Commissioner Minutes
August 27, 2026 – 1:34 p.m. to 2:06 p.m.
CONTINUED PUBLIC HEARING TO CONSIDER REQUEST BY MAD RIVER DEVELOPMENT LLC FOR A CONDITIONAL REZONE OF APPROXIMATELY 2.13 ACRES FROM THE "RR" (RURAL RESIDENTIAL) ZONE TO THE "CR-C-1" (CONDITIONAL REZONE-NEIGHBORHOOD COMMERCIAL) ZONE; CASE NO. CR2024-0001
Commissioners Leslie Van Beek, Brad Holton and Zach Brooks
Assistant DSD Director Josh Johnson
Matt Wilke
April Wilke
Darin Barnes

Deputy Clerk Jenen Ross Jenen Ross

CONTINUED PUBLIC HEARING TO CONSIDER REQUEST BY MAD RIVER DEVELOPMENT LLC FOR A CONDITIONAL REZONE OF APPROXIMATELY 2.13 ACRES FROM THE "RR" (RURAL RESIDENTIAL) ZONE TO THE "CR-C-1" (CONDITIONAL REZONE-NEIGHBORHOOD COMMERCIAL) ZONE; CASE NO. CR2024-0001

The Board met today at 1:34 p.m. for a continued public hearing to consider a request by Mad River Development LLC for a conditional rezone of approximately 2.13 acres from "RR" (rural residential) to "CR-C-1" (conditional rezone – neighborhood commercial), case no. CR2024-0001. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Assistant DSD Director Josh Johnson, Matt Wilke, April Wilke, Darin Barnes, and Deputy Clerk Jenen Ross.

Commissioner Holton explained that this hearing was continued in order for the applicant to submit additional information related to the parking which appears to have been done in a timely manner.

Josh Johnson reviewed the pavement plan that was submitted indicating the areas the applicant is proposing to pave. Additionally, it outlines the parking plan which includes 24 stalls as required for the indoor recreation use. Mr. Johnson believes that even with ADA requirements this is a workable plan. There is also a layout of parking for the other buildings which DSD feels is a workable solution.

Matt Wilke spoke on behalf of the applicant confirming that everything addressed by Mr. Johnson is accurate.

In response to a question from Commissioner Van Beek, Mr. Wilke confirmed there are 15 parking stalls available for the contractor shop.

Mr. Wilke confirmed that the updated conditions have been reviewed with is client and that they are in agreement with them.

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

The Board reviewed the 8 criteria questions as follows:

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

- Commissioner Holton: This is generally consistent because of where the lot is located. If this lot was not immediately adjacent to the roundabout, he would not be able to find in the affirmative.
- Commissioner Van Beek: When evaluating the different uses between residential and commercial, this appears to be a more appropriate use. The Board found that the application meets the criteria.

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

- Commissioner Holton: This parcel being immediately adjacent to the roundabout has become far less desirable for residential.
- Commissioner Brooks: Feels that the approved CUP immediately to the east of this property further supports the allowed usage being requested in this application. Commissioners Van Beek and Holton agree with Commissioner Brooks.

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

- Commissioner Van Beek: Concurs with Commissioner Brooks's point from question no. 2, that with the CUP to the east, bare ground in the NE corner of the roundabout, and the City of Nampa Sugar District growth within .8 mile that this is somewhat of a transition area and feels that an indoor recreation space fits within a residential district to provide entertainment to kids.
- Commissioner Holton: Reiterated that the roundabout is not residential friendly; the volume of traffic is only going to increase greatly.

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

- Commissioner Holton: The proposed conditional rezone would negatively affect the character of the area without conditions that have been discussed and agreed upon.
- Commissioners Brooks and Van Beek agree with Commissioner Holton's statement. At the suggestion of Mr. Johnson, staff will incorporate evidence for character of the area from previous findings to augment the FCOs. Items such as a convenience store and fueling station will be removed. Fencing must vinyl and a minimum of 6 feet.

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

- Commissioner Holton: In regard to irrigation, it should be noted that the irrigation delivery line is being paved over and ensure that it's approved by the irrigation district.
- The Board concurs with the analysis as presented in the P&Z FCOs.

