

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 2, 2026

No meetings were held this day.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 3, 2026

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

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

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION 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, Solid Waste Director David Loper, Director of Constituent Services Aaron Williams, Controller Kyle Wilmot, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider Parking Lot License Agreement for Hazardous Waste Disposal Event: This agreement is for use of the Ford Idaho Center parking lot for the Household Hazardous Waste event; there is no charge for use of the parking lot. Mr. Wesley reviewed changes that were made to the agreement – the county will be responsible for use of the parking lot, the agreement is with Globe Spectrum which manages the Idaho Center, and they’ve agreed to limit county liability. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the parking lot license agreement for the Hazardous Waste Disposal event (agreement no. 26-024).

Consider a Public Hearing Notice Regarding a Request by Marsing Rural Fire District to Amend Impact Fees: 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 Marsing Rural Fire District to amend impact fees.

Brief discussion ensued regarding a complaint received by the county about a semi-truck parked in their neighborhood. The complaint will be forwarded to the Caldwell City Attorney as this seems to be a situation occurring within city limits.

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

EXECUTIVE SESSION – ACQUISITION OF AN INTEREST IN REAL PROPERTY AND RECORDS EXEMPT FROM PUBLIC DISCLOSURE

Commissioner Van Beek made a motion to go into Executive Session at 9:40 a.m. pursuant to Idaho Code, Section 74-206(1) (c) and (d) regarding acquisition of an interest in real property, and records exempt from public disclosure. 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 10:15 a.m. with no decision being called for in open session. Commissioner Van Beek motioned to adjourn the meeting.

MEETING WITH DSD TO CONSIDER ACTION ITEMS

The Board met today at 10:31 a.m. with DSD to consider action items. Present were: Commissioners Leslie Van Beek and Zach Brooks, DSD Director Jay Gibbons, DSD Planning Supervisor Dan Lister, Principal Planner Michell Barron, Principal Planner Karla Nelson, and Deputy Clerk Jenen Ross.

Mr. Lister spoke about the current process being that the FCOs, ordinance, and development agreement are signed at the same time. However, county code doesn't require it be done this way – it actually states that the ordinance can be signed once the conditions have been met. Mr. Lister provided several reasons to the Board as to why it would be beneficial to follow the county code. The Board agrees it makes sense to go back to following the county code for process.

Mr. Lister, Ms. Barron and Ms. Nelson provided a brief review of each case. The action items were considered as follows:

Consider the FCOs and Development Agreement for Hoagland; Case No. CR2025-0002:

Commissioner Van Beek made a motion to sign the FCOs and development agreement for Hoagland, case no. CR2025-0002. The motion was seconded by Commissioner Brooks and carried unanimously. Agreement no. 26-027.

Consider the FCOs and Development Agreement for Jeffrey Beus; Case No. CR2024-0011:

Commissioner Van Beek made a motion to sign the FCOs and development agreement for Jeffrey Beus, case no. CR2024-0011. The motion was seconded by Commissioner Brooks and carried unanimously. Agreement no. 26-025.

Consider the FCOs and Development Agreement for William & Gena Werhane; Case No. CR2022-0031: Commissioner Van Beek made a motion to sign the FCOs and development agreement for William & Gena Werhane, case no. CR2022-0031. The motion was seconded by Commissioner Brooks and carried unanimously. Agreement no. 26-026.

Consider the FCOs for Cloud Nine Estates; Case No. SD2022-0001: Commissioner Van Beek motioned to sign the preliminary plat for Cloud Nine Estates, case no. SD2022-0001. The motion was seconded by Commissioner Brooks and carried unanimously.

Consider the FCOs for Ranch El Lucerito; Case No. SD2021-0029: Commissioner Van Beek made a motion to sign the FCOs for Ranch El Lucerito, case no. SD2021-0029. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Van Beek motioned to adjourn the meeting at 10:47 a.m. An audio recording is on file in the Commissioners' Office.

QUARTERLY MEETING WITH THE ADJ AND TCA

The Board met today at 11:00 a.m. for a quarterly meeting with the ADJ and TCA. Present were: Commissioners Leslie Van Beek and Zach Brooks, ADJ Thomas Whitney, TCA Benita Miller, and Deputy Clerk Jenen Ross.

Ms. Miller provided the Board with a memo which provided some statistical data on the Court Assistance Office, jury trials (district and magistrate), and treatment courts. Other general discussion items included court interpreter services, jurors donated fees, added value of the treatment courts, increased case counts, office space discussions and a request to include Ms. Miller in those discussions.

Commissioner Van Beek motioned to adjourn the meeting at 11:19 a.m. An audio recording is on file in the Commissioners' Office.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 4, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Jennifer Blessing, CCSO
- William Schorr, CCSO

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

The Board met today at 1:33 p.m. for a continued 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 Director Jay Gibbons, DSD Planning Supervisor Dan Lister, DSD Principal Planner Emily Bunn, Parks Director Nichole Schwend, Assistant Parks Director Michael Farrell, Historic Preservation Officer Chelsea Boehm, Brett Fredericksen, and Deputy Clerk Jenen Ross.

Commissioner Holton noted for the record that he was not in attendance for the original hearing on February 26, 2026, but that he has reviewed all the documents and listened to the audio.

Ms. Bunn gave a history of hearing from February 26, 2026. The request is to rezone the property fully to R-1, conditional rezone for the purpose of dividing it into two parcels with a single house on each, restricting secondary residences. During the hearing it was mentioned that there was a letter sent from the Idaho State Historical Society because of the proximity to the Ward Massacre. There was some discussion on whether to add a condition related to archeological inventory. The hearing was left at the point needing the chair to participate and help decided which way the Board would like to go on that particular condition. Testimony was closed but Director Schwend and Historic Preservation Officer Chelsea Boehm are in attendance today to answer any questions and/or provide comments.

The Board is in favor of Parks staff offering comments since this property is in close proximity to Ward Park and the site of the historical Ward Massacre.

Director Schwend spoke about the historical significance of this area. However, she does not think it is appropriate to ask a private landowner to do any more surveys in this area as nothing will be found on the surface. There is a significant difference between a single private landowner vs. a large subdivision moving a massive amount of dirt. Ultimately, this is private property, and anything found is that of the landowner.

Mr. Fredericksen expressed his appreciation for Director Schwend’s presentation and will keep in touch if anything is discovered on the property.

Commissioner Brooks is comfortable moving forward with the conditions as recommended by staff; Commissioner Holton concurs. Commissioner Van Beek is still not comfortable without a condition for a historical survey of some kind.

Commissioner Brooks made a motion that based upon the findings of fact, conclusions of law and order contained herein that the Board of County Commissioners approves case CR2024-0004, a conditional rezone of parcels R34070011 and R34142010C subject to conditions of the development agreement in attachment A. The motion was seconded by Commissioner Holton. A vote was taken on the motion with Commissioners Brooks and Holton voting in favor and Commissioner Van Beek voting in opposition. The motion carried in a 2-to-1 split vote.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn at 1:54 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 5, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Nicole Blakeslee, Assessor's Office

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

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

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

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

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

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

Consider adopting addendum to December 30, 2025, written decision modifying and confirming area of impact boundary for City of Notus (OR2025-0012): Mr. Wesley explained that after the Board adopted the City of Notus's area of impact boundary, it was discovered that some of the full parcels were cut off. The law requires that full parcels only be included in an area of impact zone. The new map reflects the actual boundaries of the full parcels.

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

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

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

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

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

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

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

DSD GENERAL BUSINESS

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

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

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

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

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

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

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

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

MEETING WITH DSD TO CONSIDER ACTION ITEMS

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

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

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

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

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

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

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

Discussion was held regarding tracking abatement refund funds.

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

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

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

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

The Board met today at 1:33 p.m. for a 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. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Principal Planner Karla Nelson, Joe Young, Joy Young, Claudia Haynes, Jeanie Amen, Frankie Amen, and Deputy Clerk Jenen Ross.

Note for the record: This hearing was continued on January 22nd to February 11th but due to a lack of full quorum on February 11th the hearing was continued to March 5th. The hearing was originally continued in order to obtain legal advice on the previous decision documents and to investigate whether there is a deed restriction or easement, or anything else the Board may need to be aware of. There should be no submission of new information at this time.

Karla Nelson gave a review of the case to this point as follows:

- The case was heard by the BOCC on January 22nd
- Planning and Zoning has recommended denial based on criteria 3 & 4
- The hearing was tabled in order to allow legal time to review the plat and weigh in on legal concerns.
- The public hearing was left open, and the applicant has not yet had the opportunity for rebuttal.
- Questions raised at the original hearing were:
 - Does the FAA have any jurisdiction that is relevant to the rezone request?
 - Is the approach zone boundary the same thing as a runway protection zone?
 - If the Board approves a rezone, which will eventually allow a new lot and at least one new residential structure, is that restricted or prohibited by the Chapparral Ranch subdivision plat notes?
 - Do the Amens have a navigation easement on the subject property?
 - Is there anything in past approvals that restricts the Youngs from their requested rezone?

Mr. Wesley provided his legal opinion, addressing what he feels are the three most important points. The conditional use permit contains a restriction/condition which states that building lots 9, 10, and 12 are to be restricted to the location of erecting structures that would interfere with the approach and takeoff pattern of the airstrip and shall comply with the FAA requirements. The plat, which was recorded after the conditional use permit, has a restriction on lot 9 that no permanent structure or trees over 200' are to be erected in the approach zone per FFA FAR part 77.

o Does the FAA have any jurisdiction that is relevant to the rezone request? Not for the rezone specifically. The FAA does not regulate private runway zoning. They likely do regulate the Amens air business in some way, like an approach or takeoff permit, but that's not zoning authority. Those rights that they have or their permits could be impacted by this approach zone or the zoning. There are two references to the FAA and in the building lot conditional use permit, and in the plat but those references are very general. Because the FAA does not itself regulate zoning, they don't have any specific jurisdiction to tell the county what this approach zone looks like or what can be done there.

o Is the approach zone boundary the same thing as a runway protection zone? RPZ is an FAA term, that has specific meaning within their laws, rules, and regulations. An approach zone boundary is the idea of an RPZ and how it was chosen to be implemented on this plat. It's not that an approach zone is not an RPZ for the purposes of FAA regulation.

o If the Board approves a rezone, which will eventually allow a new lot and at least one new residential structure, is that restricted or prohibited by the Chaparral Ranch subdivision plat notes? New homes on lot 9 would be bound by the same plat restriction. The FAA doesn't have any direct jurisdiction and the FAR part 77 doesn't have any specific restrictions. The only restriction that's on there now from the CUP to the plat is no structures or trees over 200 feet in that zone, on the property line.

Essentially, the Board can grant a conditional rezone if the application meets the criteria. There doesn't seem to be any other easement or restriction on the parcel. The changing of the use of that parcel that may impact the airstrip, but there's no legal authority from the FAA that's prohibiting the Board from doing any rezoning or conditional use permit action at this point, aside from a structure or a tree over 200 feet.

Claudia Haynes offered testimony in opposition of the application citing reasons related to deed restrictions, the runway protection zone, and the property being protected for usage by the Amen's aerial spray operation.

Rene Bine offered testimony in opposition of the application speaking to the dangerous conditions of flying, especially with potential obstacles. He wondered if perhaps the house could be placed in a different location on the property.

Frankie Amen is in opposition to the application. He feels the plat map note states this lot is restricted as to the location of erecting structures that would interfere with the approach and take off pattern of the airstrip and that the occupant shall comply with the FAA requirements. He would like to see that if a house is allowed to be built on the property it should at least be required to be out of the RPZ.

Discussion ensued between Mr. Wesley and Commissioner Holton regarding plat note no. 3 on the top part of the plat which states: *Building lot 12 of block 1 and lots 9 and 10 of block 2 are to be restricted to the location of erecting structures that would interfere with the approach and take off pattern of the airstrip and shall comply with FAA requirements.*

Jeanie Amen provided testimony in opposition to the application. She spoke about the history of this property when it was first developed noting that this is a county approve airstrip, approach zone, and subdivision which pledged to uphold the FAA safety standards in consideration of the neighboring airstrip and agricultural operations. The plat map notes state that the subdivision, the HOA, the architectural committee, and the residents within it will comply with the FAA requirements in consideration of the adjacent airstrip and the flight operations. The subdivision occupants are required to uphold the FAA restrictions/requirements, which pertain exactly to the placement. She feels that they have presented enough about the safety design standards between this hearing and the P&Z hearing, that if there was an incident in the future, there could be a liability issue for the county. Ms. Amen explained that when this subdivision was originally designed there was consultation with the FAA and everyone who's purchased a lot inside the subdivision, including the Youngs, have signed a waiver acknowledging the safety standards.

Discussion ensued, and questions were answered by Ms. Amen regarding the flight path, runway protection zone, and approach zone.

Joe Young testified in opposition stating that he feels what is being asked of them is not okay. He spoke of the history between himself and the Amens.

Following his review, Mr. Wesley said that the plat notes probably need to be read together. There is a restriction of no structures or trees over 200 feet and another restriction that says the buildings on lot 9 need to be erected and located in a way not to interfere with the approach and take off pattern.

Joy Young offered rebuttal testimony related to the application. After completing the ITD Aviation FAA obstacle avoidance worksheet, and based on her latitude, longitude and building height, the website concluded there were no restrictions. Additionally, she did an airport search and the Amen's airstrip does not show as an airport on the FAA's website. Based on this information and the plat notes, she does not feel any additional paperwork needs to be submitted to the FAA in order to build on any portion of the property. In regard to intent, per the original documents, the original intent of the airstrip was to be a private leisure airstrip – it was never approved through the CUP to be used commercially. Ms. Young noted that there has been much discussion regarding the Amens livelihood through use of the airstrip for their aerial application business, however, Mr. Amen has testified at multiple hearings that the airstrip is not used for his business. The Young's contention is that one house and/or a barn would not interfere with the use as a private leisure

airstrip. Ms. Young doesn't feel the issue is really safety in regard to the building height as they are not going to build anything over 35' per county regulations, there are already power poles over 35', and they don't intend to put a structure directly in line with the airstrip – but the airstrip is not being used the way it was intended.

The Board asked several clarifying questions.

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

Discussion ensued amongst the Board. Commissioner Van Beek is supportive of the denial by planning and zoning due to the incompatibility issue. Commissioner Brooks agrees with staff's report and planning and zoning Commissioner Sheets. He doesn't think there is a legally defensible position for denial. Commissioner Holton thinks there could be resolution between the two parties using common sense and he would be willing to continue the hearing giving the parties the opportunity for negotiation and coming to a resolution.

Commissioner Holton made a motion to continue the hearing to March 24, 2026 at 2:30 p.m. The motion was seconded by Commissioner Van Beek. At the request of Commissioner Van Beek, Commissioner Holton expanded on his motion stating he would like the two parties to meet in order to provide a plan as to where the building envelope will be and agree upon a maximum building height. A vote was taken on the motion which carried unanimously.

Mr. Wesley said if the parties are able to submit a joint agreement, testimony will not need to be reopened.

Commissioner Holton adjourned the hearing at 3:03 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

MARCH 2026 TERM
CALDWELL, IDAHO MARCH 6, 2026

No meetings were held this day.

MARCH 2026 TERM
CALDWELL, IDAHO MARCH 9, 2026

No meetings were held this day.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

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

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

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

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

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

The Board met today at 1:31 p.m. for a public hearing to consider a request by Knife River Corp. – Mountain West, represented by Megan Winter & Joseph Smith, appealing the Planning and Zoning Commission’s denial of a conditional use permit for a long-term mineral extraction permit within an “A” (agricultural) zone, case no. CU2025-0011-APL. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Associate Planner Amber Lewter, DSD Planning Supervisor Dan Lister, Megan Winter, Taylor Wood, Clif Carlile, Shane Garbarino, Marlia Gordon, Megan Taylor, Chris Taylor, Doug Sanders, Marty Delk, David Sanders, Sam Shaw, Joe Smith, Marc Laccabue, Alexis Ward, and Deputy Clerk Jenen Ross.

