BY STAR RURAL FIRE PROTECTION DISTRICT TO AMEND IMPACT FEES

- Action item: Consider a resolution recommended by the Planning and Zoning Commission to include the Star Fire Protection District Capital Improvement Plan and Fee Study dated August 23, 2023, as an element of the Canyon County 2030 Comprehensive Plan
- Action item: Consider a resolution adopting the Star Fire Protection District Capital Improvement Plan and Fee Study dated August 23, 2023
- Action item: Impact Fee Schedule Ordinance Consider an ordinance authorizing the adoption of an amended Star Fire Protection District impact fee schedule as follows:

The impact fee schedule costs per service unit for the Star Fire Protection District is as follows:

Residential (per Single Family per Housing Unit)	\$2,152.00
Residential (per Multi-Family per Housing Unit)	\$1,227.00
Non-Residential (per 1000 retail square feet)	\$839.00
Non-Residential (per 1000 office square feet)	\$323.00
Non-Residential (per 1000 industrial square feet)	\$145.00
Non-Residential (per 1000 Institutional square feet)	\$582.00

- Action item: Consider Ordinance amending Section 07, Article 01, Chapter 11 Canyon County Code of Ordinances regarding the establishment of the development impact fee advisory committees to comply with the amendments of I.C. § 67-8205

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 12, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Jennifer Tate, IT
- Savannah Christensen, IT
- Layton Holden, CCSO
- Justin Hambley, CCSO
- Grayson Niederer, CCSO
- Daniel Hamilton, CCSO
- Ebony Ferreira, Assessor's Office
- Samantha Dunn, Assessor's Office

## MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:32 a.m. for a legal staff update and to consider action items. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Chief Deputy PA Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Ben Cramer; Emergency Manager Christine Wendelsdorf; Chief Technology Officer Steve Webb; Deputy Chief Information Officer Scott Phillips; IT Business Manager Caitlin Pendell; Director of Constituent Services Aaron Williams; Director of Human Resources Marty Danner; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

***Consider a Resolution Designating Surplus Property with Nominal Value and Authorizing the Destruction of CCSO Office Equipment:*** Ms. Wendelsdorf explained that this resolution is for radios that are obsolete, have no value, and have no option for a software update. These radios have no monetary value or use for Canyon County or other local departments.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the resolution designating surplus personal property with nominal value and authorizing the destruction of Canyon County Sheriff's Office equipment, specifically the items listed in the resolution. (Resolution No. 26-029)

***Consider Canyon County's Agreement with Right Systems Inc.:*** Mr. Webb explained that the contract with Right Systems Inc. includes increasing storage capacity for Canyon County. This contract came in under budget this year.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the RSI Services Agreement Contract for \$8,000.00 as presented. (Agreement No. 26-031)

***\* AGENDA TO BE AMENDED \* Action Item: Consider a Public Hearing Notice Regarding a Request by Parma Rural Fire Protection District to Amend Impact Fees:*** Mr. Wesley explained that he has a Public Hearing Notice for the Parma Rural Fire Protection District to amend impact fees. This action item did not make the 48-hour timeframe to be placed on the agenda, but the notice must go to the newspaper in time for the March 25 meeting. Mr. Wesley explained that, in his opinion, it does

not strictly need to be an agenda item, but County practice is to include it, as it could fit within administrative matters. In the interest of standard practice, staff requested the Board make a motion to amend the agenda to include this legal notice in today's meeting and then issue it.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to amend the agenda with the legal notice that has just been put on the record.

***Consider Canyon County's Agreement with Right Systems Inc.:*** Mr. Webb explained that this contract is for product renewal with Right Systems. With added storage, there is configuration that requires a subscription-based renewal. This renewal is \$56,225.57. Mr. Bazzoli noted that there is one main contract and two renewal contracts. Right Systems has provided services for multiple years, and this renewal continues those services. This has been vetted by IT and Legal and has been signed by Right Systems Inc. Ms. Pendell noted that NVMe drives are the drives that go into the Pure Evergreen Storage units. The Pure Evergreen Storage system is County's back up data system; if the main system goes down, this is the system that hosts everything.

It was discussed that a second motion would be necessary to acknowledge the statement of work and project objective. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign and approve the renewal of the Right Systems statement of work and the project objective, approach, and scope as presented for NVMe. (Agreement No. 26-030)

***Action Item: Consider a Public Hearing Notice Regarding a Request by Parma Rural Fire Protection District to Amend Impact Fees:*** Commissioner Holton recommended a motion be made to approve the notice of the combined public hearings, since the motion to amend the agenda had passed.

Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the Board voted unanimously to approve the notice of combined public hearings for Parma Rural Fire Protection District.

*A request was made to go into Executive Session as follows:*

EXECUTIVE SESSION – REGARDING PERSONNEL MATTERS, RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE, AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(b), (d), and (f) regarding personnel matters, records that are exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation.

The Executive Session began at 9:43 a.m. and concluded at 10:36 a.m. with no decisions being made and no business being brought forward. The meeting adjourned at 10:37 a.m. An audio recording is on file at the Commissioners' Office.

## DSD GENERAL BUSINESS

The Board met today at 10:42 a.m. for a general business meeting with DSD. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Director of DSD Jay Gibbons; Principal Planner Karla Nelson; Assistant Director of DSD Joshua Johnson; Director of Constituent Services Aaron Williams; and Deputy Clerk Diana Hoffman.

Director Gibbons discussed a comp plan replacement process. DSD has assembled a group to develop a plan and associated processes. The suggestion was made to create a scope of work to replace the current comp plan and bring a consultant on board to provide support. Mr. Gibbons believes it is beneficial for DSD staff to participate in assembling information but feels hiring a consultant to write the comp plan is necessary for Canyon County. Funds were allocated in the 2026 budget that can be utilized for the consultant.

- FY2026 Budget:
  - Comp Plan Budget \$75,000.00
  - Ordinance Update Assistance \$35,000.00
  - Community Engagement Facilitation \$15,000.00
- All fall under “Comp Plan Process”
  - Total: approximately \$125,000.00

Director Gibbons explained that he would like an RFP to go out within the next month, with a consultant contract in place by May, and a completed comp plan by the end of the 2026 calendar year. This timeline allows for public involvement. The intention is to seek approval from the Board before moving forward.

Mr. Johnson noted that the prepared memo is to assist the Board in guiding DSD on the scope of the comp plan.

Mr. Gibbons noted that the biggest consistent issue seen in DSD is land use, and that it could use more specific direction. Some other chapters include resources or statistics that could be updated.

Commissioner Van Beek shared that providing clarification in land use would reduce Board deliberations on interpretation, what has not been implemented, or where there should be an overlay or sub-area plan, or what qualifies as intensive ag, because the last plan was incomplete. The previous plan was re-adopted after 11 years without updates, which does not align with the current growth and changes in Canyon County. The current plan faced many challenges during its development. Commissioner Van Beek suggested a five-year review timeline may be necessary given the unprecedented growth and change. It was concurred that there is a significant need to update the current comp plan.

The Board and DSD shared their priorities for this project.

Mr. Gibbons expressed his desire to have an implementation plan created in conjunction with the comp plan, followed by ordinance work, so the plan can be fully implemented in a timely manner.

Commissioner Holton recommended attempting to reference existing land use ordinances to the general areas and then strike through and note the recommended updates, presenting everything at once. This would provide transparency for the public.

Mr. Johnson asked the Board to share their thoughts on what a comp plan should look like and share those thoughts during their next meeting.

Clarification was given regarding the role of a consultant. Mr. Gibbons explained that when a consultant is hired to write a comp plan, their expertise is essential. They are typically familiar with taking community input and turning it into comp plan text while creating opportunities for community engagement without bias. It was specified that DSD staff will be an asset to the process, but ultimately a consultant is needed. Discussion was held about the need to implement the parks master plan, scenic byways, and Fish and Wildlife considerations in the new comprehensive plan. Canyon County has 65 political subdivisions—more than any other county in the state—which requires careful consideration.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 11:10 a.m. An audio recording is on file in the Commissioners’ Office.

MEETING WITH ASSESSOR'S OFFICE TO CONSIDER VARIOUS NEW AND RENEWING PROPERTY TAX EXEMPTIONS UNDER CODES: 63-602P, 602W, 602D, 602P, 602B, 602C, 602E, 602GG, AND 50-2014

The Board met today at 1:34 p.m. with the Assessor’s Office to consider property tax exemptions. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Assessor Brian Stender; Chief Deputy Assessor Roger Craig; Business Manager Lisa Walker; Administrative Analyst Ebony Ferreira; Director of Constituent Services Aaron Williams; and Deputy Clerk Diana Hoffman.

Assessor Stender explained that a substantial number of applications are mailed each year.

Ms. Walker noted they are presenting the renewing property tax exemptions for consideration. A total of 420 exemption applications were received; 399 are being presented today. All were approved last year and have no changes to their 2026 application, except one.

	63-602D HOSPITAL	63-602GG LOWINCOME	63-602C CHARITABLE	63-602B RELIGIOUS	63-602E SCHOOLS	50-2014 URBAN RENEWAL	
<b>PRESENTING TODAY</b>	11	12	102	212	56	6	<b>399</b>

Ms. Ferreira explained that all of today's applications fall under: 63-602D (Hospital); 602GG (Low Income); 602C (Charitable); 602B (Religious); 602E (Schools); and 50-2014 (Urban Renewal).

Applications for the following were considered:

### 63-602D HOSPITALS 11

31112010 0	<b>HOSP</b>	SAINT ALPHONSUS MEDICAL CENTER
31084000 0	<b>HOSP</b>	SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31084012A0	<b>HOSP</b>	SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31095000 0	<b>HOSP</b>	SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31096000 0	<b>HOSP</b>	SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31098000 0	<b>HOSP</b>	SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31099000 0	<b>HOSP</b>	SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31099010 0	<b>HOSP</b>	SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31100000 0	<b>HOSP</b>	SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31104011 0	<b>HOSP</b>	SAINT ALPHONSUS MEDICAL CENTER NAMPA INC
31104012 0	<b>HOSP</b>	SAINT ALPHONSUS MEDICAL CENTER NAMPA INC

### 63-602GG LOW INCOME HOUSING 12

06438106 0	<b>LINC</b>	ADVOCATES AGAINST FAMILY VIOLENCE INC
06438114 0	<b>LINC</b>	ADVOCATES AGAINST FAMILY VIOLENCE INC
32480180 0	<b>LINC</b>	ADVOCATES AGAINST FAMILY VIOLENCE INC
32504483 0	<b>LINC</b>	ADVOCATES AGAINST FAMILY VIOLENCE INC
32564318 0	<b>LINC</b>	ADVOCATES AGAINST FAMILY VIOLENCE INC
35129131 0	<b>LINC</b>	ADVOCATES AGAINST FAMILY VIOLENCE INC
35333212 0	<b>LINC</b>	ADVOCATES AGAINST FAMILY VIOLENCE INC
35333236 0	<b>LINC</b>	ADVOCATES AGAINST FAMILY VIOLENCE INC
36243000 0	<b>LINC</b>	IDAHO FRIENDS RETIREMENT HOMES INC
19406000 0	<b>LINC</b>	ELDERLY OPPORTUNITY AGENCY INC
38770000 0	<b>LINC</b>	ELDERLY OPPORTUNITY AGENCY INC
15438000 0	<b>LINC</b>	GOLDEN GLOW TOWER INC

## 63-602C CHARITABLE 102

35091000 0	<b>NPRO</b>	ADVOCATES AGAINST FAMILY VIOLENCE INC
36736000 0	<b>NPRO</b>	ARENA VALLEY PARK ASSOC INC
37939000 0	<b>NPRO</b>	BLAZING HOPE YOUTH FAMILY RANCH INC
31328012 0	<b>NPRO</b>	BOISE RESCUE MISSION INC
02530501D0	<b>NPRO</b>	COMMUNITY COUNCIL OF IDAHO INC
02530502 0	<b>NPRO</b>	COMMUNITY COUNCIL OF IDAHO INC
02530505 0	<b>NPRO</b>	COMMUNITY COUNCIL OF IDAHO INC
38762010 0	<b>NPRO</b>	PARMA AREA SR CITIZS CNTR INC
19896000 0	<b>NPRO</b>	V F W POST 11065
32109010B0	<b>NPRO</b>	WITCO INC
16835000 0	<b>NPRO</b>	BOISE RESCUE MISSION INC
31304000 0	<b>NPRO</b>	BOISE RESCUE MISSION INC
31305000 0	<b>NPRO</b>	BOISE RESCUE MISSION INC
31312000 0	<b>NPRO</b>	BOISE RESCUE MISSION INC
31328011 0	<b>NPRO</b>	BOISE RESCUE MISSION INC

