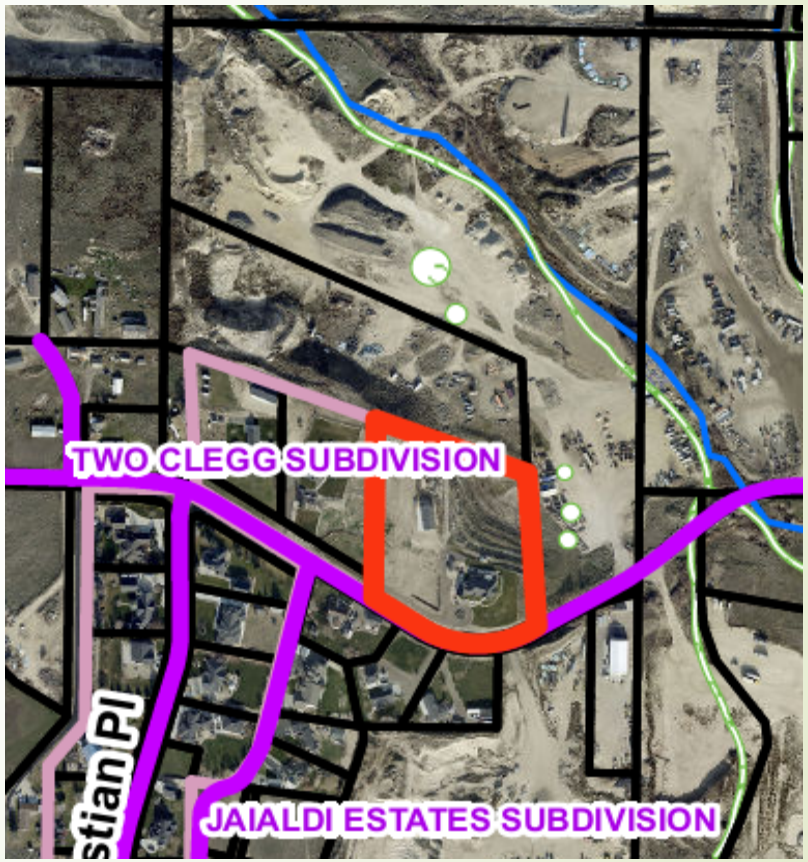
Bernal Landing Sub.
SD2026-0003

Board of County Commissioners
November 3, 2026

REQUEST

- The applicant requests approval of the Bernal Landing Subdivision preliminary plat, a two-lot subdivision with a private road lot on Parcel R30550012.
- The applicant requests the waiver of city subdivision improvements per CCCO §09-11-19(6).
- The subject property is located at 7218 Airport Road, Nampa, also referenced as a portion of the NE ¼ of Section 20, T3N, R1W, BM, Canyon County, Idaho.



Ex. 3.C.2

CRITERIA: CCCO SECTION 07-17-09(5)

(5) Board Action:

