

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 2, 2026

No meetings were held this day.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 3, 2026

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Legends Sports Pub & Grill to be used 2/20; 2/21; 3/7; and 3/19

FILE IN MINUTES

The Board approved minutes for the September 2025 term.

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 Brad Holton, Leslie Van Beek, Zach Brooks; COO Greg Rast; Chief Deputy PA Aaron Bazzoli; Deputy PAs Ben Cramer, Zach Wesley, Trent McRae; Emergency Manager Christine Wendelsdorf; Juvenile Detention Supervisor IV Sean Brown; Recording Supervisor Emily Howell; Clerk Jess Urresti; Director of HR Marty Danner; Chief Technology Officer Steve Webb; Director of Constituent Services Aaron Williams; Lieutenant Martin Flores; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Consider 2023 State Homeland Security Grant Program Extension: Ms. Wendelsdorf explained this request is for an extension of the 2023 State Homeland Security Program Grant funds. This extension allows funds to remain accessible until the end of May and will be used in the new building for the Emergency Operations Center.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the Idaho Office of Emergency Management request for a grant adjustment notice for the 2023 Homeland Security Grant as presented, extending access to the funds until June 1.

Consider Deliver Agent Electronic Document Recording Agreement with ValueCheck: Ms. Howell noted this agreement is with a new e-recording vendor. The agreement would allow the vendor to submit documents from other requesters, such as attorneys and title companies, for recording. This could increase the number of e-recordings for the department. Commissioner Van Beek noted that it helps the County keep pace with current practices and streamline efficiencies for those wanting to do business with the County.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the delivery agent electronic document recording agreement with ValueCheck as presented. (Agreement No. 26-011)

Consider Agreement with Ada County and Idaho State Department of Corrections and Southwest Idaho Juvenile Detention Center: Mr. Brown explained that this is a mutual agreement between Ada County, the State, and Canyon County. Should the Canyon County facility be unavailable for housing juveniles, access to their facilities would be granted. This is a long-standing agreement that has been renewed annually for roughly 18 years. There has never been a need to use this agreement, but it is maintained as a precaution.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the agreement between Ada County, the Southwest Idaho Juvenile Detention Center, and the State of Idaho Department of Juvenile Corrections for Fiscal Year 2026 regarding the housing agreement. (Agreement No. 26-012)

Consider extending ADP agreement for Data History Services: Ms. Danner explained that with the transition to Dayforce, the County is losing access to ADP. Currently, the County will lose complete access to ADP on February 13. Multiple reports have been pulled, but it is unknown what information has not yet been retrieved. This agreement would extend access for two months to allow data retrieval at a cost of \$400.00 per month.

ADP offers an additional serve where they pull all data history and provide it in a downloadable format at an additional cost of \$3,600.00. Mr. Rast stated he has worked with Director Danner on this agreement and feels \$3,600.00 is a minimal expense to pull 15 years of data. IT department has funds available for this expense. Commissioner Holton clarified that \$800.00 in expenses would come from the HR budget and \$3,600.00 would come from the IT budget.

Mr. Bazzoli inquired about what data would be provided for the cost. Ms. Danner specified that HR would receive all employee data, including employment history, payroll, compensation history, job history, and personnel records. Mr. Webb noted he supports accessing funds from the IT Department for this expense.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the agreement to extend ADP access for two months at \$400.00 a month and permanent file access to the historical ADP files necessary for county business as presented. (Agreement No. 26-013)

A request was made for an Executive Session as follows:

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

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding records that are exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation associated with updates on cases and research items related to land use. The Executive Session began at 9:45 a.m. and concluded at 10:31 a.m. with no business to bring forward.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 10:32 a.m.

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 1:32 p.m. to consider matters related to county assistance. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Director of County Assistance Yvonne Baker, and Deputy Clerk Jenen Ross.

Ms. Baker presented the following case for Board consideration:

Case no. 2011-210: A subordination of the lien has been requested. The amount paid by the county was \$16,695.84, payments totaling \$500 have been received, leaving a balance of \$16,195.84. The applicant is currently renting and attempting to purchase a home, but the lender has indicated the lien cannot be paid off through the loan. Typically, a mortgage will always be in 1st position, this subordination is just official documentation for the lender. If the applicant is able to purchase a home, this would provide additional collateral to the county as it would allow the lien to attach to real property. In response to a question from Commissioner Brooks, Ms. Baker said it would be an option to negotiate with the applicant as it does appear there are funds available after their expenses are accounted for; she also addressed options for recourse if the applicant doesn't follow through. In response to comments from Commissioner Holton, Ms. Baker said the applicant only recently realized the debt was his, he thought it was for his deceased son with whom he shares a name. Once that issue was resolved, payments began in January of 2025 at \$50 a month.

Commissioner Holton made a motion to suspend this discussion until Ms. Baker is able to do some additional research and speak with the applicant. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 1:47 p.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER FCOS, DEVELOPMENT AGREEMENT, AND ORDINANCE DIRECTING AMENDMENTS TO THE ZONING MAP FOR JARED FULLMER, CASE NO. RZ2024-0004

The Board met today at 1:48 p.m. to consider FCOs, a development agreement, and an ordinance directing amendments to the zoning map for Jared Fullmer, case no. RZ2024-0004. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Principal Planner Emily Bunn, DSD Director Jay Gibbons, and Deputy Clerk Jenen Ross.

This case was heard on January 20, 2026 and Ms. Bunn provided a review to the Board.

Commissioner Van Beek made a motion to approve the FCOs for case no. RZ2024-0004, Fullmer. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Van Beek made a motion to approve the accompanying development agreement for case no. RZ2024-0004. The motion was seconded by Commissioner Brooks. Commissioner Van Beek noted this also includes signing the ordinance, Commissioner Brooks provided an amended second. The motion carried unanimously. Development agreement no. 26-014 and Ordinance no. 26-002.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting at 1:50 p.m. An audio recording is on file in the Commissioners' Office.

EXECUTIVE SESSION PURSUANT TO IDAHO CODE 74-206(1)(D) REGARDING RECORDS EXEMPT FROM PUBLIC DISCLOSURE

Commissioner Van Beek made a motion to go into Executive Session at 2:01 p.m. pursuant to Idaho Code, Section 74-206(1) (d) regarding 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, and other participants. The Executive Session concluded at 2:44 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.

MEETING WITH INFORMATION TECHNOLOGY ON A NEW PROPOSED PUBLIC NOTICE WEBSITE

The Board met today at 2:52 p.m. with Information Technology to discuss a new proposed public notice website. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Technology Officer Steve Webb, IT Security Officer Boone Singpraseuth, Project Manager Shawn Adamson, Webmaster Nick Toves, IT Operations Manager Jairo Rodriguez, IT Development Manager Ryan Cronrath, Database Administrator III Joyce Schmeichel, Database Management Administrator II Wade Smith, Systems Administrator II Ryan Moore, Director of Constituent Services Aaron Williams, COO Greg Rast, and Deputy Clerk Jenen Ross.

Commissioner Brooks gave background information on the current public noticing requirements and processes. Ideally, he'd like for there to be a website where each county's board of commissioners would have the option to post their public notices. He is asking IT to design a working model he could demonstrate and propose to the state. One of the concerns that would need to be addressed is ensuring notices are posted with an accurate date/timestamp that couldn't be altered. Additional discussion ensued regarding notification settings and potential fees

to other counties for use of the website. Some of the logistics were discussed but at this point, Commissioner Brooks is simply looking for something to demonstrate to the legislature how the website would function; it doesn't need to be fully functioning at this point.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting at 2:36 p.m. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 4, 2026

PUBLIC HEARING TO CONSIDER A REQUEST BY GAYLE MANUFACTURING COMPANY, INC., REPRESENTED BY MATT WILKE OF WHITE BARN VENTURES FOR A CONDITIONAL REZONE OF APPROXIMATELY 17.12 ACRES FROM "A" (AGRICULTURAL) TO "M-1" (LIGHT INDUSTRIAL), CASE NO. RZ2024-0003

The Board met today at 1:32 p.m. for a public hearing to consider a request by Gayle Manufacturing Company, Inc., represented by Matt Wilke of White Barn Ventures, for a conditional rezone of approximately 17.12 acres from "A" (agricultural) to "M-1" (light industrial), case no. RZ2024-0003. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Principal Planner Emily Bunn, DSD Planning Supervisor Dan Lister, Ryan Whittig, Matt Wilke, Vivian Ferkin, Mike Greiner, Alan Mills, Brad Benke, Lynn Whittig, Rich Joccuin, Gail Schneider, Jake Fillmore, Marnie Fillmore, and Deputy Clerk Jenen Ross.

Matt Wilke reviewed a PowerPoint presentation which reviewed the following:

- Total parcel is 28.96 acres
- Requested rezone is 17.12 acres
- Private road and commercial approach has already been approved
- The property is contiguous to M-1 industrial zoning on 3 sides
- Current ag zone is in the industrial zone on the 2020 and 2030 future land use map
- Map showing 2021 to present industrial activity
- Economic impact Gayle Manufacturing has had on the community
- Soil map (class 6, if irrigated)
- There are no surface water rights for irrigation
- Proposed conditions of approval
- Review of site photos

Commissioner Van Beek asked Mr. Wilke several clarifying questions regarding RVs on the property, truck traffic, and noise outside of normal working hours. Mr. Wilke indicated there is no truck or manufacturing noise happening after 6 p.m.

Ms. Bunn presented a PowerPoint and staff report as follows:

Request:

- The applicant is requesting a conditional rezone of approximately 17.12 acres of a 33.16-acre property from an “A” (Agriculture) zone to the “CR-M-1” (Conditional Rezone -Light Industrial) zone.
- The applicant changed the application to a conditional rezone application on August 28, 2025.
 - See Exhibit 6d for Applicant’s Proposed Changes to the Planning and Zoning Commission’s recommended conditions.

General Background:

- Parcel R36356 is currently partially zoned Agriculture (“A”) and partially zoned Light Industrial (“M-1”) with a future zoning designation of Industrial.
- The property is an original parcel and the partial M-1 zoning dates back to 1979 when Canyon County’s Zoning map was first adopted.
 - There was one (1) division on the property for exclusive use of a utility facility, but per CCCO §07-17-03(03), but it does not count towards the number of administrative land divisions available on the property.
- A private road name was approved for Metal Lane in 2025 (RD2025-0026).
- There is an occupied RV on site based on staff’s site visit on August 29, 2025.

Proposed conditions of approval:

- The Planning and Zoning Commission heard the case on September 18, 2025, and recommended approval with eight (8) conditions of approval.

ATTACHMENT A
CONDITIONS OF APPROVAL

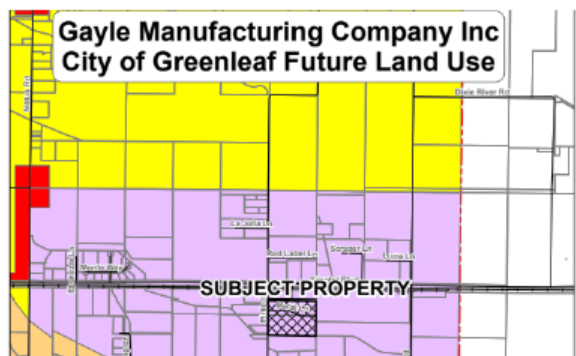
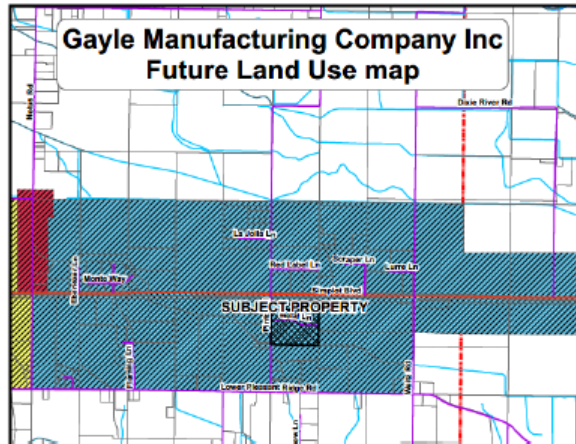
1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed uses, but not limited to the following applicable agency requirements:
 - a. Southwest District Health (**Staff Report Exhibit D1 and D1.1**)
 - b. Idaho Transportation Department (**Staff Report Exhibit D2**)
 - c. Caldwell Rural Fire Protection District (**Staff Report Exhibit D3**)
 - d. Idaho Department of Environmental Quality (**Staff Report Exhibit D4**)
 - e. Highway District No. 4 (**Staff Report Exhibit D5**)
2. 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).
 1. A portion of R36356 (approximately 17.12 acres), as described in **Staff Report Exhibit A11.1**, shall be subject to the requirements of the "CR-M-1" Zone. The "CR-M-1" Zone is subject to the following on-going conditions:
 - a. The following uses are prohibited:
 - Animal cremation service
 - Arena (commercial)
 - Auction establishment
 - Batch plants
 - Bulk storage as an accessory use of any flammable liquid above or below ground
 - Church
 - Equipment rentals (outdoor)
 - Farm implement sales or service, farm supply sales
 - Fertilizer processing facility
 - Food processing facility
 - Impound yard
 - Indoor recreation
 - Kennel
 - Lumberyard
 - Mineral extraction (long term)
 - Mineral extraction (short term)
 - Ministorage and/or RV storage facility
 - Mobile or manufactured home sales
 - Mortuaries, cremation, and funeral home
 - Museum
 - Radio, television and broadcasting stations
 - Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants
 - Sale of heavy building materials and machinery
 - Sale of salvage goods
 - School (public or private)
 - School (vocational or trade)
 - Shooting range (indoor)
 - Shooting range (outdoor)
 - Telecommunication facility
 - Theater
 - Vehicle fueling station with convenience store
 - Vehicle sales lot
 - Winery, distillery, brewery