35865011 0	NPRO	WITCO INC
35865012 0	NPRO	WITCO INC
17607030 0	NPRO	AMERICAN LEGION DIVEN SLONECKER POST 126
13286000 0	NPRO	AMERICAN LEGION JOSEPH H MURRAY POST 18
01788000 0	NPRO	LINC LIVING INDEPENDENCE NETWORK CORP
31139000 0	NPRO	PACIFIC PRESS PUBLISHING ASSOC
04735000 0	NPRO	CALDWELL MODEL RAILROAD CLUB & HISTORICAL SOCIETY INC
04770000 0	NPRO	CANYON COUNTY HISTORICAL SOCIETY INC
16873000 0	NPRO	COMMUNITY HEALTH CLINIC
28695010 0	NPRO	COMMUNITY HEALTH CLINIC DBA
03136000 0	NPRO	COMMUNITY HEALTH CLINIC DBA TERRY REILLY HEALTH SERVICES
08759000 0	NPRO	COMMUNITY HEALTH CLINICS
08760000 0	NPRO	COMMUNITY HEALTH CLINICS DBA
16880000 0	NPRO	COMMUNITY HEALTH CLINICS DBA
08777000 0	NPRO	COMMUNITY HEALTH CLINICS INC
14447000 0	NPRO	COMMUNITY HEALTH CLINICS INC
14447015 0	NPRO	COMMUNITY HEALTH CLINICS INC
16070000 0	NPRO	COMMUNITY HEALTH CLINICS INC
16070010 0	NPRO	COMMUNITY HEALTH CLINICS INC
16883000 0	NPRO	COMMUNITY HEALTH CLINICS INC
04731101 0	NPRO	COMMUNITY HEALTH CLINICS INC DBA TERRY REILLY HEALTH SERVICES
07900101 0	NPRO	COMMUNITY HEALTH CLINICS INC DBA TERRY REILLY HEALTH SERVICES
13339000 0	NPRO	COMMUNITY HEALTH CLINICS INC DBA TERRY REILLY HEALTH SYSTEMS
14822000 0	NPRO	FLEET RESERVE ASSOC BRANCH 382
01801000 0	NPRO	GRAND LODGE OF ID IOOF INC
13686000 0	NPRO	HOUSE NEXT DOOR INC
30505204 0	NPRO	IDAHO FISH AND WILDLIFE FOUNDATION INC
05779000 0	NPRO	IDAHO STATE CHAPTER PEO SISTERHOOD INC
04699000 0	NPRO	MT MORIAH LODGE 39 A F AM INC
08237000 0	NPRO	NAMPA LODGE #1389 BPOE
16046000 0	NPRO	PET HAVEN INC
29190010 0	NPRO	TREASURE VALLEY TRANSIT INC
64941540 0	NPRO	TERRY REILLY HEALTH SERVICES
64941541 0	NPRO	TERRY REILLY HEALTH SERVICES
64941542 0	NPRO	TERRY REILLY HEALTH SERVICES
64941543 0	NPRO	TERRY REILLY HEALTH SERVICES
64941544 0	NPRO	TERRY REILLY HEALTH SERVICES
64941545 0	NPRO	TERRY REILLY HEALTH SERVICES
64941714 0	NPRO	TERRY REILLY HEALTH SERVICES
64941977 0	NPRO	TERRY REILLY HEALTH SERVICES
61111023 0	NPRO	TERRY REILLY HEALTH SERVICES (CLINIC)
64941936 0	NPRO	TERRY REILLY HEALTH SYSTEMS
64941937 0	NPRO	TERRY REILLY HEALTH SYSTEMS

321860100	RELG	FIRST ROMANIAN CHURCH INC
331580000	RELG	FREE METHODIST CHURCH OF NORTH AMERICA
085880000	RELG	GOOD NEWS COMMUNITY CHURCH INC
32001010A0	RELG	GRACE BIBLE CHURCH INC OF NAMPA IDAHO
356160000	RELG	GRACE EVANGELICAL LUTHERAN
362410000	RELG	GREENLEAF FRIENDS CH
362420000	RELG	GREENLEAF FRIENDS CH
362630100	RELG	GREENLEAF FRIENDS CHURCH
362640000	RELG	GREENLEAF FRIENDS CHURCH
314540000	RELG	HARVEST LIFE MINISTRIES INC
050610000	RELG	HERITAGE HOLINESS CHAPEL INCORPORATED
336700100	RELG	HOMEDALE FRIENDS COMM CHURCH
199400000	RELG	IGLESIA EVANGELICA MEXICANA DE WILDER INC
049450000	RELG	IGLESIA NUEVA ESPERANZA CORP
011120110	RELG	JEHOVAHS WITNESSES INC N CALDWELL CONGREGATION
314080000	RELG	KARCHER CHURCH OF THE NAZARENE INC
760610000	RELG	KARCHER CHURCH OF THE NAZARENE INC
252660000	RELG	LA IGLESIA DE DIOS INC
295780120	RELG	LAKE SHORE DR BAPTIST CHURCH NAMPA
320960000	RELG	LAKEVIEW BIBLE CHURCH INC
387490100	RELG	LAUNCH PAD PARMA
152340000	RELG	LUTHERAN BRETHREN CH NA INC
175440000	RELG	MELBA FRIENDS CHURCH LIMITED
175370000	RELG	MELBA FRIENDS CHURCH LTD
321341000	RELG	MESSIAH EVANGELICAL LUTHERAN CHURCH INC
321350000	RELG	MESSIAH EVANGELICAL LUTHERAN CHURCH INC
734810000	RELG	MESSIAH LUTHERAN CHURCH
179930000	RELG	METHODIST CHURCH
186890000	RELG	MIDDLETON CH OF NAZ INC
130340110	RELG	NAMPA FIRST ASSEMBLY OF GOD OF THE CITY OF NAMPA IDAHO INC
135300000	RELG	NEW DIRECTION INC
135700000	RELG	NEW DIRECTION INC
000870000	RELG	NEW LIFE BIBLE FELLOWSHIP INC
191920000	RELG	PARMA CH OF THE NAZARENE
189750000	RELG	ROMAN CATHOLIC DIOC OF BOI SACRED HEARTS OF JESUS MARY CHURCH
175030000	RELG	ROMAN CATHOLIC DIOC OF BOISE MELBA CHURCH
156170000	RELG	ROMAN CATHOLIC DIOC OF BOISE ST PAULS CHURCH
152270000	RELG	ROMAN CATHOLIC DIOCESE OF BOISE
152280000	RELG	ROMAN CATHOLIC DIOCESE OF BOISE
162380000	RELG	ROMAN CATHOLIC DIOCESE OF BOISE
175020000	RELG	ROMAN CATHOLIC DIOCESE OF BOISE
176070200	RELG	ROMAN CATHOLIC DIOCESE OF BOISE
245640100	RELG	ROMAN CATHOLIC DIOCESE OF BOISE
318220110	RELG	ROMAN CATHOLIC DIOCESE OF BOISE

12514000 0	RELG	CH OF THE NAZARENE
08573000 0	RELG	CH OF THE NAZARENE N NA INC
35666000 0	RELG	CHURCH OF CHRIST CALD INC
02157000 0	RELG	CHURCH OF GOD OF CALDWELL INC
31440010A0	RELG	CHURCH OF THE BRETHREN INC
05176000 0	RELG	CP REFORMED CHURCH INC
31064106 0	RELG	CROSS OF CHRIST EVANGELICAL LUTHERAN CHURCH INC
30973000 0	RELG	EAGLE CHRISTIAN CHURCH INC
35080000 0	RELG	EVERGREEN HEIGHTS
17769000 0	RELG	FIRST BAPTIST CHURCH OF MIDDLETON
17779000 0	RELG	FIRST BAPTIST CHURCH OF MIDDLETON
18469000 0	RELG	FIRST BAPTIST CHURCH OF MIDDLETON
32596000 0	RELG	FIRST CH OF THE NAZARENE
09824000 0	RELG	FIRST CHURCH OF THE NAZARENE
09845000 0	RELG	FIRST CHURCH OF THE NAZARENE
09846000 0	RELG	FIRST CHURCH OF THE NAZARENE
13817000 0	RELG	FIRST CHURCH OF THE NAZARENE
13891000 0	RELG	FIRST CHURCH OF THE NAZARENE
18987000 0	RELG	FIRST PRESBYTERIAN CH
24563000 0	RELG	FIRST SOUTHERN BAPTIST CHURCH OF CALDWELL INC
29230010 0	RELG	FIRST UNITED METHODIST CH
78392000 0	RELG	FIRST UNITED METHODIST CHURCH
31968000 0	RELG	FIRST UNITED PRESBYTERIAN
31971000 0	RELG	FIRST UNITED PRESBYTERIAN
32918000 0	RELG	FOLLOWERS OF CHRIST
32923000 0	RELG	FOLLOWERS OF CHRIST INC
34174000 0	RELG	FRANKLIN COMMUNITY CH INC
37012000 0	RELG	FREE HOLINESS CHURCH
37021000 0	RELG	FREE HOLINESS CHURCH
19928000 0	RELG	GOLDEN GATE NEIGHBORHOOD CHURCH INC
13681000 0	RELG	GRACE EPISCOPAL CH OF NA
14656000 0	RELG	GRACE TABERNACLE INC
11133000 0	RELG	GREATER LIFE CHURCH INC
11134000 0	RELG	GREATER LIFE CHURCH INC
28875000 0	RELG	GREENHURST BIBLE CHURCH INC
04001000 0	RELG	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS
17902114 0	RELG	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS
05032000 0	RELG	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC
24428010 0	RELG	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC
09488000 0	RELG	IDAHO CONFERENCE OF SEVENTH-DAY ADVENTISTS INC
13611000 0	RELG	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
13490010 0	RELG	INVOLVE CHURCH INC
05799000 0	RELG	JEHOVAHS WITNESSES CALDWELL IDAHO INC CENTRAL CONGREGATION
26438000 0	RELG	JEHOVAHS WITNESSES INC NAMPA EAST CONGREGATION

08890000 0	SCHL	IDAHO ARTS CHARTER SCHOOL
08891000 0	SCHL	IDAHO ARTS CHARTER SCHOOL
08900000 0	SCHL	IDAHO ARTS CHARTER SCHOOL
08901000 0	SCHL	IDAHO ARTS CHARTER SCHOOL
08991000 0	SCHL	IDAHO ARTS CHARTER SCHOOL
13034012 0	SCHL	IDAHO ARTS CHARTER SCHOOL
13034013A0	SCHL	IDAHO ARTS CHARTER SCHOOL
13034011A0	SCHL	IDAHO ARTS CHARTER SCHOOL INC
29567011 0	SCHL	LIBERTY CHARTER SCHOOL INC
31533000 0	SCHL	NAMPA CHRISTIAN SCHOOLS INC
31533010 0	SCHL	NAMPA CHRISTIAN SCHOOLS INC
31534000 0	SCHL	NAMPA CHRISTIAN SCHOOLS INC
31535010 0	SCHL	NAMPA CHRISTIAN SCHOOLS INC
31537010 0	SCHL	NAMPA CHRISTIAN SCHOOLS INC
75555000 0	SCHL	NAMPA CHRISTIAN SCHOOLS INC
17885010 0	SCHL	SAGE INTERNATIONAL SCHOOL MIDDLETON LLC
35287105 0	SCHL	THOMAS JEFFERSON CHARTER SCHOOL INC
31454011 0	SCHL	ELEVATE ACADEMY NAMPA LLC
76062000 0	SCHL	GREENLEAF FRIENDS ACADEMY
35723012 0	SCHL	HERITAGE COMMUNITY CHARTER SCHOOL INC
29454010A0	SCHL	LEGACY PUBLIC CHARTER SCHOOL INC
31448010 0	SCHL	NAMPA CHRISTIAN SCHOOLS INC
75552000 0	SCHL	NAMPA CHRISTIAN SCHOOLS INC
11189000 0	SCHL	NORTHWEST NAZARENE UNIVERSITY FOUNDATION INC
11007000 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11178000 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11180000 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11181000 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11184000 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11188000 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11194000 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11194010 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11194011 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11194012 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11194013 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11194014 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11201000 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11246000 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
11633000 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
13025112 0	SCHL	NORTHWEST NAZARENE UNIVERSITY INC
29567011A0	SCHL	VICTORY CHARTER SCHOOL INC
02530536 0	SCHL	WESTERN IDAHO COMMUNITY ACTION PARTNERSHIPS INC
19863000 0	SCHL	WESTERN IDAHO COMMUNITY ACTION PROGRAM INC HEAD START
34113000 0	SCHL	WESTERN IDAHO COMMUNITY ACTION PROGRAMS INC

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to approve the tax exemptions for **398** applicants for 63-602D; 63-602GG; 63-602C; 63-602B; 63-602E; and 50-2014 as presented.