Megan Winter, representing Knife River, spoke about the project and reviewed a PowerPoint presentation which addressed the following:

Proposal:

- CU2025-0011 seeks approval of a mineral extraction permit on the property located at the corner of Howe Road and Centerpoint Road in Caldwell, Idaho.
- Onsite operations would include stockpiling, crushing, staging, and hauling sand and gravel materials from the subject property.
- Development Services staff recommended approval with 15 conditions which Knife River agreed to comply with during the November 20, 2025 P&Z hearing.

Need Assessment:

- Canyon County's 2020 Comprehensive Plan projects a 51% increase in population between the years 2000 and 2030.
- Additionally, by year 2030 the number of households is forecasted to be 115,118, representing a 27% increase from 2020.
- There are also many public works projects active in this area, including improvement projects to the I-84 corridor and SH-55.
- This area of Canyon County is rich with mineral reserves that are essential to support the current and anticipated growth in the area.

Project Scope:

- Approximately 50-acre site.
- Hours of operation are 7:00am to 5:00pm, Monday through Saturday. Hauling of material may take place 24 hours a day, seven days a week, to support construction activities that require nighttime operations. This is dictated by state safety protocols.
- The stockpile area will be relocated to the northwestern corner of the site to better accommodate nearby neighbors.

- The mine will be depleted and reclaimed within 20 years.
- Idaho Department of Lands has approved the proposed reclamation plan.

Groundwater Table Technical Memo:

- GSI Environmental was asked to analyze the hydrology of the area, to determine if mining operations will affect neighboring water wells.
- GSI found that due to the proposed depth of mining, 20 feet from surface elevation, operations will not negatively affect water quantity or quality of nearby water wells.
- If operations do affect any domestic water wells on adjoining properties, Knife River will fix or replace those wells.

Review of Dust Abatement Measures:

- All necessary permitting through Idaho DEQ and the EPA will be obtained for any equipment that is on site.
- Haul roads will be watered to reduce transport dust as well as the stockpiles.
- Small water misters installed on some of the equipment.
- Dust hoods at transfer points.

Traffic Impact Study:

- Golden Gate Highway District requested that a traffic impact study (TIS) be performed and combined with CU2025-0009.
- Idaho Transportation Department requested a westbound right-turn lane at SH-19 and Notus Road.
- Knife River agrees to both requests and is prepared to comply with the requested TIS.

Review of Map Indicating other area mineral extraction sites and/or applications

Summary:

- The proposed use will not be injurious to the other property in the area, nor would it negatively change the essential character of the area. As previously mentioned, the area already contains multiple mineral extraction sites, some of which are much larger than this proposed site.
- The proposed use will not negatively impact existing and/or future traffic patterns, and any interference will be mitigated by the proposed conditions of approval, as permitted by Idaho Code § 67-6512 and CCCO § 07-07-17.
- Knife River will work diligently with County staff and other agencies to address all concerns over the proposed conditional use.

The Board posed several questions related to the use of Jake brakes during overnight operations, the requirement of a TIS for other operations, timeframes for other area extraction sites, and locations of other Knife River sites in the surrounding area.

Ms. Lewter gave the staff report and PowerPoint presentation as follows:

Request:

The appellant requests the Board to overturn the denial of case CU2025-0011.
Conditional Use Permit for a Long-Term Mineral Extraction.

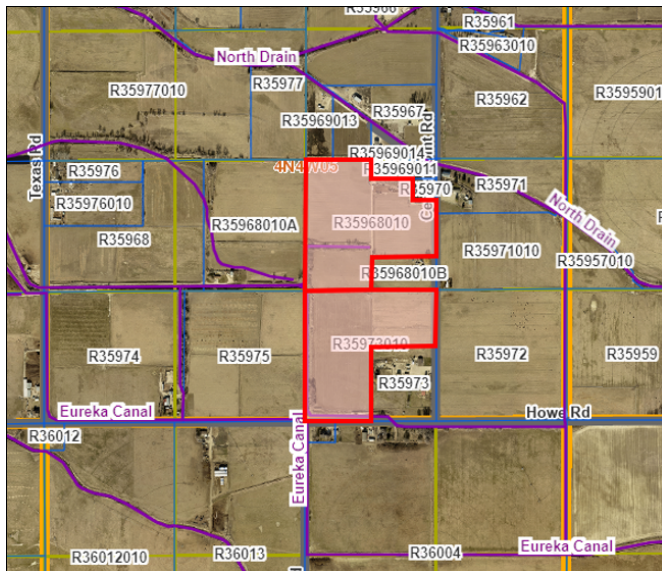
Timeframe: 20 years

Includes:

- Stockpiling
- Crushing
- Staging
- Hauling the sand & gravel

Location:

- Parcels R35968010 & R35973010
- Located at 0 Centerpoint Rd, Caldwell
- 59.55 acres
- Zoned “A” (Agricultural)

**P&Z Commission Decision:**

The Planning and Zoning Commission denied the Conditional Use Permit based on the case not meeting the below criteria:

- CCZO 07-07-05(4): Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?
- CCZO 07-07-05(7): Will there be undue interference with existing or future traffic patterns?

The Planning and Zoning Commission heard the case on November 20th, 2025, where staff recommended approval with 15 conditions. The Planning and Zoning Commission considered all the evidence and denied the Conditional Use Permit based on the case not meeting criteria #4 and #7. See Exhibit 1 to review the Planning and Zoning Commission FCOs.

Evaluation Criteria question 1: Is the proposed use permitted in the zone by conditional use permit?

ZONING AND LAND USE MATRIX

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Mineral extraction (long term)	C	-	-	-	-	-	A	A	-

CCCO §07-02-03: DEFINITIONS ENUMERATED:

MINERAL EXTRACTION: The various activities associated with the extraction of mineral resources, including, but not limited to, gravel, from the ground.

The Commission found that for criteria 1a long-term mineral extraction as defined in Canyon County Zoning Code is permitted in the Agricultural zone with an approved conditional use permit.

Evaluation Criteria question 2: What is the nature of the request?

Long-Term Mineral Extraction:

Timeframe: 20 years

Includes:

- Stockpiling
- Crushing
- Staging
- Hauling the sand & gravel

Hours of Operation

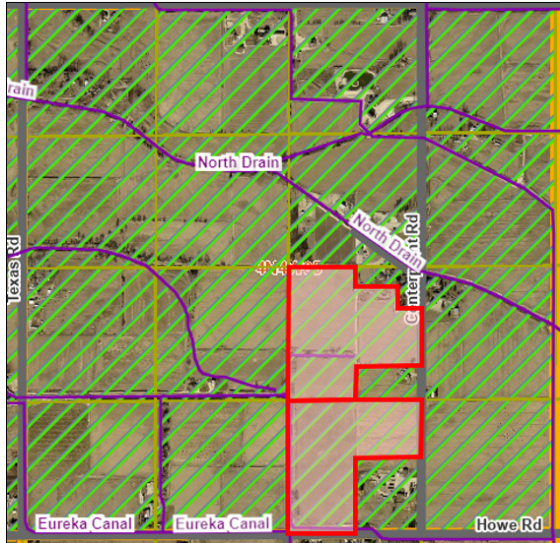
- Monday – Saturday, 7:00 am to 5:00 pm

The Planning and Zoning Commission found that the nature of the request was in line with a long-term mineral extraction. With a timeframe not to exceed twenty years. The request includes stockpiling, crushing, staging, and hauling the sand and gravel off-site. The hours of operation are Monday through Saturday, 7 am to 5 pm. However, hauling of materials may take place 24 hours a day, 7 days a week. See pages 3 and 4 of the staff report for more information.

Evaluation Criteria question 3: Is the proposed use consistent with the comprehensive plan?

Yes.

- Future land use is Agriculture with an Intensive Agriculture Overlay.
- Request aligns with several goals and policies of the 2030 Comprehensive Plan.



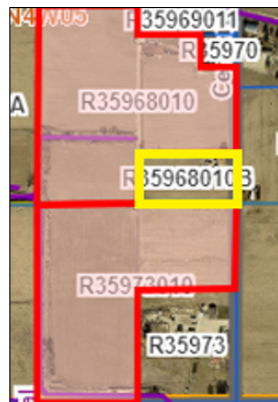
The P&Z Commission found that the proposed use is consistent with the comprehensive plan. The comprehensive plan has the subject parcels designated for Agriculture with an Intensive Agricultural Overlay. The proposal aligns with several goals and policies, as seen on pages 4 and 5 of the staff report.

Evaluation criteria number 4: Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

Planning and Zoning Commission's Findings:

Yes.

- Soil Classifications
- Disrupt Agricultural Operations
- Noise

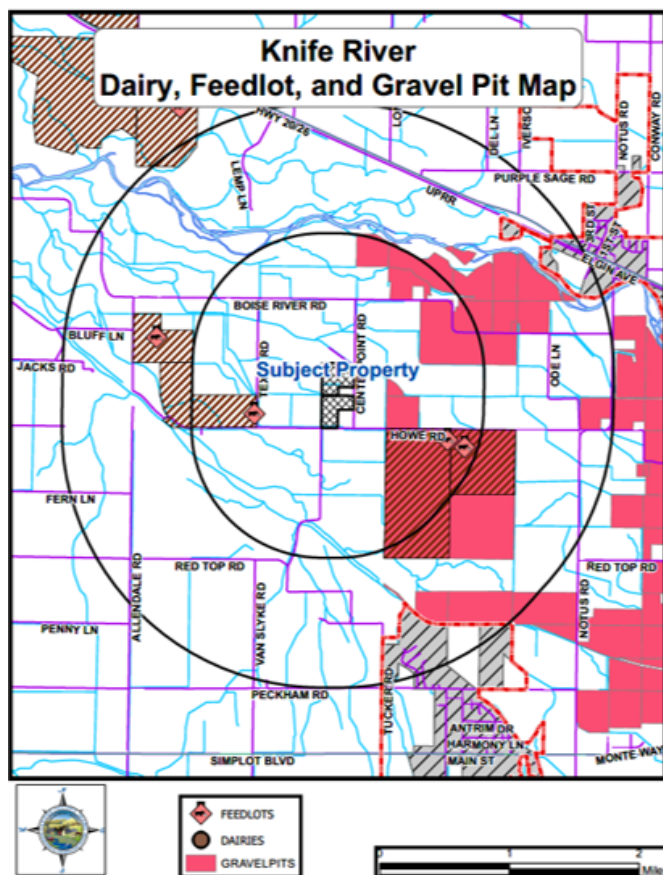


The Planning and Zoning Commission found that the proposed use would be injurious to other properties in the immediate vicinity and would negatively change the agricultural character of the area due to the soil classifications found in Exhibit 3D3 of the staff report and from public testimony that the gravel pit would be injurious to the agricultural operations, such as when Shaw Holdings moves his cattle on the road. It was also found that the rock crusher would create noise that could not be mitigated for the neighbors, especially for the neighbor located at parcel R35968010B, shown in yellow, who works in the healthcare profession with no set schedule.

Appellant's Response:

No.

- Concerns are mitigated with conditions
- The area has multiple gravel pits
- Knife River will temporarily suspend operations



The appellant is stating that the proposed use will not be injurious to other property in the immediate vicinity or negatively change the essential character of the area, with the mitigating conditions that were proposed. Although there are some residential properties in the area, the majority of the area consists of livestock grazing, feed lots, and mineral extraction operations.

Therefore, the appellant argues that an additional gravel pit would not change the character of the area. Knife River offered to mitigate the concerns for Shaw Holdings by temporarily suspending hauling operations to allow full use of the road for transporting cattle.

Evaluation criteria 4: Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?

Water/Sewer/Utility Systems: Are available.

Drainage/Stormwater: Shall be retained onsite.

Irrigation: The applicant is not proposing to use irrigation water.

Discharging/Dewatering into Irrigation Facilities: Dewatering will occur by pumping groundwater and stormwater from the ponds. Discharging of water will be done into an irrigation ditch.

The Commission found that the project is compliant with criteria number 5. Water, sewer, and utility systems are available. The applicant's proposal will not use water or sewer; instead, there will be portable restrooms on-site. Drainage and stormwater drainage will be retained onsite. The applicant is not proposing to use irrigation water. The dewatering will occur by pumping groundwater and stormwater from the ponds, and the water will be discharged into an irrigation ditch. Drainage District 6 has no objections to the discharge.

Evaluation criteria 6: Does legal access to the subject property for the development exist or will it exist at the time of development?

Yes.

- Located near the northeast corner of the site, adjacent to Centerpoint Rd.

The Commission found that legal access exists. The only site access point will be located near the northeast corner of the site, adjacent to Centerpoint Road. Comment received from Golden Gate Highway District stated that the applicant will need to obtain an approach permit for the access proposed.

Evaluation criteria 7: Will there be undue interference with existing or future traffic patterns?

Planning and Zoning Commission's Findings:

Yes.

- Without a TIS, there is not enough evidence to suggest that the use will not interfere with traffic patterns.
- Several gravel pits in the area have yet to improve the roads; adding another would further add to the interference.



The P&Z Commission found that the proposed use will have undue interference with the existing and future patterns. ITD's comment in Exhibit 3D7 expressed concerns for the corner of State Highway 19 and Notus Road, and Golden Gate Highway District's comment in Exhibit 3D5 requested a traffic impact study and pavement analysis to be combined with case CU2025-0009. The P&Z Commission could not find enough evidence that there wouldn't be undue interference without the requested traffic impact study. It was also found that adding another gravel pit would further add to the interference already occurring.

Appellant's Response:

No, with conditions.

- Agreed to complete a TIS and mitigate the results prior to operations.
- Agreed to combine TIS and Pavement Analysis with case CU2025-0009.



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Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
 P.O. Box 8028 • Boise, ID 83707-2028
 (208) 334-8300 • itd.idaho.gov

November 7, 2025

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

VIA EMAIL

Development Application	CU-2025-0011
Project Name	Knife River Corp
Project Location	Parcels R 35568.010 & R 35597.010
Project Description	Long-term Mineral Extraction
Applicant	Megan Winter & Joseph Smith

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. Per ITD's comments for application CU-2024-0007, the Department had conditioned IMC for a westbound right-turn lane
2. While it should not be the sole responsibility of the current applicant to make this improvement, the turn lane must be installed for the highway to safely serve increased traffic demand at this intersection. ITD recommends the applicant work with IMC to get these intersection improvements completed.
3. Improvement.
4. I have also attached previous application comments and correspondence for reference.
5. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

 Kendra Conder
 Development Services Coordinator
kendra.conder@itd.idaho.gov

2. While it should not be the sole responsibility of the current applicant to make this improvement, the turn lane must be installed for the highway to safely serve increased traffic demand at this intersection. ITD recommends the applicant work with IMC to get these intersection improvements completed.

Knife River, the appellant, believes, with conditions, that there will not be undue interference with the existing or future traffic patterns. In ITD's comment in Exhibit 3D7, it is recognized that the requested improvements should not be the sole responsibility of Knife River, as it was a condition of IMC's gravel pit. The gravel pit has yet to commence; therefore, the improvements have yet to be completed. This was also a topic of discussion for the Knife River case CU2025-0009, heard on November 6th. At the November 6th hearing, condition number 9b was decided upon. The condition states the applicant shall work with ITD to remediate concerns along Simplot Blvd and Notus Road intersection prior to commencement. The appellant agreed to comply with ITD requirements prior to gravel pit operations to mitigate the concern at this corner. Golden Gate Highway District's comment in Exhibit 3D5 requests a traffic impact study and pavement analysis to be combined with case CU2025-0009, which Knife River agreed to.

