



Board of County Commissioners
Hearing Date: July 22, 2026
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER: RZ2025-0008
APPLICANT/REPRESENTATIVE: Sergey Ludan
PROPERTY OWNER: Sergey Ludan

APPLICATION: Rezone 2.92 acres from “RR” (Rural Residential) to “R1” (Single Family Residential)

LOCATION: The subject property is located at 25 N. Watermill Lane, Nampa, Idaho, also referenced as Parcel R27968, a portion of the SE quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

ANALYST: Deb Root, Principal Planner

P&Z RECOMMENDATION: Denial

SUMMARY:

The applicant, Sergey Ludan, is requesting approval to rezone approximately 2.92 acres from “RR” (Rural Residential) to “R1” (Single Family Residential) for the purpose of dividing the primary residence from the secondary residence. The Planning & Zoning Commission heard this case at a public hearing held on May 21, 2026. After testimony and deliberation, the Planning & Zoning Commission forwarded this case with a recommendation of denial (BOCC Exhibit 1.1).

The Planning and Zoning Commission found that the request to rezone the property to single-family residential (minimum one acre parcel size) is not more appropriate than the current zoning designation of rural residential (two acre minimum average parcel size). The average lot size of the 34 properties notified within 600 feet of the subject property is 2.68 acres (Exhibit C2f). The Commission forwarded the recommendation of denial with recommended action to “wait until a path to annexation exists to increase the density of the property in this location.” Further details and analysis can be found in the Planning and Zoning Staff Report Packet (BOCC Exhibit 3).

Recommended Findings of Fact, Conclusions of Law & Order (draft FCOs) may be found in Exhibit 2. The staff report packet dated May 21, 2026, and all supporting materials are contained in Exhibit 3. Additional agency & public comments received by the materials deadline for the Board of County Commissioner hearing may be found in Exhibits 4-6. New or Additional supporting documentation provided by the applicant to be considered by the Board may be found in Exhibit 6.

BOCC EXHIBITS:

1. DRAFT FCOS
 - 1.1. Planning & Zoning Commission FCOs Dated: May 21, 2026
2. HEARING MINUTES (DRAFT Copy)
 - 2.1. Draft Planning & Zoning Commission Minutes Dated: May 21, 2026

3. PZ STAFF REPORT PACKET
 - 3.1. Staff Report Packet Dated: May 21, 2026
4. AGENCY COMMENTS Received by: July 13, 2026
 - 4.1. Nampa Fire Department; Received: July 8, 2026 – see former response Exh. 3E2
5. PUBLIC COMMENTS Received by: July 13, 2026
[NO ADDITIONAL COMMENTS WERE RECEIVED]
6. NEW/REVISED APPLICATION MATERIALS Received by Materials Deadline: July 13, 2026
[NO ADDITIONAL COMMENTS/MATERIALS WERE PROVIDED]

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 1:

DRAFT FCOs



PLANNING OR ZONING COMMISSION
FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:

Ludan – RZ2025-0008

The Canyon County Planning and Zoning Commission considers the following:

Sergey Ludan, is requesting an amendment to the official zoning map to rezone approximately 2.92 acres from an “R-R” (Rural Residential) zone to a “R1” (Single Family Residential) zone for the purpose of dividing the property into two parcels to separate the two existing homes. The subject property is located at 25 N. Watermill Lane, Nampa, Idaho, also referenced as Parcel R27968, a portion of the SE quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho

Summary of the Record

1. The record is comprised of the following:

A. The record includes all testimony, the staff report, exhibits, and documents in Case File RZ2025-0008.

1. All exhibits can be found in the case file and the staff report dated May 21, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-05 (Zoning Amendment Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-11-25 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).

a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.

2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act (“LLUPA”) and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.

3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County’s hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, RZ2025-0008, was presented at a public hearing before the Canyon County Planning and Zoning Commission on May 21, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Standards of Evaluation – CCCO §07-06-05(1): The commission shall review the particular facts and circumstances of each proposed zoning amendment and make a recommendation regarding the same to the board. The presiding party shall make its review in terms of the following standards and shall find adequate evidence regarding the following criteria when evaluating the proposed zoning district boundary amendment:

County Ordinance and Review

Criteria Met?	Code Section	Criteria
Yes	A	Is the proposed zone change generally consistent with the comprehensive plan?
Analysis		The proposed conditional rezone change is generally consistent with the Comprehensive plan. The 2030 Comprehensive Plan identifies this area as Residential. The area has been zoned residential since the adoption of the 1979 Zoning Ordinance and Official Zoning Maps. The property is currently zoned Rural Residential and contains a primary and secondary residence on approximately 2.92 acres. The minimum acreage in the rural residential zone is two (2) acres. The applicant desires to separate the homes with the potential to increase the density of the subject properties with secondary residences. The request is consistent with the Population component including G2.02.00 and Land Use and Community Design including P4.01.02 (balance community interests and private property rights), P4.03.02 (do not fragment existing land use patterns), and the Housing component including G11.02.00 (maintain character while providing sufficient housing without fragmenting agricultural lands). The overarching goal of the 2030 Plan is to protect the agricultural resources of Canyon County. Development in an area that is designated and zoned residential is consistent with the general plan for the County.
Criteria Met?	B	When considering the surrounding land uses, is the proposed land use <u>more</u> appropriate than the current zoning designation?
No		
Analysis		In consideration of the surrounding land uses, the proposed conditional zone change to “R1” (Single Family Residential) is not more appropriate than the current zoning designation of “RR” (Rural Residential). There were 34 properties notified within 600 feet of the subject property with an average lot size of 2.68 acres (Exhibit C2f). The property is an area where the parcel sizes are transitioning to larger residential and agricultural parcels that lie within the City of Nampa impact area and have a path for eventual annexation from the south in the future. It may not be the appropriate time for the property to rezone for the purpose of potentially increasing density on the proposed properties but rather to wait for annexation and municipal services to be available to support additional development. The property also lies within a nitrate priority area (Exhibit C2.g) The immediate area around the subject property consists of larger rural residential parcels that are developed with single family residential homes. There is one business approved through a conditional use permit for a tree service and firewood sales (CU2012-8) that lies immediately adjacent to the subject property on the west boundary (Exhibit C4g). The City of Nampa encourages consistency with the existing lot sizes in the immediate vicinity. There are 55 parcels in the south ½ of the southeast quarter [Joe Lane to Robinson between E. Victory and Joe Lane] and those parcels immediately adjacent to E. Victory on the south side of the road. The average lot size is 1.978 consistent with the two (2) acre minimum average lot size of the Rural Residential zoning designation. The parcels range in size from 0.64-11.80 acres. There are currently six (6) of the 55 parcels that have secondary residences inclusive of the subject property. (Exhibit C4.f). The City of Nampa limits are a ½ mile to the west of the subject property and there is municipal water in the road. The City of Nampa (Exhibit E4) requests that “<i>Properties seeking to develop within the Area of City Impact, that are contiguous to city limits, shall obtain a pre-annexation approval from the City in order to receive a letter of support for the project.</i>” Staff notes that the property currently has municipal water available and further development inclusive of secondary residences should be connected to services where available. A pre-annexation agreement with the City of Nampa is encouraged for this property to develop further.

Pursuant to Canyon County ordinance §07-10-25 (2), the purpose of the “RR” (Rural Residential) zoning district is to “*encourage and guide growth in areas where a rural lifestyle may be determined to be suitable.*” The minimum average lot size in the “RR” zone is two acres.

CCCO §07-10-25(3), the purpose of the “R1” (Single Family Residential) zoning district is to “*promote and enhance predominantly single family living areas at a low density standard.*”

The minimum average lot size in the “R1” zone is one (1) acre; however, CCCO §07-10-21(2) Minimum Parcel or Lot Size provides for the following in the “R1” (Single Family Residential) zone: Footnote 1: “*For parcels within the Area of City Impact with central sewer and/or water services, the parcel or lot size may be reduced to 12,000 square feet.*”

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Residential	RR	R1
S	Residential & Agricultural	A	RR
E	Residential	RR	None
W	Residential	RR/City Limits	Airport overlay
“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)			

The subject property is on the boundary of residentially zoned property in this area of the county. The properties lying south of E. Victory are currently zoned agricultural with a mixed use of residential and agricultural. There are many large acre farms further south between E. Victory and E. Amity Roads. This property is in a transitional area to larger agricultural properties to the south.

Criteria Met?
Yes

C

Is the proposed zoning map amendment compatible with surrounding land uses?

Analysis

The proposed rezone to “R1” (Single Family Residential) is generally compatible with surrounding land uses as proposed by the applicant.

The surrounding land use is primarily rural residential (**Exhibit C2.e**) and there is a tree service and firewood sales business immediately adjacent to the west. Additional development of the subject property could potentially result in some land use conflict due to the noise and unsightly nature of the existing permitted business. The Nampa Municipal Airport is located approximately 3600 feet to the west of the subject property (**Exhibit C4g**).

Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.

The property is currently zoned rural residential and is developed as a residential property (**Exhibit C2.e**). The proposed “R1” zoning would provide for the applicant to divide the property into at least two (2) parcels which could then potentially be further developed with secondary residences. The applicant remodeled and constructed a residential unit in an old barn without a building permit (**Exhibit C4.c & d**). Per Canyon County building department requirements, he has removed the kitchen components and indicated that the septic system for the home on the south portion of the property cannot be increased to accommodate the additional living unit. If rezoned and divided, the applicant could construct a secondary unit on each parcel if agency requirements are met. There are currently only six properties in the vicinity developed with multiple residences (**Exhibit C4.f**).

	The property has the potential to be less compatible with the surrounding land uses if developed into smaller acreages than proposed (See Criteria B above). Current and future locations, size and placements of septic systems would limit the number of parcels that could be created and platting as a residential subdivision would be required if more than one (1) additional parcel is created if the property is zoned to “R1” (Single Family Residential) and has municipal services available. There is an existing permitted (CU2012-8) business operating on the parcel immediately adjacent to the northwest corner of the subject property (Exhibit C4.g). The business is a landscape and tree service business that processes tree waste into chips and firewood. There have been noise complaints submitted to Canyon County Code Enforcement regarding the processing of the tree products. This business operation was approved with conditions in 2013 prior to division and construction on the subject property. Construction of additional residences immediately adjacent to the permitted business could result in further neighbor conflicts where the business may not be compatible with more dense development.	
Criteria Met?	D	Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?
Yes		
Analysis	The proposed zoning map amendment may not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. Character of the Area: The character in the immediate area is rural residential transitioning to agricultural south of E. Victory Road. The average lot size of the 34 notified properties within 600 feet is 2.68 acres with a median lot size of 1.53 acres (Exhibit C2.f). Further review of the parcel sizes within the south one ½ of the quarter section and the residential properties south of E. Victory (immediately adjacent to the road) resulted in 55 parcels with an average lot size of 1.978 acres (Exhibit C4.f). As proposed the rezone to “R1” (Single Family Residential) for the purpose of dividing the 2.92 acre property into two (2) parcels to enable separation of the existing homes would create lots smaller than the average lot size in the vicinity but would not necessarily change the residential character of the area. The property lies within the Nampa area of city impact and with municipal water available, the property could be divided into lots smaller than the general area characteristics (see Criteria B above) however, the nature of how the property is currently developed with a very large estate home does not lend itself to further development beyond what is currently proposed. The area consists of larger parcels with significant open space that are currently zoned “RR” (Rural Residential) and the properties adjacent and south of E. Victory Road are zoned “A” (Agricultural) with productive agriculture southward. In general, there is not a significant pattern of redevelopment to higher density lots/parcels in this area of the county. Staff notes that the properties are located just east of the Nampa Municipal Airport and located approximately 700 feet east of the airport overlay area. There is also an existing tree service and firewood sales business on the western boundary of the subject property (Exhibits C2.a, C2.e, C4.g)	
Criteria Met?	E	Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?
Yes		
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. The property currently has two existing homes. The primary residence located at 25 N. Watermill Lane has an individual well and septic system. The secondary residence addressed as 5716 E. Victory Road is served by an individual septic system and is connected to municipal water. The barn that contained the unpermitted residence is located near to the home at 5716 E. Victory Road. The applicant indicated in an email to Assistant Building Official, Scott Hillman, that the septic for the existing home could not be expanded to accommodate the additional residence (Exhibit C4.3).	

	Sewer: SWDH indicated that they do not have concerns with the application as proposed but would require a site evaluation application and soil suitability for any additional subsurface sewage disposal systems for any new structures on the site (Exhibit Water: Currently there is an existing private well for the primary structure and the secondary residence is connected to municipal water from the City of Nampa. Drainage: All stormwater drainage must be retained on site for current and future development. Irrigation: Irrigation water is provided by Nampa Meridian Irrigation District. The Schott Lateral bisects the property near the secondary residence. Structures cannot be built within the irrigation district easement for the Schott Lateral. NMID indicates in email dated 5-6-26 that the Schott Lateral has a 40 foot wide easement, 20 foot on each side of centerline (Exhibit E5). Utility: The utility companies were notified of the application and no comments were received stating that utilities would not be provided to accommodate the use. There are currently utilities provided to each of the residences on the property.	
Criteria Met?	F	Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?
Yes		
Analysis	The subject property has legal access for the zoning map amendment and/or will exist at the time of the development. See review and analysis detailed below. The subject properties are currently served by a private road, N. Watermill Lane, that takes access to E. Victory Road. The access is in conformance with the highway district requirements and ACCHD Standard Drawing #ACCHD-106 (Exhibit E1).	
Criteria Met?	G	Does the proposed zoning map amendment 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 created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?
Yes		
Analysis	The proposed project if approved will allow the applicant to divide the existing primary residence from the existing secondary residence and does not require public street improvements. The access to the public road from N. Watermill Lane, a private road, provides adequate access to and from the properties. If the rezone is approved and the land divided in accordance with the CCCO requirements then the applicant would have the option of applying for secondary residences on each of the two created parcels. Although this could increase the number of vehicle trips utilizing the private road for access to the public road system, the average daily trips is not expected to necessitate public street improvements to accommodate the use.	
Criteria Met?	H	Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?
Yes		
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. A request for comment from affected agencies was sent on January 13, 2026 in accordance with the requirements of the Canyon County Zoning Code and State Statutes. A list of agencies notified in the initial	

	request for comment included Nampa City, Nampa Fire, Nampa School District and other affected agencies (Exhibit C3). Schools: Nampa School District was notified of the proposed rezone. Staff did not receive comment from the district. The rezone of the property is not expected to significantly impact the school district as the homes currently exist on the property. Police: The property lies within the jurisdiction of the Canyon County Sheriff's office. Staff did not receive a comment from the sheriff's office and the request is not anticipated to impact this service. Fire protection & Emergency Medical Services: The Nampa Fire District responded indicating that the site is 1.5 miles from Station #5 and the response time is approximately three (3) minutes. The following measures will be implemented to mitigate impacts: No mitigation measures have been proposed. There is no indication that mitigation is required for minimal impacts to services for the existing homes on the property.
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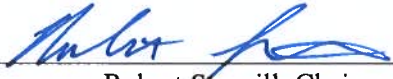
Table 2. Area of City Impact

CCCO §09-11-01: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Nampa area of city impact, the following ordinances apply, but the city of Nampa ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Review		
Criteria Met?	Code Section	Criteria
Yes	09-11-1	NAMPA
Analysis	Area of City Impact: The City of Nampa Planning and Zoning submitted a letter stating that they are not in favor of the application without pre-annexation approval from the City of Nampa. They further indicate that this area is designated for low density residential (1-2.5 units/acre). The current properties and rural character of the area is viewed as Very Low Density. The City indicates that "<i>Development should be required to be compatible with the character of the area.</i>" Nampa also states, in line item #3, "<i>The property is surrounded by large lot residential properties on all sides except for a parcel on the west border that is utilized for large landscape materials and business operation. Subdivision lots should be as compatible as possible with existing residential lots within the limitations imposed by NCC 10-27-3.C.2.</i>" (Exhibit D4) This property is located in the Nampa Area of City Impact and there is municipal water available in the road adjacent to the property. The single-family residence addressed as 5716 E. Victory Road is connected to municipal water (Exhibit C4.1).	

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission forwards a recommendation of denial of Case # RZ2025-0008, a zoning map amendment of 2.92 acres from "RR" (Rural Residential) to "R1" (Single Family Residential).
<u>For denial:</u>
Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:
1. Wait until a path to annexation exists to increase the density of the property in this location.

DATED this 21 day of May, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO


Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 21 day of May, in the year 2026, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.



Notary: Caitlin Ross

My Commission Expires: 5/7/2031

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 2:

HEARING MINUTES



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, May 21, 2026
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman
Brian Sheets, Vice Chairman
Geoff Mathews, Commissioner
Anita Johnston, Commissioner

Staff Members Present: Jay Gibbons, Director of Development Services
Deb Root, Principal Planner
Michelle Barron, Principal Planner
Arbay Mberwa, Associate Planner
Amber Lewter, Associate Planner
Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Sheets read the testimony guidelines and proceeded to the first business item on the agenda.

Director of Development Services Jay Gibbons asked to switch Items 2C and 2D as the Planner for Item 2D is feeling unwell and will need to leave earlier. Voice vote, motion carried.

Item 1: Consent Agenda – Action Items

- A. Case No. CR2023-0004 – Lacy:** Approve FCOs
- B. Case No. CU2025-0014 – Billington Inspections:** Approve FCOs
- C. Case No. CR2025-0011 – Payne:** Approve FCOs
- D. Case No. CU2025-0029 – Jackson:** Approve FCOs

Chairman Sturgill abstained from voting on Item 1A as he was not present for that hearing.

Motion: Commissioner Mathews moved to approve the Consent Agenda, seconded by Commissioner Sheets. Voice vote, motion carried.

Item 2A:

Case No. OR2026-0001 – Highway District 4: To consider adopting the following development impact fee capital improvements plans as elements of the Canyon County 2030 Comprehensive Plan in accordance with Idaho Code § 67-8208(1):

- City of Caldwell and Highway District No. 4 “Caldwell Area Capital Improvements Plan and Traffic Impact Fee Program” dated December 12, 2024; and
- Highway District No. 4 “Mid-Star Service Area Capital Improvements Plan” and “Traffic Impact Fee Program” updates dated August 20, 2025.

Chairman Sturgill affirmed the applicant to testify.

Director of Development Services Jay Gibbons, acting as the representative, reviewed the Staff Report for the record.

Commissioner Sheets asked if the County's intent is for the hearing body to use the specific infrastructure plans, deficiencies, and similar details to evaluate applications. Director Gibbons answered with it will depend and whether the projects are impact fee eligible and they are subject to change.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Bruce Bayne – IN FAVOR – 15435 Hwy 44, Caldwell, ID 83607

Mr. Bayne explained there are 2 different areas being proposed for the impact fees – the mid-Star area which includes Middleton and Star, and the outside surrounding area of Canyon County. Each were approved in July 2022 and needs to be amended every 5 years. The City of Caldwell is a partner in a new area in Caldwell, and they have already passed impact fees. Highway District 4 wants to ensure they are able to encompass that area of the county. Mr. Bayne mentioned that expenditures for the development impact fees are to assure that new developments pay their fair share. If there are areas that have already failed prior to the impact fees, impact fees cannot be used in those areas, but the intersections and roadways that have not failed will be worked on.

Commissioner Johnston asked how it was determined whether an intersection has failed. Mr. Bayne explained their grading process and when it is determined that standards have not been met. There is a slide in the presentation that reflects all the areas they plan to do improvements on, what level of service, or letter grading, they are, and what the plan is for each area. Highway District 4 has a 20 year plan, but it is broken up into 5 year chances in which the plan needs updated.

Chairman Sturgill asked what a 3 by 5 was in regard to traffic signals. He also asked if how long someone waits at an intersection is correlated with the level of service that intersection is at. Both questions were deferred to Lenny Riccio. Chairman Sturgill asked about a potential mistype in the description of the location of Lansing Ln from SH44 and Cornell St and suggested fixing that line before this application goes to the Board.

Lenny Riccio – IN FAVOR – 15435 Hwy 44, Caldwell, ID 83607

Mr. Riccio explained that a 3 by 5 intersection is referring to a minor road approach to a busier road, such as Hwy 44, and the number of lanes there are on each road including a center turn lane. Mr. Riccio answered another question regarding level of service, explaining that in the event CIP identifies a road that requires improvement, which typically occurs at a 2-way stop controlled intersection, the level of delay could be 35 to 50 seconds which would indicate a level E service and results the intersection failing having fallen below a level D service.

Chairman Sturgill confirmed that the 50 second delay is per vehicle.

Director Gibbons added that the Highway District is currently collecting impact fees because of an appendix in the 2020 Comprehensive Plan; however, the 2030 Comprehensive Plan no longer reflects that appendix, but they are still attempting to reach agreements for the impact fees.

Chairman Sturgill asked if this will affect all cases heard in the future or only to those under the 2030 Comprehensive Plan. Director Gibbons answered it will be relevant going forward in the 2030 Plan.

MOTION: Commissioner Sheets moved to close public testimony on Case No. OR2026-0001, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Sheets does not understand how impact fees cannot be used towards already failing intersections.

MOTION: Commissioner Sheets moved to **recommend approval** Case No. OR2026-0001 to the Board of County Commissioners, adopting the recommended FCOs that the application does meet criteria. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passes.

Item 2B:

Case No. RZ2025-0008 – Ludan: The applicant, Sergey Ludan, is requesting a rezone of approximately 2.92 acres from an “R-R” (Rural Residential) zone to a “R1” (Single Family Residential) zone. The subject property is located at 25 N. Watermill Lane, Nampa, Idaho, also referenced as Parcel R27968.

Chairman Sturgill affirmed the applicant to testify.

Sergey Ludan – (Applicant) IN FAVOR – 25 N Watermill Ln, Nampa, ID 83687

Mr. Ludan described his request to split his 2.92 acres. He wants to go from RR to R-1, has 2 homes and would like to be able to sell one home. He believes this is compatible with surrounding areas that have properties with less than 2 acres.

Principal Planner Deb Root reviewed the Staff Report for the record.

Commissioner Sheets asked if there was any consideration to do a conditional rezone. Planner Root stated that although she did not intake the application, she did have a conversation with the applicant to consider adding a development agreement, which he was open to if necessary.

Chairman Sturgill asked if adding the development agreement would be a new application. Planner Root explained the process for making such amendments and still bringing them forward to the Board. Chairman Sturgill expressed a concern on the conditional rezone setting a precedent. Planner Root did not believe this will set a precedent as the surrounding area has varying sizes of parcels and is in an area that is transitioning. Chairman Sturgill asked for clarification on the secondary residence. Planner Root explained that the house adjacent to E Victory Rd is the secondary residence, and clarified that the barn that was previously used as living quarters is no longer being used for that purpose.