Ms. Ferreira explained that the one tax exempt parcel is for New Direction Inc. – Idaho Code 63-602B Parcel No. R13570000 0. The application indicates that a residence on the property is being rented for profit. This is a change from their application last year.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to remove an exemption that has been identified as Parcel No. R13570000 0 under code 63-602B as it does not qualify, the portion that is for profit does not qualify. It was clarified that a portion of the parcel is taxable, and a portion would not be taxed.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 1:43 p.m. An audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206 (1)(C), (D), AND (F), REGARDING ACQUISITION OF AN INTEREST IN REAL PROPERTY, RECORDS EXEMPT FROM PUBLIC DISCLOSURE, AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

The Board met today at 2:22 p.m. for an Executive Session. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Chief Deputy PA Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Ben Cramer; Director of Landfill David Loper; Assistant Director of Landfill Daniel Pecunia; Director of Facilities Rick Britton; Sheriff Kieran Donahue; Chief Doug Hart; CHA Executive Director Mike Dittenber; City of Caldwell Mayor Eric Phillips; Director of Constituent Services Aaron Williams; Realtor Norm Brown; Other Interested Parties; Deputy Clerk Diana Hoffman.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206 (1)(c), (d), and (f), regarding acquisition of interest in real property, records exempt from public disclosure, and to communicate with the Board's legal counsel regarding pending/imminently likely litigation.

The Executive Session began at 2:22 p.m. and concluded at 3:23 p.m. with no decisions reached and no business being brought forward.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 3:23 p.m. An audio recording is on file in the Commissioners' Office.

CANYON COUNTY DEPARTMENT ADMINISTRATOR MEETING

The Board met today at 3:34 p.m. with Canyon County Department Administrators. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Prosecuting Attorney Chris Boyd; Chief Deputy PA Aaron Bazzoli; Deputy PA Ben Cramer; Deputy PA Zach Wesley; Director of DSD Jay Gibbons; Director of Constituent Services Aaron Williams; Director of Facilities Rick Britton; Director of Fleet Mark Tolman; Director of Human Resources Marty Danner; Director of Juvenile

Detention Sean Brown; Director of Misdemeanor Probation Jeff Breach; Director of the Landfill David Loper; Fair Director Diana Sinner; UI Extension County Chair Tasha Howard; Director of Canyon County Ambulance Michael Stowell; Chief Technology Officer Steve Webb; Assistant Director of Parks Michael Farrell; Trial Court Administrator Benita Miller; Interim Director of Juvenile Probation Jose Orozco; Deputy Clerk Jenen Ross (via phone); and Deputy Clerk Diana Hoffman.

Commissioner Holton noted that the COO for the BOCC has stepped down. He was an asset in facilitating communication between the Board and the Department Administrators. Commissioner Holton explained that the Prosecutor's Office had been asked to attend to describe best practices for communications with the BOCC in accordance with Idaho meeting laws.

PA Boyd noted that this meeting is not for deliberation in any way, and solely to communicate and clarify the law. He stated that this would not qualify for an executive session, as there is no pending or imminently likely litigation being discussed. The purpose of this meeting is to clarify the distinction between administrative conversations and deliberation toward a decision in open meetings.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 3:38 p.m. An audio recording is on file in the Commissioners' Office.

MARCH 2026 TERM  
CALDWELL, IDAHO MARCH 13, 2026

No meetings were held this day.

MARCH 2026 TERM  
CALDWELL, IDAHO MARCH 16, 2026

No meetings were held this day.

MARCH 2026 TERM  
CALDWELL, IDAHO MARCH 17, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Addison Dunn, CCSO
- Ayden Jensen, CCSO

- Nina Lautenshlager, DMV
- Nina Lautenshlager, DMV
- Caleb Freitag, CCSO
- Isaac Nordstrom, CCSO
- Jason “Chad” Reeve, CCSO
- Kasey Derrick, CCSO
- Jacob Johnson, PA’s Office
- Molly Gulden, PA’s Office
- Brigitte Borup, PA’s Office

#### MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:31 a.m. for a legal staff update and to consider action items. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Chief Deputy PA Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Trent McRae; Deputy PA Laura Keys; Chief Deputy Assessor Craig Rogers; Director of Constituent Services Aaron Williams; Director of Facilities Rick Britton; Chief Technology Officer Steve Webb; IT Business Manager Caitlin Pendell, and Deputy Clerk Diana Hoffman. The action items were considered as follows:

***Consider Resolution Authorizing Destruction of Equipment:*** Ms. Pendell explained this is for destruction of computers that have aged out of the County’s standard of 5-7-year life cycle. Legal counsel confirmed this is the standard resolution. Commissioner Holton noted that the items listed by serial numbers are the items being discussed.

Asset By Location Report

Canyon County

Location Information Technology : IT Vault Junk Courthouse Suite 253  
 Location Prefix BOCC Office

Asset Tag	Asset Description	Serial Number	Category Name	Quantity	Default Cost	Total
20201299	Wireless Access Point	181602402370	Network	1	0.00	0.00
20201301	Wireless Access Point	181602203606	Network	1	0.00	0.00
20201302	Wireless Access Point	1816022005211	Network	1	0.00	0.00
20201303	Wireless Access Point	181602804910	Network	1	0.00	0.00
20201304	Wireless Access Point	181602106440	Network	1	0.00	0.00
20201305	Wireless Access Point	181602306455	Network	1	0.00	0.00
20201306	Wireless Access Point	181602006464	Network	1	0.00	0.00
20201307	Wireless Access Point	181602106483	Network	1	0.00	0.00
20201308	Wireless Access Point	181602809444	Network	1	0.00	0.00
20201310	Wireless Access Point	231602308829	Network	1	0.00	0.00
20201311	Wireless Access Point	141602310498	Network	1	0.00	0.00
20201314	Wireless Access Point	181602202640	Network	1	0.00	0.00
20201329	Wireless Access Point	181602406459	Network	1	0.00	0.00
20201330	Wireless Access Point	181602703569	Network	1	0.00	0.00
20201331	Wireless Access Point	181602507011	Network	1	0.00	0.00
20201332	Wireless Access Point	181602407304	Network	1	0.00	0.00
20201333	Wireless Access Point	181602508978	Network	1	0.00	0.00
20201334	Wireless Access Point	181602909461	Network	1	0.00	0.00
20201335	Wireless Access Point	181602409614	Network	1	0.00	0.00
20201337	Wireless Access Point	181602109728	Network	1	0.00	0.00
20201339	Wireless Access Point	181602309307	Network	1	0.00	0.00
20201340	Wireless Access Point	181602609425	Network	1	0.00	0.00
20201341	Wireless Access Point	181602308750	Network	1	0.00	0.00
20201421	Wireless Access Point	181602702401	Network	1	0.00	0.00
20201422	Wireless Access Point		Network	1	0.00	0.00
20201423	Wireless Access Point		Network	1	0.00	0.00
20201424	Wireless Access Point		Network	1	0.00	0.00
20201425	Wireless Access Point		Network	1	0.00	0.00

Exhibit A

Asset By Location Report

Canyon County

Location Information Technology : IT Vault Junk Courthouse Suite 253  
 Location Prefix BOCC Office

Asset Tag	Asset Description	Serial Number	Category Name	Quantity	Default Cost	Total
20201426	Wireless Access Point	181602306497	Network	1	0.00	0.00
20201427	Wireless Access Point	181602305348	Network	1	0.00	0.00
20201428	Wireless Access Point	181602009613	Network	1	0.00	0.00
20201526	Wireless Access Point	161602111461	Network	1	0.00	0.00
20201527	Wireless Access Point	181602508752	Network	1	0.00	0.00
20201529	Wireless Access Point	261604601526	Network	1	0.00	0.00
20201602	Wireless Access Point	181602805198	Network	1	0.00	0.00
20201603	Wireless Access Point	181602705212	Network	1	0.00	0.00
20201604	Wireless Access Point	181602605343	Network	1	0.00	0.00
20201605	Wireless Access Point	181602807525	Network	1	0.00	0.00
20201606	Wireless Access Point	211602204690	Network	1	0.00	0.00
20201607	Wireless Access Point	181602503803	Network	1	0.00	0.00
20201609	Wireless Access Point		Network	1	0.00	0.00
20201614	Wireless Access Point	181602405347	Network	1	0.00	0.00
20201616	Wireless Access Point	181602502627	Network	1	0.00	0.00
20201629	Wireless Access Point	181602608967	Network	1	0.00	0.00
20201630	Wireless Access Point	181602706767	Network	1	0.00	0.00
2021931		C02FT21.PQ05N	Mobile Assets	1	0.00	0.00
2021935		C02FT32SQ05N	Mobile Assets	1	0.00	0.00
260228	Wireless Access Point	211602904090	Network	1	0.00	0.00
260323	Wireless Access Point	181602709273	Network	1	0.00	0.00
260324	Wireless Access Point	181602104862	Network	1	0.00	0.00
260325	Wireless Access Point	181602206241	Network	1	0.00	0.00
260326	Wireless Access Point	181602207085	Network	1	0.00	0.00
260327	Wireless Access Point	181602409418	Network	1	0.00	0.00
260328	Wireless Access Point	431972000363	Network	1	0.00	0.00
260329	Wireless Access Point	181602504820	Network	1	0.00	0.00
260330	Wireless Access Point	181602803790	Network	1	0.00	0.00

Exhibit A

**Asset By Location Report**

Canyon County

**Location** Information Technology : IT Vault Junk Courthouse Suite 253  
**Location Prefix** BOCC Office

Asset Tag	Asset Description	Serial Number	Category Name	Quantity	Default Cost	Total
260331	Wireless Access Point	181602407283	Network	1	0.00	0.00
260332	Wireless Access Point	181602407290	Network	1	0.00	0.00
260333	Wireless Access Point	431972000326	Network	1	0.00	0.00
260334	Wireless Access Point	181602605367	Network	1	0.00	0.00
260335	Wireless Access Point	171602907606	Network	1	0.00	0.00
260336	Wireless Access Point	181602806482	Network	1	0.00	0.00
260337	Wireless Access Point	181602406438	Network	1	0.00	0.00
260339	Wireless Access Point	181602402616	Network	1	0.00	0.00
260410	Wireless Access Point	181602803856	Network	1	0.00	0.00
260423	Wireless Access Point	121702005078	Network	1	0.00	0.00
260424	Wireless Access Point	171702004075	Network	1	0.00	0.00
260425	Wireless Access Point	171702004038	Network	1	0.00	0.00
260428	Wireless Access Point	181602502614	Network	1	0.00	0.00
					<b>Total</b>	<b>0.00</b>

Upon a resolution by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to sign the Resolution of the Board of Canyon County Commissioners designating surplus property with nominal value and authorizing the destruction of Canyon County Information Technology Department equipment, as listed. Commissioner Van Beek specified that the items earmarked for destruction have no value.