Site visit photos

Evaluation criteria 8: Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

- Police and fire protection, emergency medical services, and irrigation facilities are provided.
- School facilities are not necessary.
- The use is unlikely to have a big impact on any of these essential services.

The Commission found that essential services will be provided to accommodate the use. Police and fire protection, emergency medical services, and irrigation facilities are provided, and school facilities are not necessary. The use is unlikely to have a big impact on any of these essential services.

Additional criteria for a mineral extraction (long term):

(1) If a conditional use permit is required, the following standards shall apply:

A. Setbacks: Required = 30'

(1)A.2 When making a decision for a conditional use permit for the use, the decision-making body shall consider the following:

- A. The uses of the surrounding properties in the determination of the compatibility of the proposed application with such uses.
- B. Duration of the proposed use.
- C. Setbacks from surrounding uses.
- D. Reclamation plan as approved by Idaho Department of Lands.
- E. The location of all proposed pits and any accessory uses
- F. Recommendations from applicable government agencies.

Per county code 07-14-19, there are 7 additional criteria for a long-term mineral extraction.

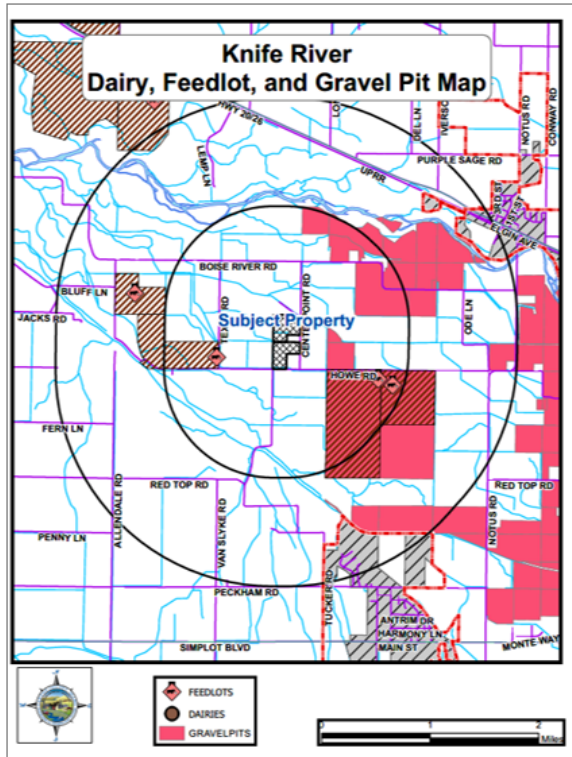
Setbacks	Front	Side	Rear	Corner
Required	30'	30'	30'	30'
Proposed	30'	30'	30'	30'
07-14-19(1) A.1. Front and corner setbacks shall be measured from the greatest of either the property line, right-of-way line, or road easement line of any local or private street.				

The Planning and Zoning Commission found that the proposal meets the required 30-foot setback from the property lines.

(1)A.2 When making a decision for a conditional use permit for the use, the decision-making body shall consider the following:

- A. The uses of the surrounding properties in the determination of the compatibility of the proposed application with such uses.

- The surrounding property uses consist of agricultural practices, mineral extractions, feedlots, and residential uses.



The Commission found that the proposed use was compatible with the surrounding properties. The surrounding property uses consist of agricultural practices, mineral extractions, feedlots, and residential uses. Within a thousand feet of the subject property, there are 21 parcels. Within a 2-mile radius, there are several approved gravel pits to the northeast and southeast of the subject parcels and three feedlots located to the southeast, west, and northwest of the subject parcels.

(1)A.2 When making a decision for a conditional use permit for the use, the decision-making body shall consider the following:

B. Duration of the proposed use.

- A maximum of twenty (20) years.

The P&Z Commission found that the maximum duration of twenty years was in line with the proposal.

(1)A.2 When making a decision for a conditional use permit for the use, the decision-making body shall consider the following:

C. Setbacks from surrounding uses.

- Minimum of 30' along the property boundaries.

The Commission found that the minimum of a 30-foot setback that is proposed along the property boundaries meets the requirements.

(1)A.2 When making a decision for a conditional use permit for the use, the decision-making body shall consider the following:

D. Reclamation plan as approved by Idaho Department of Lands.

- A reclamation plan was approved by the Idaho Department of Lands on February 3, 2025.

SOUTHWEST SUPERVISORY AREA
8355 West State Street
Boise, ID 83714-0071
Phone (208) 334-3488
Fax (208) 853-6312

IDaho DEPARTMENT OF LANDS
DUSTIN MILLER, DIRECTOR
BOISE, IDAHO 83726

STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Phil McGinnis, Secretary of State
Rauli R. Laubach, Attorney General
Brandon D. Wells, State Controller
Debbie Cretchfield, Sup't of Public Instruction

February 3, 2025

Megan Winter
Knife River Corporation
5450 W Gowen Rd
Boise, Idaho 83709

To whom it may concern:

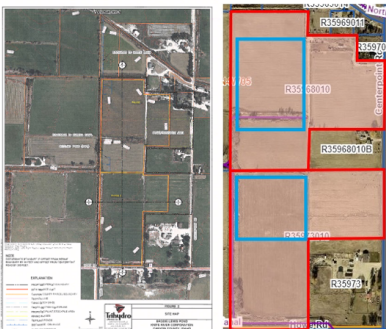
This correspondence is notification that the following reclamation plan was approved on 2/3/2025.

PLAN NO.	ACRES	COUNTY	LEGAL DESCRIPTION
S803017	58	Canyon	T04N R04W Section 05, Pts SW ¼ SE ¼

The plan was granted approval subject to the following terms and conditions:

- All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.
- State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.
- Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:
 - Diverting all surface water flows around the mining operation.
 - Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation.
 - Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.
- An initial reclamation bond in the amount of \$22,500 for up to 15 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting surface mining operations.

The Commission found that a reclamation plan was approved by the Idaho Department of Lands on February 3, 2025. Once mining operations have completed, the site will be graded to establish a large pond. The full reclamation plan can be seen in Exhibit 3A7.



(1)A.2 When making a decision for a conditional use permit for the use, the decision-making body shall consider the following:

E. The location of all proposed pits and any accessory uses

- Phase 1 Location: Parcel R35968010
- Phase 2 Location: Parcel R35973010

Rock Crusher Location

The Planning and Zoning Commission found that the location of all the proposed pits and accessory uses met this criterion. According to the reclamation plan, phase 1 will be located on parcel R35968010, and phase 2 will be located on parcel R35973010. The accessory uses include, but are not limited to, handling construction aggregate and overburden soil onsite, parking for the equipment and vehicles, and servicing the vehicles. Fuel will be kept on-site for the vehicles and crusher. Heavy equipment to be used for the operations includes hydraulic excavators, dozers, front-end loaders, and crushing and screening equipment. Staff recommended the rock crusher be located within a designated area.

(1)A.2 When making a decision for a conditional use permit for the use, the decision-making body shall consider the following:

F. Recommendations from applicable government agencies.

- Southwest District Health
- Idaho Department of Environmental Quality
- Canyon County Soil Conservation District
- Wilder Rural Fire District
- Golden Gate Highway District
- Canyon County GIS Department
- Eureka Irrigation District
- Drainage District 6

The Commission considered the agency comments and recommendations, which can be found in Exhibit 3D of the staff report.

Agencies were notified on June 5, 2025, October 16, 2025, and February 3, 2026.

The following agencies responded:

- Southwest District Health
- Idaho Department of Environmental Quality
- Canyon County Soil Conservation District
- Wilder Rural Fire District
- Golden Gate Highway District
- Canyon County GIS Department
- Eureka Irrigation District
- Drainage District 6

Neighbors within 1000' were notified on October 16, 2025, and February 3, 2026.

- One (1) public comment was received in opposition for the P&Z Hearing.
- Five (5) public comments were received, one (1) in favor and four (4) in opposition for the BOCC Hearing.

Notification was done as required by code. At the expiration of the materials deadline, eight agencies provided comments, which can be seen in the Planning and Zoning Staff Report as Exhibit D3. For the Planning and Zoning hearing, one public comment was received in opposition, which can be found in Exhibit 3E. For the Board of Canyon County Commissioners hearing, five public comments were received, one in favor and four in opposition, which can be found in Exhibit 5.

Recommendation and Conditions:

In consideration of the application, staff concludes that the proposed mineral extraction is compliant with Canyon County Ordinance Section 07-07-05. A full analysis is detailed within this staff report.

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. On-site parking shall comply with CCCO Sections 07-13-01 and 03.
 - b. The storage of diesel fuel, petroleum products, and any other hazardous materials, dust control, and stormwater pollution prevention shall comply with all standards and requirements of the Idaho Department of Environmental Quality and other applicable agencies (IDOT, OSHA, DEQ, EPA, and MSHA).
 - c. Noise emissions shall follow the regulations and standards of OSHA and MSHA. Specifically, Back-up alarms shall be restricted to non-beeping alarms in compliance with OSHA/MNSHA requirements.
 - d. Water (including surface, groundwater, and stormwater) shall be discharged in accordance with state, federal, and local standards and/or regulations. See also condition #6c.
 - e. The operator shall dispose of waste in a manner that does not contribute to potential environmental and water contamination in and around the subject property.
 - f. The applicant shall comply with applicable Canyon County GIS Department requirements (**Exhibit 3D6**).
2. The operator shall be in substantial conformance with the proposed letter of intent and site plans (**Exhibits 3A2 and 3A4**). Any expansion or extension of the operation shall require a conditional use permit modification. A conditional use permit is required to establish a batch plant.
 - a. The mineral extraction operation shall not operate past 20 years from the time of approval. See **Exhibit 3A7**.
 - b. Normal day-to-day business hours for the gravel pit shall be Monday through Saturday, 7:00 a.m. through 5:00 p.m. The operation will be closed on Sundays and on traditional legal holidays. If the applicant obtains a contract that requires night-time operations, it may operate for the limit of that contract, twenty-four hours a day, seven (7) days a week. The applicant shall make a reasonable effort to utilize stockpiled materials rather than mining at night. If the applicant obtains such a contract, it shall notify the property owners within a ¼-mile radius and Canyon County a minimum of 10 days prior to the commencement of the contract as to the duration of the hours of operation required by that contract. Normal operating hours shall resume immediately upon termination of the contract.
 - c. The setbacks from the subject property boundaries shall be a minimum of thirty (30) feet from adjacent property boundaries in accordance with CCCO §07-14-19(1)A (**Exhibit 3A4**).
 - d. The rock crusher shall be contained within the area outlined in **Exhibit 3A9**.
3. Stockpiling shall not exceed 30 feet in height.
4. A 10-foot-high topsoil berm and a 4-foot-high topsoil berm shall be constructed during each phase as part of the removal of overburden. The 10-foot berm shall run along the northern and western boundaries, and the 4-foot berm shall run along the eastern and southern boundaries (**Exhibits 3A2 and 3A8**).
 - a. The weeds shall not become a public nuisance and shall stay in conformance with CCCO §02-13-09.
5. The operation shall comply with the reclamation plan approved by the Idaho State Department of Lands (**S603017; Exhibit 3A7** – approved February 3, 2025). The operator shall complete the reclamation plan as approved by the Idaho State Department of Lands.
6. The applicant shall not impede, disrupt, or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way unless approval, agreement, and/or permit from the irrigation district and other responsible agencies are obtained.
 - a. Any alteration of irrigation and drainage structures located on the properties requires written approval from the local irrigation district and drainage district. The alterations shall not impede or affect water delivery to adjacent properties/water users.
 - b. If any discharge is to take place into the drain ditches located on site, the applicant must get written approval from Eureka Irrigation District and/or Drainage District No. 6 (**Exhibits 3D8 and 3D9**).
7. All exterior lighting shall be downward-facing and directed away from adjacent residential properties.
 - a. When lighting is required after operation hours for maintenance purposes, low-impact mobile lighting shall be used.
8. The applicant shall comply with all fire district requirements per State adopted IFC and as evidenced by review and approval documentation from Wilder Rural Fire District prior to commencement of use (**Exhibit 3D4**).

9. The applicant shall comply with applicable Golden Gate Highway District requirements prior to gravel pit operations, including but not limited to a traffic impact study combined with case CU2025-0009, a pavement analysis combined with case CU2025-0009, an approach permit, minimum driveway spacing requirement, and a site visit by a Golden Gate Highway District representative (**Exhibit 3D5**).
 - a. If a new access is requested by the applicant, an approved approach permit shall be obtained prior to commencement of the use for the new access, as evidenced by the applicant providing Development Services with an approved highway district document indicating the completion of improvements.
 - b. The traffic impact study results and mitigating actions shall be completed prior to gravel pit operations.
10. The applicant shall comply with applicable Idaho Transportation Department requirements prior to gravel pit operations. (**Exhibit 3D7**).
11. Truck loads shall be covered before leaving the pit (**Exhibit 3A2**).
12. The number of portable restrooms and maintenance shall be as recommended by Southwest District Health.
13. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.
 - a. The roadway surface shall be watered to mitigate dust during the summer months of June, July, and August (**Exhibit 3A2**).
14. Stormwater drainage shall be retained onsite (**Exhibit 3A3**).
15. Vehicle fueling and minor maintenance may take place on site, as an accessory use to the proposed use.

Ms. Lewter and Mr. Lister addressed several Board questions related to the movement of cattle in the area, roadway improvements, how noticing of 24/7 operations are handled, and landscaping.

Taylor Wood read a statement into the record with concerns relating to the lack of a traffic impact study to understand the impact on surrounding property owners, the cumulative effect when considering other gravel operations nearby, and the potential of this CUP shifting the character of the area from agricultural to industrial.

Clif Carlisle expressed concerns about operational noise even during the day for those who work non-traditional hours, timeframe of pit operation, and roadway repairs and maintenance.

Shane Garbarino is concerned about home values, timeframe of pit operation which has continually increased, doesn't feel the area nor the roadway is designed to accommodate this kind of operation, potential of diminished quality of life and safety of children.

Marlia Gordon is concerned about quality of life, property values, and the safety of children.

Megan Taylor's property is surrounded by the project. She works partially nights and partially day shifts so noise will affect her. She is concerned about drainage onto her property, chemicals seeping into the aquafer, and the dust impact especially on children.

Chris Taylor feels that although this is in the 2030 intensive ag overlay that mineral extraction is not ag. He is concerned about diminished quality of life and feels that there are no consequences for operators that don't fulfil the conditions as set out.

Doug Sanders has concerns about the noise from the rock crusher, and that roadways are not designed to handle this type of truck traffic.

Marty Delk is concerned about the effect this will have on wells, lack of covered loads leaving the pit, and destruction of the roadway from the truck traffic.

David Sanders said trucks are crossing the canal and he's not sure it's approved for an 80,000 pound truck. There is a lot of mistrust with Knife River regarding the operational years of the pit - it's slowly increased from 5 years to 10 years, to 20 years. He doesn't feel the berms will do anything to dampen the sound. Additionally, he doesn't feel this is consistent with the comprehensive plan, specifically in regard to protecting individual property rights. He has concerns about traffic and the lack of a TIS, trucks hauling aggregate running stop signs and taking alternate routes than what has been proposed.

Sam Shaw has concerns related to weed control of the property, and dewatering of the gravel pit – there is no irrigation ditch on the property for them to dewater into. He doesn't feel the roadway is able to handle the trucks. He also expressed concerns about Canyon County being a herd district vs. open range as they use the road to move cattle.

The Board recessed from 3:07 p.m. to 3:25 p.m. Once back on the record, testimony continued as follows:

Joe Smith spoke on behalf of Knife River. He provided clarification on the duration stating they fully expect to be off the site in about 5 years, and a 10 year approval would be appropriate. Knife River has a couple pits in the area and spoke to the duration of those pits. He addressed the immediate need for the aggregate. He explained that before the pit can be opened a TIS will need to be completed as well as any improvements to the roadways.