Commissioner Johnston confirmed each parcel could have a secondary dwelling, and asked if the barn could be used as a secondary for that parcel. Planner Root said the applicant could; however, Southwest District Health indicated he cannot expand the septic system to accommodate an additional bathroom, so additional work would need to be done to acquire that possibility.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Tina DeBoer – IN OPPOSITION – 5925 E Victory Rd, Nampa, ID 83687

Ms. DeBoer spoke about a prior neighborhood meeting regarding this property and the intent to develop it. All of the neighbors that showed up said no and they would fight it. She believes this is a backdoor way to increase the density in the area. Ms. DeBoer explained that the existing rural residential zone is consistent with the character of the area as the community is primarily made up of acreages, hobby farms, open spaces, livestock and lower density residential properties. She does not believe the requested rezone is more appropriate with the current zoning designation or that it is compatible with the surrounding land uses. Approving higher density zoning in this location will negatively impact the rural character of the area by increasing traffic congestion, noise pressure on the infrastructure and services that were not originally designed for the suburban style density. Ms. DeBoer described the safety concerns with the increased traffic and agrees that approval of this application will set a precedence. Ms. DeBoer is respectfully requesting denial of the rezone.

Sergey Ludan – REBUTTAL – 25 N Watermill Ln, Nampa, ID 83687

Mr. Ludan emphasized that they do not plan on developing anything. His mother lives in the secondary residence and he lives at the main house on Watermill Lane.

Chairman Sturgill asked if there was any discussion with staff about doing a conditional rezone. Mr. Ludan stated that Planner Root mentioned it but it wasn't discussed in detail. He is open to adding a condition to not building anything.

Planner Root noted that this is a residential area and it is expected to fill in at some point with further development.

MOTION: Commissioner Sheets moved to close public testimony on Case No. RZ2025-0008, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Sheet stated that there are quite a few properties in the immediate area that are larger than 1.5 acres, and approving this application will indicate a desire for higher development in the area. H believes that it will be more appropriate when the City of Nampa is closer and can provide services for that kind of development.

Commissioner Mathews and Commissioner Johnston agree with Commissioner Sheets.

Chairman Sturgill expressed his agreement, stating this rezone as presented would provide an entitlement for 2 new residential properties. Even if the current owner has no desire to add additional homes, they could sell and there is no guarantee of what could happen moving forward.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. RZ2025-0008 to the Board of County Commissioners, adopting the recommended FCOs that the application does not meet criteria and amending criteria H regarding essential public services. To gain approval, the applicant would need to consider annexing into the City of Nampa. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passes.

Item 2D:

Case No. CU2025-0031 – Hansen: The applicant, Lucas Hansen, is requesting a Conditional Use Permit for a Slaughterhouse on approximately 11.30 acres in an “A” (Agricultural) zone. The request is for a custom slaughterhouse in which the applicant will accept animals from customers for processing. The request includes retail sales as an accessory use to the slaughterhouse. Proposed hours of operation for the slaughterhouse and retail sales are Monday – Saturday, 7 am to 5 pm. The subject property is located at 0 Hwy 95, Parma, also referenced as Parcel R39357012.

Chairman Sturgill affirmed the applicant to testify.

Lucas Hansen – (Applicant) IN FAVOR – 32501 Hwy 95, Parma, ID 83660

Mr. Hansen is requesting to be able to build a custom butcher shop in rural Parma. He believes it is a good area and there are a lot of people in the rural country with animals that need somewhere local to be able to butcher them. Mr. Hansen stated there is a butcher shop in Ontario that is over a year out to be able to get an animal in. He is accepting all of the proposed conditions of approval.

Commissioner Mathews asked about the waiting period, and asked if Greenleaf does custom slaughtering as well. Mr. Hansen believes Greenleaf is about 8 months out, and Ontario is about a year and a half out on beef and pigs.

Commissioner Sheets asked about the layout and process of the operation. Mr. Hansen explained the process of bringing the animals in the day before they get butchered, the butchering process inside a building, and the 2 week hanging period before packaging and pick up. He also stated there will be a small retail store and it is a family run butcher shop. Commissioner Sheets mentioned the impact to surrounding areas, and asked how much volume is anticipated to come through. Mr. Hansen talked about the average of 20 beef a week in Ontario, and anticipates his business would bring in roughly half that amount. Commissioner Sheets asked about waste. Mr. Hansen stated waste is stored in provided containers and picked up twice a week or before it goes bad.

Chairman Sturgill asked about the size of trailers coming in and out of the property and if the approach is appropriate. Mr. Hansen explained that there is a wide area on the side of the road to get off on, and the view both ways is clear which won't make it unsafe to pull out. Mr. Hansen stated the trucks and trailers that come in are owned by normal homeowners that have 14-15 foot stock trailers, and the layout of the property is designed for them to be able to pull around the building so they don't have to back up. Chairman Sturgill asked for clarification on the retail aspect. Mr. Hansen stated he could only get to a maximum of 400 square feet for the retail shop. Chairman Sturgill expressed concerns with the retail shop becoming the primary part of the business, and there was discussion on the retail aspect remaining as an accessory operation. Mr. Hansen emphasized his understanding of the restrictions, especially if he ever needs to sell the property in the future, and ensured that the retail shop would be secondary to the slaughterhouse.

Commissioner Johnston asked if this will just include beef or if it will include wild game. Mr. Hansen explained that while there are no restrictions on processing wild game, he prefers to primarily process beef, pigs, and sheep as wild game takes a lot more work. He will take in wild game if business is slow, but that will not be his primary focus. Commissioner Johnston inquired on Greenleaf's process as they do not have a holding area. Mr. Hansen stated they are mobile. He further explained there are other business that will slaughter the animals on the homeowner's property and bring them to the butcher shop for processing.

Associate Planner Amber Lewter reviewed the Staff Report for the record.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Kevin Olinger – IN OPPOSITION – 2170 Hwy 95, Parma, ID 83660

Mr. Olinger expressed concerns regarding the gradual loss of rights and values as rural property owners. He stated that at the end of 2025 there were 31 CUP's, 6 of them within range of his property. Mr. Olinger believes this sets a precedence, and it has had long lasting impacts on residents that have lived in the area for many years.

Commissioner Sheets asked where this type of business would be better suited. Mr. Olinger stated the applicant has property that is zoned commercial industrial for processing in the Nampa/Caldwell area off of I-84, and it has the existing infrastructure to accommodate a slaughterhouse. Commissioner Sheets referenced Mr. Olinger's submitted letter, asking how this is a violation of the zoning laws. Mr. Olinger stated it's only okay if the change is approved. Farming has been the predominant use for the last 40+ years, and the rules have been bent by Canyon and Payette Counties. He feels it is an injustice to not have had more time to express his thoughts. Commissioner Sheets asked how he would like to be justified. Mr. Olinger stated he would've liked to complete his letter. Commissioner Sheets asked what other bullet points he had. Mr. Olinger stated that there was supposed to be a neighborhood meeting that nobody showed up to, but none of the neighbors that are in opposition received anything.

Commissioner Mathews asked if there would be opposition to a grain elevator on the subject property. Mr. Olinger stated it is not a good turnoff, and there have been 8 fatalities on his corner.

Kenneth Nelson – IN OPPOSITION – 3490 1st Lane E, Parma, ID 83660

Mr. Nelson expressed concerns about the water runoff from the facility into the canal as the canal runs through his properties. He also does not see how Mr. Hansen is financially going to be able to start and keep up on this business while also paying 3-8 employees. Mr. Nelson is not opposed to people making money, but he does not want the dust and runoff and does not see how this will financially work.

Chairman Sturgill confirmed that the concerns as presented are the impact on limited water and that the business will grow and the impact will be greater. He asked if there was any way to constrain the concerns by the conditions. Mr. Nelson stated he has studied a lot on water treatment, but has not studied Canyon County's Comp Plan and does not know what that would entail. He mentioned the pictures are misleading and the road is not safe.

Richard Hartshorn – IN OPPOSITION – 28251 Grandview Rd, Parma, ID 83660

Mr. Hartshorn stated the runoff is going to roll downhill into his yard. He is curious about how the septic system will work for a slaughterhouse, stating what was drawn up for the proposed septic system is not sufficient and asked if there was a licensed professional engineer that engineered this septic system. Mr. Hartshorn inquired about pretreatment requirements, grease interceptors, screening and filtering to remove hair and solids, and emphasized that he does not want this near his home.

Aaron Sety – IN OPPOSITION – 12742 Hereford Rd, Donnelly, ID 83615

Mr. Sety stated his family owns the 41 acres directly adjacent to the subject property. They sold the Hansen's the property their home is on and holds the note for the 11 acres that is being discussed. Mr. Sety explained they are not opposed to a slaughterhouse in Canyon County, but are opposed to it being built in an area that's zoned agriculture in that specific area. When their original parcel was split, it was with the intention of keeping the parcels large to keep a rural feel to the area. Mr. Sety believes a slaughterhouse is light industrial and should not be qualified to be in an agriculturally zoned area. He is certain the Hansen's will run this business to be profitable, which will dictate growth. Mr. Sety requested denial of the CUP in this location, and suggested turning this into a butcher shop instead, where the animals are slaughtered on site and butchered at this facility.

Lucas Hansen – REBUTTAL – 32501 Hwy 95, Parma, ID 83660

Mr. Hansen started addressing the concerns and statements mentioned during public testimony. He started by saying his family has been here for a long time as well, and you can't have the agricultural that is out there and not have anywhere to take your animals. Mr. Hansen stated he does not want to be a hobby butcher; he wants a business. How he runs his business and where the finances come from is no one else's business. Mr. Hansen addressed the concern about the roads stating that it's always unsafe on the roads, but that is why ITD has the final say. Grandview has a dairy up the road and they bring in hay, milk, cattle, feed and manure trucks constantly, and if it isn't safe at the subject property, it isn't safe there either. Mr. Hansen mentioned that SWDH has already designed a septic system for this type of business, and Darwin picks up the waste in a waste truck with an overhead dump.

Commissioner Sheets asked for clarification on the septic system. Mr. Hansen corrected his earlier statement, saying DEQ designed the septic system. Commissioner Sheets asked about the setbacks on the property. Mr. Hansen stated setbacks are the same as residential.

Commissioner Johnston asked about the concern regarding the neighborhood meeting. Mr. Hansen stated they notified everyone on the list they received from the Planner and confirmed that no one showed up.

Chairman Sturgill asked what the septic system approved by DEQ will look like. The updated diagram is in Exhibit E8.2 of the staff report. Chairman Sturgill asked about the earlier concerns earlier regarding the difference between a small scale butcher operation and a large industrial scale butcher operation. Mr. Hansen explained the size of his building and cooler will restrain him. His cooler can only store so many animals. If he plans on expanding, he will need to come back and get another CUP. Chairman Sturgill asked what the maximum size or scall would be appropriate for the area. Mr. Hansen believes the size he is proposing is appropriate for his family and what he wants to do for his business. He is going to do business to the capacity that his butcher shop and cooler allows, while also providing efficient services to customers.

Commissioner Mathews asked if Mr. Hansen would ever consider mobile butchering. Mr. Hansen answered absolutely.

Mr. Hansen wanted to add that the impact of runoff of a bunch of cattle or pigs on the property would be worse than the butcher shop.

Chairman Sturgill asked if Mr. Hansen's residence is on the property. Mr. Hansen stated it is adjacent 2 properties, but butts right up to the subject property.

Planner Lewter added that a condition 7e could be added restricting the applicant to a maximum of 20 head to slaughter a week, which is consistent with other slaughterhouses.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0031, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Sheets believes the proposed conditions will mitigate any of the presented concerns. 16 conditions take a lot of coordination through agencies that are experts with these types of projects.

Commissioner Johnston agrees with Commissioner Sheets and suggested adding a condition regarding size restrictions. She also mentioned that there is an alternate condition 16, and confirmed her preference is to use the alternate condition to have the slaughterhouse business remain should ownership change.

Commissioner Mathews believes any potential expansion is going to take care of itself especially if the applicant is willing to consider mobile butchering. He does not think anything needs to be done to limit the scale.

Chairman Sturgill has 2 concerns based on what was heard during testimony. His first concern regarding water and septic were addressed based on the exhibit from DEQ, but he remains concerned regarding the scale of the business. A smaller scale would be an appropriate first step, but the applicant could return requesting an amendment for a larger scale, and the impact to the area would need to be reconsidered for that amendment.

Commissioner Sheets asked if condition 7 regarding general conformance with the site plan would help address the scale concerns. Chairman Sturgill stated putting a square footage on it would put a cap on it, which doesn't mean it can't be larger, but it gives the opportunity for discussion. After further discussion, Chairman Sturgill suggested limiting the operations building for the slaughter to be no more than 6,100 square feet.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2025-0031, utilizing the alternate condition 16, and adding conditions 7e to limit the building size to 6,100 square feet and 5a regarding animal waste in irrigation structures. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2C:

Case No. CU2025-0015 – Liudahl for Symms Fruit Ranch: The applicant, Chris Liudahl, is requesting a conditional use permit for a special events facility for a weekend bazaar (flea market) for up to 328 vendors and 12 food truck spots, open to the public Saturdays and Sundays 11 a.m. to 7/8 p.m. with approximately 928 parking spaces on approximately 17 acres of the 35.49 acres on parcel R33566 in the "A" (Agricultural) zone. The subject property is located at 20051 Lowell Road, Caldwell, Idaho, 83607, also referenced as Parcel R33566.

Commissioner Mathews declared he lives up the hill from this parcel and drive by it almost daily. Chairman Sturgill asked if this would influence his decision, to which Commissioner Mathews answered no.

Chairman Sturgill affirmed the applicant to testify.

Chris Liudahl – (Applicant) IN FAVOR – 20376 Apricot Ln, Caldwell, ID 83607

Mr. Liudahl explained he's been to flea markets in Washington and California that are massive, but he will be intentionally limited in size based on the property's capacity. The proposed flea market is intended to provide a safe, family-friendly weekend activity while also supporting local vendors. Mr. Liudahl stated the parking and market size are planned to accommodate expected attendance. A traffic impact study indicated Sunny Slope Rd is designed to handle significantly more traffic than the market would generate. Mr. Liudahl described the operating hours of Saturday and Sunday, 11:00 am to 7:00 or 8:00 p.m., weather permitting. The vendors would sign up on Fridays. A neighborhood meeting was held regarding this request; however, no one attended. Mr. Liudahl emphasized that this location has minimal impact on nearby residences and visitors would be coming from all directions, further limiting the impact on surrounding roads. This market would help keep shoppers in Idaho while providing a venue for local businesses and entrepreneurs.

Chairman Sturgill asked if the traffic impact study that was conducted the day before Easter would accurately represent the expected traffic during the summer. Mr. Liudahl stated it depends on everyone's destination during spring break. Currently, not a lot of people are traveling due to the high gas prices, and the 5 lanes on Sunny Slope helps minimize impacts with larger amounts of traffic. Chairman Sturgill asked about the average site traffic estimate and asked if it was an accurate reflection of the expected customers. Mr. Liudahl explained that he is expecting to start from the bottom and work his way up, and understands it may take a couple of years to get to full capacity.

Commissioner Sheets asked about the concept of a Norwegian bazaar. Mr. Liudahl explained it is an LLC and bazaar sounded better than flea market. He confirmed there is no Norwegian cultural connection.

Commissioner Mathews asked about the proximity of the site compared to the greenhouse on site. Mr. Liudahl explained it will be on the bare lot on the west side of the property, and the intended traffic pattern will reflect a separate entrance and exit. Commissioner Mathews asked for further clarification on traffic flow and if it will be coming in from Lowell Rd. Mr. Liudahl confirmed and explained there is no other entrance and that is where the apron and culvert were put in.

Commissioner Sheets inquired on the hours of operation and asked if it is year round. Mr. Liudahl specified it would be during the summer. It was determined the market would run approximately from April to October.

Chairman Sturgill asked to view exhibit F15 of the staff report, and asked if the picture provided would resemble the desired look for the market. Mr. Liudahl stated the canopies would be more sporadic, and most of it would be hidden from view from the greenhouses and buildings along Sunny Slope Rd. The site will also be set back 150 yards to the gate from Lowell Rd, and the view from Lowell Rd will primarily consist of the parked cars. Chairman Sturgill asked Mr. Liudahl to review the site plan and proximity to existing buildings and roads.

Associate Planner Arbay Mberwa reviewed the Staff Report for the record.

Commissioner Sheets asked for clarification on the temporary use in the zoning matrix and how this use fits those standards. Planner Mberwa described that the definition in Canyon County code states a temporary use is a land use intended to last or continue for a limited time. The proposed flea market is proposed to only operate during the weekends and is seasonal.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Laura Schroeder – IN OPPOSITION – 20565 Lowell Rd, Caldwell, ID 83607

Ms. Schroeder described the Sunny Slope area as special and unique with the longstanding commitment to agriculture and agritourism, and was confident Canyon County shared that commitment to protecting the scenic byway and preserving the agricultural character of the area. Ms. Schroeder explained the negative impact this proposal will have, including impacts from trash/debris, portable toilets, and the increase in traffic. This type of a request does not belong in Sunny Slope and does not align with the agricultural and tourism vision that has made the area one of Idaho's most treasured destinations. Ms. Schroeder respectfully asks that the vision and comprehensive plan that has been invested in for decades is protected by denying this request.

Commissioner Mathews asked if Ms. Schroeder lives on Lowell Rd and how often she has to wait to turn left onto Sunny Slope. Ms. Schroeder said she is one of the closest residences to the subject property, and it is very often that she has to wait. It has often been difficult to turn right onto Lowell Rd due to the nature of the road.

Commissioner Johnston asked if there is a scale for a vendor show that would feel appropriate for this area. Ms. Shroeder does not believe it fits within the agricultural and agritourism definitions at all. Commissioner Johnston confirmed it would be different than the greenhouse and everything else that is already there. Ms. Shroeder added that the local restaurant, the Orchard House, will sometimes hold a holiday bazaar inside of the building, but there are no tents outside.

Wayne Rundall – IN OPPOSITION – 20790 Lowell Rd, Caldwell, ID 83607

Mr. Rundall explained that there is a residence west of the subject property that has already experienced ongoing problems with visitors, including illegal dumping of tires and trash, alcohol consumption, trespassing on private property, public urination, the discharge of firearms, and playing loud music while stopped along the narrow rural roads. This is expected to be exacerbated with this kind of a request, and should be considered and mitigated if possible. If the request is approved, Mr. Rundall requests additional conditions be imposed to reduce impacts on neighboring properties and rural roads, such as limiting operating periods, prohibiting left turns onto Lowell Rd leaving the market and restricting traffic on Sunny Slope Rd.

Chairman Sturgill asked if there is a structure in mind that would help prohibit left turns as it has been common for signs, curbs, etc. to be ignored for those situations. Mr. Rundall suggested police guidance or someone guiding traffic that can manage the crowds.

Judy Leathers – IN OPPOSITION – 20520 Grape Ln, Caldwell, ID 83607

Ms. Leathers asked about the 600 foot notification and why it couldn't be changed to a mile to have a further reach on residents these types of requests could affect. She explained she chose to live in this area to enjoy the peace and quiet outside of the city. Ms. Leathers stated a flea market should be at the fairgrounds as the parking, restrooms, and safety resources are already available there. She does not believe a retail location is appropriate for the Sunny Slope area and does not understand why special events are listed as options. Ms. Leathers stated she talked to Golden Gate Highway District and was unable to obtain a final traffic report, so this meeting is a little presumptuous. With the current request of 928 vehicles, that could add to thousands of vehicles traveling through that area. Ms. Leathers described the definition of neighbor as being respectful, helpful, communicative and considerate, and believes the only good things that has come out of the multiple hearings is meeting new neighbors.

Chairman Sturgill asked Ms. Leathers how she feels about the growth and related traffic that has already occurred. Ms. Leathers believes it has been too fast and too much farmland is being given up. Chairman asked if there is any benefit to having these friendly guests visit that part of the County, to which Ms. Leathers answered she does not.

Chris Liudahl – (Applicant) REBUTTAL – 20376 Apricot Ln, Caldwell, ID 83607

Mr. Liudahl explained that there used to be a feedlot or storage facility west of the subject property on Lowell Rd that always had semis and other related agricultural vehicles. He stated he has been in the area for 25 years and knows the area well. There is a wine tasting venue and a newer facility nearby that have fields where they host events. Mr. Liudahl is wanted to provide a family friendly event in the area aside from just wine tasting venues. He is willing to downscale some and move the portable bathrooms, and emphasized that the canopies will not be taller than the current warehouse. Mr. Liudahl explained this could be a place of employment and provides opportunities for his family to be involved.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0015, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Mathews agrees with staff that this request is not consistent with the comprehensive plan. He also expressed safety concerns about left turns onto Lowell Rd.

Commissioner Johnston agreed that most people will want to turn left to head back into town. She is also worried about the trash, especially with the wind.

Chairman Sturgill shares staff's assessment on criteria 3 and 4 regarding consistency with the comprehensive plan and negatively changing the character of the area. He explained that he found the traffic impact study to be non-credible as it did not accurately depict the overall impact of the additional traffic and does not align with the parking spaces proposed with the application.

MOTION: Commissioner Sheets moved to **deny** Case No. CU2025-0015, adopting the recommended FCOs that the application does not meet criteria. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Director Gibbons reminded the Commission that there are no cases scheduled for July 3, 2026. There was discussion on budgeting season and potential updates to the comprehensive plan. There was also discussion on how the hearings are going and BOCC's efforts to finalize their cases quickly as well.

4. ADJOURNMENT:

MOTION: Commissioner Sheets moved to adjourn, seconded by Commissioner Mathews. Voice vote, motion carried. Hearing adjourned at 10:15 P.M.

An audio recording is on file in the Development Services Departments' office.

Approved this 16th day of July, 2026

Robert Sturgill, Chairman

ATTEST

Caitlin Ross, Hearing Specialist

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 3:

STAFF REPORT PACKET



Planning and Zoning Commission
Hearing Date: May 21, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: RZ2025-0008

APPLICANT/REPRESENTATIVE: Sergey Ludan
PROPERTY OWNER: Sergey Ludan

APPLICATION: Zoning Map Amendment from “RR” (Rural Residential) to “R1” (Single Family Residential) zone

LOCATION: 25 N. Watermill Lane, Nampa, Idaho, also referenced as parcel R27968 (2.92 acres), a portion of the SE quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho

PLANNER: Deb Root, Principal Planner

STAFF RECOMMENDATION: Denial

REQUEST:

Sergey Ludan, is requesting an amendment to the official zoning map to rezone approximately 2.92 acres from an “R-R” (Rural Residential) zone to a “R1” (Single Family Residential) zone for the purpose of dividing the property into two parcels to separate the two existing homes. The subject property is located at 25 N. Watermill Lane, Nampa, Idaho, also referenced as Parcel R27968, a portion of the SE quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

PARCEL INFORMATION REPORT: *See Exhibit C.1 for information*

APPLICABLE CODE:

The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-05 (Zoning Amendment Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO § 09-11-25, (Area of City Impact Agreement), and §67-6519 (Application Granting Process).

