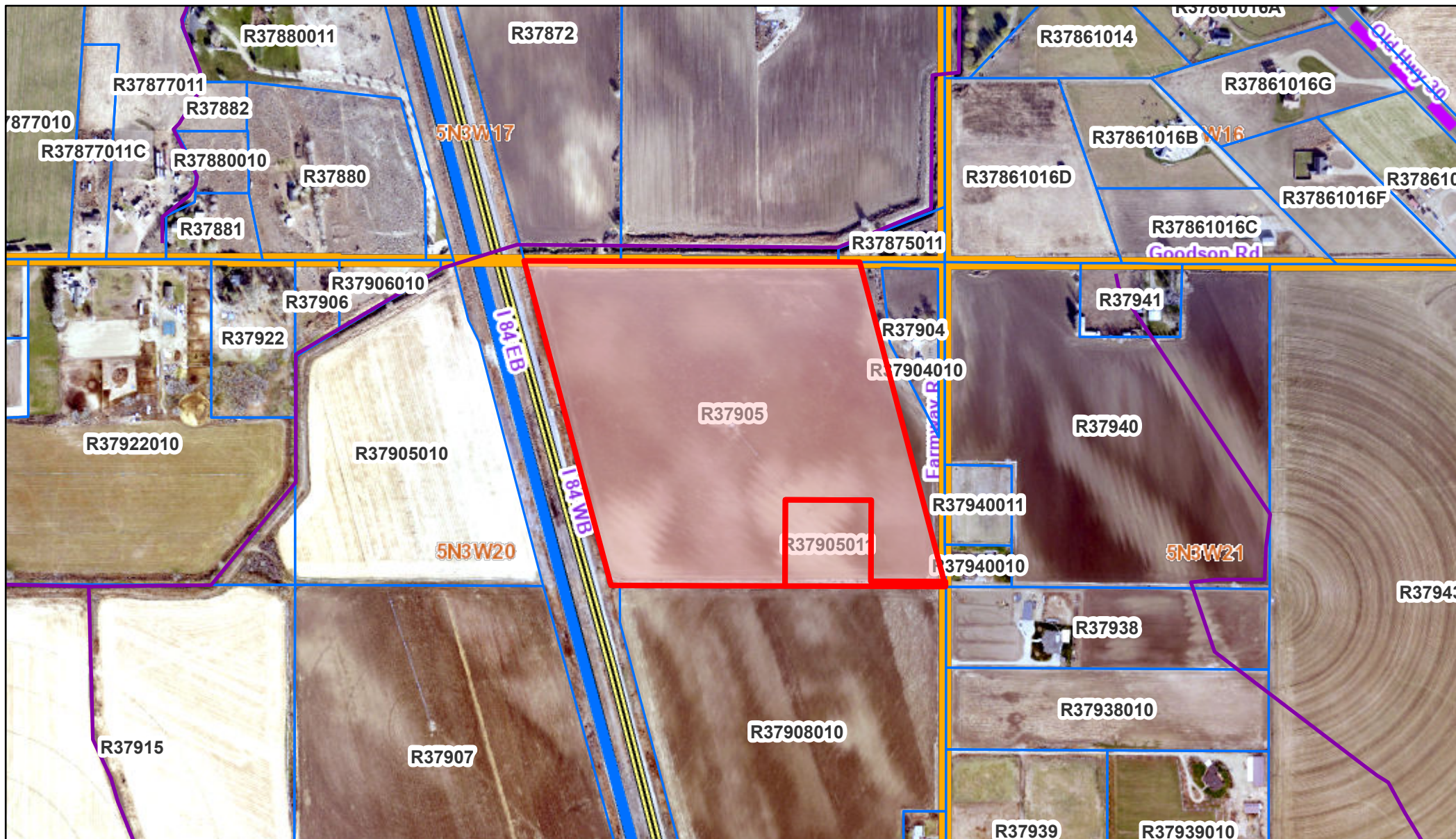
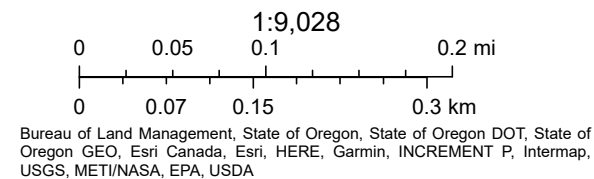


# Canyon County, ID Web Map



4/19/2023, 8:42:37 AM

- |                                      |                   |                             |                            |
|--------------------------------------|-------------------|-----------------------------|----------------------------|
| Multiple Parcel Search _Query result | City Limits       | Roads                       | Canyon County Imagery_2019 |
| Hydro_NHDFlowline                    | Sections          | ITDFunctionalClassification |                            |
| County Boundary                      | CanyonCountyRoads | Interstate                  |                            |
| Current Impact Area                  | Interstate        | Major Collector             |                            |





**Industrial Builders Inc.**  
(208) 795-5670  
info@ib-usa.com  
PO Box 97, Caldwell ID 83606

## Canyon County Planning and Zoning Department

Parcels R37900401000, R37900500000, R37900501100  
At the corner of Goodson Road & Farmway Road

Item 1: Zoning Amendment

Item 2: Neighborhood Meeting Sign Up Sheet

Item 3: Neighborhood meeting – Meeting Notice

Item 4: Agency Acknowledgements

Item 4-a: Southwest District Health Sewer Application and preliminary design

Item 4-b: Middleton Fire Marshall Comments

Item 4-c: Canyon County Highway District 4 Approved approaches of Farmway

Item 4-d: Black Canyon Irrigation District

Item 5: Letter of Intent

Item 6: Exhibits

Item 6-a: Exhibit A – Site Plan

Item 6-b: Exhibit B – Site Plan

Item 6-c: Exhibit C – Existing Facility







# 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.	X	X
Letter of Intent (see standards on next page)	X	X
Land Use Worksheet	X	X
Neighborhood Meeting form was completed and signed	X	X
Completed Agency Acknowledgement form including:		
Southwest District Health	X	X
Irrigation District	X	X
Fire District	X	X
Highway District/Idaho Transportation Dept	X	X
Area of City Impact (If applicable)	N/A	
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	X	X
Deed or evidence of property interest to the subject property	X	X
Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment	\$1,400.00	
**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: \_\_\_\_\_ N/A \_\_\_\_\_ Date \_\_\_\_\_

DSD Planner: \_\_\_\_\_ N/A \_\_\_\_\_ Date \_\_\_\_\_

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605  
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458

Revised 3/29/23

## **SUBMITTAL STANDARDS**

<b>LETTER OF INTENT STANDARDS</b>	
Description of proposed use: expand on the Land Use Worksheet	
Description of the existing use.	
Expected impacts and traffic of future development.	
Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.	
Conditional Rezone:	
Explanation/Description of the Concept Plan	
Proposed conditions of approval	



## **ZONING AMENDMENT**

### **PUBLIC HEARING - APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: Erlebach Investments, LP      Dave Erlebach - Agent	
	MAILING ADDRESS: 17080 Stiehl Creek Road, Nampa, ID 83687	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
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>[Signature]</u> Date: <u>4/17/2023</u>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: SW Corner of Goodson Road and Farmway Road	
	PARCEL NUMBER: R379040100, R379050000, R379050110	
	PARCEL SIZE: 39.48 acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Agricultural	PROPOSED ZONING: Light Industrial
FLOOD ZONE (YES/NO) No		ZONING DISTRICT: CCDS