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

- Commissioner Holton: Wants to ensure there is language about the specific ingress and egress, with the west being the ingress and the east being the egress.
- With the included notes added, the Board concurs with the analysis as presented in the P&Z FCOs.

Question 7: Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?

- Commissioner Holton: Yes.
- The Board concurs with the analysis as presented in the P&Z FCOs.

Question 8: Will the proposed condition rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

- The Board concurs with the analysis as presented in the P&Z FCOs.
- Commissioner Holton: Wants it noted that there will be a caretaker living onsite.

In response to a question from Commissioner Van Beek, Mr. Johnson said that the indoor facility is considered a change of occupancy and will require conditions of approval.

Commissioner Van Beek made a motion that based on the finding of facts and conclusions of law and order contained herein, that the Board of Commissioners approve case no. CR2024-0001 which is a conditional rezone of parcel no. 27927, approximately 2.13 acres from "A" agricultural to "CR-C1" with the enumerated conditions of approval. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Holton motioned for staff to bring back the FCOs and development agreement in 10 days to 4 weeks for Board signatures. The motion was seconded by Commissioner Brooks and carried unanimously.

The hearing concluded at 2:06 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

Board of Canyon County Commissioners
Hearing Date: August 27, 2026 continued from August 13, 2026
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER:	**CR2024-0001**
APPLICANT:	**Matt Wilke** **Elyse Meyers**
PROPERTY OWNER:	**Mad River Development, LLC**
APPLICATION:	**Conditional Rezone from the "R-R" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone – Neighborhood Commercial) zone.**
LOCATION:	**The subject property is located at 6213 Airport Rd, Nampa, ID 83687, also referenced as Parcel R27927, a portion of the Southeast quarter of the Northeast quarter of Section 19, T3N, R1W, BM, Canyon County, Idaho.**
ANALYST:	**Emily Bunn, Principal Planner**
P&Z RECOMMENDATION:	**Denial**

SUMMARY:
The Board of Canyon County Commissioners (BOCC) opened a public hearing and took public testimony on August 13, 2026 for Case No. CR2024-0001. Upon reviewing the proposed application documents and public testimony, the Board wanted evidence that the applicant has enough parking spaces for the proposed restricted uses (contractor shop, staging area, indoor recreation, and caretaker residence). Per CCCO §07-13-03(5 & 9), 15 parking spaces are required for the contractor shop/staging area use and 24 parking spaces are required for the indoor recreation use (the occupancy of the building was calculated at 120).

On August 17, 2026, the applicant submitted a to-scale parking plan showing that the subject property has enough space for the required number of parking spaces for the proposed restricted uses (**Exhibits 7a, 7b, and 7c**). The applicant has also submitted their proposal for paving the property and having an all-weather driving surface (**Exhibit 7d**). If the Board of Canyon County Commissioners wishes to approve this case, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed uses.
    a. Historic irrigation lateral, drain, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.
2. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
    a. Commencement (or "commence") shall be as defined in CCCO §07-02-03 (Definitions Enumerated).
3. The subject property (Parcel R27927; approximately 2.13 acres), shall be subject to the requirements of the "CR-C-1" Zone. The "CR-C-1" Zone is subject to the following conditions:
    a. Development of the subject parcel shall be restricted to the following land uses:

i. Contractor Shop
ii. Staging Area
iii. Indoor Recreation
iv. Caretaker Residence