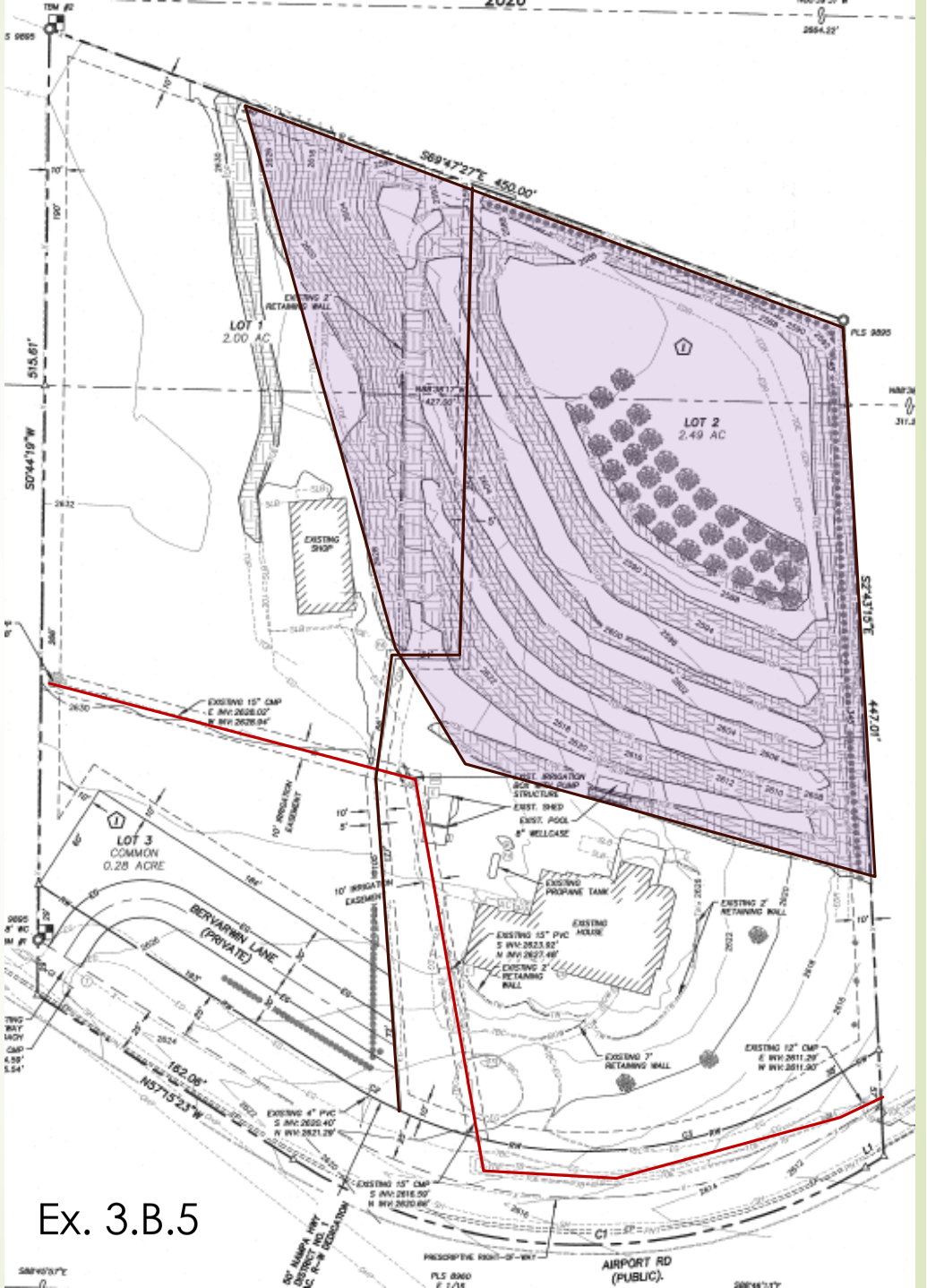
A. The board shall consider the commission's recommendation at a noticed public hearing.

B. The board shall base its findings upon the evidence presented at the board's public hearing, and within thirty (30) calendar days declare its findings. It may sustain, modify, or reject the recommendations of the commission and make such findings as are consistent with the provisions of this chapter and the Idaho Code. The findings shall specify:

1. The ordinance and standards used in evaluating the application;
2. The reasons for approval or denial; and
3. If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.