#### **FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER	<u>CR 2023-0007</u>	DATE RECEIVED:	<u>4/18/2023</u>
RECEIVED BY:	<u>[Signature]</u>	APPLICATION FEE:	<u>\$1,400</u> CK MO CC CASH

# 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? \_\_\_\_\_

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

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. **INTERNAL ROADS:** None

☐ Public ☐ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)

Type: Chain link Height: 6-foot

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)

Canal and Drain Ditch

## RESIDENTIAL USES

**1. NUMBER OF LOTS REQUESTED:**

☒ Residential 2      ☐ Commercial \_\_\_\_\_ ☒ Industrial 1  
☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

☒ Water supply source: Well

**3. INCLUDED IN YOUR PROPOSED PLAN?**

☐ Sidewalks    ☐ Curbs    ☐ Gutters    ☐ Street Lights    ☒ None

## NON-RESIDENTIAL USES

**1. SPECIFIC USE:** Manufacturing Plant

**2. DAYS AND HOURS OF OPERATION:**

☒ Monday      7:00 AM to 4:30 PM  
☒ Tuesday      7:00 AM to 4:30 PM  
☒ Wednesday      7:00 AM to 4:30 PM  
☒ Thursday      7:00 AM to 4:30 PM  
☒ Friday      7:00 AM to 4:30 PM  
☐ Saturday      Optional Work Day to \_\_\_\_\_  
☐ Sunday      \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 60      ☐ No

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

Height: 4 ft      Width: 8 ft.      Height above ground: 4 ft

What type of sign: \_\_\_\_\_ Wall X Freestanding \_\_\_\_\_ Other \_\_\_\_\_

**5. PARKING AND LOADING:**

How many parking spaces? 80

Is there is a loading or unloading area? Yes, but no dock.

### ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION? N/A

☐ Building    ☐ Kennel    ☐ Individual Housing    ☐ Other \_\_\_\_\_

3. HOW DO YOU PROPOSE TO MITIGATE NOISE? N/A

☐ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL N/A

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_



# NEIGHBORHOOD MEETING INSTRUCTIONS

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) Phone: 208-454-7458 Fax: 208-454-6633



### CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
  - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
  - B. The meeting shall be held at one of the following locations:
    1. On the property subject to the application;
    2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
    3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) Phone: 208-454-7458 Fax: 208-454-6633



## 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: Farmway and Goodson roads	Parcel Number: R379041000, R379050000, R3790501100	
City: Caldwell	State: Idaho	ZIP Code: 83605
Notices Mailed Date: March 16, 2023	Number of Acres: 39.5	Current Zoning: A
Description of the Request: Conditional Rezone		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Colleen Marks		
Company Name: Marks Land Surveying, LLC		
Current address: 2995 N. Cole Road, Ste 240		
City: Boise	State: Idaho	ZIP Code: 83704
Phone: (208) 378-7703	Cell: (208) 890-6684	Fax: N/A
Email: <a href="mailto:cmarks@markslandsurveying.com">cmarks@markslandsurveying.com</a>		

#### MEETING INFORMATION

DATE OF MEETING: March 30, 2023	MEETING LOCATION: Farmway and Goodson roads	
MEETING START TIME: 6:00 PM	MEETING END TIME: 7:00 PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.	SEE ATTACHED SIGN-IN SHEET	
3.		
4.		
5.		
6.		
7.		
8.		
9.		

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



## 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: <b>FARMWAY ROAD &amp; GOODSON ROAD</b>	Parcel Number: <b>R3790401000, R3790500000 &amp; R3790501100</b>
City: <b>CALDWELL</b>	State: <b>IDAHO</b> ZIP Code: <b>83605</b>
Notices Mailed Date: <b>3-16-23</b>	Number of Acres: <b>39.5</b> Current Zoning: <b>A</b>
Description of the Request: <b>REZONE</b>	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <b>COLLEEN MARKS</b>
Company Name: <b>MARKS LAND SURVEYING, LLC</b>
Current address: <b>2995 N. COLE ROAD, STE. 240</b>
City: <b>BOISE</b> State: <b>IDAHO</b> ZIP Code: <b>83704</b>
Phone: <b>208-378-7703</b> Cell: <b>890-6684</b> Fax: <b>N/A</b>
Email: <b>cmarks@markslandsurveying.com</b>

#### MEETING INFORMATION

DATE OF MEETING: <b>3-30-23</b>	MEETING LOCATION: <b>FARMWAY ROAD &amp; GOODSON ROAD</b>	
MEETING START TIME: <b>6 PM</b>	MEETING END TIME: <b>7 PM</b>	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <b>Marnie Vandenberg</b>	<i>Marnie Vande</i>	<b>13673 Goodson Rd Caldwell ID 83605</b>
2. <b>John Brandel</b>	<i>John Brandel</i>	<b>26534 Farmway Rd Caldwell ID 83605</b>
3. <b>JARREN L. BRAUN</b>	<i>Jarrell Braun</i>	<b>2614 Farmway Rd Caldwell ID 83605</b>
4. <b>DOUG BRANDEL</b>	<i>Doug Brandel</i>	<b>14903 Hillside Drive 83607</b>
5. <b>Karl F. Henger</b>	<i>Karl F Henger</i>	<b>Farmway Caldwell Id</b>
6. <b>Mary Kay Henger</b>	<i>Mary Kay Henger</i>	<b>26688 Farmway Rd Caldwell, ID 83605</b>
7. <b>Jaquie Fahsholtz</b>	<i>Jaquie Fahsholtz</i>	<b>26911 Farmway " 83605</b>
8. <b>William D. Geiger</b>	<i>William D. Geiger</i>	<b>16014 Goodson Rd. Caldwell ID 83607</b>
9.		

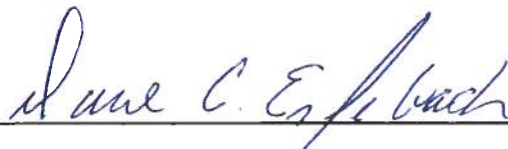
10.
11.
12. <u>IN SUPPORT / NOT AGAINST</u>
13. <u>DOUG BRANNER</u>
14. <u>JOHN BRANNER</u>
15. <u>KARL HERGER</u>
16. <u>MARY KAY HERGER</u>
17. <u>WILLIAM GERGER</u>
18. <u>JAGUE FAHSCHOLTZ</u>
19.
20.

**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):

DAVE ERLEBACH

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 4 / 3 / 2023



# Marks Land Surveying, LLC

2995 N. Cole Road Ste. 240, Boise, ID 83704

Ph: (208) 378-7703

email: cmarks@markslandsurveying.com

March 17, 2023

RE: NEIGHBORHOOD MEETING  
MEETING DATE: APRIL 3, 2023  
MEETING TIME: 6:00 P.M.  
MEETING LOCATION: CORNER OF GOODSON ROAD & FARMWAY ROAD

To Whom it may Concern,

Erlebach Properties, LP is the owner of the parcels R37900401000, R37900500000 & R37900501100 at the southwest corner of Goodson Road & Farmway Road. They would like to adjust their property boundary lines as shown on the Property Boundary Adjustment Map. The property boundary line adjustment is to provide for future development.