BACKGROUND:

Parcel R27968 (2.92 acres) is zoned rural residential and is not an original parcel. The property was legally created by administrative decision, AD2019-0129, and recorded as instrument #2019-061556. The property contains two permitted residences and a barn that was renovated without a building permit. The barn was renovated with a non-compliant living quarters. DSD Building department conducted a special inspection on the renovated barn, SI2026-0003. Options were provided to remove the residential component(s) of the structure. The applicant indicated in an email response to the Building Department that the septic system cannot be expanded to accommodate an additional residence (Exhibit C4.3). It would also be the third residential structure on the property. The City of Nampa Engineering Department confirmed that the residence addressed as 5716 E. Victory (secondary residence) is currently receiving municipal water. The primary residence, addressed as 25 N. Watermill Lane, is not on municipal services.

EXHIBIT
3.1

HEARING CRITERIA:

Table 1. Zoning Map Amendment Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-06-05(1): The commission shall review the particular facts and circumstances of each proposed zoning amendment and make a recommendation regarding the same to the board. The presiding party shall make its review in terms of the following standards and shall find adequate evidence regarding the following criteria when evaluating the proposed zoning district boundary amendment:		
County Ordinance and Review		
Criteria Met?	Code Section	Criteria
Yes	A	Is the proposed zone change generally consistent with the comprehensive plan?
Analysis		The proposed conditional rezone change is generally consistent with the Comprehensive plan. The 2030 Comprehensive Plan identifies this area as Residential. The area has been zoned residential since the adoption of the 1979 Zoning Ordinance and Official Zoning Maps. The property is currently zoned Rural Residential and contains a primary and secondary residence on approximately 2.92 acres. The minimum acreage in the rural residential zone is two (2) acres. The applicant desires to separate the homes with the potential to increase the density of the subject properties with secondary residences. The request is consistent with the Population component including G2.02.00 and Land Use and Community Design including P4.01.02 (balance community interests and private property rights), P4.03.02 (do not fragment existing land use patterns), and the Housing component including G11.02.00 (maintain character while providing sufficient housing without fragmenting agricultural lands). The overarching goal of the 2030 Plan is to protect the agricultural resources of Canyon County. Development in an area that is designated and zoned residential is consistent with the general plan for the County.
Criteria Met?	B	When considering the surrounding land uses, is the proposed land use <u>more</u> appropriate than the current zoning designation?
No		
Analysis		In consideration of the surrounding land uses, the proposed conditional zone change to “R1” (Single Family Residential) is not more appropriate than the current zoning designation of “RR” (Rural Residential). There were 34 properties notified within 600 feet of the subject property with an average lot size of 2.68 acres (Exhibit C2f). However, the R1 zone with a one acre minimum average lot size may be as appropriate as the current residential zoning designation in this residentially zoned and developed area of the county. Consider, the property is an area where the parcel sizes are transitioning to larger residential and agricultural parcels that lie within the City of Nampa impact area and have a path for eventual annexation from the south in the future. It may not be the appropriate time for the property to rezone for the purpose of potentially increasing density on the proposed properties but rather wait for annexation and municipal services to be available to support additional development. The property also lies within a nitrate priority area (Exhibit C2.g) The immediate area around the subject property consists of larger rural residential parcels that are developed with single family residential homes. There is one business approved through a conditional use permit for a tree service and firewood sales (CU2012-8) that lies immediately adjacent to the subject property on the west boundary (Exhibit C4g). The City of Nampa encourages consistency with the existing lot sizes in the immediate vicinity. There are 55 parcels in the south ½ of the southeast quarter [Joe Lane to Robinson between E. Victory and Joe Lane] and those parcels immediately adjacent to E. Victory on the south side of the road. The average lot size is 1.978 consistent with the two (2) acre minimum average lot size of the Rural Residential zoning designation. The parcels range in size from 0.64-11.80 acres. There are currently six (6) of the 55 parcels that have secondary residences inclusive of the subject property. (Exhibit C4.f).

The City of Nampa limits are a ½ mile to the west of the subject property and there is municipal water in the road. The City of Nampa (**Exhibit E4**) requests that *“Properties seeking to develop within the Area of City Impact, that are contiguous to city limits, shall obtain a pre-annexation approval from the City in order to receive a letter of support for the project.”* Staff notes that the property currently has municipal water available and further development inclusive of secondary residences should be connected to services where available. A pre-annexation agreement with the City of Nampa is encouraged for this property to develop further.

Pursuant to Canyon County ordinance §07-10-25 (2), the purpose of the “RR” (Rural Residential) zoning district is to *“encourage and guide growth in areas where a rural lifestyle may be determined to be suitable.”* The minimum average lot size in the “RR” zone is two acres.

CCCO §07-10-25(3), the purpose of the “R1” (Single Family Residential) zoning district is to *“promote and enhance predominantly single family living areas at a low density standard.”*

The minimum average lot size in the “R1” zone is one (1) acre; however, CCCO §07-10-21(2) Minimum Parcel or Lot Size provides for the following in the “R1” (Single Family Residential) zone: Footnote 1: *“For parcels within the Area of City Impact with central sewer and/or water services, the parcel or lot size may be reduced to 12,000 square feet.”*

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Residential	RR	R1
S	Residential & Agricultural	A	RR
E	Residential	RR	None
W	Residential	RR/City Limits	Airport overlay

“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)

The subject property is on the boundary of residentially zoned property in this area of the county. The properties lying south of E. Victory are currently zoned agricultural with a mixed use of residential and agricultural. There are many large acre farms further south between E. Victory and E. Amity Roads. This property is in a transitional area to larger agricultural properties to the south.

Criteria Met?

C

Is the proposed zoning map amendment compatible with surrounding land uses?

Yes

Analysis

The proposed rezone to “R1” (Single Family Residential) is generally compatible with surrounding land uses as proposed by the applicant.

The surrounding land use is primarily rural residential (**Exhibit C2.e**) and there is a tree service and firewood sales business immediately adjacent to the west. Additional development of the subject property could potentially result in some land use conflict due to the noise and unsightly nature of the existing permitted business. The Nampa Municipal Airport is located approximately 3600 feet to the west of the subject property (**Exhibit C4g**).

Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one

	another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. The property is currently zoned rural residential and is developed as a residential property (Exhibit C2.e). The proposed “R1” zoning would provide for the applicant to divide the property into at least two (2) parcels which could then potentially be further developed with secondary residences. The applicant remodeled and constructed a residential unit in an old barn without a building permit (Exhibit C4.c & d). Per Canyon County building department requirements, he has removed the kitchen components and indicated that the septic system for the home on the south portion of the property cannot be increased to accommodate the additional living unit. If rezoned and divided, the applicant could construct a secondary unit on each parcel if agency requirements are met. There are currently only six properties in the vicinity developed with multiple residences (Exhibit C4.f). The property has the potential to be less compatible with the surrounding land uses if developed into smaller acreages than proposed (See Criteria B above). Current and future locations, size and placements of septic systems would limit the number of parcels that could be created and platting as a residential subdivision would be required if more than one (1) additional parcel is created if the property is zoned to “R1” (Single Family Residential) and has municipal services available. There is an existing permitted (CU2012-8) business operating on the parcel immediately adjacent to the northwest corner of the subject property (Exhibit C4.g). The business is a landscape and tree service business that processes tree waste into chips and firewood. There have been noise complaints submitted to Canyon County Code Enforcement regarding the processing of the tree products. This business operation was approved with conditions in 2013 prior to division and construction on the subject property. Construction of additional residences immediately adjacent to the permitted business could result in further neighbor conflicts where the business may not be compatible with more dense development.	
Criteria Met?	D	Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?
Yes		
Analysis	The proposed zoning map amendment may not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. Character of the Area: The character in the immediate area is rural residential transitioning to agricultural south of E. Victory Road. The average lot size of the 34 notified properties within 600 feet is 2.68 acres with a median lot size of 1.53 acres (Exhibit C2.f). Further review of the parcel sizes within the south one ½ of the quarter section and the residential properties south of E. Victory (immediately adjacent to the road) resulted in 55 parcels with an average lot size of 1.978 acres (Exhibit C4.f). As proposed the rezone to “R1” (Single Family Residential) for the purpose of dividing the 2.92 acre property into two (2) parcels to enable separation of the existing homes would create lots smaller than the average lot size in the vicinity but would not necessarily change the residential character of the area. The property lies within the Nampa area of city impact and with municipal water available, the property could be divided into lots smaller than the general area characteristics (see Criteria B above) however, the nature of how the property is currently developed with a very large estate home does not lend itself to further development beyond what is currently proposed. The area consists of larger parcels with significant open space that are currently zoned “RR” (Rural Residential) and the properties adjacent and south of E. Victory Road are zoned “A” (Agricultural) with productive agriculture southward. In general, there is not a significant pattern of redevelopment to higher density lots/parcels in this area of the county. Staff notes that the properties are located just east of the Nampa Municipal Airport and located approximately 700 feet east of the airport overlay area. There is also	

	an existing tree service and firewood sales business on the western boundary of the subject property (Exhibits C2.a, C2.e, C4.g).	
Criteria Met?	E	Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?
Yes		
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. The property currently has two existing homes. The primary residence located at 25 N. Watermill Lane has an individual well and septic system. The secondary residence addressed as 5716 E. Victory Road is served by an individual septic system and is connected to municipal water. The barn that contained the unpermitted residence is located near to the home at 5716 E. Victory Road. The applicant indicated in an email to Assistant Building Official, Scott Hillman, that the septic for the existing home could not be expanded to accommodate the additional residence (Exhibit C4.3). Sewer: SWDH indicated that they do not have concerns with the application as proposed but would require a site evaluation application and soil suitability for any additional subsurface sewage disposal systems for any new structures on the site (Exhibit Water: Currently there is an existing private well for the primary structure and the secondary residence is connected to municipal water from the City of Nampa. Drainage: All stormwater drainage must be retained on site for current and future development. Irrigation: Irrigation water is provided by Nampa Meridian Irrigation District. The Schott Lateral bisects the property near the secondary residence. Structures cannot be built within the irrigation district easement for the Schott Lateral. NMID indicates in email dated 5-6-26 that the Schott Lateral has a 40 foot wide easement, 20 foot on each side of centerline (Exhibit E5). Utility: The utility companies were notified of the application and no comments were received stating that utilities would not be provided to accommodate the use. There are currently utilities provided to each of the residences on the property.	
Criteria Met?	F	Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?
Yes		
Analysis	The subject property has legal access for the zoning map amendment and/or will exist at the time of the development. See review and analysis detailed below. The subject properties are currently served by a private road, N. Watermill Lane, that takes access to E. Victory Road. The access is in conformance with the highway district requirements and ACCHD Standard Drawing #ACCHD-106 (Exhibit E1).	
Criteria Met?	G	Does the proposed zoning map amendment 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 created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?
Yes		

Analysis	The proposed project if approved will allow the applicant to divide the existing primary residence from the existing secondary residence and does not require public street improvements. The access to the public road from N. Watermill Lane, a private road, provides adequate access to and from the properties. If the rezone is approved and the land divided in accordance with the CCCO requirements then the applicant would have the option of applying for secondary residences on each of the two created parcels. Although this could increase the number of vehicle trips utilizing the private road for access to the public road system, the average daily trips is not expected to necessitate public street improvements to accommodate the use.	
Criteria Met? Yes/No	H	Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. A request for comment from affected agencies was sent on January 13, 2026 in accordance with the requirements of the Canyon County Zoning Code and State Statutes. A list of agencies notified in the initial request for comment included Nampa City, Nampa Fire, Nampa School District and other affected agencies (Exhibit C3). Schools: Nampa School District was notified of the proposed rezone. Staff did not receive comment from the district. The rezone of the property is not expected to significantly impact the school district as the homes currently exist on the property. Police: The property lies within the jurisdiction of the Canyon County Sheriff's office. Staff did not receive a comment from the sheriff's office and the request is not anticipated to impact this service. Fire protection & Emergency Medical Services: The Nampa Fire District responded indicating that the site is 1.5 miles from Station #5 and the response time is approximately three (3) minutes. The following measures will be implemented to mitigate impacts: No mitigation measures have been proposed. There is no indication that mitigation is required for minimal impacts to services for the existing homes on the property.	

Table 2. Area of City Impact

CCCO §09-11-01: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Nampa area of city impact, the following ordinances apply, but the city of Nampa ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Review		
Criteria Met?	Code Section	Criteria
Yes	09-11-1	NAMPA
Analysis	Area of City Impact: The City of Nampa Planning and Zoning submitted a letter stating that they are not in favor of the application without pre-annexation approval from the City of Nampa. They further indicate that this area is designated for low density residential (1-2.5 units/acre). The current properties and rural character of the	

	area is viewed as Very Low Density. The City indicates that “<i>Development should be required to be compatible with the character of the area.</i>” Nampa also states, in line item #3, “<i>The property is surrounded by large lot residential properties on all sides except for a parcel on the west border that is utilized for large landscape materials and business operation. Subdivision lots should be as compatible as possible with existing residential lots within the limitations imposed by NCC 10-27-3.C.2.</i>” (Exhibit D4) This property is located in the Nampa Area of City Impact and there is municipal water available in the road adjacent to the property. The single-family residence addressed as 5716 E. Victory Road is connected to municipal water (Exhibit C4.1).
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NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on 1-13-26 & 4-16-26. Property owners within 300 feet of the subject property boundaries were notified on 4-16-26. Full political notice was completed on 4-16-26. A newspaper notice was published on 4-21-26. The subject property was posted with a notice on 4-20-26.

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

AGENCY COMMENTS

All agency comments received by the aforementioned materials deadline are located in Exhibit E. Comments were received from Nampa Highway District, Nampa Fire Department, SWDH, Nampa City Planning and Zoning, and Nampa Meridian Irrigation District.

PUBLIC COMMENTS

Staff received one (1) total written public comments by the materials deadline of May 11, 2026. The comments were in opposition of the proposed rezone indicating that it is not consistent with the current density in the area. All public comments received by the aforementioned materials deadline are located in Exhibit F.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed rezone from “RR” (Rural Residential) to “R1” (Single Family Residential) is not compliant with Canyon County Ordinance 07-06-05. Staff finds that the proposed rezone to “R1” (Single Family Residential) is not as appropriate as the current designation of “RR” (Rural Residential). A full analysis is detailed within the staff report.

DECISION OPTIONS

- **Recommendation of Approval of the Application:** “I move to recommend approval of RZ2025-0008, Ludan Rezone, finding the application **meets** the criteria for approval under Article 07-06-05 of the Canyon County Zoning Ordinance: [*Cite reasons for recommendation of approval*].
- **Recommendation of Denial of the Application:** “I move to recommend denial of RZ2025-0008, Ludan Rezone, finding the application **does not** meet the criteria for approval under §07-06-05 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))*].
- **Table the Application:** “I move to continue RZ2025-0008, Ludan Rezone to a [*date certain or uncertain*]

EXHIBITS:

- A. Draft FCOS**
- B. Application Packet & Supporting Materials**
 - 1. Master Application
 - 2. Letter of Intent
 - 3. Site Plan
 - 4. Land Use Worksheet
 - 5. Neighborhood Meeting
 - 6. Miscellaneous
- C. Supplemental Documents**
 - 1. Parcel Information Report
 - 2. Cases Maps/Reports
 - a. Aerial
 - b. Vicinity Map
 - c. 2030 Future Land Use Map
 - d. Nampa Future Land Use Map
 - e. Zoning and Classification
 - f. Subdivision Map and Report
 - g. Nitrate Priority Map
 - h. Case Map and Summary
 - i. 600 foot Notification Map
 - 3. Agency List Request for Comment
 - 4. Staff Property Review & History
 - a. Nampa Engineering water to original home
 - b. Primary home septic location
 - c. Non-compliant barn renovation
 - d. Code Enforcement / current barn
 - e. Property History
 - f. Parcel Size review
 - g. Area Map GIS staff
- D. Site Visit Photos:**
 - 1. House photos and Watermill Lane: December 11, 2025
 - 2. Google Street View: July 2025 images
- E. Agency Comments Received by: May 11, 2026**
 - 1. Nampa Highway District #1, 01-13-26
 - 2. Nampa Fire District, 02-11-26
 - 3. Southwest District Health, 01-13-26
 - 4. Nampa City Planning and Zoning, 01-14-26
 - 5. Nampa Meridian Irrigation District, 5-6-26
- F. Public Comments Received by: May 11, 2026**
 - 1. DeBoer opposition, 5-7-26

EXHIBIT A:
DRAFT FCOs



PLANNING OR ZONING COMMISSION
FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:

Ludan – RZ2025-0008

The Canyon County Planning and Zoning Commission considers the following:

Sergey Ludan, is requesting an amendment to the official zoning map to rezone approximately 2.92 acres from an “R-R” (Rural Residential) zone to a “R1” (Single Family Residential) zone for the purpose of dividing the property into two parcels to separate the two existing homes. The subject property is located at 25 N. Watermill Lane, Nampa, Idaho, also referenced as Parcel R27968, a portion of the SE quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho

Summary of the Record

1. The record is comprised of the following:

A. The record includes all testimony, the staff report, exhibits, and documents in Case File RZ2025-0008.

1. All exhibits can be found in the case file and the staff report dated May 21, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-05 (Zoning Amendment Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-11-25 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).

a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.

2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act (“LLUPA”) and can establish its own ordinances regarding land use, including subdivision permits. See I.C. §67-6504, §67-6511.

3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County’s hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, RZ2025-0008, was presented at a public hearing before the Canyon County Planning and Zoning Commission on May 21, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

EXHIBIT A
DRAFT FCOS

Standards of Evaluation – CCCO §07-06-05(1): The commission shall review the particular facts and circumstances of each proposed zoning amendment and make a recommendation regarding the same to the board. The presiding party shall make its review in terms of the following standards and shall find adequate evidence regarding the following criteria when evaluating the proposed zoning district boundary amendment:

County Ordinance and Review		
Criteria Met?	Code Section	Criteria
Yes	A	Is the proposed zone change generally consistent with the comprehensive plan?
Analysis		The proposed conditional rezone change is generally consistent with the Comprehensive plan. The 2030 Comprehensive Plan identifies this area as Residential. The area has been zoned residential since the adoption of the 1979 Zoning Ordinance and Official Zoning Maps. The property is currently zoned Rural Residential and contains a primary and secondary residence on approximately 2.92 acres. The minimum acreage in the rural residential zone is two (2) acres. The applicant desires to separate the homes with the potential to increase the density of the subject properties with secondary residences. The request is consistent with the Population component including G2.02.00 and Land Use and Community Design including P4.01.02 (balance community interests and private property rights), P4.03.02 (do not fragment existing land use patterns), and the Housing component including G11.02.00 (maintain character while providing sufficient housing without fragmenting agricultural lands). The overarching goal of the 2030 Plan is to protect the agricultural resources of Canyon County. Development in an area that is designated and zoned residential is consistent with the general plan for the County.
Criteria Met?	B	When considering the surrounding land uses, is the proposed land use <u>more</u> appropriate than the current zoning designation?
No		
Analysis		In consideration of the surrounding land uses, the proposed conditional zone change to “R1” (Single Family Residential) is not more appropriate than the current zoning designation of “RR” (Rural Residential). There were 34 properties notified within 600 feet of the subject property with an average lot size of 2.68 acres (Exhibit C2f). The property is an area where the parcel sizes are transitioning to larger residential and agricultural parcels that lie within the City of Nampa impact area and have a path for eventual annexation from the south in the future. It may not be the appropriate time for the property to rezone for the purpose of potentially increasing density on the proposed properties but rather to wait for annexation and municipal services to be available to support additional development. The property also lies within a nitrate priority area (Exhibit C2.g) The immediate area around the subject property consists of larger rural residential parcels that are developed with single family residential homes. There is one business approved through a conditional use permit for a tree service and firewood sales (CU2012-8) that lies immediately adjacent to the subject property on the west boundary (Exhibit C4g). The City of Nampa encourages consistency with the existing lot sizes in the immediate vicinity. There are 55 parcels in the south ½ of the southeast quarter [Joe Lane to Robinson between E. Victory and Joe Lane] and those parcels immediately adjacent to E. Victory on the south side of the road. The average lot size is 1.978 consistent with the two (2) acre minimum average lot size of the Rural Residential zoning designation. The parcels range in size from 0.64-11.80 acres. There are currently six (6) of the 55 parcels that have secondary residences inclusive of the subject property. (Exhibit C4.f). The City of Nampa limits are a ½ mile to the west of the subject property and there is municipal water in the road. The City of Nampa (Exhibit E4) requests that “<i>Properties seeking to develop within the Area of City Impact, that are contiguous to city limits, shall obtain a pre-annexation approval from the City in order to receive a letter of support for the project.</i>” Staff notes that the property currently has municipal water available and further development inclusive of secondary residences should be connected to services where available. A pre-annexation agreement with the City of Nampa is encouraged for this property to develop further.

