APRIL 2026 TERM
CALDWELL, IDAHO APRIL 1, 2026

COMMUTER VEHICLE AUTHRIZATION FORM

The Board approved a commuter vehicle authorization form for:

- Rebekah Capistran, CCSO

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 10:36 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 presented Case No. 2026-16. The decedent passed on March 23. The sister applied for County assistance on March 27 and completed an interview the same day. The decedent resided in Canyon County for more than 30 days prior to their passing, making them a county resident. An investigation did not reveal resources in excess of $1,000.00. The decedent appears to be indigent.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the request for cremation for Case No. 2026-16 as presented, as the applicant meets the criteria of obligated County, payer of last resort, and indigency.

Ms. George presented Case No. 2017-022428. The applicant has satisfied their debt to the County for this indigent medical application. It is requested that the Board sign the release of lien.

Commissioner Van Beek moved to release the lien as requested and presented in Case No. 2017-022428.

Ms. George noted the actual case number for consideration is Case No. 2017-1162.

Commissioner Van Beek amended her motion to Case No. 2017-1162. Commissioner Brooks seconded the motion; the Board passed the motion unanimously.

Commissioner Van Beek motioned to adjourn. Commissioner Brooks adjourned the meeting at 10:39 a.m. An audio recording is on file at the Commissioner's Office.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE § 74-206(1)(a) AND (d) REGARDING PERSONNEL MATTERS AND REGARDING RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE

The Board met today at 11:02 a.m. for a scheduled Executive Session. Present were Commissioner Leslie Van Beek; Commissioner Brad Holton; Director of Juvenile Probation Jose Orozco; Director of HR Marty Danner; and Deputy Clerk Diana Hoffman.

Upon a motion by Commissioner Van Beek, and a second by Commissioner Holton, the Board voted unanimously to adjourn into Executive Session pursuant to Idaho Code § 74-206(1)(b) and (d), to discuss records that are exempt from public disclosure and personnel matters.

The Executive Session began at 11:02 a.m. and concluded at 11:09 a.m.

Consider extending job offer to hire Juvenile Probation Director:

Commissioner Holton moved that the Board would continue the action item to legal staff update tomorrow (Thursday, April 2 at 9:30 a.m.). The motion was amended to state that the decision would be retroactive to today (Wednesday, April 1, 2026). The motion was seconded by Commissioner Van Beek and passed unanimously.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to adjourn the meeting at 11:11 a.m.

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

The Board met today at 1:44 p.m. for a public hearing to consider a request by Homedale Rural Fire Protection District to amend impact fees. Present were: Commissioners Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Director of Constituent Services Aaron Williams, Colin McAweeney with Tischler Bise, and Deputy Clerk Jenen Ross.

Due to lack of representation from the Homedale Rural Fire Protection, Commissioner Holton made a motion to continue the hearing at April 8, 2026, at 2:00 p.m. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Holton and seconded by Commissioner Brooks the Board voted unanimously to adjourn at 1:45 p.m. An audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO CODE ENFORCEMENT

The Board met today at 3:00 p.m. to consider matters related to Code Enforcement. Present were: Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks, Code Enforcement Supervisor Eric Arthur, Code Enforcement Officer Jason Hackney, and Deputy Clerk Jenen Ross.

Mr. Hackney and Mr. Arthur gave background information and history on each parcel.

Consider a certificate of non-compliance for property located at 16990 Star Rd, Nampa; parcel no. R20632500: Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the certificate of non-compliance for property located at 16990 Star Rd, Nampa; parcel no. R20632500.

Consider a certificate of non-compliance for property located at 13676 Lake Ave, Nampa; parcel no. R33025010: Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the certificate of non-compliance for property located at 13676 Lake Ave, Nampa; parcel no. R33025010.

Consider a release of certificate of non-compliance for property located at 0 Leigh Ln, Parma; parcel no. 39481503: Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the certificate of non-compliance for property located at 0 Leigh Ln, Parma; parcel no. 39481503.

Consider a release of lien for property located at 16947 W. Linden St., Caldwell; parcel no. R35595: Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the release of lien for property located at 16947 W. Linden St., Caldwell; parcel no. R35595.

Consider a release of certificate of non-compliance for property located at 22959 Pack Goat Lane, Caldwell; parcel no. 359920111: Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the release of certificate of non-compliance for property located at 22959 Pack Goat Lane, Caldwell; parcel no. 359920111.

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 3:16 p.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER FCOS FOR THOMAS C EVANS; CASE NO. CR2024-0007

The Board met today at 3:50 p.m. to consider FCOs for Thomas C. Evans, case no. CR2024-0007. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Planning

Supervisor Dan Lister, and Deputy Clerk Jenen Ross. A hearing was held on March 17, 2026 for a conditional rezone to C-2 for an RV storage facility. Mr. Lister said the findings have been revised to reflect Board comments at the hearing. Upon the motion by Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the FCOs for Thomas C. Evans, case no. CR2024-0007.

Upon the motion by Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn at 3:58 p.m. An audio recording is on file in the Commissioners' Office.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 2, 2026

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- G&B Enterprises, Inc. dba Slim's Tavern to be used 4/11

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Robert P. Villegas, TCA
- Jose Orozco, Juvenile Probation Department

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 Ben Cramer; Deputy PA Zach Wesley; Director of HR Marty Danner; Director of Juvenile Probation Jose Orozco; Historic Preservation Officer Chelsee Boehm; Trial Court Administrator Benita Miller; Trial Court Judge Whitney; Director of Constituent Services Aaron Williams; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Consider a resolution reappointing members to the Historic Preservation Commission: Ms. Boehm asked for the reappointment of Dr. Rachel Miller and herself to the Historic Preservation Commission. Dr. Miller has been with the Board for a year. She is a professor of history at the College of Idaho, and she has been a valuable resource, including assisting in finding interns for local historic societies. Ms. Boehm, as an employee, would like to be reappointed as she takes notes and keeps the commission informed of activities within Canyon County Parks.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the resolution to reappoint Ms. Boehm and Dr. Rachel Miller to the Historic Preservation Commission. (Resolution No. 26-046)

Consider extending Job Offer to hire Juvenile Probation Director: Commissioner Holton noted that this action item is a continuation from yesterday, to extend the job offer to hire the Juvenile Probation Director. Ms. Danner explained this position is a shared position with the courts and Juvenile Probation Department. This resolution would appoint Jose as director of Juvenile Probation and remove the interim status he has operated under.

The Board provided praise for Jose and their support for him taking on the director's position. Judge Whitney stated he and the Trial Court Administrator are in support of this position being filled by Jose.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the resolution appointing Jose Orozco as Director of the Juvenile Probation Department. (Resolution No. 26-047)

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

EXECUTIVE SESSION – REGARDING PERSONNEL MATTERS, RECORDS 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)(a), (b), (d), and (f), regarding personnel matters, records exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation, to deliberate matters related to the Landfill and the process for salary. After a roll call vote by Commissioner Holton, the Board voted unanimously to approve the motion at 9:40 a.m. The Executive Session concluded at 10:43 a.m. with the Board moving into the next scheduled meeting. An audio recording on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:44 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; Assistant Director of DSD Joshua Johnson; and Deputy Clerk Diana Hoffman.

Mr. Gibbons started with a follow-up from last week on the request he had sent to the Idaho Department of Water Resources regarding their recent memo. A response was received. In

summary, the response indicated IDWR is creating a guidance document on the memo. If a new project involves water rights, that is where the moratorium applies while a survey is being completed; hence the five-year window was set, though the moratorium may last less than five years. It does not affect domestic wells on parcels. Canyon County has received development applications requiring community wells. Those applicants were contacted last week and provided direction. Typical domestic wells can be installed.

Conversation was held describing the differences between groundwater rights and domestic wells. A guidance document is being provided by IDWR. The boundaries for the affected area were explained. Discussion was held on what the process would look like for applications in the affected area that may already be in process.

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

EXECUTIVE SESSION – REGARDING RECORDS 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 exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation, specifically to deliberate possible well approval standards. After a roll call vote by Commissioner Holton, the Board voted unanimously to approve the motion at 10:55 a.m. The Executive Session concluded at 11:08 a.m., with no decisions being reached and the Board continued with DSD general business.

General Business: Mr. Johnson covered March 2026 DSD numbers as follows:

- Revenue:
  - February: down $27,483 from last year
  - March: down $46,500
- Code Enforcement: 177 open cases in March
  - Star Area: 37 violations
  - Nampa Area: 94 violations
  - NW part of the County: 46
- Call Log:
  - February – on the phone almost 67 hours (department-wide)
  - March – on the phone almost 84.5 hours (department-wide)

Conversation was held regarding the status of the ordinance draft. DSD Staff and Deputy PA Wesley met last week. The draft is nearly complete, and an engineer is reviewing the draft.

The implementation of the new private road ordinance is creating some side effects that are being tracked. Situations are being addressed as they arise. DSD is continuing to improve across all spectrums.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 11:17 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER THE REQUEST BY OKSANA AND SERGII RYSHKO FOR A CONDITIONAL REZONE OF APPROXIMATELY 10.94 ACRES FROM AN "A" (AGRICULTURAL) ZONE TO A "CR-RR" (CONDITIONAL REZONE –RURAL RESIDENTIAL) ZONE; CASE NO. CR2025-0001

The Board met today at 1:34 p.m. for a public hearing to consider a request by Oksana and Sergii Ryshko for a conditional rezone of approximately 10.94 acres from "A" (agricultural) to "CR-RR" (conditional rezone – rural residential), case no. CR2025-0001. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Principal Planner Emily Bunn, DSD Planning Supervisor Dan Lister, Attorney Todd Lakey, Angie Armstrong, Sergii Ryshko, Oksana Ryshko, Daniel Meyer, Lisa Bertoni, Curtis Purdy, Carol Purdy, John Berton, Kim Gonzalez, Rachael Hall, Melody Dosier, and Deputy Clerk Jenen Ross.

Todd Lakey offered testimony on behalf of the applicants. He explained this is a small family project. Three lots would be created from the one existing, so there would be one existing home with two additional lots for two additional homes with negligible impact on the area. This is a conditional rezone to rural residential which is what is designated in the comprehensive plan for this area. The average lot size is above 2 acres, but the minimum lot size will be two 2 acre lots with one 6 acre lot. Mr. Lakey noted there is similar zoning in the area. Agriculture is no longer the future for this area so the appropriate designation would be RR in accordance with the comprehensive plan. Mr. Lakey noted that he doesn't feel that ADUs nor additional divisions need to be limited. They've received no agency comments in opposition and will meet all applicable agency requirements.

Ms. Bunn gave the staff report and reviewed a PowerPoint presentation as follows:

Request:

- The applicants, Sergii and Oksana Ryshko, are requesting a conditional rezone of approximately 10.94 acres from the "A" (Agricultural) zone to the "CR-RR" (Conditional Rezone –Rural Residential) zone.
- The request includes a Development Agreement restricting development to 3 residential parcels and the minimum lot size be 2 acres.

Planning and Zoning Commission Meeting – No Recommendation:

Discussion on the Motion:
Commissioner Sheets stated that the project can be conditioned to minimize impacts by adding a condition prohibiting secondary residences and no additional land splits.

Roll call vote: 3 in favor, 3 opposed, motion fails.

MOTION: Commissioner Sheets moved to **recommend approval** of Case No. CR2025-0001 to the Board of County Commissioners and adopt Findings of Fact and Conclusions of law with the addition of conditions stating there shall be no secondary dwellings allowed and no subsequent land divisions. Seconded by Commissioner Mathews.

Roll call vote: 3 in favor, 3 opposed, motion fails.

Chairman Sturgill stated that this request will go to the Board of County Commissioners with essentially a "no recommendation." The Board will conduct another public hearing on this request.

General Background:

- Parcel R37492010 is currently zoned Agricultural ("A") with a future land use of Rural Residential.
- This parcel was created via an administrative land division which was approved in 2007.
- There is currently a single-family residence on site that received a certificate of occupancy in 2025.
- DSD Staff is recommending approval with conditions.

Conditional Rezone Criteria 1 – Comprehensive Plan Consistency:

- R37492010 (10.94 acres) matches Canyon County's Future Land Use Map for 2030.
- The request is consistent with 6 goals and 8 policies of the 2030 Comprehensive Plan.

Conditional Rezone – Criteria 2-4:

- The surrounding area primarily contains residential with some interspersed agricultural uses.
    - To the north, south, east, and west, there are residential subdivisions with lot sizes generally between 1-2.5 acres in size.
    - Some parcels in agricultural production have been conditionally rezoned with a development agreement which will further trend this area to be residential.
- Within 1-mile of the subject property, there are 28 platted subdivisions with an average lot size of 2.05 acres and eleven (11) subdivisions in platting with an average lot size of 1.65 acres.
- In the past five years, the land use cases have been trending this area to contain more residential uses.
- The applicant has proposed conditions to restricting the number of parcels and the minimum lot size being 2-acres in size. The applicant does not want to restrict secondary residences.

Site photos:

Conditional Rezone Criteria 5 – Adequate Facilities and Services:

- Sewer: Individual septic systems are planned for the proposed parcels.
- Water: Individual wells are planned for each parcel.
- Drainage: Stormwater drainage is retained via swales.
- Irrigation: Surface irrigation water is currently provided via gravity irrigation. The Willow Creek Pump lateral is located on site (50-foot total easement width).
    - See proposed conditions of approval #2 and #3.
- Utility agencies did not comment.

Conditional Rezone Criteria 6 – Public Street Improvements and Traffic Patterns/Impacts:

- Highway District No. 4 (HD4) states in their comment letter, "the proposed three (3) additional residential parcels are not anticipated to significantly impact the existing or proposed transportation system. Traffic impacts from the new development will be mitigated by collection of transportation impact fees at the time of building permit issuance."

Conditional Rezone Criteria 7 – Legal Access:

- The subject property has legal access via Purple Sage Road.
- HD4 finds that"…the existing gravel driveway approach will need to be improved with a paved apron to meet ACCHD Standard Drawing 106, with a 24-ft throat width and minimum 20-ft radii."
- A private road will need to be created for three (3) inhabited buildings or more taking access prior to building permit issuance.

Conditional Rezone Criteria 8 – Public Services and Facilities:

- Schools: Middleton School District stated that they do not have any comments at this time as the number of proposed parcels is low but outlined bussing requirements.
- Police: No comments were received.
- Fire Protection: Middleton Fire Protection District outlined that the development shall comply with the 2018 International Fire Code, including the water supply requirement. The approximate response time is 8 minutes from the nearest station.
- EMS: Canyon County Paramedics sent three (3) response times for different stations – 7.88 minutes, 17.31 minutes, and 19.6 minutes

Staff's Proposed Conditions:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
3. At the time of application for an administrative land division, Black Canyon Irrigation District (BCID) applicable requirements shall be met as outlined in their comment letter in **Exhibit D6**. Evidence of compliance with BCID requirements shall be an approved irrigation district document indicating completion of requirements.
4. The subject property, approximately 10.94 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinances (CCCO) and shall not exceed three (3) residential parcels (**Exhibit A2**).
   a. Further divisions of the subject property are prohibited.
   b. The minimum lot size for parcels created shall be 2 acres.
5. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
   a. Commencement (or "commence") shall be as defined in CCCO §07-02-03 (Definitions Enumerated).

Secondary Residence Proposed Conditions:

- The development and placement of a secondary residence on future lots and parcels created as result of this decision, if allowed by ordinance in effect at the time of building permit application, shall comply with the following standards:
  - The secondary residence shall be located within 200 feet of the primary residence (or as near to that distance in compliance with Southwest District Health requirements for applicable waste systems).
  - The secondary residence shall be subordinate in total living area to the primary residence.
  - The secondary residence shall utilize the primary residence potable water well (shared).
  - The secondary residence shall not be divided from the primary residence parcel.
  - The property shall be in compliance with all other zoning ordinance requirements for a secondary residence at the time of building permit application.

Notification (07-05-01) and Comments:

Neighbors within 600' were notified on January 5, 2026 for the P&Z Hearing:
- Two public comment letters were received.

Neighbors within 600' were notified on February 26, 2026 for the BOCC Hearing:
- One public comment was received.

Initial agency noticing and JEPA notice was sent on July 31, 2025. Agencies and a Full Political was sent out on December 31, 2025 and February 26, 2026. Agencies w Staff received comments from the following agencies:

Southwest District Health, Idaho Transportation Department, Idaho Department of Environmental Quality, Highway District No. 4, Black Canyon Irrigation District, Middleton Rural Fire Protection District, Middleton School District, Canyon County Ambulance District, City of Nampa, and Idaho Department of Water Resources (Floodplain).

Testimony was received as follows:

Sergii Ryshko testified in favor of application stating they are planning to build nice custom houses on the lots. They've tried farming alfalfa, but it was not economically feasible. Mr. Ryshko explained they are still planning to live on the 6 acre lot and are not looking to create a high density area. They have adequate water rights for domestic use.

Oksana Ryshko offered testimony in favor of application and supports everything that has already been said by her husband and Mr. Lakey. She feels by making this change they will better match the lot size to what surrounds them and doesn't think 2 additional lots will have a significant impact.

Daniel Meyer testified in favor of application stating this is not high density, and ag use is not a viable option. He feels the Ryshko's should be able to split the lot. The area will still have a rural feel and follows the comprehensive plan.

Lisa Bertoni testified in opposition saying the Ryshko property has been farmed for as long as she can remember. She moved to this area for the rural feel. She doesn't like where the Ryschko's built their house as it is directly behind theirs and ruins their view. She feels that the Ryschko's are ruining the way of life for all the other neighbors.

Curtis Purdy offered testimony in opposition expressing concerns about Mr. Ryshko going back on his word, traffic, overcrowding in schools, and static water levels.

Rachael Hall testified in opposition stating her concerns about the increase to residential density, incompatibility with the ag zone, preservation of ag land, traffic, road maintenance, and septic and well capacity. She is also concerned about the loss of view and that this will be a detriment to everyone's wellbeing. She believes the rezone is inconsistent with the goals of the comprehensive plan.

Sonya Lee Barrington offered testimony in opposition noting her concerns about continued divisions of the property.

Todd Lakey offered rebuttal testimony stating that land use hearing and applications are not popularity contests, a landowner has the right to make a request that is consistent with the comprehensive plan. Today's proposal is less dense than most in the area and consistent with existing zoning in the area. He explained that a landowner is not required to preserve anyone's view and that today's discussion is really about 2 homes, this is not a major change in lifestyle. The request is consistent with character of the area, there is a strong and stable aquifer, a RUMA is in place, and the 11 acres is not prime farm ground. As the agencies noted, this change is so small there would be no impact to roads, fire, or schools.

Commissioner Brooks motioned to close public testimony. The motion was seconded by Commissioner Van Beek and carried unanimously.

Commissioners Brooks and Van Beek stated they are opposed to ADUs.

Commissioner Brooks agrees with the P&Zs attempt to approve the application and Commissioner Holton believes the request meets all 8 criteria.

The Board reviewed the 8 criteria as follows:

Conditional Rezone Criteria:

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?
The Board finds the application meets the criteria.

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation? The Board finds the application meets the criteria.

3. Is the proposed conditional rezone compatible with surrounding land uses? The Board finds the application meets the criteria.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts? The Board finds the application meets the criteria.

5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone? The Board finds the application meets the criteria.

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

7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development? The Board finds the application meets the criteria.

8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? The Board finds the application meets the criteria.

Recommended conditions:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.

2. At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.

3. At the time of application for an administrative land division, Black Canyon Irrigation District (BCID) applicable requirements shall be met as outlined in their comment letter in Exhibit D6. Evidence of compliance with BCID requirements shall be an approved irrigation district document indicating completion of requirements.

4. The subject property, approximately 10.94 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinances (CCCO) and shall not exceed three (3) residential parcels (Exhibit A2).

~~a. Further divisions of the subject property are prohibited.~~

b. The minimum lot size for parcels created shall be 2 acres.

5. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

a. Commencement (or "commence") shall be as defined in CCCO §07-02-03 (Definitions Enumerated).

Commissioner Brooks moved to approve case no. CR2025-0001, Ryshko, finding the application does meet the criteria for approval under article 07-06-07 (6)(a) Canyon County Zoning Ordinance with the conditions that have been discussed and the staff report criteria as cited. The motion was seconded by Commissioner Van Beek and carried unanimously.

The FCOs will be brought back at a later date for Board consideration.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the hearing at 2:57 p.m. An audio recording and supporting documents are on file in the Commissioner's Office.

MEETING WITH INFORMATION TECHNOLOGY FOR PROJECT CLOSURE UPDATE

The Board met today at 3:30 p.m. with Information Technology for a project closure update. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, IT Director Steve

Webb, Assistant IT Director Scott Phillips, Project Manager Shawn Adamson, Development Manager Ryan Cronrath, IT Business Manager Caiti Pendell, Sr. Finance Specialist Micki Schlapia, Other IT Management team members, and Deputy Clerk Jenen Ross.

The following projects were reviewed with the Board:

- 2025 processed mail
- County -wide printer click counts
- Print shop printer click counts
- Service desk tickets
- Call to the operator
- Digitizing paper records
- Website comparison
- Email spam filter report
- Projects report
    - Completed/Closed
    - In Progress

A review of several completed projects was provided to the Board:

- Weekly project hours report
- Total project hours
- Mini projects comparison

A review of several mini projects was provided to the Board:

- List of current/on-going projects

A copy of the year-end report reviewed with the Board is on file with this day's minutes.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting at 3:59 p.m. An audio recording is on file in the Commissioners' Office.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 3, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Sebastian Griffin, PA

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Chop Shop LLC dba Chop Shop; Sushi LW LLC dba Sushi Sushi; Grey Stone Corp. dba V-Cut Lounge; Caldwell Elks Home Association dba Caldwell Elks Lodge #1448; Golden Palace Inc. dba Golden Palace (Resolution 26-048)
- IOU Sushi LLC dba IOU Sushi II (Resolution 26-049)

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 LIKELY LITIGATION

Commissioner Van Beek made a motion to go into Executive Session at 1:34 p.m. pursuant to Idaho Code, Section 74-206(1)(d) and (f), regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation related to the animal shelter. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks, voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, county legal staff, and other participants. The Executive Session concluded at 3:05 p.m. with no decision being called for in open session.

CONTINUED EXECUTIVE SESSION PURSUANT TO IDAHO CODE § 74-206(1)(B), (D) AND (F) REGARDING PERSONNEL ISSUES, RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING LIKELY LITIGATION

Commissioner Van Beek made a motion to go into Executive Session at 3:06 p.m. pursuant to Idaho Code, Section 74-206(1)(b), (d) and (f), regarding personnel matters, records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks, voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, and county legal staff. The Executive Session concluded at 3:28 p.m. with no decision being called for in open session.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 6, 2026

No meetings were held this day.

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Idaho Bowling Corporation Inc. dba Nampa Bowl; Fiesta of Nampa Inc. dba Fiesta Guadalajara; and Fiesta's Arts Inc. dba Fiesta Guadalajara (Resolution No. 26-055)

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Matthew S. Dyal, PA's Office
- Amylee Stratton, Assessor's Office
- Laura Dennison, CCSO
- Kenneth March, Assessor's Office
- John Khamisi, CCSO

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; Chief Deputy PA Aaron Bazzoli; Deputy PA Zach Wesley; Emergency Communications Officer Roxanne Wade; Systems Administrator Ted Winslow; Captain Ray Talbot; Director of Facilities Rick Britton; Director of Landfill Waste David Loper; Deputy Director of Landfill Daniel Pecunia; Clerk Jess Urresti; Controller Kyle Wilmot; Elections Specialist Robin Sneegas; Office Manager Haley Hicks; Assistant Fleet Director Dawn Pence; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Consider taking Comment on the Record for Intent to Sell Surplus Property to Adams County: No one in attendance for comment.

Consider a Resolution Consenting to the Sale of Surplus County Property to Adams County: Mr. Wesley explained that the resolution contains information about the property and designates transfer of the vehicle to Adams County. Commissioner Van Beek stated this is for a Ford Interceptor Utility Vehicle, with the value listed at $5,200.00 as the fair trade-in value.

Upon a motion by Commissioner Van Beek and second by Commissioner Brooks, the Board voted unanimously to sign the resolution consenting to the sale of surplus county property for the Ford Interceptor with a $5,200.00 value. (Resolution No. 26-050)

Consider a Resolution Designating Surplus Personal Property with Nominal Value and Authorizing the Destruction of Canyon County Sheriff's Office Equipment: Ms. Wade explained that this is part

of the IPSCC 911 grant funds. The equipment has reached its end of life. Upgraded equipment will be purchased with grant funds. There is no relevant purpose for these items. Items listed below:

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the resolution designating surplus property with nominal value and authorizing the destruction of the Canyon County Sheriff's Office Equipment as on the attached list. (Resolution No. 26-061

Equipment information:

HDD Serial Numbers:
ZFA1230Y
ZFA11M10
ZFA122VF
ZFA11M90
ZFA1221G
ZFA11MSJ
Server case serial number:
1712234
BMC:
AC1F6BCD771B
PWD:
DHMADFGHBI
Windows Server 2019 STD:
QBFDN-6FFGV-JFWB6-QXVPJ-J8HYF

Consider a Resolution Designating Polling Locations for the May 19, 2026, Election: Clerk Urresti explained that throughout the State there has been increased difficulty in finding polling locations, resulting in two bills this year attempting to assist with securing them. Canyon County has been able to maintain a steady roster for polling locations. There were a few new locations and one that is being combined, as can be seen on the list below.

Precinct Combo	Name	Address 1	City	Zip	
0109	ANDREWS CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	307 E ANDREWS AVE	PARMA	83660	
0209 1110	NOTUS COMMUNITY CENTER	389 1ST ST	NOTUS	83656	
0309	GREENLEAF CITY HALL	20523 WHITTIER DR	GREENLEAF	83626	
0409	MOUNTAIN VIEW CHURCH OF THE NAZARENE	26515 USTICK RD	WILDER	83676	
0509 1410	DEERFLAT FREE METHODIST CHURCH	17703 BEET RD	CALDWELL	83607	
0609	CALDWELL CHURCH OF CHRIST	4012 S 10TH AVE	CALDWELL	83605	
0710	WILLIS CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	1749 WILLIS RD	MIDDLETON	83644	
0810	LANSING CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	22500 LANSING LANE	MIDDLETON	83644	
0910	CORNELL CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	1332 CORNELL ST	MIDDLETON	83644	
1010	OLD HIGHWAY 30 CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	23644 OLD HWY 30	CALDWELL	83605	
1210	NORTHSIDE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	18463 NORTHSIDE BLVD	NAMPA	83687	
1310 1911	LINDEN CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	11792 LINDEN RD	CALDWELL	83605	
1510	CALDWELL EXECUTIVE AIRPORT	4814 E LINDEN ST	CALDWELL	83605	
1610	EAGLE CHRISTIAN CHURCH	10595 CHERRY LN	NAMPA	83687	
1710 3613	BIRCH CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	6111 BIRCH LN	NAMPA	83687	
1811	CANYON HILL CHURCH OF THE NAZARENE	903 N MICHIGAN AVE	CALDWELL	83605	
2011, 2211	O'CONNOR FIELD HOUSE	2207 BLAINE ST	CALDWELL	83605	
2111	CALDWELL PUBLIC LIBRARY	1010 DEARBORN ST	CALDWELL	83605	
2311	FIRST BAPTIST CHURCH	221 E LINDEN ST	CALDWELL	83605	
2411	CELEBRATION CHURCH	2121 CALDWELL BLVD	NAMPA	83651	
2511	MONTANA CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	4509 S MONTANA AVE	CALDWELL	83607	
2611	SOUTHWEST DISTRICT HEALTH	13307 MIAMI	CALDWELL	83607	
2712	KARCHER CHURCH OF THE NAZARENE	2515 W KARCHER RD	NAMPA	83651	
2812	NAMPA PUBLIC LIBRARY	215 12TH AVE S	NAMPA	83651	
2912	NAMPA CHURCH OF THE BRETHREN	11030 ORCHARD AVE	NAMPA	83651	
3012 4723	HARVEST LIFE CHURCH	11437 ORCHARD AVE	NAMPA	83651	
3112	CANYON CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	121 N CANYON ST	NAMPA	83686	
3212	TRINITY LUTHERAN CHURCH	8 S MIDLAND BLVD	NAMPA	83651	Replacing Grace Bible
3312	ROOSEVELT CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	11288 W ROOSEVELT AVE	NAMPA	83651	
3412	FIRST UNITED PRESBYTERIAN CHURCH	400 LAKE LOWELL AVE	NAMPA	83686	
3512	NEW HOPE BAPTIST CHURCH	1829 W IOWA AVE	NAMPA	83686	
3713	IDAHO HISPANIC COMMUNITY CENTER	315 STAMPEDE DR	NAMPA	83687	Replacing Snake River Elementary
3813	GREENHURST CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	3904 E GREENHURST RD	NAMPA	83686	
3913	HAPPY VALLEY CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	88 S HAPPY VALLEY RD	NAMPA	83687	
4013	CROSSROADS CHURCH	4170 E AMITY AVE	NAMPA	83687	
4113	NAMPA FIRST CHURCH OF THE NAZARENE	601 16TH AVE S	NAMPA	83651	
4213	AMITY CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	2212 E AMITY AVE	NAMPA	83686	
4313	COLLEGE CHURCH OF THE NAZARENE	504 E DEWEY AVE	NAMPA	83686	
4413 4923	RUTH CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	927 RUTH LANE	NAMPA	83686	Combining with Lakeshore Baptist
4513	SUNNY RIDGE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	3007 SUNNYRIDGE RD	NAMPA	83686	
4613	BETHEL CHURCH OF THE NAZARENE	3001 12TH AVE RD	NAMPA	83686	
4823	FARMWAY CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	15782 FARMWAY RD	CALDWELL	83607	
5023	LOCUST CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	607 W LOCUST LN	NAMPA	83686	
5123	RANDOLPH CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	112 RANDOLPH DR	MELBA	83641	

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the resolution designation polling locations for the May 19, 2026, election. (Resolution No. 26-052)

Consider Authorizing the Chairman's Signature on the Federal Surplus Property Program Eligibility Application: Mr. Bazzoli noted that there are some minor staff changes. Former employees' names are listed but struck through.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the Chairman's signature on the Federal Surplus Property Program Eligibility Application document as presented.

Consider a Resolution Approving a Change in Alcoholic Beverage License Application for Idaho Golf Partners Inc. dba Timberstone Golf Course: Commissioner Brooks explained that this resolution is

for a request to change services. There is no reason to not support this, as it is supported by Idaho State Police and includes a larger fee.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to sign the resolution approving a change in alcoholic beverage license application for Idaho Golf Partners Incorporated, doing business as Timberstone Golf Course. (Resolution No. 26-053)

Consider a Resolution Approving a Transfer of License for Indian Creek Steakhouse LLC dba Indian Creek Steakhouse: Commissioner Brooks noted that this is a change of ownership, and the license needs to be transferred. Everything else remains in line with the same approvals, such as ISP.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to sign the resolution approving transfer of license for Indian Creek Steakhouse LLC doing business as Indian Creek Steakhouse. (Resolution No. 26-054)

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

EXECUTIVE SESSION – REGARDING 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

Commissioner Van Beek motioned to adjourn into Executive Session under Idaho Code § 74-206(1)(d) and (f), to communicate with legal counsel regarding pending/imminently likely litigation and regarding records that are exempt from public disclosure. A request was made to include subsection (c). An amendment to the motion was made to include subsection (c), interest in real property. The Board voted unanimously to recess into Executive Session at 9:43 a.m. The Executive Session concluded at 10:50 a.m. with no business brought forward as a result.

General Business: Commissioner Holton inquired with Clerk Urresti regarding the date scheduled for budget adoption. Controller Wilmot explained that the budget adoption date has not yet been noticed and that the process is still on track with statutory requirements. Commissioner Holton requested that the budget adoption be tentatively scheduled for August 18. It was agreed that the Clerk would check statutory requirements and inform the Board of the appropriate date.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 10:55 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH CALDWELL LATINO MARKET REGARDING USE OF COURTHOUSE PARKING LOT

The Board met today at 11:01 a.m. with the Caldwell Latino Market regarding use of the Courthouse Parking Lot. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Deputy PA Zach Wesley; Deputy PA Ben Cramer; Captain Chuck Gentry; Captain Ray Tolbot; Director of Facilities Rick Britton; representatives of the Caldwell Latino Market; and Deputy Clerk Diana Hoffman.

Director Britton explained Virginia with the Caldwell Latino Market reached out to him inquiring about use of the main courthouse parking lot. They host an event on Saturdays from 3:00–11:00 p.m. This is a new inquiry, so he asked the Board and legal to come together about this. He asked Virginia to explain more in-depth what the event is.

Virginia explained that the Caldwell Latino Night Market has been holding their weekly event at the Nancolas Building parking lot. She provided participant numbers and information on how the market has served the community. The market has provided four scholarships to youth in the Canyon County community, including for technical schooling, community college, and traditional college. The hope is to grow the outreach this year and help Wilder School District expand its music program. To provide consistency for patrons and vendors, a full-year commitment to a location is needed. Caldwell was unable to accommodate use of the Nancolas parking lot every Saturday this season. They are hoping to work with Canyon County to put together a successful event.

Discussion was held on how the event functions.

- 35-45 vendors each week
    - Retailers and food trucks
    - All food vendors must maintain necessary permits/licenses
- Community classes are provided for vendors, including
    - Taxes
    - Insurance
    - Health Department
    - Fire Department (truck inspections)
- Staff clean and remove all trash after the event
- Contracted security
    - All staff have completed crowd control training
- Alcohol sales are available
    - Limited sales
    - Beer garden setup – no open containers allowed outside the designated area
- Vendors must park off site
- 2-3 porta-potties are brought in (one ADA-accessible)
- The event runs every Saturday from May 9 – September 26, 2026

Conversation regarding parking options was held. It was noted additional parking will soon be available as construction wraps up.

Discussion was held regarding insurance. It was clarified that event insurance is carried by Caldwell Latino Market.