Planning and Zoning Commission Recommendation: Approval with Conditions

- b. Development shall maintain a 100-foot buffer along the southern property boundary that abuts the property zoned "A" (Agricultural) until such a time as the adjacent property to the south (Parcel R36366) is zoned similarly.
- c. All exterior lighting shall be fully cut off and fully shielded, and placed to direct the light source down and inside the property lines of the facility. All direct glare from the lights shall be contained within the facility area.
- d. Future industrial traffic shall be routed to and from the subject property to Simplot Blvd (State Highway 19) to reduce impact to surrounding uses south of the property. A sign directing traffic to and from the property shall be established on site to enforce this traffic route as vehicles are entering and exiting the property.
- e. Historic irrigation lateral, drain, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.
- f. Evidence shall be provided that the single-family residence on site will be used as a caretaker residence or it shall be removed from the property. Per CCCO §07-02-03 a caretaker is defined as: "A person properly designated to watch over property for security or maintenance."
- g. Prior to commencement (as defined in CCCO §07-02-03), the occupied RV must be removed from the property.

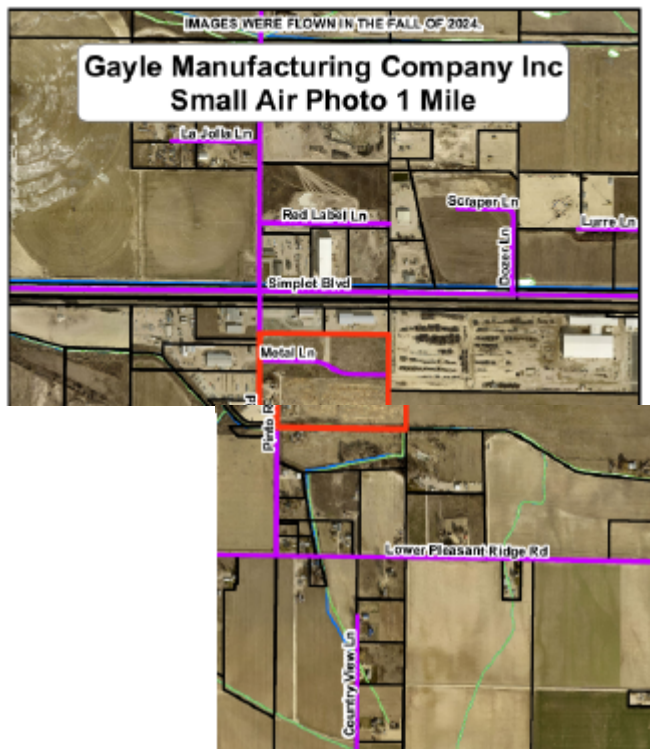
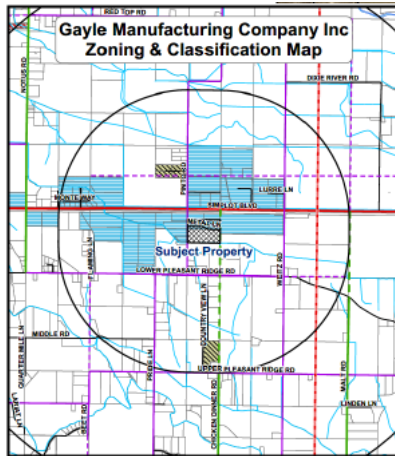
Conditional Rezone Criteria 1 - Comprehensive Plan Consistency:

- The request is consistent with 6 goals and 7 policies of the 2030 Comprehensive Plan.
- Canyon County's and City of Greenleaf's Comprehensive Plans designate this area as Industrial.



Conditional Rezone Criteria 2-4 - Land Uses, Zoning, And Character Of The Area:

- The surrounding area primarily contains industrial and agricultural uses. This area appears to be a transition area between industrial properties into large agricultural parcels.
- The subject property and some properties to the west have been partially zoned light industrial since 1979, but this area did not start largely transitioning to include more industrial zoning until the early and mid-2000s.
 - Since this timeframe, several rezones have occurred to the north, east, and west, which have transitioned the character of the area to include both industrial and agricultural uses.
- P&Z recommended conditions limiting the uses on site, maintaining a 100' buffer along the southern boundary, and limiting lighting to mitigate effects to the character of the area. See recommended conditions of approval #2a, #2b, and #2c.



Site Photos were reviewed

Conditional Rezone Criteria 5 – Adequate Facilities and Services:

- Sewer: An individual septic system is on site. No concerns from SWDH.
- Water: Individual well is currently on site.
- Drainage: Stormwater drainage is currently retained on site.
- Irrigation: Not in an irrigation district but was a water right from the West End Drain.
 - USBR stated it is 55' from the centerline on the north side of the canal.
- Utility agencies did not comment.

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

- Per Highway District No. 4: “Transportation impacts from an industrial development of the subject property are anticipated to have a significant impact in the local and regional transportation system. Industrial uses can vary significantly in traffic density and specific impacts will be better determined at the time of access permit issuance. Traffic impacts will be mitigated through right of way, dedication, public improvements, transportation impact fees, or a combination of those fees.”
- The Planning and Zoning Commission has recommended a condition that states: “Future industrial traffic shall be routed to and from the subject property to Simplot Blvd (State Highway 19) to reduce impact to surrounding uses south of the property. A sign directing traffic to and from the property shall be established on site to enforce this traffic route as vehicles are entering and exiting the property.”

Conditional Rezone Criteria 7 – Legal Access:

- The applicant states the access to the property will be from Simplot Blvd (State Highway 19) to Pinto Rd (Public Road) to Metal Lane (private).
- Idaho Transportation Department did not have any concerns at this time, as no direct access to Simplot Blvd/Highway 19 is being requested and will not be granted.
- Highway District No.4 approved a commercial approach permit which is suitable to serve industrial development of the property.
- The property owner created Metal Lane in 2025 (Exhibit 3.B5 for Director’s Decision).

Conditional Rezone Criteria 8 – Public Services and Facilities

- Schools: Vallivue School District did not send a comment.
- Police: No comments were received.
- Fire Protection: Caldwell Rural Fire District comment letter outlined fire code requirements and conditions of approval that must be met.
 - The nearest fire station is 3.9 miles and estimated response time is 6 minutes pending call volume.
- EMS: Estimated response time three (3) different stations – Station M51 is 8.37 minutes, Station M52 is 10.95 minutes, and Station M53 is 15.81 minutes.

Notification (07-05-01) & Comments:

Neighbors within 600' were notified on September 8, 2025 for the P&Z Hearing and January 5, 2026 for the BOCC Hearing :

- 7 comments were received in opposition for the P&Z Hearing,
- 2 comments were received in opposition for the BOCC Hearing.

For the P&Z Commission Hearing, initial agency noticing and JEPA notice was sent on June 16, 2025 and the full political notice was sent out on August 14, 2025 with a materials deadline of September 8, 2025. For the BOCC Hearing, agencies were notified on December 31, 2025. Staff received comments from the following agencies:

Southwest District Health, Idaho Transportation Department, Caldwell Rural Fire Protection District, Idaho Department of Environmental Quality, Highway District No. 4, City of Nampa, Idaho Department of Water Resources (Floodplain Dept.), Canyon County Ambulance District, Pioneer Irrigation District, Idaho Department of Water Resources (Water Rights), and Bureau of Reclamation.

Ryan Whittig offered testimony in opposition stating his concerns about growth in the area, the truck traffic, intrusive lighting, and loud industrial noise.

Gail Schneider is in opposition with concerns about the trees not actually providing a buffer zone in the winter when there are no leaves, industrial noise, and bright lighting.

Jake Fillmore is in opposition with concerns about the lighting, noise, and forklift activity after 6:00 p.m.

Marnie Fillmore is in opposition and concurs with issues already addressed. She understands growth but would like to see conditions imposed. Additionally, she expressed concerns about the truck traffic and specifically making the turn onto Lower Pleasant.

Brad Benke is not in opposition to the property being zoned M1, but to allowing what he feels is an M2 business to expand its footprint in a light industrial area and stated the reasons he feels this way including industrial noise, 24-hour operation, dangerous gases, and heavy truck traffic.

Lynn Whittig spoke about his concerns with the noise, moving his farm equipment with additional truck traffic, having some of his prime farmland zoned industrial, potentially losing the ability to use aerial crop spraying and/or fumigating with more people coming to the area.

Vivian Ferkin expressed her concerns about the loss of ag in the area, additional truck traffic with industrial coming into the area, excessive/intrusive lighting, loud industrial noise, and lack of information as to how Gayle Manufacturing intends to use the land.

Alan Mills feels Canyon County is out of balance for a healthy industry and economy; he doesn't feel there is enough commercial or industrial. For the 55 years he's been in business, this area has always been shown as future industrial.

Mike Greiner expressed his agreement with Mr. Mills and others that are in support of this project. He feels there seems to be a double standard in regard to trucks - industrial trucks and ag trucks are the same trucks; they have the same difficulties.

Matt Wilke offered rebuttal testimony. He addressed concerns about train horns, providing information on their regulations. There are many industrial operations in the area, and he doesn't feel it's fair to single out Gayle Manufacturing. He noted that the weight of trucks, both ag and industrial, are likely overweight as they aren't traveling in areas with scales with required weight checks. In regard to Mr. Whittig's concerns about moving large farm equipment he said there are options to make the equipment safer to move around. He said they are proposing to have conditions to limit the lighting from focusing in on neighboring properties and trying to be good neighbors. He explained the tree buffer which will be made up of both evergreens and poplars, which will eventually provide a consistent buffer. In regard to the Fillmore's, it appears to Mr. Wilke that they do not have a CUP in place to be operating a contractor shop/staging area which could only be conditional in an ag zone. They moved to the area in 2014 after the future industrial area was on the map. The standards that Gayle Manufacturing is operating under all fit well within M1 zoning. The subject property doesn't have a plan, they will perform a split on the northern portion because of the time it's taken for the conditional rezone on the southern 17 acres. And if there is a use that needs an M1 zone, it'll be a known certain, not just a potential.

Mr. Wilke addressed several questions from Commissioner Van Beek related to directing the way traffic must turn, the tree buffer, and lighting, and a question from Commissioner Holton regarding traffic coming in and out of the property.

Mr. Lister addressed a question from Commissioner Van Beek regarding setbacks and highway district requirements. Mr. Lister agrees with Mr. Wilke in that they cannot control the direction in which trucks enter the site, but they can direct trucks leaving the site, that is why the condition has been included.

Mr. Wilke reiterated that they just don't know the traffic that will be generated because they are only at the rezone stage, they don't yet know what kind of operation will locate to the property. At this point they can't even do a traffic impact study.

The Board recessed from 3:07 p.m. to 3:20 p.m.

Following the recess, there was Board discussion regarding the closing of public testimony which was left open for the time being.

Commissioner Holton sees two vastly different goals – one is to protect existing residential, and the other is to create a plan for industry.

Commissioner Van Beek sees both sides but wants to ensure there is thoughtful decision making. She may want to have further conversation with Dan Lister about the transition area.