**Consider Resolution Granting Property of Nominal Value to Computers for Kids:** Ms. Pendell explained that when items are selected for donation, they tend to still have some value. The donated items do not meet the County’s standard of performance. This allows computers to be repurposed for kids in the community after the hardware and data are removed. Mr. Webb clarified that all hard drives go to destruction.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to sign the resolution granting certain property of nominal value to Computers for Kids.

**Consider Grant of Storm Drain Easement to City of Caldwell on North 13th Avenue:** Mr. Britton explained that this is the easement agreement with the City of Caldwell for the vacation of 13<sup>th</sup> Avenue and the new parking lot adjacent to the new sheriff’s office building.

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – REGARDING RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records that are exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The purpose was regarding the grant of the storm drain easement to City of Caldwell on North 13<sup>th</sup> Avenue.

The Executive Session began at 9:37 a.m. and concluded at 9:44 a.m. with no decisions being reached. Commissioner Holton noted that there was still the business item of Consider Grant of Storm Drain Easement to the City of Caldwell on North 13<sup>th</sup> Avenue.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the easement agreement for the storm drain to the City of Caldwell on North 13<sup>th</sup> Avenue as presented.

***Consider a Public Hearing Notice Regarding a Request by Homedale Rural Fire Protection District to Amend Impact Fees:*** Mr. Wesley explained that this will serve to get Homedale on the agenda and properly noticed to have their impact fee hearing. Commissioner Van Beek noted that the proposed fees as well as dates and times are laid out in the notice and open for public testimony.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the Notice of Combined Public Hearings pursuant to Idaho Code § 67-6509 and the following for Homedale Rural Fire.

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – REGARDING RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records that are exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation.

The Executive Session began at 9:47 a.m. and concluded at 10:15 a.m. with no decisions being reached and no business being brought forward.

Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 10:15 a.m. An audio recording is on file at the Commissioners' Office.

#### MEETING WITH DSD TO CONSIDER ACTION ITEMS

The Board met today at 10:30 a.m. with DSD to consider action items. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Director of DSD Jay Gibbons; Principal Planner Karla Nelson; Planning Supervisor Dan Lister; and Deputy Clerk Diana Hoffman.

***Consider FCOs and Development Agreement for Brett and Shalese Fredericksen; Case No. CR2024-0004:*** Mr. Lister explained that on February 26 the Board approved a rezone for the Fredericksen case, CR2024-0004. The FCOs and Development Agreement, signed by the applicant, are ready for Board signature. This contains minor conditions, such as no secondary residences and access. The

ordinance will be presented once conditions are met; in this case, prior to the approval of the land division.

Commissioner Van Beek noted that this was one that she did not vote in favor of and will not be supporting this division.

Commissioner Brooks moved to sign the FCOs and Development Agreement for Brett and Shalese Fredericksen, Case No. CR2024-0004. The motion was seconded by Commissioner Holton and opposed by Commissioner Van Beek. The motion carried with a two-to-one split vote.

***Consider the FCOs for Oasis Road Name Change; Case No. ZV2022-0005:*** Ms. Nelson explained that this case was heard on February 5 and denied by the Board. It is requested that the FCOs be signed so the GIS and Addressing Division can send out address change letters in conformance with the approved subdivision plat. Commissioner Van Beek expressed gratitude for these departments' hard work to follow County Code to ensure emergency services can find an address in the event of an emergency.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the FCOs for the Oasis Road name change in Case No. ZV2022-0005, which is in effect denying the request for a variance.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 10:34 a.m. An audio recording is on file at the Commissioners' Office.

PUBLIC HEARING TO CONSIDER A REQUEST BY THOMAS C. EVANS FOR A CONDITIONAL REZONE OF APPROXIMATELY 3 OF THEIR 5.68 ACRES FROM AN "A" (AGRICULTURAL) ZONE TO A "C-2" (SERVICE COMMERCIAL) ZONE; CASE NO. CR2024-0007-APL

- Action Item: The Board will consider whether to approve, deny or table the request

**MARCH 2026 TERM**

**CALDWELL, IDAHO    MARCH 18, 2026**

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Kenneth L. March, Assessor's Office

PUBLIC HEARING TO CONSIDER A REQUEST BY MARSING RURAL FIRE PROTECTION DISTRICT TO AMEND IMPACT FEES

- Action item: Consider Planning and Zoning Commission recommendation to adopt amended Capital Improvement Plan and Development Impact Fee Study submitted to Marsing Rural Fire District, dated January 13, 2025, as an element of the Canyon County 2030 Comprehensive Plan
- Action item: Consider a resolution adopting the Capital Improvement Plan and Development Impact Fee Study submitted to Marsing Rural Fire District, dated January 13, 2025

## MARCH 2026 TERM

CALDWELL, IDAHO    MARCH 19, 2026

### COMMUTER VEHICLE AUTHORIZATION FORM

The Board approved a commuter vehicle authorization form for Scott Phillips

### APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Nathan D. Jones, Constituent Services
- Kathy Martinez, Prosecutor's Office
- Morgan L. Lutgen, County Fair
- James W. Haws, Prosecutor's Office
- Charity Privett, Court Clerk
- Nicole Fielding, Court Clerk
- Trina Harrell, Temporary Elections

### MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:30 a.m. for a legal staff update and to consider action items. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Prosecuting Attorney Chris Boyd; Chief Deputy PA Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Ben Cramer; Chief Technology Officer Steve Webb; Deputy Chief Information Officer Scott Phillips; Director of Human Resources Marty Danner; Director of Solid Waste David Loper; and Deputy Clerk Diana Hoffman.

Prior to addressing the action items, Commissioner Holton acknowledged the sudden loss of Mayor Hogaboam. Mayor Hogaboam previously served Canyon County in public relations, then as Clerk before following his calling to the City of Nampa. Commissioner Holton expressed his condolences to the Hogaboam family and the City of Nampa. Commissioner Van Beek expressed her gratitude to the Hogaboam family for allowing Rick to be such a great public servant, sharing that he was a man driven solely by the betterment of others. It was noted that the County would be issuing a press release later today.

*The action items were considered as follows:*

***Consider Resolution to Adopt Changes to the Job Title, Job Description, and Grade of One (1) Position in IT:*** Director Danner explained that they are looking to move one PCN position from an imaging specialist to ECM Analyst, which is a new role within IT. The new ECM Analyst job description was submitted along with the Imaging Specialist job description to show the differences in duties. Emphasis was placed on the differences in responsibilities and qualifications for this role, which support the request to increase the pay grade. Discussion was held around the unique nature of this position. Mr. Webb explained that currently there is a single administrator over the County as an ECM; this new position would provide support and allow for cross-training. Director Danner clarified that the employee currently in the Imaging Specialist role would move into the ECM Analyst role pending the Board approval of the coordinating documents.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the resolution to adopt changes to the job title, job description, and grade of one position in IT from an Imaging Specialist (salary grade 12) to an ECM Analyst (salary grade 13) as presented. (Resolution 26-033)

***Consider Insight Software License Agreement:*** It was clarified that the agreement has been reviewed by legal counsel. Mr. Bazzoli explained nuances of the agreement, noting that the Insight agreement references two separate online agreements – common for such companies – and those online attachments have been reviewed. This is a five-year agreement with an increasing percentage each year, subject to annual appropriation by the County. It locks in a fixed rate with the option to terminate at any time without penalty, and legal counsel is comfortable recommending approval. Mr. Webb reiterated that there is an out clause and that this is a step-up program. He noted that IT is working with the Canyon County Sheriff’s Office to combine environments to reduce overall cost and allow CCSO to realize savings as well. This will keep costs close to the budget. This software supports virtual machines.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the Insight Public Sector Contract as presented. (Agreement No. 26-035)

***Consider Summary and Ordinance Amending Chapter 02, Article 03, Solid Waste Disposal Regulations of the Canyon County Code of Ordinances:*** Director Loper explained that this ordinance revision consists of some rewording to clean up language and better define terminology. Updates include clarifying the definition of rubbish, including concrete and inert materials that are often placed throughout the County. This will benefit Code Enforcement. The covered load enforcement area has been updated. Mr. Bazzoli explained that the revisions provide solid waste, law enforcement, and the general public with better provisions. Definitions are now consistent with state and federal standards. Language related to violations has been cleaned up, and there is now clarification on approved disposal locations within Canyon County.

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – REGARDING RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records that are exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation.

The Executive Session began at 9:30 a.m. and concluded at 10:25 a.m.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to hold this action item for at least two weeks, depending on the sine die of the Idaho Legislature, and then bring this back to the agenda.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to delay Alcoholic Beverage License consideration no later than noon.

The Board took a recess at 10:28 a.m. and resumed at 10:36 a.m.

***Consider Resolution Granting Changes in Alcoholic Beverage Licenses for Walgreens CO. dba Walgreens #05648; Walgreens #07276; Walgreens #10672; Walgreens #11541; and Walgreens #12483:*** Commissioner Holton clarified that these licenses are all for Walgreens and the change appears to be a change in the contact address.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to sign the resolution granting changes in alcoholic beverage licenses for Walgreens CO. doing business as Walgreens #05648, #07276, #10672, #11541, and #12483. (Resolution 26-034)

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 10:40 a.m. An audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER THE FCOS AND DEVELOPMENT AGREEMENT FOR ROBERT & DANIELLE HUFF, CASE NO. CR2024-0002

The Board met today at 11:15 a.m. to consider the FCOs and the development agreement for Robert and Danielle Huff, Case No. CR2024-0002. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Principal Planner Emily Bunn; and Deputy Clerk Diana Hoffman.

Ms. Bunn explained that this case was heard by the Board on February 19, 2026. She stated that the FCOs and development agreement reflect the Board's decision to restrict the site plan to six (6) buildable lots and one (1) private road lot. There was discussion about allowing an accessory structure to be on a lot without a primary residence; the Board decided to allow that for ten (10) years after the final plat is approved. Additional information was added regarding soils, slopes, and irrigation on the site. The development agreement has been signed by the applicant.

Conversation was held regarding review of deliberation that took place during the public hearing for this case.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the FCOs and the development agreement for Robert and Danielle Huff in Case No. CR2024-0002 as presented by DSD. (Agreement No. 26-033)

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 11:18 a.m. An audio recording is on file in the Commissioners' Office.

#### ACTION ITEM: CONSIDER THE TREASURER'S TAX CHARGE ADJUSTMENTS FOR FEBRUARY 2026

The Board met today at 11:31 a.m. to consider the Treasurer's tax charge adjustments for February 2026. Present were Commissioners Brad Holton and Zach Brooks; Treasurer Jennifer Watters; Chief Deputy Treasurer Steve Onofrei; and Deputy Clerk Diana Hoffman.

Treasurer Watters noted that there is a negative balance this month due to adding on homeowners' exemptions from November 1 through December 31. The total is -\$166,585.09 from homeowners' exemptions being added on.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to accept the Treasurer's tax charge adjustments for February 2026 and sign the document.

Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the Board voted unanimously to adjourn at 11:34 a.m. An audio recording is on file in the Commissioners' Office.

#### MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 11:45 a.m. to consider matters related to County Assistance. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Case Manager Kelly George; Director of County Assistance Yvonne Baker; and Deputy Clerk Diana Hoffman.

The action items were considered as follows:

Ms. Baker presented **Case No. 2026-12**, where County Assistance was contacted by the funeral chapel regarding a decedent who passed on March 14. The application was received on March 16. The decedent had resided in Ada County as of January 31, 2026. Per Idaho Code 31-3407, the county obligated for payment of non-medical assistance for eligible applicants shall be the county in which said applicant currently maintains a residence at the time of application. The nursing home was her permanent residence and is in Ada County, making Canyon County not the payer of last resort, even though the decedent does meet the criteria for being indigent.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to deny Case No. 2026-12.

Ms. George presented **Case No. 2016-847**. This application was submitted in 2016 for emergency services totaling approximately \$400,000.00. At that time, county and state paid nearly \$120,000.00 to the applicant's medical providers on their behalf. Since then, the applicant has paid back \$74,000.00. The applicant recently sold his real property, as part of the net proceeds, the title company paid his county medical debt in full, for a payment of \$40,680.00. At this time, the applicant's medical liens are brought before the Board for release.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to release the liens on Case No. 2016-847, as the applicant has satisfied the outstanding debt on this.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to adjourn at 11:50 a.m. An audio recording is on file in the Commissioners' Office.