	Pursuant to Canyon County ordinance §07-10-25 (2), the purpose of the “RR” (Rural Residential) zoning district is to “<i>encourage and guide growth in areas where a rural lifestyle may be determined to be suitable.</i>” The minimum average lot size in the “RR” zone is two acres. CCCO §07-10-25(3), the purpose of the “R1” (Single Family Residential) zoning district is to “<i>promote and enhance predominantly single family living areas at a low density standard.</i>” The minimum average lot size in the “R1” zone is one (1) acre; however, CCCO §07-10-21(2) Minimum Parcel or Lot Size provides for the following in the “R1” (Single Family Residential) zone: Footnote 1: “<i>For parcels within the Area of City Impact with central sewer and/or water services, the parcel or lot size may be reduced to 12,000 square feet.</i>” Adjacent Existing Conditions: <table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N</td><td>Residential</td><td>RR</td><td>R1</td></tr><tr><td>S</td><td>Residential & Agricultural</td><td>A</td><td>RR</td></tr><tr><td>E</td><td>Residential</td><td>RR</td><td>None</td></tr><tr><td>W</td><td>Residential</td><td>RR/City Limits</td><td>Airport overlay</td></tr></table> “A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone) The subject property is on the boundary of residentially zoned property in this area of the county. The properties lying south of E. Victory are currently zoned agricultural with a mixed use of residential and agricultural. There are many large acre farms further south between E. Victory and E. Amity Roads. This property is in a transitional area to larger agricultural properties to the south.			Direction	Existing Use	Primary Zone	Other Zone	N	Residential	RR	R1	S	Residential & Agricultural	A	RR	E	Residential	RR	None	W	Residential	RR/City Limits	Airport overlay
Direction	Existing Use	Primary Zone	Other Zone																				
N	Residential	RR	R1																				
S	Residential & Agricultural	A	RR																				
E	Residential	RR	None																				
W	Residential	RR/City Limits	Airport overlay																				
Criteria Met?	C	Is the proposed zoning map amendment compatible with surrounding land uses?																					
Yes																							
Analysis	The proposed rezone to “R1” (Single Family Residential) is generally compatible with surrounding land uses as proposed by the applicant. The surrounding land use is primarily rural residential (Exhibit C2.e) and there is a tree service and firewood sales business immediately adjacent to the west. Additional development of the subject property could potentially result in some land use conflict due to the noise and unsightly nature of the existing permitted business. The Nampa Municipal Airport is located approximately 3600 feet to the west of the subject property (Exhibit C4g). Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. The property is currently zoned rural residential and is developed as a residential property (Exhibit C2.e). The proposed “R1” zoning would provide for the applicant to divide the property into at least two (2) parcels which could then potentially be further developed with secondary residences. The applicant remodeled and constructed a residential unit in an old barn without a building permit (Exhibit C4.c & d). Per Canyon County building department requirements, he has removed the kitchen components and indicated that the septic system for the home on the south portion of the property cannot be increased to accommodate the additional living unit. If rezoned and divided, the applicant could construct a secondary unit on each parcel if agency requirements are met. There are currently only six properties in the vicinity developed with multiple residences (Exhibit C4.f).																						

	The property has the potential to be less compatible with the surrounding land uses if developed into smaller acreages than proposed (See Criteria B above). Current and future locations, size and placements of septic systems would limit the number of parcels that could be created and platting as a residential subdivision would be required if more than one (1) additional parcel is created if the property is zoned to “R1” (Single Family Residential) and has municipal services available. There is an existing permitted (CU2012-8) business operating on the parcel immediately adjacent to the northwest corner of the subject property (Exhibit C4.g). The business is a landscape and tree service business that processes tree waste into chips and firewood. There have been noise complaints submitted to Canyon County Code Enforcement regarding the processing of the tree products. This business operation was approved with conditions in 2013 prior to division and construction on the subject property. Construction of additional residences immediately adjacent to the permitted business could result in further neighbor conflicts where the business may not be compatible with more dense development.	
Criteria Met?	D	Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?
Yes		
Analysis	The proposed zoning map amendment may not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. Character of the Area: The character in the immediate area is rural residential transitioning to agricultural south of E. Victory Road. The average lot size of the 34 notified properties within 600 feet is 2.68 acres with a median lot size of 1.53 acres (Exhibit C2.f). Further review of the parcel sizes within the south one ½ of the quarter section and the residential properties south of E. Victory (immediately adjacent to the road) resulted in 55 parcels with an average lot size of 1.978 acres (Exhibit C4.f). As proposed the rezone to “R1” (Single Family Residential) for the purpose of dividing the 2.92 acre property into two (2) parcels to enable separation of the existing homes would create lots smaller than the average lot size in the vicinity but would not necessarily change the residential character of the area. The property lies within the Nampa area of city impact and with municipal water available, the property could be divided into lots smaller than the general area characteristics (see Criteria B above) however, the nature of how the property is currently developed with a very large estate home does not lend itself to further development beyond what is currently proposed. The area consists of larger parcels with significant open space that are currently zoned “RR” (Rural Residential) and the properties adjacent and south of E. Victory Road are zoned “A” (Agricultural) with productive agriculture southward. In general, there is not a significant pattern of redevelopment to higher density lots/parcels in this area of the county. Staff notes that the properties are located just east of the Nampa Municipal Airport and located approximately 700 feet east of the airport overlay area. There is also an existing tree service and firewood sales business on the western boundary of the subject property (Exhibits C2.a, C2.e, C4.g)	
Criteria Met?	E	Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?
Yes		
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. The property currently has two existing homes. The primary residence located at 25 N. Watermill Lane has an individual well and septic system. The secondary residence addressed as 5716 E. Victory Road is served by an individual septic system and is connected to municipal water. The barn that contained the unpermitted residence is located near to the home at 5716 E. Victory Road. The applicant indicated in an email to Assistant Building Official, Scott Hillman, that the septic for the existing home could not be expanded to accommodate the additional residence (Exhibit C4.3).	

	Sewer: SWDH indicated that they do not have concerns with the application as proposed but would require a site evaluation application and soil suitability for any additional subsurface sewage disposal systems for any new structures on the site (Exhibit Water: Currently there is an existing private well for the primary structure and the secondary residence is connected to municipal water from the City of Nampa. Drainage: All stormwater drainage must be retained on site for current and future development. Irrigation: Irrigation water is provided by Nampa Meridian Irrigation District. The Schott Lateral bisects the property near the secondary residence. Structures cannot be built within the irrigation district easement for the Schott Lateral. NMID indicates in email dated 5-6-26 that the Schott Lateral has a 40 foot wide easement, 20 foot on each side of centerline (Exhibit E5). Utility: The utility companies were notified of the application and no comments were received stating that utilities would not be provided to accommodate the use. There are currently utilities provided to each of the residences on the property.	
Criteria Met?	F	Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?
Yes		
Analysis	The subject property has legal access for the zoning map amendment and/or will exist at the time of the development. See review and analysis detailed below. The subject properties are currently served by a private road, N. Watermill Lane, that takes access to E. Victory Road. The access is in conformance with the highway district requirements and ACCHD Standard Drawing #ACCHD-106 (Exhibit E1).	
Criteria Met?	G	Does the proposed zoning map amendment 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 created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?
Yes		
Analysis	The proposed project if approved will allow the applicant to divide the existing primary residence from the existing secondary residence and does not require public street improvements. The access to the public road from N. Watermill Lane, a private road, provides adequate access to and from the properties. If the rezone is approved and the land divided in accordance with the CCCO requirements then the applicant would have the option of applying for secondary residences on each of the two created parcels. Although this could increase the number of vehicle trips utilizing the private road for access to the public road system, the average daily trips is not expected to necessitate public street improvements to accommodate the use.	
Criteria Met?	H	Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?
Yes		
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. A request for comment from affected agencies was sent on January 13, 2026 in accordance with the requirements of the Canyon County Zoning Code and State Statutes. A list of agencies notified in the initial	

	request for comment included Nampa City, Nampa Fire, Nampa School District and other affected agencies (Exhibit C3). Schools: Nampa School District was notified of the proposed rezone. Staff did not receive comment from the district. The rezone of the property is not expected to significantly impact the school district as the homes currently exist on the property. Police: The property lies within the jurisdiction of the Canyon County Sheriff's office. Staff did not receive a comment from the sheriff's office and the request is not anticipated to impact this service. Fire protection & Emergency Medical Services: The Nampa Fire District responded indicating that the site is 1.5 miles from Station #5 and the response time is approximately three (3) minutes. The following measures will be implemented to mitigate impacts: No mitigation measures have been proposed. There is no indication that mitigation is required for minimal impacts to services for the existing homes on the property.
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Table 2. Area of City Impact

CCCO §09-11-01: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Nampa area of city impact, the following ordinances apply, but the city of Nampa ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Review		
Criteria Met?	Code Section	Criteria
Yes	09-11-1	NAMPA
Analysis	Area of City Impact: The City of Nampa Planning and Zoning submitted a letter stating that they are not in favor of the application without pre-annexation approval from the City of Nampa. They further indicate that this area is designated for low density residential (1-2.5 units/acre). The current properties and rural character of the area is viewed as Very Low Density. The City indicates that "<i>Development should be required to be compatible with the character of the area.</i>" Nampa also states, in line item #3, "<i>The property is surrounded by large lot residential properties on all sides except for a parcel on the west border that is utilized for large landscape materials and business operation. Subdivision lots should be as compatible as possible with existing residential lots within the limitations imposed by NCC 10-27-3.C.2.</i>" (Exhibit D4) This property is located in the Nampa Area of City Impact and there is municipal water available in the road adjacent to the property. The single-family residence addressed as 5716 E. Victory Road is connected to municipal water (Exhibit C4.1).	

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission forwards a recommendation of denial of Case # RZ2025-0008, a zoning map amendment of 2.92 acres from "RR" (Rural Residential) to "R1" (Single Family Residential). For denial: Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval: 1. Submit application and fees for a development agreement providing for development restrictions of the property to ensure compatibility is maintained with the existing surrounding properties. 2. Wait until a path to annexation exists to increase the density of the property in this location.

DATED this _____ day of _____, 2026.

**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**

Robert Sturgill, Chairman

State of Idaho)

SS

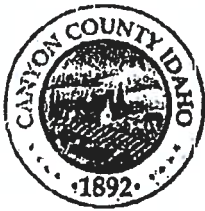
County of Canyon County)

On this _____ day of _____, in the year 2026, before me _____, a notary public,
personally appeared _____, personally known to me to be the person whose name is subscribed to
the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

EXHIBIT B:
APPLICATION PACKET AND MATERIALS



**ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION**

PROPERTY OWNER	OWNER NAME:	SERGEY LUDAN	
	MAILING ADDRESS:	25 N. WATERMILL LN. NAMPA ID 83607	
	PHONE:	[REDACTED]	EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.			
Signature: <u>Sergey Ludan</u> Date: <u>9/16/25</u>			

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

SITE INFO	STREET ADDRESS:	25 N. WATERMILL LN. NAMPA ID 83607	
	PARCEL NUMBER:	R27968000	
	PARCEL SIZE:	2.92 Acre	
	CHECK THE APPLICABLE APPLICATION TYPE:		
	☒ REZONE	☐ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT	
	CURRENT ZONING:	RR	PROPOSED ZONING:
	FLOOD ZONE (YES/NO)	☒ NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	R22025-0008	DATE RECEIVED	12/3
RECEIVED BY	Dan Adams	APPLICATION FEE	\$1900
		CK MO CC CASH	



ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07	
Check the applicable application type:	
☒ Rezone	
☐ Conditional Rezone with Development Agreement	

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	✓	
Letter of Intent (see standards on next page)	✓	
Land Use Worksheet	✓	
Neighborhood Meeting form was completed and signed	✓	
Completed Agency Acknowledgement form including:	✓	
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/Idaho Transportation Dept	✓	
Area of City Impact (if applicable)	✓	
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	
Deed or evidence of property interest to the subject property	✓	
Fee: Rezone: Per Adopted Fee Schedule		
Conditional Rezone: Per Adopted Fee Schedule		
Text Amendment: Per Adopted Fee Schedule		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: SERGEY LUDAN Date: 9/16/25
DSD Planner: _____ Date: _____

Sergey Ludan
25 N. Watermill Lane
Nampa, Idaho, 83687

October 30, 2025

Canyon County Development Services Department
111 North 11th Avenue, #310
Caldwell, Idaho, 83605

Dear Sir/Madam,

Re: Letter of Intent for Rezoning

I am writing to formally request the rezoning of my property at 25 North Watermill Lane from Rural Residential (RR) to Residential (R-1).

The purpose of this rezoning is to be able to split my property since there are currently 2 homes and 2 addresses. There shouldn't be any potential impacts, but if there will be any, I am committed to addressing them responsibly. I look forward to working collaboratively with the planning department.

Thank you for considering my request. Please feel free to contact me at [REDACTED] or [REDACTED] if you have any questions.

Sincerely,
Sergey Ludan

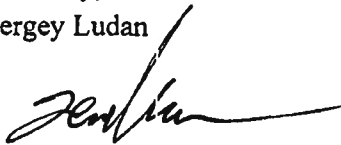


EXHIBIT
B2

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☒ Individual Domestic Well ☐ Centralized Public Water System ☒ City

☐ N/A – Explain why this is not applicable: _____

☐ How many Individual Domestic Wells are proposed? 1 well @ 25 N. WATER MILL / 5716 VICTORY RD HAS CITY WATER

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

☐ Surface ☒ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☐ Pressurized ☐ Gravity ☒ PUMP

5. ACCESS:

☐ Frontage ☒ Easement Easement width 44' Inst. # 2019-057329

6. INTERNAL ROADS:

☐ Public ☒ Private Road User's Maintenance Agreement Inst # 2019-057329

7. FENCING

☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. STORMWATER:

☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

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

**EXHIBIT
B4**

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☒ Residential 2
☐ Commercial _____
 ☐ Industrial _____
☐ Common _____
 ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: CITY

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks
 ☐ Curbs
 ☐ Gutters
 ☐ Street Lights
 ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft Height above ground: _____ ft

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

5. PARKING AND LOADING:

How many parking spaces? _____

Is there a loading or unloading area? _____

ANIMAL CARE-RELATED USES	
1. MAXIMUM NUMBER OF ANIMALS:	_____
2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?	☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?	☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars
4. ANIMAL WASTE DISPOSAL	☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System ☐ Other: _____

**Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing**

Date: Oct. 21, 2025

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: Nov. 3, 2025

Time: 6 pm.

Location: 25 N. Watermill Ln. Nampa ID 83687

Property description: 19-3N-1W SE WILSON ORCHARD TRS TX 20029 IN BLK 31

The project is summarized below:

Site Location: 25 N. Watermill Ln. Nampa ID 83687

Proposed access: 0 Watermill Ln. Nampa ID 83687

Total acreage: 2.92 Acres

Proposed lots: 2

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact

Sergey Ludan



25 N. Watermill Ln. Nampa ID 83687

Sincerely,

**EXHIBIT
B5**

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address:	25 N. WATERMILL LN.	Parcel Number:	
City:	Nampa ID 83687	State:	ID
Notices Mailed Date:	10/21/15	ZIP Code:	83687
		Number of Acres:	2.92
		Current Zoning:	RR
Description of the Request:	Rezone from RR to R-1		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:	Sergiy Kudan		
Company Name:			
Current address:	25 N. WATERMILL LN.		
City:	Nampa	State:	ID
		ZIP Code:	83687
Phone:		Cell:	
Email:		Fax:	

MEETING INFORMATION

DATE OF MEETING:	11/3/15	MEETING LOCATION:	25 N. WATERMILL LN.
MEETING START TIME:		MEETING END TIME:	
ATTENDEES:			
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:	
1. Varshin Redchuk	[Signature]	22 N. Watermill Ln	
2. Bogdan Mulyar	[Signature]	28 N. Watermill Ln.	
3.			
4.			
5.			
6.			
7.			
8.			
9.			

10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.●

APPLICANT/REPRESENTATIVE (Please print):

APPLICANT/REPRESENTATIVE (Signature): _____

DATE: ____/____/____



AGENCY ACKNOWLEDGMENT

Date:

Applicant:

Parcel Number:

Site Address:

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 09/29/2025 Signed:

Anthony Lee

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

Fire District:

District: Nampa Fire District

☒ Applicant submitted/met for informal review.

Date: 10/20/25 Signed:

Julianne Lee

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

Highway District:

District: Nampa Highway Dist. #1

☒ Applicant submitted/met for informal review.

Date: 10-20-25 Signed:

Edward H. Smith

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

Irrigation District:

District: Nampa & Area Irrigation District

☐ Applicant submitted/met for informal review.

Date: 10-20-2025 Signed:

David D. H.

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

Area of City Impact

City: Nampa

☐ Applicant submitted/met for informal review.

Date: 10/20/25 Signed:

[Signature]

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

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

EXHIBIT
B6
MISC.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Sergey Ludan
3052 N. Mitchell St
Boise, Idaho 83704

2020-000758

RECORDED

01/06/2020 04:00 PM



00490238202000007580030030

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 MBROWN

\$15.00

DEED

RADCHUK VENIAMIN P

(Space Above For Recorder's Use)

WARRANTY DEED

For value received, Sergey Ludan and Veniamin P. Radchuk, ("GRANTORS"), hereby convey, grant, bargain, sell, and transfer to Sergey Ludan and Natalia Ludan, a married couple, ("GRANTEES"), residing at 3052 N. Mitchell St., Boise, Idaho, 83704, and their successors and assigns forever, the following described real property located in Canyon County, Idaho, more particularly described to-wit:

A portion of Tract 31 of Wilson Orchard Tracts as filed in Book 4 of Plats at Page 10, records of Canyon County Idaho, located in the SW 1/4 of the SE 1/4 of Section 19, T.3N., R.1W., B.M., Canyon County, Idaho, more particularly described as follows:

Commencing at the E1/16 corner of said Section 19 from which the S1/4 corner of said Section 19 bears North 89°43'37" West, 1319.81 feet;

thence along the South boundary line of said Section 19 North 89°43'37" West, 295.90 feet;

thence leaving said South boundary line North 00°14'42" East, 25.00 feet to a point on the North right-of-way line of E. Victory Road, said point also being the REAL POINT OF BEGINNING;

thence along said North right-of-way line North 89°43'37" West, 189.57 feet;

thence leaving said right-of-way line North 04°10'42" West, 89.17 feet;

thence North 49°30'42" West, 55.69 feet;

thence North 02°52'42" West, 105.24 feet;

thence North 42°16'10" West, 158.00 feet to a point on the West boundary line of said Tract 31;

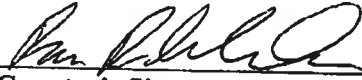
thence along the said West boundary line North 00°15'21" East, 120.00 feet;

thence leaving said West boundary line South 89°44'39" East, 351.44 feet;

thence South 00°14'37" West, 466.46 feet to the REAL POINT OF BEGINNING.

Containing 2.92 acres, more or less.

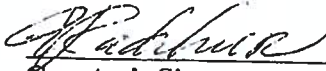
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees and Grantees' successors and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees that Grantors are the owners in fee simple of said premises; that said premises are free from all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



Grantor's Signature

Veniamin Radchuk
7703 E Stonecastle Dr.,
Nampa, Idaho, 83687

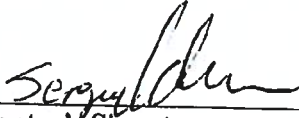
Date ~~January 3 2020~~ *January 6, 2020*



Grantor's Signature

Galina Radchuk
7703 E Stonecastle Dr.,
Nampa, Idaho, 83687

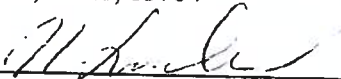
Date ~~January 3 2020~~ *January 6, 2020*



Grantor's Signature

Sergey Ludan
3052 N. Mitchell St.,
Boise, Idaho, 83704

Date January 3 2020



Grantor's Signature

Natalia Ludan
3052 N. Mitchell St.,
Boise, Idaho, 83704

Date January 3 2020

NOTARY ACKNOWLEDGMENT

State of Idaho)

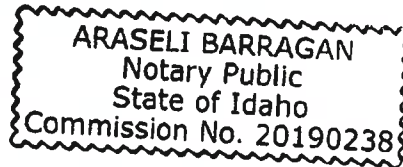
County of Canyon)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that Sergey & Natalia Lukan whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 3rd day of January, 2020.

[Signature] (SEAL)
Notary Public

My Commission Expires: 2/7/25



State of Idaho)

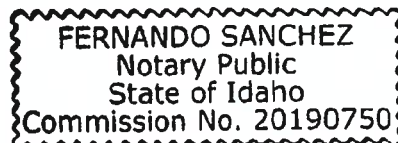
County of Ada
~~Canyon~~)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that Veniamin & Galina Radchuk whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of January, 2020.

[Signature] (SEAL)
Notary Public

My Commission Expires: 4/15/2025



Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 86999

Date: 12/3/2025

Date Created: 12/3/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Sergey Ludan

Comments: Rezone application: RZ2025-0008

Site Address: 5716 E VICTORY RD, Nampa ID 83687 / Parcel Number: 27968000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Rezone	RZ2025-0008	\$1,250.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	RZ2025-0008	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	RZ2025-0008	\$50.00	\$0.00	\$0.00

Sub Total: \$1,900.00

Sales Tax: \$0.00

Total Charges: \$1,900.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	187262513	\$1,900.00

Total Payments: \$1,900.00

ADJUSTMENTS

Receipt Balance: \$0.00

EXHIBIT C:
SUPPLEMENTAL DOCUMENTS

EXHIBIT
C

R27968

PARCEL INFORMATION REPORT

12/9/2025 11:40:07 AM

PARCEL NUMBER: R27968

OWNER NAME: LUDAN SERGEY

CO-OWNER: LUDAN NATALIA

MAILING ADDRESS: 25 N WATERMILL LN NAMPA ID 83687

SITE ADDRESS: 25 N WATERMILL LN

TAX CODE: 1440000

TWP: 3N **RNG:** 1W **SEC:** 19 **QUARTER:** SE

ACRES: 2.92

HOME OWNERS EXEMPTION: Yes

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: RR / RURAL RESIDENTIAL

HIGHWAY DISTRICT: NAMPA HWY DIST #1

FIRE DISTRICT: NAMPA FIRE

SCHOOL DISTRICT: NAMPA SCHOOL DIST #131

IMPACT AREA: NAMPA

FUTURE LAND USE 2011-2022 : RES

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: RESIDENTIAL

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN
IRRIGATION DISTRICT

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0384F

WETLAND: Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: MINOR ARTERIAL

INSTRUMENT NO. : 2020000758

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 19-3N-1W SE WILSON ORCHARD TRS TX 20029 IN BLK 31

PLATTED SUBDIVISION: WILSON ORCHARD TRS

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RE
THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED



**EXHIBIT
C1**

IMAGES WERE FLOWN IN THE FALL OF 2024.