Erlebach Properties, LP wants to rezone Parcel A. It is currently zoned (A) Agricultural and they want to rezoned Parcel A to (LI) Light Industrial.

Canyon County Planning and Zoning department requires that neighbors within 600 feet of the subject property be notified of this Rezone and invited to meet with the landowner to discuss any issues or concerns they may have. The landowner, Dave Erlebach, will be holding this meeting on site at 6:00 pm Monday, April 3, 2023.

If you have any questions or need additional information, please contact our office.

Best regards,

*Colleen Marks, LS*  
Colleen Marks, LS



*Colleen Marks*

# RECORD OF SURVEY PROPERTY BOUNDARY ADJUSTMENT FOR

## ERLEBACH PROPERTIES, LP

PARCELS OF LAND LYING IN THE  
N1/2 NE1/4 OF SECTION 20, T.5N., R.3W.,  
BOISE MERIDIAN, CANYON COUNTY, IDAHO  
2023

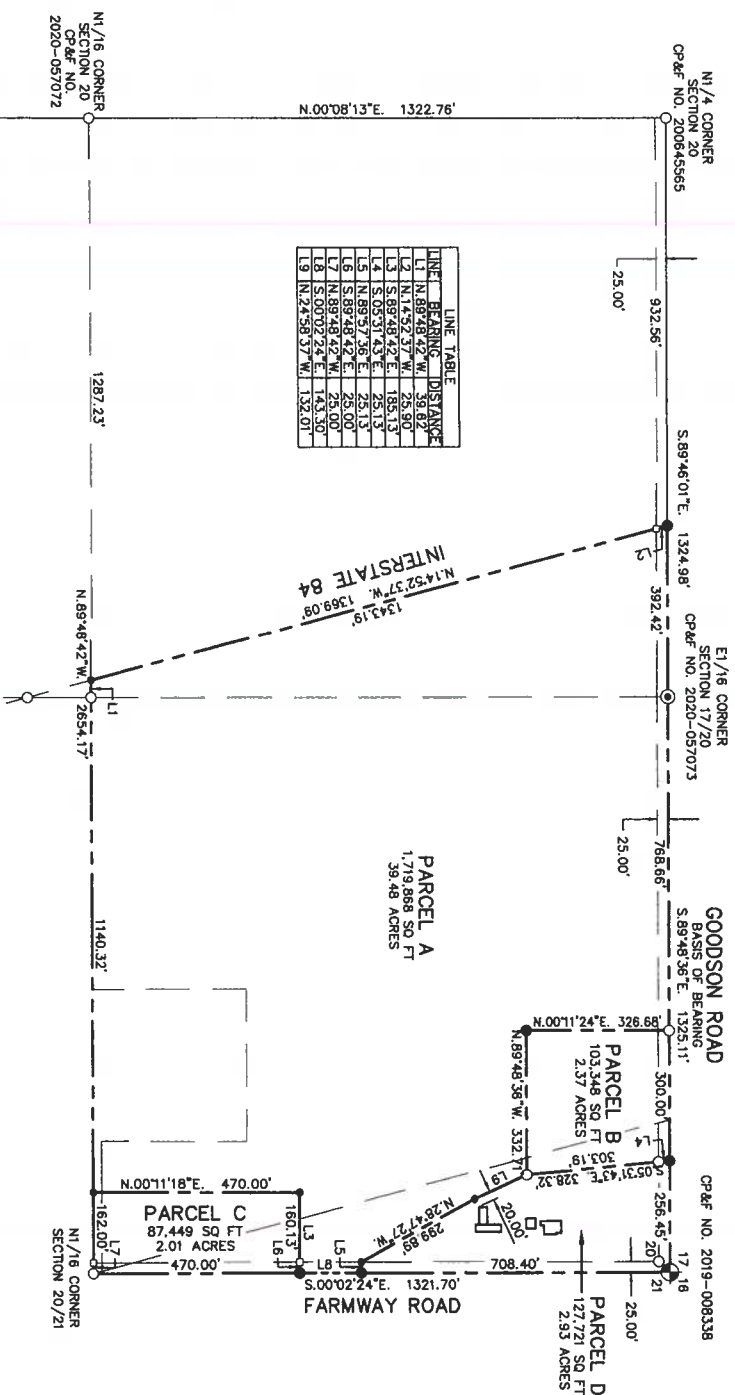
### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO RECOVER AND/OR MONUMENT  
ALL PROPERTY BOUNDARY CORNERS AND ADJUST THE EXISTING  
PARCEL BOUNDARIES AS SHOWN HEREON. THE FOLLOWING DATA WAS  
USED TO COMPLETE THIS SURVEY:

1. RECORD OF SURVEY INSTRUMENT NOS.:  
1986001925, 1986012871, 1986027561, 1999014006, 2002010431,  
2006056575, 2007034603, 2019008337 & 2020052225,  
RECORDS OF CANYON COUNTY, IDAHO.
2. PARCELS ARE CURRENTLY ZONED: A

### LEGEND

- SUBJECT PROPERTY LINE
- OTHER PROPERTY LINE
- SECTION LINE
- FOUND BRASS CAP MONUMENT
- FOUND 1" IRON PIN
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN W/ PLASTIC CAP MARKED LS 7045
- SET 1/2" IRON PIN W/ PLASTIC CAP MARKED LS 7045
- CALC POINT
- RECORD DATA
- EXISTING STRUCTURES



### CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DAVE ERLEBACH, AGENT  
FOR ERLEBACH PROPERTIES, LP IS THE OWNER OF PARCELS A, B &  
C AS SHOWN ON THIS RECORD OF SURVEY AND THAT HE AGREES  
TO THIS PROPERTY BOUNDARY ADJUSTMENT ON BEHALF OF SAID  
COMPANY.

DAVE ERLEBACH, AGENT \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF IDAHO )  
COUNTY OF CANYON ) SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR OF 2023, BEFORE  
ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED  
DAVE ERLEBACH, AGENT FOR ERLEBACH PROPERTIES, LP AND  
ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT  
ON BEHALF OF SAID COMPANY.

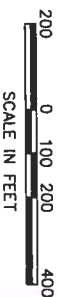
NOTARY PUBLIC \_\_\_\_\_

RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES ON \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, COLLEEN MARKS, BEING A REGISTERED  
LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS  
IS AN ACCURATE REPRESENTATION OF SURVEY AS MADE BY ME AND  
IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT  
- IDAHO CODE 55-1601 THROUGH 55-1613.