Mr. Lister explained that during the break, he heard from the applicant that they may be amenable to the sign directing traffic to the highway and shielded/directed lighting as proposed in the conditions by P&Z and DSD planning staff.

Board discussion ensued regarding potential conditions that could be placed on the property.

Mr. Lister summarized the conditions to be cleaned up for Board consideration at a later date including the tree buffer and landscape maintenance, exterior lighting, and updated signage for exiting the property.

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

Commissioner Brooks made a motion to continue the hearing to February 9, 2026 at 1:30 p.m. The motion was seconded by Commissioner Van Beek and carried unanimously.

The hearing concluded at 3:52 p.m. and an audio recording is on file in the Commissioners' Office.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 5, 2026

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

The Board met today at 9:36 a.m. with County Attorneys for a legal staff update. Present were Commissioners Brad Holton, Leslie Van Beek, and Zach Brooks; COO Greg Rast; Deputy Chief PA Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Trent McRae; Director of HR Marty Danner; Treasurer Jennifer Watters; Director of Parks Nichole Schwend; Assistant Director of Parks Michael Farrell; Realtor Norm Brown; Landfill Director David Loper; Director of Facilities Rick Britton; Chief Deputy Doug Hart; Director of Constituent Services Aaron Williams; Additional members of the public; and Deputy Clerk Diana Hoffman.

An Executive Session was requested as follows:

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

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(b), (c), (d), and (f) regarding personnel matters, acquisition of an interest in real property, records that are exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation to discuss employee timecards and benefit issues, update on the transition of the animal shelter, and land acquisition. The Executive Session began at 9:36 a.m. and was recessed at 10:56 a.m.

Per Commissioner Holton, additional time is needed, and the Executive Session will resume at 4:00 p.m.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 10:57 a.m.

****Continuation of Meeting with County Attorneys for a Legal Staff Update***

The Board reconvened today at 4:00 p.m. to continue meeting with County Attorneys for a legal staff update.

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

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(c), (d), and (f) regarding acquisition of an interest in real property, records that are exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation to discuss matters related to the transition of the animal shelter as well as interest in County property. The Executive Session began at 4:02 p.m. and concluded at 5:09 p.m. with no decisions reached and no business being brought forward.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 5:09 p.m. An audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS AND TO CONSIDER AN ACTION ITEM

The Board met today at 10:58 a.m. with DSD for general business and to consider an action item. Present were Commissioners Brad Holton, Leslie Van Beek, and Zach Brooks; COO Greg Rast; Chief Deputy PA Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Trent McRae; Assistant Director of DSD Joshua Johnson; Director of DSD Jay Gibbons; Principal Planner Michelle Barron; GIS Supervisor Tony Almeida; and Deputy Clerk Diana Hoffman.

An Executive Session was requested as follows:

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

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

regarding pending/imminently likely litigation to discuss matters involving addressing issues. The Executive Session began at 10:59 a.m. and concluded at 11:22 a.m. with no decisions reached.

Consider Area of Impact Reconsideration Request from the City of Nampa, OR2025-0011: The Board is in favor of the response from legal counsel. The following motion was provided by Commissioner Holton: County Commissioners' decision on request for reconsideration from the City of Nampa on the Area of Impact Boundary OR2025-0011. Commissioner Brooks requested clarification on whether the motion was to approve or deny. Commissioner Holton then modified his motion as follows: to uphold the December 30, 2025, decision for the Area of Impact for the City of Nampa, OR2025-0011, the motion was seconded by Commissioner Brooks. Upon a roll call vote the Board approved the motion unanimously.

General Business: Mr. Johnson stated he could give an overview of the January monthly report, starting with page 12 of the summary:

- January 2025 vs. January 2026:
 - Up \$14,000 overall
- Code Enforcement:
 - About 173 active violations (down from last month)
 - Reviewing code enforcement ordinance to reduce issues
- Call Summary:
 - 58.5 hours on the phone
 - Fewer minutes than December
 - Average call length: 2.5 minutes
 - 1st and 2nd place are the same individuals from last month
- Building Applications:
 - New residential applications are down about half of last year
- Private Road Ordinance Feedback:
 - "Gravel Road" will be torn up after occupation
 - Working on spreading the word with applicants and building officials

Discussion was held about the most convenient future time frame to discuss land division.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 11:31 a.m. An audio recording is on file in the commissioners' Office.

PUBLIC HEARING TO CONSIDER A REQUEST BY CANYON COUNTY DEVELOPMENT SERVICES FOR A VARIANCE OF CANYON COUNTY ADDRESSING STANDARDS, CASE NO. ZV2022-0005

The Board met today at 1:33 p.m. for a public hear to consider a request by Canyon County Development Services for a variance of Canyon County addressing standards, case no. ZV2022-0005. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Principal Planner Karla Nelson, DSD Planning Supervisor Dan Lister, DSD GIS Supervisor Tony Almeida, CCSO GIS Technician Kyle McAllister, Roy Nevarez, and Deputy Clerk Jenen Ross.

Karla Nelson gave the staff report/PowerPoint presentation which addressed the following:

Request - Variance:

- §06-05-13(4): If a street makes a very obvious change in direction, a new street name may be assigned.
- §06-05-13(5): Both portions of an “L” shaped street shall carry the same if either leg is one hundred feet (100’) or less in length; all others shall carry two (2) names.
- §06-05-13(6): A cul-de-sac that has an overall length of more than one hundred feet (100’) shall carry a new name.

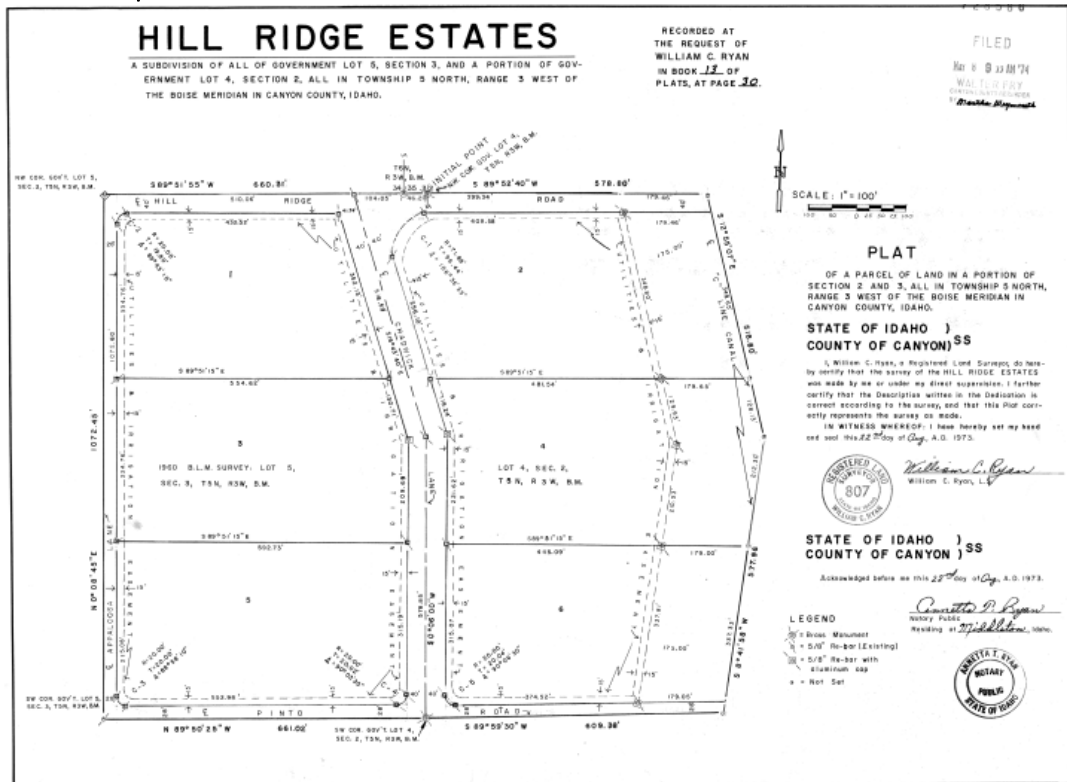
General Background:

Timeline

- 1974: Hill Ridge Estates Plat recorded with Hill Ridge Road and Chadwick Lane Road names.
- 2019: Canyon County Sheriff’s Office concern with addresses on Chadwick Lane referencing Oasis Rd.
- 2019: Road name change appealed.
- 2020: BOCC approved appeal with conditions (see red box below)

1. Canyon County will install two (2) street signs for Oasis Road at 1) the beginning of the private segment west of Chadwick Lane and 2) at the inside curve of the Oasis Road/Chadwick Lane intersection, or as determined by Canyon Highway District#4 and/or Gem County. These should be blue signs to indicate the segments are either privately owned and/or privately maintained right-of-way.
2. Canyon County will initiate an amendment to the Hill Ridge Estates plat to change the platted street names of Hill Ridge Road and Chadwick Lane to Oasis Road and designate the segment of Hill Ridge Road east of Chadwick Lane as “unnamed right-of-way” or another term as determined by the County Surveyor. Accompanying this plat amendment will be an application for a variance as provided by section 06-05-23 to allow the Oasis Road name to continue for more than 100’ south to the Pinto Road unopened right-of-way.
3. Canyon County will assign new house numbers for the lots within the Hill Ridge Estates subdivision upon completion of the plat amendment.

Recorded plat from 1974:



Evaluation criteria (06-05-23(2)):

(2) Variances: The standards and requirements of these regulations may be modified or varied by the board if public interest is still served and when the enforcement of the rules will result in extraordinary hardship by those affected.

A. An applicant for such a variance must state the extraordinary hardship caused by the regulations and prove said approval will not cause an adverse effect to the public health, safety and welfare of the community. In granting any variance or modification, the board may impose any conditions necessary, in order to secure substantial compliance with the general principles of this chapter.

B. Variance application shall be submitted and processed in accordance with the procedures outlined in chapter 7, article 8 of this code.

Extraordinary Hardship

- Significant time and financial costs associated with background checks for Commercial Driver's Licenses.
- Burden of notifying thousands of personal and business contacts with potential income loss for home-based businesses.
- Time-intensive effort for disabled residents to update records with agencies.
- Historic decisions have consistently supported the use of the Oasis Road designation.
 - Building permits
 - 2004 BOCC decision to not change addresses from Oasis Rd to Chadwick Ln.

- o 2020 BOCC decision to not change addresses from Oasis Rd. to Chadwick Ln.

Adverse impacts on public health, safety, and welfare

- Mitigated through conditions outlined in RD2019-00028-APL.
- Renumbering of house addresses in accordance with the official Canyon County grid.
- Placement of road signs.

Recommendation

Staff concludes that the proposed variance is compliant with Canyon County Ordinance Section 06-05-23, and if the variance is approved, the name “Oasis Road” is compliant with Section 06-05-13. Staff is recommending Approval with conditions.

1. Canyon County Development Services will provide a Recorded and Notarized Affidavit stating the road update in the Hill Ridge Estates Subdivision plat and providing the new updated name §55-816.
2. Canyon County will install two (2) blue street signs for Oasis Road at 1) the beginning of the private segment west of Chadwick Lane and 2) at the inside curve of the Oasis Road/Chadwick Lane intersection, or as determined by Canyon Highway District No. 4 and/or Gem County (Exhibit C).
3. Canyon County will assign new house numbers for the lots within the Hill Ridge Estates subdivision and other properties that take access from Chadwick Lane.

Tony Almeida gave information on what his department does. He said he is in favor of allowing this to remain an Oasis address as long as the plat is amended.

Mr. Nevarez offered testimony stating that he thought this was done and just wanted to affirm that the Oasis Rd. addresses would remain.

Commissioner Holton clarified with Mr. Lister that the road name of Oasis Road could remain, but house numbers may change in order to match the grid for emergency services. Commissioner Brooks questioned the point of keeping the street name when the house numbers are going to change; either way there will be significant impact to residents.

Kyle McAllister said it’s not about emergency services finding the address because they will find it, it’s more about the response time; an additional minute or two can make a difference.

Today’s Board does not understand the decision made in 2020 to keep the road name, but house numbers will change; this is nonconforming to county code.

Ideally, Commissioners Brooks and Van Beek would like to see the entire 2020 decision vacated and that both the street name and house numbers be changed to be in alignment with the county ordinance.

Discussion ensued between the Board and DSD staff regarding what was done in the past, potential future complications, and the best way to rectify the situation.

Mr. Nevarez expressed his frustration with what he feels like is a county error and he and other homeowners have to absorb the burden.