Marc Laccabue spoke about environmental and safety violations by Knife River.

Alexis Ward is in favor of the project with the only concern being the roadways; this is essentially a property owner renting his land to Knife River so that in the end they can have a pond on their property. She feels that at some point some agricultural land will turn residential. She doesn't have any concerns about the project continuing on longer than the requested duration nor will it go deeper than the 20 feet or affect wells. She is concerned that if this project doesn't get approved the land will remain unfarmed and eventually turn into a 50 home subdivision. She believes Knife River really does want to do what is best for the residents in the area. She feels the truck drivers are highly skilled and not irresponsible as has been indicated.

Megan Winter offered rebuttal testimony on behalf of Knife River. She addressed the following points:

- Pit duration: She feels the mine should be depleted and reclaimed within 10 years, that will give them a comfortable buffer to complete the reclamation plans to the Idaho Department of Lands requirements; She said they mistakenly requested 20 years.
- 24-hour operation: After hearing the neighbors' concerns, they are willing to strike this. If it is required by ITD, they can haul material from this site to another site and then out to the Hwy 55 project.
- Site design: There will be a 300' setback from Centerpoint Rd. to where operations begin which should not impact the irrigation canal. Additionally, it should make the operations behind the Taylor home and not butting right up to their property.
- Crushing: If approved, crushing operations would be moved to the far northwest portion of the site which is as far away from residential neighbors as they can get. The crusher is generally not operated daily. During the summer months they will often crush the rock necessary for a few months then just haul material from the site.
- Noise: Vehicles have white noise back up alarms which should reduce noise. They intend to add buffers around the site which should help mitigate noise as well as add privacy for the neighbors; they are willing to adjust the height of these buffers based on the neighbors' wants.
- Wells: GSI Environmental did a groundwater study. Knife River is willing to replace or repair any wells on adjoining properties if there is any sort of impact.
- Dewatering: They won't be mining deep enough to hit the groundwater table, so she doesn't believe dewatering will be necessary.
- Haul route: Their proposed haul route is to go south on Centerpoint Rd, east on Howe Rd and south on Notus Rd. and then State Hwy 19 to Farmway. They do not intend to use Tucker Road. Ms. Winter indicated that based on the traffic impact study, Knife River is prepared to make improvements as dictated by Golden Gate Highway District and/or Idaho Transportation Department.
- Environmental concerns: There are strict permits in place from DEQ and the EPA which they must adhere to.

Commissioner Van Beek asked several questions related to backfilling, specifically the materials to be used once reclamation begins, construction of a fence to surround the property, and Mr. Brody's purchase of the property. Questions were addressed by Ms. Winter and Mr. Lister.

Commissioner Brooks questioned Ms. Winter's statement about not mining deep enough to hit ground water when there are documents containing multiple paragraphs addressing dewatering and the management through grading and maintenance pumping. Additionally, the documents state that the discharged water will be pumped to drains with permits, however, there are also exhibits indicating that Knife River does not have permission to pump water into those drains. Ms. Winter's said she believes there will be settling ponds which will be used as retention ponds. In

regard to pumping, that would be dictated by what is approved by the irrigation district and storm water pollution prevention plan.

In response to a question from Commissioner Holton, Ms. Winter said that they don't intend to bring in any outside resources for reclamation and building of the pond unless they need additional material to meet the reclamation plan; at that point they would bring in reject material from another site which will be similar in like and kind.

Dan Lister and Amber Lewter addressed the following:

- TIS: Knife River will need to work with Golden Gate Highway District regarding the scoping, which includes a pavement analysis and an improvement plan or analysis; Mr. Lister requested that the Board include this as a condition if approved. It is under the Board's purview to require studies at the applicant's expense of social, economic, fiscal, and environmental effects of the conditional use permit prior to making a decision.
- Code 07-07-17 allows the hearing body to add conditions as they see fit. Based upon hearing concerns, the Board may add stipulations to reduce or minimize adverse impacts, control sequence and timing, control duration, designate exact locations and nature of development, require the provisions for onsite or offsite services, and/or restrict standards.
- In regard to one neighbor's concern about the overlook and the view, county code does not protect view sheds. However, code does protect the character of the area.
- Mineral extraction has been added as a conditional use permit because, subject to conditions, it could have similar uses to active farm ground where there are tractors, dust, and noise which could be similar.
- There are slopes along the north drain area.
- In regard to Tucker Road, Red Top to Tucker Road is a dirt road. The proposed trucking route is not to take Tucker Road.
- Eureka Irrigation District has not allowed for any dewatering, but Drainage District 6 said it would be fine (letters from the irrigation district and drainage district can be found as exhibits D8 and D9 of the staff report).

Commissioner Van Beek's questions regarding reclamation and above ground fuel storage, and water discharge were addressed by DSD staff.

Ms. Lewter provided a brief review of the 15 proposed conditions of approval.

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

Board deliberation ensued with all three commissioners agreeing that this application fails on criteria 4 and 7, concurring with the planning zoning findings, and is generally incompatible with the surrounding area. Commissioner Holton said he would have liked to have seen a traffic study and more conversation/compromise with the surrounding neighbors.

Commissioner Holton made a motion to uphold the P&Z denial and deny the appeal. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the hearing at 4:39 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 11, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

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

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

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

PUBLIC HEARING TO CONSIDER A REQUEST BY STAR RURAL FIRE PROTECTION DISTRICT TO AMEND IMPACT FEES AND TO CONSIDER ASSOCIATED ACTION ITEMS

The Board met today at 1:35 p.m. for a public hearing to consider a request by Star Rural Fire Protection District to amend impact fees and to consider associated action items. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Deputy P.A. Trent McRae, Director of Constituent Services Aaron Williams, Colin McAweeney with Tischler Bise, Chief Greg Timinsky and Robin Ward with Star Fire Protection, Attorney Bill Gigray via teleconference, Assessor Brian Stender, Chief Deputy Assessor Roger Craig, Assessor's Office Business Manager Lisa, Assessor's Office Administrative Analyst Ebony Ferreira, and Deputy Clerk Jenen Ross.

Robin Ward reviewed their impact fee fund activity report which is on file with this day's minutes.

Colin McAweeney reviewed a PowerPoint presentation which addressed the following:

- Idaho jurisdictions that collect impact fees
- Progress of study
 - Met with planning staff to update growth projections
 - Calculated current facility level of service
 - Worked with fire district staff to prepare capital improvement plan (CIP), related impact fees, other revenues
 - Approved by Fire Board, Fire District DIFAC, County DIFAC, Star, Eagle, and Ada County
 - Impact fees are collected at building permit issuance
 - Fire districts need agreement with cities and counties to collect impact fees on their behalf
- Star Fire Impact fee study area
- Growth projections
 - Districtwide population projected to increase by 70%
 - Districtwide employment projected to increase by 250%
- Plan-based methodology
 - Fire station space, fire apparatus, eligible equipment, cost of fee study
- Fee is attributed to residential and nonresidential development based on calls for service data
- Uniform fee schedule across the district
- Capital Improvement Plan
- Calls for service data
 - Used to assign proportionate share for fire services
- Fire Station 10-year capital plan compared to 10-year growth
- Fire apparatus 10-year capital plan compared to 10-year growth
- Fire equipment 10-year capital plan compared to 10-year growth
- Cost of impact fee study can be recovered by the collection
- Credit included for existing fund balance
- Maximum supportable impact fees
- Comparable

Bill Gigray offered comments in support of this request.

The action items were considered as follows:

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks, the Board voted unanimously to accept the recommendation of the Planning and Zoning Commission to include the Star Fire Protection District Capital Improvement Plan and Fee Study dated August 23, 2023, as an element of the Canyon County 2030 Comprehensive Plan.

Commissioner Van Beek made a motion to sign the resolution adopting the Star Fire Protection District Capital Improvement Plan and Fee Study dated August 23, 2023. The motion was seconded by Commissioner Brooks and carried unanimously (resolution no. 26-028).

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the Impact Fee Schedule Ordinance authorizing the adoption of an amended Star Fire Protection District impact fee schedule as follows:

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

Residential (per Single Family per Housing Unit)	\$2,152.00
Residential (per Multi-Family per Housing Unit)	\$1,227.00
Non-Residential (per 1000 retail square feet)	\$ 839.00
Non-Residential (per 1000 office square feet)	\$ 323.00
Non-Residential (per 1000 industrial square feet)	\$ 145.00
Non-Residential (per 1000 Institutional square feet)	\$ 582.00
Ordinance no. 26-005	

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to sign the Ordinance amending Section 07, Article 01, Chapter 11 Canyon County Code of Ordinances regarding the establishment of the development impact fee advisory committees to comply with the amendments of I.C. § 67-8205.

Commissioner Holton motioned to adjourn the hearing at 2:19 p.m. The motion was seconded by Commissioner Van Beek and carried unanimously. An audio recording is on file in the Commissioners' Office.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 12, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

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

- Samantha Dunn, Assessor's Office

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

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

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

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

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

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

**** AGENDA TO BE AMENDED * Action Item: Consider a Public Hearing Notice Regarding a Request by Parma Rural Fire Protection District to Amend Impact Fees:*** Mr. Wesley explained that he has a Public Hearing Notice for the Parma Rural Fire Protection District to amend impact fees. This action item did not make the 48-hour timeframe to be placed on the agenda, but the notice must go to the newspaper in time for the March 25 meeting. Mr. Wesley explained that, in his opinion, it does not strictly need to be an agenda item, but County practice is to include it, as it could fit within administrative matters. In the interest of standard practice, staff requested the Board make a motion to amend the agenda to include this legal notice in today's meeting and then issue it.

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

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

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

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

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

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

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

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

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

DSD GENERAL BUSINESS

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

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

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

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

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

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

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

The Board and DSD shared their priorities for this project.

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

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

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

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

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

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

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

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

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

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

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

Applications for the following were considered:

63-602D HOSPITALS 11

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

63-602GG LOW INCOME HOUSING 12

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

63-602C CHARITABLE 102

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

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

32186010 0	RELG	FIRST ROMANIAN CHURCH INC
33158000 0	RELG	FREE METHODIST CHURCH OF NORTH AMERICA
08588000 0	RELG	GOOD NEWS COMMUNITY CHURCH INC
32001010A0	RELG	GRACE BIBLE CHURCH INC OF NAMPA IDAHO
35616000 0	RELG	GRACE EVANGELICAL LUTHERAN
36241000 0	RELG	GREENLEAF FRIENDS CH
36242000 0	RELG	GREENLEAF FRIENDS CH
36263010 0	RELG	GREENLEAF FRIENDS CHURCH
36264000 0	RELG	GREENLEAF FRIENDS CHURCH
31454000 0	RELG	HARVEST LIFE MINISTRIES INC
05061000 0	RELG	HERITAGE HOLINESS CHAPEL INCORPORATED
33670010 0	RELG	HOMEDALE FRIENDS COMM CHURCH
19940000 0	RELG	IGLESIA EVANGELICA MEXICANA DE WILDER INC
04945000 0	RELG	IGLESIA NUEVA ESPERANZA CORP
01112011 0	RELG	JEHOVAHS WITNESSES INC N CALDWELL CONGREGATION
31408000 0	RELG	KARCHER CHURCH OF THE NAZARENE INC
76061000 0	RELG	KARCHER CHURCH OF THE NAZARENE INC
25266000 0	RELG	LA IGLESIA DE DIOS INC
29578012 0	RELG	LAKE SHORE DR BAPTIST CHURCH NAMPA
32096000 0	RELG	LAKEVIEW BIBLE CHURCH INC
38749010 0	RELG	LAUNCH PAD PARMA
15234000 0	RELG	LUTHERAN BRETHERN CH NA INC
17544000 0	RELG	MELBA FRIENDS CHURCH LIMITED
17537000 0	RELG	MELBA FRIENDS CHURCH LTD
32134100 0	RELG	MESSIAH EVANGELICAL LUTHERAN CHURCH INC
32135000 0	RELG	MESSIAH EVANGELICAL LUTHERAN CHURCH INC
73481000 0	RELG	MESSIAH LUTHERAN CHURCH
17993000 0	RELG	METHODIST CHURCH
18689000 0	RELG	MIDDLETON CH OF NAZ INC
13034011 0	RELG	NAMPA FIRST ASSEMBLY OF GOD OF THE CITY OF NAMPA IDAHO INC
13530000 0	RELG	NEW DIRECTION INC
13570000 0	RELG	NEW DIRECTION INC
00087000 0	RELG	NEW LIFE BIBLE FELLOWSHIP INC
19192000 0	RELG	PARMA CH OF THE NAZARENE
18975000 0	RELG	ROMAN CATHOLIC DIOC OF BOI SACRED HEARTS OF JESUS MARY CHURCH
17503000 0	RELG	ROMAN CATHOLIC DIOC OF BOISE MELBA CHURCH
15617000 0	RELG	ROMAN CATHOLIC DIOC OF BOISE ST PAULS CHURCH
15227000 0	RELG	ROMAN CATHOLIC DIOCESE OF BOISE
15228000 0	RELG	ROMAN CATHOLIC DIOCESE OF BOISE
16238000 0	RELG	ROMAN CATHOLIC DIOCESE OF BOISE
17502000 0	RELG	ROMAN CATHOLIC DIOCESE OF BOISE
17607020 0	RELG	ROMAN CATHOLIC DIOCESE OF BOISE
24564010 0	RELG	ROMAN CATHOLIC DIOCESE OF BOISE
31822011 0	RELG	ROMAN CATHOLIC DIOCESE OF BOISE

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

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

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

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

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

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

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

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

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

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

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

CANYON COUNTY DEPARTMENT ADMINISTRATOR MEETING

The Board met today at 3:34 p.m. with Canyon County Department Administrators. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Prosecuting Attorney Chris Boyd;

Chief Deputy PA Aaron Bazzoli; Deputy PA Ben Cramer; Deputy PA Zach Wesley; Director of DSD Jay Gibbons; Director of Constituent Services Aaron Williams; Director of Facilities Rick Britton; Director of Fleet Mark Tolman; Director of Human Resources Marty Danner; Director of Juvenile Detention Sean Brown; Director of Misdemeanor Probation Jeff Breach; Director of the Landfill David Loper; Fair Director Diana Sinner; UI Extension County Chair Tasha Howard; Director of Canyon County Ambulance Michael Stowell; Chief Technology Officer Steve Webb; Assistant Director of Parks Michael Farrell; Trial Court Administrator Benita Miller; Interim Director of Juvenile Probation Jose Orozco; Deputy Clerk Jenen Ross (via phone); and Deputy Clerk Diana Hoffman.

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

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

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

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 13, 2026

No meetings were held this day.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 16, 2026

No meetings were held this day.