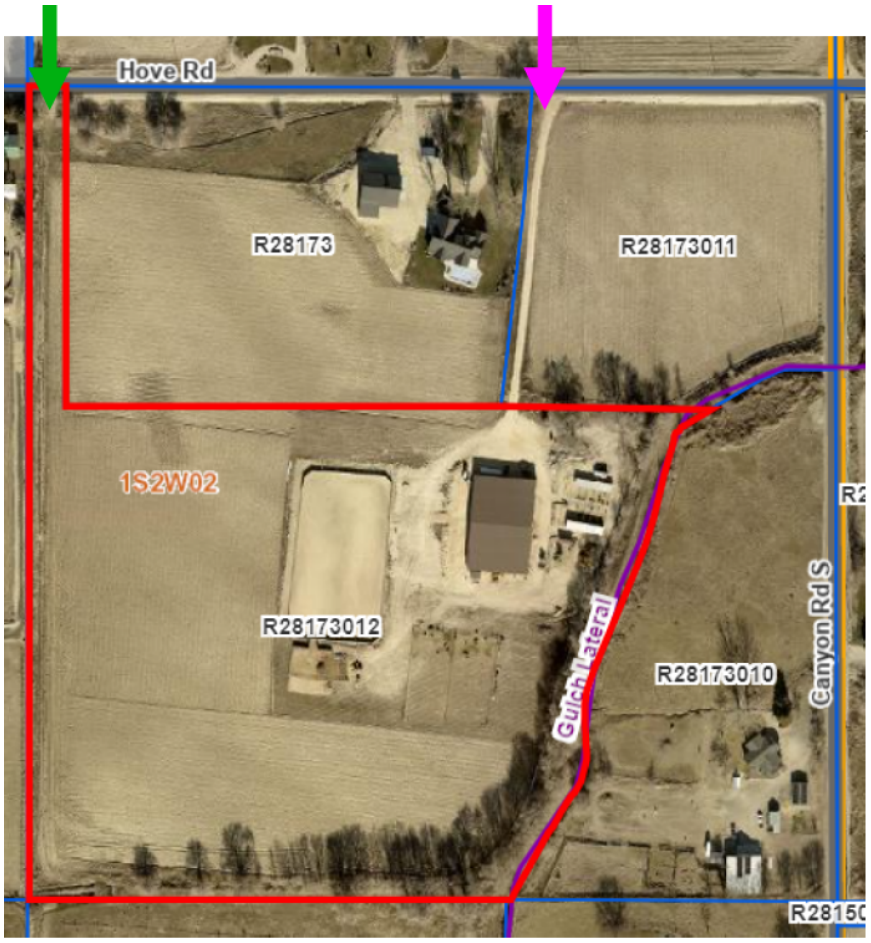
Discussion was also held regarding crowd control policy should an escalation occur. A request was made for a security plan to be provided by Caldwell Latino Market. Direction was provided to legal to begin drafting an agreement, and to Captain Gentry to review the crowd control policy in an effort to move forward.

The meeting adjourned 11:26 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING: THE APPLICANT, ELEANOR WILLOUGHBY, IS REQUESTING A CONDITIONAL REZONE OF AN 18.03-ACRE PARCEL FROM AN "A" (AGRICULTURAL) ZONE TO A "CR-RR" (CONDITIONAL RURAL RESIDENTIAL) ZONE; CASE NO. CR2023-0014

The Board met today at 1:31 p.m. to consider a conditional rezone of an 18.03-acre parcel from an "A" (Agricultural) zone to a "CR-RR" (conditional rural residential) zone by applicant Eleanor Willoughby regarding Case No. CR2023-0014. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Deputy PA Zach Wesley; Planning Supervisor Dan Lister; Principal Planner Emily Bunn; Ellie Willoughby; Debbie Davis; Gerri Smith; other members of the public; and Deputy Clerk Diana Hoffman.

The applicant, Ms. Willoughby, gave testimony as follows. She began by providing the history of the property since she acquired it, as well as her personal background. The subject property is outlined in red below.



Ms. Willoughby stated from the Canyon County 2030 Comprehensive Plan regarding Equestrian Recreation, generally consists of Western style riding and horsemanship including various competitive events. Ms. Willoughby raises, breeds, and trains horses on this property, and would like to have the ability to build a house on the property that is currently zoned agricultural only.

Ms. Willoughby noted that this parcel has been removed from the impact zone for the City of Melba. Multiple surrounding parcels were mentioned that are rural residential and medium impact housing as well as city services.

Ms. Willoughby addressed the Planning and Zoning Commission findings, facts and conclusions, with which she disagrees, as they state: *Is a conditional rezone generally consistent with a comprehensive plan? Based on public testimony, their conditional rezone better meets the comprehensive plan by remaining in its current configuration as the rezone could encourage more residential growth. Residential growth in an area that is predominantly agricultural as stated, that is not in general conformance with the policies and goals of the 2030 plan. Ms. Willoughby rebutted by relaying as stated in the same report surrounding land use cases there has been no recent land use cases, there is no precedent that suggest the approval of this rezone would in fact encourage residential growth. The request includes staff recommendations with strict stipulations; no division*

shall occur, secondary residences are prohibited, single-family residence and accessory use structures only within the building envelope, historic lateral irrigation maintained and comply with all conditional rezone commencing within the two-year Board approval. The rezone property in its current and future state does comply with policy and goals listed in the comprehensive plan. She continued her rebuttal by addressing the following:

- Criteria 5 - Population: adequate facilities criteria have been met.
- Land use: the current and future use of the property is a better representation of agriculture and rural character than many of the surrounding properties that are not in active agriculture production. The property in no way fragments the land use.
- Housing: the property and proposed single-family residence is in line with the plan to provide housing without fragmenting out agriculture and its natural resources.
- Agriculture: the list of agricultural improvements to the property wholly supports the 2030 plan with natural resources and agricultural productivity and preservation.

When considering surrounding land uses, is the proposed conditional rezone more appropriate, Planning and Zoning noted, the surrounding areas primary agricultural use zoning to the West, South and North are productive agricultural fields on varying size parcels. Ms. Willoughby addressed this by stating, while there is active agricultural production on surrounding parcels there are also several parcels with residences that have no significant agricultural production, some directly adjacent to the property. Rezoning the subject parcel allowing for a permanent residence only ensures that the property will remain agricultural production in the future, given the substantial investment already made to improve the land. Ag zone designation does not guarantee agriculture production on the land, nor does a rural residential zone mean future development will occur. This rezone is not residential growth, it is a conformance to existing parcels, many of smaller sizes with residences on the property.

Back and forth conversation with the Board and applicant ensued regarding the following:

- Use of the property prior to the acquisition by Ms. Willoughby: Hay crop/grazing land
- The property was purchased as an 18-acre parcel, after the split from the original 40-acres? Ms. Willoughby purchased the property a couple of years after the split from the original forty (40) acres
- Discussion around what the property is currently being used for as it relates to agriculture: horse training

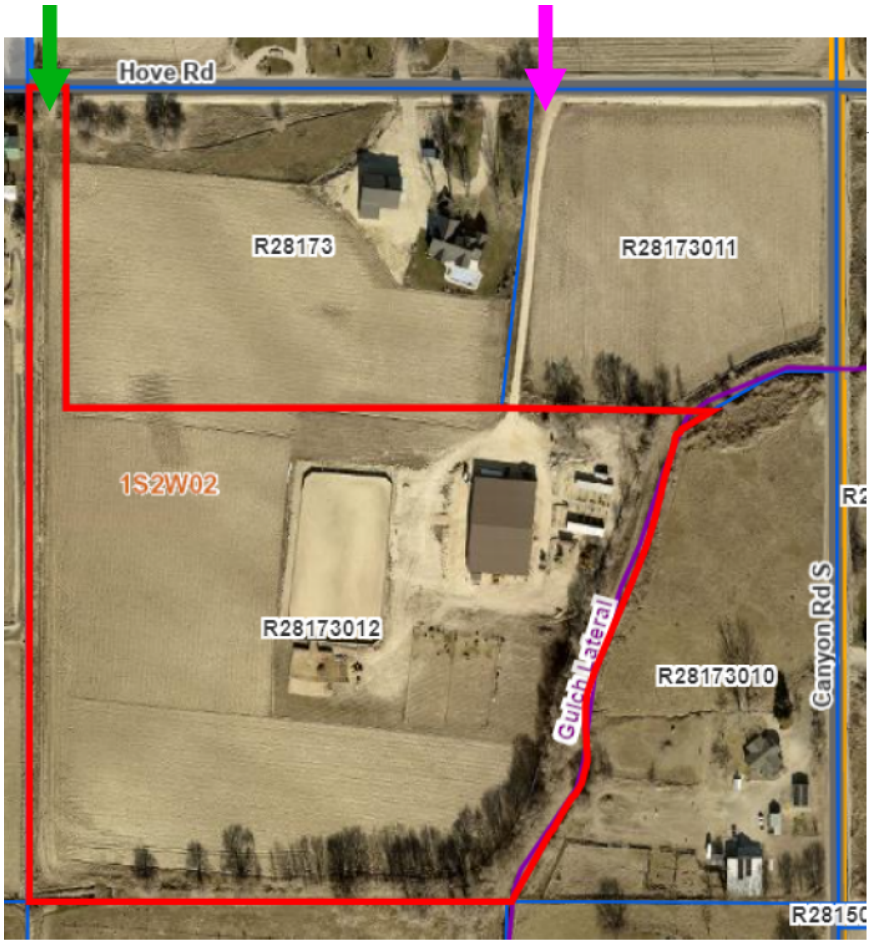
Principal Planner, Emily Bunn, presented a PowerPoint, as the DSD staff representative. The presentation is for a proposed conditional rezone for parcel no. 28173012 with case no. CR2023-0014. The property is approximately 18.03-acres, applicant request to be rezoned from Agricultural zone to Rural Residential Zone. The request includes a development agreement, limiting the property to approximately a three-acre building envelope area to build a single-family residence and restricting secondary residences. The Planning and Zoning Commission recommended denial on this case on January 15, 2026, for the following reasons:

- The property is currently zoned agriculture with a future land use designation of agriculture.

- The parcel was created as an agricultural only parcel via the administrative land division process in 2021, meaning it does not currently have a residential building permit available.
- There is currently an agricultural exemption structure on the site, that was permitted in 2024.

The Planning and Zoning Commission gave the applicant the following reasons for the denial based on the conditional rezone criteria. Their answers to the eight conditional rezone criteria are as follows:

- Criteria 1: Comprehensive Plan Consistency
    - R28173012 (18.03 acres) is designated as agriculture in Canyon County's and City of Melba's future land use map.
    - The applicant is planning to continue to have agricultural uses on site and has Class 3 and 4 soils, so the current zoning designation better meets the Comprehensive Plan.
    - The request is not consistent with 3 goals and 7 policies of the 2030 Comprehensive Plan.
- Criteria 2-4:
    - The surrounding area primarily contains agricultural uses and zoning. Within 600 feet, the average parcel size is 17.43 acres, and the median parcel size is 13.41 acres.
    - Based on Canyon County's Soil Survey of 2018, the property contains Class 3 and Class 4 soils and does not contain slopes over 15%, which demonstrates this parcel is prime farmland for agriculture.
    - The trends for this area do not support residential growth at this time as there has been no recent land use cases in the past five (5) years.
    - The Commission also found that the addition of a residential designation adjacent to active agricultural uses would likely encourage more residential growth in the area that is predominantly agricultural in nature.
- Criteria 5: Adequate Facilities and Services
    - Sewer: An individual septic system is planned for the proposed single-family residence.
    - Water: An individual well is proposed.
    - Drainage: Stormwater drainage is retained on site via borrow ditches.
    - Irrigation:
        - The property has surface irrigation water that is provided via gravity irrigation.
        - Boise Project also sent a comment letter which stated that the United States Walters Later and the Pemberton Lateral lie within the boundaries of the subject property with an easement width of 25 feet.
    - Utility agencies did not comment.
- Criteria 6: Public Street Improvement and Traffic Patterns/Impacts
    - Nampa Highway District No. 1 and Idaho Transportation Department are not requiring public street improvements and do not have concerns on traffic patterns.
- Criteria 7: Legal Access
    - The subject property has legal access via Hove Road.
    - Nampa Highway District No. 1's Commissioners approved a variance request for single-family residential access to Hove Road (see map below).
        - The 30-foot-wide residential approach is located on Parcel R28173011 (see purple arrow).
        - There was also a 40-foot-wide agricultural approach located on Parcel R28173012 (see green arrow) approved with the deed restriction.



- Criteria 8: Public Services and Facilities – proposed use is not anticipated to impact essential public services and facilities
    - Schools: The subject property is serviced by Melba School District #136
    - Police: No comments were received.
    - Fire Protection: Melba Fire Department has no issues with rezoning the property and looks forward to "growth in the Melba Valley."
    - EMS: Canyon County Paramedics sent three (3) estimated response times for different stations – 19.71 minutes, 23.95 minutes, and 28.30 minutes.

Ms. Bunn noted that at the time of the expiration of the materials deadline for planning and zoning commission hearing there were comments from

- Seven (7) agencies
- Five (5) public comments were received
    - Three (3) in opposition
    - Two (2) in favor

At the expiration of materials deadline for the BOCC hearing

- No agency comments were received

- Four (4) public comments were received
    - Two (2) in opposition
    - Two (2) in favor

Ms. Bunn concluded her presentation by reminding the Board of their decision options and providing an aerial photo of the property before opening the floor for questions.

Commissioner Holton requested clarification on what area of the property would contain the proposed three-acres for residence. Ms. Bunn clarified with a laser pointer that the southeastern corner is being considered for the area to place the residence.

Commissioner Van Beek noted that there are comments regarding a caretaker's residence and asked for differentiation between what is being proposed and the caretaker's residence and the interpretation of and provide clarification.

Ms. Bunn noted that there was conversation about applying for a conditional use permit for caretaker's residence. This property does not have a residential building permit available, as it is designated as agricultural only. When the decision was made it stated that there is no residential building permit able to be pulled, including any kind of residential structure. In the land use matrix, it says one can be applied for, but it is not possible in this situation as there is no entitlement for a property to be built currently.

Commissioner Van Beek inquired about the possibility of getting a transfer of development rights to obtain a permit.

Ms. Bunn explained that there is a property to the West with available permits. The applicant spoke with the owner, and he was not interested in transferring a building permit.

Discussion was held regarding what is currently on the property.

Commissioner Van Beek clarified that the illegal splits were not carried out under the current owners. It was verified that the previous owner fixed the land divisions through administrative land division, giving the current configurations.

Mr. Lister explained that the current land division application process only allows for one split (two parcels). When these splits were created there was the ability to create ag parcels smaller than 40-acres. The director at the time allowed it to fix the issue that occurred. This allowed two ag parcels to correct the matter. The code now allows for at least one ag parcel less than 40-acres through the land division process. Ag parcels have been a way to keep land in productive ag and to not put any entitlements on them, that's why they are allowed to be split further because there are no entitlements, allowing more splits as it is agricultural only.

Commissioner Van Beek inquired about rezoning the area where the residence is intended to be located. Mr. Lister explained that that provision isn't available. If this were to be corrected it has to be fully rezoned based on the lot size. When it was split through a land division to match the code, the agricultural zone is 40-acre unless it meets the land division requirements. That area is less than what is allowed in the code, if they go to a rural residential area that would meet the two-acre lot size, but the rest wouldn't. The remaining property wouldn't meet the requirements for an ag zone. It would have to be fully rezoned. The only way is the rezone process, when you rezone something, it must meet the minimum size for that zone. Agriculture is 40-acres unless you rezone it through RR, that has a 2-acre minimum lot size.

Commissioner Brooks clarified that the criteria she listed in her PowerPoint reflect what P&Z decided, not Ms. Bunn's initial staff report. Ms. Bunn confirmed that is correct.

Commissioner Holton stated that he can't see how P&Z found this to be prime agricultural ground.

Mr. Lister explained that P&Z's concern is that someone purchased property that is agricultural only with no other purpose but ag and is now asking for rights. The concern is people buying property with no rights then just asking for rights after the purchase. Staff go back to the intent of comprehensive plan. They are asking for a Rural Residential zoning. Canyon County code reflects this area as a transition area.

Commissioner Van Beek requested clarification on an ag zoning designation, when an ag only parcel is created, is there anything in the code locking that in? Ms. Bunn explained that an ag designation is not a never-ending designation. The process would be to come in and apply for a conditional rezone, as this applicant is doing, in the director's decisions it would state there is no residential building permit available, that would be the case until an additional entitlement is received. That could come through a rezone process or through a different land division process, like a building permit transfer. This is what the applicant is doing now.

Mr. Lister explained that an ag parcel is one that doesn't count towards the number of lots on an original parcel. If they were to split it using an ag lot, it would be exempt, according to State law and Canyon County. If it's listed as an ag lot then it is treated as two buildable parcels, the ag lot doesn't count towards the split of the property. Now to make it buildable it has to meet the land division requirements, or it has to be rezoned to meet the plating requirements, because it does count at that point. State law for agricultural parcels doesn't count it as a lot until it is something that has entitlements on it.

Commissioner Van Beek clarified the applicants' current living arrangements as it relates to the property. The Willoughby's live off site in Nampa and they commute to this site to care for the livestock on the property. Ms. Bunn confirmed that this is the situation, as there is no opportunity to build a residential structure right now, so that is their situation.

Deputy Clerk Hoffman called Debbie Davis to testify.

Ms. Davis spoke in opposition to the application as it currently stands. Ms. Davis lives at 7240 Butte Road in Melba. Her property borders the south boundary of the applicants. She expressed affection for the applicant and everything she has built on the property as it represents agriculture. The concern she finds *is it necessary to rezone all 18-acres of productive agricultural ground to rural residential to address a permitting issue. The Canyon County Comprehensive Plan clearly directs the preservation of agricultural land. The prevention of fragmentation and consistent land use patterns. This request does not align with those goals. There is no change in the use of this land. It remains agriculture. The only change being proposed is the zoning designation to facilitate a building permit. The comprehensive plan also directs growth towards areas where infrastructure services can support it. In this region the growth is planned to move north, towards Nampa and Kuna where infrastructure can be expanded efficiently. It is not planned to move south into areas where infrastructure development is extremely difficult, if not nearly impossible at this time. Introducing rural residential zoning here conflicts with that growth pattern and creates long term service challenges. The City of Melba reduced its area of impact. It is important to recognize that the applicant does not intend to move this property out of agriculture. The request for a caretaker residence is directly tied to agricultural operations, specifically for the care and breeding of high value horses that require constant on-sight monitoring. There is precedent, at least from what I have seen, in Canyon County for addressing this need without rezoning agricultural land. In Case No. CU2023-0015, the Tammy Robinson application, a caretaker residence was approved while maintaining agricultural zoning. What makes the situation concerning is that the request comes after the structure has already been placed. This becomes a matter of asking for forgiveness, rather than permission. Approving this sets a precedent that the process can be bypassed and corrected after. Some of the questions are; why is a caretaker residence on the matrix to have in there to be applied for, why can't the applicant apply for it? Why do we have to take 18-acres of beautiful ag ground and make it rural residential? That is not what the land is going to be used for. Down the road, I could have nine (9) houses behind me. I don't understand why we can't just rezone the building site and amend the land division. I think something needs to be done to help her. It is beautiful. We all want her there. Nobody wants her to leave, but we don't want that 18-acres to go out of ag. That concluded Ms. Davis's time.*

Commissioner Holton inquired about the 3.003 parcel. Ms. Bunn explained that is the proposed building envelope. It wouldn't be a separate parcel. If the Board would like to consider partial zoning of that piece, it would be up for consideration. Based on initial interpretation of the code, it was assumed that wouldn't work with the current land division code. If a building envelope is passed the full parcel would be zoned rural residential, but building would only be allowed on the three-acre piece.

Discussion was held regarding a caretaker's residence. Ms. Bunn noted that currently there is no building permit for this parcel. There currently isn't any option to apply for any kind of building permit, including a caretaker's residence, because there are not any entitlements to build a house. The land use matrix says that, but it also says single family residences are allowed in an ag zone. Currently, there is no allowance for residential building permits on this parcel, this is stated in the director's decision. Mr. Lister explained the applicable ordinances and why the application was processed the way it was.

Gerri Smith testified to represent Growing Together. She provided the following testimony: *This case comes down to a simple but important question, what zoning best fits the actual use and long-term future of the property? Because the record reflects that the intended use of the property remains agriculture the owner has stated that the intent is to continue active agricultural operations, including alfalfa production and equestrian training. The proposed residence is not being presented as the beginning of a rural residential pattern, whereas transition away from agriculture. It is being proposed in support of agriculture operation already occurring on the land. If that is the use, the Board should ask where rural residential zoning actually supports that, or whether it creates unnecessary future problems of owners of the County. The requested rezone applies to the entire eighteen-acres even though proposal itself tied to only three (3)-acre building envelope for the residence, that should matter. If only a limited area is intended to accommodate the home, why should the zoning posture of the entire property be changed? We have all seen what can happen next. Once land is rezoned residential future owners often come back asking for more. More division, more residential, more intensity, and future changes that were not part of the original justification. Zoning decisions matter because they set trajectory of the land. Here the trajectory would be inconsistent with both the current use and planning context. Planning and Zoning Commission recommended denial of this rezone. Its findings concluded that the proposed CR-RR zoning is not generally consistent with the comprehensive plan. It's not more appropriate than the current ag zoning. It's not compatible with surrounding land uses. The hearing record before Planning and Zoning included repeated support for a caretaker* residence *as the more appropriate path for this property because the residential component was intended to support the ongoing agricultural development. These findings are significant because this is not marginal agriculture land. The record shows property designated agriculture on County future land use. The City of Melba future land use shows agriculture. The soils are described largely as class three (3) and four (4). This property is also adjacent to the City of Melba so, the Board should ask another long-term question. Why would it be good policy to place permanent rural residential zoning next to the city when properties present use remains agriculture, and future growth decisions in that area should be made orderly, and intentionally. Agriculture zoning preserves more long-term flexibility than prematurely converting the parcel into a residential zone. There has clearly been disagreement during this process about whether a caretaker residence path is available. I do not want to spend much time on that this afternoon, but it is important to know that the issue raised directly. Growing Together submitted a letter explaining that a caretaker residence is distinct use, separate from standard single-family dwelling and that it should be evaluated through the*

conditional use process in the agriculture zone. Ellie Willoughby also met with staff alongside growing together and asked staff to accept an application for a caretaker residence because that path aligned more closely with how she actually intends to use the property. In the end, the Board is not being asked to decide whether the owner should be able to support the agriculture operation. The real question is which land use tool best matches. If the use remains agriculture, then zoning should support and protect agriculture. A residential rezone does not do that well. It changes the posture of the land and invites future residential pressure and goes beyond what appears necessary to support the owners stated use. Agriculture zoning paired with a caretaker residence is the most accurate, least disruptive, and most policy consistent tool available. For those reasons Growing Together respectfully asks that you deny the requested rezone to rural residential and direct staff to accept the application for a caretaker residence so the property can remain aligned with its long-term agriculture use while allowing the owner to pursue the land use path that most directly fits their operation. This concluded her speech.

Discussion was held regarding possible land division opinions. Ms. Bunn reiterated the building permit options sought out by the applicant.

Ms. Willoughby provided the following rebuttal. *A lot of people have said what they think I want. I am going to try and make this very clear. First of all, the asking for forgiveness part; I met with a Canyon County Planner before I purchased the property. I asked a lot of questions. I have never done anything like this before. I didn't know. I knew it didn't have a building permit, all of those things. I sat down with her, and she gave me a great education. She told me at the time how long it would take. She told me there was some precedent for what I was trying to do; and what I was trying to do, because I wasn't asking for a split, I had a good likelihood of being able to obtain a building. It would be a journey, but there was no reason to think that I wouldn't have a good shot of getting it.*

So, I bought the property and I moved forward with it, with that understanding. I own it. I understand that completely. I went through the process. I got every permit I was required to get. I did everything that the County advised me to do with Southwest District Health, with the road department, with everything. I had the road access changed to be less impactful to the agriculture production, instead of coming down the handle of that and across the middle of mine and my neighbor's property, I had it done on the six (6) acre parcel to help preserve the most agriculture. I also farm that section of my neighbor's property in the front.

So, all of those things, I am where I am today and hoping that I can still make this work. I want to make it very clear; I don't want a caretaker's residence. I want a home. This isn't about just taking care of my livestock. It's about a home on my property. The opportunity that all of my neighbors have. And I doubt very seriously that they would have built their nice homes as a caretaker residence. It doesn't afford you the same thing. You can't get a construction loan for a caretaker's residence. You have to borrow against your land to do it. It is revocable. Highly unlikely, but I can't

see building my home that could possibly not be my home at some point, because it was on a conditional use permit. As far as developing the land and asking for the rural residential, this was on advice from the planning department, that this was the best way to proceed with this and that I had to ask for the whole entire property to be rezoned that way. If you want to give me one (1) acre and leave the rest ag, I'm thrilled. If you want to give me one (1) acre that's non-viable and leave the rest ag, I'm thrilled. I didn't go down the path of non-viable because my understanding initially was, I would have to ask for all of it to be non-viable. It isn't. It truly isn't. It can be farmed. It's not great but it certainly can, and I think I have proven that. That's my goal, and what I would like to see happen. I know there is no easy answer for it. That's why I'm sitting here today and hoping that you can help me find one that will work. I hope that kind of clarifies some of your questions about what I would really like to see happen, what the goal is, and how we've gotten to this point.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to close public testimony. Deliberations by the Board began. Commissioner Holton read the expectations and code.

Commissioner Van Beek noted that there have been good arguments made on both sides of this hearing. Given this land is being used for agriculture, the property owner should be allowed to tend to their livestock while residing on the property within code.

Commissioner Brooks noted that he is in support of Staff's report. The aerial map doesn't reflect the full picture of the situation being discussed.

Commissioner Brooks noted that he too is in favor of Staff's report. He doesn't feel allowing a conditional rezone doesn't set a precedent. The current applicant does not hold responsibility for the illegal splits that were initially made to this property. If the 3.3 acres can be considered as a condition of the total 18 to restrict the development on the Rural Residential to just that 3.03 acres, I would be interested in discussing that.

Commissioner Van Beek supports this as a Rural Residential lot, as it includes larger acreage parcels like this 15 acres that would be part of this conditional rezone.

Ms. Bunn explained that the applicant is in favor of having a condition that no additional splits to the property are allowed. Staff's recommended conditions were provided as follows:

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The subject property (Parcel R28173012), approximately 18.03 acres, shall be subject to the on-going conditions:
    a. No divisions shall occur.
    b. Secondary residences are prohibited.
    c. A single-family residence and accessory personal-use only structures shall only be permitted within the 3-acre building envelope identified in **Exhibit A4.1**. All areas outside the building envelope shall remain open with no structures except structures that qualify as an agricultural building/structure per CCCO 06-01-07.
3. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained and protected. Modification or improvements shall be approved in writing the local Irrigation District.
4. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
    a. Commencement (or "commence") shall be as defined in CCCO §07-02-03 (Definitions Enumerated).

Mr. Lister explained that policy requires that an ordinance is not signed until all conditions are met. This allows the Board to ensure it aligns with the rezone.

Conversation was held to clarify that the current agricultural building will not be affected by condition 2c.

The Board reviewed the criteria as follows:

1. Is the proposed conditional rezone generally consistent with the comprehensive plan
    a. The Board is in agreement that the application meets this criterion
    b. The third paragraph is no longer consistent with the updated City of Melba Area of Impacts
        i. Ms. Bunn will strike out paragraph three for this criterion
    c. Commissioner Holton requested P4.05.01 from the Canyon County Comprehensive Plan be included with Criteria 1.
        i. Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators of the County's economy, identity and sense of place.
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
    a. The Board is in agreement that the application meets this criterion
3. Is the proposed conditional rezone compatible with surrounding land uses?
    a. The Board is in agreement that this condition is consistent with the division of the original parcel
4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
    a. The Board is in agreement that the application meets this criterion
5. Will adequate facilities and services including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed conditional rezone?
    a. The Board is in agreement that the application meets this criterion

6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to minimize traffic impacts?
    a. The Board is in agreement that the application meets this criterion
7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?
    a. The Board is in agreement that the application meets this criterion
8. Will the proposed conditional rezone amendment impact public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?
    a. The Board is in agreement that the application meets this criterion

Ms. Bunn said she would be taking out table two (2), addressing the City of Melba Area of Impact before the FCOs are presented.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve Case No. CR2023-0014 Willoughby, finding the application meets the criteria for approval under 07-06-07-6a of the Canyon County zoning ordinance with the conditions listed in the staff report that are enumerated one (1) through four (4) as presented.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the board voted unanimously to adjourn the meeting at 3:02 p.m. An audio recording is on file in the Commissioners' Office.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 8, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Cameron Salisbury, CCSO

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Craft Lounge LLC dba Craft Lounge to be used 4/29
- Sportsman's Hideout LLC dba Sportsman's Hideout to be used 4/11

ACTION ITEM: CONSIDER THE ORDINANCE, DEVELOPMENT AGREEMENT, FCOS, AND FINAL PLAT FOR CASE NO. SD2022-0030, THE LANDING SPOT

The Board met today at 9:45 a.m. to consider an ordinance, development agreement, FCOs, and Final Plat for Case No. SD2022-0030. Present were Commissioner Leslie Van Beek, Bard Holton,

and Zach Brooks; Principal Planner Michelle Barron; Planning Supervisor Dan Lister; Assistant Director of DSD Joshua Johnson; and Deputy Clerk Diana Hoffman.

Ms. Barron began with clarifying that she would also be presenting Case No. CR2022-0020. All items were heard on December 17, 2025. All conditions have been met. A summary of the final plat was given as follows:

- Zoned CR-RR as of December 17, 2025
- Three residential lots
- An internal private road
- Individual septic and domestic wells
- Restriction on secondary dwellings for lots Two and Three
    - Lot One already has a secondary dwelling
- Thirteen conditions of approval – all conditions have been met
- Final plat is in compliance with Canyon County Code of Ordinances 07-17-13
- Staff recommends that the Board sign the final plat for The Landing Spot Subdivision

Commissioner Van Beek clarified that she was not present for the December 17 hearing, so she would not be providing a vote today.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the motion passed to sign the ordinance, development agreement, FCOs, and final plat for Case No. SD2022-0030, The Landing Spot as presented by staff. Commissioner Van Beek abstained from voting.

Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the motion passed to approve and sign the Conditional Rezone document for CR2022-0020. Commissioner Van Beek again abstained from voting.

Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 9:49 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH CITY OF NAMPA ABOUT FLOODWATER STORAGE AND RECHARGE PROJECT

The Board met today at 10:31 a.m. with the City of Nampa to discuss their Floodwater Storage and Recharge Project. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; City of Nampa Public Works Director Tom Points; City of Nampa Director of Water Resources John Spencer; City of Nampa Staff Engineer Garrett Potts; Water Resources Engineer with HDR Inc. Michael Schubert; Water Resource VIT with HDR Inc. Jason Mick; and Deputy Clerk Diana Hoffman.

Mr. Points explained that this Floodwater Storage and Recharge Project is not a Nampa-specific project. This is a regional project for the entire Treasure Valley. This project was the product of a brainstorming session. Floodwater refers to spring release runoff. There will not be as much this

year because of snow conditions. Approximately 70% of the time, you can get water that flows right past us, equaling hundreds of thousands of acre-feet of water each year. There are about 1,000,000 acre-feet in the three reservoirs and the Boise River upstream from us. At times, there is about 500,000 acre-feet of spring runoff, flowing at 6,500 CFS. The purpose is to find ways to generate or use water most effectively by putting water in storage and groundwater recharge.

The Valley has a lot of growth. This can be realized in the declining drain flows, especially in the lower part of the Boise River. This affects irrigation districts downstream of Caldwell. There are groundwater declines being found in Southeast Boise area and Lake Lowell area. This is an attempt to work together to avoid conjunctive management while learning from Eastern Idaho.

Most of this study is funded by the Idaho Water Resource Board through the floodwater program. Approximately $200,000 was received to complete a planning study. An important aspect of the study is to have united goals with other municipalities. There have been other studies throughout the area regarding what to do with water supply in the valley, specifically surface water. Many solutions presented are extremely expensive and require redirecting water. The hope is to use existing infrastructure so that the canals, drains, and creeks we have can divert water into locations for surface water recharge. Previous studies have provided heat maps; these show good locations to do recharge. For example, it has been found that Kuna is a good location to divert recharge water. This benefits everyone as it generally flows towards the Boise River to the Northwest. Mr. Points provided the following presentation.

CITY OF NAMPA GOALS

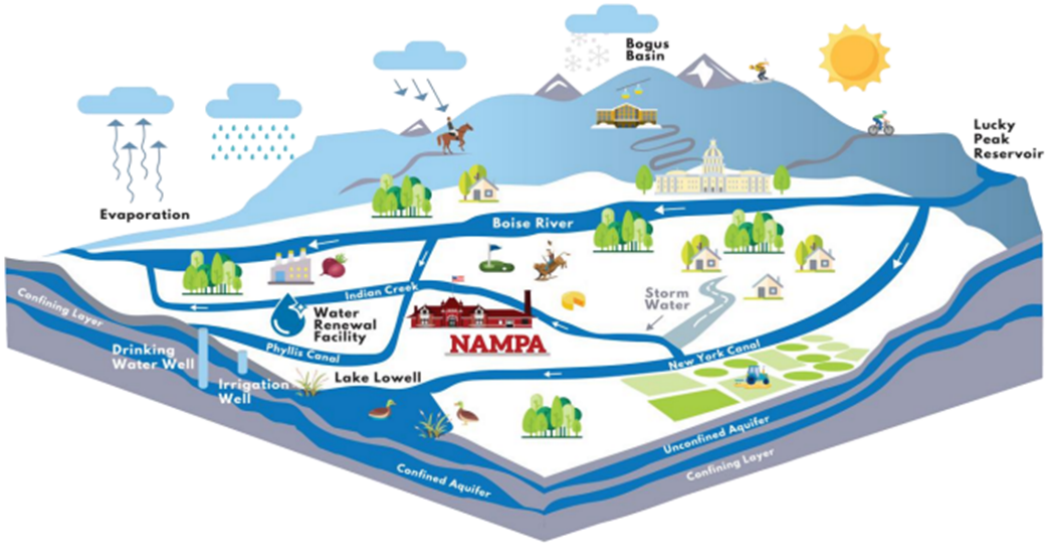
- Proactive Regional Water Management
    - Initiate collaboration among water users to address emerging water supply challenges before regulatory intervention becomes necessary.
- Evaluate Practical Water Supply Solutions
    - Identify opportunities to utilize available Boise River natural flow and floodwater.
    - Prioritize solutions that leverage existing infrastructure and publicly owned property.
- Regional Coordination and Partnerships
    - Engage irrigation districts, municipalities, water users, and agencies to:
        - Identify mutually beneficial opportunities.
        - Understand operational constraints.
        - Explore partnership and facility-sharing opportunities.