Ludan

Small Air Photo 1 Mile

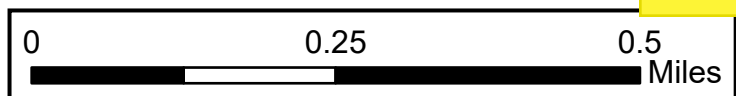
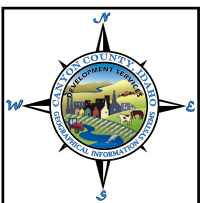
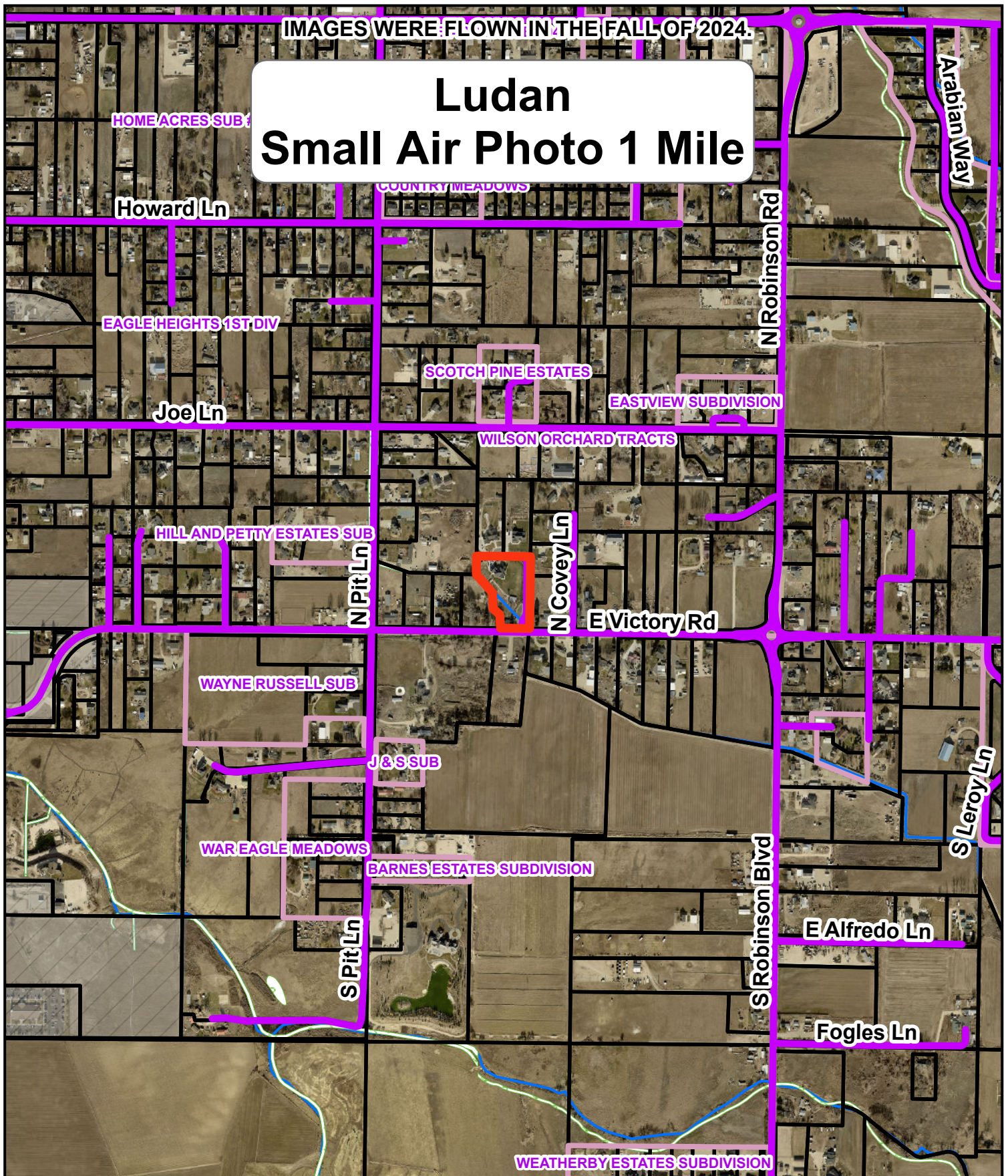


EXHIBIT
C2a

Ludan Small Vicinity Map

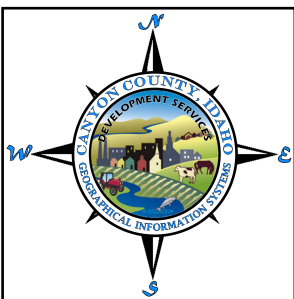
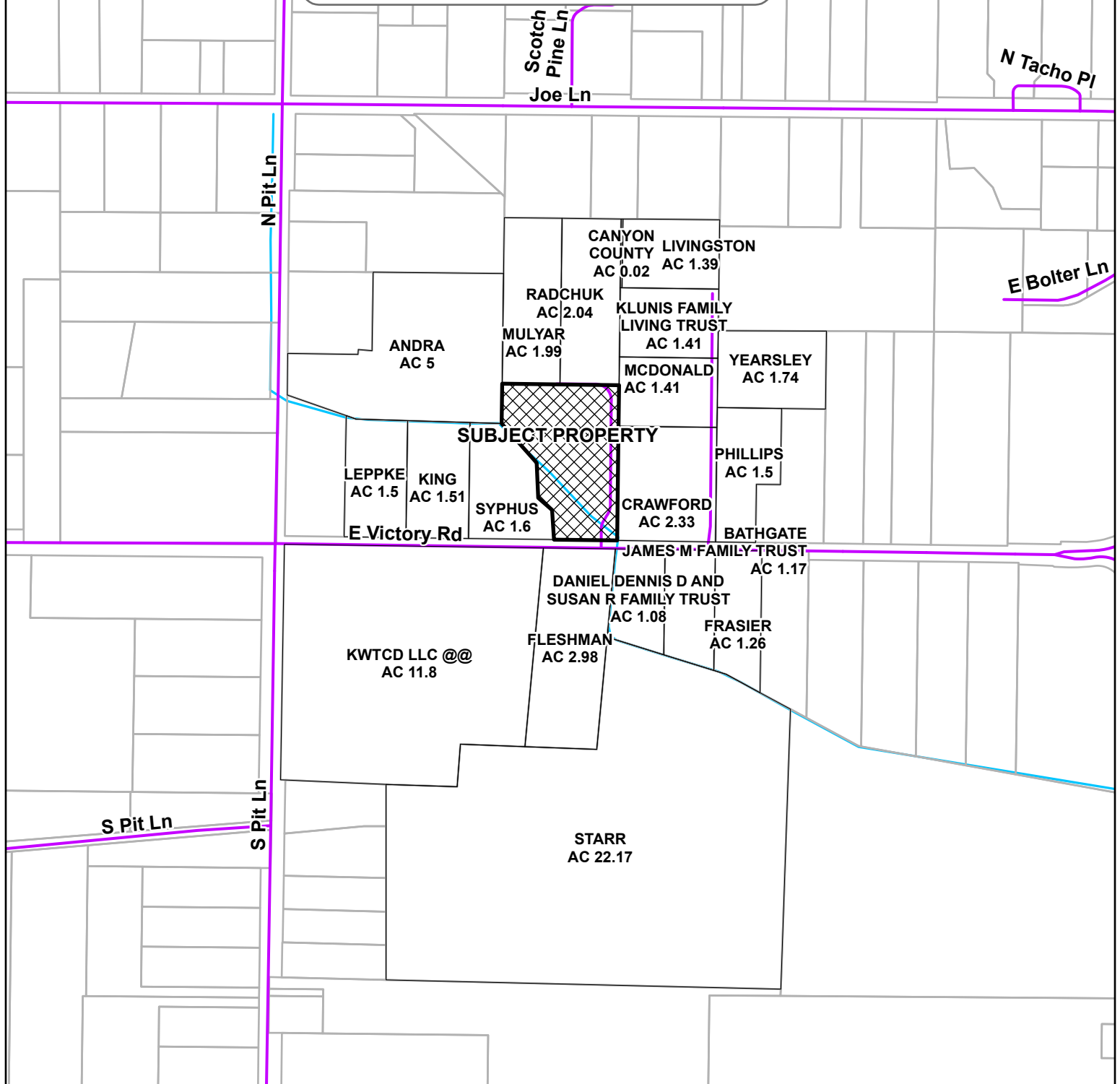
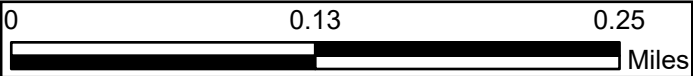
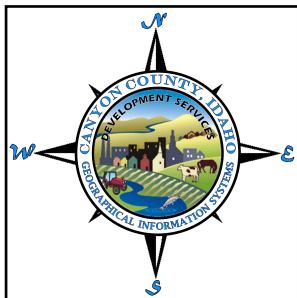
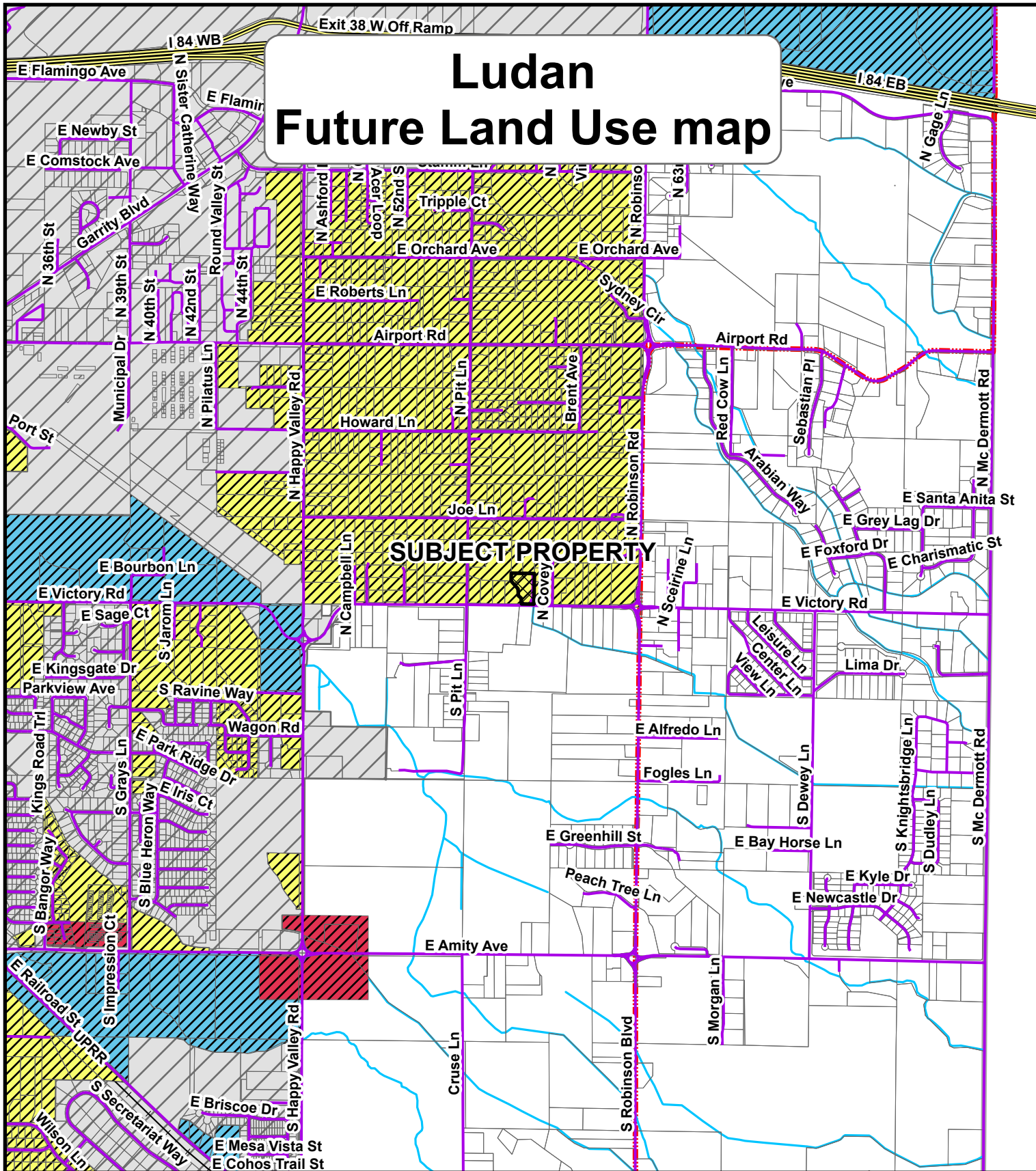


EXHIBIT
C2b



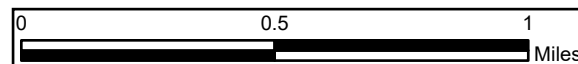
Ludan Future Land Use map



Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

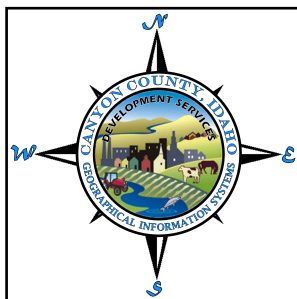
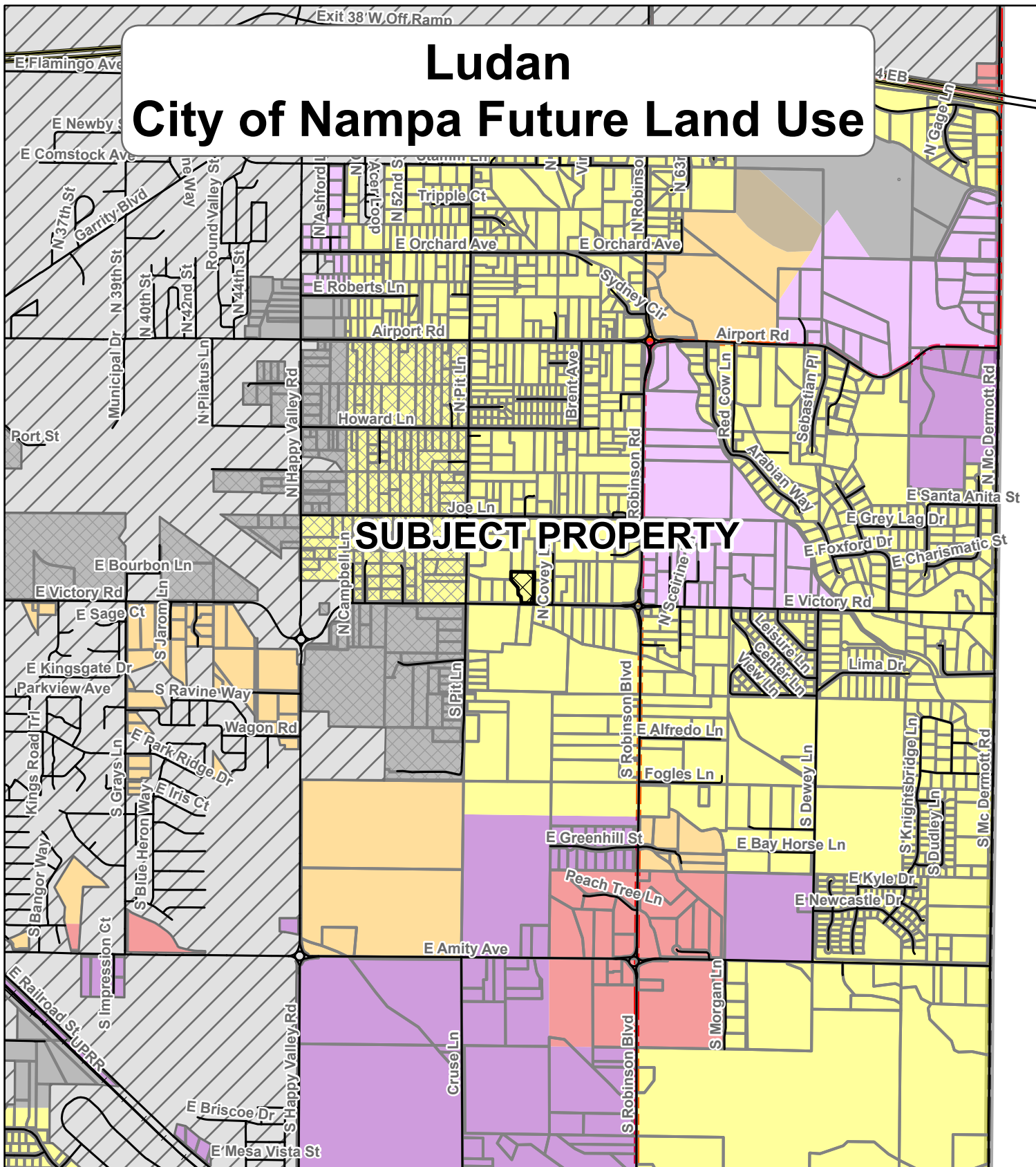
EXHIBIT
C2c



Ludan

City of Nampa Future Land Use

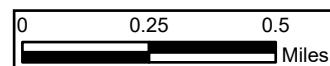
SUBJECT PROPERTY



NampaCompPlan

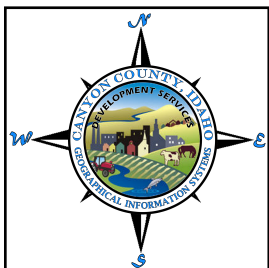
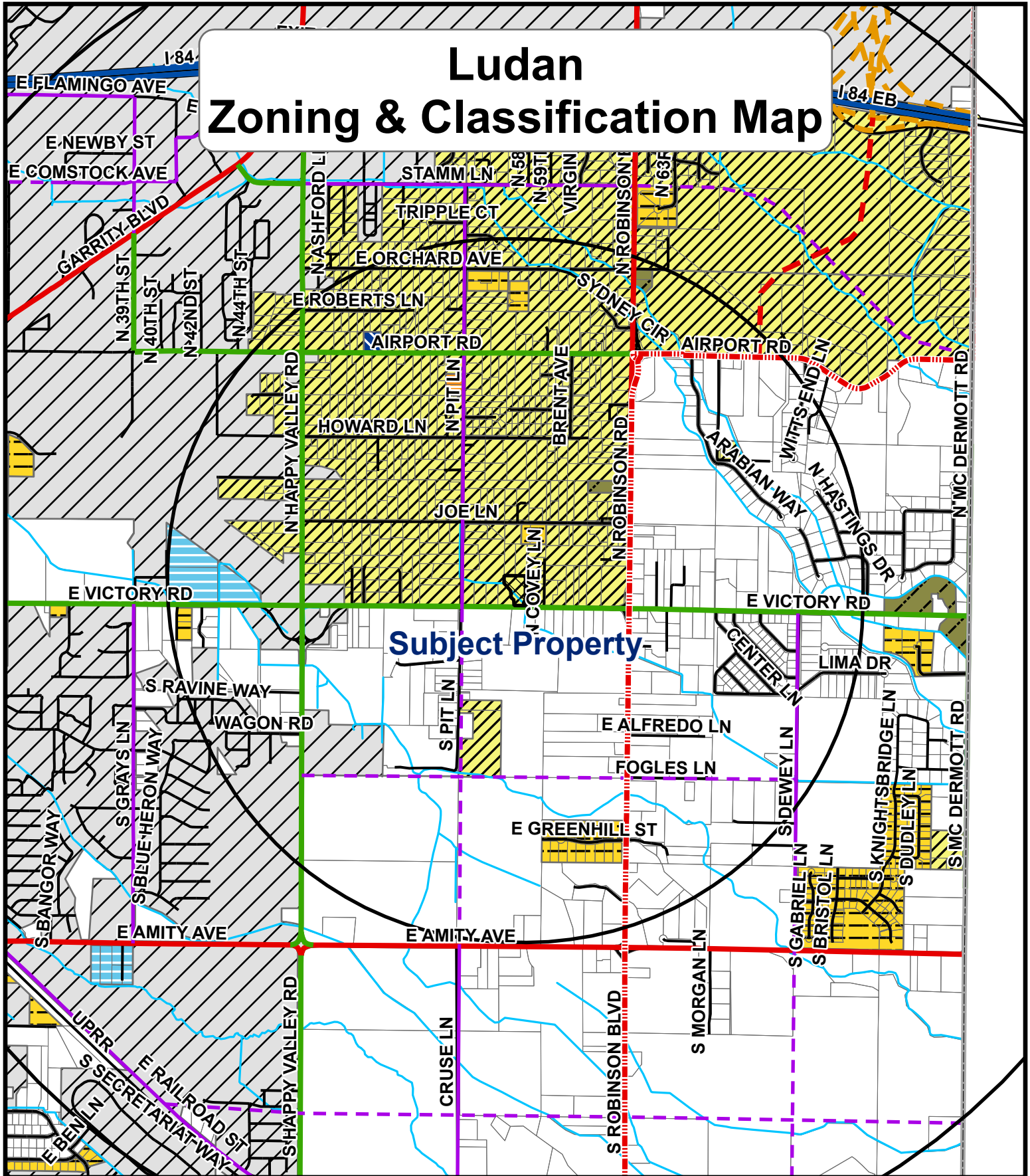
- Airport
- Commercial
- Community Mixed Use
- Downtown
- Education, Public
- Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use
- Unknown
- Very Low Density Residential

EXHIBIT
C2d



Ludan

Zoning & Classification Map

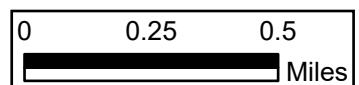


- | | |
|-------|------------|
| RR | C2 |
| CR-RR | CR-C2 |
| R1 | M1 |
| CR-R1 | CR-M1 |
| R2 | M2 |
| C | AG |
| C1 | INTERSTATE |
| CR-C1 | |

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

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

EXHIBIT
C2e



Ludan Subdivision Map

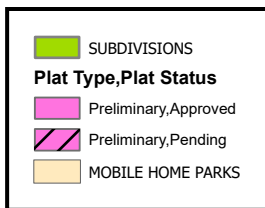
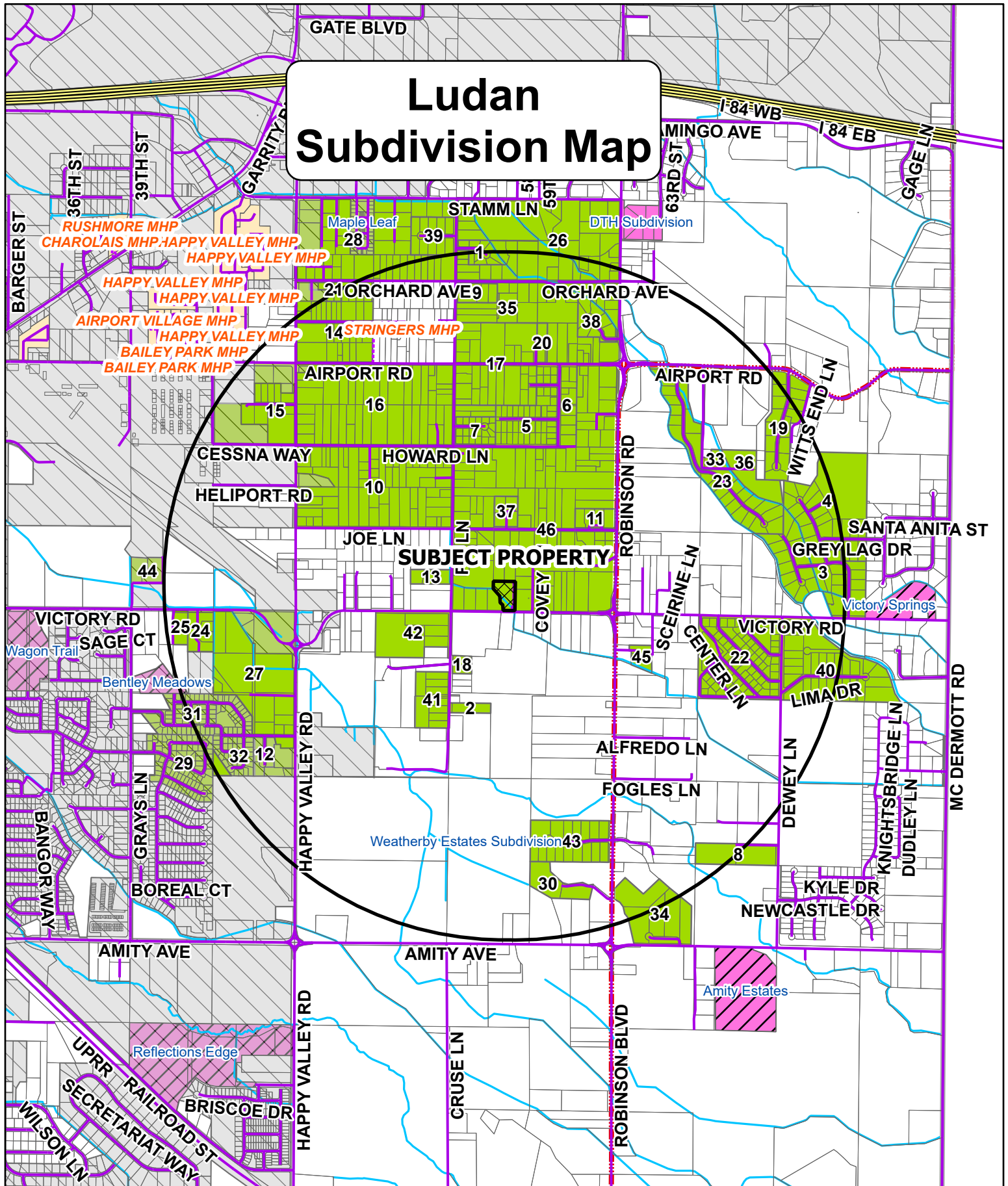
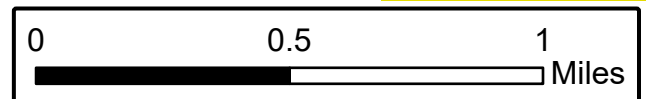