*Colleen Marks*  
COLLEEN MARKS, L.S. 7045



INDEX NO. 534-20-100-00-000

**MARKS LAND SURVEYING, LLC**  
COLLEEN MARKS, L.S. 7045  
2995 N. COLE ROAD STE. 240  
BOISE, IDAHO 83704  
PH: (208) 378-7703

MARKS LAND SURVEYING, LLC  
2995 N. COLE ROAD, STE 240  
BOISE, ID 83704

CERTIFIED MAIL®



BOISE ID  
7 M

7021 0950 0000 5351 1834

ERLEBACH PROPERTIES L.  
1711 SLIPSTREAM WAY  
CALDWELL, ID 83605



RDC 99



83605

22

U.S. POSTAGE PAID  
FCM LETTER  
BOISE, ID  
83704  
MAR 17 '23  
AMOUNT

\$4.78  
R2304E105631-33

83605-546211





## AGENCY ACKNOWLEDGMENT

Date: April 17, 2023

Applicant: Erlebach Investments, LP

Parcel Number: R37904000, R379050000, R379050110

Site Address: Farmway and Goodson roads

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### Southwest District Health:

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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

#### Fire District:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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

#### Highway District:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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

#### Irrigation District:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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

#### Area of City Impact:

City: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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

### ***Received by Canyon County Development Services:***

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Canyon County Development Services Staff



# APPLICATION-Subsurface Sewage Disposal



**Public Health**  
Prevent. Promote. Protect.

## Idaho Public Health Districts

Southwest District Health  
13307 Miami Lane  
Caldwell, ID 83607  
Phone: 208.455.5400  
Fax: 208.455.5405

Permit Fee: _____	Date: _____
Document #: _____	
Receipt #: _____	(Official Use Only)
Parcel #: R37905	Acres: 38.393

Property Address (If available): \_\_\_\_\_ No address has been provided at this time \_\_\_\_\_ City Caldwell

Legal Description: Township 5N Range 3W Section 20 County Canyon

Subdivision: \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Directions (nearest crossroad): SW side of Farmway Road and Goodson Road intersection

Applicants Name: Erlebach Properties Email: dave@ib-usa.com

Mailing Address: 17080 Stiehl Creek Phone #: \_\_\_\_\_

City: Nampa State: ID Zip Code: 83687

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other

Owners Name: Erlebach Properties

Mailing Address: 17080 Stiehl Creek Phone #: 208.573.3582

City: Nampa State: ID Zip Code: 83687

Type of Septic Installation: ☒ New ☐ Expansion ☐ Repair ☐ Tank Only

Proposed Usage: ☐ Residential ☒ Non-Residential ☐ Other (i.e. barn, shop, etc.)

☐ Central (more than two dwellings) ☒ Large Soil Absorption (2,500 gal/day or ten or more dwellings) # of Units: \_\_\_\_\_

Is there an existing structure on this parcel? ☒ Yes ☐ No Year Built: 2022

Number of Bedrooms: (residential only) None Number of bathrooms: 4

Number of People: 100 Square Footage: 684,463 Garbage Disposal? ☒ Yes ☐ No

Non-Residential Flow Design: Average: (gallons per day (gpd)) 2,500 Peak: (gpd) 2,500

Foundation Type: ☐ Basement ☐ Crawl Space ☐ Split Level ☒ Slab

Property is located: ☐ Inside City ☒ Inside County

Zoning certificate or other county documentation submitted? ☒ Yes ☐ No ☐ N/A

City sewer or central wastewater collection system 200 feet or less to structure? ☐ Yes ☒ No

Water Supply: ☐ Private Well ☐ Shared Well ☒ Public Water System, Number: \_\_\_\_\_  
(Non-Public)

**SIGNATURE:** \_\_\_\_\_

**DATE:** 4/13/2023

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I accept the responsibility to notify the Health District of any changes to the above information if performed prior to completion of the permitted system. I hereby authorize the Health District to have access to this property for the purpose of conducting a site-evaluation. I understand that this application and the subsequent permit is non-transferable between property owners and/or project sites. I understand that the application will expire one (1) year from date of purchase. The permit, when issued, may be renewed if the renewal is applied for on or before the expiration date.



**Public Health**  
Prevent. Promote. Protect

**Idaho Public Health Districts**

Please draw an aerial view of the property showing the outline of buildings, property lines, well location(s), water lines, location of septic tank and drainfields, location of drainfield replacement area, ditches and streams, easements and right of ways, driveway and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield.

**PLOT PLAN**

SCALE: 1" = \_\_\_\_'


SEE ATTACHED

**Southwest District Health, 13307 Miami Lane, Caldwell, ID 83607**

**Phone: 208.455.5400, Fax: 208.455.5405**

**SIGNATURE:**

*[Handwritten Signature]*

**DATE:**

*4/13/2023*

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I understand that any deviation from the plans, conditions, and specifications, is prohibited unless it is approved in advance by the Director or his designee. I hereby authorize the Health District to have access to this property for the purpose of conducting a site-evaluation.

(Official Use Only)

Plot Plan Approval Date: \_\_\_\_\_

EHS Name: \_\_\_\_\_

EHS #: \_\_\_\_\_



April 12, 2023

Anthony Lee  
Southwest District Health  
13307 Miami Lane  
Caldwell, Idaho 83607

SUBJECT:     Subsurface Sewage Disposal System  
              Letter of Intended Use

Mr. Lee:

ABCO Engineering (ABCO) will design a pressurized Large Soil Absorption Septic System (LSAS) for Industrial Builders' new power facility project located in Caldwell, Idaho. The site is within Section 20, Township 5N, Range 3W, in Canyon County. The parcel for the proposed development is approximately 15-acres.

The business is a manufacturer of portable power. Steel structures are manufactured to house generators for generation of power. Units include housing, generators typically in the form of a diesel engine and electrical equipment that meets the clients' requirements. The business is not a retail facility, client visits will be a minimum. The largest traffic in and out of the facility will be shipments of materials into the facility and shipments of finished products out of the facility.

The facility will consist of a manufacturing building, Electrical building, and a finishing (preparation and paint) building and offices. Outdoors, the facility will have material laydown, paring and finished product staging area. The manufacturing process does not produce process water. Wash water, such as cleaning painting equipment will be captured in self-contained washout systems that will capture liquids that may damage the septic system and will be treated and disposed of properly. The wastewater handled by the system will be sewage produced will be restrooms for the office and work areas. The facility will consist of three (3) larger buildings with a small main office building – see drawing S-00. There will be a bathroom and break room in every building on the facility. Effluent from each building will be transported from their respective pump tanks along a main transport line to the drain field located east of the development. The drain field area is about 10,556 square feet (92.6ft x 114 ft) – see preliminary design on drawing S-00.

The pressurized LSAS system will be designed in compliance with provisions of IDAPA 58.01.03.007.08. According to the mentioned IDAPA code, the facility is categorized as a Commercial & Industrial establishment satisfying the required daily effluent of 25 gallons per employee per day. The estimate includes future expansions. No expansions beyond what is

shown here are planned for the facility. The maximum number of employees and customers expected to be on the facility per weekday is 100, hence the LSAS system will receive a maximum effluent flow of 2,500 gallons per day. Visitors to the facility will include semi-trailer truck drivers, and others who are not expected to be on the facility for a full workday.

The developing site currently has portable sanitary means for employees and visitors. No subsurface sewage disposal system is presently installed on site. ABCO will design the LSAS septic in conformance with guidelines of IDAPA 58.01.03 and in accordance with design criteria for subsurface sewage disposal system provided in the Technical Guidance Manual (TGM).