GOALS OF POTENTIAL PROJECTS

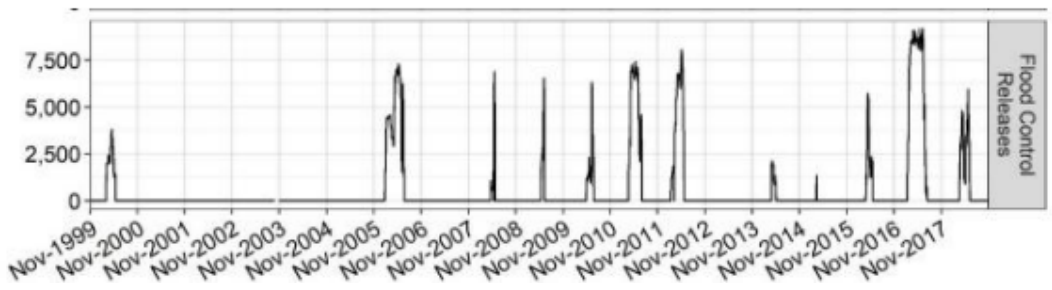
- Strengthen Aquifer Resilience
    - Enhance recharge to deep aquifer systems supporting municipal supply.
    - Improve shallow groundwater levels supporting domestic wells and irrigation.
- Protect Boise River and Drain System Flows
    - Sustain shallow groundwater contributions that support drain flows and natural flow.
    - Delay or reduce reliance on upstream surface storage releases.
- Regulate Canal and Drain Flows

- Improve downstream water deliveries.
- Reduce daily operational fluctuations.
- Increase deliverable water within the existing system.

Mr. Schubert explained that the water supply source for this study is floodwater from the City of Boise. Data from the following image is from a 2018 Idaho Water Resource Board Study on Recharge Feasibility.



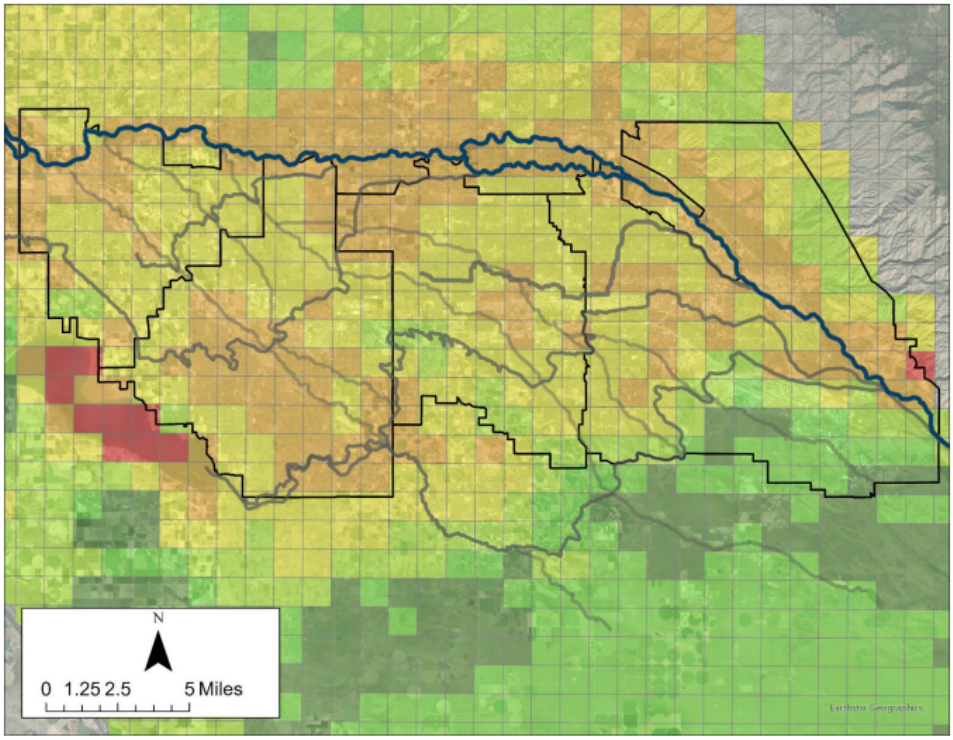
When reviewing the most recent period of record that these statistics cover, available natural flow on the Boise River is very limited upstream of Middleton and Caldwell. This has been the case for a long time, and when compounded with drain flow declines that Water District 63 has noted, this isn't a reliable source for a large volume of water. Flood flows are available on average 7 out of every 10 years as reflected in the following image.



The median is 160,000 acre-feet. For perspective, the Anderson Ranch Dam raise is going to increase storage by 30,000 acre-feet. This is a significant volume of water that is available as a median, but highly variable. There are proposed and ongoing projects that could impact this: the Anderson Ranch Dam raise, the Camp Creek energy project, and Elmore County work. Part of the City of Nampa's efforts include coordinating across municipalities and stakeholders, with the goals

of identifying needs, constraints, and aligning common goals. One of the stipulations for this grant was that they are not to study facilities they haven't coordinated with. They do have authorization to evaluate the New York Canal, the Ridenbaugh Canal, the Phyllis Canal, and the Caldwell High Line Canal for these types of projects. These are the major canals that cut across the Treasure Valley and are intersected by the drain network. This provides a comprehensive network to divert water from the Boise River and wheel it to locations throughout the Treasure Valley to evaluate these recharge and storage projects.

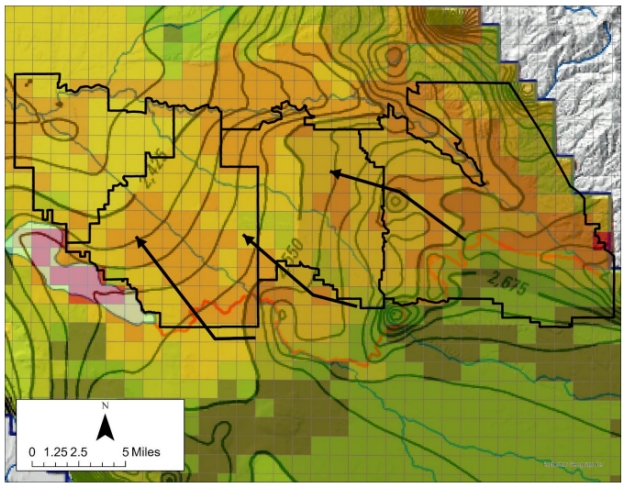
The Water Resource Board developed Recharge Suitability Mapping as part of their Feasibility Study in 2020. That map is available below:



These colors show the relative feasibility of that square mile area for ground water recharge based on the following colors:

- Green = High Potential
- Yellow = Moderate Potential
- Orange/Red = Low Potential

According to this map, the most suitable areas are in the southern end of the Treasure Valley along the New York Canal. See map below showing the direction of groundwater flow and potential outcomes as a recharge area:



Recharge near New York Canal has the potential to:

- Increase drain flows
- Increase natural flow in the lower Boise River
- Decrease Boise System storage use throughout the basin
- Increase the resiliency of groundwater supplies

This is beneficial to downstream water uses who have natural flow and storage rights, as well as increases the resiliency of groundwater supply for municipalities, irrigation districts, and domestic well users.

Clarification to "Decrease Boise System storage uses throughout the basin": by increasing the amount of natural-flow water available, there is the opportunity to pull less water from the reservoirs.

Discussion was held on the benefits of local irrigation districts related to increasing Anderson Ranch Reservoir. Per Mr. Points, there is not currently a plan for how local irrigation districts will access that water.

Discussion was held around the practice of spring flow runoff. Floodwater run-off is free water, as it does not count against a water right allotment. Mr. Points noted that this is the concept phase.

Mr. Points explained they are reaching out to cities and counties to discuss identifying areas ideal for recharge. These could potentially be developed into comprehensive plans as part of a development or qualified open space. These are proactive options. Mr. Points discussed the changing landscape across the Treasure Valley and how there is an opportunity to create solutions before additional development occurs.

Commissioner Holton inquired if there would be a need for canal companies to run water in their systems during the winter. Mr. Points noted it would need to run during spring runoff. Eastern Idaho has addressed this issue by implementing a "Wheeling Fee," where Idaho Water Resource Board funds that fee to the canal companies. Irrigators have recognized the benefit to their patrons by recharging the groundwater and increasing drain flows. Conversations with local irrigation districts have been beneficial and have provided insight to understand what it would take to accomplish this.

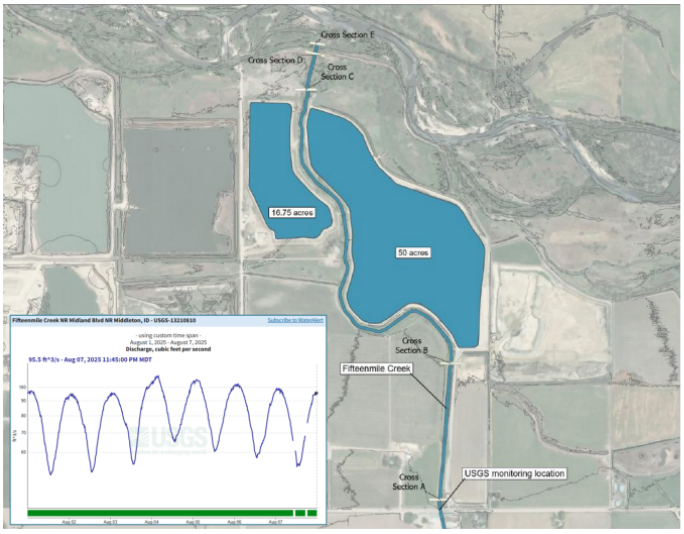
Effects of canal tiling were discussed. Currently, tiling of the New York Canal is focused on urbanized areas.

Mr. Mick noted that after a recent environmental assessment, it was discovered that lining the New York Canal showed that within a seven-mile range where concrete is currently being poured, water levels are anticipated to drop as much as forty-five feet immediately adjacent to the canal, tapering off in surrounding areas.

Mr. Points clarified that the Boise Project has not given permission to use their canal, but permission has been granted to study areas around the canal and return with findings at a later time. There was a water right application by the Boise Project to divert water to Hubbard Reservoir in Kuna for a similar project concept.

Mr. Mick continued the presentation by providing three possible concepts that could achieve the previously mentioned goals.

CONCEPT 1: DOWNSTREAM OF NAMPA



Fifteenmile Creek

Regulating fluctuations in drains flows:

- Increases deliverable water
- Improves consistency to downstream water users
- Provides temporary off-channel storage
- Could provide water quality benefit

As shown in the graph, during irrigation season, Fifteenmile Creek experiences daily fluctuations where the minimum flows can be 50-CFS and maximum up to 150-CFS. This is a large range for a 24-hour period. The idea is to stabilize the flow by creating retention basins to capture peak flows and offset low flows. Benefits include those listed in the slide above.

CONCEPT 2: IN NAMPA



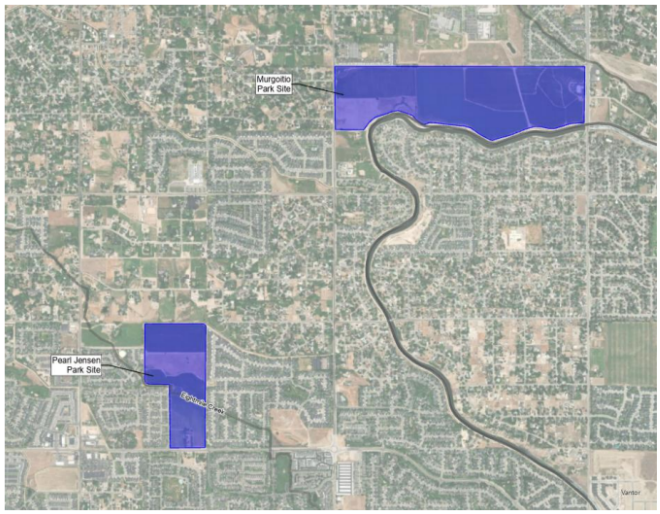
Lakeview Park

Re-establish Lake Ethel:

- Creates multi-benefit amenity for the City and residents
- Improves water quality
- Increases recapture potential in the Phyllis Canal
- Could provide improved spill capacity for NMID

Mr. Mick explained the possibilities with Concept Two in Lakeview Park of re-establishing Lake Ethel. Along with the benefits listed above, Mr. Mick noted that this location experiences similar oscillations but not as strong as Fifteenmile Creek. It was discovered that Lake Ethel was originally used as a regulation pond for the irrigation district's spillway. They are interested in seeing redevelopment of that to improve their spill capacity.

CONCEPT 3: UPSTREAM OF NAMPA



Groundwater Recharge

Recharge groundwater using surface water:

- Increases groundwater availability
- Offsets losses from local pumping
- Could be incorporated into parks or natural spaces

This concept would involve looking at open, undeveloped spaces of land along the New York Canal, which are becoming increasingly uncommon. The two sites highlighted in the above image are owned by the City of Boise, though they do not appear to be within the Boise City limits. These are only potential sites at this time. This would increase the groundwater availability in the green areas shown on the previously referenced heat map. This image is from immediately downstream of the current lining project, where groundwater loss is anticipated.

Mr. Points said they are just providing concepts with locations. Another phase would entail determining how these projects would be funded and who would be responsible for maintaining them. Some initial ideas for funding include WaterSMART Grants, the Regional Sustainability Grant through the State, and grants from data centers or Fortune 500 companies in need of water credits. These entities often look for water quality projects and may buy in and help fund these kinds of projects. Maintenance is another discussion with additional options. The next step is to wrap up a report for the Water Resource Board and present findings and possible next steps.

Mr. Points asked that the Board keep this information in mind when doing land use planning. If locations are identified that may fit the criteria in this presentation, please share that information.

Commissioner Van Beek asked Mr. Points to share information about another project he is overseeing near the Karcher overpass. Mr. Points explained that project is called the Nampa Water Garden. This project is a constructed wetland where the intent is to remove contaminants such as PFAS, tire compounds, pesticides, and caffeine using an innovative media of biochar, eolidian, activated bentonite. There is a design in progress. Mr. Schubert noted that this project is close to construction.

Discussion was held about the need for this floodwater storage and recharge project and the history of Idaho irrigation and canal systems.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 11:15 a.m. An audio recording is on file in the Commissioners' Office.

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

The Board met today at 1:32 p.m. to consider a request by the Middleton Rural Fire Protection District to amend impact fees. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Deputy PA Zach Wesley; Robin Ward; Greg Timinsley; Colan McAweeney; William Gigray (via phone); and Deputy Clerk Diana Hoffman.

Ms. Ward reviewed the Middleton Rural Fire District 2026 Impact Fee Planned Activity Report. She explained that the committee met again at the end of March and approved the report. The impact fees implemented in 2018 were as follows

- Residential – $849 per unit
- Commercial – $0.42 per square foot

There was a fee and capital improvement update in August 2023 that included changes to the format of impact fees, adding residential multi-family and different areas of non-residential commercial sites. The Canyon County Board of Commissioners implemented impact fees in 2020. There have not been updates since the 2023 update.

The Impact Fee fund activity was noted as follows:

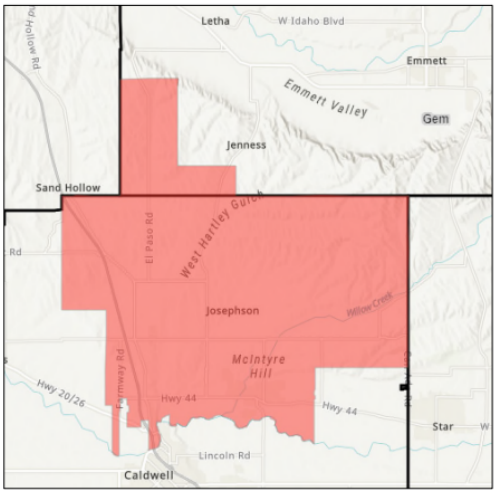
DETAIL OF MIDDLETON FIRE CANYON COUNTY IMPACT FEE FUND ACTIVITY

Canyon County - Middleton Rural Fire District Impact Fees Collected Thru 12/31/25	$575,358
Total Number of Fees 639 (240 since 2023 update)	
• 13 Commercial	
• 626 Residential	
Canyon County - Middleton Impact Fees Expended (used) to Date:	
2023 - Impact Fees from 2020-2021	$ 67,920
2025 - Impact Fees from 2021-2022	$207,706
Middleton Rural Fire District Total Impact Fees Expended as of 12/31/25	$ 703,966
Harvey Fire Station 54 – 2025	$ 19,065
Apparatus Station 54 - 2023-2025 Engine & Brush	$ 684,901

Mr. McAweeney provided an Impact Fee Analysis presentation as follows:

Middleton Fire Impact Fee Study

- Fire District Boundaries



This included much of Canyon County, as well as the City of Middleton and some of Gem County.

Middleton Fire Impact Fee Study

- Worked with county and city staff to update land use assumptions
- Worked with fire district staff to prepare growth-related share of capital improvement plan (CIP), related impact fees, other revenues
- Approved by Fire Board, City of Middleton & DIFAC, Canyon County DIFAC

Middleton Fire Impact Fee Study

- Plan-Based Methodology
  - Fire station space, fire apparatus, eligible equipment, cost of fee study
- Fee is attributed to residential and nonresidential development based on calls for service data
- Uninform fee collection districtwide
  - Canyon County, City of Middelton, Gem County

This is a plan-based approach with a 10-year plan. The impact fee study looked at the criteria listed above.

Middleton Fire Impact Fee Study

- Continuing the current trend, population is projected to increase by 40% over the next ten years

Middleton Rural Fire District	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population [1]	28,394	29,452	30,510	31,567	32,625	33,683	34,740	35,798	36,855	37,913	38,971	**10,576**
Percent Increase		*3.7%*	*3.6%*	*3.5%*	*3.4%*	*3.2%*	*3.1%*	*3.0%*	*3.0%*	*2.9%*	*2.8%*	***37.2%***
Housing Units [2]												
Single Family	8,931	9,261	9,591	9,921	10,251	10,581	10,911	11,241	11,571	11,901	12,231	**3,300**
Multifamily	239	248	257	266	275	284	293	302	311	320	329	**90**
Total Housing Units	9,170	9,509	9,848	10,187	10,526	10,865	11,204	11,543	11,882	12,221	12,560	**3,390**

[1] Population projections are based on housing growth and PPHU factors
[2] Housing projections are based on building permit trends

The report concluded in 2023/2024. The numbers listed above are based on data from that time.

Middleton Fire Impact Fee Study

- COMPASS projects a 70% increase in jobs

Middleton Rural Fire District	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	429	463	497	523	550	576	603	629	663	697	731	**302**
Office	469	506	543	572	601	630	659	688	725	762	799	**330**
Industrial	494	533	572	603	633	664	694	724	763	803	842	**348**
Institutional	672	725	778	820	861	903	944	985	1,039	1,092	1,145	**473**
Total	2,064	2,228	2,391	2,518	2,645	2,772	2,899	3,026	3,190	3,353	3,517	**1,453**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	202	218	234	247	259	271	284	296	312	328	344	**142**
Office	144	155	167	176	185	193	202	211	223	234	245	**101**
Industrial	315	340	365	384	403	423	442	461	486	511	536	**222**
Institutional	723	780	838	882	927	971	1,016	1,060	1,117	1,175	1,232	**509**
Total	1,384	1,493	1,603	1,688	1,773	1,858	1,944	2,029	2,138	2,248	2,358	**974**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; TischlerBise analysis
[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

Middleton Fire Impact Fee Study

- Capital Improvement Plan

10-Year Capital Improvement Plan	Need	Time Frame (Yrs)	Current Cost	Growth Related Cost
Station #54: Harvey (improving existing structure)	1,344 square feet	1 to 3	$1,000,000	$1,000,000
Station #56: Purple Sage (50% split with Star Fire)	4,196 square feet	7 to 10	$3,000,000	$3,000,000
Station #54 units: Refurb Brush & Engines	2 units	1 to 3	$850,000	$850,000
Station #54 units: New Engine	1 unit	3 to 5	$900,000	$900,000
Station #54 units: New SCBAs	8 units	10	$80,000	$80,000
Station #56 units: New Brush & Engine (50% split with Star Fire)	2 units	7 to 10	$825,000	$825,000
Station #53 units: Replace Water Tender	1 unit	1 to 2	$429,000	$0
Station #53 units: Replace Brush	1 unit	2 to 5	$400,000	$0
Station #53 units: Replace Engine	1 unit	5 to 10	$1,200,000	$0
Station #53: Replace SCBAs	27 units	10	$324,000	$0
Replace Battalion Command (50% split with Star Fire)	1 unit	2 to 3	$70,000	$0
Replace Command 503 Pickup	1 unit	5 to 10	$95,000	$0
		Total	**$9,173,000**	**$6,655,000**

The chart above shows growth-related items as well as replacement items.

Commissioner Van Beek noted that it appears the impact fees do not fully compensate for the need.

Mr. McAweeney explained that the 2018 fee schedule is still what is being collected in Canyon County ($849 per single-family home). That is about half of what the new CIP will reflect. There has likely been some lost potential revenue.

It was clarified how impact fees are collected and spent. Mr. McAweeney stated that dollars collected tomorrow have eight years to be expended.

Commissioner Van Beek recommended impact fees be reviewed annually to make sure the projected goals and capital improvement plan remain on target to be met and funded.

Ms. Ward noted that the committee does meet once a year to review the plan status and provide a report. As of today, the plan is on track.

Mr. McAweeney referred back to his presentation, explaining call volume.

Calls for Service Data

- Used to assign proportionate share for fire services

Land Use	Annual Calls for Service	% of Total
Residential	813	62%
Nonresidential	47	4%
Traffic	453	35%
Total	**1,313**	**100%**

Land Use	Base Year Vehicle Trips	% of Total
Residential	74,978	87%
Nonresidential	11,444	13%
Total	**86,422**	**100%**

Land Use	Adj. Calls for Service	% of Total
Residential	1,206	**92%**
Nonresidential	107	**8%**
Total	**1,313**	**100%**

Source: Middleton Rural Fire Protection District

The calculations for Fire Station 10-year capital breakdown of fees are as follows:

Middleton Fire Impact Fee Study

- Fire Station 10-Year Capital Plan Compared to 10-Year Growth

Fire Stations	Square Feet	Replacement Cost
Station #54 Harvey (1/3)	1,344	$480,458
Station #56 (50% split with Star)	4,196	$3,000,000
Total	**5,540**	**$3,480,458**

Level-of-Service Standards	**Residential**	**Nonresidential**
Proportionate Share	92%	8%
Share of Square Feet	5,089	451
10-Year Population/Nonres. Vehicle Trips Increase	10,576	8,056
Square Feet per 1,000 Persons/Vehicle Trips	**481**	**56**

Cost Analysis	**Residential**	**Nonresidential**
Square Feet per 1,000 Persons/Vehicle Trips	481	56
Average Cost per Square Foot	$628	$628
Capital Cost per Person/Vehicle Trip	**$302**	**$35**

The calculations for fire apparatus 10-year capital breakdown of fees are as follows:

Middleton Fire Impact Fee Study

- Fire Apparatus 10-Year Capital Plan Compared to 10-Year Growth

Apparatus	Units	Replacement Cost
Station #54 Harvey:		
Refurb 2022 Pierce Enforcer	1	$450,000
Refurb Brush Type 3/4	1	$400,000
New Engine	1	$900,000
Station #56 Purple Sage:		
New Brush Type 3	1	$275,000
New Engine (50% split)	1	$550,000
Total	**5**	**$2,575,000**

Level-of-Service Standards	Residential	Nonresidential
Proportionate Share	92%	8%
Share of Units	4.6	0.4
10-Year Population/Nonres. Vehicle Trips Increase	10,576	8,056
Units per 1,000 Persons/Vehicle Trips	**0.434**	**0.051**

Cost Analysis	Residential	Nonresidential
Units per 1,000 Persons/Vehicle Trips	0.43	0.05
Average Cost per Unit	$515,000	$515,000
Capital Cost per Person/Vehicle Trip	**$224**	**$26**

The calculations for fire equipment for 10-year capital breakdown of fees are as follows:

Middleton Fire Impact Fee Study

- Fire Equipment 10-Year Capital Plan Compared to 10-Year Growth

Equipment Type	Units	Replacement Cost
SCBAs	8	$80,000
Total	**8**	**$80,000**

Level-of-Service Standards	Residential	Nonresidential
Proportionate Share	92%	8%
Share of Units	7.3	0.7
10-Year Population/Nonres. Vehicle Trips Increase	10,576	8,056
Units per 1,000 Persons/Vehicle Trips	**0.69**	**0.08**

Cost Analysis	Residential	Nonresidential
Units per 1,000 Persons/Vehicle Trips	0.69	0.08
Average Cost per Unit	$10,000	$10,000
Capital Cost per Person/Vehicle Trip	**$7**	**$1**

The calculations for impact fee study cost breakdown are as follows:

Middleton Fire Impact Fee Study

- Cost of impact fee study can be recovered by the collection

Share of Study Cost	Residential Share	Nonresidential Share
$19,720	92%	8%

Residential Growth Share	Five-Year Population Increase	Capital Cost per Person
100%	5,393	$3

Nonresidential Growth Share	Five-Year Veh. Trip Increase	Capital Cost per Trip
100%	3,927	$1

- Credit included for existing fund balance

Fire Impact Fee Fee Credit	
Available Fund Balance	$828,132
10-Year Capital Plan	$6,655,000
Available Fund Balance % of Plan	**12%**

The fee is credited by approximately 12% to account for the fees that have already been collected and directed towards the 10-year capital improvement plan.

Final fee schedule is as follows:

Middleton Fire Impact Fee Analysis

- Maximum Supportable Impact Fees

Fee Component	Cost per Person	Cost per Vehicle Trip
Fire Stations	$302	$35
Fire Apparatus	$224	$26
Fire Equipment	$7	$1
Impact Fee Study	$3	$1
Gross Total	$536	$63
Credit for Fund Balance (12%)	($64)	($8)
Net Total	**$472**	**$55**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Residential (per housing unit)				
Single Family	3.14	**$1,481**	$849	$632
Multifamily	2.38	**$1,123**	$849	$274

Nonresidential

Development Type	Vehicle Trips per KSF	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Nonresidential (per 1,000 square feet)				
Retail	14.06	**$780**	$420	$360
Office	5.42	**$300**	$420	($120)
Industrial	2.44	**$135**	$420	($285)
Institutional	9.76	**$541**	$420	$121

The chart below shows how the updated fees would compare to surrounding area fire districts and how the current fees compare:

Middleton Fire Impact Fee Analysis

- Comparables

Jurisdiction	Single Family per Unit	Retail per 1,000 Sq. Ft.
City of Boise*	$2,497	$2,074
Star Fire District*	$2,152	$839
Eagle Fire District	$2,111	$2,779
Parma Fire District	$1,984	$4,126
Kuna Fire District*	$1,792	$788
Marsing Fire District	$1,500	$1,485
Middleton Fire District - Maximum	$1,481	$780
Homedale Fire District*	$1,349	$1,362
Nampa Fire District*	$1,267	$2,311
City of Caldwell	$1,264	$993
Whitney Fire District	$1,058	$1,121
City of Meridian	$995	$1,290
North Ada Fire District	$879	$1,238
Middleton Fire District - Current (2019)	$849	$420

List is ordered based on single family impact fee per unit

* Currently being updated

Chief Timinsky explained that the Middleton Fire District covers 110 square miles, the majority within Canyon County, with some in Gem County. The intention is to respond to calls within five minutes or less, especially in the populated areas. This is difficult with one station. Collecting impact fees and being able to get the station on Harvey Road running – north of the populated area – will reduce the response times significantly in that northern area. Chief Timinsky expressed his desire to grow as a department along with the community.

Commissioner Van Beek inquired about the table on page five, figure 2 "Growth-Related Capital Improvement Plan" in the Capital Improvement Plan and Development Impact Fee Study report prepared by TishclerBise, seeking clarification that items shown as not related to growth in the chart below are all dependent on property tax.

Figure 2. Growth-Related Capital Improvement Plan

10-Year Capital Improvement Plan	Need	Time Frame (Yrs)	Current Cost	Growth Related Cost
Station #54: Harvey (improving existing structure)	1,344 square feet	1 to 3	$1,000,000	$1,000,000
Station #56: Purple Sage (50% split with Star Fire)	4,196 square feet	7 to 10	$3,000,000	$3,000,000
Station #54 units: Refurb Brush & Engines	2 units	1 to 3	$850,000	$850,000
Station #54 units: New Engine	1 unit	3 to 5	$900,000	$900,000
Station #54 units: New SCBAs	8 units	10	$80,000	$80,000
Station #56 units: New Brush & Engine (50% split with Star Fire)	2 units	7 to 10	$825,000	$825,000
Station #53 units: Replace Water Tender	1 unit	1 to 2	$429,000	$0
Station #53 units: Replace Brush	1 unit	2 to 5	$400,000	$0
Station #53 units: Replace Engine	1 unit	5 to 10	$1,200,000	$0
Station #53: Replace SCBAs	27 units	10	$324,000	$0
Replace Battalion Command (50% split with Star Fire)	1 unit	2 to 3	$70,000	$0
Replace Command 503 Pickup	1 unit	5 to 10	$95,000	$0
		Total	$9,173,000	$6,655,000

Chief Timinsky specified that everything in the right-hand column with a $0.00 listed must come from property taxes. He noted that some relief was provided this year from HB 959, which raised the cap from 8% to 15% and eliminated the preliminary levy rate in favor of the previous year's levy rate. That will help. Unfortunately for the City of Middleton, the majority of the significant growth is in an urban renewal district. Services are required for those $1,500,000 homes and all the commercial development that will come in, but it is done for free for 20 years. Middleton Fire District is 98% reliant on property taxes, when those fees are not accessible, it is difficult on the department's budget.

Mr. Gigray spoke as a representative for Middleton Rural Fire District. He stated the purpose of the hearing today was based on the amendment of Idaho Code § 82-05, which changed the residency requirements for members to be on the advisory committee, as well as how they are established pursuant to the intergovernmental agreement. This required some changes in the ordinance as related to the advisory committee along with the district's new Capital Improvement Plan. This changes the impact fee ordinance for the Middleton Rural Fire fee schedule.

The process for collecting and spending impact fees was clarified. There is an eight-year period to expend the funds. An additional three years may be requested, up to eleven years total, by providing notice to the fee payers whose funds remain in the trust fund.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to close public testimony and go into deliberation about the three action items.

Action item: Consider Planning and Zoning Commission recommendation to adopt amended Middleton Rural Fire District Capital Improvement Plan and Fee Study dated September 15, 2023, as an element of the Canyon County 2030 Comprehensive Plan: Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adopt the capital plan dated September 15, 2023 and add it to the County's Comprehensive Plan as presented today.

Action item: Consider adoption of the amended Middleton Rural Fire District Capital Improvement Plan and Fee Study dated September 15, 2023: Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the adoption of the amended Middleton Rural Fire District Capital Improvement Plan and Fee Study dated September 15, 2023 as presented.

Action item: Consider an ordinance authorizing the adoption of an amended Middleton Rural Fire District impact fee schedule as follows:

Residential (per Single Family per Housing Unit)	*$1,481.00*
Residential (per Multi-Family per Housing Unit)	*$1,123.00*
Non-Residential (per 1000 retail square feet)	*$ 780.00*

Non-Residential (per 1000 office square feet)	*$ 300.00*
Non-Residential (per 1000 industrial square feet)	*$ 135.00*
Non-Residential (per 1000 Institutional square feet)	*$ 541.00*

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to adopt the ordinance authorizing the amended Middleton Rural Fire District impact fee schedule as listed above.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 2:04 p.m. An audio recording is on file in the Commissioners' Office.

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

The Board met today at 2:06 p.m. to consider a request by Homedale Rural Fire Protection District to amend impact fees. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Deputy PA Zach Wesley; Mick Woodburn; Colan McAweeney; William Gigray, and Deputy Clerk Diana Hoffman.

Commissioner Holton noted that this hearing was continued from April 1, 2026.

Mr. Woodburn explained that the committee has recently met and is anxiously awaiting the implementation of the updated impact fees. Collection of fees began about a year ago and has already started making an impact.

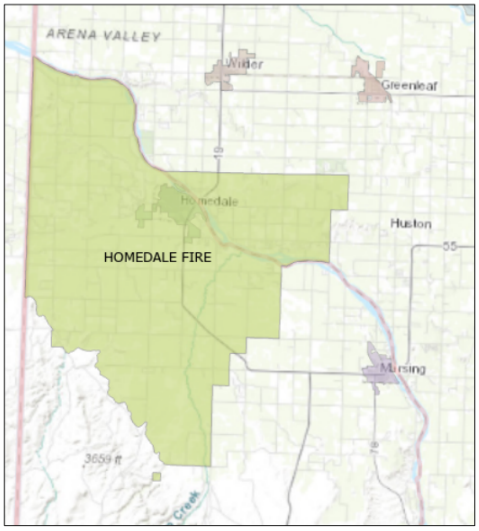
Mr. McAweeney provided his presentation as follows:

Homedale Rural Fire Protection District

- Worked with county and city staff to update land use assumptions
- Worked with fire district staff to prepare growth-related share of capital improvement plan (CIP), related impact fees, other revenues
- Approved by Fire Board, City of Homedale & DIFAC, Owhyee County, Canyon County DIFAC

Service boundary map:

Homedale Rural Fire Protection District



Based on growth at the time of the survey, residential projections are as follows:

- Residential Projections
- 1,133 new residents & 440 new homes (20% increase)

Housing Type	2018	2019	2020	2021	2022	Total	5-Year Average
Single Family	32	41	35	33	24	165	33
Multifamily	3	3	5	39	5	55	11
Total	35	44	40	72	29	220	44

Source: Homedale City, County Assessor Dashboard

Homedale Rural Fire Protection District	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population [1]	5,702	5,816	5,929	6,042	6,155	6,269	6,382	6,495	6,608	6,721	6,835	**1,133**
Housing Units [2]												
Single Family	1,932	1,965	1,998	2,031	2,064	2,097	2,130	2,163	2,196	2,229	2,262	**330**
Multifamily	83	94	105	116	127	138	149	160	171	182	193	**110**
Total Housing Units	2,015	2,059	2,103	2,147	2,191	2,235	2,279	2,323	2,367	2,411	2,455	**440**

[1] Population projections are based on housing growth and PPHU factors

[2] Housing projections are based on building permit trends

Based on COMPASS data and other economic data at the time of the survey, nonresidential projections are as follows:

- Nonresidential Projections
- 221 new jobs & 99,000 square feet (20% increase)

Homedale Rural Fire Protection District	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	465	474	484	493	502	511	520	530	539	548	557	**92**
Office	141	144	147	149	152	155	158	161	163	166	169	**28**
Industrial	201	205	209	213	217	221	225	229	233	237	241	**40**
Institutional	305	311	317	323	329	335	341	347	353	360	366	**61**
Total	1,112	1,134	1,156	1,178	1,200	1,223	1,245	1,267	1,289	1,311	1,333	**221**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	219	223	228	232	236	241	245	249	254	258	263	**44**
Office	43	44	45	46	47	48	48	49	50	51	52	**9**
Industrial	128	131	133	136	138	141	143	146	148	151	153	**25**
Institutional	107	109	111	113	115	117	119	122	124	126	128	**21**
Total	497	507	517	527	537	546	556	566	576	586	596	**99**

[1] ESRI Business Analyst; TischlerBise analysis
[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

Some of the demand factors for commercial development are more relevant to larger towns. In smaller communities calculations include EDUs. Those calculations are listed below.