Mr. Lister confirmed that a denial will result in DSD bringing this back thru the process with residents being notified of the change to address numbers and road name.

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

Commissioner Van Beek made a motion to deny the variance and to correct this so that it benefits and serves the citizens going forward in a consistent way that also meets the standards of the Sheriff's Office. The motion was seconded by Commissioner Brooks and carried unanimously.

Mr. Almeida confirmed addresses will be changed to comply with the ordinance which will reflect the original plat. House numbers may need to be modified to fit within the grid.

Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to adjourn the hearing. The hearing concluded at 2:40 p.m. and an audio recording is on file in the Commissioners' Office.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 6, 2026

ACTION ITEM: CONSIDER AUTHORIZATION TO EXPEND FY2026 BUDGET RESERVE FUNDS FOR AN OFFICE CONTAINER FOR THE SHERIFF'S TRAINING SITE AND GEORGE NOURSE GUN RANGE IN AN AMOUNT NOT TO EXCEED \$39,795

The Board met today at 3:03 p.m. to consider authorization to expend FY2026 budget reserve funds for an office container for the Sheriff's training site and George Nourse Gun Range in an amount not to exceed \$39,795. Present were Commissioners Leslie Van Beek and Zach Brooks; COO Greg Rast; Chief Deputy PA Aaron Bazzoli; Chief Deputy Doug Hart; Captain Harold Patchett; Director of Parks Nichole Schwend; Chief Technology Officer Steve Webb; Clerk Jess Urresti; and Deputy Clerk Diana Hoffman.

Mr. Rast explained that Director Britton and Chief Patchett found an opportunity to purchase a Conex office trailer for the Sheriff's training site at the public George Nourse Range. Director Britton was able to get a quote for \$39,795, whereas these typically cost around \$52,000. Mr. Rast noted that the request is to use reserve funds, as this was not a budgeted expense.

Captain Patchett stated that in his research, local vendors do not sell Conex trailers – they only lease them. He envisions the trailer serving as an accessible office area for instructors using the range, as well as a substation for Sheriff's Deputies working on the south side of the County. Plans include adding internet and network services to provide a heated and cooled workspace. Because it is a Conex unit, it offers greater security since it will be placed on a public range area.

Chief Hart added the improvements to the public side of the range have been substantial. As the Sheriff's Department becomes more active in the area, potential issues that have traditionally occurred should resolve themselves. This office Conex box would allow network equipment to be housed at the range to accommodate live-feed cameras and other equipment that would assist in addressing behaviors that would require accountability, along with providing space for staff presence.

Discussion was held regarding which funds should be used. Additional discussion centered on the improving atmosphere at the range.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the resolution and authorize the expenditure of FY2026 budget reserve funds for the office container for the Sheriff's training site and George Nourse Gun Range in an amount not to exceed \$39,795.00. (Resolution No. 26-016)

Mr. Rast mentioned he has spoken with Commissioner Holton about this matter, and he is in favor of the resolution as written. Commissioner Holton requested his stamp be used to pass the resolution to access the budget reserve funds for this purchase, providing the required 3-0 vote.

The meeting adjourned at 3:13 p.m. An audio recording on file in the Commissioners' Office.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 9, 2026

MEETING WITH COPPER QUILL HAVEN

The Board met today at 10:00 a.m. with Copper Quill Haven. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Laura Keys, Deputy P.A. Trent McRae, Director of Constituent Services Aaron Williams, Controller Kyle Wilmot, Nampa Mayor Rick Hogaboam, Caldwell Mayor Eric Phillips, Caldwell City Attorney Alex Klempel, Representatives from the City of Nampa, CCSO, and Caldwell PD, and Deputy Clerk Jenen Ross.

Commissioner Holton introduced the meeting by letting everyone know that at approximately 6:00 a.m. today a letter was received from Copper Quill Haven letting the county and cities know they would be discontinuing any discussions and negotiations. A copy of the letter is on file with this day's minutes.

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

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

Commissioner Van Beek made a motion to go into Executive Session at 10:04 a.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. 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 11:05 a.m. with no decision being called for in open session.

Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to adjourn at 11:06 a.m. An audio recording of the open portion of the meeting is on file in the Commissioners' Office.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 10, 2026

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

The Board met today at 9:31 a.m. for a legal staff update and to consider action items. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; COO Greg Rast; Chief Deputy PA Aaron Bazzoli; Deputy PA Ben Cramer; Deputy PA Laura Keys; Deputy PA Zach Wesley; Deputy PA Trent McRae; Coroner Jennifer Crawford; Director of HR Marty Danner; Director of DSD Jay Gibbons; Chief Doug Hart; Director of Constituent Services Aaron Williams; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Action Item: Consider Resolution Approving Award of Badge and Duty Weapon: Chief Hart explained that Deputy Phelps has served nearly 30 years as a detention deputy and has submitted his retirement forms. He has served the County well and faithfully. Chief Hart requested that Deputy Phelps be issued his badge and duty weapon, based on tradition. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve awarding the badge and duty weapon pursuant to Idaho Code § 31-830. (Resolution No. 26-017)

Action Item: Consider written request by Todd Lakey, on behalf of Thomas C. Evans, to continue the public hearing in Case No. CR2024-0007 from February 17, 2026, to March 17, 2026: Director Gibbons noted that a request was received from the applicant's representative to reschedule, as

the representative will be out of town for the currently scheduled hearing. DSD is in favor of moving the hearing. Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the request to continue the public hearing for Case No. CR2024-0007 to March 17, 2026.

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

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

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

The Executive Session began at 9:36 a.m. and recessed at 10:20 a.m., at which time Commissioner Holton motioned to continue the meeting to 12:15 p.m. The motion was seconded by Commissioner Van Beek, and the Board voted unanimously to continue the meeting to 12:15 p.m.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 10:21 a.m.

MEETING WITH THE DIRECTOR OF HUMAN RESOURCES TO DISCUSS DAYFORCE PERFORMANCE MANAGEMENT

The Board met today at 11:03 a.m. with the Director of HR to discuss Dayforce Performance Management. Present were Commissioners Brad Holton, Leslie Van Beek, and Zach Brooks; COO Greg Rast; Director of HR Marty Danner; Chief Technology Officer Steve Webb; Controller Kyle Wilmot; additional member of the public; and Deputy Clerk Diana Hoffman.

Mr. Rast explained that Director Danner is seeking guidance on moving forward with the Dayforce Performance Management System. For a long time, the County has desired implementation of a rubric for standardized performance management. The new Dayforce application offers this service, and Director Danner would like direction on next steps.

Ms. Danner recapped that when the RFP was issued for a new HRIS system, it was requested that the "Performance Management Module" be included. Ms. Danner explained she is looking to discuss the configuration of the module within the application. Dayforce has assigned a resource to help with the configuration. If the County is not prepared to immediately implement, there is still the option to work with the resource to learn the configuration process and activate it at a later time. Resources are available and scheduled to start Thursday.

Discussion was held on possible timelines for configuration and implementation. It was decided that Ms. Danner would work with Dayforce to learn the overall configuration aspects for the performance management module and work with E.O.s and D.A.s when the time comes to begin rollout.

Ms. Danner provided an update on the HR Department, noting that her revisions to the HR handbook should be completed by March 10 for submission to the Board and legal for review. The third pay cycle with Dayforce has been completed with zero errors. The recruiting module in Dayforce has begun rolling out and is working well. Onboarding is also happening through Dayforce. Any issues are addressed immediately once discovered, and they have been minimal.

The meeting recessed at 11:15 a.m. 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

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, specifically for candidate evaluation for Deputy CIO. The Executive Session began at 11:16 a.m. and concluded at 11:53 a.m., with no decisions being reached and no business being brought forward.

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.

CONTINUED LEGAL STAFF UPDATE

The Board met today at 12:35 p.m. for a continued legal staff update meeting. A request to go into executive session was made as follows:

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

Commissioner Van Beek made a motion to go into Executive Session at 12:36 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. 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 1:24 p.m. with no decision being called for in open session.

PUBLIC HEARING TO CONSIDER A REQUEST BY JEFFREY BEUS, REPRESENTED BY JON STOSICH, FOR A CONDITIONAL REZONE OF 77.22 ACRES FROM AN “A” (AGRICULTURAL) ZONE TO A “CR-RR” (RURAL RESIDENTIAL) ZONE, CASE NO. CR2024-0011

The Board met today at 1:36 p.m. for a public hearing to consider a request by Jeffrey Beus, represented by Jon Stosich, for a conditional rezone of 77.22 acres from “A” (agricultural) to “CR-RR” (rural residential), case no. CR2024-0011. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Principal Planner Karla Nelson, DSD Planning Supervisor Dan Lister, DSD Director Jay Gibbons, Jeffrey Beus, John Stosich, Kayla Kirby, Desi Parrill, and Deputy Clerk Jenen Ross.

John Stosich offered testimony and reviewed a PowerPoint with the Board which addressed the following:

- Property location
- Property site plan
- Terrain is rocky with marginal soil
- Surrounding homes in the area
- In the vicinity, there are 3 properties that are currently conditionally rezoned rural residential
- End goal is to create hobby farm properties consistent with the area
- A review was provided of the areas where they disagreed with the P&Z findings as follows:

o ***Is the proposed conditional rezone generally consistent with a comprehensive plan?***

He feels the answer is yes, citing the following: On page 25 of the 2030 comprehensive plan, it allows for future land use designations and ag zones. AC5 designation was developed with the intent to allow the land to be used for a variety of rural and farming lifestyles, including hobby farms. With AC5 areas not designated yet, they are here with a request for the conditional rezone rural residential. The only difference between AC5 zone and the conditional rezone being proposed is in naming only, the ground is the same; the applicable use of the land will be the same. You're getting the same product under a different name. This is one reason why it is consistent with the comprehensive plan, because the land is still being used for agricultural purposes and still has been able to, or has the ability to receive an ag exemption from the county because of parcel size and use. Page 28 of the 2030 plan describes the intensive agricultural overlay as follows: *This overlay is applied to protect working lands and operations. These areas may have high quality soils, greater water availability, and relatively flat topography.* Mr. Stosich believes this was a blanket overlay without discretion for all the different types of properties included. As shown in the slides, this land does not show signs of high soil quality or relatively flat topography. This blanket also includes subdivision and large areas of residential developments within the area

and throughout Canyon County. They understand the concept of the overlay, but not all properties are considered intensive ag. One argument against the application is based on traffic analysis, which has anticipated zero residential growth within the subject property through 2050 and very little in the surrounding area. Mr. Stosich would not consider this to be fragmenting agricultural lands. Fragmenting would be dividing up productive agricultural lands where little to no residential home development has occurred.

- O ***When considering the surrounding land uses, is the proposed CR more appropriate than the current zoning designation?*** He feels the answer is yes. This is not a blanket rezone, but a conditional one. The property will continue to be agriculturally based as hobby farms and as shown in the pictures, the CR-RR truly defines the area as what it is. When counting what he considers rural residential homes around Power Butte, he gets around 115 properties. As shown in the PowerPoint, there are a couple of CC-RR properties within the Melba area, with the closest being 1.5 miles away. This particular area really is more a rural residential area based on the natural development that has taken place around it.
- O ***Is a proposed conditional rezone compatible with surrounding land uses?*** He feels the answer is yes. There are many parcel sites of 2.2 to 9.9 acres and are used majorly as hobby farms. Staff argues that the area has become this way through administrative splits or CUPs and without public input. Regardless of how these parcels were created or split, this area naturally has developed into rural residential properties. The other fact is that previous landowners were good stewards of the land and placed building lots in areas that make sense – dry, rocky, hillside properties to preserve more productive farmable land. This area is very consistent with the rural residential lifestyle and consistent with the CR-RR application, within the ag agricultural overlay.
- O ***Will the proposed conditional rezone negatively affect the character of the area?*** He feels the answer is no. The character of Power Butte is more residential than intensive ag. There's more intensive agricultural activities going on within the area to the south towards Melba and on top of the Butte, but the non-farmable land is more hobby farm, rural residential than intensive ag.
- O There are no questions or concerns regarding criteria 5-8. Public services will not be affected as, as shown in the staff report. They've planned for 5-acre parcel minimums that stay within the 2030 comprehensive plan. There are groundwater rights available even though there's no surface water rights for this property. Groundwater rights could be applied to each one of these parcels to maintain the ability for the agricultural lifestyle. In regard to building limitations, they took the recommendation of staff and considered restricting secondary dwellings to alleviate concerns about too many homes in the agricultural overlay.