b. LIGHTING: All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance.
c. HOURS OF OPERATION FOR STAGING AREA, CONTRACTOR SHOP, AND INDOOR RECREATION: The hours of operation shall be 7:00 a.m. to 9:00 p.m. on Mondays, Tuesdays, Wednesdays, Thursdays, Fridays, and Saturdays. No business operations shall occur on Sundays.
d. PARKING AND CIRCULATION PLAN: All parking spaces shall meet all applicable off-street parking requirements (CCZO §07-13-01 and §07-13-03). A parking and circulation plan drawn to scale must be submitted to DSD and obtain any necessary fire district and highway district approvals. The parking and circulation plan must be compliant with Canyon County's off-street parking requirements (CCZO 07-13-01 and 07-13-03). Evidence of consistency shall be turned into Canyon County DSD within 90-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order of Decision.
e. Within 60-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order of Decision and prior to any new building permit being applied for on the subject property, the property owner shall apply for the appropriate building department application(s) as determined by Canyon County's Building Official to bring the accessory structure used for indoor recreation into compliance (See **Exhibit 3D2.2** and **BP2023-0065** for identification of indoor recreation structure). Once the appropriate permit is submitted, expiration or violation of said permit will also be considered a violation of this condition.
f. Within 180-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order of Decision, a site-obscuring fence shall be constructed on the northern, southern, western, and eastern boundaries as to obscure the business operations and storage of tools, and equipment. Design of the fencing shall be reviewed at the time of building permit issuance (if applicable). If no building permit is required, fence design shall be sent to Canyon County's Planning and Zoning Division for review prior to installation. Prior to construction, the placement of the fencing shall be reviewed by and approved by Nampa Highway District No. 1 to verify the fencing will have no impact on the adjacent vision triangle and shall not impede the approved accesses on the subject property.
g. Within 180-days of the Canyon County's Board of Commissioners signature on the Findings of Fact, Conclusions of Law, and Order of Decision, the area identified as "Proposed Pavement" in **Exhibit 7d** shall be paved. The remainder of the property shall have a hard surface as defined in CCCO §07-02-03.

EXHIBITS:

1. **Planning & Zoning Commission FCOs Dated: April 2, 2026**
2. **Planning and Zoning Commission Minutes Dated: June 4, 2026**

3. Staff Report Packet Dated: April 2, 2026

A. **Application Packet and Supporting Materials**

1. Master Applications
   - 1.1. Darin Barnes Application
   - 1.2. Elyse Meyers Application
2. Initial Letter of Intent
   - 2.1. Additional Letter from Applicant on their Request; Received: April 9, 2025
   - 2.2. Additional Email Correspondence with Applicant on Uses Requested; Received: January 21, 2026
   - 2.3. Additional Letter from Applicant on Comprehensive Plan Goals and Policies Alignment; Received January 21, 2026
3. Land Use Worksheet
4. Site Plan
5. Neighborhood Meeting Sign-In Sheet
6. Agency Acknowledgement
   - 6.1. City of Nampa Acknowledgement Email; Received November 30, 2023
   - 6.2. Southwest District Health Acknowledgement Notice Application; Dated December 27, 2023
7. Warranty Deed with Instrument No. 2022-045644
8. Canyon County Appraiser Records for Parcel R27927
9. Idaho Secretary of State Filing Showing Agents; Dated January 2021
10. Email Correspondence with Applicant
    - 10.1. Email Correspondence with Applicant from April 2025 – August 2025
    - 10.2. Email Correspondence with Applicant from December 2025 – March 2026

B. Supplemental Documents

1. Parcel Information Report
2. Cases Maps/Reports
   - 2.1. Small Air Ortho (1-Mile) Map
   - 2.2. Small Vicinity Map
   - 2.3. Zoning and Classification Map
   - 2.4. Dairy, Feedlot and Gravel Pit Map
   - 2.5. Soil and Prime Farmlands Map with Report
   - 2.6. Subdivision Map and Report
   - 2.7. Nitrate Priority and Well Map
   - 2.8. TAZ Households Map
   - 2.9. TAZ Jobs Map
   - 2.10. Canyon County 2030 Future Land Use Map
   - 2.11. City of Nampa Future Land Use Map
   - 2.12. Lot Classification Map
   - 2.13. Case Map (1-Mile) and Summary Report
   - 2.14. Slope Percent Map

C. Site Visit Photos: February 13, 2026

D. Agency Comments Received by: March 23, 2026

1. Nampa Highway District No. 1; Received: April 23, 2025
   - 1.1. Nampa Highway District No. 1 Email Correspondence on TIS, Curb Cuts, and Robinson Blvd Expansion
2. Canyon County Code Enforcement Department; Received: April 24, 2025
   - 2.1. Final Notice of Zoning Violation; Dated November 2, 2025
   - 2.2. Notice of Unsafe Structure; Dated February 26, 2026
3. Southwest District Health (SWDH); Received: April 25, 2025