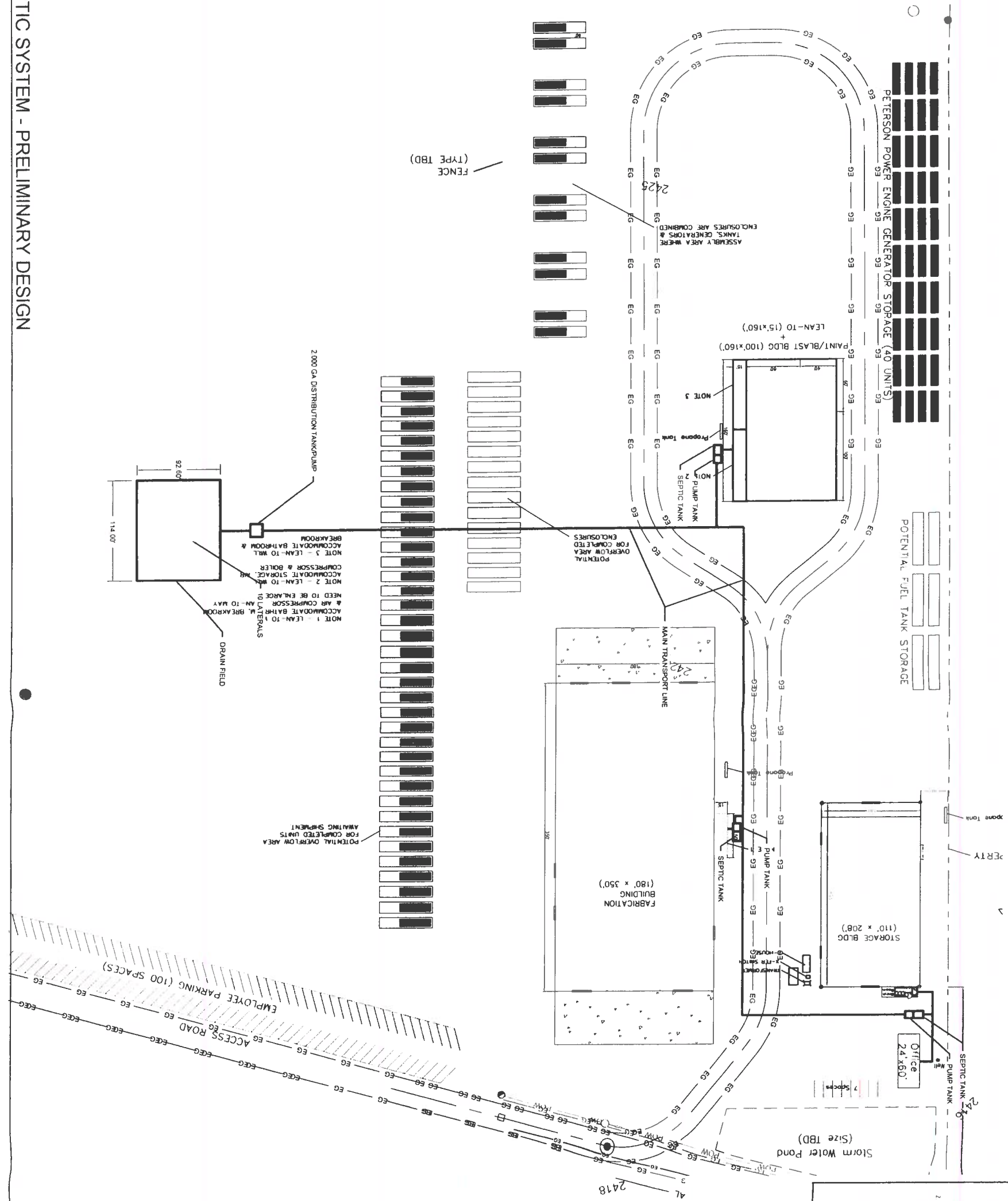
Respectfully submitted,  
**ABCO Engineering**

Adam Lyman, PE, CPESC  
Principle Engineer

Andrew Kina  
Project Engineer, EIT



LSAS SEPTIC SYSTEM - PRELIMINARY DESIGN
 1/80 (22x34 FULL SIZE)



CALL BEFORE YOU DIG!

- 1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.
- 2. CONTRACTOR SHALL CONTACT DIGLINE 48 HOURS PRIOR TO ANY EARTH DISTURBING ACTIVITIES ON SITE AND REQUEST LOCATE OF UNDERGROUND UTILITIES.



\* The 811 logo is a registered trademark of the ICA



119 N Midland Blvd  
 Nampa, Idaho 83851  
 Phone (208) 955-8126

LSAS SEPTIC SYSTEM - PRELIMINARY DESIGN  
 FARMWAY POWER FACILITY  
 FARMWAY RD & GOODSON RD  
 CANYON COUNTY CALDWELL, IDAHO  
 INDUSTRIAL BUILDERS INC

REVISIONS				DESCRIPTION
NO.	DATE	BY		

0 30 60 90 120  
SCALE IN FEET

FILE NUMBER 231025	DESIGNED BY ALLYMAN	DRAWN BY A. KINA	DATE APRIL 2023
SHEET NUMBER S-00			
1 OF 1			



# PRE-APPLICATION MEETING

*Based on the 2018 International Fire Code, referenced standards for NFPA, and codes set forth by the City or County.*

Meeting Date: March 28, 2023

Fire District: Middleton Rural Fire District

Parcel: R37905

Address: TBD

Contact: Industrial Builders - David Erlebach

Phone Number: [REDACTED]

Prepared By: Victor Islas, Deputy Chief

Description: Back-up Power Facility

City/County Development Services : Canyon County

County/City Permit Number: TBD

Fire District Permit Number: TBD

Nearest Fire Station: Fire Station 53 – Located at 302 E. Main St., Middleton, ID. Station 53 is 8.7 miles with a travel time of 13 min in normal driving conditions. Future purposed station in the area will reduce response time.

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## **General Notes:**

### **Access:**

- 1) Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
  - a) Facilities, buildings, or portions of building hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load fire apparatus weighing at least 70,000 pounds. All weather surface shall be a minimum of 6 inches of pit run material and a minimum of 4 inches top road mix compacted the grade not to exceed 6%.
  - b) Electronic gates shall be equipped with Knox gate switch and Opticom.
  - c) Manual gates shall be equipped with Knox Padlock(s)

### **Fire Flow Requirements:**

- 1) Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
  - a) Fire Flow – Commercial and office occupancies will require a fire-flow consistent with International Fire Code Appendix B to service the proposed project. Fire hydrants shall be placed per Appendix C.
    - i) Fire Flow Calculation based on the largest building of 63,000 sq.ft. is 3,500 GPM for a duration of 3 hours.
    - ii) A total of 4 hydrants will be required for this project.
  - b) Water Supply: Fire Sprinkler system shall be installed in all buildings.
    - i) *Fire flow reduction is allowed for buildings that are equipped with sprinkler systems.*

**Project: Industrial Builders, Goodson Rd.**

Fire District Headquarters • 11665 W. STATE ST., SUITE B • STAR, IDAHO 83669 • (208) 286-7772

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MIDDLETON RURAL FIRE DISTRICT

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STAR FIRE PROTECTION DISTRICT

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**FIRE PROTECTION SYSTEMS:**

Sprinklers Required – Yes

Fire Alarm System Required – Yes

Knox Box Required – Yes, each building will require an Knoxbox 3200 series.

**Street Sign/Address Markings:**

All buildings need to have a permanently posted address, which will be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address needs to be posted at the beginning of construction and maintained thereafter. The address need be visible and legible from the road on which the road on which the address is located. Address signs along one-way roads will be visible from both the intended direction of travel and the opposite direction. Where multiple addresses are required at a single driveway, they need to be mounted on a single post, and additional signs will be posted at locations where driveways divide.