Karla Nelson reviewed her PowerPoint and gave the staff report as follows:

The subject property is located near Southside Boulevard and Melmont Road and is 2.5 miles of Melba's updated area of impact. The applicant requests a conditional rezone of two parcels, totaling 77.22 acres from the agricultural to the rural residential zone. The request includes a development agreement restricting lot sizes to a minimum of five acres. If the request is approved, a subsequent subdivision application will be submitted to create 13 buildable lots and one common lot for the private road; the existing home will be retained on one of the lots. A concept site plan has been provided indicating how the applicant proposes to divide the property if the conditional rezone is approved. The planning and zoning commission heard the case on October 16th, 2025 and recommended denial. In order to gain approval, the Planning and Zoning Commission found that the applicant may consider waiting until the AC5 zone is established in code, and the development can be supported by the comprehensive plan. The applicant may also consider adding restrictions on secondary dwellings, which they have, and ensuring that each future lot has adequate irrigation water conducive to hobby farms. The planning and zoning commission recommended denial based on inadequate findings for criteria one through four.

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. The subject property is designated for agricultural use and includes an intensive agriculture overlay. The applicant's goal is to create five acre lots that could support hobby farms. While this concept fits the vision of the commercial agriculture, AC5 district described in the plan, that district has not been implemented and appropriate locations and standards for that zone have not been identified or adopted into code. Since the AC5 district is not yet available, the applicant is requesting a rural residential zone instead. However, the comprehensive plan defines rural residential as a transitional zone meant to serve as a buffer between agricultural and urban areas. These zones were mapped during the comprehensive planning process and are located near areas of city impact. The subject property is not near any urban areas and was not identified for rural residential zoning. As outlined in the staff report, this request conflicts with the least one goal and eight policies in the comprehensive plan.

Regarding criteria 2-4, the planning and zoning commission found that the proposed zoning is not more appropriate than the current zoning, and that the proposal is not compatible with or in character with the surrounding land uses. The area around the property is zoned exclusively for agriculture. The nearest rural residential zoning is 1.2 miles to the northwest and two miles to the southwest. Land use in the area is also primarily agricultural. Parcels directly to the north and east are actively used for crop production and large agricultural fields are found on the west side of Southside Boulevard. There's only one platted subdivision within a one mile radius, and it was created in 1992 under different land use rules that allowed it to retain agricultural zoning. Directly south of the subject property, land has been divided through a series of administrative land divisions, building permit relocations, and non-viable land divisions creating lots ranging in size from 2.2 to 9.9 acres. While the proposed five acre lots are similar in size, it's important to note that those divisions did not go through a public hearing or a subdivision process. They were not

required to demonstrate compatibility with surrounding land or alignment with the comprehensive plan. The subject property itself is sloped with rocky soils.

Despite these conditions, the comprehensive plan emphasizes protecting agricultural land and designations from incompatible use. Introducing 12 new residential lots with a residential zoning designation could lead to land use conflicts, particularly complaints from new residents about nearby agricultural activities. The project will have adequate facilities to support development. The existing home is served by an individual septic system, and new systems are planned for each proposed lot. The property is located within a nitrate priority area, and a nutrient pathogen study will be required if it goes through the subdivision plating process. Individual domestic wells are proposed, nearby wells with known nitrate levels elevated above the 10 milligram per liter standard are shown with red triangles on slide 8 of the PowerPoint. The applicant plans to use retention ponds to handle drainage if the rezone is approved. A grading and drainage plan that meets hillside development standards will be required when applying for the preliminary plat and again, during the construction phase.

Regarding irrigation, the property does not have surface irrigation water rights, and no irrigation was proposed with the application. However, if approved, each lot would qualify for the domestic exemption, allowing in-home use and irrigation of half an acre. The property also appears to have a groundwater right that could potentially be divided with approval from the Idaho Department of Water Resources. Utility easements will be needed at the time of preliminary plat. Legal access exists for the property off of Southside Boulevard onto Yeti Lane, a 60 foot private road. ITD did not have any traffic concerns and there does not appear to be a need to mitigate traffic impacts. The proposed use is not anticipated to impact essential public services. There were no comments received from the school district or police.

Melba Fire Department sent comment stating that they have no concerns with the proposed conditional rezone provided fire access and egress rules are followed. They anticipate a four to five minute response time for smaller incidents and a larger fire requiring mutual aid from Nampa would entail an 8 to 10 minute response time. At the expiration of the materials deadline for the planning and zoning commission hearing eight agency comments and one public comment were received, which can be found in exhibit 3D and 3E of the staff report. At the expiration materials deadline for the Board of County Commissioners hearing one additional agency comment and four public comments were received, which can be found in exhibits 4 and 5 of the staff report. Public comments were both in favor and in opposition to the request. 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 has some recommended conditions on pages 12 and 13 of the planning and zoning commission staff report for review.

Jeffrey Beus said he agrees with everything that has been proposed by Mr. Stosich and provided clarification on the water right.

Kayla Kirby offered testimony stating that although the land can often be difficult to develop and presents unique challenges it can still be productive as productive as the farmland directly to the north that is currently being farmed. She questioned how the land can be suitable for hobby farms, vegetable gardens, orchard vineyards, and domestic lawns if it's not suitable farm ground. She also has concerns about the ability to drill a well, weed control, and fire hazards. She doesn't feel this rezone fits the character of the area.

Desi Parrill offered testimony in opposition stating that he doesn't feel like this kind of development is needed in the area. He expressed concerns about the cost of the lots, and associated increased costs related to well depth, excavation, and running power to the land. He feels the increased costs will exclude people from being able to purchase land.

Rebuttal testimony was received from Mr. Stosich. He feels like the application is consistent with the area, the hobby farm lifestyle and that rural residential and small farm operations is the best use for this land. He noted that Southside Blvd. is an arterial road and traffic will be minimal.

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

Discussion and deliberation amongst the Board ensued regarding the 8 criteria for approval.

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?

A majority of the Board found in the affirmative.

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

A majority of the Board found in the affirmative.

3. Is the proposed conditional rezone compatible with surrounding land uses?

A majority of the Board found in the affirmative.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

A majority of the Board found in the affirmative.

In regard to questions 5-8, P&Z found in the affirmative and the Board is in concurrence.

5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?

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?

7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of Development?

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? (Ord. 16-007, 6-20-2016)

Recommendation & 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, including but not limited to:
 - a. Comments received from Southwest District Health dated June 6, 2025 (Exhibit D2)
 - b. Comments received from Nampa Highway District No. 1 dated June 9, 2025 (Exhibit D1)
 - c. Comments received from Melba Fire District dated August 7, 2025 (Exhibit D7)
2. The subject parcels, R28479 and R28478010, shall be divided per the subdivision requirements of Chapter 7, Article 17 of the Canyon County Code of Ordinances.
3. The development of the subject parcels shall be restricted to a minimum lot size of 5 acres and will include no more than 13 residential lots. No further divisions allowed and ADUs will be prohibited.
4. Development on slopes 15% or greater, as shown in USGS Maps (see Exhibit B2.14), requires an engineered drainage and grading plan and compliance with hillside development regulations per CCCO §07-17-33(1)C.
5. The developer shall comply with CCZO §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."
6. An enhanced setback of 100 feet from agricultural fields to the north and east of the subject property will be enforced.
7. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to future development on this property.

Commissioner Holton would like to ensure there is a condition that states water is to be proportionately divided over the subdivided lots.

Commissioner Brooks made a motion that based on the findings of fact, conclusions of law, and order that have been discussed during deliberation, that the Board approve case no. CR2024-0011, a conditional rezone of parcels R28479 and R28478010, with the conditions of approval to come back at a later date for Board signatures. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to adjourn. The hearing concluded at 3:07 p.m. An audio recording and supporting materials are on file in the Commissioners' Office.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 11, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Carie Kincaid, Court Clerk
- Aurren Lorelei Shipley, Dispatch
- Mecilah Morales, Court Clerk
- Anglea Wraught, DMV

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

Commissioner Van Beek went on the record today at 1:41 p.m. to continue the public hearing regarding the request by Joseph and Joy Young for a conditional rezone of approximately 13.79 acres from "A" (agricultural) to "RR" (rural residential), case no. CR2024-0005. Present were: Commissioner Leslie Van Beek, DSD Planning Supervisor Dan Lister, and Deputy Clerk Jenen Ross.

At the request of Commissioner Van Beek, Mr. Lister provided a brief background on the case stating that at the last hearing it was requested that information be brought back regarding the FAA regulations in an effort to understand how they affect the plat. Today's hearing is being tabled due to lack of a full quorum. No one appeared for today's continuation. Commissioner Van Beek noted that this hearing will be continued to March 5, 2026 at 1:30 p.m.

The meeting concluded at 1:43 p.m. and an audio recording is on file in the Commissioners' Office.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 12, 2026

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

The Board met today at 10:33 a.m. for an Executive Session. Present were Commissioners Leslie Van Beek and Zach Brooks; COO Greg Rast; Deputy PA Zach Wesley; Deputy PA Laura Keys; Chief Deputy PA Aaron Bazzoli; Director of Constituent Services Aaron Williams; Mayor Rick Hogaboam; Additional City of Nampa Employees; Mayor Eric Phillips; Additional City of Caldwell Employees; 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)(d) and (f) regarding records that are exempt from public disclosure and to communicate with legal counsel

regarding pending/imminently likely litigation to discuss matters related to the animal shelter. The Executive Session began at 10:33 a.m. and concluded at 11:37 a.m.

Upon a motion by Commissioner Van Beek, seconded by Commissioner Brooks, the Board voted unanimously that, with the consensus of the Cities of Nampa and Caldwell, Canyon County will continue to move forward with West Valley Humane Society through this fiscal year, ending September 30, 2026. The parties have also agreed to issue a joint press release as soon as possible, based on that agreement, to assist with animal services.

The meeting was adjourned at 11:38 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER A REQUEST BY CANYON COUNTY DEVELOPMENT SERVICES TO DESIGNATE ZONING OF "A" (AGRICULTURAL) FOR PARCEL R28153010A; CASE NO. RZ2025-0007

The Board met today at 1:32 p.m. for a public hearing to consider a request by Canyon County Development Services to designate zoning of "A" (agricultural) for parcel R28153010A, case no. RZ2025-0007. Present were: Commissioners Leslie Van Beek and Zach Brooks, DSD Principal Planner Karla Nelson, DSD Planning Supervisor Dan Lister, Keri Smith, and Deputy Clerk Jenen Ross.

Karla Nelson said that the request is for the county to formally recognize the disincorporation of the 0.11 acre parcel from the City of Melba and to designate agricultural zoning. The parcel was illegally divided in 1995 and subsequently annexed into the City of Melba. The city zoned the parcel for single family residential but did not meet minimum lot size requirements and lacked legal access to a public road. On June 27, 2025 the applicant submitted a nonviable land division request and on October 13, 2025 the City of Melba de-annexed the subject property. The applicant is requesting the property be designated as agricultural.

Ms. Smith agrees with staff report and findings; this with correct and fix an old issue.

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

Commissioner Van Beek made a motion to rezone this back to an agricultural parcel which will correct the illegal parcel split for case no. RZ2025-0007, parcel no. R28153010A. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Van Beek motioned to adjourn the hearing at 1:38 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Brian Kinney, IT
- Ryan Moore, IT
- Curtis Long, IT

MEETING WITH CANYON COUNTY SOLID WASTE DEPARTMENT

The Board met today at 10:01 a.m. with Canyon County Solid Waste Department to consider action items. Present were Commissioners Zach Brooks and Leslie Van Beek; Chief Deputy PA Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Ben Cramer; Sheriff Kieran Donahue; Captain Harold Patchett; Chief Deputy Doug Hart; Director of Solid Waste David Loper; Deputy Director of Solid Waste Daniel Pecunia; Treasurer Jennifer Waters; Chief Deputy Treasurer Seve Onofrei; Controller Kyle Wilmot; Construction Project Manager Desiree Brumley; Director of Facilities Rick Britton; Additional Interested Parties; and Deputy Clerk Diana Hoffman.

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

Upon a motion Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(c), (d), and (f) regarding acquisition of an interest in real property, records that are exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation. The purpose was to discuss land acquisition with a private party, receive advice from legal counsel, and to address pending or likely litigation issues. Executive Session began at 10:02 a.m. and concluded at 10:42 a.m.