#### MARCH 2026 TERM

CALDWELL, IDAHO    MARCH 20, 2026

No meetings were held this day.

#### MARCH 2026 TERM

CALDWELL, IDAHO    MARCH 23, 2026

No meetings were held this day.

#### MARCH 2026 TERM

CALDWELL, IDAHO    MARCH 24, 2026

#### APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Ashley Johnson, IT
- Josiah A. Leon, Facilities
- Dawn Pence, Fleet

#### COMMUTER VEHICLE AUTHORIZATION FORM

The Board approved a commuter vehicle authorization form for:

- William Schorr, CCSO: Deputy K9 Jail

#### FILE IN MINUTES

The Board approved the Treasurer's Monthly report for January 2026

#### MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:31 a.m. for a legal staff update and to consider action items. Present were Commissioners Leslie Van Beek and Brad Holton; Prosecuting Attorney Chris Boyd; Chief Deputy PA Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Ben Cramer; Deputy PA Trent McRae; Director of Fleet Mark Tolman; Emergency Manager Christine Wendelsdorf; Controller Kyle Wilmot; Director of Constituent Services Aaron Williams, and Deputy Clerk Diana Hoffman.

***File into minutes the Treasurer's monthly report for January 2026:*** Commissioner Holton explained he has reviewed the Treasurer's monthly report for January 2026, and the other Board members will review and sign today as well.

***Consider a Resolution Approving Cooperative Purchase with Bryx, Inc.:*** Ms. Wendelsdorf explained that Canyon County already has a contract with Bryx in dispatch. This is a fire station paging system. Recently, dispatch services were acquired for Nampa Fire Department. This will get Canyon County Dispatch and Nampa Fire Department on a standardized paging system for fire dispatch and decrease liability. Commissioner Van Beek noted that this has been a smooth process because of County employees. The contract was secured as a government contract, saving taxpayer's dollars. It was agreed that this standardization is life-saving for residents of Canyon County. Mr. Cramer explained that this is a cooperative agreement to comply with Idaho law, making it a large contract. This covers ten fire stations.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to approve the resolution approving the cooperative purchase agreement with Bryx Inc. as presented for \$406,250.00.

***Consider Notice of Intent to Sell Surplus Property to Adams County:*** Commissioner Holton explained this is for a one 2019 Ford Interceptor Utility vehicle. This is a great opportunity for political subdivisions around Canyon County. Mr. Tolman explained that this vehicle is mileage-out and timed-out for Canyon County and was scheduled to be sent to auction. Adams County had a need and interest in the vehicle. The amount they are paying for the vehicle will keep the County whole in this transaction.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to sign the notice of intent to sell surplus property to Adams County for a 2019 Ford Interceptor Utility vehicle.

***Consider a Public Hearing Notice Regarding a Request by Middleton Rural Fire Protection District to Amend Impact Fees:*** Commissioner Holton verified with legal counsel that the standard form was being presented, consistent with the forms used for other fire districts. Commissioner Van Beek spoke to the need for impact fees for Middleton Fire due to their growth.

Commissioner Van Beek made a motion to sign the public hearing notice regarding a request by the Middleton Rural Fire District to amend its impact fees as presented. Commissioner Holton noted that this establishes the date, time, and place for the public hearing, which is part of the required process. Commissioner Van Beek specified that the meeting will be held April 6<sup>th</sup> and that the proposed fee increases are outlined in the notice.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to sign the public hearing notice regarding the request by Middleton Rural Fire District to amend their impact fees.

Commissioner Van Beek clarified that the hearing will be held April 8<sup>th</sup>, not April 6<sup>th</sup>.

***Consider a Resolution Granting a Change to the Alcoholic Beverage License for Maverik #5407:*** Commissioner Van Beek noted that this is a change in applicant/business name and officers.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to approve the change as the application states.

Deliberation was held around the necessity of speaking with legal staff in executive session. Deputy PA Wesley requested entering into an Executive Session at a later date.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 9:42 a.m. An audio recording is on file in the Commissioners' Office.

#### MEETING WITH DSD TO CONSIDER ACTION ITEMS

The Board met today at 10:31 a.m. with DSD to consider action items. Present were Commissioner Leslie Van Beek; Commissioner Brad Holton; Assistant Director of DSD Joshua Johnson; and Deputy Clerk Diana Hoffman.

***Consider Resolution Granting a Refund to Matt Wilke; Case No. OR2025-0022:*** Mr. Johnson explained that this request concerns a comprehensive plan amendment and conditional rezone submitted by applicant Matt Wilke, Case No. OR2025-0022. After the planner completed a site visit, they recommended against the comprehensive plan amendment. Given the large cost, a refund in the amount of \$3,200.00 is recommended.

Discussion ensued regarding the Canyon County Comprehensive Plan. Mr. Johnson explained that a comprehensive plan amendment should have a higher threshold to be changed. Currently, there is a monolithic comp plan designation throughout the county.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to grant the refund request in Case No. OR2025-0022 for \$3,200.00 as presented.

***Consider Resolution Granting a Refund to Symms Fruit Ranch; Case No. AD2025-0096 & RD2025-0017:*** Mr. Johnson explained that in Case No. AD2025-0096 and RD2025-0017, some work had been completed, but it occurred after the seven (7) day threshold outlined in the adopted fee scale. DSD's recommendation is to issue only a partial refund based on the work that was accomplished. The calculated value of the work completed is \$1,167.00.

Upon a motion by Commissioner Van Beek and second by Commissioner Holton, the Board voted unanimously regarding Case No. AD2025-0096 and RD2025-0017 that a partial refund is provided in the amount of \$1,167.50.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 10:39 a.m. An audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE § 74-206(1)(D) & (F) REGARDING 602NN TAX EXEMPTIONS, RECORDS EXEMPT FROM PUBLIC DISCLOSURE, AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

MEETING WITH ASSESSOR'S OFFICE ON RECAPTURE OF PROPERTY TAX EXEMPTION UNDER IDAHO CODE § 63-602NN

- Action Item: Consider Recapture of Previously Granted Exemption for Cordova Outdoors, LLC

CONTINUED PUBLIC HEARING TO CONSIDER A REQUEST BY JOSEPH AND JOY YOUNG FOR A CONDITIONAL REZONE OF APPROXIMATELY 13.79 ACRES FROM "A" (AGRICULTURAL) TO "RR" (RURAL RESIDENTIAL), CASE NO. CR2024-0005

- Action Item: The Board will consider whether to approve, deny or table the request

MARCH 2026 TERM  
CALDWELL, IDAHO    MARCH 25, 2026

COMMUTER VEHICLE AUTHORIZATION FORM

The Board approved a commuter vehicle authorization form for:

- Kolbe Pennington, CCSO: Deputy K9 Jail

### APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Acapulco Mexican Restaurant to be used 3/28

### PUBLIC HEARING TO CONSIDER A REQUEST BY PARMA RURAL FIRE PROTECTION DISTRICT TO AMEND IMPACT FEES

- Action item: Consider Planning and Zoning Commission recommendation to adopt amended [Parma Rural Fire Protection District] Capital Improvement Plan and Development Impact Fee Study August 25, 2022, as an element of the Canyon County 2030 Comprehensive Plan.
- Action item: Consider adoption of the [Parma Rural Fire Protection District] Capital Improvement Plan and Development Impact Fee Study August 25, 2022.
- Action item: Consider an ordinance authorizing the adoption of a new additional Parma Rural Fire Protection District impact fee schedule as follows:
  - Residential (per Single Family Dwelling Unit) \$1,984.00
  - Residential (per Multi-Family Dwelling Unit) \$ 825.00
  - Non-Residential (per 1000 retail square feet) \$4,126.00
  - Non-Residential (per 1000 office square feet) \$1,590.00
  - Non-Residential (per 1000 industrial square feet) \$ 714.00
  - Non-Residential (per 1000 Institutional square feet) \$3,314.00

### EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206 (1) (B) AND (D) REGARDING PERSONNEL MATTERS AND RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 26, 2026

### APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- John D. Brandel, Fleet

### MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:31 a.m. for a legal staff update and to consider action items. Present were Commissioner Leslie Van Beek; Commissioner Brad Holton; Deputy PA Zach Wesley; Deputy PA Laura Keys; Fair Director Diana Sinner; Deputy Director Daniel Pecunia; Director of HR Marty Danner; Director of Fleet Mark Tolman; Assistant Fleet Director Dawn Pence; Director of Constituent Services Aaron Williams; and Deputy Clerk Diana Hoffman. Action items were considered as follows:

***Consider a Resolution to Adopt Changes to the Job Title and Pay Grade of One (1) Position with County Fleet Department:*** Director Danner explained that this has been a much-needed update. There are four (4) approved PCN positions in the Fleet Department classified as “Shop Technicians.” One position works primarily with the heavy vehicles the Fleet Department services, including buses, armored vehicles, and other large equipment. This work requires additional skills, different certifications, and a Class B CDL. The job description was modified to reflect these additional duties and qualifications. Once updated, a review of the pay grade was necessary to align it with qualifications and responsibilities similar to the Heavy Vehicle Technician position at the Landfill. Today’s request is to modify one already-approved PCN and move it from a Shop Technician at grade 12 to a Heavy Vehicle Technician at grade 14. Director Tolman reiterated that this position involves heavier work, including framework, diesel engines, and ambulances. This workload has grown significantly compared to previous years. Director Danner clarified that there is already an employee in this role who is fully qualified and experienced. The position will not be posted; if approved, a blue sheet will be submitted.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to approve the PCN change from a Shop Technician grade 12 to a Heavy Vehicle Technician grade 14 because of the information that’s been presented on the record, including a job description for those responsibilities as presented. (Resolution No. 26-040)

***Consider a Resolution Approving Canyon County Fair Vendor and Concessionaire License Agreements:*** Mr. Wesley explained that the vendor and concession agreements contain the same terms and have now been standardized. They will only require the applicant’s signature, eliminating the need for hundreds of individual Board approvals, and instead passing a resolution approving the standardized forms. Administrative updates were made to align the contracts. Director Sinner explained that the intent was to create consistency. Changes include removing the requirement that first-time and out-of-state licensees pay cash for rental space, as this has not been enforced during her thirteen years with the Fair; standardizing cancellation fees based on the time of cancellation; removing outdated fields such as fax number and adding an email field; adding language clarifying that concessionaires are responsible for cleanup (previously included only in vendor agreements); and aligning language that was altered during and after Covid so that both agreements match. Additionally, outdated prohibitions on all forms of gambling and games of chance were removed, as carnival games and State-approved raffles are already permitted. Mr. Wesley noted that a catch-all clause was added requiring compliance with law, ensuring illegal gambling remains prohibited while lawful games remain allowed. Director Sinner clarified that no fee changes were included – only administrative updates to the agreement language.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to sign the concessionaire license agreement as well as the vendor booth license agreement for the Canyon County Find Your Fun Fair. (Resolution No. 26-041)

***Consider a Resolution Waiving Certain Landfill Fees for Canyon County Residents for One Day Only on Saturday, April 25, 2026:*** Mr. Pecunia explained that as stated April 25, 2026, has been selected

for the annual free day. Upon signature, residents may dispose of up to one ton of household trash, including one (1) refrigerated item and four (4) tires. Items exceeding these limits will be charged standard fees. Commercial accounts will continue to be charged. Mr. Pecunia stated that Director Loper will coordinate with Director Williams to publicize the event and prepare materials for social media.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to sign the resolution of Canyon County Board of Commissioners waving certain landfill fees for Canyon County residents for one day only on Saturday, April 25, 2026, as presented. (Resolution No. 26-042)

Commissioner Van Beek asked Mr. Pecunia whether residents must provide proof of residency. He confirmed that proof is required, with the exception of Owyhee County residents. Owyhee County conducts its own cleanup event in the Homedale area and brings that waste on a Monday to avoid overcrowding the landfill.

*A request was made to go into Executive Session as follows:*

EXECUTIVE SESSION – REGARDING RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records that are exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The purpose was to discuss potential litigation revolving around a request for reconsideration.