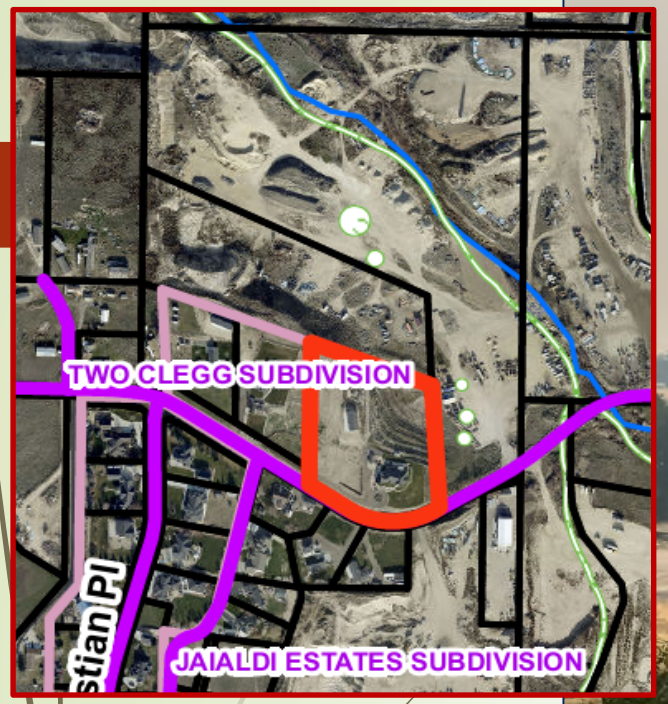
Bernal Landing Subdivision

- Total Acreage: 5.38 acres.
- Total Number of Lots: Two (2), with a private road lot.
- Zoning: “R-R” (Rural Residential).
- Water/ Sewage Disposal: Lot 2 is already served by a well and septic system. Lot 1 will require a well and septic system.
- **Irrigation**: The property has 5 acres of water rights from Nampa Meridian Irrigation District (**Exhibits 3.B.4 & 5**). Gravity irrigation enters the west side of the property, bisecting proposed Lot 1. It is pumped out of an irrigation box near the front center of proposed Lot 2. A draft water users’ agreement was submitted (**Exhibit 3.B.8**).
- Drainage: Swales and vegetation filtration will continue to be used to retain storm and excess water (**Exhibits 3.B.4 & 5**). Draft CC&Rs were submitted with drainage maintenance information (**Exhibit 3.B.9**).
- Hillside Development: The northeast area of the property has slopes greater than 15% created by a decommissioned pond that is now used as a terrace landscaped area (**Exhibits 3.B.5 & C.4**). The area will be part of Lot 2 and is prohibited from being developed.