3.1. SWDH Pre-Development Meeting Notes; Dated: December 27, 2023
3.2. SWDH Additional Email Correspondence on the Addition of a Vehicle Service Station with Convenience Center to Request; Dated February 10, 2026
4. City of Nampa; Received: April 28, 2025
4.1. City of Nampa Additional Comment Letter; Received: February 13, 2026
5. Idaho Transportation Department; Received: April 29, 2025
5.1. Email Response to Change in Application; Received February 24, 2026
6. Idaho Department of Environmental Quality; Dated: April 28, 2025
7. Canyon County Ambulance District; Received: December 25, 2025
8. Nampa Fire Protection District; Received: December 30, 2025
9. Email Sent to Agencies that Had Previously Commented on Changes Made to Application; Dated: February 10, 2026
10. Idaho Department of Water Resources (Floodplain); Received: March 2, 2026
11. Nampa-Meridian Irrigation District; Received: March 19, 2026
12. Canyon County Building Department; Received: March 9, 2026

E. Draft FCOs

4. Agency Comments Received by: August 3, 2026

a. Nampa Highway District No. 1; Received: July 8, 2026

5. Public Comments Received by: August 3, 2026

a. Jenay Hunt; Received: April 2, 2026
b. Gary Crisman; Received: July 27, 2026
c. Roger Hunter; Received: July 29, 2026
d. Les and Barbara Jensen; Received: August 3, 2026

6. Additional Supporting Documents Received by: August 3, 2026

a. Master Application Showing Matt Wilke as Representative; Received: July 28, 2026
b. Email from Applicant on Updated Uses, Letters of Support, and Presentation; Received: August 3, 2026
c. Applicant Presentation for Board of Canyon County Commissioners Hearing; Received: August 3, 2026
d. Letter of Support from Keri Hill; Received: August 3, 2026
e. Letter of Support from Cali Pruitt; Received: August 3, 2026

7. Additional Supporting Documents Received for Continuance Hearing: August 17, 2026

a. Email from Matt Wilke on Parking Space Exhibits and Pavement Plan; Received August 17, 2026
b. Site Plan Showing Parking Spaces for Indoor Recreation Use; Received August 17, 2026
c. Site Plan Showing Parking Spaces for Indoor Recreation and Contractor Shop/Staging Area: Received August 17, 2026
d. Paving and All-Weather Surface Plan; Received August 17, 2026

EXHIBIT 7

Additional Supporting Documentation Received for Continuance Hearing
Received by: August 17th, 2026

Board of Canyon County Commissioners

Case No. CR2024-0001

Continuance Hearing Date: August 27th, 2026

Exhibit 7a

Emily Bunn

From: Matt Wilke <matt@mywhitebarn.com>
Sent: Monday, August 17, 2026 4:25 PM
To: Emily Bunn
Cc: Darin Barnes
Subject: [External] Re: Parking Requirements for CR2024-0001
Attachments: Parking Plan Exhibit Indoor Rec Only.pdf; Parking Plan Exhibit Indoor Rec and Contractors Shop.pdf; Pavement Plan.pdf

Good afternoon Emily,

I am attaching two parking layout exhibits, and a third exhibit showing the proposed area for paving overlayed on the aerial of the site.

One parking exhibit shows the 24 spots for the Indoor Rec Facility only, and the other Exhibit shows the 15 additional parking stalls added to the Indoor Rec layout for the contractor's shop use.

Please confirm receipt and let me know if you have any questions.

Thank you,

Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, August 13, 2026 4:45 PM
To: Matt Wilke <matt@mywhitebarn.com>
Subject: RE: Parking Requirements for CR2024-0001

Matt,

Please also make sure to include parking aisles to demonstrate cars can go between the parking spaces.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Bunn
Sent: Thursday, August 13, 2026 4:38 PM
To: matt@mywhitebarn.com
Subject: Parking Requirements for CR2024-0001

Matt,

As discussed today at the public hearing, the Board of Canyon County Commissioners wants a parking plan that shows the required number of spaces on site.