- Functional population used for a unified demand unit for the different development types
- Functional pop found with persons per housing unit, time spent at home, employee factors, visitors to commercial sites

Development Type	Unit	Functional Population/Unit	EDUs/Unit
Single Family	**dwelling**	**1.68**	**1.00**
Multifamily	**dwelling**	**0.96**	**0.57**
Retail	1,000 sq. ft.	1.69	1.01
Office/Service	1,000 sq. ft.	1.22	0.73
Industrial	1,000 sq. ft.	0.58	0.35
Institutional	1,000 sq. ft.	1.21	0.72

Additional information about EDUs and their association with demand is listed below:

- Equivalent Dwelling Units (EDUs) used to establish demand from residential and nonresidential development equitably

Development Type	Base Year Housing Units	EDUs/Unit	Base Year EDUs
Single Family	1,932	1.00	1,932
Multifamily	83	0.57	47
Residential Subtotal	**2,015**		**1,979**

Development Type	Base Year 1,000 Sq. Ft.	EDUs/Unit	Base Year EDUs
Retail	219	1.01	221
Office	43	0.73	32
Industrial	128	0.35	45
Institutional	107	0.72	77
Nonresidential Subtotal	**497**		**375**

Development Type	Base Year EDUs	Percent of Total EDUs
Residential EDUs	1,979	84%
Nonresidential EDUs	375	16%
Total	**2,354**	**100%**

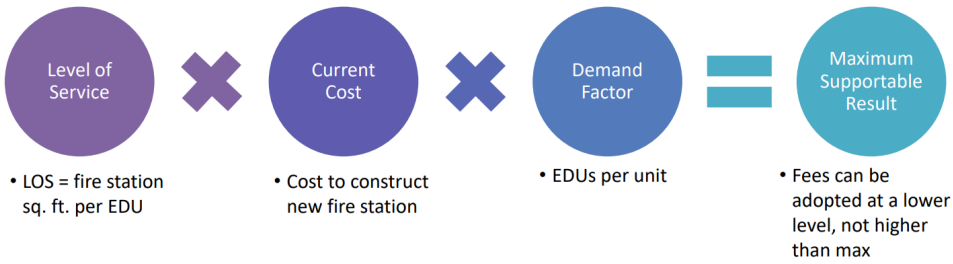
The following information was considered when reviewing impact fees.

Homedale Rural Fire Protection District

- Incremental Expansion
  - Current level of service based on facilities and fleet
  - Ensures that today's level of service is provided to future residents
    - Conservative approach, however, it allows for more flexibility in expenditures while not over charging development
- Fire stations, fire apparatuses, eligible equipment, and impact fee study
- Uninform fee collection districtwide
  - Canyon County, Owyhee County, City of Homedale

A visual of the methodology is provided below:

- Methodology



Current facility cost breakdown is listed below:

- Fire Station LOS & Cost Analysis

Fire Stations	Square Feet	Construction Cost
Fire Station	4,000	$453,119
Ambulance Station	3,800	$430,463
Total	7,800	$883,583

Level-of-Service Standards	EDU
Proportionate Share	100%
Share of Square Feet	7,800
2023 Equivalent Dwelling Unit (EDU)	2,354
Square Feet per 1,000 EDUs	3,314

Cost Analysis	EDU
Square Feet per 1,000 EDUs	3,314
Average Cost per Square Foot [1]	$113
Capital Cost per EDU	$375

[1] Source: Homedale Rural Fire Protection District Capital Improvement Plan

Current apparatus cost breakdown is listed below:

- Fire Apparatus LOS & Cost Analysis

Apparatus	Units	Total Replacement
Fire Engine	2	$577,500
Tanker	2	$440,000
Ambulance	3	$445,000
Command Vehicle	2	$190,000
Total	9	$1,652,500

Level-of-Service Standards	EDU
Proportionate Share	100%
Share of Units	9.0
2023 Equivalent Dwelling Unit (EDU)	2,354
Units per 1,000 EDUs	3.82

Cost Analysis	EDU
Units per 1,000 EDUs	3.82
Average Cost per Unit	$184,000
Capital Cost per EDU	$703

Current equipment cost breakdown is listed below. Including these figures helps outfit new firefighters as they are hired.

- Fire Equipment LOS & Cost Analysis

Equipment Type	Units	Current Cost per Unit	Total Replacement Cost
Fleet Equipment	7	$16,629	$116,400
Turnout Gear	25	$3,600	$90,000
Air Packs	14	$10,500	$147,000
Air Bottles	24	$1,200	$28,800
Truck Hoses	3	$8,333	$25,000
Total	73		$407,200

Level-of-Service Standards	EDU
Proportionate Share	100%
Share of Units	73.0
2023 Equivalent Dwelling Unit (EDU)	2,354
Units per 1,000 EDUs	31.01

Cost Analysis	EDU
Units per 1,000 EDUs	31.01
Average Cost per Unit	$6,000
Capital Cost per EDU	$186

The impact fee study cost analysis breakdown is as follows:

- Impact Fee Study Cost Analysis

Study Cost	Five-Year EDU Increase	Capital Cost per EDU
$19,720	233	$85

Capital Improvement Plan (CIP) is a ten-year plan. A breakdown of that plan can be found below:

- Capital Improvement Plan (CIP)

Homedale Rural Fire Protection District 10-Year CIP			
Project	Time Frame (Yrs)	Unit	Estimated Cost
Station Expansion: Office & Bunk House	8	3,605 square feet	$700,000
Station Expansion: Additional Bays	10+	2,575 square feet	$500,000
Fire Engine & Brush Truck	5,10	2 units	$550,000
New Equipment	5	15 units	$90,000
		Total 10-Year CIP	$1,840,000

A breakdown of the proposed fees is listed below:

- Maximum Supportable Impact Fee

Fee Component	Cost per EDU
Fire Stations	$375
Fire Apparatus	$703
Fire Equipment	$186
Impact Fee Study	$85
Gross Total	$1,349
Net Total	$1,349

Housing Type	EDUs per Housing Unit	Maximum Supportable Fee
Residential (per housing unit)		
Single Family	1.00	$1,349
Multifamily	0.57	$769

Development Type	EDUs per 1,000 Sq. Ft.	Maximum Supportable Fee
Nonresidential (per 1,000 square feet)		
Retail	1.01	$1,362
Office	0.73	$985
Industrial	0.35	$472
Institutional	0.72	$971

A comparison of Homedale's proposed fee compared to surrounding districts, based on 2023 data, is listed below:

- Fee Comps

Jurisdiction	Single Family per Unit	Retail per 1,000 Sq. Ft.
City of Boise*	$2,497	$2,074
Star Fire District*	$2,152	$839
Eagle Fire District	$2,111	$2,779
Parma Fire District	$1,984	$4,126
Kuna Fire District*	$1,792	$788
Marsing Fire District*	$1,500	$1,485
Middleton Fire District*	$1,481	$780
Homedale Fire District - Maximum	$1,349	$1,362
Nampa Fire District*	$1,267	$2,311
City of Caldwell	$1,264	$993
Whitney Fire District	$1,058	$1,121
City of Meridian	$995	$1,290
North Ada Fire District	$879	$1,238

List is ordered based on single family impact fee per unit

* Currently being updated

Mr. Gigray explained that he represents the Homedale Rural Fire Protection District. This hearing is necessary due to amendments of Idaho Code § 67-8205, which changed residency requirements as well as how an advisory committee is established through the intergovernmental agreement process, thus requiring a change in the Canyon County ordinance to align with those changes. The intent is to amend the comprehensive plan to include an additional fee schedule for this fire district and their CIP.

This is a new application for impact fees for the Homedale Rural Fire Protection District, accompanied by their capital improvement plan.

Currently, $1,700.00 has been collected through Owyhee County impact fees. Owyhee County approved the development impact fee ordinance on October 20, 2025. The City of Homedale approved their ordinances and impact fees for this district on May 14, 2025. Homedale was included in the updated intergovernmental agreement with the fire districts in 2024.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to close public testimony.

Action item: Consider Planning and Zoning Commission recommendation to adopt amended [Homedale Rural Fire Protection District] *Capital Improvement Plan and Development Impact Fee Study January 27, 2025*, as an element of the Canyon County 2030 Comprehensive Plan.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve and adopt the Homedale Rural Fire Protection District Capital Improvement Plan with the study that was conducted January 27, 2025, into the County's Comprehensive Plan.

Action item: Consider adoption of the [Homedale Rural Fire Protection District] *Capital Improvement Plan and Development Impact Fee Study January 27, 2025*.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to adopt the Homedale Rural Fire Protection District Capital Improvement Plan and Development Impact Fee Study from January 27, 2025.

Action item: Consider an ordinance authorizing the adoption of a new additional Homedale Rural Fire Protection District impact fee schedule as follows:

Residential (per Single Family Dwelling Unit)	$1,349.00
Residential (per Multi-Family Dwelling Unit)	$ 769.00
Non-Residential (per 1000 retail square feet)	$1,362.00
Non-Residential (per 1000 office square feet)	$ 985.00
Non-Residential (per 1000 industrial square feet)	$ 472.00
Non-Residential (per 1000 Institutional square feet)	$ 971.00

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adopt the new fee schedule for the Homedale Rural Fire District Protection. Increased development and fees include:
$1,349.00 for single family dwellings

$769.00 for multi-family dwellings
$1,362.00 for non-residential per 1,000 retail square feet
$985.00 for non-residential for office square feet
$472.00 for industrial square feet
$971.00 institutional square feet and presented

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 2:27 p.m. An audio recording is on file in the Commissioners' Office.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 9, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Ryan Cronrath, IT

PUBLIC HEARING TO CONSIDER REQUEST BY MATT AND STACY STOFFEL, REPRESENTED BY ANGELA BRUNO, FOR A CONDITIONAL REZONE OF APPROXIMATELY 16.26 ACRES FROM AN "A" (AGRICULTURAL) ZONE TO AN "R-R" (RURAL RESIDENTIAL) ZONE; CASE NO. 2024-0003

The Board met today at 1:30 for a public hearing regarding Case No. 2024-0003. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Principal Planner Karla Nelson, Ralph Betz; Paula Mizer Gonsalves; T.J Hofhines; Matt Stoffel; Stacy Stoffel; and Deputy Clerk Diana Hoffman.

Commissioner Holton covered all testimony and statutory guidelines. All parties interested in testifying were sworn in.

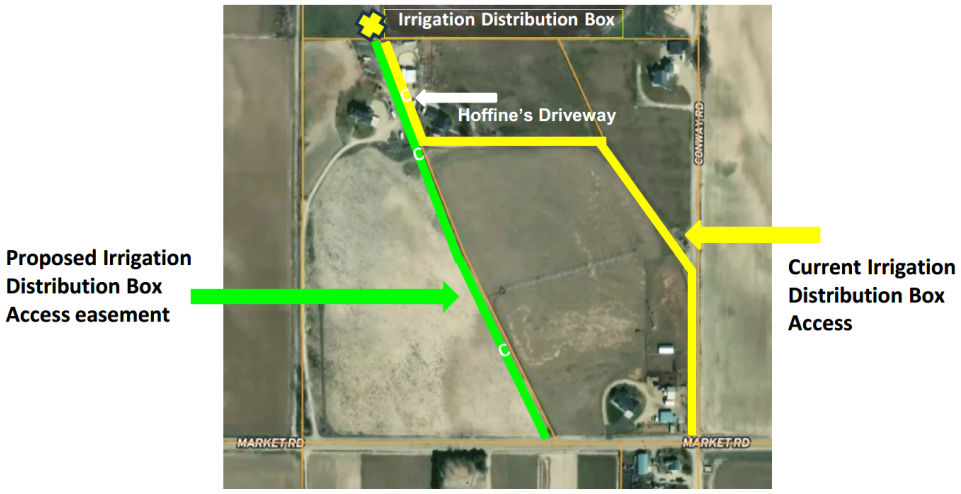
The applicant, Stacy Stoffel, was the first to testify. She provided the following statement. provided the following testimony. *I reside at the property we are here for. I have been there for ten (10) years. My husband has been at the property much longer than that. We are here on the request of a conditional rezone from agricultural to rural residential for the 16.27-acre property located at 2026 Market Road. This proposal is to split that 16-acres into three parcels, being roughly five (5) acres a piece. We are keeping the parcel size, the land use, and the surrounding as rural agricultural uses to maintain what we currently have in that neighborhood. Key benefits is to; preserve rural lifestyle, and low density, resolve long standing irrigation and access issues, address all agency and neighborhood concerns, and provide a functional site appropriate use for land no longer viable for farming. This is the property, the 16-acres (the following image was referenced)*



My property, this is what we are proposing, the breakout of three properties. Ours is already at the top. We have horses, it is very much developed for rural use. Then the two additional properties on the rest of the land. The reason that we have had this land and have tried farming this land for ten to fifteen years, and it has been unprofitable in any kind of production crop. My husband has done alfalfa; we have leased it out for green beans trying to get some kind of use on it and it has been unproductive. No one has made money off of it and no one wants to use it. Farming from 2004 to 2015 we have high winds, so our house sit at the top of this hill, so the high wind blows the topsoil off into the neighboring properties. Let's see, a lot of sand in the area, Sand Hollow is where it is at. Then we don't have enough water allotment, so before all of these different splits started happening my husband would farm this land with his father. His father put a pivot on the property to the right, and that allowed them enough water from Black Canyon to actually farm the whole area. Some wheeling and dealing behind the scenes, and that property got split off with an administrative split that our other neighbor worked with to gain access. There is all this stuff in the background. And it resulted in that property being sold and not enough water to actually farm the whole acreage there. So, we have been struggling with water issues since that division, and since that property was sold. The other problem that we had, is when that property was sold, the access to the weir at the top, the irrigation, goes right through our neighbor's driveway. We've had a lot of neighbor contention with the use of that driveway. Our proposal is to actually go along our property line straight up the red on the right side directly to the weir to satisfy all of our neighbors.

So when we talked about the use for the small acreage, we are here in front of you because the zoning commission did not agree. They decided that its zoned ag and that was it. If we are going to break it up anyone can farm it. We found grass grows really well. For cows and horses is pretty much what the land is actually good for. Not necessarily for any kind of substantial profit farming.

Keeping it to the small acreage, we are planning on CC&Rs to keep the size of the building to be valuable for our neighbors, to keep property cost up. Trying to make it nice. The CC&Rs are going to really detail the land use for farming. We want it to be nice rural, where you don't show up and it's a dump on the side of the road. A photo showing irrigation access was provided. *This is the current access; this is the yellow (image listed below).*



It goes all the way up the neighbor's drive and then we want to put it right along that property line. We would create a little alleyway for it.

Neighborhood concerns; we have had the zoning meeting. The neighborhood concerns came up. Maintain an agriculture rural character with a minimum parcel size. So we proposed five (5) acre lots. We don't want it to feel like a subdivision. We have a few subdivisions going in about a mile and a half from our area. The community really doesn't want to set a precedent for these two (2) acre lots coming in. We want to keep it at five (5), keep it feeling rural. Preserve the area, integrity, home quality, style lighting, and property. That's what we are gonna do with the CC&Rs. Recent developments has left undesirable access to pathways, that's the irrigation, because of the way that the land was split up we have had those issues with irrigation. Most of our neighbors are in support of this. I say most, we have a couple, the main concern is setting a precedent for other subdivisions to come in. Looking at the two hundred (200) farmable acres to the right of us that is producing crops, and our ten (10) that is really poor farm quality, I don't know how that can be a comparison of two hundred (200) acres of actual profitable land to ten (10) of not. Also, the other concern is adding more neighbors. We feel like adding two (2) additional neighbors is not a high impact. It's not density, it's just proper use of the land. It gives us an opportunity to better our neighborhood in the process.

We have had a lot of push back about this being rural and farming community. One of our local neighbor farmers has used, and I understand administrative splits, that's lawful its legal, but we have owned the land for twenty (20) years we don't have any of those. The fact that this neighbor has administrative splits, he's not splitting off the area into farming grounds, he is splitting them

off into these hobby farms, these five (5) acre lots. He has done it with the following properties; this one is 1.71 miles from our house; the next one is 594 yards from our house. They are all the same. This is kind of what we want to create with our two extra properties, is they've got land for farming, they've got land for pastures, they have land for cows, and animals. The next one is 706 yards. This is all our little block. This one is 365. The next one is 347 yards. This is the feel that we want to keep. This is what it would look like if were to do this.

I want to go over the background and the history of this. There have been five (5) properties developed around us within 2,300 feet of our property. Nearly all of these are five (5) acre lots. By using administrative splits, he took prime farmland and created these hobby farms without the process application fees and requirements that we are undertaking for two additional five (5) acre lots. His biggest complaint to our proposal is setting a president allowing for more development of subdivisions in the future. However; he has already set the president. He used his splits to redefine our neighborhood and turn it into five (5) acre developments. A conditional rezone is the process the county provides for this exact position, even the when the proposal does not fit inside of the comprehensive plan that the county has in place. We know that that comprehensive plan is agriculture. We understand that. We are trying to present to you that this does not fall, there is a reason that we can come and talk to you and present to you to show that this little ten (10) acres does not align with the comprehensive plan.

We are here to request permission to do exactly what has been done to our neighborhood currently. We have not enlisted any large activist groups. I know they came in with an issue about spot zoning, trying to get these big groups to prevent us from being able to do what is best for our land. We don't have those resources. This has taken us two (2) years to get in front of you. So, we put a lot of time, effort, and money into this. We are not relying on these big advocacy groups to come in and prevent us from doing what we think is best for our land. We would like the county to grant us ag zoning with two additional building permits. We wish that that was actually something the county allowed. Because it isn't, you don't allow that. We have to pursue this residential rezone in order to take care of this land that has been sitting for a while.

To the concern about future development, I really feel it is a one-by-one case where you look at the actual land, you see how its being used, if it is actually productive. I know for the county two additional lots is going to bring in more property tax than the farming is right now. Whether its financial reasons, whether is a community base, we have support and we have feedback and we really feel that this is what is best for these ten (10) acres. We are staying on the six (6) acres. We have no plan to move. My husband had sixteen (16) different schools growing up. We don't want that for our children. I have a seven (7) year old that I plan to have graduate from Notus. We are established in the community and we love our community. We love our neighbors. We just want to do what's best for them.

We reached out to the different agencies. We did not have concerns from ITD, and PH, DEQ, Black Canyon Irrigation, the fire department, all of them were fine with the proposal that we set before them.

Why we really think this works, the five (5) acres; a chance for people, and I know that our neighbors are going to say "we moved out here to the country to be able to get away form people", I know that is going to be one of the things they address. Why should they be the only ones that have that opportunity. If we are able to do something useful with our land that can help other people live the life that we live without huge impact, its not a density problem its two (2) additional families, that we want to give access to this kind of lifestyle. We love our lifestyle. Want to be able to do that. It doesn't introduce a new development pattern. It aligns with existing parcel sizes and the land use and the rural character. It reflects the physical realities of the land. I can spend thousands and thousands of dollars are fertilizer and trying to make it profitable, its not the best use of the land. The proposal corrects existing deficiencies by establishing proper easements, improving access, and ensuring fair irrigation distribution. That is not something we are required to do at all in this proposal. It is something that we want to do for our neighborhood cause we really do value these people and we plan on living next to them for at least the next fifteen (15) years.

In closing, I really hope that you can look at the use of the land, see that it is actually a value add to our neighborhood that we are able to bring in a couple of different families to be able to live a lifestyle like ours. We are going to put all the things in place to keep it a comfortable happy place for our neighbors. We are trying to put all those things in place so that everyone gets a win out of this. So that it doesn't' feel like a huge loss. We do have a map if you would like to see how those properties fell in the neighborhood. My neighbor, George, brought a map, where you can actually look at those houses and where they lay overhead if you needed to see that.

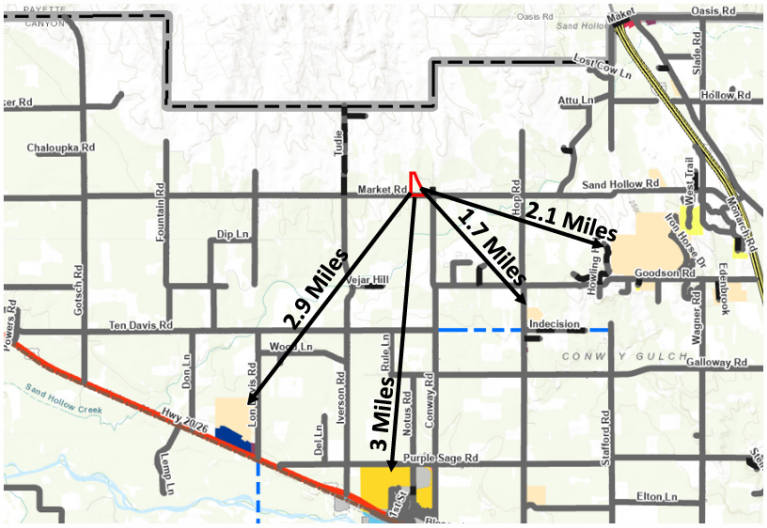
Commissioner Van Beek enquired about exhibit 4b, the proposed feature development. The original parcel, is that what is outlined in red there that is the non-conforming split? Ms. Nelson explained what was included in the original parcel in 1979. Ms. Stoffel explained that history behind the splits of the original property.

The options for splits were discussed. Per Ms. Nelson, the applicant is eligible for a couple of options and has settled on applying for a rezone.

Staff offered their presentation. Ms. Nelson noted that she is presenting a proposed conditional rezone; Case No. CR2024-0003. The presentation contained the following information: *The applicants request a conditional rezone of sixteen point two-six (16.26) acres from the agricultural to the rural residential zone. The request includes a development agreement restricting lot sizes to a minimum of five (5) acres. If the request is approved a subsequent subdivision application will be submitted to create three (3) lots with a private road. The existing home will be retained on one of the lots. Subject property is located approximately 0.7 miles from Payette County and 1.5 miles*

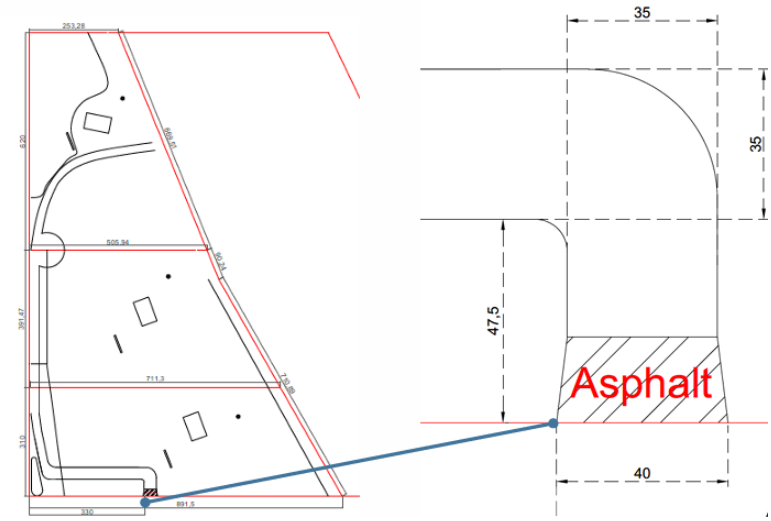
north of the notice area of impact. Here is the concept site plan again. The eight (8) conditional rezone criteria are shown on this slide. Each question must be answered with adequate evidence to approve or deny a conditional rezone application. The Planning and Zoning Commission recommended denial based on inadequate findings for criteria one (1), two (2), and three (3).

The first criteria focuses on consistency with the 2030 comprehensive plan. The Planning and Zoning Commission found that the request does not align with the plan which designates the property for future agricultural use. The applicant is requesting the rural residential zone; however, the comprehensive plan defines rural residential as a transitional zone meant to serve as a buffer between agricultural and urban areas. Rural residential areas were mapped during the comprehensive planning process and are located near cities. The subject property is not near any urban areas, and it was not identified for rural residential use. As outlined in the staff report, this request conflicts with at least one goal and eight policies in the comprehensive plan. Regarding criteria two (2) and three (3), the Planning and Zoning Commission found that the proposed zoning is not more appropriate than the current zoning and the proposed rezone is also not compatible with surrounding areas. The area around the property is zoned exclusively for agriculture. The nearest rural residential zoning is 1.7 miles to the southeast. Land use in the area is also primarily agricultural. There are parcels in all directions and active crop production. There are no approved subdivisions within a one-mile radius of the property and only one subdivision is in the platting process. There are some nearby parcels with residences similar in size to the proposed development. However, they were created through administrative land divisions that did not need to meet the approval criteria of a conditional rezone, and they were able to retain agricultural zoning. Within the 600-foot notification radius, the average lot size is 54.7 acres, which is significantly larger than the proposed five (5) acre lots. Introducing a residential zoning designation could lead to land use conflicts, particularly complaints from new residents about nearby agricultural activities along with increased development pressure. Here's another visual showing the closest residential zoning that is 1.7 miles from the subject property.



For criteria four (4), the Planning and Zoning Commission did not expect that the proposed conditional rezone would negatively affect the character of the area. The character of the area is predominantly agricultural, but there are sporadic parcels with residential uses similar in size to those proposed. The applicant is proposing three (3) residential lots and the existing home will be retained on one of the lots. The proposed lots will be five (5) acres in size providing enough land for hobby farms. With appropriate conditions, this limited development alone is not anticipated to alter the agricultural character of the area. The applicant has agreed to enter into a development agreement to limit lot size to a minimum of five (5) acres, and the Board could include additional conditions to further mitigate the impact to residential encroachment. The project will have adequate facilities to support development. Individual septic systems and domestic wells are proposed for each lot Southwest District Health is not opposed to the conditional rezone.

The property includes portions with slopes exceeding 15%. A detailed hillside development plan will be required with the subdivision. Grading plans shall minimize existing slope disturbance and drainage shall be directed to approve retention or infiltration areas. The property is within the Black Canyon Irrigation District and receives surface water. Pressurized irrigation will be provided from the lateral to each of the lots from a pump station. Legal access to the property exists off Market Road. A shared 40-foot approach is proposed along with a private road as depicted in the updated site plan.



ITD did not have any traffic concerns and there does not appear to be immediate, a need to mitigate traffic impacts. The proposed use is not anticipated to impact essential public services and facilities. Caldwell Rule Fire did send a comment stating that they have no concerns with the proposed rezone subject to code requirements and conditions. Station 18 is 3.8 miles from the property and response times are anticipated to be five minutes. The applicant's proposed restrictive covenants do include a minimum twenty (20) foot fire break along the perimeter of each lot.

The following are pictures of existing home, the subject property, and driveway.













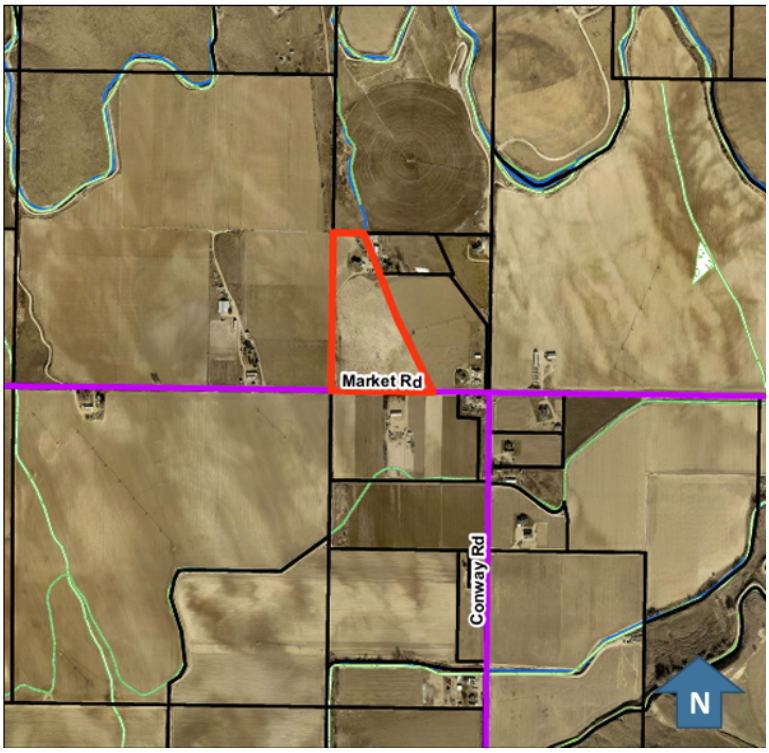






These photos show the existing driveway and market road. These are views of the driveway that show some of the property slope and these pictures are facing west and east.

At the expiration of the materials deadline, no new agency or public comments were received. Nine agency comments and three public comments were received for the Planning and Zoning Commission, which can be found in exhibits 3D and 3E of the staff report. We did receive one additional public comment after the Board of County Commissioner's materials deadline, which could not be included in the staff report. The Board of County Commissioners may approve or deny the conditional rezone or table or continue the hearing to a later date and request additional information. If the Commission chooses to approve the case, staff does have recommended conditions of approval on page 12 of the Planning and Zoning staff report. Here's another aerial view of the property and I'll stand for any questions.



Discussion was held regarding public comment received on spot zoning.

Ralph Betz was called to provide testimony. Mr. Betz testified in support of the applicant by providing the following testimony: *I took a Google Earth shot of this the other day (see image below).*



I tell you, I am in support of what they're proposing to do here. It affects me to some degree with that property not being farmed right now. As you can imagine, the weeds grow over there and the wind from north to south winds up in my face. So having said that, I'm in support of a couple things. I am fully in support of Canyon County's attempt to preserve farmland and I think that's the status behind not doing these kind of developments. But what I find has happened all around me, I've been there since 1997, by the way. What I find has happened all around me, these X's here, the red Xs on that map are the small parcel properties that are already surrounding this junction of Market Road and Conway. This blue one is a proposed development property you've been looking at. Adding two more right here seems to me like it's consistent with the development that's already happening, however, for whatever reason in this particular area. So I'm in support of this, first of all, because it's consistent with what's already in the area. I don't know what kind of legal hurdles you all have to jump through to get past your existing rules. That's not my bailiwick, but it just seems to me to make sense given what we've already got going on there to go ahead and approve this. I hope you can find your way to approve this application by Matt and Lisa Stoffel.

Discussion was held regarding the previous image. Mr. Betz clarified that this image was not provided to the P & Z Board, as he created it this week. Mr. Betz provided context behind the small lots and splits (the x's he noted on the image)

Mr. Betz provided location information on the current and proposed irrigation placement.

Paula Mizer Gonsalves provided testimony regarding the image provided by Mr. Betz. Ms. Mizer Gonsalves provided the following testimony in support of the applicant: *We bought this 14, 15 acres from Matt's dad. When we moved here, this was all farmland. George lives right here now. He was very proud that he took this acreage of his wives and split it. This right here is not red, but this is a three (3) acre parcel that he has not sold yet that he has developed as part of his administrative things. There's three (3) acres, he told us this was four (4) acres. Another, according to him, four (4) acres, the homestead and then a seven (7) acre parcel. Then this place right here. When I looked up what a residential community or whatever. It's five (5) parcels. Right. Well, this is more than five (5) parcels. We got a neighborhood here. He took prime agricultural land to do it. I know he did it with administrative splits, but you know, the thing is, it's a community now, right? Where it was farmland, it was a community. What we thought we were gonna have, you know, nice views of farm, it's not now, and that's fine. We are supportive of Matt and Stacy and what they're trying to do, and I know they're trying to make it a nice neighborhood. So you can see right here, that is the back part of our pasture that grows nothing, which is the same as right here. So we've tried to, I think Ralph put in oats or something there one year. I was just up there doing fertilizer. There's just, it's just a barren place. The fact that they can't grow anything there it's a true thing. I just hope that you would, help us help them get what they need to make this look nice in our neighborhood.*

Mr. Betz noted that there is currently 8 smaller parcels in the immediate area that are not agriculture.

Clarification was made on current location of the applicant's driveway. It was noted that it will be required to be converted to a private road.