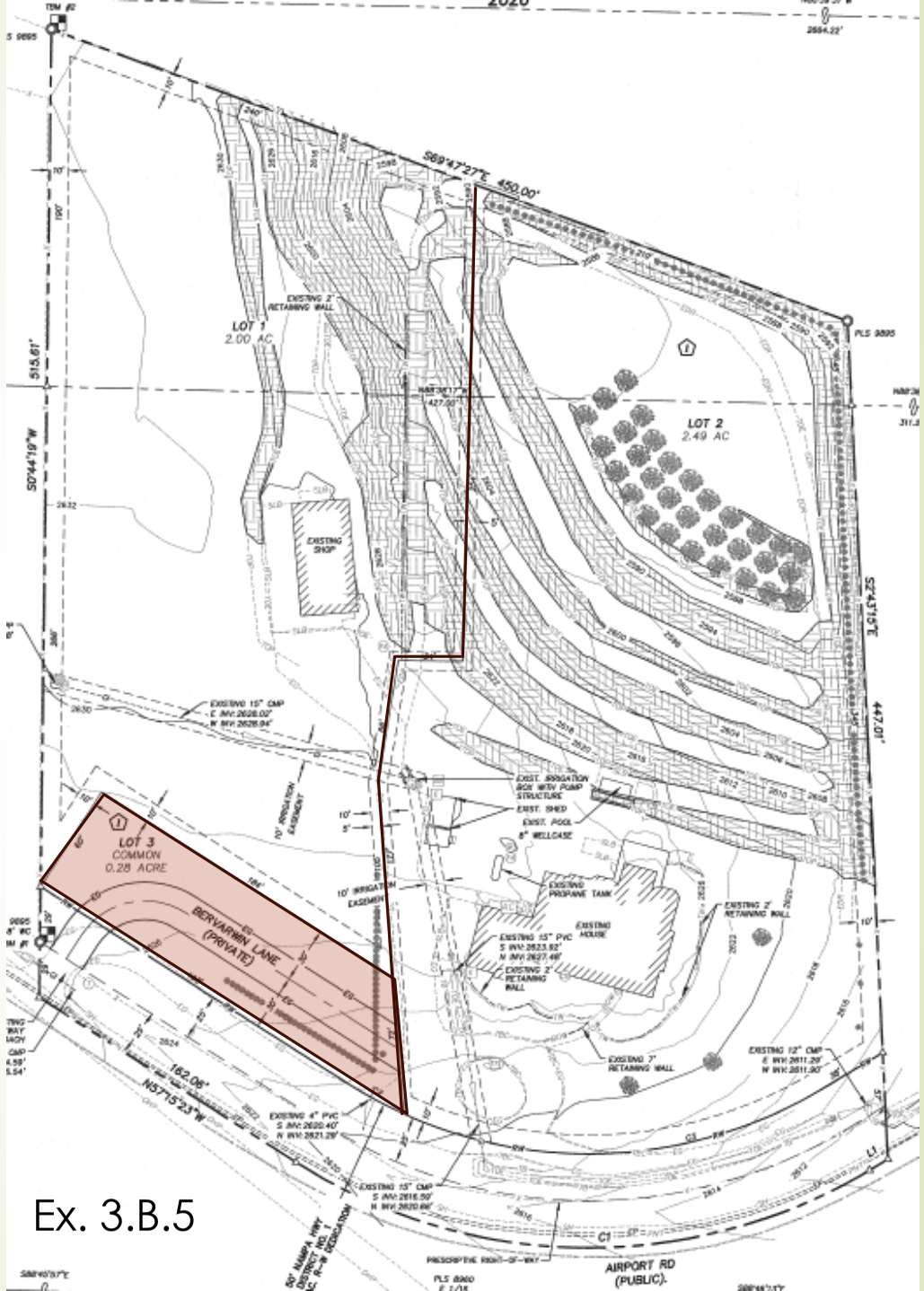
Ex. 3.B.5

Ex. 3.C.5


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Bernal Landing Subdivision

- Roads/Access: Access to both lots will be provided via a private road lot (60' foot width per CCCO §07-17-31).
  - A draft Road Users Maintenance Agreement was submitted (**Exhibit 3.B.8**).



Ex. 3.B.5

COMMENTS

- Affected agencies were notified on March 5, 2026 (courtesy notice) and July 30, 2026 (hearing notice). The following agency comments were received:
  - City of Nampa (**Exhibit D.1**): The City of Nampa does not oppose the subdivision request but finds that the proposed residential density and housing type do not align with the Nampa 2040 Comprehensive Plan or Highway 16 Specific Area Plan, which promotes high-density residential housing types (**Exhibit D.1**).
  - Idaho Dept. of Environmental Quality (**Exhibit D.2**): Informational; not project-specific.
  - Idaho Transportation Department (**Exhibit D.3**): The request does not meet the threshold for a traffic impact study nor pose a safety concern.
  - Nampa Fire District (**Exhibit D.4**): Does not oppose, subject to meeting water and access requirements. The development will be served by Nampa Fire Station 5, with an approximate response time of four minutes. *See condition No. 6*
  - Nampa Highway District #1 (**Exhibit D.5**): Airport Road is classified as a Rural Principal Arterial. No direct access to arterial roadways is permitted without a variance. Dedication along Airport Road will be required. The plat shows a 50' right-of-way dedication along Airport Road (**Exhibit B.5**). *See Condition No. 3*
  - Southwest District Health (**Exhibit D.6**): A Nutrient Pathogen Study will not be required. Test holes are required to evaluate soil suitability for a subsurface sewage disposal system on each lot. The applicant provided a septic placement map and subdivision engineering report (**Exhibit B.10**). *See Condition No. 5*