EXHIBIT
C2f



SUBDIVISION & LOT REPORT					
NUMBER OF SUBS		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
46		1147.61	1016	1.13	
NUMBER OF SUBS IN PLATTING		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
2		25.80	43	0.60	
NUMBER OF LOTS NOTIFIED		AVERAGE	MEDIAN	MINIMUM	MAXIMUM
34		2.68	1.53	0.02	22.17
NUMBER OF MOBILE HOME PARKS		ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
1		1.40	6.00	4.00	4.00

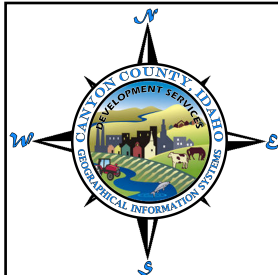
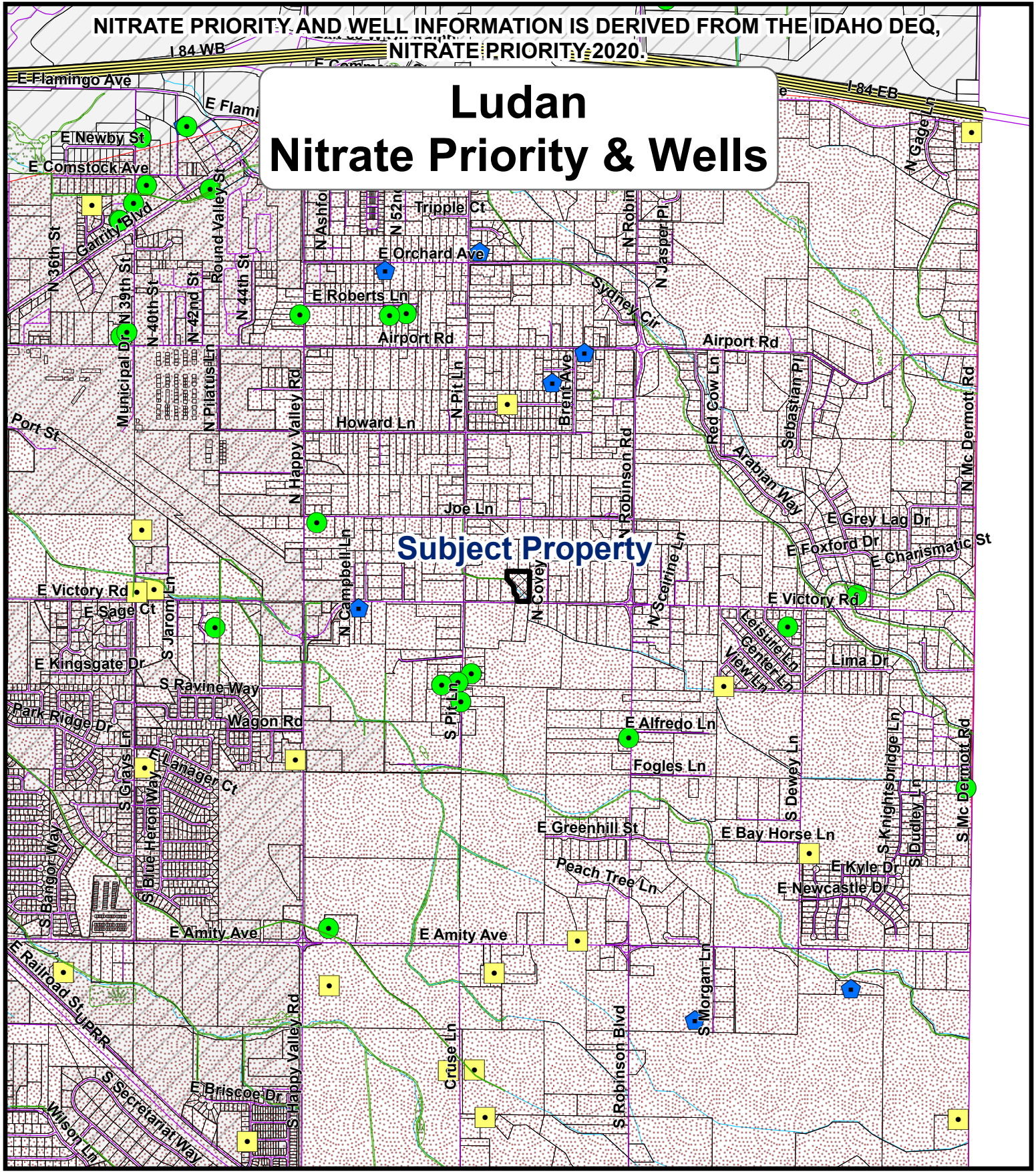
PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
APPLE CREEK ESTATES	1	3N1W18	4.80	10	0.48	COUNTY (Canyon)	1993
BARNES ESTATES SUBDIVISION	2	3N1W30	2.39	1	2.39	COUNTY (Canyon)	2020
BELMONT HEIGHTS	3	3N1W20	32.40	29	1.12	COUNTY (Canyon)	2001
BELMONT HEIGHTS #2	4	3N1W20	39.53	22	1.80	COUNTY (Canyon)	2002
CLARK THEURER #2	5	3N1W19	20.03	45	0.45	COUNTY (Canyon)	1977
CLARK THEURER REPLAT	6	3N1W19	9.49	11	0.86	COUNTY (Canyon)	1972
COUNTRY MEADOWS	7	3N1W19	6.69	19	0.35	COUNTY (Canyon)	1992
DUNSTAN SUB	8	3N1W29	10.22	2	5.11	COUNTY (Canyon)	2006
DUTTON SUBDIVISION	9	3N1W19	4.73	4	1.18	COUNTY (Canyon)	2018
EAGLE HEIGHTS 1ST DIV	10	3N1W19	76.42	64	1.19	COUNTY (Canyon)	1909
EASTVIEW SUBDIVISION	11	3N1W19	4.76	4	1.19	COUNTY (Canyon)	2006
HAPPY VALLEY ESTATES SUBDIVISION	12	3N2W25	4.05	5	0.81	NAMPA	2007
HILL AND PETTY ESTATES SUB	13	3N1W19	3.47	2	1.73	COUNTY (Canyon)	2005
HOME ACRES SUB #01	14	3N1W19	35.18	32	1.10	COUNTY (Canyon)	1940
HOME ACRES SUB #02	15	3N2W24	30.10	13	2.32	COUNTY (Canyon)	1940
HOME ACRES SUB #03	16	3N1W19	76.92	43	1.79	COUNTY (Canyon)	1942
HOME ACRES SUB #04	17	3N1W19	40.08	25	1.60	COUNTY (Canyon)	1942
J & S SUB	18	3N1W30	1.99	2	1.00	COUNTY (Canyon)	2004
JAIALDI ESTATES SUBDIVISION	19	3N1W20	18.36	14	1.31	COUNTY (Canyon)	2007
JUNELLE ACRES	20	3N1W19	2.37	2	1.18	COUNTY (Canyon)	2000
LAST ORCHARD SUB	21	3N1W19	2.40	4	0.60	0	1986
LEISURE HEIGHTS SUB	22	3N1W29	40.70	78	0.52	COUNTY (Canyon)	1972
LEXINGTON MEADOWS SUBDIVISION #1	23	3N1W20	30.93	29	1.07	COUNTY (Canyon)	2006
MASON CREEK ESTATES	24	3N2W25	6.37	6	1.06	COUNTY (Canyon)	2001
MASON CREEK MEADOWS	25	3N2W25	2.98	2	1.49	COUNTY (Canyon)	2008
NAMPA APPLE ORCHARD	26	3N1W18	75.11	39	1.93	COUNTY (Canyon)	1915
NAMPA ORCHARD TRACTS	27	3N2W25	60.51	22	2.75	COUNTY (Canyon)	1909
ORCHALARA HEIGHTS	28	3N1W18	67.80	48	1.41	COUNTY (Canyon)	1910
PARK RIDGE MEADOWS #1	29	3N2W25	21.62	79	0.27	NAMPA	2001
PEACH TREE ESTATES	30	3N1W30	7.73	2	3.86	COUNTY (Canyon)	1998
PHEASANT MEADOWS SUBDIVISION NO. 1	31	3N2W25	14.82	55	0.27	NAMPA	2018
PHEASANT MEADOWS SUBDIVISION NO. 2	32	3N2W25	15.30	58	0.26	NAMPA	2019
RED COW FOLD SUBDIVISION	33	3N1W20	2.47	2	1.23	COUNTY (Canyon)	2023
RODEO RANCH ESTATES	34	3N1W29	22.54	7	3.22	COUNTY (Canyon)	2001
RYSLANCHIK SUBDIVISION	35	3N1W19	3.53	4	0.88	COUNTY (Canyon)	2021
SCHWISOW POINTE SUB	36	3N1W20	8.67	2	4.34	COUNTY (Canyon)	2005
SCOTCH PINE ESTATES	37	3N1W19	4.20	4	1.05	COUNTY (Canyon)	2004
SYDNEY CIRCLE SUB	38	3N1W19	7.40	9	0.82	COUNTY (Canyon)	2004
TRIPPLE ESTATES	39	3N1W18	10.03	25	0.40	COUNTY (Canyon)	1996
VICTORY HEIGHTS SUB	40	3N1W29	38.36	29	1.32	COUNTY (Canyon)	1970
WAR EAGLE MEADOWS	41	3N1W30	11.36	9	1.26	COUNTY (Canyon)	1997
WAYNE RUSSELL SUB	42	3N1W30	19.08	4	4.77	COUNTY (Canyon)	2005
WEATHERBY ESTATES SUBDIVISION	43	3N1W30	20.14	18	1.12	COUNTY (Canyon)	2023
WHISKEY CREEK SUBDIVISION	44	3N2W24	5.08	2	2.54	NAMPA	2023
WHISPERING PINES GLEN SUBDIVISION	45	3N1W29	2.92	2	1.46	COUNTY (Canyon)	2011
WILSON ORCHARD TRACTS	46	3N1W19	221.59	128	1.73	COUNTY (Canyon)	1917

SUBDIVISIONS IN PLATTING				
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	
Weatherby Estates Subdivision	20.12	18	1.12	
Bentley Meadows	5.68	25	0.23	

MOBILE HOME & RV PARKS					
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
Stringers MHP	5022 Airport Road	1.40	6	0.23	Canyon County

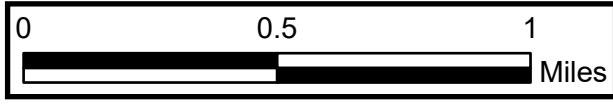
NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.

Ludan Nitrate Priority & Wells



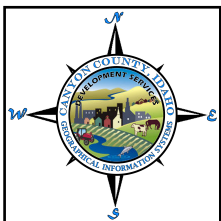
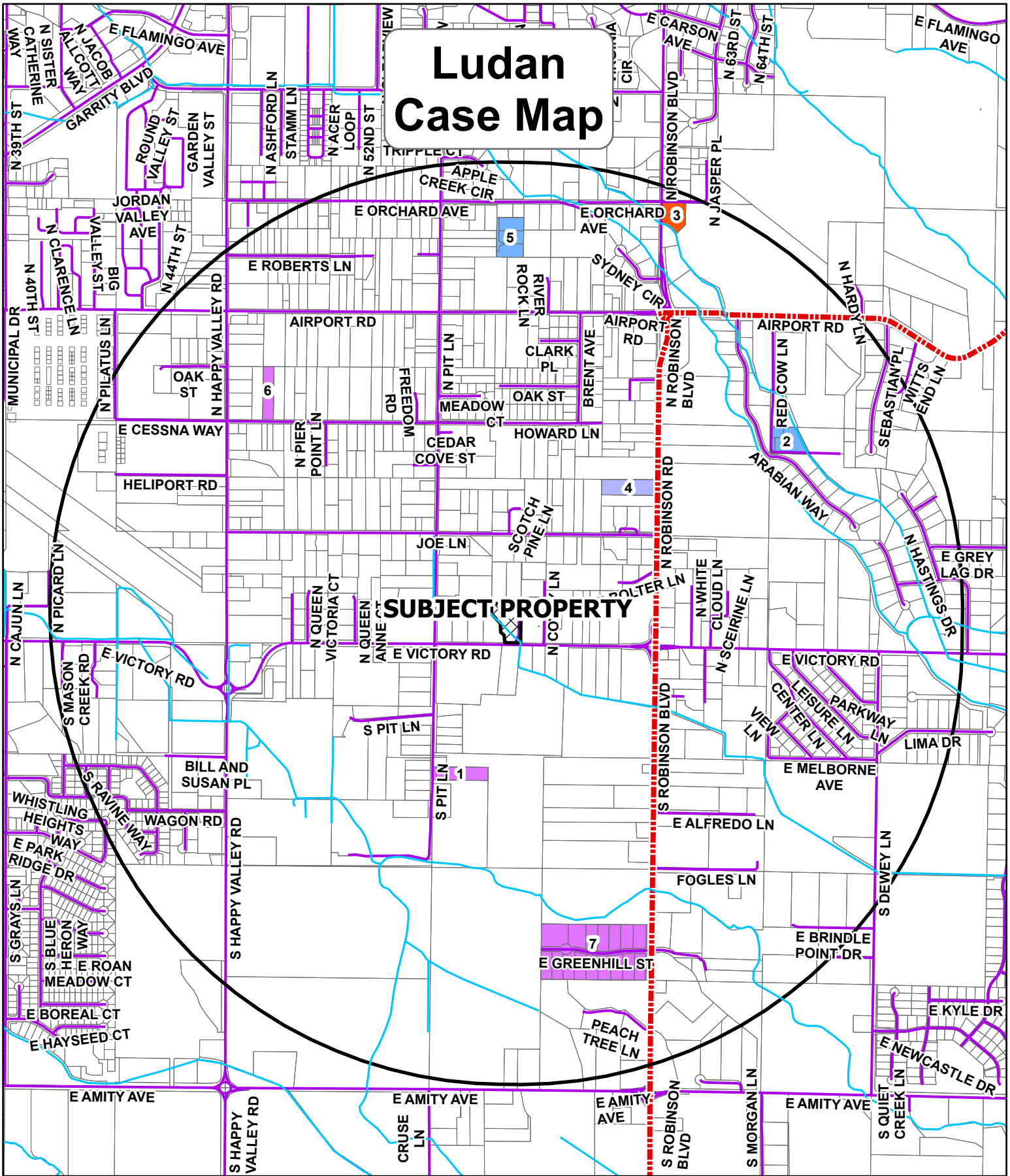
-  GEO-THERMAL LOCATIONS
-  WETLANDS
-  NITRATE_PRIORITY
-  DEQ WELLS
N03_MGL
0.005 - 2.00
-  2.000001 - 5.00
-  5.0000001 - 10.00
-  10.000001 - 49.80

EXHIBIT
C2g

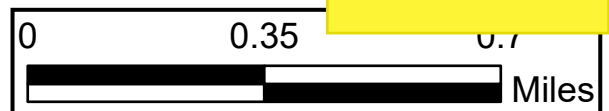


Ludan Case Map

SUBJECT PROPERTY



Year	
 2020	 2023
 2021	 2024
 2022	 2025



**EXHIBIT
C2h**

CASE SUMMARY				
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2020-0012	Plat - Barnes Estates Sub	Barnes Estates Sub	APPROVED
2	RZ2020-0018	Rezone AG to RR	Bruji Hans & Connie	APPROVED
3	RZ2022-0008	Rezone AG to CR-R1	Carlton	APPROVED
4	CR2022-0013	Rezone RR to CR-R1	Guzman	APPROVED
5	SD2019-0030	Short Plat- 3 lots	Ryslanchik Sub	APPROVED
6	PH2016-51-APL	Temp Public Qasi Religious related events	Wat Idahoophoxaiyaraam Inc.	APPROVED
7	SD2019-0053	Plat - Weatherby Estates	Weatherby Estates	APPROVED

Ludan Notification Map

Map showing property parcels, roads, and a central red circle. The map includes a title box, a scale bar, a north arrow, and a legend.

Legend:

DISTANCE	PARCELS
600 Feet	34

Scale: 0 0.1 0.2 Miles

North Arrow: N

EXHIBIT C2i





CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 N. 11TH Ave. Ste 310 • Caldwell, Idaho 83605

Phone (208) 454-7458 • ZoningInfo@canyoncounty.id.gov

LEGAL NOTICE TRANSMITTAL

Case #: RZ2025-0008

Transmittal Date:

Jan. 13, 2026

Planner: Deb Root, Principal Planner

Owner: Sergey Ludan

Applicant: same

☒ P&Z

☐ Hearing Examiner

☐ BOCC

JEPA: Nampa City

☒ FULL POLITICAL

City ☐ Caldwell ☐ Greenleaf ☐ Homedale ☐ Marsing ☐ Melba ☐ Middleton ☒ Nampa ☐ Notus ☐ Parma ☐ Star ☐ Wilder School District ☐ Caldwell ☐ CWI ☐ Homedale ☐ Kuna ☐ Liberty Charter ☐ Marsing ☐ Melba ☐ Meridian/West Ada ☐ Middleton ☒ Nampa ☐ Notus ☐ Parma ☐ Vallivue ☐ Wilder ☒ Southwest District Health	Fire District ☐ Caldwell ☐ Homedale ☐ Kuna ☐ Marsing ☐ Melba ☐ Middleton ☒ Nampa ☐ Parma ☐ Star ☐ Upper Deer Flat ☐ Wilder ☐ State Fire Marshal Highway District ☐ Hwy District 4 ☐ Golden Gate ☒ Nampa ☐ Notus-Parma Library District ☐ Kuna ☐ Lizard Butte ☐ Wilder Utilities ☒ CenturyLink ☒ Intermountain Gas ☒ Idaho Power ☒ Ziply	Irrigation, Drain & Flood Districts ☐ Black Canyon Irrigation Dist. ☐ Boise-Kuna Irrigation Dist. ☒ Boise Project Board of Control ☐ Caldwell Water & Sewer ☐ Canyon County Water Co. ☐ Canyon Ditch Co. ☐ Eureka Irrigation District ☐ Farmer Cooperative Ditch Co. ☐ Farmers Union Ditch Co. ☐ Franklin Ditch Co. ☐ Lower Center Point ☐ Mason Creek Ditch Co. ☐ Middleton Mill Ditch/Irrigation ☒ Nampa – Meridian ☐ New York ☐ Newman Ditch ☐ Pioneer ☐ Pioneer Dixie Ditch ☐ Poor Boy Ditch ☐ Riverside Irrigation District ☐ Riverside Ditch ☐ Wilder Irrigation ☐ Settlers Irrigation ☐ Siebenberg Co-op Ditch ☐ Star Sewer & Water ☐ Drainage District 2 ☐ Drainage District 3 ☐ Drainage District 4 ☐ Drainage District 6 ☐ Flood District 10 ☐ Flood District 11	Transportation ☐ ACHD ☒ Brown Bus Company ☐ Caldwell Transportation ☒ COMPASS ☐ Idaho Transportation Dept ☒ Valley Regional Transit Emergency Services ☒ Canyon County Sheriff ☒ Emergency Mgmt. Coordinator ☒ CC Paramedics / EMT ☐ Homedale City Ambulance ☐ Marsing Ambulance ☐ Melba Quick Response ☒ Nampa Police Department Other ☐ Army Corps of Engineers ☐ Deer Flat National Wildlife Refuge ☐ Farm Service Agency ☐ Greater Middleton Area Rec ☐ Melba Gopher District ☐ Mosquito Abatement ☐ Natural Resource Conservation Dist. ☐ Ten-Davis Recreation ☐ Destination Caldwell ☐ Owyhee County, Dir of Planning ☐ Media ☐ Cemetery ☐ US Postal Service ☐ _____
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Canyon County

- ☐ CC Animal Control
- ☐ CC Assessor's Office
- ☐ CC Elections
- ☐ CC Farm Bureau
- ☐ CC Historical Society
- ☐ CC Parks & Recreation
- ☐ CC Weed & Gopher Control
- ☐ CC Soil Conservation District

Canyon County

- ☒ CC DSD Building Dept.
- ☒ CC DSD Code Enforcement
- ☒ CC Engineering Dept.
- ☒ CC GIS Dept.