**Pre-Application Meeting**

The pre-application meeting is an overview of requirements for the project as presented by the developer or owner. The pre-application meeting does not replace reviews for building permits issued by the Fire District. Fire District will review plans during the building permit phase to ensure all codes are met and the project meets the requirements of the district.

Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

For further clarification, information or to schedule and pre-application meetings please contact the Fire Code Official at (208) 286-7772.

**Project: Industrial Builders, Goodson Rd.**

Fire District Headquarters • 11665 W. STATE ST., SUITE B • STAR, IDAHO 83669 • (208) 286-7772

MF 2/23/22 SA

# APPLICATION AND PERMIT TO USE RIGHT-OF-WAY -- APPROACHES

COPY OF PERMIT MUST BE PRESENT AT WORK SITE DURING CONSTRUCTION

ISSUE DATE: 2/23/22  
 PERMIT VOID AFTER 12 MONTHS FROM DATE ISSUED, UNLESS OTHERWISE SPECIFIED.

PUBLIC ROAD TYPE:

GRAVEL ☐ PAVEMENT ☒ OTHER ☐  
 ARTERIAL ☐ COLLECTOR ☐ LOCAL ☒

## NOTICE

This permit shall not be valid for construction until, or unless, the provisions of Idaho Code Title 55, Chapter 22 have been complied with.

PRIOR TO EXCAVATION, CALL DIGLINE  
 1 (800) 342-1585

ROAD NAME: FARMWAY ROAD #: 1022 G

LOCATION: Caldwell - between GUDASON'S GALLOWAY R 379050

TYPE: RESIDENCE ☐ COMMERCIAL ☐ FIELD ☐ OTHER ☒ AG SHOP

QUANTITY: 1 WIDTH: 25 ft. SURFACE TYPE: GRAVEL PAVED

CULVERT: NOT REQUIRED ☒ REQUIRED ☐ (SIZE: \_\_\_\_\_ LENGTH: \_\_\_\_\_)

AVAILABLE SIGHT DISTANCE: 300 ft (West ) 300 ft (West ) POSTED SPEED 50 mph

CONSTRUCTION REQUIREMENTS (attached): ☒ SD-105 (Resid.) ☒ SD-106 (Comm.) ☐ SD-110 (R/W)  
 SPECIAL PROVISIONS:

THERE IS AN EXISTING APPROACH THAT SERVES (2) HOUSES. WE ARE ONLY CHANGING THE USE. FROM RESIDENTIAL TO ~~AG~~ LIGHT IND. AG TRUCKS USED IT FOR HARVEST.  
 COMMERCIAL APPROACH PER SD-106.

SEE REVERSE SIDE FOR GENERAL PROVISIONS.

I CERTIFY THAT I AM THE OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPOSED PROPERTY TO BE SERVED AND AGREE TO DO THE WORK REQUESTED HEREON IN ACCORDANCE WITH THE GENERAL PROVISIONS PRINTED ON THE REVERSE SIDE, THE SPECIAL PROVISIONS AND THE PLANS MADE A PART OF THIS PERMIT.

ERLEBACH PROPERTIES LP  
 APPLICANT - PLEASE TYPE OR PRINT

PHONE

[Signature] 2-8-2022  
 SIGNATURE AND DATE (BY OWNER OR AUTHORIZED REPRESENTATIVE)

17030 STEINLE CREEK DRIVE  
 MAILING ADDRESS (for refund of performance assurance fee)

NaNMHA, IDAHO 83687  
 CITY, STATE, & ZIP

dave@ib-usa.com  
 EMAIL OR OTHER CONTACT (Optional)

SUBJECT TO ALL TERMS, CONDITIONS, AND PROVISIONS SHOWN ON THIS FORM OR ATTACHMENTS. PERMISSION IS HEREBY GRANTED TO THE ABOVE NAMED APPLICANT TO PERFORM THE WORK DESCRIBED ABOVE.

## CANYON HIGHWAY DISTRICT NO. 4 Office Use

ISSUED BY: CH  
 TITLE: ENG  
 DATE: 2/23/22

FEE: \$ 150 (NON-REFUNDABLE)  
 PERFORMANCE ASSURANCE: \$ 2,500  
 TOTAL DUE: \$ 2650.00

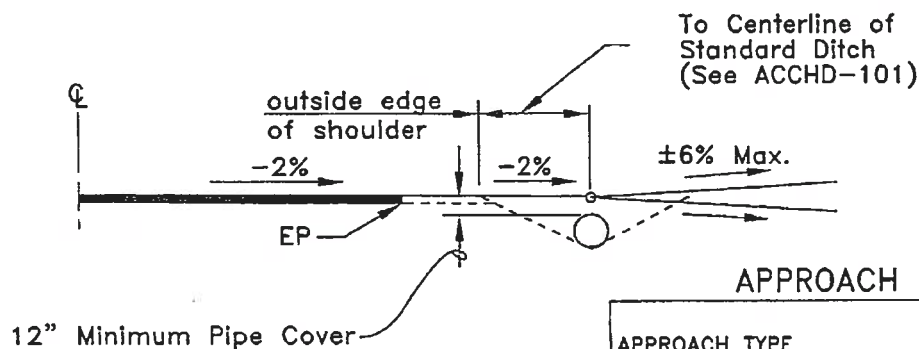
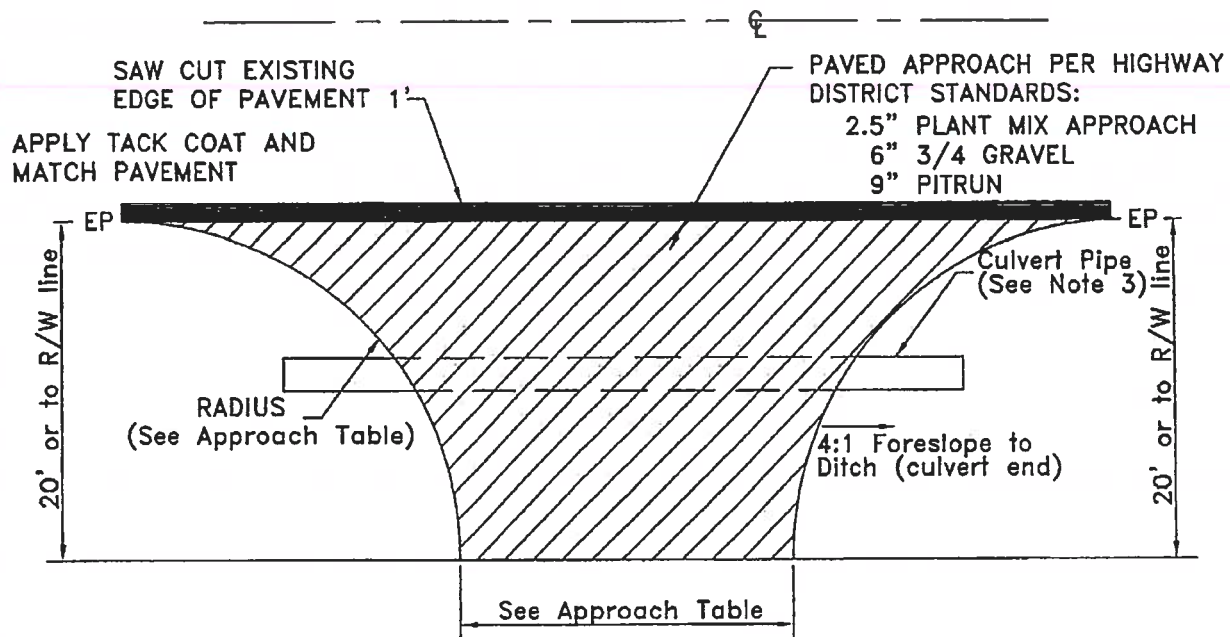
CONST. COMPLETED (DATE): \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_

REFUND AMOUNT: \$ \_\_\_\_\_



MARK	DATE	DESCRIPTION





APPROACH TABLE

APPROACH TYPE	Appr. Width*		Min.** Radius
	Min.	Max.	
Residential, Three or More	24'	30'	20'
Commercial (One Way)	20'	30'	20'
Commercial (Two Way)	24'	40'	20'

\* Does not include 2' gravel shoulder on each side of approach.