Ms. Mizer Gonsalves provided the following information regarding a nearby parcel. *This right here is 80 acres that George sold some people from California and they're living in, like Ralph said, his old house is there. So they've decided that they want to make this into an event center for weddings and have two (2) events a week with 300 people per event. That's something that they're working on. To say that this is gonna stay all ag and George having a fit about it, I don't understand, but- Okay. I just wanted to put that out there, that this is becoming a viable community and not all farmland.*

Mr. Hofhines provided the following testimony: *I am west of the Stoffel's and northwest of the proposed lot. Thank you, ladies and gentlemen, Commissioners, for hearing us today. Sure. I just want to definitely make sure on the record too that we definitely love the Stoffels. Uh, we have a very good relationship with the Stoffels and we respect our neighbors, to the highest degree for sure. I do have a letter here that my wife and I, my wife's name is Hillary Hofines that we drafted,*

to present to you the Commissioners, so I'll just read that really quick. As we are the Hoffins family, our property borders the property in question. We have several concerns regarding the development of this property. Our main stance is that we are against the change from agricultural to residential. We moved out to the country, just like Stacey Stacy said, surrounded by farmland for that exact reason. We wanted to be surrounded by farmland, not houses. We made this move after much research and knowing that the properties around us were farmland and not to be developed. We moved in 2016 from Kuna. We are very concerned about the water irrigation situation. We already must organize our watering schedule with one other neighbor. Adding the Stoffels and two other houses could put a strain on the water. This will also mean a solid organizational schedule of when everyone is allowed to have water. This can lead to disagreements and new stress added to our lives as we can definitely attest with my other neighbor behind us so we, we've got a schedule now and it's working well, but it's taken some time. There could be large cost in changing how the water is ran or delivered and we would ask that these costs are all covered by the Stoffels. If this land is approved to be switched from agricultural to residential, this would allow for any agricultural land to be switched into the residential and our area. For example, our neighbors, Joe and them are just south of us with that other property there. that would be our concern is just more houses would come into and now we have more of a subdivision if that continues on. If this is approved, we ask that we are fully informed along the way to be part of major decisions such as anything that involves water or irrigation, any upgrades or changes that need to be made to irrigation, roads, et cetera, should be covered by the Stoffels. We would like to be informed in the decisions and the making of the decision and the process.

Commissioner Van Beek requested Mr.s Hofhines to point out his property on the map provided. It was specified that he owns 4.88 acres and was part of the original administrative split.

Mr. Hofhines provided the following additional testimony: *Part of the reason for us standing up more so is back in, I don't remember when it was, a couple years ago when we purchased the house from Matt's father, we were poached by Matt's father and said, "Hey, we wanna build our dream house down here on the southern lot where we're located at , down below Joan his beautiful wife here, and so we said, "Hey, you know what? Yeah, this is originally your land. We don't wanna step in your way." We approved that process to come to find out that he basically lied to us and he lied to his son, everything else and it turned into what it is today. That's led to some disagreements, but we've worked through those disagreements and we're on good terms now as neighbors.*

Mr. Hofhines noted he has a pasture on his property. He currently has three (3) horses. He stated that sometimes they run a couple head of cattle on their pasture.

Commissioner Van Beek inquired with Ms. Nelson regarding access to surface irrigation and water allotments and whether there were any concerns submitted from Idaho Department of Water Resources. Ms. Nelson noted that they do have access to surface irrigation water. A letter was

received from the irrigation district and included in the staff report. No concerns were raised. The water rights will have to be split.

Discussion was held regarding the number of weirs and their location. Mr. Hofhines clarified that the weirs are located on the neighboring south corner of his lot. There are agreements with all the neighbors to access them. Mr. Stoffel has a third weir on his property.

Matthew Stoffel testified in support of the application. He provided the following testimony: *There's been a lot said. Three minutes is tight. I will try and please ask questions. I have a lot to unpack. My wife talked about irrigation. The concern was alfalfa, corn, potatoes take a lot of water in this area.A guy named Jerome Wanders, leased our ground, tried to grow potatoes. His yield made such small potatoes. Over half of them went through the grading and they were waste. Said he'd never come back. Immediately to the west of us, he would farm on a rotation with our neighbor, great potatoes. It's just an indication I'm trying to explain why the ground stinks. We didn't grow green beans. We leased the ground to grow dry beans, which were combined. He also had a yield problem. His yield didn't provide enough to justify the effort on our 12 acres. We rotated in another crop that had a similar result. Alfalfa takes a lot of water and a lot of fertilizer. My fertilizer bill was ... Well, I needed more fertilizer than the adjacent property to the east of us. If you guys could understand, this is on a slight hill. It's not a big hill, but the property line is the top of the hill. My side is draining one way, Gonsalves and Hofhines drain the other way. What my wife was talking about with water is it's not that we don't have water. We have irrigation. But by the time you put it in the ground, flood irrigation before I was there was not substantial or sustainable because of the sand. With sprinkling, it was the same thing. We would have alfalfa in the field that was six inches tall and other areas is 30 inches tall. It is a terrible way to water. So it's not that we don't have water, we do have water. If we were to get this approved, the intention was we have our three lots and we're gonna. I talked to Black Canyon Irrigation. We can do 10 inches of water throughout the irrigation process, and we would distribute that because by the time you put a house, a driveway, some gravel out, the land would shrink. We're intending on grasses instead of alfalfa and high-water consuming crops. So theoretically, you could be on a schedule where everybody's on an electronic cycle. Instead of people saying, "Hey, you can turn the water on. " It, it would be digital. That's the intention. Our property has nothing to do with Hofhines or Gonsalves. My father left them in a situation where they have to share water because they have one weir between them. What I was offering to Hofhines is if we are pressurized irrigation on our three lots, maybe we could work it out to benefit them if they chose, if there was some financial expenditures, I'm a very giving person. I don't know how to put a dollar amount in this meeting on that. But I am a very giving person. I want the community to have a good experience.*

The weir access is through another property. My dad left things rough for the neighborhood and I'm trying to correct it. One of the opportunities this gives us is if we were to sell a lot, get a little bit of money and be able to fix some of those problems that exist. I wanna work with Hofhines. I

wanna work with Gonsalves. I wanna work with Betz. Um, but that's the general idea is for us to improve what we got.

Commissioner Holton requested clarification on the 20-foot paved apron that was proposed. Mr. Stoffel stated that was the requirements of Notus Parma Highway District for the road meeting the driveway.

Discussion was held regarding the irrigation for the proposed area. Ms. Stoffel stated the intent with the CC&Rs is to have a corporation that would have expenditures and equally distribute irrigation water.

An inquiry was made about a Road Maintenance Agreement (RMA). Ms. Nelson noted that a RMA would be required for the private road but has not been created at this time.

Secondary dwellings were mentioned. Ms. Nelson stated that there are not current conditions or limitations on secondary dwellings. This is something the Board could elect to add.

Ms. Stoffel provided her rebuttal. She provided the following testimony: *You mentioned secondary dwelling and I just need to bring this up right now. We have a 21-year-old son that most likely will never move out of our house. We do have an intention of building a barn with a, like a thousand square foot living above it for our son. So, it's negotiable, but it would really, like, we don't know what we're gonna do with our son, and that secondary dwelling kind of is our lifeline of not having him live with us forever. So just side note on that, okay?*

Discussion regarding what constitutes a secondary dwelling was held. Ms. Nelson provided options the Board could provide to allow Ms. Stoffels request.

Ms. Stoffel continued her rebuttal. *That would be negotiable. We'd be happy with that. We just have faced some challenges with. our living situation with our kids. Just to circle back, I really appreciate our neighbors coming out. I appreciate TJ and his concerns. We know it's a concern. When stuff is brought up about our father-in-law, we did not do that. We did not make those decisions. Ee are very, if, and you notice the, the thought and intent my husband has put into the water, into the CCNRs. We are people of integrity and the, we have no intention of here of making anybody's life worse from adding these two additional households to our neighborhood.*

Also, just because of the hill, if you notice like the, the properties up top won't even see the properties below because how the houses are situated. They're not coming in and blocking views because we're actually have a nice incline that gives ... Each house will actually have a great view.

Really like the, the concerns we've tried to address them all. We wanna do what we feel is best for our neighborhood because we are going to be living there. Like we have no intention of leaving. I

can't think of any other selling points for you guys. Just know that like we put two years into this trying to get in front of you. The map we didn't realize that we should have presented a map at the zoning committee because George Davis was the last to speak and he brought up this whole thing that we didn't even think to address. And so it, that's the reason the map didn't show up in the zoning is because we were kind of like, he told us he was gonna support us. He actually brought us the CC&Rs and then he showed up at the meeting and kinda turned on us. We just weren't expecting his testimony to come out as it was. The map to understand the neighborhood, I hope it's enough for you to know that our intentions are about this neighborhood, about how we live. It is rural. Even with two additional neighbors, it's still gonna be rural. If we're not turning ... And then, and to say that every, like, because this gets zoned as residential does not mean that the next farmer can just automatically go residential. They're gonna have to propose and come before you and plead their case. The reason you have your jobs is, and these meetings is to give us a voice. And I appreciate your time, Commissioners, for giving us a voice and an opportunity to share like a part of our life, because really this is a part of our life and our future inside of Canyon County. So, thank you so much for your time.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to close public testimony.

The Board began deliberation. Those in attendance were advised of the expectations and statutory requirements.

Commissioner Van Beek provided the following monologue to the hearing testimony. *Thank you for the opportunity to comment on this. I first want to say how much I appreciate a well-prepared presentation. We've had a couple of presentations where the applicant has really combed through the criteria and, uh, their job is to make a persuasive argument. So, for this Commissioner in looking at the recommendation of staff to deny followed by a Planning and Zoning recommendation to deny, I would like to preface us going through the criteria by stating that it was an application where I believe a persuasive argument has been made and we would have to work hard as a Board depending on what my fellow Commissioners see in there. There's been information brought out about the use of a rural residential being a transition zone and the average lot size on that, but I, here's the points that I would say we don't have criteria that makes profitability of a piece of ground a part of how we can decision, but the Van Beek family has been friends with the Wanders family for many years and Jerome Wanders is an amazing and his wife. They're equally vested as potato farmers, and they do an amazing job. They grow a lot of crops, a lot of, lot of ground grown in potatoes. So, it's credible testimony to me that, um, I do appreciate they didn't come in here asking for non-viable. It wouldn't qualify because it is pasture ground that's supporting animals so that would take that off the table. They couldn't get an extra split. They can get an extra split, um, if this is rezoned in that, in, in the process today, right? So, then it would, they would want one more. You'll have to go over that again, Carla. I would also be open. Everybody has a different story. The applicant has presented that she's inviting us into her story. I would restrict secondary dwellings to*

the additional lots but not to the lot that they live on. It is frustrating. I understand the intent behind allowing as many administrative splits as have been done in Canyon County. It's unprecedented in other counties, but effectively what it does is to the point of the applicants that, or the people that have showed up to testify today, this has created a viable living community where other people have taken advantage of administrative splits in this 16-acres. I've turned down other acreage proposals for higher density developments all around Red Top Road that had nothing but blow sand, but it was still big ag. It wasn't surrounded and littered by the kind of, um, administrative split development that this is generated here. So those are my first pass. I'm open to the idea of, um, I don't like to disagree with staff or Planning and Zoning, but there are instances where I think the Board is allowed to exercise the discretion. This is still big farm ground out here, but in this concentrated area, which would fall under the county's ordinance of looking at where there is growth occurring, it would appear that growth is occurring in this sector for a myriad of reasons and I don't see any of that as landing on the applicant or an intent on them to fill this up with high density. The proposal by Mr. Davis really devalues his testimony and opposition in my humble opinion if there is in fact an event center that being proposed out here and then the methodology behind all the divisions. Again, not the fault of the applicant, but I want to say to Mr. Stoffel's credit and his wife's credibility and integrity, first it's not your job to pay for all proposed additions, but, um, your presentation, that's the subjective part. We get to evaluate the weight of the testimony and the integrity of the testimony and that weighed heavily in this Commissioner's mind today with their application.

Commissioner Brooks provided the following monologue to the hearing testimony. *Mr. Chairman, Commissioner Van Beek is driving a train that I would like to be a passenger and not a bug on the windshield. So, I am fully in support of the comments that she has put forward and, I agree this, you know, where we are going against, we're gonna have a different opinion of what staff has provided and P & Z largely used what staff came up with. We're gonna have to either go through these or have a second meeting too, we always have a second meeting for the FCOs, but it may require that a little more unless Karla wants to go back. I mean, I'm being presumptuous here on where we're gonna go with this, but some of these are gonna have to wholesale be different.*

Commissioner Holton provided the following monologue to hearing testimony. *This is interesting. In the defense of Planning and Zoning, we get to hear it after everybody's had their first best shot. I think that we're entirely at a different place than what Planning and Zoning was at, and what the evidence presented to me. Ten (10) splits within this almost continuous adjacent parcel doesn't smell, operate or look like high intensity agricultural operations. But I got to see it in a different light, and I asked twice, "Did you present this at the Planning and Zoning hearing?" And the answer was, "No." So, when I went through their record, I didn't perceive of anything this significant. Most of those were calling out locations that were in the neighborhood of a mile or further away. I'm operating in a completely different set of information than I believe Planning and Zoning did and so I'm totally comfortable with coming up with significantly different findings than what they chose to end on. And so, in this case, I think that's all right. I think they did their job and now we need to*

do our job. So, with that said, we can attempt to look at one through eight on the criteria with Karla. There's several things that are significantly different than what was there. No, this is not spot zoning. This is being responsive to a parcel that is as an example. A specific image was requested to be displayed.

Commissioner Van Beek proposed to the Board that they accept and make part of the record, the exhibit, from Mr. Betz. She feels this could be helpful in the decision-making process and provides a foundation for the change from Planning and Zoning's recommendation.

Commissioner Van Beek motioned to accept the presentation provided by Mr. Betz showing the location of administrative splits and the concentration of developments in the area.

Commissioner Holton provided a point of discussion, stating the following: *The point of discussion and clarification for all those future people who want to rely upon what we're going to do now so they can get theirs in is he was using this drawing for his verbal presentation to refer to clarify what he was verbally describing as all of these splits. So just to bring me in another picture during a public hearing, I would typically say absolutely not, but he literally utilized this drawing to be able to verbally describe each one of those X's and the X's don't say anything, they're just an X, but his verbal testimony, I am totally comfortable to make an exception to bring that into the record.*

Commissioner Van Beek provided the following input to the discussion: *Chairman, his testimony supports what already was presented by the applicant during her presentation. She had house by house and he gave us the 30,000-foot view showing proximity to that property, which I think is significant in terms of the motion that I just made.*

Commissioner Brooks seconded the motion. The Board voted unanimously to accept the presentation provided by Mr. Betz showing location of administrative splits and the concentration of developments in the area.

Commissioner Holton noted that 11 residences constitutes a significant change. Planning and Zoning viewed the situation zoomed out. When viewing the situation at the intersection of Conway and Market Road, the situation is different. It was noted specified that the applicant will need to work with Black Canyon Irrigation, if a condition in the application is needed, that is an option. Pressurized water station or pumping station will need to be installed for these three lots.

Allowing a secondary dwelling for the original parcel seems appropriate. If secondary dwellings are allowed for the other two (2) proposed parcels that could then again be subdivided, that is not part of the application.

Conversation was held to clarify the constitution of a subdivision, anything beyond four (4) houses is considered a subdivision.

Commissioner Holton made note that the application includes specific conditions. These new parcels will support the need in the market for equestrian lots. He asked that it be specified how close the in radius the ten (10) mentioned small acreage residential parcels are located.

The Board reviewed the hearing criteria. The following items were considered and discussed:

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?
    a. The Board is in agreement that the application meets this criterion
    b. 230-AC Zone 5 allows this
    c. Remove P12.01.01 from goals, policies and action
    d. P12.01.04 – as it pertains to Market Rd. and Conway Rd, there is intense residential
    e. Remove P12.01.02
    f. Remove sub-bullet points
    g. Add bullet point stating "This area has already been fragmented in order to preserve additional ground it is decided to concentrate any rural locations to this area."

Commissioner Holton requested to set a time within the next two weeks that we meet specifically to go through one (1) through three (3) because, four (4) through eight (8) the Board agrees with. It is asked that Ms. Nelson listen back through the discussion and for her to put in draft the points of reasoning of the Board's finding affirmative one (1) through three (3) and meet with the Board and make sure they agree with what she interpreted from the hearing. It's going to be a lot faster. Ms. Nelson has the boilerplate and can cut and paste and put this together a lot faster than the Board can during a live record. For the simplicity of the hearing, Commission Holton state would just be going through the questions and with that premise. The questions were read as follows:

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?
    a. The Board is in agreement that the application meets this criterion
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
    a. The Board is in agreement that the application meets this criterion
    b. when considering the surrounding land uses of those ten (10) other residences in this short of distance for each other.
    c. This parcel is already rural residential with a larger lot size
3. Is a proposed conditional rezone compatible with surrounding land uses?
    a. The Board is in agreement that the application meets this criterion
    b. The five (5) acre lots stay in the spirit of the 2030 comprehensive plan
    c. Provides a high use of the land than it is being used for currently
4. Is the proposed conditional rezone negatively affect the character of the area, what measures will be implemented to mitigate the impact?
    a. The Board is in agreement that the application meets this criterion
    b. It will not negatively impact the character of the area
    c. Limiting secondary residence to only the current residence
    d. Applicants will install a pressurized water system

5. Will adequate facilities and services, including water, sewer, drainage, irrigation, and utilities be provided to accommodate proposed conditional rezone.
    a. The Board is in agreement that the application meets this criterion
    b. Hillside development will be required in the application
6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns while measures have been taken to mitigate the traffic impacts?
    a. The Board is in agreement that the application meets this criterion
    b. The highway district has already stipulated the paved access pad
7. Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?
    a. The Board is in agreement that the application meets this criterion
8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?
    a. The Board is in agreement that the application meets this criterion
    b. No comments have been received from any of the service providers

Commissioner Holton inquired with Ms. Nelson about a development agreement. Ms. Nelson noted that the conditions will become the development agreement. Discussion was held regarding the necessity of a RMA. It was determined that it would not be needed during this step in the process.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve Case No. CR2024-0003, with the FCOs that we have verbally discussed and put on the record along with the development conditions and the additional conditions that we have enumerated verbally.

Commissioner Holton reiterated that the Board would meet with Ms. Nelson in the next one to four weeks to enumerate everything discussed in writing. It'll be a public document. There will be a finalization of everything once the Board approves the findings, facts, and conclusions of law.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 3:20 p.m. An audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206 (1)(B) REGARDING PERSONNEL MATTERS

The Board met today at 3:26 p.m. to amend the agenda for an Executive Session. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; HR Director Marty Danner, Chief Deputy PA Aaron Bazzoli; and Deputy Clerk Diana Hoffman.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to amend the agenda to include an Executive Session and to enter into Executive Session under Idaho authority 74-206(1)(b), for personnel issues to address market adjustments. The Board entered Executive Session at 3:27 p.m.

The Executive Session concluded at 3:35 p.m. with no decisions reached and no business to bring forward.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 3:35 p.m.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 10, 2026

No meetings were held this day.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 13, 2026

No meetings were held this day.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 14, 2026

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Mariscos El Viejon LLC dba Mariscos El Viejon; Christensen Inc. dba Sage Travel Plaza; El Guero LLC dba Pollos Y Mariscos El Guero; MRG Inc. dba Buck's Saloon & Steakhouse; and O Seafood inc. dba O Crab (Resolution No. 26-059)
- Ridley's Family Markets Inc. dba Ridley's Family Markets; Red Brick LLC dba Vape; Vape Strong LLC dba Vape; Vapor LLC dba Vape; and Cinder Grey LLC dba Vape (Resolution No. 26-060)
- Terry W Dice dba Tiny's Lounge; Apple Idaho LLC dba Applebee's Neighborhood Grill & Bar; Sportsman's Hideout LLC dba Sportsman's Hideout; Bon Appetit Management Co. dba McCain Pub; Italian Togo Co. LLC dba Bit of Italy (Resolution No. 26-061)
- Campos Market LLC dba Campos Market, Brick 29 LLC dba Brick 29; County Line Wine Company LLC dba County Line Wine Company; Whiskey River LLC dba Whiskey River; Bitner Vineyards LLC dba Bitner Vineyards (Resolution No. 26-062)

- SLCH Asian Grocery LLC dba Asian Grocer; The Tackle Shop LLC dba The Tackle Shop; Little Saigon Vietnamese Restaurant LLC dba Little Saigon Vietnamese Restaurant; WW Ink dba Rocco's Roadhouse; D&S Panasiuk LLC dba Grocery Outlet of Nampa (Resolution No. 26-063)
- Gallegos Meat Market Caldwell LLC dba Gallegos Meat Market; Linda S Barr dba Petes Tavern; Smoky Mtn Pizza & Pasta Nampa LLC dba Smoky Mountain Pizzeria Grill; Graft Lounge LLC dba Craft Lounge; Craft Lounge LLC dba Craft Lounge (Resolution No. 26-064)

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Lynette Hastings CCSO
- Cody Ghighina, CCSO
- Marissa Cogswell, Dispatch
- Sheila Warner, Juvenile Detention
- Cameron Arp, Juvenile Detention
- Sandi Guerra, Elections
- Shane Sears, Elections
- Pamala Black, Elections

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Raising Our Bar LLC dba Raising Our Bar to be used 4/25 & 4/26
- Indian Creek Steakhouse LLC dba Indian Crk Stkhse to be used 4/17

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; Chief Deputy Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Ben Cramer; Deputy PA Trent McRae; Director of Solid Waste David Loper; Director of Juvenile Detention Sean Brown; Emergency Manager Christine Wendelsdorf; Assistant Director of DSD Joshua Johnson; Director of DSD Jay Gibbons; GIS Supervisor Tony Almeida; Chief Deputy Treasurer Steve Onofrei; Treasurer Jennifer Watters; Banking and Finance Manager Melissa Tucker; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Commissioner Holton brought the meeting to order and requested to consider bullet point two (Consider an Independent Contract Agreement with Danielle Willis for Barber Services at the SWIJDC) after Executive Session. Commissioners Van Beek and Brooks were in agreement.

Consider a Resolution to Close the Unused Prepaid Credit Card Account for the Canyon County Solid Waste Department and Transfer the Remaining Balance to the CCDWD General Account: Director Loper explained that landfill changed credit card providers. The new provider allows the card fee

to be covered by the customer. Previously there was a dedicated account to cover credit card fees. The last bill for that former card company has been paid. The account can now be closed. Director Loper recollects there to be approximately $30,000 remaining in the account. Commissioner Holton noted that the switch was made because the previous vendor increased their prices. Director Loper noted that his department is now using Point and Pay, as most of the County is.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the resolution closing the credit card prepaid expense account for the Solid Waste Department and that line item will move to the General Fund for the Landfill. (Resolution No. 26-058)

Consider the Idaho Office of Emergency Management Grant Adjustment Notice: Ms. Wendelsdorf explained that there was an extension for the Emergency Management Performance Grant (EMPG Grant) that was applied for to extend the grant until May 29. An extension was requested because there are still projects in the works. This will allow the remaining funds to be applied to said projects as they wrap up.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the Idaho Office of Emergency Management Grant adjustment notice to extend the performance period from the end of March to May 29, 2026, as indicated.

Consider an Ordinance Repealing Chapter 6, Article 5 Addressing, Section 23 Variances and Appeals: Mr. Wesley explained that the issue is appeals that are created after numbering address changes and name changes that are requested by property owners wanting to add a home. The error occurs for Emergency Services. The Prosecuting Attorney's Office – Civil Services, was tasked with reviewing the appeal process and the legal requirement to provide an appeal. There is no legal entitlement to an appeal, as it is a government function. It can be changed at any time. This ordinance removes the appeal and variance procedure in the addressing ordinance.

Commissioner Van Beek provided her support on of this change and provided an example of how this can become an issue.

Mr. Wesley explained that they reviewed the Treasure Valley and the State to see who has an appeal and who doesn't. It was inconsistent, but it appears the majority does not have an appeal process for addressing change.

Commissioner Holton explained that residents don't own their address, it is a government function. Things change and frustration is understood. In Commissioner Holton's opinion, the appeal process was not a true or proper mechanism for the public. The instigation for the change is public safety related. These issues are often discovered during GIS updates. There is no active search for anomalies.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the ordinance repealing chapter 6 article 5 in addressing section 23 Variances and Appeals of Canyon County Code of Ordinances and Severability Clauses. It is section 3 that outlines the purpose is to remove the addressing appeal provision in that section. (Ordinance No 26-011)

Consider the Summary of the Ordinance Repealing Chapter 6, Article 5 Addressing, Section 23 Variances and Appeals: Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the summary ordinance which is attached to and has already been enumerated regarding addressing for the same article 5 section 23 regarding variances and appeals.

Mr. Wesley requested the fire district notices be addressed after Executive Session. It was agreed that those would be taken up later.

Consider a Resolution Granting a New Alcoholic Beverage License to Garman Hill LLC dba The Audrey: Commissioner Brooks noted that he hasn't seen an application like this one, coming from ISP, it has all the yeses and noes for what services will be available, but there is no fee listed. Commissioner Holton recommended the action item be tabled until the technicality is addressed regarding the fee.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to table that action item and have it come back at its earliest convenience when the technicality has been addressed regarding the fee. (Resolution No. 26-065)

Legal Staff Update: Mr. McRae explained there is a legal staff update to discuss that does not qualify for Executive Session and employees are present and prepared to discuss. Treasurer Watters explained that last October her office tasked with updating the investment policy. Now that the COO position is vacant, please provide direction on proceeding with an updated investment policy. Mr. McRae noted that the LGIP (Local Government Investment Pool) were contacted, and they were not interested in coming to do a workshop. They did provide some generic forms of what it should look like. What next steps would the Board prefer? Discussion was held around consulting the state Treasurer. Ms. Tucker noted that the County's financial advisor assisted with drafting a new policy. It was requested that a workshop be scheduled with Chris, the County's financial advisor. Commissioner Holton explained he does not support a policy that holds taxpayer funds in low interest bonds. Treasurer Watters explained that those low interest gaining accounts are slowly maturing and being reinvested in higher earning investments. It was agreed that the Treasurer would coordinate a workshop date for a workshop.

Mr. Wesley stated he was ready to address the fire district notices.

Consider a Public Hearing Notice Regarding a Request by Kuna Rural Fire District to Amend Impact Fees:
Consider a Public Hearing Notice Regarding a Request by Wilder Rural Fire Protection District to Amend Impact Fees:
Consider a Public Hearing Notice Regarding a Request by Caldwell Fire Department and Caldwell Rural Fire District to Amend Impact Fees:

Commissioner Holton explained that these are boiler plate, the same, outside of the amount and the entity is being heard from. The public hearing criteria and form and function is identical. If it pleases the Commissioner can we consider Kuna Rural Fire, Wilder Rural Fire, and Caldwell Fire Department and Caldwell Rural Fire District on the amending of their Impact Fees? This is to agree on notice of public hearing. Commissioner Van Beek and Brooks agreed.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the board voted unanimously to sign the notices of combined public hearings for Kuna, Caldwell, and Wilder as Commissioner Holton suggested. The outline of fees is different for each entity, and that will be a topic for discussion April 29 at 1:30 p.m. in the Commissioners' meeting room.
Van Beek, Brooks (all 3 notices)

Commissioner Holton clarified that these will be agendized with all first districts in a single time slot.

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

EXECUTIVE SESSION – REGARDING RECORDS 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 exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation relating to safety and security in the Juvenile Detention Center. Commissioner Brooks added that there would be discussion under § (f) regarding the gun range. Commissioner Van Beek amended her motion to include the gun range. The Executive Session began at 9:57 a.m. and concluded at 10:18 a.m. with no decisions being made and no business being brought forward.

There is one agenda item remaining.

Consider an Independent Contract Agreement with Danielle Willis for Barber Services at the SWIJDC: Mr. McRae clarified that this is a new agreement. Additional clarification included noting

that this is the first known contract for barber services, as previously a staff member provided these services and has since moved on. This will provide outside barber services to Juvenile Detention. This individual does work for the Idaho State Department of Juvenile Corrections and is familiar with the policies and safety procedures in a Juvenile Detention Center. Commissioner Holton expressed support for the per haircut cost listed in the contract.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the Independent Contractor Agreement for barber services at the Southwest Idaho Juvenile Detention Center. The agreement is with Danielle Willis. (Agreement No. 26-039)

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to adjourn the meeting at 10:22 a.m. An audio recording is on file in the Commissioners' Office.

The meeting was brought back to order at 4:11 p.m. to continue the 9:30 a.m. agenda item, the final action item to consider a new alcoholic beverage license. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks, and Deputy Clerk Diana Hoffman.

Consider a Resolution Granting a New Alcoholic Beverage License to Garman Hill LLC dba The Audrey: Commissioner Holton explained that clarification was received on the missing information in the application.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to approve the new alcoholic beverage license for Garman Hill LLC dba The Audrey. (Resolution No. 26-065)

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 4:12 p.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH DSD TO CONSIDER ACTION ITEMS

The Board met today at 10:33 a.m. with DSD to consider action items. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Principal Planner Emily Bunn, Associate Planner Amber Lewter, and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Action Item: Consider the FCOs for Knife River Corp.; Case No. CU2025-0011-APL: Ms. Lewter explained that the FCOs are regarding the appeal hearing that was before the Board on March 10

on Center Point Road. The Board was consistent with Planning & Zoning findings and denied the appeal.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the FCOs for the Knife River Corporation in Case No. CU2025-0011-APL.

Action Item: Consider the FCOs and Development Agreement for Sergi and Oksana Ryshko; Case No. CR2025-0001: Mr. Bunn recapped that the rezone hearing was on April 2, 2026. The plan is to divide the property into three (3) parcels following a conditional rezone. Conditions that were requested included irrigation, restricted to three (3) parcels, minimum lot size specification, and secondary residences are prohibited.

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 Sergi and Oksana Ryshko in Case No. CR2025-0001. (Agreement No. 26-040)

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 10:37 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 11:02 a.m. to consider matters related to County assistance. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Case Manager Kellie George; and Deputy Clerk Diana Hoffman.

Ms. George presented Case No. 2026-17. The decedent passed on April 4. The cremation application for financial aid from the County was submitted to County Assistance on April 9. The funeral home reached back out to County Assistance to notify them that a family member had paid for the cremation. The application has been withdrawn.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to deny application no. 2026-17, which had been withdrawn and the charges for the cremation have been paid by family, which eliminates the County as a payer of last resort.

Case No. 2015-999 has received a request for release of the lien. The applicant has satisfied his debt to the County.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to release the liens on Case No. 2015-999 with thanks to the person who received the loan from the County for fulfilling the obligation of that note and paying it off.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 11:04 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER A REQUEST BY BIGHORN TRAFFIC SERVICES APPEALING THE DECISION MADE BY THE P&Z COMMISSION DENYING THE REQUEST FOR A CONDITIONAL USE PERMIT FOR A CONTRACTOR SHOP AND STAGING AREA IN AN "A" (AGRICULTURAL) ZONE; CASE NO. CU2025-0002-APL

The Board met today at 1:33 p.m. for a public hearing to consider a request by Bighorn Traffic Services appealing Planning and Zoning's denial of the request for a conditional use permit for a contractor shop and staging area in an "A" (agricultural zone), case no. CU2025-0002-APL. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Associate Planner Arbay Mberwa, DSD Planning Supervisor Dan Lister, Associate Planner Amber Lewter, John McLean, Jeff Dancer, Renee Kelley, Shaun Kelley, Gary DeBoer, Tina DeBoer, David Eaton, Carl Anderson, Connor Gray, TJ Jones, Aaron Romine, and Deputy Clerk Jenen Ross.

Connor Gray represents Bighorn Traffic Services and gave testimony in support of the application. He stated that this is a property rights issue and that the denial by P&Z disregarded county code which allows for the proposed use with a CUP. He feels the decision was based on speculation rather than substantial evidence. In regard to the findings that the use would negatively affect the character of the area, he noted the proximity to Nampa city limits and future industrial land use plans. He also disagreed with the finding of undue traffic interference as there were no safety concerns raised by ITD or the highway district.

Ms. Mberwa gave the staff report and reviewed the PowerPoint presentation. The planning and zoning commission could not find in the affirmative for the following criteria points:

4. Will the proposed use be injurious to other properties in the immediate vicinity and/or negatively change the essential character of the area?

7. Will there be undue interference with existing or future traffic patterns?

Staff presented 13 conditions for approval which included limited hours of operation, number of employees and vehicles and requirements for fencing and lighting. There was also discussion regarding a previous code enforcement case for operating without a conditional use permit which was closed when the business stopped operations.

Opposition testimony was received from John McLean, Renee Kelley, Shaun Kelley, Gary DeBoer, Tina DeBoer, Aaron Romine, David Eaton, TJ Jones, Paul Flatt, and Bernadette Ellway who expressed concerns about traffic and the dangerous conditions of Victory Rd., the number of vehicles entering and exiting the property, noise from commercial vehicles, light pollution, and

generally changing the character of the area. Some neighbors expressed their belief that the company has not been forthcoming about the plans for the business and believe that although it may start somewhat small, they intend to grow.

Jeff Dancer offered testimony in favor of the application. He is the president of Bighorn Traffic Services stating that the company is employee owned and that they are just looking to expand from their current location. He addressed the commercial vehicle noise clarifying that most of their vehicles are Ford F-150 trucks, most of which do not have back-up alarms. In regard to the notion that there could be 70 vehicles on the property, he said that was taken out of context and would only happen if there was an emergency standdown meeting. Their intention is to be good neighbors.

Carl Anderson also offered testimony in favor of the application stating that he feels the request is in compliance with zoning regulations with support from area agencies.

Ms. Mberwa spoke more to the code enforcement violation. Bighorn Traffic Services contend that they never knew of the violation, Ms. Mberwa believes that during the sale of the property it is possible Bighorn Traffic Services never received notification. She also reiterated that the violation was closed once the CUP application was submitted.

At 2:31 p.m. Commissioner Van Beek made a motion to recess until 2:45 p.m. The motion was seconded by Commissioner Brooks and carried unanimously.

At the conclusion of additional testimony following the recess, Commissioner Van Beek made a motion to close public testimony. The motion was seconded by Commissioner Brooks and carried unanimously.

Board deliberation and discussion ensued. The Board acknowledged the neighbor's concerns but suggested there could be more impactful effects if the property is annexed into the City of Nampa allowing more intensive industrial development with fewer restrictions. Following deliberation, Commissioner Van Beek made a motion to continue the hearing to April 22, 2026, at 10:00 a.m. to continue deliberation. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the hearing. The hearing concluded at 3:59 p.m. and an audio recording is on file in the Commissioners' Office.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 15, 2026

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- WinCo Foods LLC dba WinCo Foods #11; WinCo Foods LLC dba WinCo Foods #144 (resolution no. 26-067)
- Labyrinth Escape Games LLC dba Labyrinth Escape Games; Dos Caminos Mexican Restaurant LLC dba Dos Caminos Mexican Restaurant; Galimofre LLC dba Italianesque; Mesa Downtown LLC dba Mesa Tacos & Tequila (resolution no. 26-068)

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Good Apple Taphouse to be used on 6/20
- Raising Our Bar to be used on 4/29

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

The Board met today at 9:34 a.m. to consider the Treasurer's tax charge adjustments for March 2026. Present were Commissioners Leslie Van Beek and Brad Holton, Chief Deputy Treasurer Steve Onofrei, Treasurer Jennifer Watters, and Deputy Clerk Diana Hoffman.