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

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

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

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

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

Asset By Location Report

Canyon County

Location Information Technology : IT Vault Junk Courthouse Suite 253

Location Prefix BOCC Office

Asset Tag	Asset Description	Serial Number	Category Name	Quantity	Default Cost	Total
20201299	Wireless Access Point	181602402370	Network	1	0.00	0.00
20201301	Wireless Access Point	181602703606	Network	1	0.00	0.00
20201302	Wireless Access Point	181602005211	Network	1	0.00	0.00
20201303	Wireless Access Point	181602804910	Network	1	0.00	0.00
20201304	Wireless Access Point	181602106440	Network	1	0.00	0.00
20201305	Wireless Access Point	181602306455	Network	1	0.00	0.00
20201306	Wireless Access Point	181602006464	Network	1	0.00	0.00
20201307	Wireless Access Point	181602106483	Network	1	0.00	0.00
20201308	Wireless Access Point	181602809444	Network	1	0.00	0.00
20201310	Wireless Access Point	231602308829	Network	1	0.00	0.00
20201311	Wireless Access Point	141602310498	Network	1	0.00	0.00
20201314	Wireless Access Point	181602202640	Network	1	0.00	0.00
20201329	Wireless Access Point	181602406459	Network	1	0.00	0.00
20201330	Wireless Access Point	181602703569	Network	1	0.00	0.00
20201331	Wireless Access Point	181602507011	Network	1	0.00	0.00
20201332	Wireless Access Point	181602407304	Network	1	0.00	0.00
20201333	Wireless Access Point	181602508978	Network	1	0.00	0.00
20201334	Wireless Access Point	181602909461	Network	1	0.00	0.00
20201335	Wireless Access Point	181602409614	Network	1	0.00	0.00
20201337	Wireless Access Point	181602109728	Network	1	0.00	0.00
20201339	Wireless Access Point	181602309307	Network	1	0.00	0.00
20201340	Wireless Access Point	181602609425	Network	1	0.00	0.00
20201341	Wireless Access Point	181602308750	Network	1	0.00	0.00
20201421	Wireless Access Point	181602702401	Network	1	0.00	0.00
20201422	Wireless Access Point		Network	1	0.00	0.00
20201423	Wireless Access Point		Network	1	0.00	0.00
20201424	Wireless Access Point		Network	1	0.00	0.00
20201425	Wireless Access Point		Network	1	0.00	0.00

Exhibit A

Asset By Location Report

Canyon County

Location Information Technology : IT Vault Junk Courthouse Suite 253

Location Prefix BOCC Office

Asset Tag	Asset Description	Serial Number	Category Name	Quantity	Default Cost	Total
20201426	Wireless Access Point	181602306497	Network	1	0.00	0.00
20201427	Wireless Access Point	181602305348	Network	1	0.00	0.00
20201428	Wireless Access Point	181602009613	Network	1	0.00	0.00
20201526	Wireless Access Point	161602111461	Network	1	0.00	0.00
20201527	Wireless Access Point	181602508752	Network	1	0.00	0.00
20201529	Wireless Access Point	261604601526	Network	1	0.00	0.00
20201602	Wireless Access Point	181602805198	Network	1	0.00	0.00
20201603	Wireless Access Point	181602705212	Network	1	0.00	0.00
20201604	Wireless Access Point	181602605343	Network	1	0.00	0.00
20201605	Wireless Access Point	181602807525	Network	1	0.00	0.00
20201606	Wireless Access Point	211602204690	Network	1	0.00	0.00
20201607	Wireless Access Point	181602503803	Network	1	0.00	0.00
20201609	Wireless Access Point		Network	1	0.00	0.00
20201614	Wireless Access Point	181602405347	Network	1	0.00	0.00
20201616	Wireless Access Point	181602502627	Network	1	0.00	0.00
20201629	Wireless Access Point	181602608967	Network	1	0.00	0.00
20201630	Wireless Access Point	181602706767	Network	1	0.00	0.00
2021931		C02FT2LPQ05N	Mobile Assets	1	0.00	0.00
2021935		C02FT32SQ05N	Mobile Assets	1	0.00	0.00
260228	Wireless Access Point	211602904090	Network	1	0.00	0.00
260323	Wireless Access Point	181602709273	Network	1	0.00	0.00
260324	Wireless Access Point	181602104862	Network	1	0.00	0.00
260325	Wireless Access Point	181602206241	Network	1	0.00	0.00
260326	Wireless Access Point	181602207085	Network	1	0.00	0.00
260327	Wireless Access Point	181602409418	Network	1	0.00	0.00
260328	Wireless Access Point	431972000363	Network	1	0.00	0.00
260329	Wireless Access Point	181602504820	Network	1	0.00	0.00
260330	Wireless Access Point	181602803790	Network	1	0.00	0.00

Exhibit A

Asset By Location Report

Canyon County

Location Information Technology : IT Vault Junk Courthouse Suite 253

Location Prefix BOCC Office

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MEETING WITH DSD TO CONSIDER ACTION ITEMS

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

Consider FCOs and Development Agreement for Brett and Shalese Fredericksen; Case No. CR2024-0004: Mr. Lister explained that on February 26 the Board approved a rezone for the Fredericksen case, CR2024-0004. The FCOs and Development Agreement, signed by the applicant, are ready for Board signature. This contains minor conditions, such as no secondary residences and access. The ordinance will be presented once conditions are met, in this case, prior to the approval of the land division.

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

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

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

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

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

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

The Board met today at 1:30 p.m. for a public hearing to consider a request by Thomas C. Evans for a conditional rezone of approximately 3 acres from "A" (agricultural) to "C-2" (service commercial), case no. CR2024-0007-APL. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Planning Supervisor Dan Lister, Attorney Todd Lakey, Thomas Evans, Gerri Smith, Other interested parties, and Deputy Clerk Jenen Ross.

Thomas Evans gave testimony in favor of his application, reading a statement into the record as follows:

I am the landowner and the applicant for the proposal. My background is 27 years in county government as a deputy sheriff and sheriff sergeant, including time here as a Canyon County Deputy Sheriff. I hold a master's degree in criminal justice and have taught at the university level for over 25 years. I currently work as a real estate agent and now a broker since 2014, having sold hundreds of properties across the Treasure Valley, including development properties. My family, in this proposal, is proposing a small mom and pop outdoor RV storage facility and are asking for a conditional rezone of up to three acres from ag to C-2 community commercial for the sole purpose of this RV facility. We intend this business to be generational wealth for our family, and we'll keep it as a permanent part of our estate. We will not obtain this and then sell it; our goal is to keep this for our family. We own a total of 5.68 acres, county land, that is in the middle of now City of Caldwell subdivision land. We have been surrounded 360 degrees by CBH Homes, and Hubble Homes to a degree, that are coming in on the east side of us. We have no contiguous path to another piece of county property from our property without traversing the City of Caldwell. This was against our will. We went to the meetings with city council. We objected vehemently along with my two other neighbors that live on Ropers - and the small guy's voice just had no effect, nobody cared. So now we're stuck with two to eight homes per acre surrounding us, which has rendered our ag property obsolete. We're horse and cattle ranchers - we have pigs, chickens, goats, sheep and we're surrounded on three sides now by subdivision. On the east side is my neighbor's property who has a similar property to mine, but then behind him is City of Nampa and more subdivisions coming in. You're going to see a video later from Growing Together that shows all these big parcels around our area that are all slated or approved already to become development property. We already have a few neighbors that have built homes next to our property line in the subdivision, and we're already receiving complaints about the smells, the flies, the manure, animals having sex in plain view of their children because we breed cattle. Imagine when we roll our mobile butcher out there to slaughter cattle in full view of these children. Imagine when I go out to burn my weeds as I do every year at this time. It's going to be a nightmare for us, and it already is to a certain degree, and they're not even all the way around us yet. Our proposal is for an outdoor RV storage facility to hold about 120 recreational vehicles, depending on the size, it could be a little more or a little less. We're not proposing any structures or services to the RV, simply dry lot storage; no water, no sewer or septic, no electrical. The lot perimeter will have a six foot solid vinyl fence to obscure the view of any trees and where feasible, we intend to plant trees to block the view of above the fence. When we get done nobody will even know it's an RV lot except for a small sign we're going to put out at the front of the property. Our goal is to be as low key. We don't want people to know it's there other than to bring us their RVs. We don't want the issues with anybody around us. We want to be sensitive to our neighbors. Now, there's only three people that I know of in opposition to our project, Mr. Crookham of Growing Together, who I assume everybody knows and our neighbors, the Burtons because it would go down towards their property. But what's interesting, and I find ironic, is they wrote you a letter on February 6th objecting to the project, and

yet for 11 years they have run an unpermitted contractor's yard out of their property with trucks, trailers and equipment for the last 11 years and we've never complained and never snitched him off, but she disclosed it in her letter so I'm bringing it out. So, I find that completely hypocritical and gives them no credibility to object to our project. All that property that I mentioned that you're going to see in the video, just last week went to the Caldwell City Council. Nobody objects except for the people I just mentioned. Canyon County Highway District 4 says it'll be about 30 trips per day in and out of the facility on average; and that's really only going to be between March and October. And the rest of the time it's going to be quiet and still; nobody's going to be coming in and out during the winter with their RVs. A lot's changed in the last 18 months since we submitted the application back in September of 2024. There are now fire hydrants right along my property line that will service the RV lot should they be needed. It doesn't have to be my ag well anymore because the development is now building houses right up next to us and town homes. I might add. The P&Z staff report states that there's no commercial in the area of my property and that approving my project will set a precedent for the area. That statement is false as the precedent has already been set. 1200 feet south of my property is a commercially zoned and taxed business commercial property. It used to be a furniture manufacturer, a kitchen cabinet manufacturing shop. Now it's some kind of a bounce house thing with trucks coming in and out all day delivering bounce houses all over the county. If it looks like a duck and it acts like a duck and it quacks like a duck, it's probably a duck. Mr. Lister's going to tell you it's not a commercial property or it's illegal or its non-conforming. I'd be curious to hear what he's done since November when I made him aware of this. Just over a quarter of a mile away, north of us is the commercial corridor along Karcher Road, which is going to butt right up next to the subdivision that's being built. There's no buffer zone between the subdivision and the commercial that's coming in. I hear there's a Fred Meyer shopping center coming into the north and all along Karcher Road, along with various accepted specialty commercial properties like a church and a school and a bunch of other stuff in the area. Across Canyon County there are communities with subdivisions, with community RV parking already in them. As a realtor 70% of my clients want something where they can store their RV and these subdivisions that have a community lot are highly desirable, and they're advertised as having community RV parking as an incentive to people to come live there. And those HOAs run them; it's a for-profit enterprise just like mine is and what my proposal is; it's something that people want, and they already exist. Goldcrest and Silvercrest have hundreds of RVs in there. The Greens at Ridgecrest in Star, there's another huge one that rivals Goldcrest. I mean, two miles to the west of me, right along Orchard Avenue is a community of subdivisions that have RV parking and a big yard for RVs for the residents. And that's all we're trying to do with this proposal is serve Peregrine Estates and the 800 homes that are being built around us. Now, how do we meet the community needs, right? As RV ownership rises residents are struggling to find secure, accessible and affordable storage options. We're going to be affordable at an average of about a hundred dollars a space per month. Some a little more, some a little less depending on the size. HOAs and CC&Rs restrict RV parking on residential properties, which is true of Peregrine Estates. I've read the CC&Rs, they either have to have room to put it behind the fence or they can't keep it at their home. So, an outdoor RV storage facility addresses the growing demand, provides a dedicated solution that

alleviates neighborhood congestion and ensures compliance with CC&Rs and local ordinances. It promotes orderly land use; it ensures that the use of the land is organized and compatible with the surrounding areas. Again, I described how we're going to make it basically invisible, if you will. By designating a specific location for RV storage, the community can prevent the unsightly or haphazard parking of large vehicles in residential neighborhoods or on public streets. This supports the broader goals of the zoning code to enhance property values, preserve neighborhood aesthetics and promote orderly development. The economic benefits, it creates local jobs during the construction phase and then the operational phase, once we're up and running, it generates additional tax revenue for Canyon County because now we're paying commercial taxes versus ag taxes, which next to nothing, and those can be reinvested into community services and infrastructure. Furthermore, the facility may attract RV owners from neighboring communities, which will help support local business and boost the overall economic vitality of the area. Enhancing public safety, a professionally managed RV storage offers increased security compared to a street or driveway parking. Features such as surveillance cameras, controlled access gates and onsite management reduce the risk of theft, vandalism and unauthorized dumping. This contributes to a safer community and reduces the burden on local law enforcement. By centralizing the RV storage, the facility can implement environmentally responsible practices such as storm water management systems, landscaping buffers, and pollution prevention measures. This minimizes the environmental impact compared to dispersed unregulated parking. Thoughtful site planning can also preserve green space and maintain the rural or suburban character of the area. In conclusion, approving the planning and zoning application for an outdoor RV storage facility not only meets a demonstrable community need, but it also advances the goals of responsible land use, economic growth, public safety, and environmental stewardship. With fencing, landscaping, and trees, it will be much more pleasing to the eye than our current ag property. For those reasons, the application merits strong support. Your comprehensive plan on population G 2.02.00 says that the goal of the plan is to promote housing, business, and service types needed to meet the demand of the future and the existing population.

Mr. Lister reviewed a PowerPoint presentation which addressed the following:

Request:

- A conditional rezone of approximately 3 of 5.68 acres from an agricultural zone to a conditional rezone-service commercial zone which includes a development agreement to restrict use to an RV storage facility.

Background:

- The property is in agricultural use and receives an agricultural tax exemption.
- There are no splits available on the property.

Comprehensive Plan:

- The 2030 comprehensive plan designates this as rural residential
- It is in the area of city impact and likely to be annexed by the City of Caldwell in the next 5 years.
- The city shows this as promoting 2-8 dwellings per unit and does not plan neighborhood service commercial in this area. This application is requesting commercial use, which could set a precedence since it is not planned and there is no commercial designation in the area.

Staff does not feel the C-2 zone is more appropriate than ag. Additionally, staff is concerned that although the applicant is requesting that only 3 acres be rezoned, eventually it could be split and sold leaving only about 2.6 acres of the agricultural portion which would limit the agricultural use. The proposal includes a 4x4 monument sign, hours of operation would be from 6:00 a.m. to 10:00 p.m., use of Roper's Lane which is currently a private road shared with the Burton's, no septic or structures, fire suppression via fire hydrants, the property would be fenced, and there would be no additional uses outside of the proposal. Mr. Lister provided a review of the surrounding area/character, photos of the property, a map indicating other storage lots in the area, a summary of services and access/traffic, and comments received.

Mr. Lister addressed several questions posed by Commissioner Van Beek.

Todd Lakey gave testimony in support of the application stating that this is a conditional rezone with a development agreement that binds them to this single use and that the proposed use does not require more services or infrastructure. Unlike the storage facilities presented by Mr. Lister, this would not be a full service mini storage with year round activity; Mr. Evans' facility would be used primarily in the spring and summer. He feels this is a very necessary use that provides a service to local residents who cannot store their RV on their property. There has been very little objection to the proposal other than from the neighbor to the east. Mr. Lakey believes this application is supported by the comprehensive plan and that the RR designation, and the ag zoning is no longer appropriate in this location based on city growth that has occurred surrounding the property. He believes that this very focused proposal will generate less traffic and less noise than additional high density development on this property. He noted that fire code does not require paving, simply an all-weather driving surface. Additionally, water rights are not required, the ag well can be used specifically for fire suppression under Idaho Code 42-201.

Mr. Lakey responded to a question from Commissioner Holton's related to this application being spot zoning.