P&Z RECOMMENDATION – 9/3/26

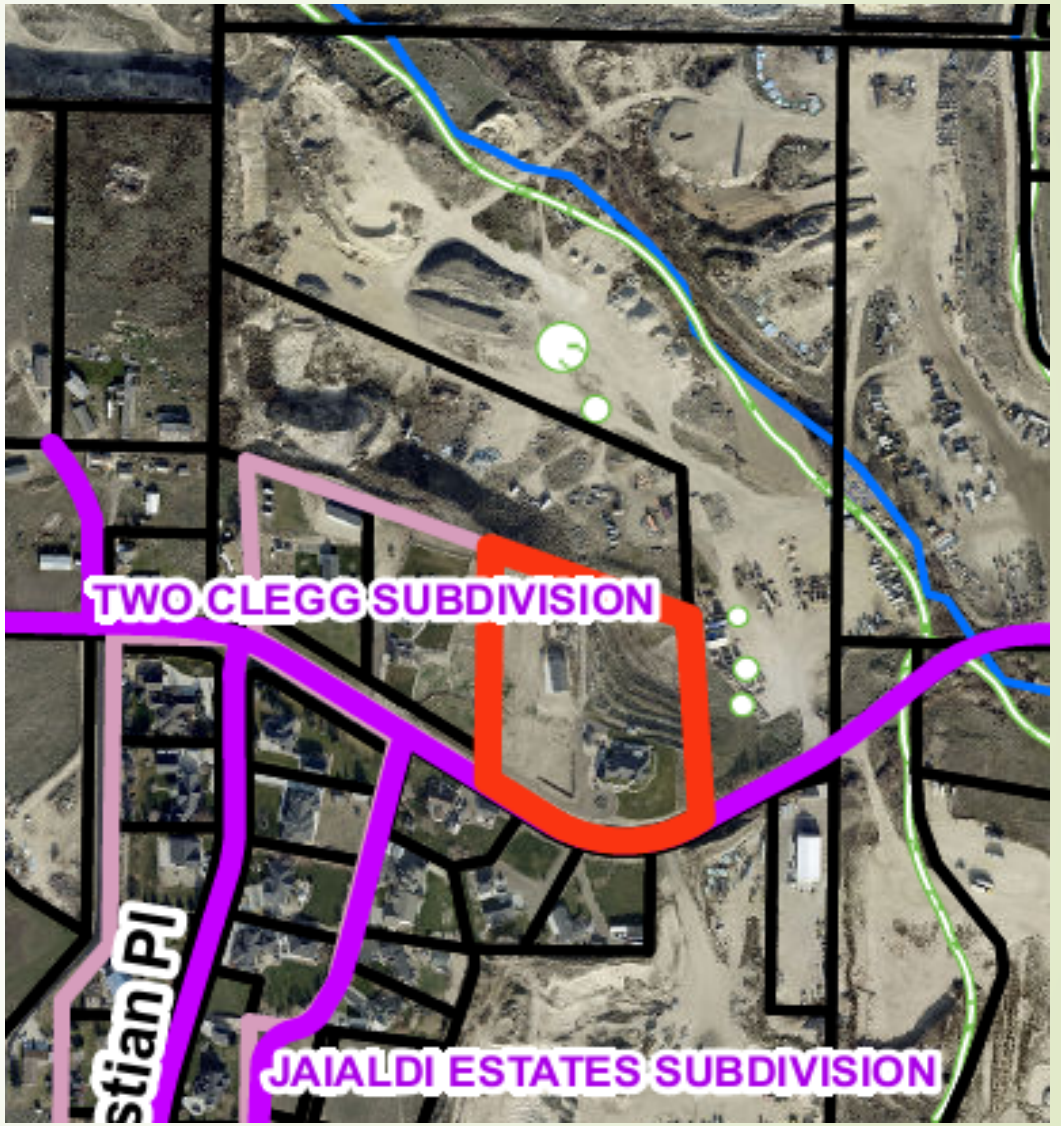
Standards of review

- Idaho Code Section 67-6513 (Subdivisions),
- Idaho Code Sections 50-1301 through 50-1329 (Platting),
- Idaho Code Section 22-4503 (Right-to-Farm Act, Plat note #12),
- Idaho Code, Sections 31-3805 & 42-111 (Irrigation), and
- Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).

Conditions of Approval

1. All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
   a. The private road lot shall be constructed to private road standards prior to the Board signing the final plat. Evidence shall be provided throughout the construction permit application process.
   b. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during home building) and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat.
4. Development shall comply with irrigation district requirements. A letter from Nampa Meridian Irrigation District/Boise Project Board of Control approving the final plat shall be submitted prior to the Board of County Commissioners' signature on the final plat.
5. Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat.
6. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
7. Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
8. The final plat shall highlight areas where slopes over 15% exist and note on the final plat that all development (structures, mining, dredging, filling, grading, excavation, or drilling) on slopes 15% or greater is prohibited. Any changes requiring hillside development will be reviewed per CCCO Section 07-17-33(1) through the replat process.
9. Prior to final plat signature by the Board, water users' and road users' maintenance agreements must be recorded and added as a plat note on the final plat.
10. The final plat shall include a note that states: Current and future property owners understand and accept they live adjacent to an existing mining operation and batch plat, which may include noise, smells, dust, vibrations, traffic impacts, and lights.
11. Per CCCO §09-11-19(5): For subdivisions applied for in the Nampa area of city impact, the county will require on the face of each final plat a certification signature line for execution by the City of Nampa engineer attesting to the plat's conformance with the city standards set forth above. Also, the county will not sign a final plat, or authorize the plat to be recorded, prior to the city engineer's signature being on the plat.
12. Prior to the case being heard by the Board of County Commissioners, the minor corrections stated in **Exhibit 3.C.4** must be made and evidence submitted to DSD.
13. **The detached accessory shop on Lot 1 must be removed in one year via a demolition permit unless one of the following occurs: (a) a dwelling is established on Lot 1 via an issued building permit; or (b) the shop is approved as an agricultural building per CCCO §06-01-07 via an agricultural building permit.**

QUESTIONS?



Ex. 3.C.2