Treasurer Watters explained she is presenting the tax charge adjustments for March 2026. It is a small adjustment of $1,821.59. Other adjustments include penalty adjustment of $17.36, interest of $18.46, and an HTR adjustment of $467.39, with a grand total of $2,324.80. There were a couple of accounts that had homeowner exemptions added to them. There was one specific account for which an adjustment had previously been made and the HTR was removed; that was added back on to give them a HTR credit. The penalty and interest are coming from an envelope that was just received, postmarked in December.

In the report, you will find ten (10) accounts with a $1 fee applied to them to allow the Treasurer's Office to create supplemental tax bill. These include a PTR.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to sign the tax charge adjustments for the period of March 1, 2026 – March 31, 2026, as presented.

Praise for the Treasurer's Office was provided by the Board.

Discussion was held about the minimal amount the adjustment is for this month. Mr. Onofrei noted the monthly adjustment amount would likely ramp up in July.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to adjourn the meeting at 9:38 a.m. An audio recording is on file in the Commissioners' Office

COMMISSIONERS TO CONDUCT QUARTERLY JAIL INSPECTION

The Board met today at 10:05 a.m. to conduct the quarterly jail inspection. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks, Chief Deputy PA Aaron Bazzoli, Captain Harold Patchett, and Deputy Clerk Diana Hoffman.

Commissioner Holton noted that they would be reviewing some of the tort claims and liability issues. As a new practice, The Board will begin reviewing tort claims before the physical jail inspection.

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

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

Upon the motion by Commissioner Van Beek and a second by Commissioner Holton, 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 at 10:06 a.m. to discuss matters related to tort claims, public records, and safety/security of the jail. The Executive Session concluded at 10:50 a.m. the Board adjourned the meeting to begin the jail tour. An audio recording is on file in the Commissioners' Office.

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

The Board met today at 1:32 p.m. for a public hearing to consider a request by Nampa Fire Protection District to amend impact fees. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Colin McAweeney with Tischler Bise Galena, Attorney Bill Gigray via teleconference, Kirk Carpenter with Nampa Fire Protection District, Chris King with Nampa Fire Protection District, and Deputy Clerk Jenen Ross.

Mr. McAweeney reviewed a PowerPoint presentation reviewing the following:

- Progress of the study
- Nampa Fire District map
- Growth Projections – Residential

- Growth Projections – Commercial
- Incremental Expansion
- Fire stations, land, apparatus, equipment and share of impact fee study
- Residential & nonresidential development based on call data
- Methodology
- Changes from the 2021 Study
- Incremental expansion quantifies current facility level of service and sets fee to that LOS
- While plan-based sets fee to future growth-related CIP cost
- 11,350 annual calls for service with 70% residential and 30% nonresidential split
- Fire station current LOS & cost analysis – square feet
- Fire station current LOS & cost analysis – acres
- Fire admin facility current LOS & cost analysis – square feet
- Fire apparatus current LOS & cost analysis
- Fire equipment current LOS & cost analysis
- Share of impact fee study can be captured by fee
- Nampa Fire Capital Improvement Plan
- Breakdown of maximum supportable fees
- Fire impact fee comps
- Residential building permit history
- Residential pipeline
- Non-residential building permit history
- Non-residential pipeline

Additional comments were provided by Mr. Carpenter and Mr. Gigray.

Documents on file with this day's minutes include the PowerPoint presentation and an impact fee reconciliation report.

Commissioner Van Beek motioned to closed public testimony. The motion was seconded by Commissioner Brooks and carried unanimously.

The action items were considered as follows:

Consider Planning and Zoning Commission recommendation to adopt Nampa Fire Protection District Capital Improvement Plan and Development Impact Fee Study February 21, 2025 as an element of the Canyon County 2030 Comprehensive Plan: Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the Planning and Zoning Commission recommendation to adopt Nampa Fire Protection District Capital Improvement Plan and Development Impact Fee Study February 21, 2025 as an element of the Canyon County 2030 Comprehensive Plan.

Consider a resolution adopting the Nampa Fire Protection District Capital Improvement Plan and Development Impact Fee Study February 21, 2025: Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution adopting the Nampa Fire Protection District Capital Improvement Plan and Development Impact Fee Study February 21, 2025 (resolution no. 26-066).

Consider an ordinance amending Section 11-02-17 of the Canyon County Code of Ordinances authorizing the amending the Nampa Fire Protection District impact fee schedule: Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the ordinance amending Section 11-02-17 of the Canyon County Code of Ordinances authorizing the amending the Nampa Fire Protection District impact fee schedule (ordinance no. 26-012).

Commissioner Van Beek motioned to adjourn the hearing. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 2:24 p.m. and an audio recording is on file in the Commissioners' Office.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 16, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Carissa J. Sousa; Coroner's Office

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Jackson's Foods Stores Inc. dba Jacksons Food Stores #117; Jackson's Food Stores Inc. dba Jacksons Food Stores #82; Jackson's Food Stores Inc. dba Jackson's Food Stores #64; Jacks's Food Stores inc. dba Extra Mile #144; Jackson's Food Stores Inc. dba Extra Mile #177 (Resolution No. 26-069)
- Jacksons Food Stores Inc. dba Extra Mile #179; Jacksons Food Stores Inc. dba Extra Mile #178; Jackson's Food Stores Inc. dba Extra Mile #164; Jackson's Food Stores Inc. dba Extra Mile #149; Jackson's Food Stores Inc. dba Extra Mile #148 (Resolution No. 26-070)

- Costco Wholesale Corporation dba Costco Wholesale #743; Heather Zimmerman dba The Garage Café; LB Fall River LLC dba Longboards; Imbibe LLC dba McCleary's (Resolution No. 26-071)
- Jackson's Food Stores inc. dba Jackson's Food Stores #22; Jackson's Food Stores Inc. dba Jackson's Food Stores #59; Jackson's Food Stores Inc. dba Jackson's Food Stores #60; Jackson's Food Stores Inc. dba Jackson's Food Stores #61; Jackson's Food Stores Inc. dba Jackson's Food Stores #62 (Resolution No. 26-072)
- Hot Chicken Idaho LLC dba Dave's Hot Chicken; Taqueria Janitzio LLC dba Taqueria Janitzio; Las Tias LLC dba Tin Roof Tacos; Canton Café Inc. dba Canton Café; The Airport Inn Inc. dba The Airport Inn (Resolution No. 26-073)
- Jackson's Food Stores Inc. dba Jacksons Food Stores #115; Jackson's Food Stores Inc. dba Jacksons Food Stores #85; Jackson's Food Stores Inc. dba Extra Mile #147; Jackson's Food Stores Inc. dba Jacksons Food Stores #3; Jackson's Food Stores Inc. dba Jacksons Food Stores #5 (Resolution No. 26-074)
- Jackson's Food Stores Inc. dba Extra Mile #182; Jackson's Food Stores Inc. dba Extra Mile #183; Jackson's Food Stores Inc. dba Extra Mile #184; Jackson's Food Stores Inc. dba Extra Mile #143; Jackson's Food Stores Inc. Jacksons #241 (Resolution No. 26-075)
- Jackson's Food Stores Inc. dba Jackson's Food Stores #239; Jackson's Food Stores Inc. dba Jackson's Food Stores #198; Jackson's Food Stores Inc. dba Extra Mile #196; Jackson's Food Stores Inc. dba Extra Mile #181; Jackson's Food Stores Inc. dba Extra Mile #180 (Resolution No. 26-076)
- Jackson's Food Stores Inc. dba Jackson's Food Stores #63; Treasure Valley Road Runners LLC dba The Tower Grill; THD LLC dba Mongolian Fire Grill; Owyhee Motor Sales Inc. dba Owyhee Motor Sales Inc.; Holy Cow Idaho LLC dba Holy Cow! (Resolution No. 26-077)

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

The Board met today at 9:32 a.m. for a legal staff update. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Chief Deputy PA Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Laura Keys; Code Enforcement Supervisor Eric Arthur; Assistant Director of DSD Joshua Johnson; and Deputy Clerk Diana Hoffman.

Mr. Wesley noted that there was no general business at this time. There were matters for Executive Session under Idaho Code § 74-206(1)(c), (d), and (f), regarding negotiations on real property (Hwy 44), and a pending legal issue related to the 2026 Legislature.

Mr. Bazzoli noted he would like to discuss Solid Waste during the Executive Session.

There was discussion about whether a specific property could be discussed in Executive Session as it relates to Code Enforcement. It was determined to be appropriate by Mr. Bazzoli.

EXECUTIVE SESSION – REGARDING ACQUISITION OF AN INTEREST IN REAL PROPERTY, RECORDS 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 at 9:34 a.m. 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 Executive Session concluded at 10:06 a.m.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to amend the agenda for today to include closing today at 3:30 p.m. for Highway 44 Transfer Station.

Commissioner Van Beek amended the motion to state that the action item can occur immediately following the public hearing scheduled for 3:00 p.m. The amended motion was seconded by Commissioner Brooks and passed unanimously.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 10:08 a.m. An audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:39 a.m. to meet with DSD for General Business. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Director of DSD Jay Gibbons; Planning Supervisor Dan Lister; Principal Planner Karla Nelson; Assistant Director of DSD Joshua Johnson; and Deputy Clerk Diana Hoffman.

Mr. Gibbons stated that an application had been received for the Planning and Zoning Commission from a woman. She lives within the City of Caldwell. Ada County holds a position for a city resident on their Planning and Zoning Board. According to the statute regarding membership, it states that up to one-third may reside within the city. Half must live outside of all city areas of impact. Canyon County has a seven-member commission. There are currently three that are outside of all boundaries, and three that are inside areas of city impact. Looking for guidance on how to respond to this application. In the future we could add someone from the city, because if you can't find over half of the commission members from outside you can then look for members inside the city, there are options. There are currently three and three, another member is needed. The commission is down one member, and there are currently two applications. The intention is to bring multiple applications before the BOCC for consideration in the near future.

Discussion was held regarding the current residential locations of the Planning and Zoning Board members based on the updated AOI. Mr. Gibbons stated that he would review the updated boundaries. It was agreed upon that Mr. Gibbons would look over applications and boundaries and return to the Board with additional details.

Mr. Gibbons explained the next area of discussion is fireworks, as this is the season for fireworks stand planning. There is currently one on a property on S. Middleton Road. It is an enclave to the City of Nampa. It is an acre-size parcel and a parcel with numerous code enforcement actions on it.

Conversation was held on how unlicensed fireworks stands should be handled. Properties that are not properly zoned and permitted will not be allowed to host fireworks stands. The First Districts are not in favor if the properties are not properly zoned. There was support from the Board to not allow stands in areas that are not properly zoned.

Discussion shifted to the Board's schedule. Mr. Gibbons stated that the Board is booked out until September for land use hearings.

Mr. Lister explained that when attempting to schedule with staff, DSD is being scheduled for September. This is going to create a backlog and something we are going to hear negatives about. We have cases that need to be taken up by the Board, there are some concerns. We would like to discuss any possible solutions.

One idea would be to ask whether there is a way to schedule a day each week that is carved out for land use only. Other jurisdictions have done this. For example, on Tuesday there are only land use cases, such as Planning and Zoning, Southwest District Health, anything dealing with land use would be done on that specific day. That can help provide certainty. We could possibly fit two to three cases in a day, sign final plats, sign FCOs, all the land use stuff could be dedicated to a specific day each week.

Discussion was held on scheduling options. Differences between the BOCC Board and P&Z Board were noted. Unfortunately, there doesn't seem to be a perfect day. There are conflicts that come from other jurisdictions and outside committee obligations. Consent agenda was mentioned. An option was to run the land use schedule similar to the court's schedule. The option of having Thursdays for all land use cases was heard. Moving legal staff to a single day was discussed. Pros and cons concerning changes to the current scheduling structure were discussed.

The final topic Mr. Gibbons requested to discuss was the update on the progress of the Comprehensive Plan. The formal draft has not been completed at this time. Additional direction is still needed to move forward.

Mr. Lister explained that the work is being done to make changes to the comp plan. There is consensus with the public that the current plan is not working. A few months ago, a memo was provided to the Board providing an opportunity to view some of the things that were being looked at along with some questions that DSD had for the Board. Some of the issues include issues with the policies and visuals within the land use plan, as it lacks details and implementation. Even when there are great goals and policy, there is no implementation. The current comp plan is four (4) years from being outdated. Some of the options available to make the necessary corrections are:

- UPDATE TO COMPREHENSIVE PLAN
    - Standard Composition Plans include:
        - Recreation
        - Transportation
        - Natural Resources
        - etc
    - Items Needing Updates:
        - Land use issues to address
            - Population
            - Schools
            - Infrastructure
- OPTIONS TO CORRECT THE CURRENT PLAN:
    - Update the current plan:
        - Less time
        - Less cost
    - Full rewrite of the comprehensive plan:
        - Take nearly 18 months to two years
        - More money in a consultant
    - Implementation:
        - Use current plan: clarify where needed
        - Can implement in pieces
            - If that doesn't work an update can be done
            - Can focus on priorities
        - Less cost
- BOARD PREFERENCES
    - Full redo?
    - Update?
    - Implementation?
        - Detail necessary changes

Mr. Johnson stated there could be another option. He offered the option of letting DSD fix issues within the zoning ordinance as they see necessary. Visual exhibits could be included and correct the matrix. DSD is aware of where the weaknesses are in the comp plan; example: the conflict in rural residential as it is a designation and a zone. They don't meet up anywhere. It is possible to

have it make sense. There are zones that have never been mapped. Is there public outreach associated as to where they should go?

Commissioner Van Beek noted some of the issues she sees are lack of definition, road ordinances, the matrix, zoning and comprehensive plan don't align. Her preference would be to have DSD review these issues and correct them based on their expertise. There is a lot that could be corrected by DSD based on their knowledge. A consultant would also still be preferred. Providing priorities to the Board would be helpful to begin.

Commissioner Brooks noted he likes the idea of amending and implementing the amendments.

Mr. Lister stated that DSD could bring five priorities to the Board for confirmation and/or recommendation. Once those items are addressed in house a consultant could be utilized for additional topics. If topics come up that the Board feels need to be addressed, their insight is welcomed to keep the process moving forward.

Mr. Gibbons stated they would bring back the ideas that were discussed to the Board and then run with it.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 11:23 a.m. An audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER 2025 BRYNE JUSTICE ASSISTANCE GRANT PROGRAM MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF NAMPA, CITY OF CALDWELL, AND CANYON COUNTY

The Board met today at 11:32 a.m. to consider a Memorandum of Understanding for a grant. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks, Lieutenant Martin Flores, Deputy Clerk Diana Hoffman, and other interested parties from CCSO.

Mr. Flores stated this is an annual grant. Per the Memorandum of Understanding (MOU), Canyon County is the overseer of the grant. This grant is for equipment. It is evaluated on the needs of each agency, which includes the City of Caldwell as well as the City of Nampa.

Commissioner Van Beek gave background on the creation of the grant. She stated the percentage of funds is determined by the number of felonies in the area. Canyon County is slated to receive $20,982.00.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the Memorandum of Understanding with, knowing that Caldwell and Nampa

have already agreed, Nampa and City of Caldwell and Canyon County for the 2025 Bryne Justice Assistance Grant JAG Program Award in the amount of $20,982.00.

Discussion was held about what fiscal year the grant referenced.

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

PUBLIC HEARING TO CONSIDER REQUEST BY MATT AND STACY STOFFEL, REPRESENTED BY ANGELA BRUNO, FOR A CONDITIONAL REZONE OF APPROXIMATELY 16.26 ACRES FROM AN "A" (AGRICULTURAL) ZONE TO AN "R-R" (RURAL RESIDENTIAL) ZONE; CASE NO. 2024-0003

The Board met today at 3:00 p.m. for a public hearing, Case No. 2024-0003. Present were Commissioner Van Beek, Commissioner Holton, Commissioner Brooks, Principal Planner Karla Nelson, and Deputy Clerk Diana Hoffman.

Ms. Nelson explained that this case was heard the previous Thursday and approved it. Staff was asked to bring back the FCOs to review Criteria 1, 2, and 3 to match the approval and intent of the Board.

Commissioner Brooks stated that Ms. Nelson did an exemplary job of capturing the intent of the Board.

Commissioner Van Beek asked Ms. Nelson to go through Attachment A on the conditions of approval.

Ms. Nelson explained that the conditions of approval include most of the standard rezone conditions matching state, federal, and local laws.

Discussion was held about how the five-acre lot size requirement would need to be met. Ms. Nelson specified that they will also be restricted from having secondary residences on the two new lots.

Commissioner Holton noted that this case was approved because of additional information that was not as clearly presented at the P&Z hearing. Discussion was held on the unique circumstances of this specific case.

The Board felt that the FCOs are ready to be considered at a later date, along with the Development Agreement.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 3:09 p.m. An audio recording is on file in the Commissioners' Office.

CONSIDER HIGHWAY 44 TRANSFER STATION CLOSING DOCUMENTS

The Board met today at 3:16 p.m. to consider closing documents for the Highway 44 Transfer Station property. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Facilities Director Rick Britton, Landfill Director David Loper, Realtors Norm Brown and Luke Brown, Vicki Hunsperger with Pioneer Title, and Deputy Clerk Jenen Ross.

Zach Wesley explained that the agreement was signed about 6 weeks ago and today is to formalize the closing documents to complete the transaction. Mr. Wesley said the Controller has confirmed the funds have been secured and the documents have been reviewed by legal.

A request to enter into executive session was made as follows:

EXECUTIVE SESSION – ACQUISITION OF AN INTEREST IN REAL PROPERTY

Commissioner Van Beek made a motion to go into Executive Session at 3:18 p.m. pursuant to Idaho Code, Section 74-206(1)(c) regarding acquisition of an interest in real property. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks, voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, county legal staff, and other participants. The Executive Session concluded at 3:26 p.m. with no decision being called for in open session.

Following the executive session, Commissioner Van Beek made a motion to sign the closing documents for the Highway 44 property. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting at 3:27 p.m. An audio recording is on file in the Commissioners' Office.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 17, 2026

No meetings were held this day.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 20, 2026

No meetings were held this day.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 21, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Brittany N. Bergstrom, Assessor's Office
- John "Patrick" McMahon, CCSO
- Katie Baniaga, CCSO
- Jesus Valdivia, CCSO
- Hunter Hall, CCSO
- William Gearhart, Facilities

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Stinker Stores Inc. dba Stinker Store #113; Stinker Stores Inc. dba Stinker Store #108; Stinker Stores Inc. dba Stikner Store #82; Stinker Stores Inc. dba Stinker Store #75; Stinker Stores Inc. dba Stinker Store #60; Family Dollar LLC dba Family Dollar #30025 (Resolution No. 26-079)
- Stinker Stores Inc. dba Stinker Store #48; Stinker Stores Inc. dba Stinker Store #44; Stinker Stores Inc. dba Stinker Store #122; Stinker Stores Inc. dba Stinker Store #41; Cunningham Pasture Meats Inc. dba Cliff's Country Market; Family Dollar LLC dba Family Dollar Store #26963 (Resolution No. 26-080)
- TNT's Dynamite Bar & Grill LLC dba TNT's Dynamite Bar & Grill; Larosita Mexican Store Inc. dba Larosita Mexican Store; Evra Inc. dba Case Mexico; Family Dollar LLC dba Family Dollar Store #30004; Family Dollar LLC dba Family Dollar # 27267; Family Dollar LLC dba Family Dollar #27267; Family Dollar LLC dba Family Dollar #27513 (Resolution No. 26-081)
- Smashburger Acquisition – Idaho LLC dba Smashburger #1588; Nampa Aerie #2103, Fraternal Order of Eagles dba 2103 Aerie; Kickback Bar Inc. dba Grit; Inter Mountain Management LLC dba Fairfield Inn & Suites; Taqueria La Flama #2 LLC dba Taqueria La Flama (Resolution No. 26-082)
- Firehouse Sports Pub and Pizza LLC dba Firehouse Sports Pub; City of Nampa dba Centennial Golf Course; Carniceria Mi Tierra inc. dba Carniceria Mi Tierra; Cloudcroft Inc. dba Verns Lounge LLC dba Vern's Lounge; Pantera Market 4, Inc. dba Pantera Market #4 (Resolution No. 26-083)

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; Chief Deputy PA Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Ben Cramer; Deputy PA Trent McRae; Director of Facilities Rick Britton; Office Manager Becky Kearsley; Senior Administrative Specialist Hayli Marcilliat; Director of IT Steve Webb; Business Manager Caitlin Pendell; Assistant Director of IT Scott Phillips; Director of HR Marty Danner; Controller Kyle Wilmot; Clerk Jess Urresti; Norm Brown; Additional Interested Parties; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Consider Contract with DNS Filter for Services Provided to the Information Technology Department: Mr. Bazzoli confirmed that Legal had reviewed the contract. Mr. Webb explained this product has been considered for a while. It adds an extra layer of protection as it has been discovered that there is a vulnerability, as there are certain applications that bypass current blockades. This is a service that will work for the County's needs. This product was not budgeted. We have some savings from not renewing a different contract. The savings will be more than enough to cover the cost.

Commissioner Van Beek explained what DNS Filter provides and noted the cost is $12,000.00. She expressed her support.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the contract with DNS Filter for services provided to the Information Technology Department as presented. (Agreement No. 26-041)

Consider Contract with Syringa Networks for Services Provided to the Information Technology Department: Mr. Bazzoli confirmed that Legal has reviewed the contract. Mr. Webb explained that Syringa is used as a backup internet should the main internet go down. With the Microsoft 365 update, it was realized that if the backup was used, 500 Mbps, it is lagging. Syringa was contacted to get a quote, the price is less for more bandwidth.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the contract with Syringa Networks for services provided to the Information Technology Department. (Agreement No. 26-042)

Consider a Resolution Classifying Certain Records of the Canyon County Weed and Pest Department and Authorizing the Destruction: Commissioner Holton inquired if this was a standard resolution boilerplate. Mr. McRae noted that there hasn't been a resolution for Weed and Pest before. Mr.

Britton explained that there are records from Weed and Pest dating back to 2015. Records must be retained for five years, but anything beyond that can be destroyed.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the resolution of the Canyon County Board of County Commissioners classifying and authorizing the destruction of records of Canyon County Weed and Pest, which are listed below. (Resolution No. 26-078)

- Records of properties in Canyon County sprayed at least five (5) years ago, including the full record of billing invoices, field reports, screenshots of satellite images, work orders and/or any other documents associated with the spraying of such properties.

Consider Seller Representation Agreement: Mr. Wesley confirmed this agreement had been reviewed and is a standard real estate representative agreement. Commissioner Holton noted that he would be interested in authorizing Commissioner Van Beek initial each page.

Mr. Brown stated that this is a standard contract.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the seller representation agreement. Norm Brown and Ryan Brodien are the agent and broker, and Ben Kneadler is the NAI select agent. (Agreement No. 26-043)

Commissioner Holton reiterated that Commissioner Van Beek will initial all pages necessary.

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

EXECUTIVE SESSION – REGARDING PERSONNEL MATTERS, RECORDS 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 purpose was to discuss small claims matters and pending litigation. The Executive Session began at 9:40 a.m. and concluded at 10:32 a.m.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 10:32 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH FACILITIES REGARDING CALDWELL LATINO MARKET'S USE OF THE COURTHOUSE PARKING LOT

The Board met today at 10:33 a.m. regarding possible use of the courthouse parking lot by the Caldwell Latino Market. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Deputy PA Ben Cramer; Deputy PA Zach Wesley; Director of Facilities Rick Britton; Sheriff Kieran Donahue; and Deputy Clerk Diana Hoffman.

Mr. Britton explained that he had a follow-up call with Virginia from the Latino Farmers Market last Friday. His concerns have been mitigated regarding any issues that may arise. Mr. Britton offered the floor to Sheriff Donahue to share his concerns.

Sheriff Donahue explained that his biggest concern is armed security. He questioned what history the event has that would merit armed security. Any problems that may arise would be brought to the courthouse grounds. From what has been conveyed, the security personnel carry a concealed weapon. Sheriff Donahue finds that concerning when the Sheriff's Office is not aware of who the security entity is. He noted that there are people in the building on the weekend as well. The fact that alcohol is being served is another concern. It was requested that the name of the security company be provided to the Board. If it is a company that has had negative dealings with the CCSO, Sheriff Donahue stated he would share his opinion on them once the information is received.

Mr. Britton stated that the name of the security company was shared at the last meeting. It does not appear to be the company that has had issues previously. Knowing that armed security was a concern, the Caldwell Latino Market was willing to include in their contract that security would not be allowed to carry firearms. The specific name of the security company could not be recalled, but Captain Gentry did look into the company after the previous meeting.

Sheriff Donahue clarified that if something were to happen, it would be a city response. The Canyon County Sheriff's Office could likely arrive sooner and is willing to assist the city. From what is understood by the police department, there have not been any issues with this group.

Discussion was held regarding security and what should be included in a possible contract. Security responsibilities versus law enforcement responsibilities were discussed. A variety of concerns about the location and event were raised. Sheriff Donahue specified that he does not have the manpower to provide deputies during the event and is unable to speak for the police department. Commissioner Holton noted that some of his concerns could likely be mitigated within a contract. The consensus was that no armed security would be permitted without being vetted by the CCSO.

Mr. Britton asked that a contract be drafted by Legal if there is consent to proceed, or a letter stating they would not be able to host the event so the Caldwell Latino Market would be able to

proceed as needed either way. It was requested that the next step be for Legal to draft a contract and allow the Sheriff's Office to review it.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 10:49 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH CANYON COUNTY MOSQUITO ABATEMENT DISTRICT FOR A REVIEW OF THE 2026 WORK PLAN AND PRIOR YEAR ANNUAL REPORT

The Board met today at 11:00 a.m. with the Canyon County Mosquito Abatement District for a review of the 2026 work plan and the prior year's report. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Jim Lunders; Tammy Dittenber; Scott Robinson; Corey Turner; and Deputy Clerk Diana Hoffman.

Mr. Lunders explained that he prepared this document in a customary format. The annual plan and work plan are combined. The plan is based on anticipated conditions for the season, including weather and other uncontrollable factors. A difference for this coming year is that a single *Aedes aegypti*–the yellow fever mosquito–was discovered. They are not expected to survive in our climate. The District will conduct extra trapping in that area to ensure they are not surviving. This specific mosquito thrives only on manmade habitats and on people. Their life cycle is different, and the hope is that they do not become established.

As the county urbanizes, the program is shifting from irrigation-based efforts to a more suburban structure. Staff are currently treating storm drains for the coming season.

Commissioner Van Beek mentioned a piece of legislation that Mr. Lunders had lobbied for and asked him to provide information on it. Mr. Lunders noted that there were two pieces of legislation that would have impacted how mosquito control operations are conducted. He and others from the industry provided testimony to educate the legislature on how their work is conducted. One bill was held in committee, and the other went to the House but did not advance. On the last day of the session, a third bill was introduced, but the legislature adjourned sine die. All legislation seen thus far would make mosquito management more difficult. Some language in the legislation is unclear, and its potential impact is unknown. Legal counsel will be needed to determine the full impact. There are nuances that will need to be reviewed for risk management. It is likely that legislation will return in the next year's session.

Mr. Lunders spoke to his strong relationship with the wildlife refuges in Canyon County. Larvicide is applied to the refuge areas, and the second application is currently underway. Some of the equipment and methods for containment were discussed.

Commissioner Brooks asked about the Abatement District's access to legal representation. In the past, the District has contracted with an attorney. At this time, it is unclear whether this attorney specializes in the relevant area of law or could provide support. There has not yet been a discussion with the Abatement District Board regarding the extent of the legal counsel's ability in this matter. Mr. Lunders stated he would support having Canyon County Civil Attorneys review the proposed legislation, as it impacts the residents of Canyon County. Commissioner Brooks noted that the proposed legislation specifically names the BOCC. For this reason, it was determined that it would be in the best interest of the County to have Canyon County review any Abatement District legislation before the next session.

It was noted that Middleton tends to have the most requests for service. Mr. Lunders stated that this is likely because Middleton was previously composed largely of irrigated grazing pastures and a river corridor prone to flooding. These two habitats are now mixed with high-density residential areas, and the common species in that area are heavy biters. This combination leads to a large number of service calls.

Discussion was held regarding insect repellent. DEET remains the most effective option on the market. It is important to follow the product instructions.

Mr. Lunders expressed his appreciation to the Board for their support of his district and its constituents. He introduced the District Board members who accompanied him as follows:

- Scott Robinson, Treasurer – Board member for 5 years
- Tammy Dittenber, Secretary – Board member for 5 years
- Corey Turner – Board member for 2 years

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 11:24 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER A REQUEST FROM FRANK PHILLIPS FOR A PLAT VACATION REGARDING THE REMOVAL OF AN EASEMENT (APPROXIMATELY 12,150 SQUARE FEET) ON LOT 5, BLOCK 1 OF TWO TOWERS SUBDIVISION, PARCEL R33014104; CASE NO. VAC2025-0001

The Board met today at 1:32 p.m. for a public hearing to consider a request by Frank Phillips for a plat vacation regarding the removal of an easement (approximately 12,150 square feet) on lot 5, block 1 of Two Towers Subdivision, parcel R33014104, Case no. VAC2025-0001. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Planning Supervisor Dan Lister, Frank Phillips, and Deputy Clerk Jenen Ross.

Dan Lister reviewed a PowerPoint presentation giving an outline of the request. A copy of the presentation is on file with this day's minutes.

Staff finds that the request meets the criteria for approval. This case has also been heard and approved by Planning and Zoning.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to close public testimony.

Commissioner Van Beek made a motion, based on the findings of fact, conclusions of law and order contained herein, to approve case no. VAC2025-0001 which is a plat vacation regarding the removal of an easement (approximately 12,150 square feet) on lot 5, block 1 of Two Towers Subdivision, parcel no. R33014104 subject to the conditions of approval. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn. The meeting concluded at 1:42 p.m. and an audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE § 74-206(1)(A) AND (D) REGARDING PERSONNEL MATTERS AND RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE - CANDIDATE EVALUATION FOR DIRECTOR OF CONSTITUENT SERVICES

Commissioner Van Beek made a motion to go into Executive Session at 3:33 p.m. pursuant to Idaho Code, Section 74-206(1)(a) and (d) regarding personnel matters - candidate evaluation for Director of Constituent Services, and records exempt from public disclosure. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks, voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, HR Director Marty Danner, and other participants. The Executive Session concluded at 4:34 p.m. with no decision being called for in open session.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting. An audio recording of the open portion of the meeting is on file in the Commissioners' Office.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 22, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Mary Rife, Landfill
- Angeline "Angie" Johnson, Courts

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- American Legion Joseph H Murray Post 18 dba Post No. 18 The American Legion; George & Kayla White dba Keystone Pizza; G&G Investments Idaho LLLP dba Bud's (Merchant Way); G&G Investments Idaho LLLP dba Bug's (Karcher Rd.); Gallegos Meat Market 2 LLC dba Gallegos Meat Market #2; Idaho Golf Partners Inc. dba Timberstone Golf Course; SBS Enterprises, LLC dba Valhalla Pub; Taqueria Mexico Chiquito 2 LLC dba Taqueria Mexico Chiquito; La Copa LLC dba La Copa; The Dug Out Bar and Grill LLC dba Middleton's Dug Out Bar & Grill (Resolution No. 26-084)

MEETING TO CONSIDER MATTERS RELATED TO CODE ENFORCEMENT:

The Board met today at 9:32 a.m. to consider matters related to Code Enforcement. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Code Enforcement Supervisor Eric Arthur; Assistant Director of DSD Joshua Johnson; and Deputy Clerk Diana Hoffman.

Consider release of Certificate of Non-compliance for property located at 27114 Lower Pleasant Ridge Road (R36976010): Mr. Arthur explained that one of the parcels was created illegally by a lot split. A Certificate of Non-compliance was recorded. During a title search for the sale of the property, the CoNC was discovered. The property has since been brought into compliance and is currently in escrow. It is requested that the CoNC be released to facilitate the sale.

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 27114 Lower Pleasant Ridge Road and 0 Lower Pleasant Ridge Road, Wilder; Parcel Nos. R36976010 and R36976010D.

Consider release of Lien for property located at 19909 Middleton Road (R34313010A): Mr. Arthur explained that this property was abandoned after the owner passed away, leaving no one to care for it. Code Enforcement became involved in late July or early August 2025. The property was posted for abatement, and no contact was received from the estate. An abatement was completed in August 2025, and a lien was recorded for non-payment in the amount of $3,940.48. The lien has been satisfied, and the property remains in compliance.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to release the lien on property located at 19909 Middleton Road, Caldwell; Parcel No. R34313010A, as presented.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 9:36 a.m. An audio recording is on file in the Commissioners' Office.

CONTINUED PUBLIC HEARING TO CONSIDER A REQUEST BY BIGHORN TRAFFIC SERVICES APPEALING THE P&Z DECISION DENYING THE REQUEST FOR A CONDITIONAL USE PERMIT FOR A CONTRACTOR SHOP AND STAGING AREA IN AN "A" (AGRICULTURAL) ZONE; CASE NO. CU2025-0002-APL

The Board met today at 10:01 a.m. for a continued public hearing to consider a request by Bighorn Traffic Services appealing the P&Z decision denying the request for a conditional use permit for a contractor shop and staging area in an "A" (agricultural) zone; Case no. CU2025-0002-APL.

Ms. Mberwa gave a brief review of the background and history of this case. The applicant is requesting to establish a contractor shop and staging area. The request was denied by Planning and Zoning based on criteria 4 and 7. The case was heard by the BOCC on April 14th where public testimony was taken and closed. Ms. Mberwa provided some clarification on the code enforcement violation that was discussed in the previous hearing. There was a case opened but following a visit to the property by a code enforcement officer, they discovered there were no operations happening, and the case was closed. A new complaint was received yesterday but it has not yet been investigated. At the previous hearing there was Board deliberation and direction related to the conditions. Ms. Mberwa said that conditions 1-3 have not changed. Condition 4 is related to compliance with the letter of intent and site plans such as the hours of operation, and number of employees. The 24- hour operation was removed and use restrictions were added regarding heavy equipment, back up alarms, manufacturing on the property, and the ability to expand or modify the use within the county. Condition 7B was added to make it clear they will be required to pave the entirety of the half circular driveway. Other conditions include using the west driveways for ingress and the east driveways for egress to avoid headlights shining into neighbors' windows. A fence shall be installed to obscure the staging area and contractor shop on all sides in accordance with Exhibit 7. The applicant has provided comments regarding the conditions noting that they would like to keep the 24-hour operation, but it is not a deal-breaker; they asked if there is any flexibility to the 6:00 p.m. timeline due to the nature of the business. They also raised concerns about the fence being installed on the northern property line as it may be site obscuring and should be vetted through the highway district. Additionally, the applicant would like the opportunity to meet with neighbors to agree on the conditions.