Director Loper explained that his department has been looking at property near the Middleton Exit off I84 to strategically place a transfer station for the landfill. Property has been located, and the landfill would like to move forward.

The Board expressed support for the purchase of this property.

Action Item: Consider vacant land purchase and sales agreement for use by Canyon County Landfill: Landfill transfer fund. Upon a motion by Commissioner Brooks, he moved to sign the vacant land purchase and sales agreement for use by Canyon County Landfill. Commissioner Brooks mortified the motion to include: the property is located at the Middleton interchange, Exit 25, on the west

side, continuous to property the County already shares with Highway District 4 and Weed and Pest, and is east of Farmway Village. The property is being purchased by the Landfill Department's Enterprise Fund. The motion and the amendment were seconded by Commissioner Van Beek. The Board unanimously approved the motion. (Agreement No. 26-057)

Action Item: Consider letter of engagement with Kris Haynes of Langston & Associates for appraisal of vacant land for use by Canyon County Landfill: Mr. Wesley explained that the appraisal engagement letter has not yet been received. He proposed the Board include in the motion authorization for Mr. Wesley to sign the engagement letter once received, ensuring its completion. One of the terms in the counteroffer on the property is that an appraisal is ordered within a week.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to authorize Deputy PA Zach Wesley to sign the letter of engagement with Kris Haynes of Langston & Associates for appraisal of the vacant land that was just approved for contract, on behalf of the Board, to be purchased by the Canyon County Landfill.

Discussion was held around the contract obligations of the counteroffer. Director Britton was provided with directions to complete any site studies applicable to the purchase of the property.

The meeting adjourned at 10:47 a.m. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 17, 2026

No meetings were held this day.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 18, 2026

No meetings were held this day.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 19, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Jonathan Herrick, CCSO
- John Kidder, CCSO

- Lisa Walker, Assessor's Office

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 9:38 a.m. to consider matters related to County Assistance. Present were Commissioners Leslie Van Beek and Zach Brooks; COO Greg Rast; Chief Deputy PA Aaron Bazoli; Deputy PA Zach Wesley; Deputy PA Trent McRae; Director of County Assistance Yvonne Baker; Case Manager Kelly George; Juvenile Probation Supervisor Jose Orozco; Director of DSD Jay Gibbons; Director of the Landfill David Loper; Lieutenant Brian Cawforth; Director of Constituent Services Aaron Williams; and Deputy Clerk Diana Hoffman.

Ms. George presented **Case No. 2026-11**, an application for cremation. The decedent passed on February 5, 2026. The father submitted an application for County assistance on February 11, 2026. During the interview process, the father noted that the memorial services were paid for by donations, and he withdrew the application. Ms. George requested a denial for the application.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to deny Case No. 2026-11 as presented.

Ms. George presented a request for release of lien on **Case No. 2020-648**. The applicant has completed their reimbursement to the County.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the release of the lien on Case No. 2020-648.

The meeting concluded at 9:41 a.m. An audio recording is on file in the Commissioners' Office.

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

The Board met today at 9:38 a.m. with County Attorneys for a legal staff update and to consider action item. Present were Commissioners Leslie Van Beek and Zach Brooks; COO Greg Rast; Chief Deputy PA Aaron Bazzoli; Deputy PA Zach Wesley; Deputy PA Trent McRae; Director of County Assistance Yvonne Baker; Case Manager Kelly George; Interim Juvenile Probation Supervisor Jose Orozco; Director of Landfill David Loper Lieutenant; Brian Cawforth; Director of Constituent Services Aaron Williams; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Consider Resolution Appointing Community Volunteer to Board of Community Guardians: Ms. Baker explained that they are requesting a renewal of a guardian and conservator to the Board. Dotty has served for twenty-seven years on the Board and has chosen to commit to another three-year term.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the resolution approving Dottie Neher to the Board of Community Guardians. (Resolution No. 26-018)

Mr. McRae noted that the term length was left blank, it will be filled in to reflect three years.

Consider Independent Contractor Agreement for Court Visitor: Ms. Baker explained that this is a contract with the court visitor. When a temporary guardianship is in place, attempts are made to assign a permanent guardianship. This requires a court visitor report and a guardian ad litem (GAL) report. There are already contracts in place with the GAL attorneys. It was recommended that contracts be implemented with court visitors, who are typically licensed social workers, to outline their payment and role. The funds for this come from the client, if they have the means; if not, funds come from the operating budget of the Board of Community Guardians.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the Independent Contractor Agreement for Court Visitors as presented. (Agreement No. 26-015)

Consider Canyon County Juvenile Probation Agreement with DocuSign, Inc.: Mr. Orozco stated this contract is slightly different from last year's contract; it has been updated based on usage. Tracking will continue to be sure appropriate contracting is completed.

Upon the motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the Canyon County Juvenile Probation Agreement with DocuSign, Inc. as presented. (Agreement No. 26-016)

Consider Signing Independent Contractor Agreement with Clean Earth Environmental Solutions, Inc.: Director Loper explained that this contract dates back to 2018. When prices increased, it was decided to send out a new RFP. Clean Earth bid on the contract and lowered their price point.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve Signing Independent Contractor Agreement with Clean Earth Environmental Solutions, Inc. as presented. (Agreement No. 26-017)

Consider Resolution Authorizing CCSO to Exchange County Property: Lt. Cawforth noted that the Sheriff's Office is requesting to trade in old service weapons and firearms that have been adjudicated through the crime lab, to be traded in and used to update staff equipment with a current vendor. An item listing was provided.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the resolution authorizing CCSO to exchange county property. (Resolution No. 26-019)

Consider Resolution Granting a New Alcoholic Beverage License for The Flying Pickle Nampa LLC, dba The Flying Pickle: Commissioner Brooks noted that there appears to be no reason to deny the request.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the resolution granting a new alcoholic beverage license for The Flying Pickle Nampa LLC, dba the Flying Pickle. (Resolution No. 26-020)

Mr. Rast noted that the well at the Highway District and Weed and Pest has gone out. There is currently no water there. Director Britton is attempting to fill water tanks for the site. Highway District is working on a quote, it looks like that will come in around \$100,000 to be split 50/50. This is an unforeseen expense. More information will be provided as it becomes available.

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

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

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(c), (d), and (f) 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. The purpose was to discuss small claims matter, URA at the ITD Middleton exit, 55-acre parcel discussion, landfill, time keeping, urban renewal, and area of impact with the City of Notus. The Executive Session began at 9:57 a.m. and concluded at 10:44 a.m. with no decision reached and no action items coming forward because of the session.

The meeting adjourned at 10:44 a.m. An audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS AND TO CONSIDER AN ACTION ITEM

The Board met today at 10:49 a.m. for DSD general business and to consider an action item. Present were Commissioners Leslie Van Beek and Zach Brooks; COO Greg Rast; Principal Planner Karla Nelson; DSD Director Jay Gibbons; Assistant DSD Director Joshua Johnson; Code Enforcement Officer Eric Arthur; and Deputy Clerk Diana Hoffman.

Consider FCOs and Ordinance Directing Amendments to the Zoning Map; Case No. RZ2025-0007: Ms. Nelson explained that on February 12 a disincorporation and zoning request for a 0.11-acre parcel that had de-annexed from the City of Melba was heard. The disincorporation passed and agricultural zoning was assigned to the property. Today's purpose was to present the FCOs and Ordinance for signature. It was noted that the City of Melba was in favor of this action.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to sign the FCOs and Ordinance Directing Amendments to the Zoning Map; Case No. RZ2025-0007. (Ordinance No. 26-003)

General Business: Officer Arthur presented a recap of a Code Enforcement case at 17493 Goodson Rd. He noted that the property had been out of compliance for over two decades. Other than contacting the property owner and facilitating clean-up efforts, no County resources were used to bring this property back into compliance. Some tactics used included facilitating the purchase of the property and waiving dump fees for the investor to support the sale and progress of the property.

The property owners have been notified over the years and were known to be hostile to law enforcement and Code Enforcement. A history of communication with the owner was provided. After exhausting all efforts to voluntarily bring the property into compliance, a report was sent to the Prosecutor's Office, and the owner was declared unfit to stand trial.

In late 2019 Code Enforcement was contacted by a producer from the show *Hoarders* inquiring about the property. Contact with the show and the property owner was facilitated; however, the property owner had no interest in participating. An area developer working on a nearby subdivision was concerned about the impact the property could have on the incoming development. The property owner opted to sell after new penalties were adopted and explained. The prospective buyer consulted with Code Enforcement regarding available options to develop the property. Code Enforcement worked with the prospective buyer to encourage clean-up of the property. These options were discussed with the Landfill Director and The Board of County Commissioners, leading to a resolution.

Before and after photos of the property were shown. As of February 2026, the property has been cleaned up. The project was a testament to diligent and collaborative work through multiple city and county agencies and partnerships with the private sector to achieve a mutual goal. The property is approximately twenty acres.

Mr. Johnson stated he was eager to take the opportunity to highlight the hard work of Code Enforcement. There is another similar case in which the same tactics will be used in an attempt to achieve a similar outcome.

Mr. Gibbons noted that his department intends to present a comp plan update soon to help continue to drive the scope of work, pending Board approval.

The meeting was adjourned at 11:04 a.m. An audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO CODE ENFORCEMENT

The Board met today at 11:30 a.m. to consider matters related to Code Enforcement. Present were Commissioners Leslie Van Beek and Zach Brooks; Assistant Director of DSD Joshua Johnson; Code Enforcement Supervisor Eric Arthur; Code Enforcement Officer Jason Hackney, and Deputy Clerk Diana Hoffman.

Consider release of certificate of non-compliance for property located at 17028 Lower Pleasant Ridge Road, Caldwell (Parcel No. R35518): Mr. Arthur noted this case began in April 2023 after a citizen complaint was received. In November 2023, a certificate of non-compliance was recorded after being presented to the Board. The property is now in compliance. Evidence photos were presented.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the release of certificate of non-compliance for property located at 17028 Lower Pleasant Ridge Road, Caldwell (Parcel No. R35518).

Consider certificate of non-compliance for property located at 11583 Orchard Avenue, Nampa (Parcel No. R31482): Mr. Hackney stated that this property has tires stored on agricultural-zoned land, along with a zoning violation from an expired building permit and land-use violations. A full history of correspondence and communication regarding the property was provided. Discussion was held regarding County Ordinance requirements and violations.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to sign the certificate of non-compliance for property located at 11583 Orchard Avenue, Nampa (Parcel No. R31482).

Consider certificate of non-compliance for property located at 5310 Airport Road, Nampa (Parcel No. R30549)

Consider certificate of non-compliance for property located at 5318 Airport Road, Nampa (Parcel No. R30548)

Consider certificate of non-compliance for property located at 0 Airport Road, Nampa (Parcel No. R30549010)

Mr. Hackney explained that on July 9, 2025, a complaint was received. A history of correspondence and communication with the property owner was provided.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to sign all three certificates of non-compliance for property at 5310, 5318, and 0 Airport Road, Nampa, as presented.

The meeting was adjourned at 11:40 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER A REQUEST BY ROBERT & DANIELLE HUFF, REPRESENTED BY ELIZABETH ALLEN, FOR A CONDITIONAL REZONE OF APPROXIMATELY 10.79 ACRES FROM "A" (AGRICULTURAL) TO "CR-R-1" CONDITIONAL REZONE-SINGLE FAMILY RESIDENTIAL; CASE NO. CR2024-0002

The Board met today at 1:30 p.m. for a public hearing to consider a request by Robert & Danielle Huff, represented by Elizabeth Allen, for a conditional rezone of approximately 10.79 acres from "A" (agricultural) to "CR-R-1" conditional rezone-single family residential, case no. CR2024-0002. Present were: Commissioners Leslie Van Beek and Zach Brooks, DSD Principal Planner Emily Bunn, DSD Assistant Director Josh Johnson, Elizabeth Allen, Other interested citizen, and Deputy Clerk Jenen Ross.