Government

- ☐ Bureau of Land Management
- ☐ Bureau of Reclamation
- ☐ Dept of Environmental Quality
- ☐ Environmental Protection Agency

Government

- ☐ Farm Service Agency
- ☐ FEMA
- ☐ ID Dept of Water Resources/water rights
- ☐ Idaho Fish & Game
- ☐ Idaho State Dept of Agriculture
- ☐ Dept of Lands/ SW Area Mgr.
- ☐ ID Agricultural Aviation Association
- ☐ Energy and Mineral Resources (OEMR)
- ☐ US Department of Agriculture

EXHIBIT
C3

Debbie Root

From: Daniel Badger <BadgerD@cityofnampa.us>
Sent: Thursday, December 11, 2025 2:55 PM
To: Debbie Root
Subject: Re: [External] RE: Parcel R27968 25 N. Watermill Lane and 5716 E. Victory

Debbie,

The city provides domestic water service to the structure at 5716 E Victory Road. Since they have connected we have changed some of our processes for allowing city service outside of city limits if they are proposing lot sizes that would need to connect to City services beyond what has already been connected they would need to go through our pre-annexation process for approval.

Daniel Badger, P.E

City Engineer | Development Engineering

Office: (208) 468-5469 | Cell: (208) 936-5690

500 12th Avenue South | Nampa, ID 83651

cityofnampa.us | [Stay Connected](#)

From: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Sent: Thursday, December 11, 2025 2:46 PM
To: Daniel Badger <BadgerD@cityofnampa.us>
Subject: RE: [External] RE: Parcel R27968 25 N. Watermill Lane and 5716 E. Victory

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hi Daniel,

I am just following up on my question to Doug—makes sense he sent it to Engineering. Checking to see if 5716 E. Victory home has city water connection? It seems that there wasn't water available for the assisted living application that was across the street so just trying to verify the applicants assertion that the home is on city water but the new home was not connected to water?

Thanks for your help.

Respectfully,

Deb Root, MBA

EXHIBIT
C4.a

FINAL/AS-BUILT - Subsurface Sewage Disposal

BR2020-0746



SOUTHWEST DISTRICT HEALTH

13307 Miami Lane
Caldwell, ID 83607 (208) 455-5400

Permit #: 003405
Date Rcvd: 05/18/2021
Parcel #: 27968000 0

Owners Name: SERGEY LUDAN

Property Address: 25 N. Watermill Lane NAMPA ID
83687

Range: 1W
Block: 31

Section: 19
Size (Acres):

Subdivision: WILSON

Township: 3N
Lot: 26 ORCHARD

System Type: Gravel Drainfield	Gravel (Yards): 45
System Mfg: NA	Sand (Yards): 51
Septic/Trash Tank (Gal.): 1500	Installation Depth (Inches): 48"
Septic/Trash Tank Mfr: Old Castle	Date Installed: 03-15-2021
Depth to Tank Lid (Inches): At grade.	Rock Under Pipe (Inches): 6"
Standpipe / Riser (Inches): NA	Riser Longitude: 43.577247
Pump Tank (Gal.): N/A	Riser Latitude: -116.500962
Pump Tank Mfg: N/A	Well Installed ☐ Yes ☒ No
Drainfield Width (Ft.): 6	Distance to Tank (Ft.): N/A
Drainfield Length (Ft.): 90+90+48	Distance to Drainfield (Ft.): N/A
Drainfield Area Installed (Sq Ft.): 1368	Valve: ☐ Yes ☒ No
Effective Area (Sq Ft.): 1368	Dist-Box: ☒ Yes ☐ No
	Drop-Box: ☐ Yes ☒ No

Technical Allowance NOT
Granted or is not required

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into and may be enforceable as part of the permit.

Notes/Conditions of Approval:

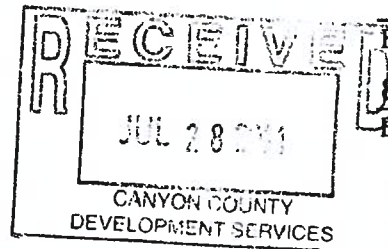
Installer: Timkins LLC (002877)

Signature:

Date: 05/18/2021

By signing above, I certify that all answers and statements on this Final As-built are true and complete to the best of my knowledge.
OFFICIAL USE ONLY

Stephen Fitzner



EHS Final Inspection Signature

87

EHS Code

05/18/2021

Date

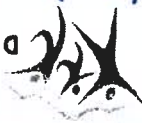
Staff Exh

Permit #: 003405

05/18/2021

EXHIBIT
C4.b

SOUTHWEST
DISTRICT HEALTH



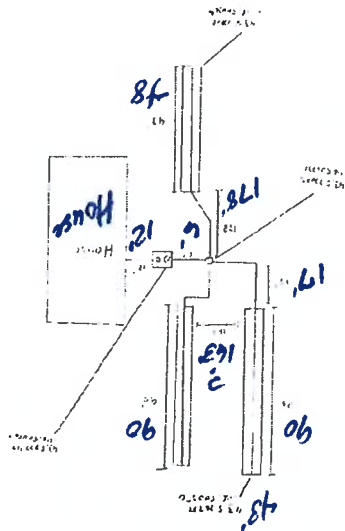
Staff Exh

Final/As-built

Original file name: 20210518160756412_0001.png

Victory

18-May-2021 4:22 PM



Water Mill Ln

Ludan

Debbie Root

From: Scott Hillman
Sent: Wednesday, February 25, 2026 10:11 AM
To: Debbie Root
Subject: FW: [External] Re: Inspection Results for SI2026-0003

FYI

Regards,

Scott Hillman

Assistant Building Official
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Work: 208-454-7340 Cell: 208-366-9094
Email: Scott.Hillman@canyoncounty.id.gov



From: Scott Hillman
Sent: Thursday, February 19, 2026 10:05 AM
To: Ludan Design <ludandesign@gmail.com>
Subject: RE: [External] Re: Inspection Results for SI2026-0003

Sergey,

I need to add that the conditions I listed in my previous email would address reducing this to something other than a residence. **If the intent is to keep the improved space**, then the improvements, like the hook-up to the existing septic system, **MEP inspections, and zoning compliance would still need to be met.**

If you have any questions please give me a call.

Regards,

Scott Hillman

Assistant Building Official
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Work: 208-454-7340 Cell: 208-366-9094
Email: Scott.Hillman@canyoncounty.id.gov



From: Scott Hillman
Sent: Thursday, February 19, 2026 8:45 AM

Spoke with Scott re: Building Permit requirement - addition of stairs to bldg and electrical/mechanical
Expansion - Structure does not meet setbacks on West prop boundary. - May possibly comply with Nampa city Setbacks

**EXHIBIT
C4.c**

To: Ludan Design ludandesign@gmail.com
Cc: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>
Subject: RE: [External] Re: Inspection Results for SI2026-0003

Sergey,

You would need to remove one of the elements necessary to make that a residence. If you were to remove and cap off the kitchen sink, or bathroom toilet for example, this could not be a residence as it would lack one of the necessary elements. The space could remain as a craft room, or similar use, just not a residence.

Regards,

Scott Hillman

Assistant Building Official
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Work: 208-454-7340 Cell: 208-366-9094
Email: Scott.Hillman@canyoncounty.id.gov



From: Ludan Design <ludandesign@gmail.com>
Sent: Wednesday, February 18, 2026 12:56 PM
To: Scott Hillman <Scott.Hillman@canyoncounty.id.gov>
Subject: [External] Re: Inspection Results for SI2026-0003

Hi Scott,

I have to go with option 2 due to inability to increase the septic system. Let me know what are my next steps

Thank you.

Ludan Design
208-283-0630

----- Original Message -----

From "Scott Hillman" <Scott.Hillman@canyoncounty.id.gov>
To "ludandesign@gmail.com" <ludandesign@gmail.com>
Date 2/3/2026 4:03:46 PM
Subject Inspection Results for SI2026-0003

Inspection Result for: **SI2026-0003**.

The Inspection Result is: **Complete.**

See Attachment!

The inspection is complete, the applicant must bring the structure into compliance as indicated in the inspection and building department notes. dr

✿ Regards,

Scott Hillman

Assistant Building Official

Canyon County Development Services Department

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

Work: 208-454-7340 Cell: 208-366-9094

Email: Scott.Hillman@canyoncounty.id.gov

INSPECTION RESULTS

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



Scan This Code to View
Inspection Results Online.

Result:	Complete	Date:	2/3/2026
Permit No.:	SI2026-0003	Site Address:	25 N WATERMILL LN
Inspection Type:	Special Inspections	Inspector:	SCOTT HILLMAN (208)366-9094

Option 1:

1. Add 5/8" type X drywall to walls, ceilings and supporting structures of the first floor.
- 2- Any added or updated Mechanical, Electrical and Plumbing work will need to be permitted and inspected.
- 3- The exterior stairs will need to bear on frost protected footings.
- 4- The stairs, including the handrail, will need to comply with R311.7.
- 5- Will need SWDH permit for the septic system.
- 6- Will need a Fire District access / turn-around approval.
- 7- Will need an Approach Approval from the Highway District.
- 8- Provide a smoke detector.
- 9- Need to confirm that the ceiling height meets code requirements.

Option 2:

- 1- Reduce the improvements to structure such that it is not considered a residence. This could be accomplished by removing the kitchen or bathroom.

Debbie Root

From: Debbie Root
Sent: Friday, December 19, 2025 12:53 PM
To: Ludan Design
Cc: Tom Crosby
Subject: RE: [External] Re: RZ2025-0008 Rezone from RR to R1

Mr. Ludan,

Thank you for the information. Please work with the building department to bring the "renovations" into compliance with the zoning and building code. There was a lot of work completed on this structure without a building permit based upon the code enforcement pictures that we have on file.

It is in your interest to bring this into compliance prior to staff taking your application to hearing.

Respectfully,

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

From: Ludan Design <ludandesign@gmail.com>
Sent: Thursday, December 18, 2025 3:38 PM
To: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Subject: [External] Re: RZ2025-0008 Rezone from RR to R1

Hi Debbie,

This is an old barn which we inherited with the purchase of the property in 2019. Yes, we have renovated it, but nobody lives in it. Next to it as a chicken coop

Thank you.

Ludan Design
208-283-0630

----- Original Message -----

From "Debbie Root" <Debbie.Root@canyoncounty.id.gov>
To "ludandesign@gmail.com" <ludandesign@gmail.com>
Date 12/11/2025 2:20:48 PM
Subject RZ2025-0008 Rezone from RR to R1

Mr. Ludan,

Staff Exh.

I have been assigned your rezone application. I am currently doing my background research and reviewing the case file.

I note that there is a structure along the west property boundary near that original home that appears to have been significantly remodeled and is possibly being utilized as a home or an apartment. I do not find any building permits for this structure or any change of use that may have occurred. If you could please provide information on the use and re-construction of this unit I would appreciate it.

I have not scheduled this for hearing nor sent out for agency comment at this time. I will be working towards scheduling when I have completed my review of your application.



Respectfully,

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034



Code Enforcement Photo
R27968 taken 9-18-2018

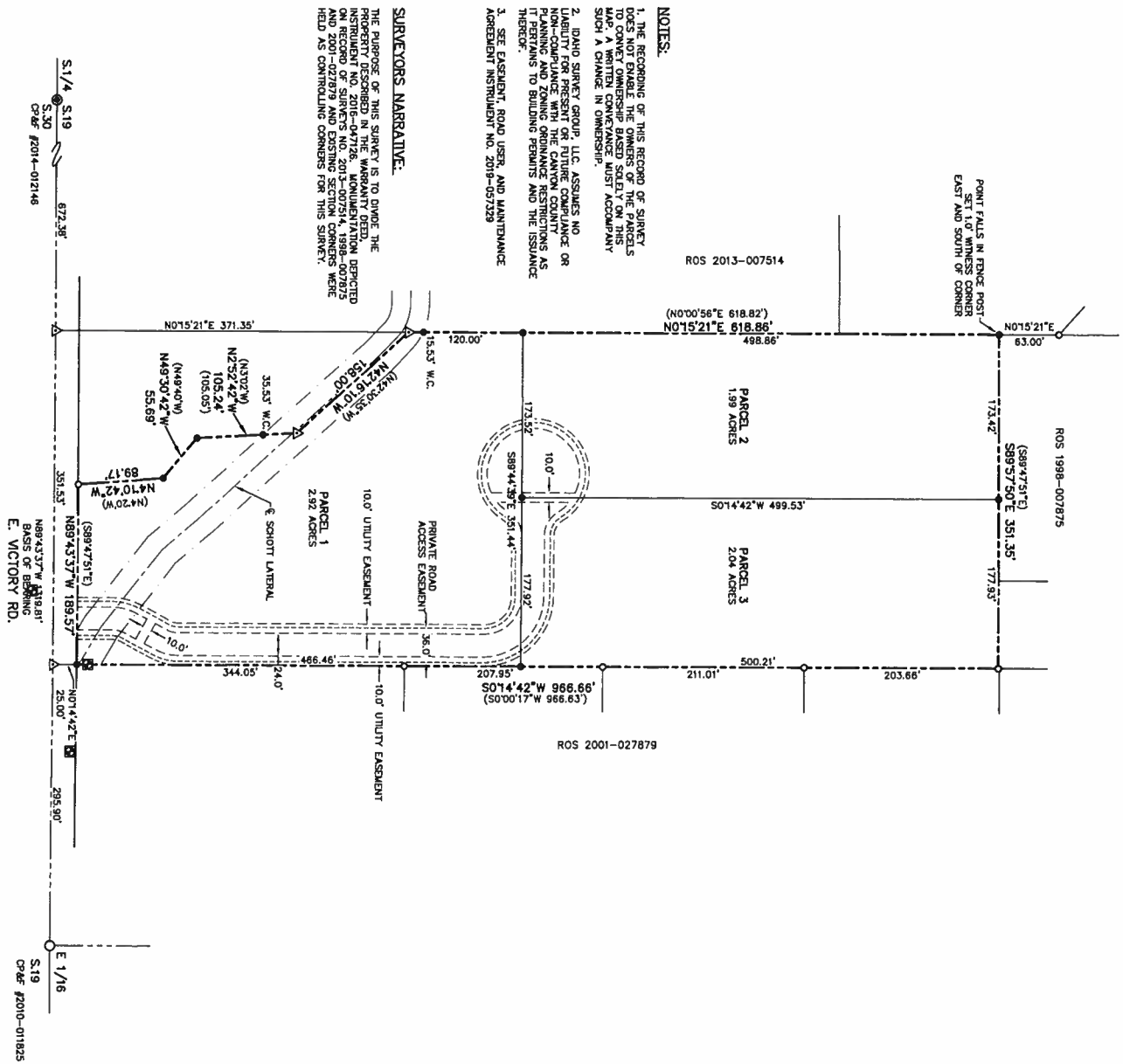
This structure has been
remodeled and appears to be an
additional residence on the
property based on Google Street
View image take July 2025
No building permits





Staff Exh.

PROPERTY LINE ADJUSTMENT & ADMINISTRATIVE LAND SPLIT RECORD OF SURVEY FOR
RADCHUK, LUDAN, ZINCHUCK
 A PORTION OF TRACTS 26 AND 31 OF WILSON ORCHARD TRACTS
 LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 19,
 T.3N., R.1W., B.M., CANYON COUNTY, IDAHO
 2019



LEGEND

- FOUND 1/2" IRON PIN PLUS 3627
- UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 1/2" IRON PIN WITH CAP
- △ CALCULATED POINT
- (120)

- PROPERTY BOUNDARY LINE
- PARCEL LINE
- SECTION LINE
- CENTERLINE
- PRIVATE ROAD ACCESS EASEMENT LINE--SEE NOTE 3
- PUBLIC UTILITY EASEMENT LINE--SEE NOTE 3
- SCHOTT LATERAL EASEMENT LINE

CERTIFICATE OF LAND SURVEYOR

I, GREGORY G. CARTER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF IDAHO PERTAINING TO PLATS AND SURVEYS.



GREGORY G. CARTER

LICENSE NO. 7729

RECORDING INDEX NUMBER:

314-19-2-3-0-04-010

IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

EXHIBIT C4.e

2019-059615
 RECORDED
 12/09/2019 10:08 AM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 2nd P. PERIODS
 \$5.00
 IDAHO SURVEY GROUP LLC

Prop History



**DSD Director Administrative Decision/
Property Boundary Adjustment**

Canyon County Code of Ordinances
§07-18-01, §07-10-17 & §07-10-03

2019-061556

RECORDED

12/17/2019 04:42 PM



CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=15 DLSTEPHENS

\$52.00

MISC

VENIAMIN RADCHUCK

Case Number: AD2019-0129

Parcel(s): R27968 and R27955010

Property Owner/Applicant(s): Veniamin Radchuk & Sergy
Ludan

Request: The applicants are requesting a land division, property boundary adjustment and access easement reduction for Parcels R27968 (0.46 acres) and R27955010 (6.48 acres). The parcels are zoned "R-R" (Rural Residential, two acre average minimum lot size).

Land Division/Property Boundary Adjustment: Both parcels are original (created prior to September 6, 1979; Tax 1 and Tax 2 19-3N-1W). Therefore, the parcels are eligible for a land division (CCZO §07-18-01). The result of the request will adjust the boundaries of Parcel R27968 from 0.46 to 2.92 acres and divide the remainder of Parcel R27955010 into two lots with an average lot size of two acres. The result is consistent with CCZO §07-18-01 (Administrative Land Division).

The request is consistent with all property boundary adjustment requirements (CCZO §07-10-17). The adjustment does not create building permit eligibility, create any additional parcels, or relocate building permits. The adjustment is more than 80 feet. However, the adjustment makes Parcel R27968 conforming to "R-R" zone minimum lot size and setback requirements. The result does not create injury, damage or safety hazards.

Private Road: The request includes a private road, N. Watermill Lane. The private road name was approved by the City of Nampa (Instrument No. 2019-037702). The private road includes a road user's maintenance agreement consistent with CCZO Section 07-10-03(1)B3 (Instrument No 2019-057329). Private road construction and road signage is required to be installed consistent with CCZO 07-10-03(3) prior to certificate of occupancy.

Easement Reduction: The private road access and utility easement is a total of 56 feet wide. CCZO Section 07-10-03(1)B2 requires a 60 foot access easement. Therefore, the applicants are requesting an easement reduction in accordance with CCZO Section 07-10-03(1)D. The reduction request provides adequate access to the three parcels and will not create injury, damage or safety hazards.

The private road crosses Schott Lateral, maintained by Nampa-Meridian Irrigation District. The applicant has a license agreement with the Nampa and Meridian Irrigation District for crossing and improvements to the lateral (Instrument No. 2019-042135).

Nampa Highway District approves the private road access subject to the existing access to R27968 be abandoned. The applicant has signed a deed restriction agreeing to Nampa Highway District's requirements (Instrument No. 2019-038169). Nampa Highway District #1 requires an approach permit prior to issuance of any building permits.

The parcel shall be divided in substantial compliance with Instrument No. 2019-059615, as follows:

Property Boundary Adjustment

Parcel 1: From 0.43 acres to 2.92 acres (existing dwelling)

Land Division

Parcel 2: 1.99 acres (building permit available)

Parcel 3: 2.04 acres (building permit available)

Decision: The application to complete a land division, property boundary adjustment and access easement reduction for Parcels R27968 and R27955010, subject to CCZO §07-18-01, §07-10-17 and §07-10-03 is **APPROVED** subject to the following conditions:

- 1) All development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
- 2) The private road shall be built to meet the minimum construction standards (CCZO Section 07-10-03(3). Prior to final inspection, certification by a licensed engineer that the road was built to code shall be submitted.
- 3) A private road sign conforming to Nampa Highway District #4 standards shall be erected and maintained at the property owners' expense. Verification of installation of road signs shall be provided to DSD prior to Certificate of Occupancy
- 4) An approach permit is required by Nampa Highway District #1 prior to issuance of any building permits. The existing driveway access to R27968 shall be abandoned in accordance to Nampa Highway District #1 requirements prior to Certificate of Occupancy.

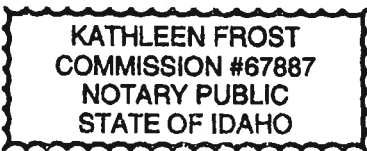
Patricia Nilsson
Director

December 13, 2019
Date

State of Idaho)
County of Canyon County)

SS

On this 13th day of December, in the year of 2019, before me Kathleen Frost, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.