Gerri Smith read a statement from Growing Together into the record as follows:

Dear Commissioners, Growing Together LLC respectfully submits this rebuttal to the applicant's February 4th, 2026, response letter regarding CR2024-0007. At its core, this application asked the

county to create a standalone C-2 commercial district on a single parcel in an area defined primarily by agriculture and residential uses. That is the problem. This is not an expansion of an existing commercial area, not part of a planned transition and not the result of an area wide planning process. It's a parcel specific commercial exception for a single proposed use. The applicant emphasizes the RV storage is low impact, even if true, that does not answer the legal question before the Board. The issue is not whether this is a quieter or less intrusive intensive than some other possible use. The issue is whether this conditional rezone is appropriate in this location under the county's criteria and comprehensive plan - the applicant has not shown that it is. Nothing in the response letter demonstrates that this parcel is suited for commercial zoning as a part of coherent land use pattern. The surrounding area remaining predominantly agriculture and residential. The parcel is not located within a commercial node and is not part of a coordinated transition area. Instead, the justification offered is that the use would be convenient for nearby residents and less impactful than other alternatives. Convenience and relative intensity are not substitutes for sound zoning. The applicant also relies heavily on Board comprehensive plan language regarding growth, property rights and economic development. Those general statements cannot be read in isolation. The plan also calls for compatibility, orderly development and land use decisions that reflect the character of the surrounding area. Approving a single commercial parcel in the middle of an agricultural and residential area does not further those goals. The same flaw applies to the applicant's compatibility argument. Compatibility is not limited to traffic counts, noise levels, landscaping. It also includes whether the zoning itself fits the surrounding area. Here, the requested C-2 zoning would introduce a commercial district into an area where the dominant pattern is agriculture and residential use. Screening may soften the appearance of the project, but it does not change the fact that the application would establish an isolated commercial zoning island. The applicant further suggests that limited neighborhood opposition supports approval. It does not. Public turnout is not the standard and the Board's duty is not reduced when fewer people speak. The question remains whether the rezone complies with the county's standards and fits within the county's adoptive planning framework. Likewise, references to whether certain individuals live nearby or qualify as impacted parties miss the point. Land use concerns do not become irrelevant based on the address of the person raising them. The Board must evaluate the merits of the application itself, nor is county approval justified by the city statement that some neighborhoods serving commercial uses may be appropriate under its own planning policies. This Board must apply Canyon County Ordinance and comprehensive plan, not rely on generalized support from another jurisdiction's planning framework. Ultimately, the applicant's response does not establish the commercial zoning belongs here. It establishes only that the owner would like to use this parcel for RV storage and believes the use would be manageable. That's not enough. A conditional rezone would not be used to create isolated commercial entitlements in areas where the overall land use pattern does not support them. For these reasons Growing Together LLC respectfully requests the Board deny CR2024-0007.

Mr. Evans offered rebuttal testimony where he spoke about how he felt the Planning and Zoning Board was close to approving but for whatever reason all voted in opposition. He said they only

did the survey at the request of Ms. Barron in order to move the project forward. They've never had any intention of splitting the property; they plan to continue living on the property and operating the business. Mr. Evans feels that the concerns expressed can be mitigated through conditions and spoke about the support he feels he has from the neighbors in Peregrine Estates.

At the request of Commissioner Holton, Mr. Evans indicated on the map the roadways that are currently paved or in the process of being paved, including Ropers.

Commissioner Van Beek feels this application represents spot zoning in a residential area.

Mr. Lister explained P&Z's decision noting that although they thought the concept was a good idea they eventually concurred with staff's recommendation that it isn't in alignment with the comprehensive plan.

Commissioner Brooks feels this application is in a very gray area as far as semantics are concerned.

Commissioner Holton is concerned this is a big jump to go from ag to C-2 while being immediately adjacent to a subdivision.

Discussion ensued amongst Commissioners Van Beek and Holton regarding the criteria on which they feel this application fails including the proposal being more appropriate when considering the surrounding land uses, and the proposed conditional rezone negatively affecting the character of the area.

Commissioner Van Beek made a motion in consideration that the application and supporting materials, that the application is not compliant and that the Board denies the request for C-2 commercial rezone from ag on case no CR2024-0007. The motion died for lack of a second.

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

Board discussion ensued regarding the 8 evaluation criteria:

1. Is the proposed conditional rezone generally consistent with the comprehensive plan? Commissioners Holton and Van Beek concur with the P&Z findings; Commissioner Brooks disagrees.
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation? Commissioners Holton and Van Beek concur with the P&Z findings; Commissioner Brooks disagrees.
3. Is the proposed conditional rezone compatible with surrounding land uses? Commissioners Holton and Van Beek concur with the P&Z findings; Commissioner Brooks disagrees.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts? Commissioners Holton and Van Beek concur with the P&Z findings; Commissioner Brooks disagrees.
5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone? The Board is in agreement with the P&Z findings.
6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts? The Board is in agreement with the P&Z findings.
7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development? The Board is in agreement with the P&Z findings.
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? The Board is in agreement with the P&Z findings.

Commissioner Van Beek made a motion that based on the findings of facts and conclusions of law and order contained herein, the Board of County Commissioners denies case no. CR2024-0007 for the reasons outlined in the deliberation. The motion was seconded by Commissioner Holton and following a vote, the motion carried in a 2-to-1 split vote with Commissioner Brooks voting in opposition.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the hearing at 3:12 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 18, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Kenneth L. March, Assessor's Office

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

The Board met today at 1:33 p.m. for a public hearing to consider a request by Marsing Rural Fire Protection District to amend impact fees. Present were: Commissioners Leslie Van Beek and Brad Holton, Deputy P.A. Zach Wesley, Director of Constituent Services Aaron Williams, Colin

McAweeney with Tischler-Bise, Nancy Bessendorfer, Attorney Bill Gigray via teleconference, and Deputy Clerk Jenen Ross

Mr. McAweeney gave a PowerPoint presentation which covered the following:

- Progress of study
 - Met with planning staff to update growth projections
 - Calculated current facility level of service
 - Worked with fire district staff to prepare capital improvement plan (CIP), related impact fees, other revenues
 - Approved by Fire Board, Fire District DIFAC, County DIFAC, Owyhee County, and Marsing
- Marsing Rural Fire District map
- Residential Projections
 - Owyhee County side of growth is based on building permit data while Canyon County is derived from the COMPASS model
- Non-residential Projections
 - 132 new jobs & 65,000 square feet (16% increase)
- Functional population for a unified demand unit for the different development types
 - Functional population found with persons per housing unit, time spent at home, employee factors, visitors to commercial sites
- Incremental Expansion
 - Current facility level of service analysis
 - Ensures that today's level of services is provided to future residents
 - Conservative approach, however, allows for more flexibility in expenditures while not over charging development
- Fire apparatus, eligible equipment, and impact fee study
 - Although fire station expansion is available in the state code, there is no current need for added space, but that can change in the future
- Uniform collection throughout the fire district
 - Canyon County, Owyhee County, City of Marsing
- Diagram of methodology
- Fire apparatus LOS & cost analysis
- Fire Equipment LOS & cost analysis
- Impact fee study cost analysis
- Maximum supportable impact fee
- 10-year capital improvement plan (CIP)
- Fee Comps

A copy of the PowerPoint presentation is on file with this day's minutes.

Ms. Bessendorfer and Mr. Gigray offered comments in support of the proposal.

Commissioner Holton motioned to close the public hearing. The motion was seconded by Commissioner Van Beek and carried unanimously.

The action items were considered as follows:

Consider Planning and Zoning Commission recommendation to adopt amended Capital Improvement Plan and Development Impact Fee Study submitted to Marsing Rural Fire District, dated January 13, 2025, as an element of the Canyon County 2030 Comprehensive Plan: There is nothing to be signed today, Mr. Wesley explained this will be signed once all the fire districts have presented their plans.

Consider a resolution adopting the Capital Improvement Plan and Development Impact Fee Study submitted to Marsing Rural Fire District, dated January 13, 2025: Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the resolution (resolution no. 26-032).

Consider an ordinance amending Section 11-02-13 of the Canyon County Code of Ordinances authorizing the amending the Marsing Rural Fire District impact fee schedule: Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the ordinance (ordinance no. 26-006).

Commissioner Van Beek motioned to adjourn the hearing at 2:04 p.m. The motion was seconded by Commissioner Holton and carried unanimously. An audio recording is on file in the Commissioners' Office.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 19, 2026

COMMUTER VEHICLE AUTHORIZATION FORM

The Board approved a commuter vehicle authorization form for:

- Scott Phillips, IT

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

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

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

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

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

The action items were considered as follows:

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

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

Consider Insight Software License Agreement: It was clarified that the agreement has been reviewed by legal counsel. Mr. Bazzoli explained nuances of the agreement, noting that the Insight agreement references two separate online agreements – common for such companies – and those online attachments have been reviewed. This is a five-year agreement with an increasing percentage each year, subject to annual appropriation by the County. It locks in a fixed rate with

the option to terminate at any time without penalty, and legal counsel is comfortable recommending approval. Mr. Webb reiterated that there is an out clause and that this is a step-up program. He noted that IT is working with the Canyon County Sheriff's Office to combine environments to reduce overall cost and allow CCSO to realize savings as well. This will keep costs close to the budget. This software supports virtual machines.

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

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

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

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

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

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

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

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

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

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

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to sign the resolution granting changes in alcoholic beverage licenses for Walgreens CO. doing business as Walgreens #05648, #07276, #10672, #11541, and #12483. (Resolution No. 26-034)

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

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

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

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

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

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

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

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

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

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

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

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

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

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

The action items were considered as follows:

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

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

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

the title company paid his county medical debt in full, for a payment of \$40,680.00. At this time, the applicant's medical liens are brought before the Board for release.

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

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

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 20, 2026

No meetings were held this day.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 23, 2026

No meetings were held this day.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 24, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

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

COMMUTER VEHICLE AUTHORIZATION FORM

The Board approved a commuter vehicle authorization form for:

- William Schorr, CCSO: Deputy K9 Jail

FILE IN MINUTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MEETING WITH DSD TO CONSIDER ACTION ITEMS

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

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

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

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

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

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

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

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

The Board met today at 1:02 p.m. for an Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f) regarding 602NN tax exemptions, records exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation. A motion was made by Commissioner Van Beek to enter into Executive Session regarding a 63-602NN tax exemption at 1:03 p.m. The motion was seconded by Commissioner Holton and carried unanimously. Present were: Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks, county legal counsel, and other participants. The Executive Session concluded at 1:25 p.m. with no decisions being made.

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

The Board met today at 1:31 p.m. with the Assessor's Office regarding recapture of property tax exemption under Idaho Code § 63-602NN. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Laura Keys, Deputy P.A. Trent McRae, Assessor Brian Stender,

Controller Kyle Wilmot, Director of Constituent Services Aaron Williams, Gentry Jensen - President of Cordova Outdoors, and Deputy Clerk Jenen Ross.

Ms. Keys said the Board is functioning as both the Board of Commissioners and the Board of Equalization for today's meeting to consider the recapture decision/appeal from Cordova Outdoors. The appeal was filed timely which falls under Idaho Code 63-501A.

Commissioner Holton made a motion to suspend the Board of Commissioners and convene as the Board of Equalization to consider an appeal of 63-602NN recapture under 63-602AA based on resolution 19-001. The motion was seconded by Commissioner Van Beek and carried unanimously.

Assessor Stender provided an introduction of Mr. Jensen who then gave a background of Cordova Outdoors and how he came to request forgiveness for the recapture.

Assessor Stender confirmed that the company did receive the 5-year exemption and paid one year of the 10-year recapture.

Mr. Jensen confirmed that although Cordova Outdoors is still a company, they are no longer manufacturing and have just 3 employees. Due to a series of extenuating factors beyond the company's control a situation was created that was insurmountable to continue business.

The Board is in favor of proceeding under the hardship and Mr. Jensen agreed that is what he is here to pursue.

Commissioner Van Beek moved that the Board of Equalization grant forgiveness of the recapture period and that the applicant be allowed to pursue a hardship application for the 63-602NN under 63-602AA. The motion was seconded by Commissioner Brooks. Commissioner Van Beek amended her motion to include moving into that section of the hardship during this hearing as the Board of Equalization. Commissioner Brooks seconded the amended motion which carried unanimously.

As part of the Board of Equalization hearing portion of the meeting Assessor Stender said that hardship applications are rarely granted but agrees with the direction the Board is going and is in favor.

Commissioner Van Beek made a motion to grant the hardship and move forward with forgiveness for the recapture on the nine remaining years under the contract. The motion was seconded by Commissioner Brooks and carried unanimously.

Ms. Keys said she would help draft the written decision as there is always the option to appeal a BOE decision. Those findings will be brought back at a later date for Board consideration [The notice was signed administratively May 20, 2026; a copy is on file with this day's minutes].

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting at 1:56 p.m. An audio recording is on file in the Commissioners' Office.

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

The Board met today for a 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. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Principal Planner Karla Nelson, Joe Young, Joy Young, Claudia Haynes, Jeanie Amen, Frankie Amen, Steve Burton, and Deputy Clerk Jenen Ross.

Ms. Nelson gave a review of the case to this point as follows:

This case was heard on January 22, 2026 and continued to March 5, 2026 in order for legal to review the plat and weigh in on any legal concerns. Testimony was closed at the March 5th hearing, and the case was continued to March 24, 2026 to allow for the Youngs and the Amens to meet and discuss potential options for building envelopes and heights. Staff has reached out to the Youngs to find out if any agreement had been reached but no response has been provided; it does not appear there were any attempts by the parties to meet. The Amens provided a letter today maintaining that they are opposed to the conditional rezone to residential zoning but did provide three possible options for a building envelope and structure location to be placed at a safe distance from the approach and take-off pattern of the airstrip. Ms. Nelson noted that the Youngs were not consulted on any of the proposals.

Due to a lack of participation by the parties to attempt a mutual agreement, Commissioner Van Beek made a motion that based on the findings of facts and conclusions of law and order contained herein, that the Board of County Commissioners denies case number CR2024-0005, which is a conditional rezone of R30121120, and follows the planning and zoning recommendation; a majority of the Board is unable to find in the affirmative for criteria 3 and 4. Discussion and deliberation ensued amongst the Board.

Commissioners Holton and Van Beek are in concurrence that they are not able to approve this application due to the deed restrictions, not necessarily the agricultural component. Commissioner Holton feels a new application could still have a way forward if it addresses the deed and eliminates or reduces the impact to the neighbor.

Commissioner Brooks feels the plat is pretty clear in where building can take place and the height restrictions within other locations.

Commissioner Holton seconded the motion. A vote was taken with Commissioners Van Beek and Holton voting in favor and Commissioner Brooks voting in opposition. The motion carried in a 2-to-1 split vote.

FCOs will be brought forward for Board consideration in the next few weeks.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn at 2:56 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 25, 2026

COMMUTER VEHICLE AUTHORIZATION FORM

The Board approved a commuter vehicle authorization form for:

- Kolbe Pennington, CCSO: Deputy K9 Jail

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Acapulco Mexican Restaurant to be used 3/28

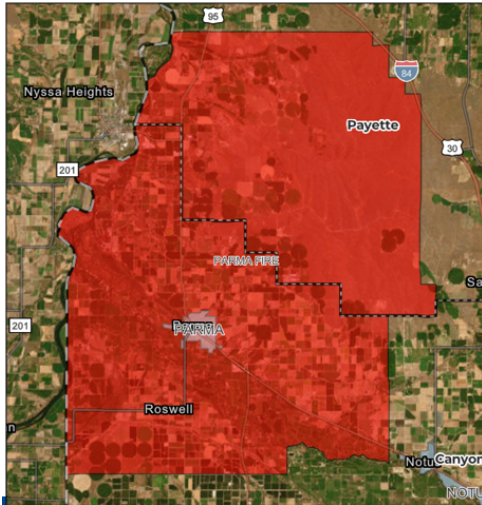
PUBLIC HEARING TO CONSIDER A REQUEST BY PARMA RURAL FIRE PROTECTION DISTRICT TO AMEND IMPACT FEES

The Board met today at 1:36 p.m. for a public hearing to consider a request by Parma Rural Fire Protection District to amend impact fees. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Director of Constituents Services Aaron Williams, Colin McAweeney, Kathryn Zaiss, Attorney Bill Gigray via teleconference, Other interested citizens, and Deputy Clerk Jenen Ross.

Colin McAweeney gave a PowerPoint presentation which is on file with this day's minutes.