Discussion ensued amongst the Board mainly related to the hours of operation, the possibility of this property eventually being annexed into the City of Nampa, and potential future code enforcement violations.

Commissioner Holton said he is comfortable with the proposed conditions as written but is also interested in allowing the applicant time to meet with neighbors about the conditions. Development Services staff discussed the logistics of allowing this to happen. If the hearing is tabled to a date uncertain it would need to be re-noticed, and public testimony would need to be re-opened but it could be limited to just the conditions.

Commissioner Holton made a motion to table this to allow the applicant and the neighborhood to meet together over the current draft of conditions and to see if they need to be mitigated one way or another to better serve both parties simultaneously and to realize that this application is going to come back. It's being tabled and we don't have the date certain today of what that will be. That will have to be posted and the cost of that incurred by the applicant.

Mr. Lister recommend this follow county code for a neighborhood meeting which states they have to notice neighbors within 600 feet. The applicant can talk to people and get more addresses if they want but should follow the code parameters of 600 feet. They should also complete the attendance form of those who participated in the meeting. The whole idea is to work out conditions of approval for this use. Once the applicant has done all that they will need to provide the information to DSD and pay the fee to reschedule. Once there is a new date, it'll open up the deadline again for comments just for those conditions. At that hearing, DSD can bring back an addendum stating what has happened to that point. The Board would then review that with the conditions that have been modified or not modified and take testimony only related to those conditions in order to make a decision.

Commissioner Holton said this sounds like a fair plan but that he likes deadlines. Mr. Lister suggested that if DSD doesn't hear back in 90 days, the hearing will be rescheduled to let the Board know there is no new information. Commissioner Holton confirmed at that time a final decision could be made.

Commissioner Holton made a subsequent motion to table this for 90 days and at the end of that time period the Board will set a date and reconvene, rehear this. If there is new information staff will advertise the new information, but either way this will be reevaluated in 90 days.

Commissioner Van Beek seconded the motion with discussion to note this will include the re-noticing and everything that Commissioner Holton addressed.

Mr. Lister suggested it might be best to have the 90 days as a set date and if the applicant brings back the information then it can be rescheduled for a new date which comes with noticing. If

nothing happens, the 90 days out date is still on the schedule, there is no re-noticing required, and staff can update the Board if there are no changes. At that point, the Board can make a decision.

Commissioner Holton said this will be tabled for 90 days.

Mr. Lister clarified that if the applicant comes back with no new information, nothing really changes, and the Board can pick up where today's hearing has left off. However, if they come in and submit the fees to re-notice, then the date set today could go away; the hearing date could change to the re-noticed date.

Following discussion amongst the Board, Commissioner Holton set the date to August 11th at 10:30.

Commissioner Van Beek seconded the modified motion. With the motion being made and seconded the Board voted unanimously in favor.

The meeting adjourned at 10:29 a.m. An audio recording and supporting documents are on file in the Commissioners' Office.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE § 74-206(1)(A) AND (D) REGARDING PERSONNEL MATTERS AND RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE - CANDIDATE EVALUATION FOR DIRECTOR OF CONSTITUENT SERVICES

The Board met today at 11:01 a.m. for an Executive Session for a candidate evaluation for the position of Director of Constituent Services. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Director of HR Marty Danner; Shar Jackson; 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)(a) and (d) regarding personnel matters and records that are exempt from public disclosure to evaluate a candidate for the position of Director of Constituent Services. The Executive Session began at 11:01 a.m. and concluded at 11:53 a.m., with no decisions being made and no business to be brought forward as a result of the meeting.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 11:54 a.m. An audio recording is on file in 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) ZONE; CASE NO.CU2025-0013-APL

The Board met today at 1:32 p.m. for a public hearing to consider a request by Juan Jimenez-Arrendondo, represented by Jaime Huerta, appealing the decision by P&Z to deny the request for a conditional use permit to allow for a staging area and contractor shop within and "A" (agricultural) zone, case no. CU2025-0013-APL. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Associate Planner Amber Lewter, DSD Planning Supervisor Dan Lister, Mark Flitton, Debbie Flitton, Brad Benke, Russ Arbon, Jayne Arbon, Connie Benke, Vivian Ferkin, Matthew Parks, Brian Austin, Keith Cochran, Jill Kenny, Lynn Whittig, Shaun Ryals, Ryan Whitting, Shayne Cheney, Barb Cheney, Ed McFarlane, Melinda Luttrell, Andrew McFarland, Jared Larsen, and Deputy Clerk Jenen Ross.

Matthew Parks, representing the applicant, offered testimony in favor of the request, arguing that the denial was not supported by substantial and competent evidence and conflicts with the recommendation of the staff report. There were only two criteria that the P&Z Commission could not find in the affirmative. He doesn't feel there was any explanation as to why the application was denied. P&Z found the operation would be injurious to the surrounding area but there really isn't any evidence to support this finding. P&Z also found there would be impact to the traffic but HD4 did not oppose the application and there is minimal traffic impact.

Amber Lewter gave the staff report and reviewed the PowerPoint presentation as follows:

The appellant requests that the Board of County Commissioners overturn the denial of CU 2025-0013 for the property owner's fencing and landscaping business. The subject parcel is located at 17665 Upper Pleasant Ridge Road in Caldwell. The proposal is for approximately one acre of the 5.95-acre parcel, which is zoned "A" agricultural. The Planning and Zoning Commission heard the case on December 4th, 2025, at which staff recommended approval with 15 conditions. The Planning and Zoning Commission considered all the evidence and denied the conditional use permit based on the case not meeting criteria number four and number seven. The planning and zoning commission found that the proposed use would be injurious to the other properties in the immediate vicinity and would negatively change the agricultural character of the area based on public testimony, such as neighbors moving to this location to enjoy the agricultural area, which is now turning into an industrial park along with wanting privacy, peace, and quiet, and a good investment. There were concerns that that applicant would not abide by the hours of operation and would expand into a full delivery business operating at all hours. There was testimony that the six-foot site obscuring fence makes it difficult for the farmer to turn around in the tractor. The appellant is stating the proposed use will not be injurious to the other property in the immediate vicinity or negatively change the essential character of the area with the mitigating conditions that

were proposed. The appellant states that the area is a mixed-use area with nearby feed lots, gravel pits, industrial uses, and other contractor type activities within a two-mile radius of the proposed site. The area is not exclusively residential or agricultural; therefore, the appellant argues that a staging area and contractor shop that is allowed in the agricultural zone with a conditional use permit would not change the character of the area. The planning and zoning commission found that the proposed use will have undue interference with the existing and future traffic patterns due to public testimony. Testimony included that Upper Pleasant Ridge Road is turning into Highway 19, but it's not classified as a highway, that approximately 50 to 80 trucks are coming onto Upper Pleasant Ridge Road a day from at least three properties, and that the road goes from 30 miles per hour to 50 miles per hour, and that the road shouldn't go up to the 50 miles per hour. Concerns were expressed that there are small children in the area with a school bus stop a quarter mile from the subject property. The appellant believes that the proposed use will not cause undue interference with the existing or future traffic patterns. Highway District No.4 did not oppose the application and according to ITD trip generation manual, the proposed use is anticipated to have 36 daily trips, with the use limited to 10 employees. The appellant states that the public testimony included unrelated truck traffic and cannot be factually tied to the owner's company and that the road classification and speed enforcement fall within transportation and law enforcement authorities, which is not a lawful basis for denying the application.

Mark Flitton offered opposition testimony concerning dangerous road conditions, number of daily trips, and the lack of repercussions if the business doesn't do what is says it's going to do.

Brad Benke did not offer testimony but noted he agrees with Mr. Flitton.

Russ Arbon testified that since April of 2024 the property has been used for the fencing business and that it doesn't seem that Mr. Jimenz secures the proper permits for adding onto the house or putting in the sewer line to the trailer until he's reported. He has concerns about the hours of operations outside the stated hours, noise, that the area in which the business operates will be expanded, and feels that due to the length of the fence they are trying to hide something.

Jayne Arbon testified in opposition stating that she doesn't feel the applicant hasn't shown evidence they can meet the county's criteria. The property is designated as ag in the comp plan, and there are ag operations surrounding the property. She has concerns about the operation plan such as manufacturing happening on the property, loud industrial noise, activity happening outside of noted business hours, and that it seems like an operation yard vs. storage yard. She is unsure whether the highway district took into account the family living on the property when they gave approval.

Connie Benke and Vivian Ferkin did not offer testimony, but both agree with those that have already testified.

Brian Austin noted that the gravel pit in the area as referenced by the applicant's representative is actually across Hwy 19 which is more than two miles away. He is also concerned that this is changing the character of the area by operating light industrial and that it will set a precedent.

Keith Cochran is concerned with people asking for forgiveness vs. permission, early morning operations, music and parties taking place until 10 p.m. on Friday nights, and the overall lack of care and maintenance of properties in the area.

Jill Kenny referenced the applicant's argument to a similar case that was approved by P&Z but noted the differences in the two cases. She said the Jimenez property is designated ag in the 2030 comp plan and is prime farmland.

Lynn Whittig is concerned about not being able to fumigate and/or use aerial spraying, the roadway and line of sight, and the ability to safely move large farm equipment on and off his property.

Ryan Whittig expressed his frustration with people coming into the area and creating illegal situations that the county and other agencies have no recourse to enforce regulations. He agreed with what his dad (Lynn Whittig) said about moving equipment on and off the field. He feels that traffic concerns should be considered cumulatively, not by individual case.

Barb Cheney did not offer testimony but agreed with what has already been stated.

Ed McFarland agrees with everyone else but questioned Commissioner Holton's statement about only being able to consider this application without considering the cumulative effect.

Melinda Luttrell agrees with the opposition.

Andrew McFarland is concerned about speed on the road and specifically the speed that employees of the contractor are coming over the hill.

Shayne Cheney spoke about how he went through the CUP process several years ago, followed the rules and simply accepted denial decision. He is concerned about the number of cars and speed on Upper Pleasant Ridge Road.

Mr. Parks offered rebuttal testimony. He feels there has been a lot of testimony related to the area around this property but not specifically related to this application. He responded to Commissioner Van Beek's question about the RV on the property stating that it was last used in August and in regard to the septic line being dug, that has now been removed. He doesn't feel that if an applicant is trying to rectify an issue they should be penalized for trying to bring something into compliance and/or submitting an application; the application should be considered

for its merits. He agrees with Commissioner Holton's statement that this application needs to be considered on its own as far as traffic is concerned. In regard to this being an ag zone, they are not requesting a rezone, they are requesting a CUP because it fits within the agricultural zoning classification of the comp plan.

In response to a question from Commissioner Holton, Mr. Parks addressed how this does or does not change the character of the area, noting there are other permitted properties in the area that are used for things other than agricultural.

The Board recessed from 3:14 p.m. to 3:32 p.m.

Following the recess, Ms. Lewter provided clarifying comments stating that during the site visit there didn't seem to be any manufacturing or industrial on site – it was strictly a staging area and that the contractor shop hasn't been put onto the property yet. During the site visit, it did appear that someone was living in the RV on the property, but it was testified at the P&Z hearing that it was no longer being lived in. In regard to the code enforcement violation, the property owner is trying to gain compliance by working to obtain the conditional use permit for a staging area and contractor shop.

Mr. Lister addressed the concerns expressed about Upper Pleasant Ridge Road, this is not something the county has jurisdiction over, this is under the jurisdiction of Highway District No. 4. In regard to the fencing, there are no setbacks for fencing as it is not a structure. He also addressed how this property was split though the land division process that is still in place today, the well and the high-water table. There is a personal residence on the property so they are allowed to have parties and enjoy their property, any noise complaints should be addressed through the Sheriff's Office. The county does not have a code that says if a property is in violation they cannot apply for a permit; a violation should not be a determination in approving or not approving the application. This is a use that is allowed in the ag zone subject to conditions.

Ms. Lewter and Mr. Lister addressed several questions posed by the Board.

Commissioner Van Beek motioned to close public testimony. The motion was seconded by Commissioner Brooks and carried unanimously.

Following Board discussion and deliberation, a majority of the Board concurred that they were unable to make findings for criteria 4 and 7 due to a lack of information regarding mitigation measures related to dust control, access, traffic, and how the general operation would impact the surrounding agriculture. Approval could possibly be gained by showing mitigation measures that address the above noted concerns. Additionally, the Board would like a letter from Southwest District Health confirming the property is in compliance.

Commissioner Brooks made a motion to deny case no CU2025-0013-APL and that FCOs will be brought back at a later date for Board consideration. The motion was seconded by Commissioner Van Beek. The motion carried in a 2-to-1 split vote with Commissioner Brooks voting in opposition of the motion.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the hearing at 4:25 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 23, 2026

FILE INTO MINUTES:
The Board approved minutes for the October 2025 term

ALCOHOLIC BEVERAGE LICENSE
The Board approved the following alcoholic beverage licenses for renewal:

- Chapala Nampa Inc. dba Chapala Mexican Restaurant III; CBOCS West Inc. dba Cracker Barrel #683; GMRI, Inc. dba The Olive Garden Italina Restaurant #1731; Walmart Inc. dba Walmart #4494; Walmart Inc. dba Walmart #4180; Walmart Inc. dba Walmart #2781; Walmart Inc. dba Walmart #3739; Walmart Inc. dba Walmart #2780; Walmart Inc. dba Walmart #2781 Fuel Station; Walmart Inc. dba Walmart #4180 Fuel Station; Walmart Inc. dba Walmart #2780 Fuel Station; The Brick Office LLC dba The Brick Office; NKVS dba LLC Lakeshore Market (Resolution No. 26-088)
- Jackson Bevco Inc. dba Big Smoke #115; Jackson Bevco Inc. dba Big Smoke #113; Jackson Bevco Inc. dba Big Smoke #109' Jackson Bevco Inc. dba Big Smoke #102; Jackson Bevco Inc. dba Tobacco Connection #37; Jackson Bevco Inc. dba Tobacco Connection #32; Jackson Bevco Inc. dba Tobacco Connection #23; Jackson Bevco Inc. dba Tobacco Connection #22; Jackson Bevco Inc. dba Tobacco Connection #16; Jackson Bevco Inc. dba Tobacco Connection #6; Pub and Putt LLC dba Pub and Putt (Resolution No. 26-089)
- La Ranchera Nampa Inc. dba La Ranchera Nampa; Intermountain Food Stores Inc. dba M&W Markets #6; The Orchard House Inc. dba The Orchard House; Bi-Mart Corp dba Bi-Mart #628; Bi-Mart Corp dba Bi-Mart #614; Messanger LLC dba Messenger; Devil's Bedstead Inc. dba Devils Bedstead; Kerry Hill Winery LLC dba Kerry Hill Winery; The Getaway Bar & Grill Inc. dba The Getaway; AADL Sales LLC dba Latin Market; Jackson Bevco Inc. dba Tobacco Connection #12; Jackson Bevco Inc. dba Tobacco Connection #1 (Resolution No. 26-090)
- Maverik Group LLC dba Maverick #178; Maverik Group LLC dba Maverick #287; Maverik Group LLC dba Maverick #298; Maverik Group LLC dba Maverick #430; Maverik Group LLC dba Maverick #522; Maverik Group LLC dba Maverick #551; Maveri5407k Group LLC dba Maverick #595; Maverik Group LLC dba Maverick #661; Maverik Group LLC dba Maverick #778; Maverik Group LLC dba Maverick #797; Maverik Group LLC dba Maverick #5407 (Resolution No. 26-091)

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

The Board met today at 9:32 a.m. for a legal staff update. Present were Commissioner Leslie Van Beek, Commissioner Brad Holton, Chief Deputy PA Aaron Bazzoli, Deputy PA Ben Cramer, Deputy PA Zach Wesley, Realtor Norm Brown, and Deputy Clerk Diana Hoffman.

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 Holton, the Board voted unanimously to enter into Executive Session under 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 about topics such as personnel, possible purchase of property, and multiple tort claims.

The Executive Session began at 9:34 a.m. and concluded at 10:33 a.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 10:34 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH DSD FOR GENERAL BUSINESS AND TO CONSIDER ACTION ITEMS:

The Board met today at 10:35 a.m. with DSD for general business and to consider action items. Present were Commissioner Leslie Van Beek, Commissioner Brad Holton, Director of DSD Jay Gibbons, Assistant Director of DSD Joshua Johnson, Deputy PA Zach Wesley, and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Consider a Resolution Requesting a Refund for TJ Wellard and Debra Lacy; Case No. OR2023-0001:
Mr. Johnson explained that this is a refund request for a comprehensive plan amendment. It was a package deal with a comprehensive plan amendment and a conditional rezone. It was decided the comprehensive plan amendment could not be supported, as it would set a precedent regarding long-term planning documents. The conditional rezone would be compatible with the area. The applicant was offered a refund if they withdrew the comprehensive plan amendment. DSD recommends a refund in the amount of $2,100.00 for the withdrawal of the application.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to grant the refund request to TJ Wellard and Debra Lacy for Case No. OR2023-0001 in the amount of $2,100.00 as presented. (Resolution No. 26-087)

Consider a Resolution Requesting a Refund for Eric Forsgren; Case No. RD2026-0005 & CP2026-0015: Mr. Johnson presented a refund for a private road application and construction permit; construction permit is a new permit in the private road ordinance. Eric Fosgren submitted the two applications in March. Once the application was assigned to a planner, it was discovered that this would be a road in Nampa Highway District 1 and that Canyon County did not have jurisdiction. A refund of $875.00 is recommended. It was seven days after the deadline, based on the situation it requested the policy be waived in this instance.

Commissioner Van Beek motioned to approve Case No. RD2026-0005 & CP2026-0015 as presented for a refund in the amount of $875.00. The motion was amended to forego the seven days past the refund rule. The amended motion was seconded by Commissioner Holton and passed unanimously by the Board. (Resolution No. 26-085)

Consider a Resolution Requesting a Refund for Alexas Sletten and Brittany Andrews; Case No. OR2025-0018: Mr. Johnson explained this refund request is for a comprehensive plan amendment. The initial project had commercial and residential zoning. The applicants removed the request for commercial zoning, which negated the need for the comprehensive plan amendment. Based on the work that has been completed, DSD recommends a refund of $3,850.00. Page two of the packet lists the work that was completed.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to grant the refund request in the amount of $3,850.00 in Case No. OR2025-0018 for Alexas Sletten and Brittany Andrews. (Resolution No. 26-086)

Consider Independent Contractor Agreement with Jerome Mapp for Hearing Examiner Services: Mr. Gibbons explained that DSD has been looking for a new hearing examiner for a few months, as the previous one took a new job. Jerome Mapp has extensive experience throughout the state. He has agreed to provide services and has previously been the hearing examiner for Canyon County.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to approve, consider, and sign the independent contractor agreement with Jerome Mapp to function as the County's hearing examiner as presented. (Agreement No. 26-044)

General: Mr. Gibbons explained that DSD is working on a contract with Ashley Squires as a backup hearing examiner.

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

EXECUTIVE SESSION – REGARDING RECORDS 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 Holton, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The purpose was to discuss a development agreement, contractor issues, and processes. The Executive Session began at 10:45 a.m. and concluded at 11:08 a.m. with no decisions reached and no decisions being brought forwards.

General: Commissioner Holton requested he be allowed to share his thoughts regarding the last few appeals that have come before the Board. The wide brush of agriculture zoning in Canyon County under the 2030 Comprehensive Plan has had unintended consequences, such as appeals on a conditional use permits for permitted exception within the agricultural zone for applications not correlating with agriculture. These applications do not mimic or suit the areas in which land is being purchased, effectively turning these areas into industrial or commercial uses under the guise that they are permitted by CUP within an agricultural zone. Applicants are purchasing property at reduced rates, and bypassing evaluations required through municipalities for commercial or industrial property. The neighbors are rural farms, rural farmhouses, and active agriculture. The situation needs to be cleaned up. This is an unintended consequence of labeling everything an agricultural zone, which then requires applications to have uses placed on them that can be conditioned. If allowed, conditions could be placed as a municipality would, but placing unattainable conditions is not appropriate for the applicant. These applications are nerve-wracking for the rural residents.

The other issue is when there are two or three applications within a mile doing the same thing: conducting non-permitted use within the agricultural zone, and residents do not come in to rectify the situation. There needs to be a procedure to follow up on violations reported during public testimony. Violations may not have been known to the inspector during the initial inspection. There are individuals conducting commercial/industrial operations in agricultural areas, and the operations are only *incidental* to agriculture. These operations are being run illegitimately and are affecting the lives of rural residents. There needs to be a review of how to address this.

The last issue is appeals. Now it stands, if a case is denied by P & Z, then the applicant appeals. Whether intentional or unintentional, this gives the applicant a second opportunity for the case to be heard. It would be preferred that an appeal proceed only as a legal appeal, where the applicant must provide proof of a procedural issue. Commissioner Holton noted these are issues he would like to work with DSD staff on to improve the process.

Mr. Gibbons explained that Code Enforcement is complaint-based department. They do not proactively pursue cases based on issues observed while traveling. The caveat is that if cases are only complaint-based, then obvious violations that have not been reported may be overlooked.

Commissioner Holton noted he does not want employees driving around the county solely to find violations. However, when public testimony states that a violation is occurring just a few lots away with no repercussions, that information should be followed up on.

Commissioner Van Beek explained that it appears that operations conducting business illegally are directed that all they need to do is get a conditional use permit. It feels as though there is an implication that if they go through this process, they will be granted a permit. There should never be a promise that a permit will be granted as a remedy. The question the Board is tasked with is: "*Does it change the nature and character of the area?*" That does not correct the issues for surrounding residents. Allowing a contractor's shop to receive a permit only after they have already started the business changes the character of a rural area. These create more code enforcement issues with beepers, heavy equipment, and dust mitigation. It is poor practice to allow people to move forward without requiring necessary steps to be taken initially. A standard procedure is needed, and clarification is required that failing to obtain the necessary permitting does not qualify as a hardship. People tend to be more lenient in these situations, but if requirements are not met beforehand, the operation likely needs to be removed.

Mr. Johnson explained that Code Enforcement Officers do not guarantee approval if someone applies for a CUP; it is always caveated with the warning that the CUP may not be approved and the activity may have to stop. Mr. Johnson stated he believes he is hearing that some land uses need to be removed from the land use matrix in the agricultural zone. Nearly a year ago another direction was supported, allowing these situations to avoid a public hearing as long as the criteria were met. This now appears to be the opposite direction.

Commissioner Holton expressed his desire to tighten up the requirements.

Mr. Johnson explained that the Code Enforcement policy is that if officers visit a property for a violation and can see the same violations in their field of vision, a letter is sent. The first step is voluntary compliance. Staff are not proactively enforcing based on things observed while driving down the road. If that was the expectation, staffing would need to be increased.

There was discussion regarding what tactics can and cannot be used by Code Enforcement based on state statute.

Commissioner Holton reiterated that if a violation is mentioned during sworn testimony by surrounding residents, he believes those issues need to be investigated. He clarified that he

believes when the Board hears of an issue during a public hearing, the Board should initiate a complaint with DSD.

Mr. Johnson said he would ask if someone provided a complaint to the Board, he asks that they be directed to file a complaint with DSD.

Discussion regarding the kind of exceptions that should be allowed in ag areas, specifically the issues with contractors and staging areas. How appeals should be managed was discussed among legal counsel, the Board, and DSD. It was agreed that research should be done to develop proposals on how CUPs and appeals should be managed.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to adjourn the meeting at 11:39 a.m. An Audio recording is on file in the Commissioners' Office.

CONSIDER SETTLEMENT AGREEMENT REGARDING CV14-25-10577, RICK TWAMLEY AND CAPITAL SHEET METAL V. CALDWELL RURAL FIRE DISTRICT AND CANYON COUNTY

The Board met today at 11:41 a.m. to consider a settlement agreement regarding CV14-25-10577. Present were Commissioner Leslie Van Beek, Commissioner Brad Holton, Director of DSD Jay Gibbons, Deputy PA Zach Wesley, Deputy Clerk Diana Hoffman.

Mr. Wesley explained that this action item is for a settlement agreement following litigation that the County was brought into with Rick Twamley, Capital Roofing and Sheet Metal Corporation, and Caldwell Rural Fire District. The background on this situation is that Capital Sheet Metal built a structure they are operating in. They were never able to get Caldwell Rural Fire to sign off on their water flow plan, even though the building met all the County building permit requirements. Canyon County has been issuing a temporary certificate of occupancy on the basis that they were continuing to work this out with the fire district. That never materialized. There seemed to be some confusion between the parties as to who was responsible for authorizing the fire district approval. The property owner initiated the action. The parties have worked together to come up with a solution. Most of this is between the fire district and property owner.

Agreement:

- Within 5 days of signature, the fire district will issue a certificate of occupancy
    - They will build a cistern
        - Rules applicable to that cistern are listed
- Cistern will require a building permit with the county
- They will pay the fee (no fee waiver)
- Occupancy will be approved, and they have one year to build and get approval of the cistern
    - It will restart if the one-year deadline is not met

Mr. Wagner explained that the issue arose between the fire district and the property owner regarding which fire codes were applicable. Part three will make this a permanent solution for anyone in the future who builds. The water supply code is now agreed upon, as this was part of the dispute. Future sections of the complex will use water from that same classification. The cistern will not be maintained by the one property owner; it will be maintained by the entire subdivision and all the property owners within it. It will impact everyone in the subdivision once the cistern is constructed, as it will serve as the water source for fire flow and fire suppression.

Discussion was held on how this situation possibly escalated to litigation. It was reiterated how vital it is to maintain good relationships with other municipalities and service providers.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to sign the settlement agreement and the mutual release of all claims in the interest of Twamley and the Caldwell Fire District for Capital Sheet Metal. (Agreement No. 26-045)

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

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 24, 2026

No meetings were held this day.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 27, 2026

No meetings were held this day.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 28, 2026

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- The Corner Café to be used 5/17, 5/30, 6/13, and 6/20
- Legends Sports Pub & Grill to be used 5/23, 05/25, 6/6, 6/20, 6/21, 6/26, and 6/27
- Capital Bar to be used 5/15, 5/16, 5/22, 5/23, 5/29, and 5/30

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Cinthya M. Garcia, Assessor's Office (Motor Vehicle Department)

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Gem 73 LLC dba Gem 73 Winery; Cook's Two Hole Bard dba Cook's Two Hole Bar; Harwest Group LLC dba The Syringa Lounge/Black Pine Saloon; Red Robin International, Inc. dba Red Robin Gourmet Burgers & Brews; Canyon Golf Partners LLC dba Red Hawk Golf Course; Angeles De Puebla Ice Cream LLC dba Angeles De Puebla Ice Cream; Kenal LLC dba Kenal Leasing; Yogi Farms LLC dba H & M Meats and Catering (Resolution No. 26-093)

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

The Board met today at 9:33 a.m. for a legal staff update and to consider action items. Present were Commissioner Leslie Van Beek, Commissioner Brad Holton, Deputy PA Ben Cramer, Deputy PA Zach Wesley, Director of Parks Nichole Schwend, Assistant Director of Parks Michael Farrell, Historic Preservation Officer Chelsee Boehm, Deputy Director of Solid Waste Daniel Pecunia, Director of Solid Waste David Loper, and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Consider a resolution appointing Dr. Cody Carlson and Mari Harris to the Historic Preservation Commission: Ms. Schwend noted that the Historic Preservation Commission is the Board that over sees historic preservation related things in the county and acts as an advisory board to the BOCC. This Board is made up of qualified individuals that meet certain categories such as archeology, attorneys, architects, historians, and anthropologists. This is a "Certified Local Government" (CLG), meaning it is a program that is certified through the through the state and National Park Service. There are specific criteria that must be met to be a Certified Local Government. A Board member will be stepping away, replacement is needed. two applications have been received. There can be 5-10 members of the Board members on a CLG. Ms. Schwend is recommending both applicants for the Board as another Board member will be stepping down in September. With the addition of the two recommendations, and the member stepping down in September, the Board will consist of seven come September.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to sign the resolution appointing Dr. Cody Carlson and Mari Harris to the Historic Preservation Commissioner.

The Board spoke to the elite qualifications of the Historic Preservation Commissioner and the extensive work.

Ms. Boehm explained that her department has been exploring the option of adding a non-voting youth member to the Historic Preservation Commissioner. There are many local governments that are trying to incorporate the youth perspective. The thought is to begin with a non-voting position to verify this position is impactful to both the youth and the Board. It would allow youth to learn how local government works, about historic preservation in the community, learn about CLGs, and the National Park Service. This would broaden the perspective of opinions on the Board, as most of the Board members are mid-professionals. Getting the next generation involved helps build for the future. Discussions have been held with local college students. She explained that before moving forward, input from the Board of County Commissioners is desired.

Commissioner Van Beek expressed her support for this idea based on her experience with her own children.

Ms. Boehm explained they are interested in bringing on a youth in the age range of 16-20 years old. A proposal has been drafted that can be presented to the Board. Interaction has taken place with college age prospects with an interest.

Commissioner Holton supports the idea but asks that the criteria be reviewed by the BOCC or the committee before opening it up to candidates. Having a criteria and/or policy will prevent any future issues that could arise. He stated he would be supportive of two youth members, because being the only youth on an adult committee would be intimidating.

Ms. Schwend explained that they would formalize something to present to the Board to review and adopt. It was clarified that this would have no fiscal impact as it is fully a volunteer position.

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

EXECUTIVE SESSION – REGARDING ACQUISITION OF AN INTEREST IN REAL PROPERTY, RECORDS 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 Holton, 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 to receive legal advice on potential ordinance changes, and to update Director Loper on discussions that have been had concerning the highway 44 property, and discussion revolving around small claims actions at 9:44 a.m. The Executive Session concluded at 10:51 a.m. with the 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 10:52 a.m. An audio recording on file in the Commissioners' Office.

MEETING TO RECEIVE THE CLERK'S QUARTERLY REPORT

The Board met today at 10:53 a.m. to receive the Clerk's quarterly report. Present were Commissioner Leslie Van Beek, Commissioner Brad Holton, Controller Kyle Wilmot, Assessor Brian Stender, Business Manager Lisa Walker, Administrative Analyst Ebony Ferreira, and Deputy Clerk Diana Hoffman.

Mr. Wilmot explained that the Auditor's Office is working with the new software and has not been able to pinpoint the report summary, but he was sure it would be tightened up by the 3rd quarter report. He presented the quarterly report as follows:

- Sales tax reflects as low
    - Quarter two (2) was received today and is higher than last year
- Liquor distribution has gone down; that was expected
    - New legislation that has passed will lower the future distribution
        - Anticipated drop of $60-$80,000
- PA's "A" budget for temps is overutilized compared to what was budgeted for the whole year
    - Working to correct this issue for FY2027
- DSD revenue is down ($34,000) for plan review fees from last year
- Emergency Management's "B" budget is over about $90,000
    - There should be additional HSP grant funds coming in to offset most of that
- Juvenile housing services are down $50,000 from last year
    - Fewer individuals are being housed than previously
- Justice Room & Board fees are up $500,000 from last year
    - That is due to a lag in receiving fees last year
    - We are more accurately and efficiently collecting fees due from the state
- IT overtime is over by nearly $8,500 compared to what was budgeted for the whole year
    - They will budget more appropriately in the future
    - This was anticipated as the County moved from compensatory time to overtime
        - Working to correct this issue for FY2027

Those are some of the key things for the overall budget standing halfway through fiscal year 2026.

Some things are just timing-related, such as sales tax (showing 26%), which was received today. Some revenues are tied to property tax and when those are received. Overall, everything appears to be on track. Overall revenue in FY25 at this time was similar. In quarter two (2), the rest of the ARPA funds were spent, so reporting should appear clearer now.

Commissioner Van Beek provided context to the differences that can be found between the County and the cities regarding funding requirements.

Commissioner Holton clarified that today's quarterly report, which is required by state statute, lists revenue line 333-176 ARPA as $0.00. This reflects that the principal funds have been received. Some funds earned from interest on the balance over the years remain, and those will be consumed in this next quarter.

Commissioner Van Beek noted that this is the third year of a stable budget for the county.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 11:09 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, 602B, 602C, 602E, 602GG, AND 50-2014

The Board met today at 11:12 a.m. with the Assessor's Office to consider various new and renewing property tax exemptions. Present were Commissioners Leslie Van Beek, Brad Holton, Zach Brooks; Assessor Brian Stender; Business Manager Lisa Walker; Administrative Analyst Ebony Ferreira; and Deputy Clerk Diana Hoffman.

Assessor Stender explained that this is the second meeting to present exemptions. First considerations are for 63-602P: Property Exempt from Taxation for Facilities for Water and Air Pollution Control. This includes equipment throughout locations in Canyon County. There are twenty-two (22) accounts. The provided report shows parcel numbers, owner of record, equipment description, and the value being exempted. The total exemption is $102,155,483 worth of wastewater equipment, all under pollution control such as bladders, pond liners, pumps, filtration systems for water, and dust collectors in various facilities in Canyon County. This equipment is reported to the Assessor's Office based on purchase price, and then the Assessor's Office applies local cost modifiers (LCM) and depreciation. The depreciated value reduces the taxable value of the parcel. These are tax deductions under statute related to environmental protection requirements.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to approve pollution control equipment tax exemptions as presented for water and air.

Ms. Ferreira presented returning tax exemption applications as follows:

- Hospital – 34
- Low-income – 1

- Charitable Exemptions – 16
- Religious – 81
- Schools – 24
- Urban Renewal – 0 (completed in March)

The Elk's Lodge is leasing to the Bugle restaurant; this portion of the property will be taxable. This was approved in March, and a corrected application will be provided.