Notary: K Frost

My Commission Expires: 6-3-2022

Middle Maps



6 parcels have Secondary Residences w/ legal address

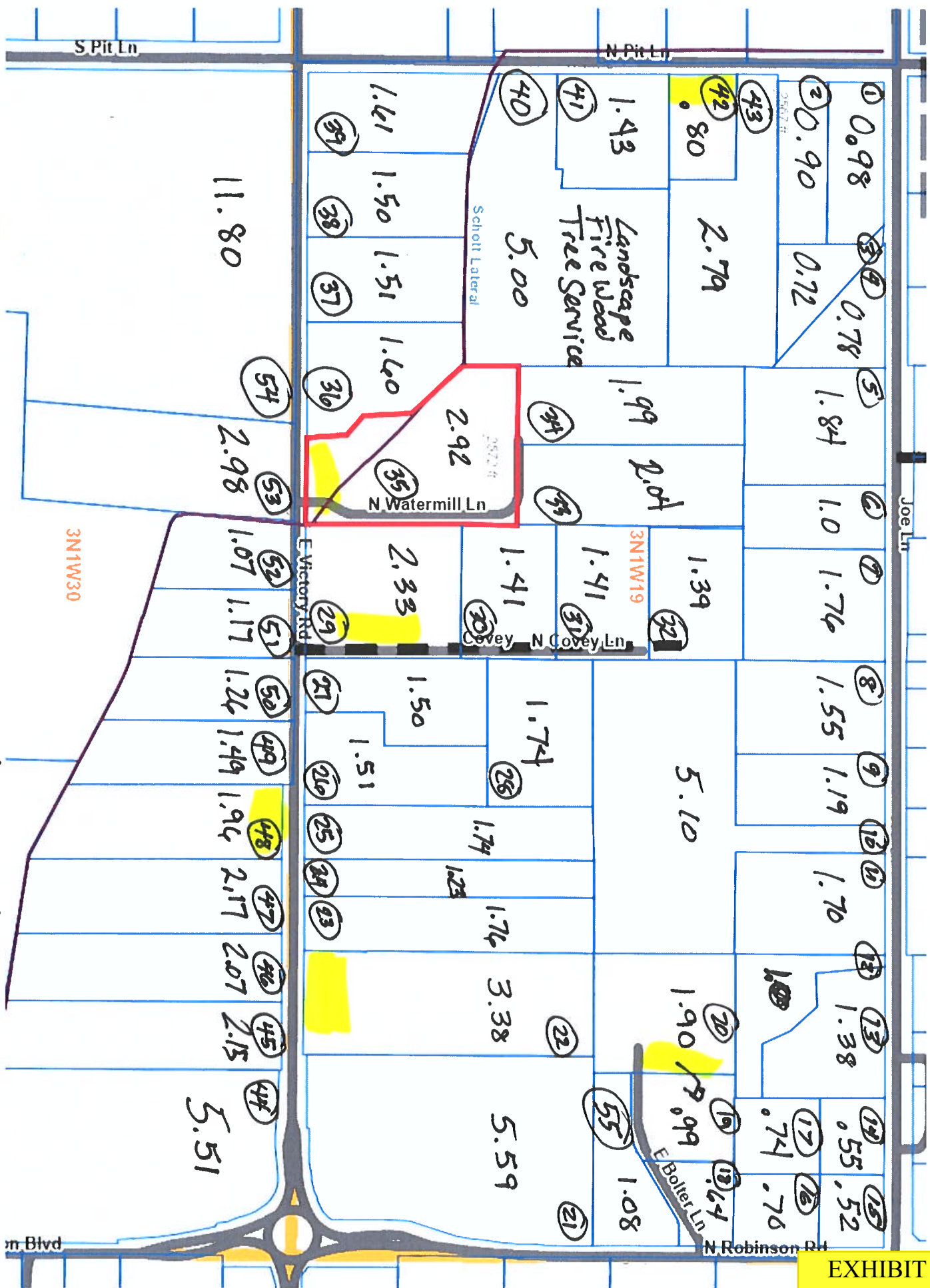


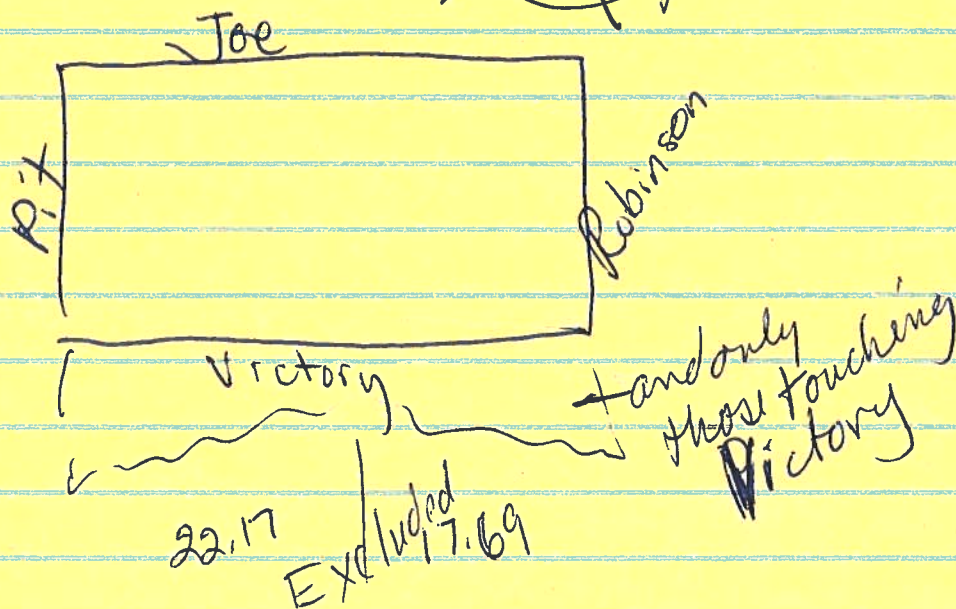
EXHIBIT
C4.f

N of Victory	S of Victory	Full	Joe Lane
1.61 ✓	5.51	1.43	0.9
1.5 ✓	2.15	5.00	0.98
5.59 ✓	2.07	1.08 ✓	0.72
3.38 ✓	2.17	0.64 ✓	0.78
1.76 ✓	1.96	0.99 ✓	1.84
1.23 ✓	1.49	1.9 ✓	1.0
1.74 ✓	1.26	5.10 ✓	1.76
1.51 ✓	1.17	1.71 ✓	1.55
1.50 ✓	1.07	1.41 -	1.19
2.33 ✓	2.98	1.41 -	1.70
2.92 ✓	11.80	1.39 -	1.00
1.60 -		2.04 -	1.38
1.51 -		1.99 -	0.55
		2.79 -	0.74
		0.80 -	0.52
			0.70

avg 1.978 acres

108.83 acres

~~55~~ parcels



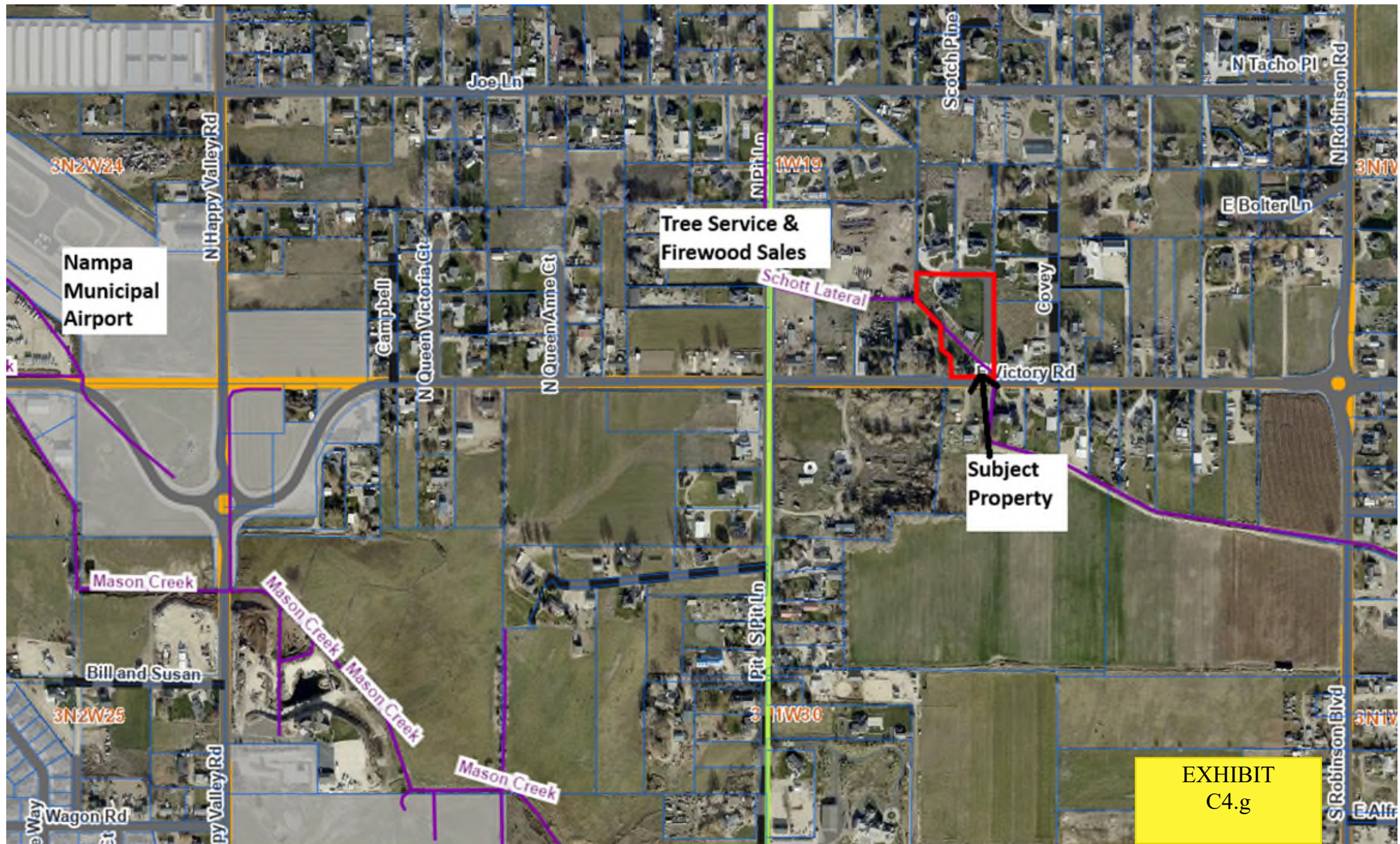
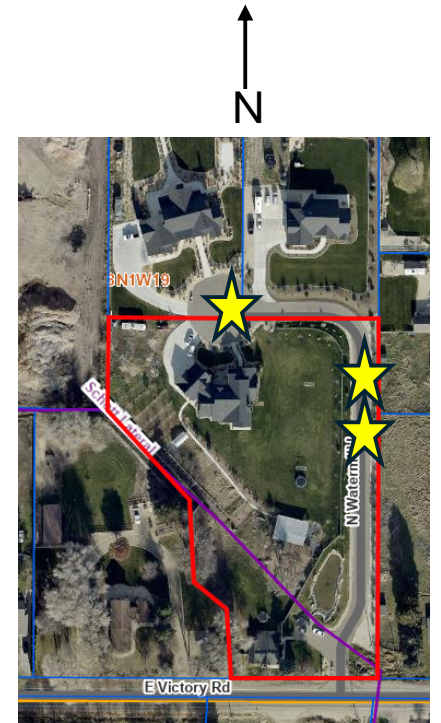


EXHIBIT D:
SITE VISIT PHOTOS

East side of primary residence and property from Watermill Lane.



East side of the primary residence from Watermill Lane.



Below: Looking from Watermill Lane towards the accessory barn and towards E. Victory Road to the south.



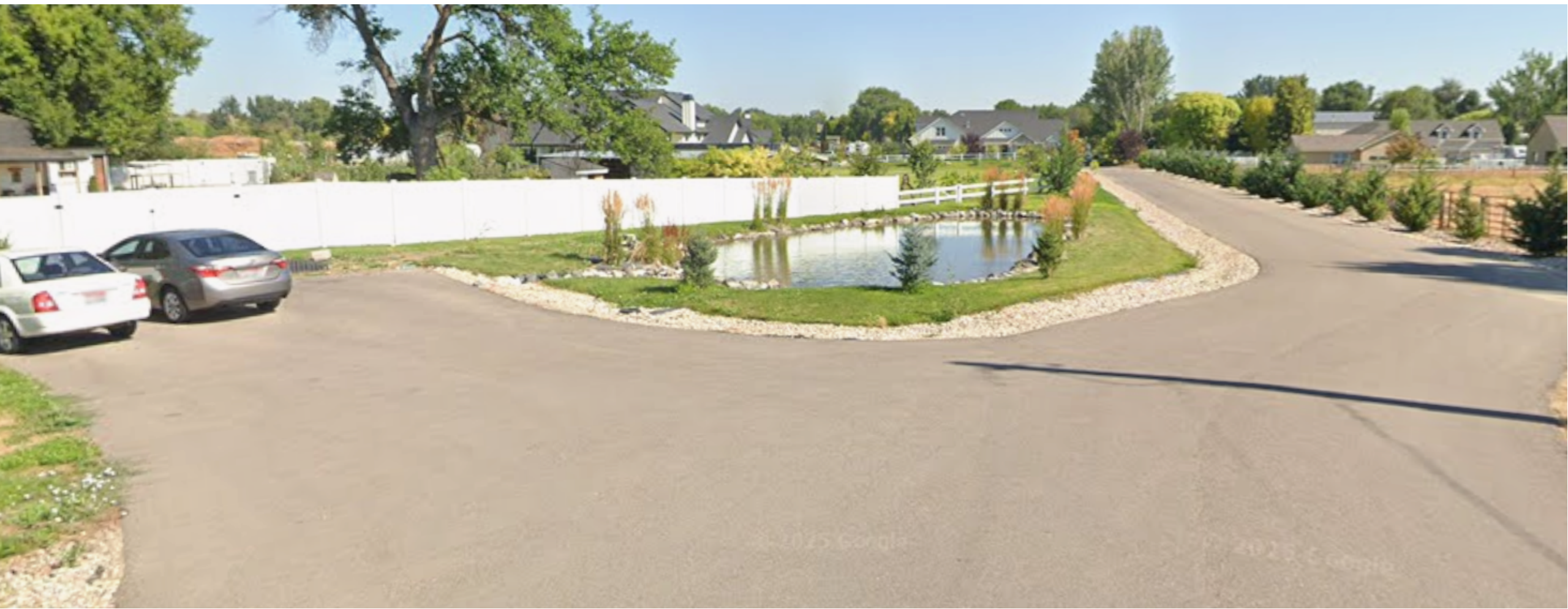
Below: North side of primary residence. Tree service business is west of the privacy fence.





Google Maps Streetview: Secondary Residence
at 5716 E. Victory Road (July 2025)

From Watermill lane looking
westerly/northwesterly



Google Maps Streetview: Secondary Residence
at 5716 E. Victory Road (July 2025)

From Watermill lane looking northward from
intersection of Watermill and E. Victory Road



Right: Google Maps Streetview:
Secondary Residence at 5716 E.
Victory Road (July 2025)

From Watermill lane looking
southerly and southeasterly
along E. Victory Road



EXHIBIT E:
AGENCY COMMENTS

Debbie Root

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, January 13, 2026 11:53 AM
To: Debbie Root
Subject: [External] FW: Agency Notice RZ2025-0008 / Ludan
Attachments: ludan agency notice packet.pdf

Good Morning Debbie,

Nampa Highway District requires a paved apron be installed per ACCHD Standard Drawing #ACCHD-106 on any approach serving 3 or more residences. There is already a paved apron installed on this approach so this requirement is already met if this is only going to be a Land Split. They will need to submit a "Land Split Application" for our official review of the split as a condition of our approval.

If it is to be a platted subdivision, they will need to go through the subdivision submittal and review process of the Highway District for plat approval.

Let me know if you have any other questions or comments.

Thank you,

Eddy

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, January 13, 2026 10:25 AM
To: cstauffer@nsd131.org; dleon@nsd131.org; eddy@heritagewifi.com; effingere@nampafire.org; prevention@nampafire.org; knute.sandahl@doi.idaho.gov; Eddy Thiel <eddy@nampahighway1.com>; brandy.walker@centurylink.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; jessica.mansell@intgas.com; monica.taylor@intgas.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; EOivera@nmid.org; nmid@nmid.org; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; brentc@brownbuscompany.com; gis@compassidaho.org; webmaster@valleyregionaltransit.org; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; makline2@marathonpetroleum.com
Subject: Agency Notice RZ2025-0008 / Ludan



EXCELLENCE
SERVICE
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: February 11, 2026

TO: Canyon County Development Services Department – Planning and Zoning

FROM: Elijah Effinger, Nampa Fire Protection District, Fire Marshal

APPLICANT: Sergey Ludan

OWNER: Sergey Ludan

PROJECT ADDRESS: 25 N. Watermill Lane

RE: Ludan RZ2025-0008

This application is for a rezone of approximately 2.92 acres from an “R-R” zone to a “R1” zone.

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1.5 miles from Nampa Fire Station 5 with an approximate response time of 3 minutes.

EXHIBIT
E2

Debbie Root

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, January 13, 2026 4:44 PM
To: Debbie Root
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice RZ2025-0008 / Ludan
Attachments: Pre.Development.Notes.Signed.09.19.2025.pdf

Hi Deb,

- 1.) Will a Nutrient Pathogen Study be required? **This project does not require a Nutrient Pathogen Study based on its proposed use.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **The applicant will need to apply for a site evaluation and conduct test holes with SWDH.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

See the attached pre-development notes.

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

[13307 Miami Ln., Caldwell, ID 83607](#)

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, January 13, 2026 10:25 AM
To: cstaufer@nsd131.org; dleon@nsd131.org; eddy@heritagewifi.com; effingere@nampafire.org; prevention@nampafire.org; knute.sandahl@doi.idaho.gov; eddy@nampahighway1.com; brandy.walker@centurylink.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; jessica.mansell@intgas.com; monica.taylor@intgas.com;



Pre-Development Meeting

Name of Development: Rezoning Application
Applicant: Sergey Ludan
P.E./P.G.: _____
All others in Attendance: _____

_____ EHS#035 Date 09/29/2025

Number of Lots or Flow: 1 Acreage of Proposed Development: 7.92
Location of Development: 25 N. Watermill Rd
Caldwell, ID 83
R27968000 0

Project in Area of Concern: Designated NP area Groundwater/Rock <10' >36" hardpan
Level 1 NP Necessary for N: Not at this time

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

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

Additional Comments: The applicant consulted with Southwest District Health (SWDH) regarding the proposed rezoning of the property from Rural Residential (RR) to Residential 1 (R-1), in conjunction with a proposed subdivision of the 7.92 acre parcel into two (2) lots measuring approximately 1.00 acre and 1.92 acres, respectively. The existing residence is currently served by an individual well and septic system. A neighboring residence to the south is connected to city water and is also served by a septic system. At this time, SWDH has no objections to the proposed rezoning or land division. However, should the County permit the construction of a secondary residence on the property, the applicant will be required to submit a site evaluation application to access site and soil suitability for any additional subsurface sewage disposal system. All vertical and horizontal separation distances must meet all rules and regulations specified in IDAPA.58.01.03.

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



PLANNING AND ZONING DEPARTMENT

TO: Deb Root

DATE: January 14, 2026

FROM: Doug Critchfield, Principal Planner

RE: **Case No. RZ2025-0008:** The applicant, Sergey Ludan, is requesting a rezone of approximately 2.92 acres from an "R-R" (Rural Residential) zone to a "R1" (Single Family Residential) zone. The subject property is located at 25 N. Watermill Lane, Nampa, Idaho, also referenced as Parcel 27968, a portion of the SE quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.

The Property is in the Nampa Impact Area and is subject to comment by the City of Nampa for consideration by the Canyon County Board of Commissioners pursuant to the Joint Exercise of Power Agreement between the City of Nampa and Canyon County.

Nampa provides the following comments:

1. The Property is designated 'Low Density Residential' on the Nampa Comprehensive Plan Future Land Use Map. The 'Low Density Residential' land use designation description is as follows:

"This land use designation has a density of 1 to 2.5 dwelling units per acre (gross). Its character is less rural than the Very Low Density Residential land use designation. Residential dwelling units in land use designation should be single-family detached. Development should be required to be compatible with the character of the area. High- and Medium-density development should not be allowed in this land use designation. In Nampa, typical developments have included single- family homes with garage fronts that face the street, residential landscaping, sidewalks, and quiet residential streets."

2. Nampa's zoning code for subdivision lot size in the Low Density Residential designation indicates that following (NCC 10-27-3.C.2):

Single-Family Residential Zoning Districts - Lot Size and Density - Standard Subdivision					
Future Land Use Designation	Zoning District	Min Lot Size per DU	Max Lot Size per DU	Minimum Property Width (feet)	Required Mean Property Depth (feet)
LDR	RS-22	22,000	43,560	80	80
LDR	RS-18	18,000	36,000	80	80
LDR	RS-15	15,000	30,000	60	80
LDR	RS-12	12,000	24,000	60	80

3. The property is surrounded by large lot residential properties on all sides except for a parcel on the west border that is utilized for a large landscape materials and business operation. Subdivision lots should be as compatible as possible with existing residential lots within the limitations imposed by NCC 10-27-3.C.2.

4. Nampa Code indicates the following:

“Properties seeking connection to city utilities, that are not contiguous to city limits, shall obtain a pre-annexation approval from the City prior to connecting to city utilities.

Properties seeking to development within the Area of City Impact, that are not contiguous to city limits, shall obtain a pre-annexation approval from the City in order to receive a letter of support for the project. (NCC 10-2-4.I)”

Nampa respectfully requests that the property owner obtains pre-annexation approval from the City of Nampa with a pre-annexation agreement that is signed and recorded, otherwise, Nampa respectfully requests denial of this application.

Sincerely,



Doug Critchfield,
Principal Planner, Long Range Planning
Planning & Zoning Department
critchfielddd@cityofnampa.us
(208) 468-5442

EDC
file

Debbie Root

From: Greg Curtis <GCurtis@nmid.org>
Sent: Wednesday, May 6, 2026 2:52 PM
To: Debbie Root
Subject: [External] RE: Easement question: Schott Lateral

Forty feet total, twenty feet each side of centerline.

Question back is our property at McDermott and Lake Hazel now out of the City of Nampa's impact area?

Thanks,
Greg

Greg G Curtis
Capital Projects Manager
Nampa & Meridian Irrigation District
1503 1st Street South Nampa, Idaho 83651
Phone:208-466-7861

Website:www.nmid.org



From: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Sent: Wednesday, May 6, 2026 2:49 PM
To: Greg Curtis <GCurtis@nmid.org>
Subject: Easement question: Schott Lateral

Greg,

Is there a specific easement width for the Schott Lateral?



Respectfully,

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

EXHIBIT F:
PUBLIC COMMENTS

5/6/026

Dear Canyon County Development Services
Care of: Deb Root
RE: Case RZ2025-0008 25 N Watermill Lane

We respectfully oppose the requested rezone from Rural Residential (R-R) to Single Family Residential (R1).

The existing Rural Residential zoning is appropriate for this area and reflects the long-established character of the surrounding community. This area consists primarily of acreages, small hobby farms, open space, and lower-density residential uses. Many residents specifically chose to live here because of the rural environment and lifestyle that the current zoning was intended to preserve.

The proposed R1 zoning would introduce a level of density that is incompatible with the surrounding land uses and would negatively alter the rural character of the area. Increased density brings additional traffic, congestion, noise, and pressure on rural infrastructure and services that were not designed for suburban-style development patterns.

Our neighborhood citizens have been showing up to meetings to express our desire to maintain our R-R zoning and do not desire to see any type of change in density zoning.

Our road system is experiencing severe traffic and safety concerns, and additional residential density would intensify those impacts. We are already struggling with the safety issues with livestock, walking dogs and cycling in our area. Increased vehicle trips and higher-density development create greater safety concerns and interfere with the existing rural nature of the community. For this reason, we are working to protect our way of life.

Approving this rezone would also set a precedent for additional higher-density rezonings in the future, gradually eroding the rural residential character that current residents relied upon when purchasing and investing in their properties.

For these reasons, we do not believe the requested zoning amendment is more appropriate than the existing Rural Residential zoning designation, nor do we believe it is compatible with the surrounding land uses or consistent with preserving the character of the area.

We respectfully ask the Planning & Zoning Commission to deny this rezone request.

Sincerely,

Gary & Tina DeBoer

5925 E Victory Road
Nampa ID 83687

EXHIBIT
F1

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 4:

AGENCY COMMENTS

Debbie Root

From: Elijah Effinger <effingere@nampafire.org>
Sent: Wednesday, July 8, 2026 2:12 PM
To: Debbie Root
Subject: [External] Ludan (RZ2025-0008)

The Nampa Fire Department does not have any further comments or conditions to add to previously sent letter on 2-11-26. Thank You.

Elijah Effinger

Division Chief Prevention - Fire Marshal
C: 208-919-1313
effingere@nampafire.org

SEE EXHIBIT 3E2



BOARD OF COUNTY COMMISSIONERS

EXHIBIT 5:

PUBLIC COMMENTS

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 6:

NEW/REVISED APPLICATION MATERIALS