The presentation reviewed the following:

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



- Residential projection numbers
 - 2,079 new residents, 742 new homes, 34% increase

Parma RFPD	Base Year 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Increase
Population [1]	6,045	6,232	6,418	6,605	6,791	7,007	7,224	7,440	7,657	7,873	8,124	2,079
Percent Increase		3.1%	3.0%	2.9%	2.8%	3.2%	3.1%	3.0%	2.9%	2.8%	3.2%	34.4%
Housing Units [2]												
Single Family	1,934	1,994	2,054	2,114	2,174	2,243	2,312	2,381	2,450	2,519	2,599	665
Multifamily	227	234	241	248	255	263	271	279	287	295	304	77
Total Housing Units	2,161	2,228	2,295	2,362	2,429	2,506	2,583	2,660	2,737	2,814	2,903	742

[1] Source: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates

[2] Housing units are assumed to grow at the same rate as population

- Nonresidential projection numbers
 - 698 new jobs, 396,000 new square feet, 37% increase

Industry	Base Year 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Increase
Jobs [1]												
Retail	111	115	119	122	126	130	134	139	143	148	152	41
Office	134	138	142	147	151	156	161	166	172	177	183	49
Industrial	1,428	1,473	1,520	1,568	1,618	1,670	1,723	1,778	1,834	1,893	1,953	525
Institutional	226	233	241	248	256	264	273	281	290	300	309	83
Total	1,899	1,959	2,022	2,086	2,152	2,221	2,291	2,364	2,439	2,517	2,597	698
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	52	54	56	58	59	61	63	65	67	70	72	19
Office	41	42	44	45	47	48	50	51	53	54	56	15
Industrial	910	938	968	999	1,031	1,064	1,098	1,132	1,168	1,206	1,244	334
Institutional	75	77	79	82	85	87	90	93	96	99	102	27
Total	1,078	1,112	1,147	1,184	1,221	1,260	1,300	1,342	1,384	1,428	1,474	396

[1] Source: American Census Bureau OnTheMap

[2] Source: TischlerBise analysis; Institute of Transportation Engineers, Trip Generation, 2021

- Plan-Based
 - Capital Improvement Plan created to meet service demands
- Expansion of station, apparatus fleet, equipment

- Uniform collection throughout the fire district
 - Parma, Payette County, and Canyon County
- Capital Improvement Plan

Type of Capital Infrastructure	Description	Units #/Sq.Ft	Cost \$/Unit	Total Cost	Growth Allocation	Subject to Impact Fees	Funding from Other Sources
Facilities							
Station 1	Add Living and Dorm Space for FF's	1,000	\$250	\$250,000	100%	\$250,000	\$0
Station 2	Add Living and Dorm Space for FF's	1,000	\$250	\$250,000	0%	\$0	\$250,000
Total Facilities	Growth Adjusted Number of Units	1,000		\$500,000		\$250,000	\$250,000
Vehicles							
Engine	Add for Station 2	1	\$500,000	\$500,000	100%	\$500,000	\$0
Water Tenders	Add	1	\$350,000	\$350,000	100%	\$350,000	\$0
Brush Rigs	Add for Station 2	1	\$300,000	\$300,000	100%	\$300,000	\$0
Support Vehicles		1	\$75,000	\$75,000	100%	\$75,000	\$0
Existing Replacement		1	\$950,000	\$950,000	0%	\$0	\$950,000
Ambulance	Add for Station 2	1	\$200,000	\$200,000	100%	\$200,000	\$0
Total Vehicles	Growth Adjusted Number of Units	5.0		\$2,375,000		\$1,425,000	\$950,000
Equipment							
SCBA	New for Growth	6	\$8,000	\$48,000	100%	\$48,000	\$0
SCBA	Replace	35	\$8,000	\$280,000		\$0	\$280,000
Turnouts/PPE	New for Growth	6	\$3,000	\$18,000	100%	\$18,000	\$0
Turnouts/PPE	Replace	60	\$3,000	\$180,000		\$0	\$180,000
Ultrasonic Washer	To clean turnouts and gear	1	\$7,000	\$7,000	100%	\$7,000	\$0
Cardiac Monitors	Replace	2	\$45,000	\$90,000		\$0	\$90,000
Cardiac Monitors	Add for Station 2	1	\$45,000	\$45,000	100%	\$45,000	\$0
Total Equipment	Growth Adjusted Number of Units	14.0		\$668,000		\$118,000	\$550,000
				Total Capital Needs		\$3,543,000	
				Minus Current Impact Fee Fund Balance		\$0	
				Plus Impact Fee Study	100%	\$10,000	\$0
				Total Capital Improvement Plan		\$3,553,000	
						\$1,793,000	\$1,750,000
						\$0	\$0
						\$10,000	\$0
						\$1,803,000	\$1,750,000

- Cost for facility renovations are proportionally shared between residential and nonresidential growth

Facility	Square Feet	Cost per Square Foot	Estimated Cost
Add Living and Dorm Space to Station	1,000	\$250	\$250,000
Total	1,000	\$250	\$250,000

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	76%	24%
Share of Facility Square Feet	760	240
Projected 2031 Population/Nonres. Vehicle Trips	2,079	1,477
Square Feet per Person/Nonres. Trips	0.37	0.16

<i>Cost Analysis</i>	Residential	Nonresidential
Square Feet per Person/Nonres. Trips	0.37	0.16
Average Cost per Square Foot	\$250	\$250
Capital Cost Per Person/Nonres. Trip	\$93	\$40

- Apparatus needs based on total growth in district through 2031

Apparatus	Total Units	Cost per Vehicle	Estimated Cost
Engine	1.0	\$500,000	\$500,000
Water Tenders	1.0	\$350,000	\$350,000
Brush Rigs	1.0	\$300,000	\$300,000
Support Vehicles	1.0	\$75,000	\$75,000
Ambulance	1.0	\$200,000	\$200,000
Total	5.0	\$285,000	\$1,425,000

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	76%	24%
Share of Apparatus	3.80	1.20
Projected 2031 Population/Nonres. Vehicle Trips	2,079	1,477
Apparatus per 1,000 Persons/Nonres. Trips	1.83	0.81

<i>Cost Analysis</i>	Residential	Nonresidential
Apparatus per 1,000 Persons/Nonres. Trips	1.83	0.81
Average Cost per Unit	\$285,000	\$285,000
Capital Cost Per Person/Nonres. Trip	\$522	\$231

- Equipment needed for additional firefighters

Equipment	Total Units	Cost per Unit	Estimated Cost
SCBA	6.0	\$8,000	\$48,000
Turnouts/PPE	6.0	\$3,000	\$18,000
Ultrasonic Washer	1.0	\$7,000	\$7,000
Total	14.0	\$8,429	\$118,000

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	76%	24%
Share of Equipment	10.64	3.36
Projected 2031 Population/Nonres. Vehicle Trips	2,079	1,477
Equipment per 1,000 Persons/Nonres. Trips	5.12	2.27

<i>Cost Analysis</i>	Residential	Nonresidential
Equipment per 1,000 Persons/Nonres. Trips	5.12	2.27
Average Cost per Unit	\$8,429	\$8,429
Capital Cost Per Person/Nonres. Trip	\$43	\$19

- Future studies can be funded through the fee revenue

Component	Cost	Demand Indicator	Proportionate Share	Cost Allocation				Cost per Demand Unit Increase
				Units	2022	2027	Increase	
Fire	\$10,000	Residential	76%	Population	6,232	7,224	992	\$8
		Nonresidential	24%	Vehicle Trips	4,145	4,848	703	\$3

- Maximum supportable impact fee

Fee Component	Proposed Fees	
	Cost per Person	Cost per Nonres. Vehicle Trips
Fire Stations	\$93	\$40
Fire Vehicles and Apparatuses	\$522	\$231
Fire Equipment	\$43	\$19
Impact Fee Study	\$8	\$3
Gross Total	\$666	\$293
Net Total	\$666	\$293

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee per Unit
Single Family	2.98	\$1,984
Multifamily	1.24	\$825

Nonresidential

Development Type	Trips per 1,000 Sq. Ft.	Maximum Supportable Fee per 1,000 Sq. Ft.
Retail	14.06	\$4,126
Office	5.42	\$1,590
Industrial	2.44	\$714
Institutional	11.30	\$3,314

- Fire Comps

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

List is ordered based on single family impact fee per unit

* Currently being updated

Kathryn Zaiss offered comments on budget numbers and Bill Gigray offered comments on the impact fee process.

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

The action items were considered as follows:

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adopt amended [Parma Rural Fire Protection District] Capital Improvement Plan and Development Impact Fee Study August 25, 2022, as an element of the Canyon County 2030 Comprehensive Plan as recommended by the Planning and Zoning Commission.

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

Residential (per Single Family Dwelling Unit)	\$1,984.00
Residential (per Multi-Family Dwelling Unit)	\$ 825.00
Non-Residential (per 1000 retail square feet)	\$4,126.00
Non-Residential (per 1000 office square feet)	\$1,590.00
Non-Residential (per 1000 industrial square feet)	\$ 714.00
Non-Residential (per 1000 Institutional square feet)	\$3,314.00

Commissioner Van Beek made a motion to adopt the fee schedule as enumerated by the Chairman. The motion was seconded by Commissioner Brooks and carried unanimously (see ordinance no. 26-007).

Commissioner Van Beek motioned to approve the [Parma Rural Fire Protection District] Capital Improvement Plan and Development Impact Fee Study August 25, 2022. The motion was seconded by Commissioner Brooks. Commissioner Holton noted that the resolution contains citing of the state code that counsel Gigray enumerated during his testimony. Commissioner Van Beek accepted that as an amendment to her motion. The motion carried unanimously. Resolution no. 26-039.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the hearing. The hearing concluded at 2:01 p.m. and an audio recording is on file in the Commissioners' Office.

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

Commissioner Van Beek made a motion to go into Executive Session at 2:33 p.m. pursuant to Idaho Code, Section 74-206(1) (b) and (d) regarding personnel matters and records exempt from public disclosure. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he, along with Commissioners Van Beek and Brooks, voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, county legal staff, and other participants. The Executive Session concluded at 2:58 p.m. with no decision being called for in open session.

Commissioner Holton motioned to adjourn the meeting at 2:59 p.m. The motion was seconded by Commissioner Van Beek and carried unanimously. An audio recording of the open portion of the meeting is on file in the Commissioners' Office.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 26, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- John D. Brandel, Fleet

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

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

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

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

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

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

Consider a Resolution Waiving Certain Landfill Fees for Canyon County Residents for One Day Only on Saturday, April 25, 2026: Mr. Pecunia explained that as stated April 25, 2026, has been selected for the annual free day. Upon signature, residents may dispose of up to one ton of household trash, including one (1) refrigerated item and four (4) tires. Items exceeding these limits will be charged standard fees. Commercial accounts will continue to be charged. Mr. Pecunia stated that Director Loper will coordinate with Director Williams to publicize the event and prepare materials for social media.

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

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

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

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

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

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

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

DSD GENERAL BUSINESS

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

Director Gibbons explained that he wanted to touch base regarding the IDWR—the Department of Water Resources – and their recent news release. Mr. Gibbons stated that he read through the memo and reached out for additional information, specifically regarding the impact on domestic wells. IDWR referenced 21 applications for irrigation groundwater rights but did not mention domestic wells. Once that information is received, he will bring it back to the Board. Mr. Gibbons referenced an email that he received in September from IDWR discussing groundwater studies and monitoring wells in the area of concern. A map provided in the press release illustrated the area referenced, which includes the entire south side of Lake Lowell to the County line at the Snake River; it does not extend north at this time. Additional research is taking place. They are looking for impacts to deep water. The cause tends to be parcels with 5-acre lots irrigating with their domestic wells, affecting surrounding wells. This falls under the purview of IDWR to enforce. Once the studies conclude, IDWR should release their findings and recommendations.

The County does have a few open applications that came through with community wells; those draw from a deeper aquifer, and this situation may impact them. Development agreements in place on existing subdivisions that have not completed the process to finalize their rezone for subdivisions with community well requirements will be precluded from applying for the necessary

community well for five years. However, this can be resolved by having those applicants complete a time-extension request and modify the development agreement to request additional time. The County would have standing to modify the agreements in that regard. If an extension is not filed, they will time out on their own. All is not lost for these applicants. Once more information is received, the Board will be updated.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MEETING WITH DSD TO CONSIDER ACTION ITEMS

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

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

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

Consider a Resolution Granting a Refund to Bob Cooper; Case No. OR2024-0001 & RZ2024-0001:

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

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

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

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

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

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

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

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

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

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

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

The Board met today at 1:30 p.m. for a public hearing to consider request by Juan Jimenez-Arredondo, represented by Jaime Huerta - appealing the decision by P&Z commission to deny the request for a conditional use permit to allow for a staging area and contractor shop within an "A" (agricultural) zoning district; case no.CU2025-0013-APL. Present were: Commissioners Leslie Van Beek and Brad Holton, and Deputy Clerk Jenen Ross.

Due to lack of a full quorum and after working with DSD staff it has been decided to continue this hearing to April 22, 2026. Commissioner Holton made a motion to continue the hearing as noted. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting. The meeting concluded at 1:31 p.m. and an audio recording is on file in the Commissioners' Office.

MARCH 2026 TERM
CALDWELL, IDAHO MARCH 27, 2026

No meetings were held this day.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 30, 2026

No meetings were held this day.

MARCH 2026 TERM

CALDWELL, IDAHO MARCH 31, 2026

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

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

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

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

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

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

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

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

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

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

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

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

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

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

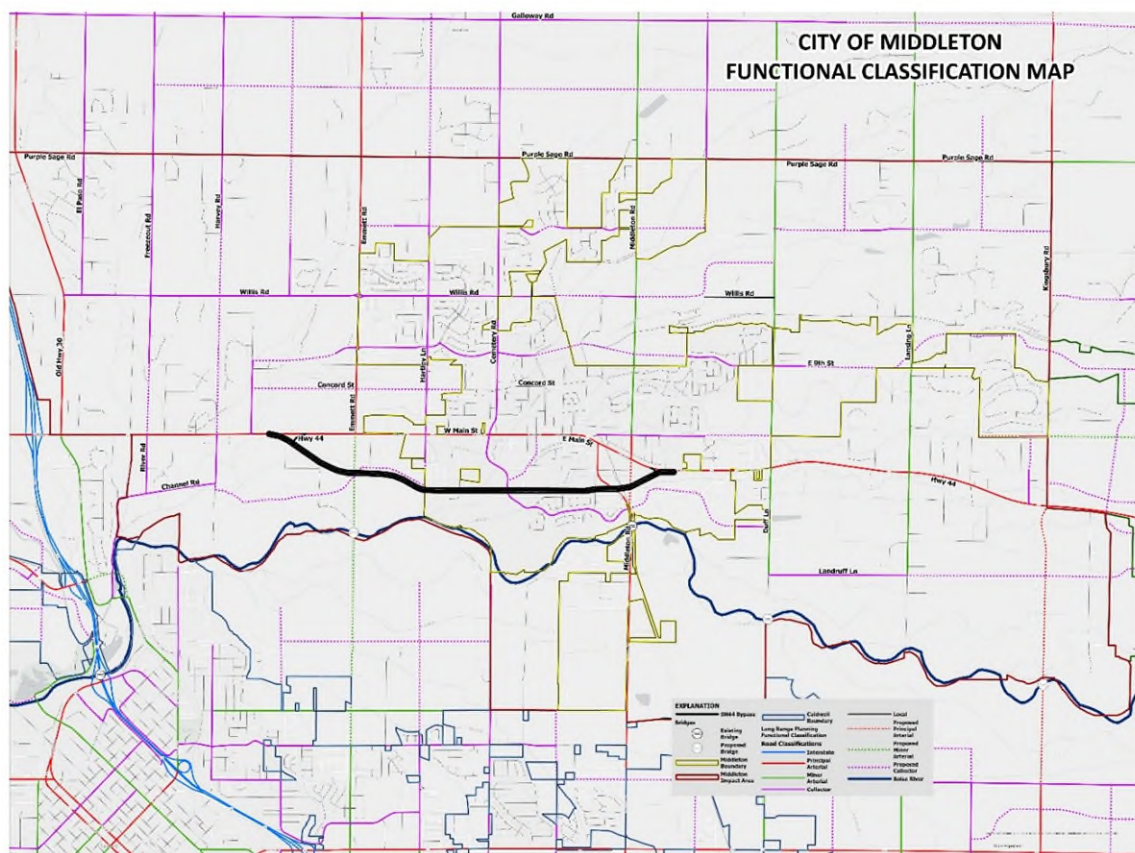
Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 10:18 a.m. An audio recording is on file in the Commissioners' Office.