The Executive Session began at 9:45 a.m. and concluded at 10:01 a.m. with no decisions being made and no business being brought forward.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 10:01 a.m. An audio recording is on file at the Commissioners' Office.

#### DSD GENERAL BUSINESS

The Board met today with DSD to discuss general business. Present were Commissioner Leslie Van Beek; Commissioner Brad Holton; Assistant Director of DSD Joshua Johnson; Director of DSD Jay Gibbons; and Deputy Clerk Diana Hoffman.

Director Gibbons explained that he wanted to touch base regarding the IDWR—the Department of Water Resources – and their recent news release. Mr. Gibbons stated that he read through the memo and reached out for additional information, specifically regarding the impact on domestic wells. IDWR referenced 21 applications for irrigation groundwater rights but did not mention

domestic wells. Once that information is received, he will bring it back to the Board. Mr. Gibbons referenced an email that he received in September from IDWR discussing groundwater studies and monitoring wells in the area of concern. A map provided in the press release illustrated the area referenced, which includes the entire south side of Lake Lowell to the County line at the Snake River; it does not extend north at this time. Additional research is taking place. They are looking for impacts to deep water. The cause tends to be parcels with 5-acre lots irrigating with their domestic wells, affecting surrounding wells. This falls under the purview of IDWR to enforce. Once the studies conclude, IDWR should release their findings and recommendations.

The County does have a few open applications that came through with community wells; those draw from a deeper aquifer, and this situation may impact them. Development agreements in place on existing subdivisions that have not completed the process to finalize their rezone for subdivisions with community well requirements will be precluded from applying for the necessary community well for five years. However, this can be resolved by having those applicants complete a time-extension request and modify the development agreement to request additional time. The County would have standing to modify the agreements in that regard. If an extension is not filed, they will time out on their own. All is not lost for these applicants. Once more information is received, the Board will be updated.

Commissioner Holton noted that he is aware of multiple pending applications involving an existing agricultural well that has not been utilized for an extended period. The applicants intended to convert that well into a community system, which requires a change in water permit. Mr. Gibbons noted that it would require an application to IDWR for a change of use, and those applications may encounter issues. Commissioner Holton stated he wanted to be proactive and notify applicants if they are precluded from proceeding.

Director Gibbons clarified that this has always been a potential issue with a state agency that has oversight over many services that Canyon County residents require. This type of change could occur at any time in any of those departments. The County did not receive prior notification that this was forthcoming.

Commissioner Holton noted that Legal was asked where they were with the ordinances. They stated they needed one (1) more meeting with Development Services, as their understanding was that more revisions were forthcoming.

Mr. Gibbons specified that DSD has regular legal coordination meetings. The most recent was yesterday. The administrative division ordinance was discussed and is getting close to completion.

Mr. Johnson said it is getting closer to a workable product for review. The plan is to use the contacts already established through previous public outreach. When staff meets with the Planning and Zoning Commission and conducts agency notices, DSD hopes to present a robust set of public comments for the Board to consider. They are working to finalize everything before presenting it to the public.

Mr. Gibbons explained that the ordinance is in a good place, and he believes the public will feel the same.

Commissioner Van Beek provided praise to the Development Services Department, noting that they are working for the public while considering all necessary facets.

Mr. Johnson noted that the Board has received a question-and-answer memo regarding the Comprehensive Plan. The next meeting on that topic will be a productive conversation.

Director Gibbons anticipated being able to discuss the comprehensive plan in depth at the April 16 meeting so the process to send out an RFP can begin. Ideally, a consultant will be selected in May.

Commissioner Holton referenced a conversation with a landowner who requested that Development Services staff use examples that align with Idaho climate and code.

Commissioner Van Beek requested an explanation for the potential change of address on certain situations in Canyon County when GIS works in tandem with Development Services and the BOCC.

Director Gibbons explained that situations arise when GIS, working with Emergency Services, identifies addresses that are out of sequence on a road. At times, this is discovered when an applicant is going through the administrative division process or is replacing a mobile home, and it becomes clear that numbers are not in order or that a private road exceeds the number of houses permitted for addressing. This process is now automatic with the Post Office. DSD understands the inconvenience of the situation. Canyon County ordinance provides for an appeal process and variances; however, the Board will soon be presented with an ordinance update to remove those provisions so they will no longer be appealed.

Commissioner Van Beek explained that an appeal only delays the inevitable. These changes are required to keep the County in compliance and ensure Emergency Services can respond quickly and locate an address in an emergency.

It was clarified that the County is not actively seeking out-of-sequence addresses. These issues tend to be identified during the permitting process. Permits are transmitted to an IT representative at the Sheriff's Office, along with review from DSD staff, and that is when those changes are made.

The Board completed DSD General Business and entered into the deliberation of DSD Action Items. An audio recording is on file at the Commissioners' Office.

#### MEETING WITH DSD TO CONSIDER ACTION ITEMS

The Board met today at 11:15 a.m. with DSD to consider action items. Present were Commissioner Leslie Van Beek; Commissioner Brad Holton; Assistant Director of DSD Joshua Johnson; Director of DSD Jay Gibbons; and Deputy Clerk Diana Hoffman.

***Consider a Resolution Granting a Refund to Jonathan DeBard; Case No. AD2025-0092:*** Mr. Johnson explained that this refund is for Jonathan DeBard, Case No. AD2025-0092. In July of 2025, a non-viable land division application was submitted. Work began – property owner and agency notices were sent out. The applicant decided to withdraw the application. Based on the work completed, DSD feels that \$328.12 is warranted.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to grant a refund of \$328.12 to Jonathan DeBard in Case No. AD2025-0092. (Resolution No. 26-043)

***Consider a Resolution Granting a Refund to Bob Cooper; Case No. OR2024-0001 & RZ2024-0001:*** This is a refund request by Bob Cooper relating to Case No. OR2024-0001, a Comprehensive Plan amendment and rezone; RZ2024-0001. Some initial work was completed on the application, and it was assigned to a planner. No notices were sent out. After the planner reviewed the case and discussed it with the applicant, an alternative approach was pursued involving a building permit transfer, instead of a Comprehensive Plan amendment and rezone. This request was submitted before the County's current refund policy was adopted. The recommendation is that a majority of the fees paid upfront be reimbursed. The original fee total was \$3,750.00; due to the minimal work completed, the recommendation is for a refund of \$2,812.50.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to approve the refund on Case No. OR2024-0001 and RZ2024-0001 in the amount of \$2,812.50 for Bob Cooper as presented. (Resolution No. 26-044)

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn at 11:19 a.m. An audio recording is on file at the Commissioners' Office.

#### MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today to consider matters related to County Assistance. Present were Commissioner Leslie Van Beek; Commissioner Brad Holton; Case Manager Kelly George; and Deputy Clerk Diana Hoffman.

Ms. George presented **Case No. 2026-13**. This is a cremation application for a decedent who passed on March 19. The application was received on March 19. An interview was completed with the decedent's niece on March 20. County Assistance verified residency in Canyon County for the decedent. Research found that the decedent was not employed. They did own personal property and had two financial bank accounts. Given this information, the decedent does not appear eligible for County financial aid for cremation assistance. Canyon County has not been identified as the payer of last resort.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to deny Case No. 2026-13 – request for cremation – as the applicant fails to meet the requirements, as the decedent has assets, and the County is not the payer of last resort.

Ms. George presented **Case No. 2026-14**. This application is for a decedent who passed on March 16. County Assistance received the application on March 24. An interview was completed with the decedent’s daughter and former partner. The decedent has resided in County since December 2025. They were not employed. He was disabled and on hospice. He did have personal property but no financial accounts. As the decedent owned personal property, it is determined that the County is not the payer of last resort.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to deny Case No. 2026-14 – request for cremation – citing that the County is not the payer of last resort, as there are available assets that could be liquidated.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to adjourn at 11:35 a.m. An audio recording is on file at the Commissioners’ Office.

PUBLIC HEARING TO CONSIDER REQUEST BY JUAN JIMENEZ-ARREDONDO, REPRESENTED BY JAIME HUERTA-APPEALING THE DECISION BY P&Z COMMISSION TO DENY THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR A STAGING AREA AND CONTRACTOR SHOP WITHIN AN “A” (AGRICULTURAL) ZONING DISTRICT; CASE NO.CU2025-0013-APL

\* Hearing will be rescheduled to April 22, 2026 \*

- Action Item: The Board will consider whether to approve, deny or table the request

MARCH 2026 TERM

CALDWELL, IDAHO    MARCH 27, 2026

No meetings were held this day.

MARCH 2026 TERM

CALDWELL, IDAHO    MARCH 30, 2026

No meetings were held this day.

MARCH 2026 TERM

CALDWELL, IDAHO    MARCH 31, 2026

## APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Lila Jensen, Parks
- Kolbe Pennington, CCSO
- Tracie Jarawan, Parks
- Matthew Hayes, CCSO
- Nicole Nieves, IT
- Cynthia Avila, Juvenile Detention Center
- Steve Webb, IT

## MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:30 a.m. for a legal staff update and to consider action items. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Deputy PA Zach Wesley; Deputy PA Laura Keys; Deputy PA Trent McRae; Deputy PA Ben Cramer; Director of HR Marty Danner; Director of IT Steve Webb; Director of Development Services Jay Gibbons; Assistant Director of Development Services Joshua Johnson; Code Enforcement Supervisor Eric Arthur; Assessor Brian Stender; Chief Deputy Assessor Roger Craig; Administrative Property Appraiser Holly Hopkins; Certified Property Appraiser Supervisor Autumn Wall; Director of Constituent Services Aaron Williams; additional applicable Canyon County Staff; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

***Consider a Resolution to Change the Job Title and Salary Grade of One (1) Position in the Information Technology Department:*** Director Webb explained that this is merely a title change from CTO to CIO, with the job description remaining nearly the same. Commissioner Van Beek noted her support for the resolution and provided her background information regarding the title change. Commissioner Holton clarified that this title change represents the transition from a temporary title to the full-time IT Director role.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to sign the resolution to change the job title and salary grade of one position in the Information Technology Department as presented. (Resolution No. 26-045)

***Consider a Public Hearing Notice Regarding a Request by Nampa Fire Protection District to Amend Impact Fees:*** Mr. Wesley noted that this notice pertains to the upcoming hearings for the Nampa Fire Protection District, consistent with the notices prepared for other fire districts.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the public hearing notice regarding a request by Nampa Fire Protection District to amend impact fees as presented.

***Consider Independent Contractor Agreement with Alexa "Ali" Perkins:*** Mr. McRae stated that this is a standard contract. Canyon County already has a contract with Ms. Perkins for other guardianship cases, and she handles a significant number of child protection matters. This agreement pertains to her work with the Board of Community Guardians.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the agreement to continue her employment in that capacity as presented. (Agreement No. 26-037)

*A request was made to go into Executive Session as follows:*

EXECUTIVE SESSION – REGARDING RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records that are exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The purpose was to discuss a pending litigation regarding the Development Services Department.

The Executive Session began at 9:37 a.m. and concluded at 10:17 a.m. with no decisions reached and no business brought forward.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 10:18 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH HIGHWAY DISTRICT 4 FOR A PRESENTATION ON CURRENT AND FUTURE ROADWORK IN CANYON COUNTY

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206 (1)(c), (d) AND (f), REGARDING ACQUISITION OF AN INTEREST IN REAL PROPERTY, RECORDS EXEMPT FROM PUBLIC DISCLOSURE, AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

The Board met today at 1:33 p.m. for Executive Session. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Chief Deputy PA Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Ben Cramer; Director of Solid Waste David Loper; Deputy Director of Solid Waste Daniel Pecunia; Director of Facilities Rick Britton; Sheriff Kieran Donahue; Chief Deputy Doug Hart; CHA Executive Director Mike Dittenber; Highway District 4 Director Bruce Bayne; Mosquito Abatement Director Jim Lunders; Realtor Norm Brown; City of Caldwell Engineer Hallie Hart; City of Caldwell Mayor Eric Phillips; Director of Development Services Jay Gibbons; additional interested parties; and Deputy Clerk Diana Hoffman.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206 (1)(c), (d), and (f), regarding acquisition of an interest in real property, records exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation. The purpose of the session was to discuss the acquisition of real property.