Elizabeth Allen offered testimony as the applicant's representative providing the following information: They are requesting approval of a conditional rezone to single family residential. The property is located at 628 Foothill Road in Star. The property, right now, is 10.7833 acres, and lot 10 of the Foster Heights subdivision. Following the rezone, they will be submitting a replat of the Foster Heights subdivision to proceed with a total of seven lots; that would include one road lot, four buildable lots, with two of the lots having existing homes located on them. The average lot size is 1.54 acres, and then the average lot size, not including the private road, is 1.651 acres. A conceptual plan of what the plat would look like was presented to the Board (this can be found as part of exhibit 4a of the staff report). Lots 2 and 4 contain the existing homes. There is also an existing shop on lot 7. Lots 3, 5, and 6 would have homes as well as potentially lot 7. Ms. Allen reviewed the criteria for approval and how they feel the proposal complies with the comprehensive plan. The proposal aligns with five goals and seven policies, and the future land use map designation of residential. It also aligns with the City of Star's, future land use of residential. They feel the rezone is more appropriate than the existing agricultural zoning designation due to the poor soil quality, the proximity to Star City limits, and the residential uses that surround the area. The proposal is compatible with the area as it is already surrounded by and adjacent to residential areas, it wouldn't fragment any farmland and is compatible with the future land use. They don't feel the proposal would negatively affect the character of the area as the subject property is surrounded by residential uses with similar lot sizes. Each lot would be served by individual septic. Three of the 6 lots already have existing wells and septic systems; water would be provided to the remaining lots by individual wells. Stormwater would be retained on site. A 10 foot public utility easement would be reserved along the exterior boundaries of each lot; the area is served by CenturyLink, Idaho Power, and Intermountain Gas. Access to the property already exists, would continue to be provided when it develops, and is in alignment with Canyon Highway District No. 4 standards; no lot would have direct access onto Foothill Road. 477 square feet of the subject property would be dedicated to the highway district for right-of-way as part of the development of the subdivision. The subdivision is served by Middleton School District 134, Star Fire Protection District, and Canyon County Sheriff; those services and facilities would not be impacted. The original proposal contained 10 development agreement conditions but following

discussions with staff and after the P&Z hearing they decided to remove all the conditions except no. 10 which reads as follows: *After platting the Quail Cooley subdivision, the existing shop located on the southwest corner of the subject property adjacent to Foothill Road, shall be permitted to remain in use until such time as a single family residence is constructed on the platted lot. Upon issuance of a building permit for the single-family residence, the shop will either be demolished, or it shall be deemed an accessory structure and shall only be used in compliance with all applicable zoning regulations for accessory uses in the R-1 zoning district.*

Discussion ensued regarding the shop on lot 7 and the potential of tearing it down. Ms. Bunn clarified that that in the residential zone code doesn't allow for accessory structures to exist prior to primary residences.

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

The applicant is requesting a conditional rezone of the subject property, which is approximately 10.79 acres, from the agricultural zone to the conditional rezone single family residential zone. The request includes a development agreement restricting the development to six residential lots and restricting secondary residences. The P&Z commission heard the case on November 20th 2025 and found that criteria 2 through 4 were not met due to the density of the subdivision. The commission found that to gain approval of their request the applicant should reapply for a conditional rezone to rural residential with a condition restricting secondary residences. The subject property is currently zoned agricultural with the future land use designation of residential in the 2030 comprehensive plan. The parcel was created via Foster Heights subdivision in 1980. There's currently a primary and secondary residence on site and are proposed to be divided off from each other. There's also a shop located on site. Canyon County's future land use map for 2030 designates this area as residential. Their request is consistent with six goals and 12 policies of the plan. The City of Star's future land use map designates this area as low density residential with a maximum of one unit per acre with a special transition overlay, which is defined as an area to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past. With the creation of six buildable lots with an average lot size of 1.65 acres, this would match the City of Star's comprehensive plan. The primary land use in the vicinity is residential with some agricultural uses. To the northwest, east and south there are residential parcels and subdivisions with varying densities. There is also some agricultural production found mainly south of the property, but it is anticipated that most of these agricultural properties will be developed in the near future as many have been annexed into the City of Star. The City of Star's future land use map calls for low density residential with their special transition overlay. The commission found that although they take the city's comprehensive plan into account, it is not a binding factor in their decision, especially with the surrounding density. At this time, the commission found that the R1 zone would not be the more appropriate zone for the area as the proposed average lot size is higher in density than the comparable surrounding land uses. Within one mile of the subject property, there are 22 plotted subdivisions with a total of 118 lots and an average lot size of 2.41 acres. Several site photos were shown to the Board. Individual septic systems are planned for the proposed lots per Southwest District Health. The subject property is

not within a nitrate priority area, so no NP study would be required. A subdivision engineering report will be required to be submitted if the application goes through the subdivision plotting process. Individual wells are planned for each lot. Stormwater retention is currently retained on site and per the applicant's letter of intent, all stormwater will be retained on site via stormwater retention areas on each lot. The property does not have surface water rights and irrigation is proposed to be via domestic wells. Utility agencies did not comment, but the applicant states they're proposing a 10 foot public utility easement on the exterior and interior side lot lines and that Cable One or Spark Light, CenturyLink, Idaho Power, and Intermountain Gas are all available to accommodate the development proposal. There are 15% slopes located on most of the property. Hillside development and grading, and drainage plans requirements will be addressed during the subdivision platting process. Per Highway District No. 4, the additional residents are not anticipated to significantly impact the existing or proposed transportation system, but impact fees will be collected prior to building permit issuance to aid in those traffic impacts. Additionally, the approach from Foothill Road will be required to have a paved apron meeting their code. The subject property has legal access via Foothill Road, which is a public road. The property is currently served by a gravel driveway approach to Foothill Road at the southeast corner of the property, which is currently shared with the parcel to the east. At this time, Highway District No.4 finds the approach location to be suitable for the proposed development as long as the paved apron is included. A private road is proposed on the applicant's site plan to serve the proposed six residential lots. The private road will need to be improved by the developer prior to signing of the final plat. The proposed use is not anticipated to impact essential public services and facilities. Middleton School District stated that busing typically does not enter subdivisions but did not have any other comments. There were no comments received by Canyon County Sheriff's Office. Star Fire Protection District outlined fire access requirements for access, water flow and addressing. A fire permit is required before turning in a building permit application. The approximate response time is seven minutes from the nearest station. Canyon County Paramedics responded with three different station response times with the closest being 8.19 minutes. At the expiration of the materials deadline for the P&Z hearing 13 agencies commented, and no public comments were received. At the expiration of the materials deadline for the BOCC hearing, no agency or public comments were received other than the applicant's additional information.

The Board of Canyon County Commissioners may approve or deny the conditional rezone request, table or continue the hearing to a later date and request additional information.

In response to a question from Commissioner Van Beek, Ms. Allen addressed the ability to build a residence on lot 7 in order to be the primary residence to the shop's accessory structure.

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

Board deliberation and discussion ensued regarding conditions to be included such as restricting secondary dwellings, engineering review of lot 7 prior to building, and allowing 10 years from plat completion for a residence to be built on lot 7.

The Board is in substantial agreement with the 8 approval criteria as submitted by Ms. Bunn to the Planning & Zoning Commission but reviewed criteria 2, 3, and 4 where the P&Z Board were not able to find in the affirmative.

Commissioner Van Beek made a motion that based on the findings of fact, and conclusions of law contained herein, that the Board approve case no. CR2024-0002, a conditional rezone of approximately 10.79 acres from the “A” agricultural zone to the conditional rezone of single family residential “CR-R1” with the conditions as enumerated on the record.

The hearing adjourned at 2:17 p.m. An audio recording and supporting materials are on file in the Commissioners’ Office.

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 3:02 p.m. to consider action items. Present were: Commissioners Leslie Van Beek and Zach Brooks, Deputy P.A. Zach Wesley, Director of Constituent Services Aaron Williams, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Request for Reconsideration of Freezeout Ridge Subdivision (RZ2021-0053): Zach Wesley said a response has been drafted regarding the December 11, 2025 decision of denial. The reconsideration is framed in terms of a new application based on feedback they were given during the hearing. Mr. Wesley and DSD staff feel that the best way to consider that new information is through a new application. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the request for reconsideration of Freezeout Ridge Subdivision, case no. RZ2021-0053, Commissioner Brooks clarified this motion is to sign the letter of response, he then seconded the motion. The motion carried unanimously. A copy of the letter is on file with this day’s minutes.

Consider a Public Hearing Notice Regarding a Request by Star Rural Fire Protection District to Amend Impact Fees: Zach Wesley explained this is for the March 11th hearing where Star Fire Protection District will be asked to present their current income, expenditures and progress on their current fees and then information on the new plan they are requesting. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the public hearing notice regarding a request by Star Rural Fire Protection District to amend impact fees.

Commissioner Van Beek motioned to adjourn the meeting at 3:06 p.m. and an audio recording is on file in the Commissioners’ Office.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 20, 2026

No meetings were held this day.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 23, 2026

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Liberty Homestead dba Liberty Lounge to be used 2/28

No meetings were held this day.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 24, 2026

No meetings were held this day.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 25, 2026

No meetings were held this day.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 26, 2026

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Liberty Homestead dba Liberty Lounge to be used 4/25; 5/8; 5/9; and 5/23

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Jason Bettencourt, CCSO
- Patrick Collings, CCSO
- Scott Phillips, IT
- Mark Masek, Parks

- Craig Wheeler, Parks
- Jessica Butterfield, Parks
- Christa Braun, Parks
- Macie Plischke, Parks
- Allison Adams, Parks
- Lori Perry, Courts
- Makenna Doramus, Coroner
- Dylan Evans, Coroner
- Mallory Loeb, Coroner
- Hailey McAdams, Coroner
- Travis Lowber, CCSO

MINISTERIAL: FILE INTO THE MINUTES THE TREASURER'S QUARTERLY REPORT AND MONTHLY REPORT FOR DECEMBER

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

The Board met today at 9:30 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek and Zach Brooks, Chief Deputy P.A. Aaron Bazzoli, Deputy P.A. Zach Wesley, Deputy P.A. Ben Cramer, Director of Juvenile Detention Sean Brown, Cpt. Ray Talbot, HR Director Marty Danner, Parks Director Nicki Schwend, Assistant Parks Director Michael Farrell, Clerk Jess Urresti, Director of Court Operations Matt Alarcon, Interpreter Coordinator Grace Almeida, Chief Technology Officer Steve Webb, IT Business Manager Caiti Pendell, Sr. Finance Specialist Micki Schlapia, Facilities Director Rick Britton, Controller Kyle Wilmot, COO Greg Rast, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Independent Contractor Agreements for Interpreter Services for three (3) contractors: Ms. Almeida spoke to the languages these agreements will service; agreements are with Deanna Stubbs, Maria Johnson, and Rotchana Yandell. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Independent Contractor agreements for interpreter services with the contractors as presented (agreement nos. 26-019 through 26-021)

Consider Agreement with Gold Medal Construction Corporation for Safety Padding at the Juvenile Detention Center: Director Britton said this is for the padding material to create a padded cell within Juvenile Detention and is a FY26 budgeted expense. Director Brown spoke about the necessity of this kind of cell due to the increased mental health cases; additionally, it will offer a

safe space to prevent injury to those in a crisis situation. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the agreement with Gold Medal Construction Corporation for safety padding in the Juvenile Detention Center (agreement no. 26-018).

Consider a Resolution Authorizing CCSO to Donate County Property: Cpt. Talbot explained they have 9 cradle point units that have reached the end of service life for Canyon County and have been replaced with newer models. They are no longer supported with software updates but probably have 3-4 years of life left in them. CCSO would like to donate to Wilder where they have no units in their vehicles. Ben Cramer confirmed the value is less than \$250 each. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution authorizing CCSO to donate county property (resolution no. 26-021).

Consider a Resolution to adopt changes to the job description, and job title of one (1) position in the Parks Department: Director Danner explained this helps with the consistency of titles. The old job description and title were not reflective of the actual position and responsibilities. Additionally, they want to make it clear the position is at Celebration Park. There will be no grade change. By making this change, there will be consistency with other maintenance techs in the county no matter which department or office. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the resolution to adopt changes to the job description, and job title of one (1) position in the Parks Department (resolution no. 26-022).

Consider Solar Winds End User License Agreement: Greg Rast said this product is used county-wide for files too large to email. This is a budgeted expense of \$2000 with a 3-year discounted rate. Legal has reviewed. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Solar Winds End User License agreement (agreement no. 26-022).

Consider Edu Business Solutions Master Software Subscription Agreement: Greg Rast explained this is used at the print shop to upload print jobs with formatting, it also supports the print shop storefront. This service is moving to cloud-based subscription service with a \$2000 annual renewal. Legal has reviewed. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Edu Business Solutions Master Software Subscription agreement (agreement no. 26-023).