\*\* Or based on applicable commercial design vehicle.

**NOTES:**

1. APPROACHES SPACING SHALL CONFORM TO SECTION 3000 OF THE ACCHD MANUAL.

2. INGRESS/EGRESS BY FORWARD MOTION ONLY.

3. CULVERT PIPE SHALL BE 12" MIN. DIAMETER. CULVERT PIPE SHALL EXTEND TO THE INTERSECTION OF THE DITCH LINE AND THE 4:1 APPROACH FORESLOPE. PIPE MATERIAL SHALL BE EITHER 0.064" THICK CORRUGATED STEEL, 0.060" CORRUGATED ALUMINUM OR CLASS V REINFORCED CONCRETE.

## COMMERCIAL APPROACH AND ACCESS SERVING 3 OR MORE PROPERTIES

N.T.S.

STANDARD DRAWING No. ACCHD-106  
CANYON COUNTY HIGHWAY DISTRICTS  
CANYON COUNTY, IDAHO

REVISED 12/08

## GENERAL PROVISIONS (APPROACHES)

1. A permit and assurance of performance filing fee in an amount established by the highway district shall accompany this application. If proper repair is made and accepted by the Highway District within the permit period, a portion of that fee may be refunded. If proper repair is not completed within the permit period, the Highway District will make the repair and any additional costs over and above the assurance of performance fee will be invoiced to the applicant in accordance with the Highway District policy.
2. Approaches shall be for the bona fide purpose of securing access and not for the purpose of parking, conducting business or servicing vehicles on the highway right-of-way.
3. No revisions or additions shall be made to an approach or its appurtenances on the right-of-way without the written permission of the highway district.
4. The permittee shall furnish all material, labor and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage pipe of a size specified on permit (12 inch minimum), curb and gutter, concrete sidewalk, etc. where required. Materials and workmanship shall be good quality and are subject to inspection by the highway district.
5. The highway district reserves the right to make at any time, such changes, additions, repairs and relocations to any approach or its appurtenances within the highway right-of-way as may be necessary to permit the relocation, reconstruction, widening and maintenance of the highway and/or to provide proper protection to life and property on or adjacent to the highway.
6. Driveways and rural approaches shall conform to the plans made a part of this permit. Adequate drawings or sketches shall be included showing the design, construction requirements and proposed location of the approach. All approaches shall be in accordance with the standard provisions and drawings set forth in the highway standards and development procedures for the Association of Canyon County Highway Districts.
7. The highway district may change, amend or terminate this permit or any of the conditions herein enumerated if permittee fails to comply with its provisions or requirements as set forth herein.
8. During the construction of the approach(es), such barricades, signs and other traffic control devices shall be erected and maintained by the permittee, as may be deemed necessary by the highway district. Said devices shall conform to the current issue of the Manual on Uniform Traffic Control Devices for Streets and Highways. Parked equipment and stored materials shall be as far from the travelway as feasible. Items stored within 30 ft. of the travelway shall be marked and protected.
9. In accepting this permit, the permittee, its successors and assigns, agrees to hold the highway district harmless from any liability caused by the installation, construction, maintenance or operation of the approach(es).
10. If the work done under this permit interferes in any way with the drainage of the highway, the permittee shall wholly and at his own expense make such provision as the highway district may direct to take care of said drainage.
11. On completion of said work herein contemplated, all rubbish and debris shall be immediately removed and the roadway and roadside shall be left neat and presentable and to the satisfaction of the highway district.
12. The permittee shall maintain at his or their sole expense the structure or object for which this permit is granted in a condition satisfactory to the highway district.
13. Neither the acceptance of this permit nor anything herein contained shall be construed as a waiver by the permittee of any rights given it by the constitution or laws of the State of Idaho or of the United States of America.
14. No work shall be started until an authorized representative of the highway district has given notice to the permittee to proceed.
15. This permit shall be void unless the work herein contemplated shall have been completed before permit completion date.
16. The highway district hereby reserves the right to order the change of location or the removal of any structures or facilities authorized by this permit, with said change or removal to be made at the sole expense of the permittee or its successors or assigns.

CANYON HIGHWAY DISTR  
15435 HIGHWAY 44  
CALDWELL, ID. 83607  
208 454-8135

### Phone Order

xxxxxxxxxxxx1358

MASTERCARD

Entry Method: Manual

Amount: \$ 2,650.00

Tax: \$ 0.00

Total: \$ 2,650.00

02/23/22

18:55:25

Inv #: 000000003

Appr Code: 05770J

Apprvd: Online

AVS Code:

CVV2 Code: MATCH M

I agree to pay above total amount  
according to card issuer agreement  
(Merchant agreement if credit voucher)

X\_\_\_\_\_

Merchant Copy

\*\*\*\*\*



# Assessor's Office Web Application





MF 2/23/22 SA

## APPLICATION AND PERMIT TO USE RIGHT-OF-WAY -- APPROACHES

COPY OF PERMIT MUST BE PRESENT AT WORK SITE DURING CONSTRUCTION

ISSUE DATE: 2/23/22  
 PERMIT VOID AFTER 12 MONTHS FROM DATE ISSUED, UNLESS OTHERWISE SPECIFIED.

PUBLIC ROAD TYPE:

GRAVEL ☐ PAVEMENT ☒ OTHER ☐  
 ARTERIAL ☐ COLLECTOR ☐ LOCAL ☒

## NOTICE

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PRIOR TO EXCAVATION, CALL DIGLINE  
 1 (800) 342-1585

ROAD NAME: FARMWAY ROAD #: 1022 GLOCATION: Caldwell - between GODDARD & GALLOWAY R 379050TYPE: RESIDENCE ☐ COMMERCIAL ☐ FIELD ☐ OTHER ☒ AG SHOPQUANTITY: 1 WIDTH: 25 FT. SURFACE TYPE: GRAVEL PAVEDCULVERT: NOT REQUIRED ☒ REQUIRED ☐ (SIZE: \_\_\_\_\_ LENGTH: \_\_\_\_\_)AVAILABLE SIGHT DISTANCE: 300' (West) 300' (West) POSTED SPEED 50 mph

CONSTRUCTION REQUIREMENTS (attached): ☒ SD-105 (Resid.) ☒ SD-106 (Comm.) ☐ SD-110 (R/W)  
 SPECIAL PROVISIONS:

THERE IS AN EXISTING APPROACH THAT SERVES (2) HOUSES. WE ARE ONLY CHANGING THE USE. FROM RESIDENTIAL TO ~~AG~~ LIGHT IND. AG TRUCKS USED IT FOR HARVEST.