The Executive Session began at 1:34 p.m. and concluded at 2:51 p.m. There was no other business being brought forward and no decisions to be made from the Executive Session. The meeting adjourned at 2:51 p.m. An audio recording is on file in the Commissioners' Office.

Commissioner Minutes

March 31, 10:37 a.m. – 11:18 a.m.

**MEETING WITH HIGHWAY DISTRICT 4 FOR A PRESENTATION ON CURRENT AND FUTURE ROADWORK IN CANYON COUNTY**

Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks

Highway District 4 Director Bruce Bayne

Highway District 4 Engineer Michael Kaes

Director of Constituent Services Aaron Williams

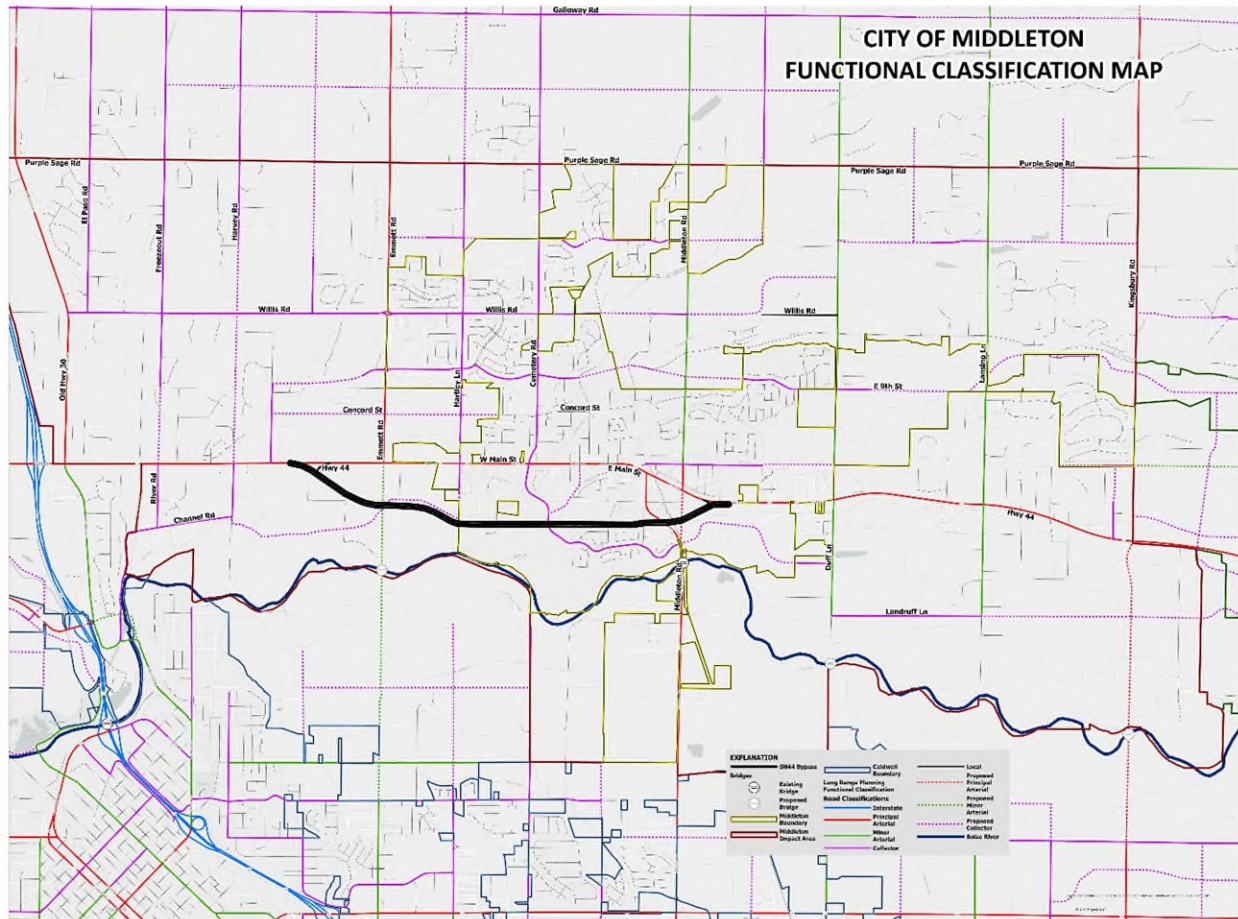
Deputy Clerk Diana Hoffman \_\_\_\_\_

MEETING WITH HIGHWAY DISTRICT 4 FOR A PRESENTATION ON CURRENT AND FUTURE ROADWORK IN CANYON COUNTY

The Board met today at 10:37 a.m. for a presentation on current and future roadwork in Canyon County by Highway District 4. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Highway District 4 Director Bruce Bayne; Highway District 4 Engineer Michael Kaes, Director of Constituent Services Aaron Williams; and Deputy Clerk Diana Hoffman.

Bruce Bayne introduced Michael Kaes, the new engineer with the district, as the current engineer is preparing for retirement. Mr. Bayne shared that they always welcome questions and encourage the Board to direct any constituents to their office who may have questions.

Mr. Bayne began his presentation by discussing the City of Middleton Bypass based on a provided image.



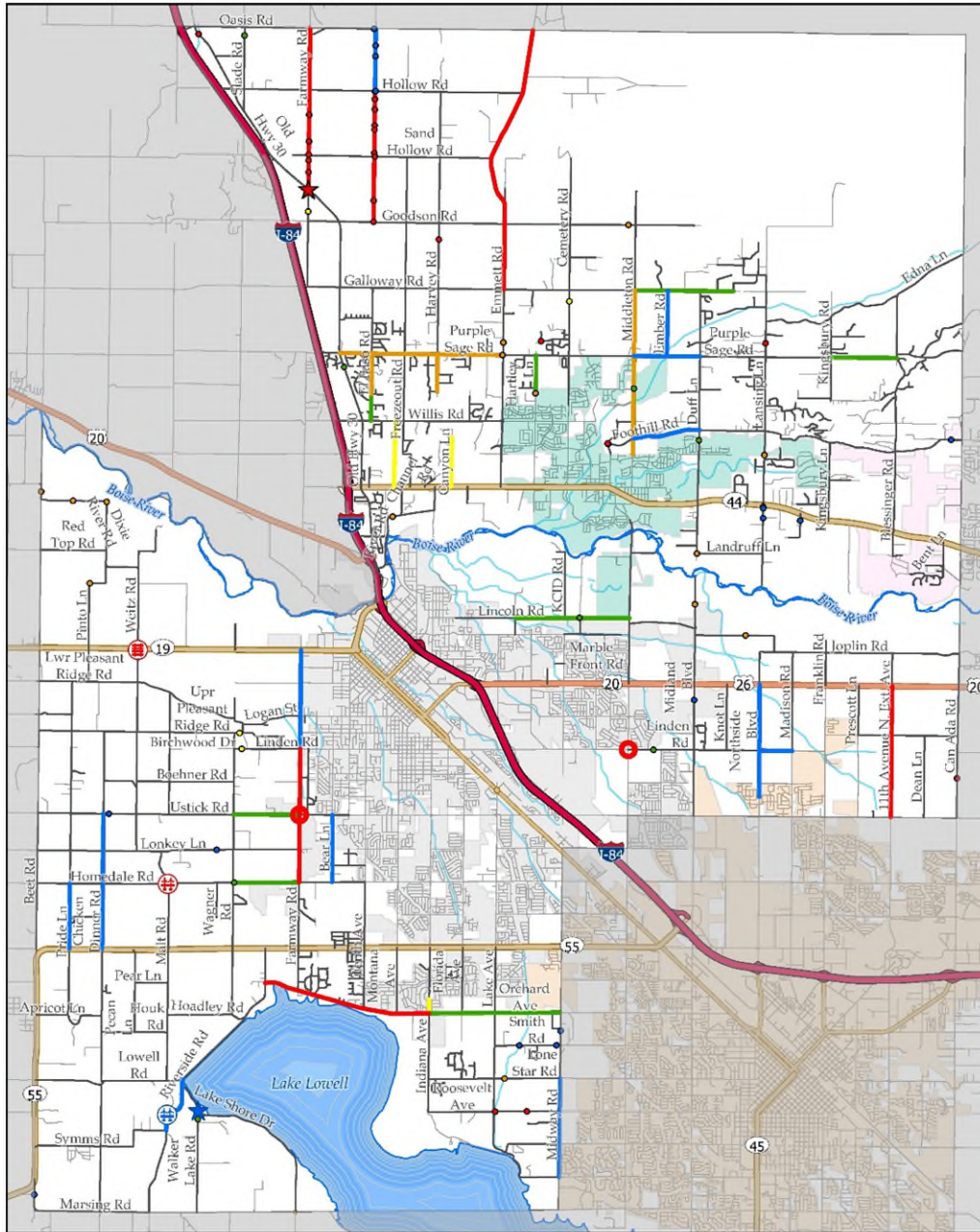
Discussion was held regarding the option of the bypass.

Mr. Bayne stated that HD4 is in support of the Middleton bypass. Due to the amount of traffic on Middleton Road, the Boise River bridge will have to be expanded in the next few years. Multiple options are being considered, and a consultant has been brought on. Middleton Road is one of the heaviest traveled roads in the district.

Mr. Kaes explained that the preferred construction option is to add two (2) lanes on the western side of the bridge and retain the existing structure. He explained why this is the preferred option. Funding for this project was discussed, and it was confirmed that impact fees are being collected in that area.

Mr. Bayne provided a map to highlight some of the work that has been completed over the past five years.

# Highway District 4 - Roadway Projects



- Year and Project Type**
- 2021, Pipe
  - 2022, Pipe
  - 2023, Pipe
  - ⊕ 2024, Bridge
  - ★ 2024, Intersection Rebuild
  - 2024, Pipe
  - ⊕ 2025, Bridge
  - 2025, Pipe
  - ⊕ 2025, Railroad Crossing
  - 2025, Roundabout
  - 2021, Roadway
  - 2022, Roadway
  - 2023, Roadway
  - 2024, Roadway
  - 2025, Roadway
- City**
- Middleton
  - Caldwell
  - Star
  - Nampa

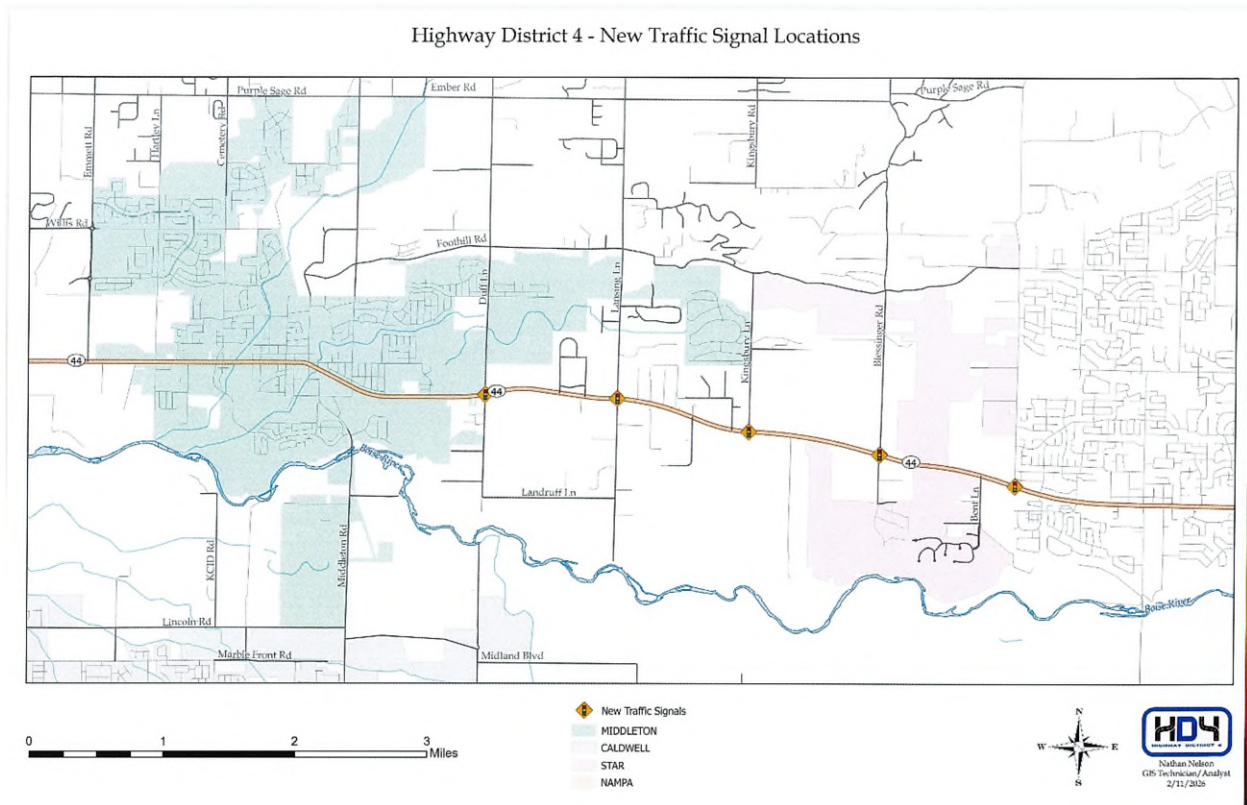
Nathan Nielson  
GIS Technician/Analyst  
2/25/2026

0 1.5 3 4.5 Miles

This map does not include maintenance projects such as tree trimming, pothole repair, shoulder work, weed spraying, and sign management (approximately 7,000 signs in the district). Approximately fifty miles of chip sealing are completed every year. The process for chip sealing rotation was outlined.