Consider a Resolution Reappointing Doug Shinn to the Canyon County Mosquito Abatement District Board of Trustees: Commissioner Brooks motioned to sign the resolution reappointing Doug Shinn

to the Canyon County Mosquito Abatement District. Commissioner Van Beek seconded the motion noting that Mr. Shinn has served for several years and his reappointment comes with the support of the Mosquito Abatement Board (resolution no. 26-023).

Director Danner said they are moving forward with correcting the Coroner's Office employees by moving them back to the 40-hour pay week. However, they recently lost a Deputy Coroner so until that position is filled and trained to work on their own Deputy Coroner's will work 10 hour days and will be on-call one day a week and one weekend a month. In evaluating the work schedule of the Coroner's Office, it does correlate to specialty pay for detectives in the Sheriff's Office so Ms. Danner would like to match the on-call specialty pay. This specialty pay is just a waiting period specialty pay; they are being engaged to wait/be ready to respond to a call. The specialty pay would be \$3000 annually or \$115.38 per paycheck. Mr. Cramer confirmed that they are also evaluating specialty pay for some positions in the Sheriff's Office to confirm the county is in compliance with FLSA. He did not see any reason not to move forward. Ms. Danner let the Board know that she has also encouraged Coroner Crawford to evaluate her fulltime equivalent; she is not sure that 5 Deputy Coroners is enough to sustain the number of calls the office is managing. The Board is supportive of this course of action. Documentation of the changes will be done by status change forms.

Mr. Rast brought to the Board's attention some large purchase orders that will be coming through for print shop equipment.

Director Britton spoke about well at weed and pest that is shared with the highway district. About 3 months ago the pump was redone at a cost of about \$10,000, and about two weeks ago Director Britton was notified that the main casing had collapsed. Weed and pest has now been without water for 2 weeks. Director Britton has been working with Bruce Bayne at the highway district who has already started the process of drilling a new well. The total cost of the new well is \$128,400 with Canyon County's half being \$64,200. In order to cover the unexpected cost, Director Britton is willing to forego the awning enclosure (\$32,500 was budgeted in both weed and pest budgets for this project). Commissioner Brooks feels this should be taken from contingency as it was as unforeseen event. Discussion ensued regarding the best way to account for this unexpected expense. Director Britton will submit a purchase order for Board approval.

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

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

Commissioner Van Beek made a motion to go into Executive Session at 10:12 a.m. pursuant to Idaho Code, Section 74-206(1) (c), (d) and (f) regarding acquisition of an interest in real property, records exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Brooks. Commissioner Brooks took a roll call vote where he, along with Commissioner Van Beek, voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Zach Brooks and Leslie Van Beek, county legal staff, and other participants. The Executive Session concluded at 10:39 a.m. with no decision being called for in open session.

The meeting concluded at 10:39 a.m. and an audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:49 a.m. for a DSD General Business meeting. Present were: Commissioners Leslie Van Beek and Zach Brooks, Deputy P.A. Zach Wesley, DSD Director Jay Gibbons, and Deputy Clerk Jenen Ross.

Director Gibbons updated the Board on the following:

- At next week's meeting there will be continued conversation about administrative land divisions, including original parcels.
- Most department staff will be attending a floodplain training this afternoon.
- He will be meeting with a potential hearing examiner tomorrow.

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

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

Commissioner Van Beek made a motion to go into Executive Session at 10:53 a.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. The motion was seconded by Commissioner Brooks. Commissioner Brooks took a roll call vote where he, along with Commissioner Van Beek voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Zach Brooks and Leslie Van Beek, county legal staff, and other participants. The Executive Session concluded at 11:08 a.m. with no decision being called for in open session.

The meeting concluded at 11:08 a.m. and an audio recording of the open portion of the meeting is on file in the Commissioners' Office.

MEETING TO CONSIDER ACTION ITEMS

The Board met today at 11:32 a.m. to consider action items. Present were: Commissioners Leslie Van Beek and Zach Brooks, Treasurer Jennifer Watters, Chief Deputy Treasurer Steve Onofrei, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider the Treasurer's Tax Charge Adjustments for January 2026: Treasurer Watters said most of the adjustments are homeowner exemptions for 2022, 2023, and 2025 with a decrease of approximately \$9000. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Treasurer's Tax Charge Adjustments for January 2026.

Consider a resolution for a new alcoholic beverage license for The Berracos Grill: Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to sign the resolution granting a new alcoholic beverage license to the Berracos Grill (resolution no. 26-024).

The meeting concluded at 11:36 a.m. and an audio recording is on file in the Commissioners' Office.

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

The Board met today at 1:32 p.m. for a public hearing to consider a request by Brett Fredericksen for a conditional rezone of a 2.71 acre parcel from "A" (agricultural) to "CR-R1" (CR – single family residential), case no. CR2024-0004. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Principal Planner Emily Bunn, DSD Planning Supervisor Dan Lister, Brett Fredericksen, and Deputy Clerk Jenen Ross.

Mr. Fredericksen explained they have 2.7 acres they'd like to split into a 1.4 acre and a 1.3 acre parcel. They have surface water rights which they will split between the two parcels. Access to the property is off Foggy Lane which is an easement. Through the application process they discovered they didn't have legal access to the property, so they are working with a title company and attorney to create a new easement agreement and a road users maintenance agreement. Additionally, he noted that there are gravel pits north of the property which they will include as a

condition, to ensure that any future buyer of the property is aware it's located adjacent to an industrial zone.

Emily Bunn gave the staff report/PowerPoint presentation as follows:

The applicant requests a conditional rezone of the subject property, which is approximately 2.71 acres from the agricultural zone in R-1 zone to the conditional rezone single family residential zone. The request includes a development agreement restricting development to two parcels and restricting secondary residences. The property is currently partially zoned agricultural and partially zoned single family residential with their future land use designation of industrial in the comp plan. The property was partially rezoned to R1 in 2011. The division that created the property was recognized via AD2018-0121. The property is associated with two parcel numbers due to being two different tax code areas. It's not actually split, it's just where the Assessor maps things out.

The a parcel was within the City of Middleton's impact area at the time the P&Z's FCOs were signed, but it is no longer in an impact area. The FCOs would be adjusted to reflect that change. The P&Z commission heard the case on December 4th, 2025 and recommended approval with four conditions as shown in an attachment A of the FCOs. Conditions include limiting the parcel to one division, limiting secondary residences, and adding a note to the recorded survey associated with the land division that states current and future property owners understand they're choosing to live in an industrial area, which may include noises, smells, dust, vibrations, traffic impacts and lights that may be a nuisance to residential uses.

The future land use plan in the 2030 Canyon County Comprehensive Plan and City of Middleton's comprehensive plan designate the parcel as industrial for the properties to the east and south and have a future zoning designation of rural residential. Additionally, the City of Caldwell has several subdivisions in the plotting process to the south and contain residential and mixed use zoning that will further trend this area towards being more residential. The area north of the subject property has been industrial in nature due to the ongoing gravel pit operations, which is likely why the comprehensive plan designates the subject property as industrial. Further development and industrial development south of the existing gravel pit operations would likely be obtrusive to the existing and future residential parcels south. Therefore, having the subject property continue to serve as a transition between the residential uses south and the industrial operations north will help group together industrial uses without having a negative impact on the area and be in harmony with the comprehensive plans, goals and policies on compatibility and character.

The land uses within one mile of the subject property vary between industrial, residential, and agricultural uses. The subject property is within 0.34 miles of City of Middleton's limits. The closest annexed properties are found to the west and are zoned light industrial and mixed use. The City of Caldwell's limits are found 0.07 miles to the south of the property. The closest annexed properties to the southwest and southeast are currently approved to be residential subdivisions.

The annexed properties further south, closer to Highway 20/26, such as McAllister and Eagle Rock are likely to be mixed use commercial and residential subdivisions per correspondence to City of Caldwell. The anticipated development within both cities will further trend this area to contain more residential and commercial uses. Despite nearby gravel pits and industrial uses, the anticipated development is more appropriate than the agricultural zone based on these development trends. Within one mile of the subject property the current plotted subdivisions and subdivisions in plotting have an average lot size of 0.39 acres and 0.31 acres respectively.

The applicant is proposing an average lot size of 1.37 acres, which is approximately an acre larger than the plotted lots in the area. It's unanticipated to interfere with the gravel pits to the north as there will be a 50 foot buffer on the southern boundary of the parcel to the north of the subject property just to buffer the gravel pit from other parcels. It's also important to note that today the property could apply for a secondary residence, which would result in the same net number of single family residences allowed with single family residences restricted in the rezone. The commission also recommended restricting future division of the property and to address concerns about proximity to gravel pits added condition number four. Site photos of the property and the surrounding area were shown to the Board. An individual septic system is onsite currently, and one is proposed for the additional parcel. Southwest District Health will not require an NP study and doesn't have any concerns as long as they meet all their requirements. An individual well is currently on site, and one is proposed for the additional parcel. Stormwater drainage is currently retained on site. The property does have surface water rights, and the applicant is planning to divide them between the parcels. The applicant stated there is an electrical power source located on Foggy Lane. Utility agencies did not comment but it's anticipated the applicant will be able to work with utility providers to gain any additional utilities needed. Highway District No. 4 has no objection to the conditional rezone as the applicant is to use Foggy Lane's paved approach from Lincoln Road, which meets their ACCHD standard drawing and is suitable for the proposed residential use.

Additionally, the Highway District finds the proposed one new residential parcel is not anticipated to significantly impact the transportation network and the development will be mitigated by traffic impact fees. The subject property will have legal access via Foggy Lane; this was the private road created in 2021 to serve the four parcels created by the administrative land division process. The applicant had been working to become a part of the access agreement and road users' maintenance agreement; he has a copy of that today. The RUMA was not received by the materials deadline which is why it was not included in the staff report. The RUMA will be reviewed at the time of land division as well as building permit stage.

The proposed use is not anticipated to impact essential public services and facilities. There were no comments received by Vallivue School District or Canyon County Sheriff's Office. Calwell Rural Fire District anticipates approving the request as long as they meet fire code requirements. The approximate response time is six minutes from the nearest station and Canyon County Paramedics

responded with three different response times with the closest being 4.57 minutes. The Idaho State Historical Society and Canyon County Parks Cultural and Natural Resources Department both commented due to the subject property's proximity to the Ward Massacre site, both agencies suggested an archeological inventory be conducted to identify cultural resources within the project area. The commission decided not to add a condition related to these recommendations from the agencies. At the expiration of the materials deadline for the P&Z hearing no public comments were received, and 12 agency comments were received, which can be found in exhibit 3D of the staff report. At the expiration materials deadline for the BOCC hearing, no additional public or agency comments were received. 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.

Ms. Bunn addressed Commissioner Van Beek's questions about the RUMA.

Commissioner Van Beek asked about the decision by P&Z to not include an archaeological study as a condition, she would like to include that as a condition. Mr. Frederickson said he believes that may not have been included because the historical site is not just their parcel but continues all the way to the river and none of the gravel pits or businesses digging in the area had that requirement placed on them, therefore, didn't feel it would be fair to place the requirement on him. Mr. Lister also noted that the property has been previously graded so it is unlikely anything will be found. Additionally, there is nothing in code about this kind of requirement, it is more just guidance to work with the historical societies.

Mr. Fredericksen clarified that they intend to create a new easement agreement with the current owners of the 4 parcels.

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

Commissioner Van Beek is okay with the application and conditional rezone but wants the applicant to work with the Parks Director and the historical society. Commissioner Brooks disagrees; he feels that to impose such a condition, it would have to be very explicit, and he is unwilling to try determining what that would look like in the middle of an application.

Ms. Bunn read proposed language for the condition into the record as follows: *Prior to an administrative land division application submittal, an archeological inventory shall be conducted to identify cultural resources within the project area meeting the requirements of the Idaho State Historical Society. The inventory shall be conducted by an individual or firm meeting the Secretary of Interiors' professional qualifications for archeologic archeology.*

Following discussion regarding the condition for an archeological inventory, Commissioner Brooks requested the hearing be continued in order for Commissioner Holton to participate.

Commissioner Van Beek motioned to continue the hearing to March 4, 2026 at 1:30 p.m. The motion was seconded by Commissioner Brooks and carried unanimously.

The hearing adjourned at 2:02 p.m. and an audio recording is on file in the Commissioners' Office.

FEBRUARY 2026 TERM

CALDWELL, IDAHO FEBRUARY 27, 2026

No meetings were held this day.

THE MINUTES OF THE FISCAL TERM OF FEBRUARY 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