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

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

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

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



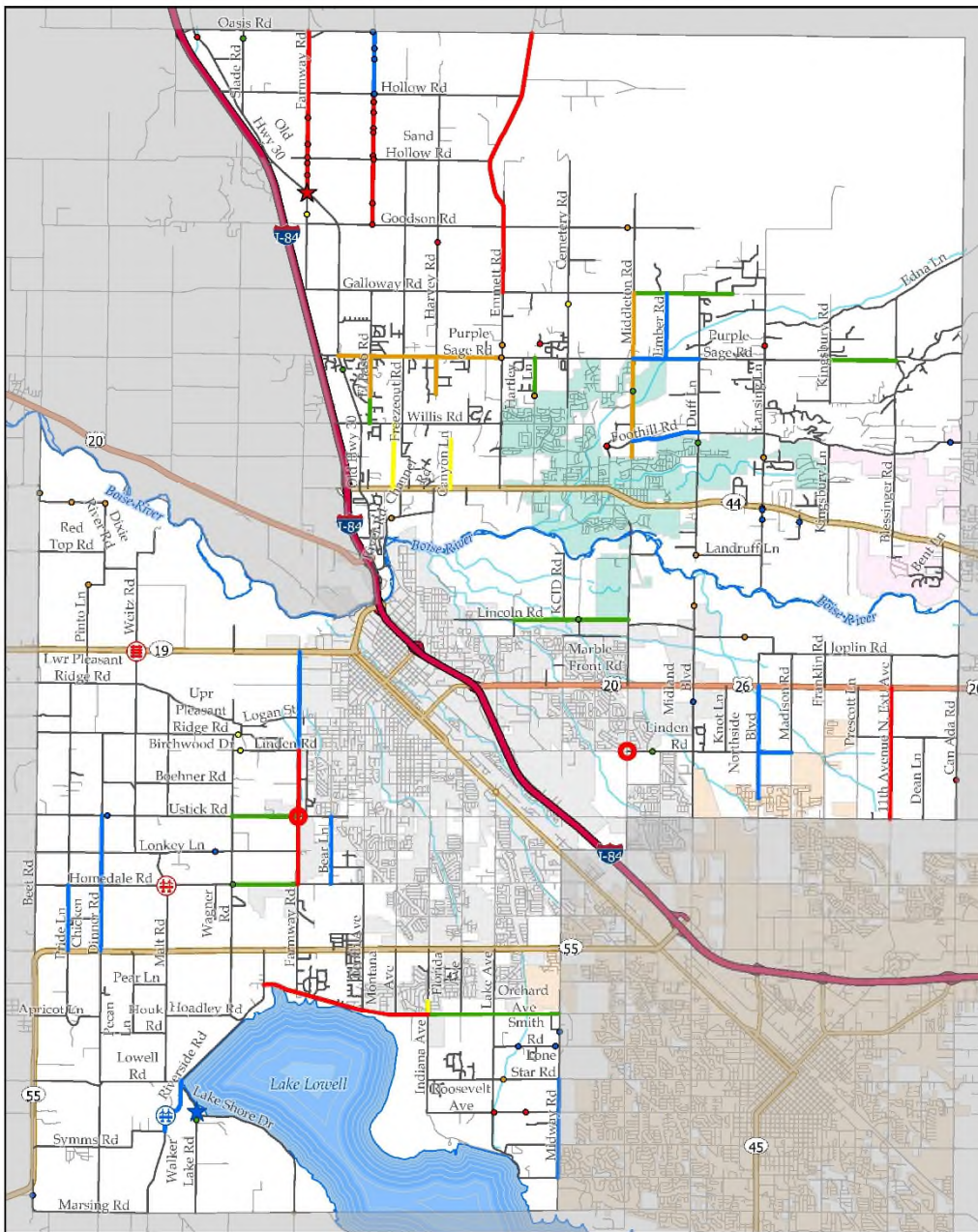
Discussion was held regarding the option of the bypass.

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

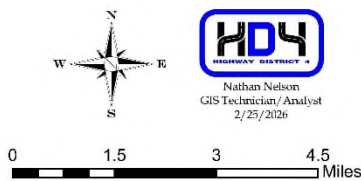
Mr. Kaes explained that the preferred construction option is to add two (2) lanes on the western side of the bridge and retain the existing structure. He explained why this is the preferred option. Funding for this project was discussed, and it was confirmed that impact fees are being collected in that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

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

Highway District 4 - Roadway Projects



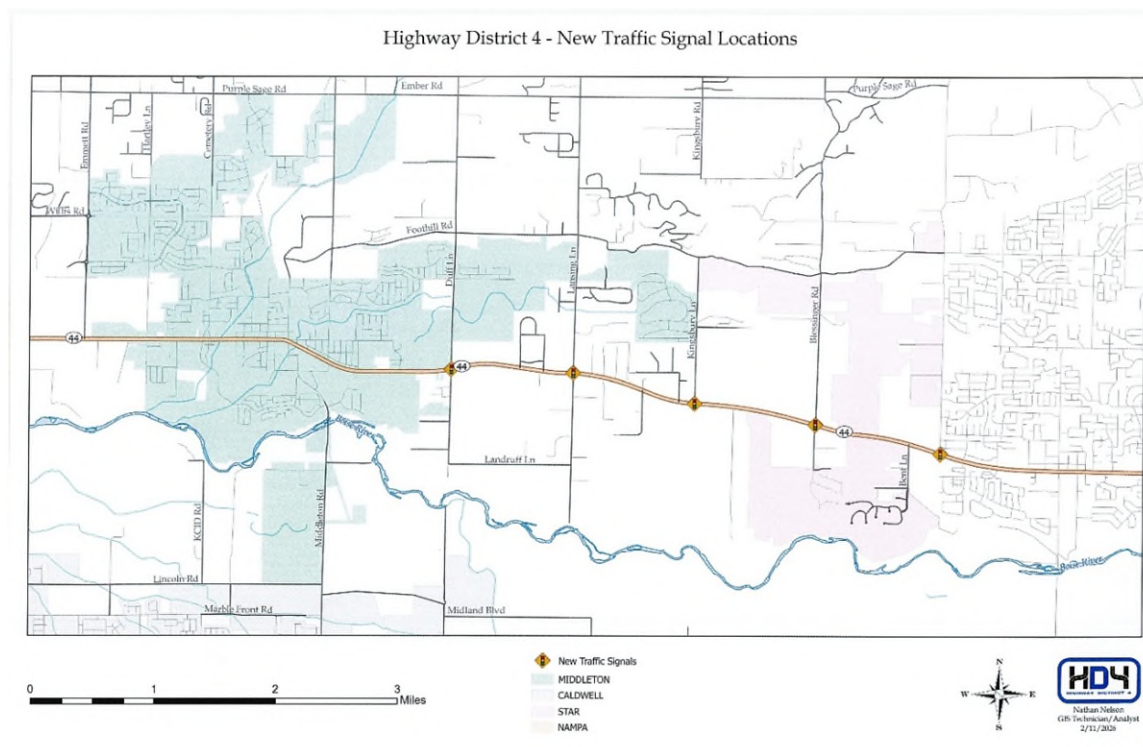
- Year and Project Type**
- 2021, Pipe
 - 2022, Pipe
 - 2023, Pipe
 - ⊕ 2024, Bridge
 - ★ 2024, Intersection Rebuild
 - 2024, Pipe
 - ⊕ 2025, Bridge
 - 2025, Pipe
 - ⊕ 2025, Railroad Crossing
 - 2025, Roundabout
 - ★ 2025, Intersection Rebuild
 - 2021, Roadway
 - 2022, Roadway
 - 2023, Roadway
 - 2024,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



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

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

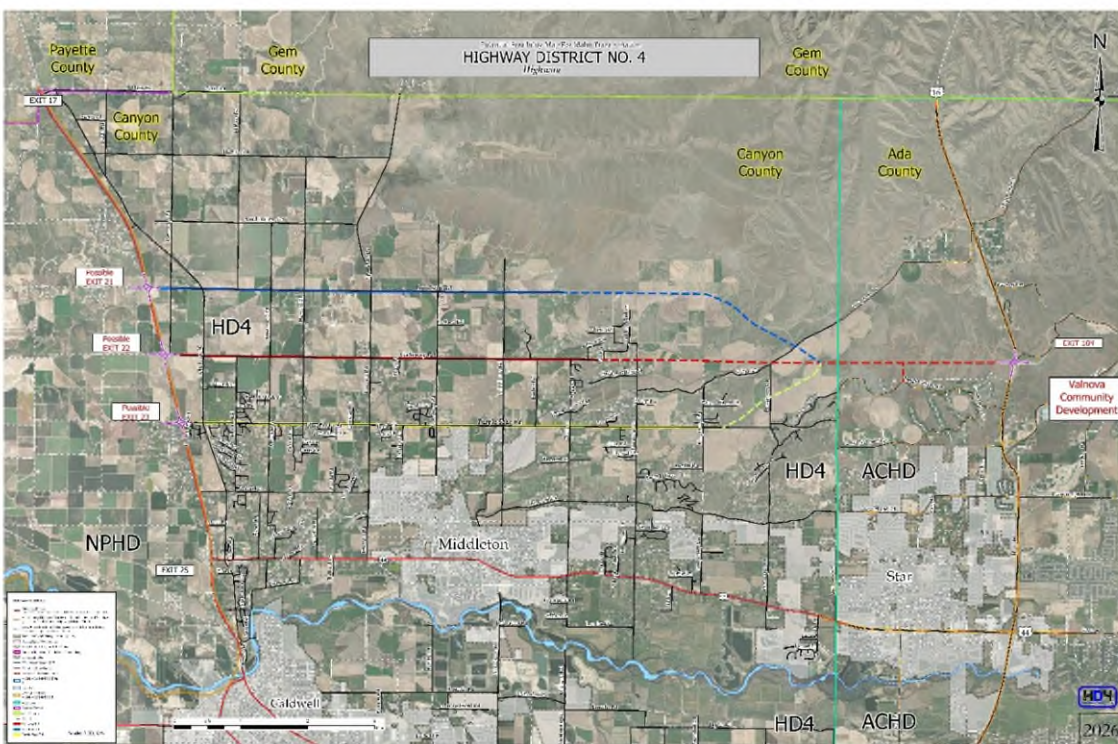
- Blessinger Road
- CanAda
- Kingsbury Lane



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

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

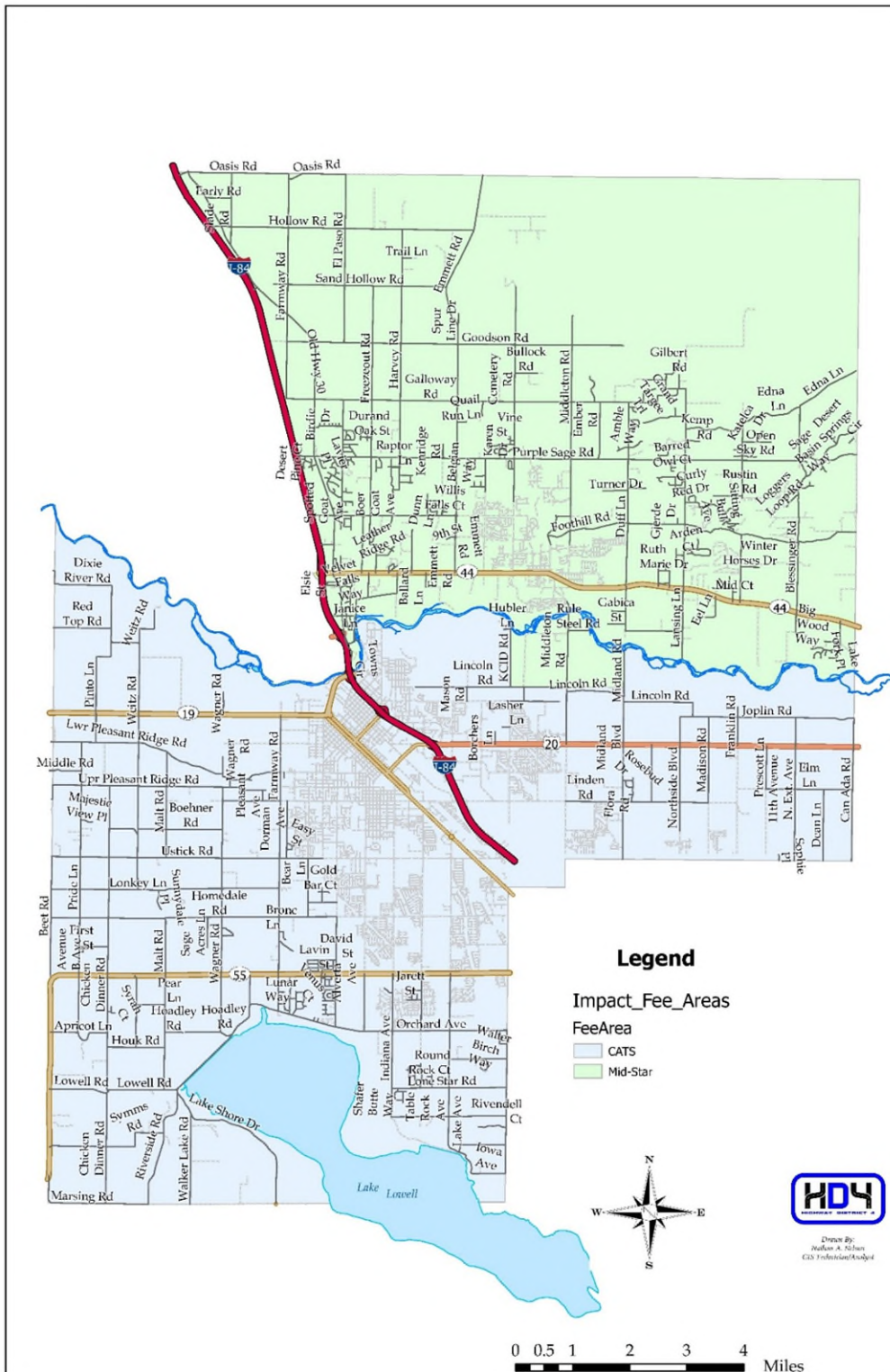
- **Goodson Road**
 - Less desirable based on the topography closer to I-16
- **Purple Sage Road**
 - Less desirable based on the number or right-of-ways
 - Two (2) existing developments
 - Curve in the road
- **Galloway Road – Preferred location (in red)**
 - Exit 22
 - Would connect to I-16
 - Straighter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



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

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

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



The area in green is the Mid-Star Area, which currently has impact fees in place. The light blue area is referred to as CATS (Caldwell, Northern & Western Nampa/County). HD4 met with the DIFAC committee on February 24 and received approval to move on to P & Z to obtain approval of impact fee. They will then be presented to the Board of County Commissioners, making Highway District 4 the only highway district in the county collecting impact fees.

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

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

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

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

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

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

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(c), (d), and (f), regarding acquisition of an interest in real property, records exempt from public disclosure, and

to communicate with legal counsel regarding pending/imminently likely litigation. The purpose of the session was to discuss the acquisition of real property.

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

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

DATED this _____ day of _____, 2026.

CANYON COUNTY BOARD OF COMMISSIONERS

Commissioner Leslie Van Beek

Commissioner Brad Holton

Commissioner Zach Brooks

ATTEST: JESS URRESTI, CLERK

By: _____, Deputy Clerk