I discussed with others in the office and Tom Crosby (Building Official) on required number of spaces for the uses on site. 15 parking spaces is required for the contractor shop use (we are using 07-13-03(9) and 24 parking spaces is required for the baseball training facility (we are using 07-13-03(5).

By August 17th, (10-days before the hearing), please send me a parking plan showing you can meet the number of off-street parking spaces. Please make sure to account for cars coming in and out of the parcel. Also, no parking can take place on the parcels south of the property, as commercial parking is not an allowed use in the rural residential zone.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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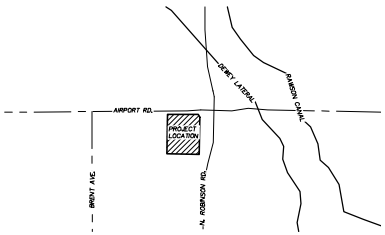
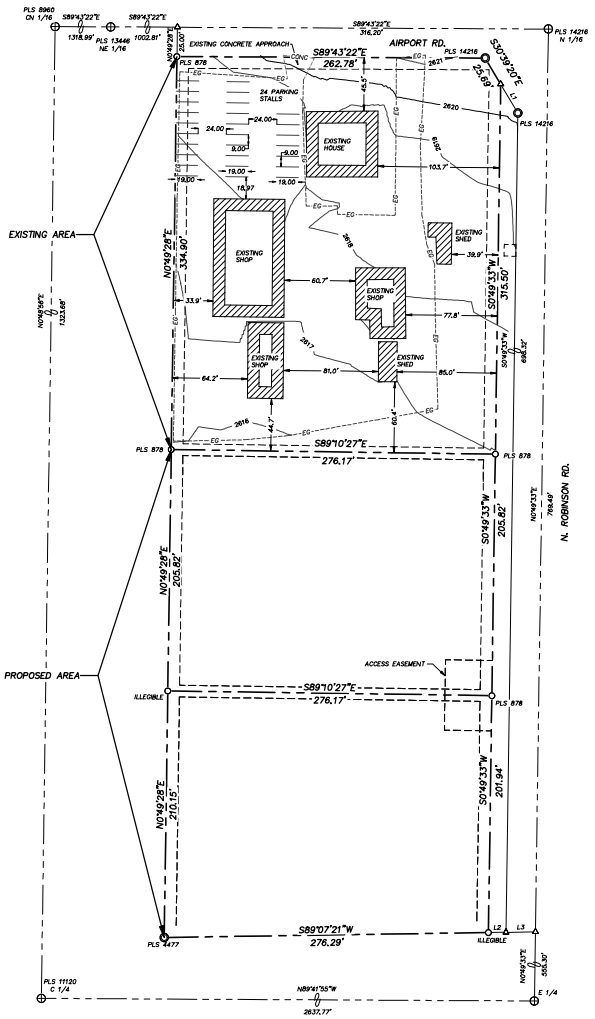
Exhibit 7b

DARIN BARNES TOPOGRAPHIC SURVEY

A PART OF THE SE 1/4, NE 1/4, SECTION 19, T. 3N, R. 2W, B.M.
CANYON COUNTY, IDAHO
2026



VICINITY MAP
SCALE: 1"=500'



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0 25 50 100
Scale: 1"=50'

LEGEND

- Benchmark (TBM)
- Calculated Point
- Found Aluminum Cap Monument
- Found 1/2" Iron Pin
- Found 5/8" Iron Pin
- Property Boundary Line
- Section Line
- Lot Line
- Easement Line
- Natural Ground Contour Line
- Existing Concrete
- Existing Edge of Gravel

Line Table		
Line #	Direction	Length
L1	S30°39'20"E	28.72
L2	S89°07'21"W	15.01
L3	S89°07'21"W	25.01

FOR REVIEW

NO	BY	DATE	DESCRIPTION

REVISIONS

DESIGNED BY:
DRAWN BY: BP 10/25
CHECKED BY:
APPV'D BY:

Professional Engineers, Land Surveyors & Planners
Mason & Associates
924 N.S. South Nampa, ID 83651
(208) 854-0036

CLIENT:
DARIN BARNES
4423 E. VICTORY RD.
NAMPA, ID, 83686
(208)-866-1190

JOB NO. AU0423
DWG NO. AU0423TOPO
SCALE: Vert: N/A Horz: 1"=50'
FIELD BOOK NO.