Ms. Ferreira presented new applications as follows:
Hospitals: 602D (3 applications)

- Parcel No. 64942144 0 – St. Alphonsus Regional Medical Center
    - 712 Aviation Way, Caldwell
    - Outpatient facility
    - Linked to personal property
- Parcel No. 35129014 0 – St. Alphonsus Diversified Care Center
    - 712 Aviation Way, Caldwell
    - Structure
    - Partial exemption is recommended as there is a grass area that won't be used
- Parcel No. 11766000 0 – St. Luke's Regional Medical Center
    - 308 E Hawaii Ave
    - Recommended for approval

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to grant an exemption under 63-602D for a full exemption for property at 712 Aviation, Parcel No. 64942144 0; and a partial exemption for property Parcel No. 35129014 0: 712 Aviation, and a full exemption for property located at 308 E Hawaii: Parcel No. 11766000 0 as presented.

Charitable: 63-602C (5 applications)

- Parcel No. 671765285 0 – 205 N. Pilatus Ln., Nampa
    - Air Assets Inc. dba Spirit of Flight
    - Applicant ***withdrew*** the application to voluntarily pay taxes
    - No further action is needed
- Parcel No. 12642508 0 – 2110 N. Elder St., Nampa
    - Astegos Inc.
    - Store requires paid membership to shop
    - ***Denial*** is recommended
- Parcel No. 35719000 0 – 0 S. Indian Ave
    - Young Men's Christian Association of Boise (Caldwell YMCA)
    - Open field used for health-related activities
    - Recommended to ***hold*** for legal review
- Parcel No. 67371502 0 – 101 Municipal Dr., Nampa (Hangar # 2120)
    - Warhawk Air Museum

    - This building is used as support/storage for the main building exhibits
    - Admission fee, but community days offer free admission
    - ***Approval*** recommended
- Parcel No. 31060011C 0 – 16460 N. Franklin Blvd., Nampa
    - Love Inc. of the Treasure Valley
    - ***Partial exemption*** recommended due to renters in the facility

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to

- ***Deny*** exemption for Parcel No. 12642508 0: 2210 N. Elder, as it failed to meet the standard
- ***Hold*** exemption for Parcel No. 35719000 0, until legal is consulted
- ***Approve*** exemptions for Parcel No. 67371502 0: 101 Municipal Dr.
- ***Partial*** exemption for Parcel No. 31060011C 0: 16460 N. Franklin Blvd as presented

Religious: 63-602B (8 of 16 applications)
The first 8 are Deseret Farms LLC. They were previously LDS Church properties (new deeds)

- Parcel No. 333880000 0 – 0 Hopkins Rd., Caldwell
    - Orchard to produce food for the poor
- Parcel No. 33395010 0 – 0 Pear Ln., Caldwell
    - Part of welfare farm property
- Parcel No. 33400010 0 – 0 Sunny Slope Ln., Caldwell
    - Part of welfare farm property
- Parcel No. 33401000 0 – 0 Sunny Slope Rd., Caldwell
    - Part of the welfare farm property
- Parcel No. 33408000 0 – 0 Pear Ln., Caldwell
    - Part of welfare farm property
- Parcel No. 33409000 0 – 15515 Frost Rd.
    - Part of welfare farm property
- Parcel No. 33472000 0 – 14665 Perfection Ln.
    - Part of welfare farm property
- Parcel No. 33483000 0 – 14252 Sunny Slope Rd.
    - Part of welfare farm property

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to grant exemptions to parcels: 33388000 0: 0 Hoskins Rd.; 33395010 0: 0 Pear Ln.; 33400010 0: 0 Sunny Slope Ln.; 33401000 0: 0 Sunny Slope Ln.; 33408000 0: 0 Pear Ln.; 33409000 0: 15515 Frost Rd.; 33472000 0: 14665 Perfection Ln., 33483000 0: 14252 Sunny Slope Ln. as presented.

Religious: 63-602B (remaining 8 applications)

- Parcel No. 05081000 0 – 521 Main St., Caldwell
    - Assembly of God Church dba History Church
    - ***Partial*** exemption recommended due to restaurant tenant

- Parcel No. 13575000 0 – 315 15th Ave S.
    - New Direction Inc.
    - Previously had a renter; now fully functioning as a church
    - Housing for youth pastor
    - ***Approval*** recommended
- Parcel No. 16485513 0 – 1100 W. Hawaii Ave.
    - Roman Catholic Diocese of Boise
    - Received in 2024; now functioning as a church
    - ***Approval*** recommended
- Parcel No. 16585000 0 – 94 N. Canyon St., Nampa
    - Involved Church Inc.
    - ***Approval*** recommended
- Parcel No. 12108564 0 – 2601 Stonehenge Dr., Nampa
    - Religious Order of Jehovah's Witnesses
    - ***Approval*** recommended
- Parcel No. 07540511 0 – 823 Park Centre Way
    - Bethesda Christian Church Inc.
    - Last year's application was late
    - ***Approval*** recommended
- Parcel No. 04220000 0 – 1019 N. Michigan Ave., Caldwell
    - Canyon Hill Church of the Nazarene
    - No supporting documents received
    - ***Denial*** recommended
- Parcel No. 17998000 0 – 206 S. Paradise Ave.
    - Christian Faith Center Assembly of God Inc.
    - Renovating; plan to begin meeting there in May
    - Legal supports approval based on intent
    - ***Approval*** recommended

Upon a motion By Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to grant a partial exemption for Parcel No. 05081000 0: 521 Main St.; and full exemptions to Parcel No. 13575000 0 – 315 15th Ave. S.; Parcel No. 16485513 0 – 1100 Hawaii; Parcel No. 16585000 0 – 94 Canyon St.; Parcel No. 12108564 0 – 2601 Stonehenge Dr.; Parcel No. 07540511 0 – 823 Park Centre Way; a Denial for Parcel No. 04220000 0 – 1019 N. Michigan Ave. – for lack of supporting documentation; and a full exemption for Parcel No. 17998000 0 – 206 S. Paradise Ave.

Education: 63-602E

- Parcel No. 64940625 0
    - Canyon Financial Services Inc.
    - Vallivue School District
    - ***Approval*** recommended

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to approve the requested exemption of Parcel No. 64940625 0 as presented.

Urban Renewal: 50-2014

- Parcel No. 33900010A 0 – 0 Middleton Rd., Middleton
    - City of Middleton aka Middleton Urban Renewal Agency

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to grant the exemption to Middleton's urban renewal district for Parcel No. 33900010A 0 – 0 Middleton Rd.

Assessor Stender noted that a few applications were denied for lack of documentation. Those applicants will have an opportunity to return.

Lisa Walker presented remaining applications as follows:

Site Improvement: 63-602W (2 applications)

- Parcel Nos. 30602236 0 – 2249 0: Brittania Heights #8
    - New phase
    - Previous phases approved

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to approve the exemption under 63-602W for Brittania Heights #8, including Parcel Nos. 30602236 0 – 30602249 0 as presented.

- Parcel Nos. 34343502 0 – 3573 0: Arbor Subdivision #6
    - Previous phases approved

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to approve the requested exemptions on Arbor Subdivision #6 – Brighton Homes for Parcel Nos. 34343502 0 – 34343573 0 as presented.

Assessor Stender noted that approximately 90% of exemptions are now complete.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to adjourn the meeting at 11:56 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER REQUEST BY JOSEF SMITH FOR A CONDITIONAL REZONE OF PARCEL R37795011, APPROXIMATELY 9.9 ACRES, FROM AN "A" (AGRICULTURAL) ZONE TO AN "CR-R-R" (CONDITIONAL REZONE - RURAL RESIDENTIAL) ZONE; CASE NO. CR2025-0004

The Board met today at 1:32 p.m. for a public hearing to consider a request by Josef Smith for a conditional rezone of parcel R37795011, approximately 9.9 acres, from "A" (agricultural) to "CR-R-R" (conditional rezone – rural residential), case no. CR2025-0004. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Planning Supervisor Dan Lister, Josef Smith, Malisa Baker, JD Baker, and Deputy Clerk Jenen Ross.

Josef Smith gave a brief overview of his intention with this rezone. The goal is to build a home for his family and a home for his parents on the parcel. Currently they all share one large mortgage payment and ultimately would like to divide the parcel in order to have separate mortgage payments. Due to water availability, they will be limited to just one well. He has met with Highway District No. 4 to discuss improvements that could be made to the easement off the side of the embankment. The do not intend to do anything more with the property; the buildings currently there are final, and they've agreed to P&Z's recommendation of no ADUs.

Dan Lister gave a PowerPoint presentation which reviewed the following:

- Request
- Background
- Evaluation criteria
- Comprehensive plan and how it applies to the application
- Surrounding area/character: existing
- Surrounding area/character: existing – surrounding land use cases
- Site photos
- Surrounding area/character: proposed
- Services
- Access/Traffic
- Essential services
- Notification & comments
- P&Z recommended conditions

P&Z recommended approval subject to the following conditions:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.

2. The subject parcel, R37795011, shall be subdivided in compliance with Chapter 7, Article 17 of the Canyon County Code of Ordinances (CCCO), subject to the following restrictions:
   a. The parcel shall be divided in substantial compliance with the applicant's site plan (Exhibit 3.A.7).
   b. Secondary residences per CCCO §07-02-03, §07-10-27, and §07-14-25 are prohibited. ~~Secondary residences per CCCO §07-02-03, §07-10-27, and §07-14-25 are prohibited on the west lot.~~
   c. A 250-foot buffer along Sand Hollow Road in substantial compliance with the applicant's letter of intent (Exhibits 3.A.2 & 3.A.7) shall be provided where agricultural production and open space will be preserved.
   d. At the time of the preliminary plat, an exterior lighting plan shall be provided demonstrating that all existing and future exterior lighting will be shielded downward and directed away from adjacent properties.

3. The request shall comply with CCCO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

No members of the public chose to offer comment.

Josef Smith provided rebuttal testimony clarifying that both residences share one well for home use and small yards.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to close public testimony.

Board discussion and deliberation ensued.

Commissioner Holton is comfortable with the conditions as done by P&Z. Commissioner Van Beek agrees with Commissioner Holton's stance on not allowing secondary dwellings and agrees with P&Z's recommendation to deny ADUs. Commissioner Brooks is in favor and agrees with the P&Z findings . ADUs can be requested at a later time if that is what Mr. Smith chooses to do.

The Board reviewed and found in the affirmative for each of the 8 evaluation criteria.

Commissioner Holton motioned to approve case no. CR2025-0004 including the development agreement conditions as outlined by Planning and Zoning and for DSD to come back at a future date with FCOs for Board signatures. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the hearing at 2:16 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 29, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Guadalupe Chavez German, Prosecutor's Office
- Jannet L. Grande, Prosecutor's Office
- Susan E. Laurenson, Prosecutor's Office
- Jennifer L. Montgomery, Prosecutor's Office
- Corey Hull, Facilities
- James Feist, CCSO

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- The Bank Bar LLC dba The Bank Bar; Dunning Estates LLC dba Dunning Estates; Jak*s Place dba Jak*s Place Neighborhood Grill; Sol Invictus Vineyards LLC dba The Cellars at Rivers Edge; Sol Invictus Vineyard LLC dba Sol Invictus Vineyard; JX Sushi LLC dba Momiji Sushi and Steak Bistros; TL Original Inc. dba Pho 7 & Ding Tea; The Chicago Connection LLC dba Chicago Connection (resolution no. 26-094)

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for Raising Our Bar to be used 5/1; 5/2 5/9; 5/15; 5/16; 5/21; 5/23; 5/24; 5/25; 5/29; and 5/30

FILE IN MINUTES THE UNCOLLECTIBLE DELINQUENT PERSONAL PROPERTY TAXES (1ST HALF OF 2025)

The Board met today at 9:32 a.m. to discuss the BOCC and Constituent Services FY2027 budget. Present were Commissioner Leslie Van Beek, Brad Holton, and Zach Brooks; Auditing Supervisor Sarah Winslow; Controller Kyle Wilmot; Clerk Jess Urresti, and Deputy Clerk Diana Hoffman.

Commissioner Holton filed into the minutes, by acknowledging the uncollectible delinquent personal property taxes (1st half of 2025), as follows:

The Board met today at 9:32 a.m. to discuss the BOCC and Constituent Services FY2027 budget. Present were Commissioner Leslie Van Beek, Brad Holton, and Zach Brooks; Auditing Supervisor Sarah Winslow; Controller Kyle Wilmot; Clerk Jess Urresti, and Deputy Clerk Diana Hoffman.

Commissioner Holton filed into the minutes, by acknowledging the uncollectible delinquent personal property taxes (1st half of 2025), as follows:

Canyon County Warrants of Distraint (First Half of 2025) - Uncollectible Taxes & Fees

Sheriff #	Warrant/PIN #	Defendant	Reason Uncollectible	2025 Taxes	Sheriff Fees	Total Uncollectible
26-001284	716350000	RANDY JAY BRIGHT JR	Sale held, no bidders present	$52.02	$122.04	$174.06
26-001385	729530000	DELORES CLEONE HUCKEBA	Sale held, no bidders present	$691.31	$134.83	$826.14
26-001443	735950000	DAVID LEO GARZA	Sale held, no bidders present	$178.85	$124.58	$303.43
			Total Uncollectible =	**$922.18**	**$381.45**	**$1,303.63**

** Taxes due to the Treasurer include delinquent taxes, late charges, interest and fees.*
** Sheriff fees include services (postings) and commission.*

MEETING TO DISCUSS BOCC AND CONSTITUENT SERVICES FY2027 BUDGET

The Board met today at 9:32 a.m. to discuss the BOCC and Constituent Services FY2027 budget. Present were Commissioner Leslie Van Beek, Brad Holton, and Zach Brooks; Auditing Supervisor Sarah Winslow; Controller Kyle Wilmot; Clerk Jess Urresti, and Deputy Clerk Diana Hoffman.

Commissioner Holton filed into the minutes, by acknowledging the uncollectible delinquent personal property taxes (1st half of 2025), as follows:

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** Taxes due to the Treasurer include delinquent taxes, late charges, interest and fees.*
** Sheriff fees include services (postings) and commission.*

Controller Wilmot said he would begin with Constituent Services. The budget was reviewed as follows:

CONSTITUENT SERVICES

- 413050: Part-time
  - Economic Development Coordinator.
    - Joe Cox.
  - Adjust to $35,000.00.
- 521101: Professional Consultants

    - Monies for the continued capital improvement plan/impact fees.
    - Leave as is until a public meeting can be held.
- 533301: Service Contracts
    - Constant Contact/Canva accounts – still in use.
    - No adjustments needed.
- 542203: Cell phone
    - FY26 allocations were based on a stipend.
    - Policy has changed to cell phones provided.
    - Three (3) Devices.
        - 3 lines x 12 months = $1,440.00.

Controller Wilmot explained that cell phones are divided by department to reflect the actual cost of the department.

- 545504: Parking
    - Currently $100.
    - Keep – to support parking expenses for meetings/events.
- 545602: Local mileage
    - Adjust to $0.00.
    - That department has an assigned vehicle.
- 546620: Association Dues
    - FY26 a request for $1500 to attend chamber events.
    - Additional follow-up is needed.
- 551010: Office Supplies
- 554445: Uniforms
    - Logoed County attire for staff.
    - Additional conversation is needed.
    - Adjust to $500.00.
- 577100 Computer Equipment
    - This number will be determined by what IT says is coming up for replacement.
    - Follow up with IT.
    - There is $2,000.00 in this line item each FY.
- 577110 Software
    - FY2026 there was $24,700 for public records request software.
    - Additional information is needed.

Discussion was held about how to best receive recommendations from IT. Clerk Urresti stated it would be best practice for each department to include the documentation from IT with their budget requests. This could also be implemented for new software requests. Departments should bring a recommendation from IT for any software requests. This could speed up the process and reduce repetitive questions such as, “Has IT vetted this product?”

Discussion was held around Laserfishe, the software used by the courts.

- 577131: Small Equipment
    - Department resources: camera, supplies, and care equipment.
    - Leave line item the same.

COMMISSIONER BUDGET

Commissioner Brooks requested there be travel funds available for him to attend the NACo Conference again. This conference provided an opportunity for connections to be created that benefit the County immensely. He was able to attend in FY26, as it was covered by the Idaho Association of Commissioners and Clerks.

Mr. Wilmot explained that last year there was $2,000 increase to the education and training line item for an ICMA Conference for the COO. Funds that were previously used for that conference can be allocated for the NACo conference.

It was recommended that those funds be reallocated as follows:

- Reduce Education and Training by $2,000.00
    - Add $1,200.00 to hotel.
    - Add $300.00 to meals.
    - Add $1,000.00 to airfare.
- 680410: Capital Machinery
    - FY26 there was a quote for EV equipment expansion.
    - This project is in process.
- 577121: Office Furniture
    - FY26 included $1,000.00.
    - This is a standard placeholder amount.
- 577100: Computer Equipment
    - FY25 had many replacements.
    - Communication will be coming from IT.
- 521120: Misc. Professional Services
    - Used for consultations, appraisals, conflict counsel and similar needs.
- 548401: Employee Appreciations
    - FY26: $2,000 was requested.
    - FY25: $330 was spent.
    - FY24: $325 was spent.
    - Decrease by $500 based on previous years' usage.
- 548414: Hospitality Events
    - FY25: $3,000.00 was requested; about $530.00 was spent.
    - FY26: $2,000.00 was requested.
    - Decrease of $500 based on previous usage.

Mr. Wilmot explained that items related to travel are typically near 100% utilization. Those same requests can be rolled over for the same amount previously requested.

- 542203: Cell Phone
    - There is still a line associated with the COO position.
        - If that line is left as is, that would be 6 lines and 1 device at $3,260.00 for FY27.
    - 5 lines and 1 device would be $2,800.00 (if the contract would allow the line to be cancelled).
    - The budgeted amount should remain the same at $3,260.00.
- 413075: Compensation Program & 413080: New/reclassified positions
    - FY26 requests were associated with the adjustments that occurred in the BOCC office.
        - These amounts should roll up into the regular employee line.
    - FY26 413080: there was a note related to salary increase for the COO position.
    - FY26 413075: this was one-time payments.
- 412037: Specialty Pay
    - Lead specialty pay for the Sr. Admin Specialist position.
    - Rather than considering a supervisor position, specialty pay was added to the lead position.

If salary adjustments are decided on, those line items can be adjusted at a later date.

The Board agreed to gather information and have administrative staff send it on to the Auditing Department prior to the next Commissioners' Budget Meeting.

The Board discussed the scheduling of other budget workshops.

Discussion was held regarding scheduling training for the Board regarding the new Euna software.

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

PUBLIC HEARING TO CONSIDER IMPACT FEES FOR: KUNA FIRE; WILDER FIRE; CALDWELL FIRE:
Public Hearing to Consider a Request by Kuna Rural Fire District to Amend Impact Fees:

- Action item: Consider Planning and Zoning Commission recommendation to adopt amended Kuna Rural Fire Protection District Capital Improvement Plan and Fee Study dated September 15, 2023, as an element of the Canyon County 2030 Comprehensive Plan
- Action item: Consider adoption of the amended Kuna Rural Fire District Impact Fee Study and Capital Improvement Plan Final Report November 30, 2021
- Action item: Consider an ordinance authorizing the adoption of an amended Kuna Rural Fire Protection District impact fee schedule as follows:

Residential (per dwelling)	$1,792.00
Industrial (per 1,000 sf)	$ 531.00
Retail (per 1000 sf)	$ 788.00
Office (per 1,000 sf)	$ 753.00

Public Hearing to Consider a Request by Caldwell Rural Fire District to Adopt the District's Impact Fee Study and Capital Improvement Plan as an element of the Canyon County 2030 Comprehensive Plan:

- Action item: Consider Planning and Zoning Commission recommendation to adopt amended Caldwell Rural Fire Protection District Capital Improvement Plan and Fee Study dated July 2, 2019, as an element of the Canyon County 2030 Comprehensive Plan

Public Hearing to Consider a Request by Wilder Rural Fire District to Adopt the District's Impact Fee Study and Capital Improvement Plan as an element of the Canyon County 2030 Comprehensive Plan:

- Action item: Consider Planning and Zoning Commission recommendation to adopt amended Wilder Rural Fire Protection District Impact Fee Study and Capital Improvement Plan March 6, 2019, as an element of the Canyon County 2030 Comprehensive Plan

General Fire District Impact Fee Business:

- Action item: Consider issuing written Findings of Fact, Conclusions of Law and Decision on Applications for amendments of the Canyon County 2030 Comprehensive Plan from Caldwell Rural Fire Protection District, Homedale Rural Protection District. Kuna Rural Fire District, Marsing Rural Fire District, Middleton Rural Fire District, Nampa Fire Protection District, Parma Rural Fire Protection District, Star Fire Protection District, and Wilder Rural Fire Protection District
- Action item: Consider issuing a Resolution amending the Canyon County 2030 Comprehensive Plan to include impact fees studies and capital improvement plans from Caldwell Rural Fire Protection District, Homedale Rural Protection District. Kuna Rural Fire District, Marsing Rural Fire District, Middleton Rural Fire District, Nampa Fire Protection District, Parma Rural Fire Protection District, Star Fire Protection District, and Wilder Rural Fire Protection District as elements of the Canyon County 2030 Comprehensive Plan
- Action item: Consider an ordinance authorizing the adoption of an amendment to Section 07, Article 01, Chapter 11 of Canyon County Code of Ordinances providing for changes to development impact fee advisory committees to incorporate changes to state statute

APRIL 2026 TERM
CALDWELL, IDAHO APRIL 30, 2026

EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- William Schorr, CCSO
- Lori Gathagan, CCSO
- Michael Martin, CCSO
- Aidan Lorenz, Elections
- Linda Hall, Juvenile Probation
- Kristen Bond, Juvenile Probation

ALCOHOLIC BEVERAGE LICENSE

The Board approved the following alcoholic beverage licenses for renewal:

- Casa Robles LLC dba Casa Robles; The Sick Stag LLC dba The Sick Stag; Dan's Ferry Service LLC dba Dan's Ferry Service; Palace Event Center, LLC dba Palace Event Center; 2 Goat Moms LLC dba White Horse Saloon; Caldwell Hospitality Group LLC dba Best Western Inn & Suites; Albertsons LLC dba Albertsons #176; TV Hotels LLC dba Holiday Inn (resolution no. 26-097).

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; Prosecuting Attorney Chris Boyd; Senior Chief Deputy PA Ingrid Batey; Chief Deputy PA Aaron Bazzoli; Deputy PA Ben Cramer; Deputy PA Zach Wesley; Deputy PA Trent McRae; Director of Parks Nichole Schwend; Assistant Director Michael Farrell; Director of Juvenile Detention Sean Brown; Director of Facilities Rick Britton; Luke Brown; Norm Brown; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Consider First Amendment to Agreement No. 25-049 with Veritas Facilities Services and Construction Inc. for Phase 1 of Celebration Park Boater Improvements Project: Ms. Schwend noted that as of last night, the docks and everything have been installed at Celebration Park for Phase 1. The contract was set with an end date May 1st, and an extension is needed to cover any final touches. Mr. Wesley explained that the river is historically low, causing delays in installation of the docks. Ms. Schwend explained that extending the date allows for the time to close out the grant.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the First Amendment to Agreement No. 25-049 with Veritas Services and Construction for Phase 1 of the Celebration Park Boater Improvements Project as presented by Director Schwend.

Consider Declaration and Notice of Sole Source Procurement for Public Works Construction and Services with Veritas Facilities Services and Construction Inc., for Phase 2 of Celebration Park Boater Improvements Project: Mr. Wesley explained that with completion of Phase 1, Phase 2 will likely be a dollar amount that would normally require issuing an IFB to advertise for three (3) contractors. The total project is around $250,000. Because river flows are currently low, the County could save hundreds of thousands of dollars by completing the work now. If the river rises, additional expenses would be required–almost doubling the project cost–if the County does not act promptly. This is the basis for sole source procurement. A bid was issued twice for Phase 1, as it is difficult to find public works contractors willing to commute to Celebration Park. Veritas and their equipment are already on site, they have completed Phase 1, and they have been a good partner. Signing this notice would allow publication in the newspaper, with a return in two (2) weeks to present a contract.

Commissioner Holton noted that this is one of the few times that a drought year provides a benefit.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the Declaration and Notice of Sole Source Procurement as presented.

Mr. McRae explained that there are policy changes to Southwest Idaho Juvenile Detention Center. These are new provisions to the detention center's policies. The Board has already approved the policies themselves; these are just an addendum. Mr. Brown explained that these changes stem from the addition of a new padded safety cell, which has associated standards. There is also now a metal detector with visitors entering through Entry One. These updates prompted the new policies.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to recognize this and approve it and instruct legal to provide a signature page and authorize their signature when it is available to sign.

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

EXECUTIVE SESSION – REGARDING PERSONNEL MATTERS, ACQUISITION OF AN INTEREST IN REAL PROPERTY, RECORDS 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 exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation, to deliberate personnel matters, matters related to the purchase of private property that the County doesn't own, exempt documents, and attorney client communication related to

those matters. The Board entered into Executive Session at 9:41 a.m. The Executive Session concluded at 10:28 a.m. with no decisions being reached and business being brought forward. The meeting adjourned at 10:28 a.m. An audio recording is on file in the Commissioners' Office.

ACTION ITEM: CONSIDER FARM LEASE AGREEMENT

The Board met today at 10:29 a.m. to consider a farm lease agreement. Present were Commissioners Brad Holton and Zach Brooks, Deputy PA Zach Wesley, and Deputy Clerk Diana Hoffman.

Mr. Wesley explained that the Highway 44 parcel the County recently purchased is under a wheat crop that was part of a lease before the County took possession. This agreement is with the farm overseeing that crop, allowing him to finish his work. The terms are that he will pay the County $1.00 for the lease, pay all the water and utility costs associated with the farming, and have his crop and equipment out by the end of August.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to approve and sign the farm lease agreement as presented by Legal. (Agreement No. 26-048)

Commissioner Holton adjourned the meeting at 10:31 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH CLERK FOR PRESENTATION OF FY2025 AUDIT REPORT

The Board met today at 10:31 a.m. to receive the FY2025 audit report. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Auditing Supervisor Sarah Winslow; Controller Kyle Wilmot; Clerk Jess Urresti; Kellie Bergey with Eide Bailey; Jodi Daugherty with Eide Bailey; Chief Deputy Steve Onofrei; Assessor Brian Stender; Principal Planner Karla Nelson; Deputy Clerk Diana Hoffman. The presentation was provided as follows:

Mr. Wilmot explained that Eide Bailey was present to review their audit of FY2025.

Ms. Daugherty explained that she would be reviewing the Eide Bailey reports with the FY2025 Audit Presentation. It was noted that usually the County staff prepares the packet, but due to software updates the Auditing Department was managing during the audit, it was prepared by Eide Bailey this year.

- Independent Auditor's Report
    - In the opinion of Eide Bailey, based on the audit, the financial statements in this packet present fairly the financial position of the County as of September 30, 2025.
    - The Ambulance District is presented as a component unit, but Eide Bailey did not audit the Ambulance District.

- Required Supplementary Information
    - Information is reviewed but not audited
    - Eide Bailey does not audit this information and therefore does not give an opinion on it
- Regular Supplementary Information
    - Reviewed while evaluating the financial statements
- A high-level overview report is available to review
- Audit in Accordance with Government Auditing Standards
    - These standards are required because Canyon County receives federal funds
    - This requires a review of internal controls over federal funds
        - Finding 2025-001:

Discussion was held regarding Canyon County internal control policies.

- Audit of Federal Awards
    - This report brings the audit into compliance
    - This verifies controls and compliances used by Canyon County
        - No non-compliance
        - Controls were lacking over some compliance areas
            - Procurement (repeat finding from last year)
                - There had not yet been an opportunity to correct the deficiencies
                - Work is underway on an updated procurement policy
    - The program audited was ARPA funds
        - All ARPA funds have been spent
        - As the audit was being prepared, items were found that needed to be posted or that were posted incorrectly
            - The finding noted an internal weakness of internal controls over financial statement reporting
            - The federal awards finding related to procurement
        - A letter is submitted to the Federal Audit Clearinghouse with a "corrective action plan"

Governance Letter by Ms. Bergey

- Letter to the Board:
    - Outlines what the auditors are required to do and the standards for the audit
    - Accounting policies used by the County
    - Accounting Estimates, including:
        - Self-insurance liability
        - Landfill cost (post-closure and corrective actions)
        - Net pension liability & deferred inflows/outflows related to that estimate
    - Difficulties encountered during the audit
        - The Finance Department experienced multiple software updates, causing delays
    - Misstatements Identified:
        - Four corrections:
            - Trailers leased and returned

        - ARPA revenue
        - Opioid entry
            - Mr. Wilmot noted that this relates to tracking processes
        - Medical claims payable and claims expenses
    - Three uncorrected errors:
        - Entries that were considered immaterial, so no corrections were needed
    - No disagreement with management and no other issues
    - No non-compliance with laws and regulations was identified

Conversation was held regarding the liabilities associated with landfill closure, procurement, and corrective action costs.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 10:59 a.m. An audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS AND TO CONSIDER ACTION ITEMS:

The Board met today at 11:03 a.m. for DSD General Business and to consider an action item. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Principal Planner Karla Nelson; and Deputy Clerk Diana Hoffman.

Consider FCOs and Development Agreement for Matt & Stacy Stoffel; Case No. CR2024-0003: Ms. Nelson explained that the Board heard this case on April 9 and then on April 16 to finalize FCOs. The FCOs and Development Agreement are available for Board signature. Ms. Nelson explained the conditions of approval.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the FCOs and Development Agreement for Matt and Stacy Stoffel; Case No. CR2024-0003, as presented. (Agreement No. 26-046)

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 11:07 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER REQUEST BY BLACK SUMMIT LLC, REPRESENTED BY BEN SEMPLE, PLA, RODNEY EVANS & PARTNERS, LLC FOR APPROVAL OF A 13 RESIDENTIAL LOT SUBDIVISION (VICTORY SPRINGS SUBDIVISION) WITH 6 COMMON LOTS ON APPROXIMATELY 10.39 ACRES; CASE NO. SD2021-0061

The Board met today at 1:34 p.m. for a public hearing to consider a request by Black Summit LLC, represented by Ben Semple, PLA, Rodney Evans & Partners, LLC for approval of a 13 residential lot subdivision (Victory Springs Subdivision) with 6 common lots on approximately 10.39 acres, case no. SD2021-0061. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Principal Planner Michelle Barron, Ben Semple, Tim Jensen, Susanna McCreath, and Deputy Clerk Jenen Ross.

Ben Semple gave a review of the project, as the representative for Black Summit LLC, as follows:

- Project is located on Victory Rd.
- There is a pre-annexation agreement in place with the City of Nampa which will allow the lots to connect to city water.
- Individual septic systems will be utilized until the time sewer becomes available from the city and then there would be a request to connect to the city system.
- Contains 13 residential lots.
- In regard to line of sight concerns along Victory Rd, signs will be added notifying drivers of this and advising of a cautionary reduced speed.
- Fencing may be installed along the northern portion of the property along the canal.
- Project will comply with all agency requirements.
- NP study is in process and revisions are underway to meet SWDH requirements.
- A memorandum of Understanding is in place with Kuna School district regarding mitigation of impacts to the schools.

Michelle Barron reviewed a PowerPoint presentation which addressed the following:

- Request
- Background
- Summary
- Conditional rezone compliance
- Evaluation criteria
- Ordinance & standards used in evaluation
- Notification & comments
- Agency comments
- Recommendation & conditions

Commissioner Van Beek spoke about a letter of opposition that was received, addressed specifically to her.

At the request of Commissioner Holton, Commissioner Van Beek motioned to recess the meeting at 1:55 p.m. The motion was seconded by Commissioner Brooks and carried unanimously. The Board went back on the record at 2:14 p.m.

Commissioner Holton expressed his concern about the letter that Commissioner Van Beek alluded to prior to the recess. Mr. Wesley explained once the letter was received by Commissioner Van Beek it was forwarded to DSD's planning division and it has been confirmed with Ms. Barron that the letter has been included in the record.

Public comments were taken as follows:

Tim Jensen is with Kuna School District. He stated that the they have agreed to an MOU with the developer. He appreciates concerns about traffic and line of sight on Victory Rd. He has personally driven the road at different times of the day to evaluate pick-up and drop-off safety of kids. He was able to take some rough measurements from the top of the hill to the middle of the subdivision entrance (approximately 175 yards) and in working with his transportation department they've concluded it's more than adequate based on having enough viewing distance.

Susanna McCreath expressed her concerns about traffic, speed, and reckless drivers on Victory Rd. Additionally, she has concerns about wildlife, wells, and flood zones.

Mr. Semple offered rebuttal testimony, he addressed the following:

- Lot count and change to those numbers.
- Geotech has not identified any lava rock. The feel they will be able to get good systems and are continuing to work with Southwest District Health.
- ADUs are not being proposed for these lots; and based on information from SWDH, they may not be possible at all. At this time, they are in full agreement to restrict lots 7 and 8 to not allow additional dwelling units.
- Based on the studies they've done, no critical habitat has been identified. If there are protected wildlife identified there would need to be mitigation.
- The property is not in the floodplain.
- There should be no impact on wells since the subdivision will be on municipal water.
- They want to make sure this is as safe as possible and have worked to place their entry points accordingly.
- There is a RUMA within the CC&Rs.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to close public testimony.

Following discussion and deliberation, the Board concurs that no secondary dwellings will be allowed.

Commissioner Van Beek made a motion that, based on the findings of fact and conclusions of law for case no. SD2021-0061, the Board approve the preliminary plat for Victory Springs Subdivision with the outlined and enumerated provisions in the conditions of approval as presented by staff. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the hearing at 2:45 p.m. An audio recording and supporting materials are on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 3:00 p.m. to consider matters related to County Assistance. Present were: Commissioners Leslie Van Beek and Brad Holton, Case Manager Kellie George, and Deputy Clerk Jenen Ross.

Ms. George presented the following case for Board consideration:

Case no. 2026-18: The decedent passed on February 19, 2026, and an application was received on April 24, 2026. Research was done by County Assistance where it was discovered there is no family available, and they resided in Nampa for at least 30 days prior to passing. The decedent was receiving social security and a pension, had two vehicles in their name, and owned a residence in Nampa but there was no mortgage or lender. It appears assets exceed $1000, and they do not meet the eligibility criteria for indigency. Upon the motion by Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to deny the application.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 3:02 p.m. and an audio recording is on file in the Commissioners' Office.

THE MINUTES OF THE FISCAL TERM OF APRIL 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