Mr. Bayne moved on to discuss Highway 44. It was explained that HD4 has entered into an agreement with the Idaho Transportation Department (ITD) regarding this road. ITD oversees control of Highway 44, while HD4 controls all roads connecting to it. A map was presented showing the location of five (5) new traffic signal locations that will be installed. Three (3) of the traffic signals will be funded by subdivisions that are being built in the area. Those intersections include:

- Blessinger Road
- CanAda
- Kingsbury Lane

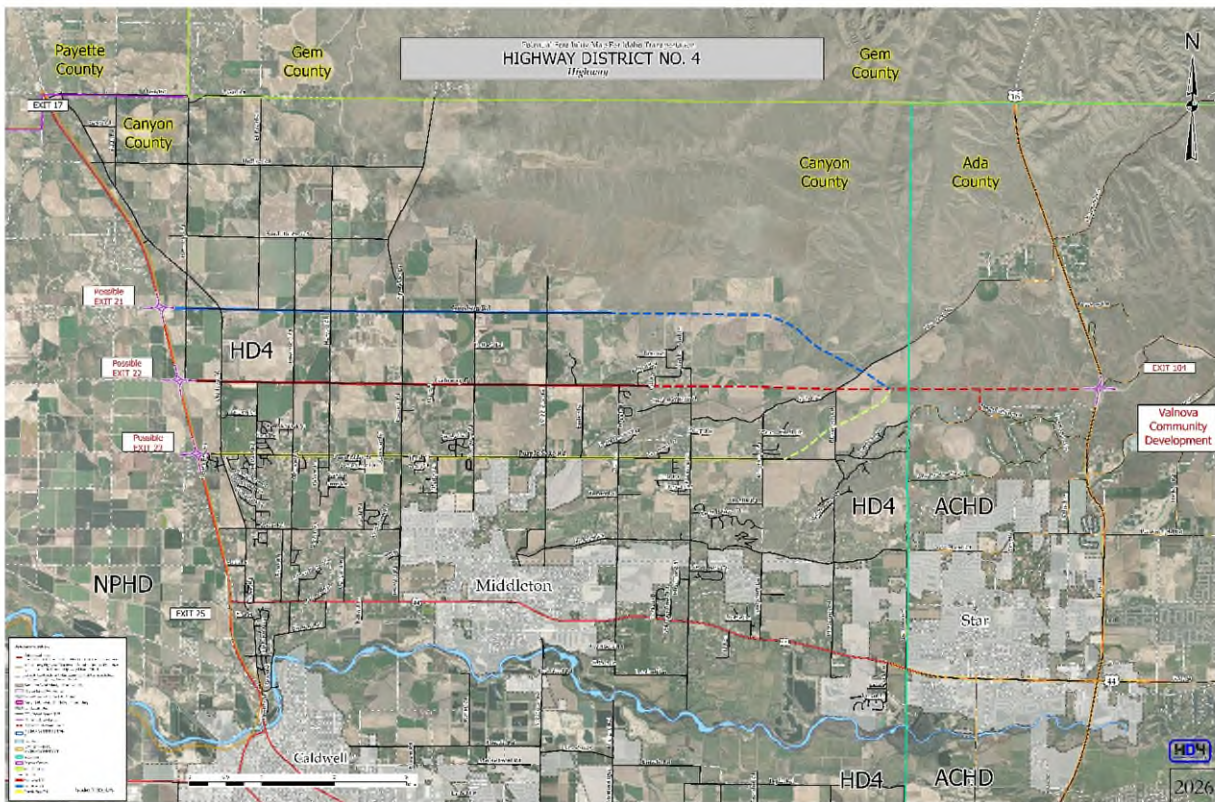


This is the same process that allowed lights to be installed on Highway 55 from Farmway to Indiana. Currently, it is estimated to take about nine (9) months to get these signal lights approved through ITD. ITD will oversee the maintenance and upkeep of these signal lights.

Mr. Bayne then discussed what he is calling the Northern Road. This would involve putting in an interchange off of I-84. The following are being considered:

- Goodson Road

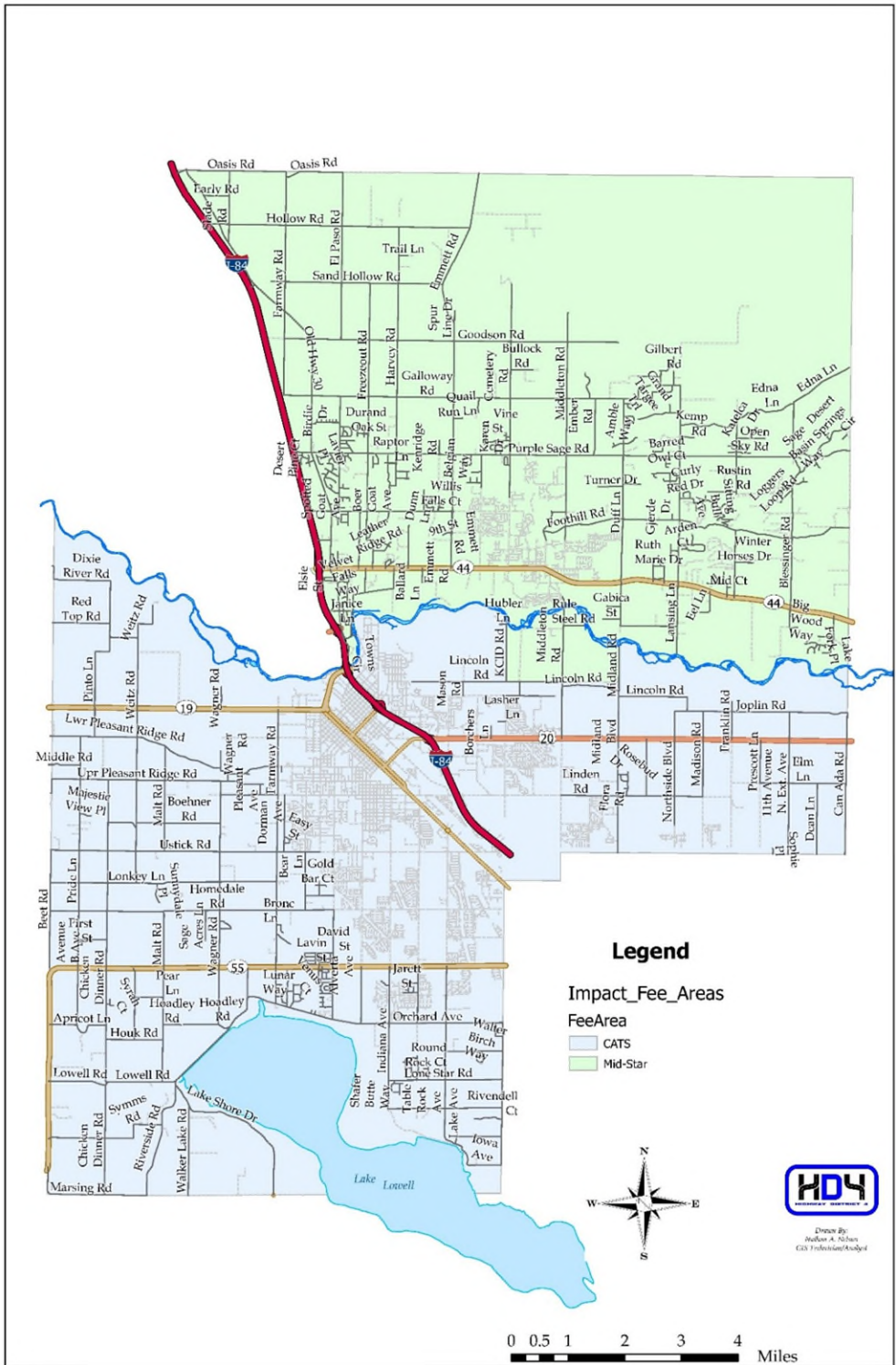
- Less desirable based on the topography closer to I-16
- **Purple Sage Road**
  - Less desirable based on the number of right-of-ways
  - Two (2) existing developments
  - Curve in the road
- **Galloway Road – Preferred location (in red)**
  - Exit 22
  - Would connect to I-16
  - Straighter route
  - Already a bridge at I-84 and level approach



There have been meetings with COMPASS, the City of Middleton, the City of Star, the City of Eagle, ITD, Notus-Parma Highway District, and ACHD.

Building the interchanges can take four to five years. They require an Interchange Justification Report (IJR). Federal funds will also be required due to the cost. In the meantime, preliminary preparation of the road can begin.

Mr. Bayne explained that the following map shows the two (2) impact fee areas in his district.



The area in green is the Mid-Star Area, which currently has impact fees in place. The light blue area is referred to as CATS (Caldwell, Northern & Western Nampa/County). HD4 met with the

DIFAC committee on February 24 and received approval to move on to P & Z to obtain approval of impact fee. They will then be presented to the Board of County Commissioners, making Highway District 4 the only highway district in the county collecting impact fees.

For single-family housing, there is a single rate. Assessments are not made on these properties. Any commercial or industrial property receives an assessment within 30 days. If preferred, an individual assessment can be completed. HD4 is statutorily required to send out an assessment within 30 days in order to collect impact fees.

Mr. Bayne proposed returning to the Board annually to keep them informed about the activities of Highway District 4.

Commissioner Holton asked for input from HD4 when they are contacted on land use applications. A request was made for a statement to help educate the public about impact fees. Providing feedback to the Board on land use applications allows the Board to make the most informed decision. It was recommended that traffic counts be included with recommendations. Discussion was held about how both municipalities can support one another.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 11:18 a.m. An audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206 (1)(c), (d) AND (f), REGARDING ACQUISITION OF AN INTEREST IN REAL PROPERTY, RECORDS EXEMPT FROM PUBLIC DISCLOSURE, AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

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The Executive Session began at 1:34 p.m. and concluded at 2:51 p.m. There was no other business being brought forward and no decisions to be made from the Executive Session. The meeting adjourned at 2:51 p.m. An audio recording is on file in the Commissioners' Office.

THE MINUTES OF THE FISCAL TERM OF MARCH 2026 WERE READ AND APPROVED AND FOUND TO BE A PROPER RECORD OF THE PROCEEDINGS OF THE BOARD OF CANYON COUNTY COMMISSIONERS, CANYON COUNTY IDAHO.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CANYON COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Commissioner Leslie Van Beek

\_\_\_\_\_  
Commissioner Brad Holton

\_\_\_\_\_  
Commissioner Zach Brooks

ATTEST: JESS URRESTI, CLERK

By: \_\_\_\_\_, Deputy Clerk