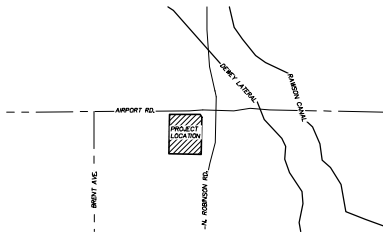
DRAWING TITLE:
DARIN BARNES
6213 AIRPORT RD.
TOPOGRAPHIC SURVEY

SHEET NO. 1 OF 1 SHEETS
Rev

Exhibit 7c

DARIN BARNES TOPOGRAPHIC SURVEY

A PART OF THE SE 1/4, NE 1/4, SECTION 19, T. 3N, R. 2W, B.M.
CANYON COUNTY, IDAHO
2026



VICINITY MAP
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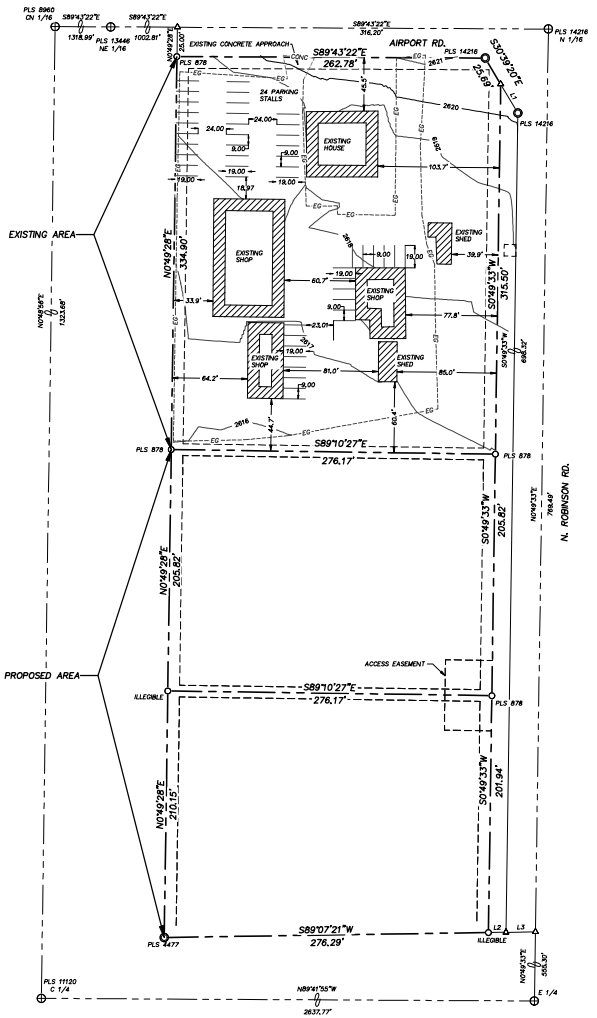

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- EG Existing Edge of Gravel

Line Table

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FOR REVIEW

NO	BY	DATE	DESCRIPTION

REVISIONS

DESIGNED BY:
DRAWN BY: BP 10/25
CHECKED BY:
APPV'D BY:

Professional Engineers, Land Surveyors & Planners
Mason & Associates
924 N.S. South Nampa, ID 83651
(208)-864-2036

JOB NO. AU0423
DWG NO. AU0423TOPO
SCALE: Vert: N/A Horz: 1"=50'
FIELD BOOK NO.

CLIENT:
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NAMPA, ID, 83686
(208)-866-1190

DRAWING TITLE:
DARIN BARNES
6213 AIRPORT RD.
TOPOGRAPHIC SURVEY

SHEET NO. 1 OF 1 SHEETS
Rev

Pavement Plan