COMMERCIAL APPROACH PER SD-106.

SEE REVERSE SIDE FOR GENERAL PROVISIONS.

I CERTIFY THAT I AM THE OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPOSED PROPERTY TO BE SERVED AND AGREE TO DO THE WORK REQUESTED HEREON IN ACCORDANCE WITH THE GENERAL PROVISIONS PRINTED ON THE REVERSE SIDE, THE SPECIAL PROVISIONS AND THE PLANS MADE A PART OF THIS PERMIT.

ERLEBACH PROPERTIES LP  
 APPLICANT - PLEASE TYPE OR PRINT

208-573-3582  
 PHONE

[Signature] 2-8-2022  
 SIGNATURE AND DATE (BY OWNER OR AUTHORIZED REPRESENTATIVE)

17080 STIEHL CREEK DRIVE  
 MAILING ADDRESS (for refund of performance assurance fee)

Nampa IDAHO 83687  
 CITY, STATE, & ZIP

dave@ib-usa.com  
 EMAIL OR OTHER CONTACT (Optional)

SUBJECT TO ALL TERMS, CONDITIONS, AND PROVISIONS SHOWN ON THIS FORM OR ATTACHMENTS. PERMISSION IS HEREBY GRANTED TO THE ABOVE NAMED APPLICANT TO PERFORM THE WORK DESCRIBED ABOVE.

## CANYON HIGHWAY DISTRICT NO. 4 Office Use

ISSUED BY: CHTITLE: AGDATE: 2/23/22

CONST. COMPLETED (DATE): \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

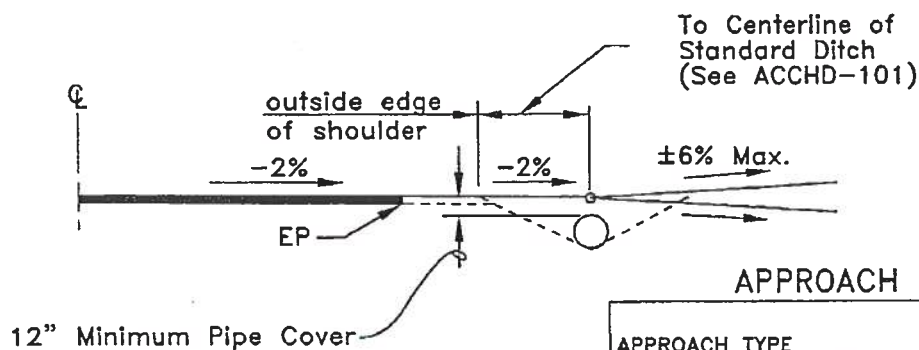
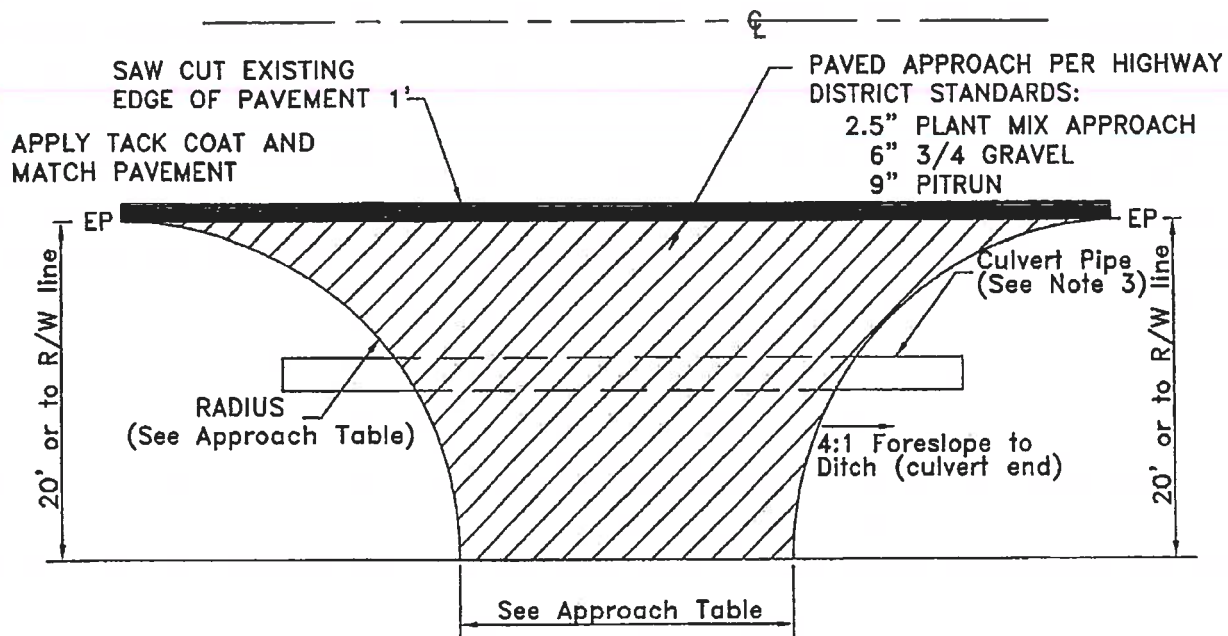
FEE: \$ 150 (NON-REFUNDABLE)PERFORMANCE ASSURANCE: \$ 2,500TOTAL DUE: \$ 2650.00

REFUND AMOUNT: \$ \_\_\_\_\_

WORK	DATE	DESCRIPTION



1/28/2022, 10:25:39 AM



APPROACH TABLE

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	Min.	Max.	
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**COMMERCIAL APPROACH AND ACCESS  
SERVING 3 OR MORE PROPERTIES**

N.T.S.

STANDARD DRAWING No. ACCHD-106  
CANYON COUNTY HIGHWAY DISTRICTS  
CANYON COUNTY, IDAHO

REVISED 12/08



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CANYON HIGHWAY DISTR  
15435 HIGHWAY 44  
CALDWELL, ID. 83607  
208-454-8135

### Phone Order

xxxxxxxxxxxx1358

MASTERCARD

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02/23/22

10:55:25

Inv #: 000000003

Appr Code: 05770J

Apprvd: Online

AVS Code:

CVV2 Code: MATCH M

I agree to pay above total amount  
according to card issuer agreement  
(Merchant agreement if credit voucher)

X\_\_\_\_\_

Merchant Copy

\*\*\*\*\*



# Assessor's Office Web Application





## Bob Cline

---

**From:** Bob Cline  
**Sent:** Monday, April 17, 2023 3:32 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Notification of Proposed Manufacturing Facility and Canyon County Agency Acknowledgement Form  
**Attachments:** Farmway Backup Power Facility Site Map\_(4-3-23).pdf; Agency Acknowledgement Form\_(4-17-23).pdf

Carl,

Dave Erlebach from Erlebach Properties may have already reached out to you, but in case he didn't, we are trying to get a manufacturing facility permitted west of Caldwell near the intersection of Goodson and Farmway roads. The attached site map shows where the proposed project is located and some information about what we're looking to build.

We have been working with the Canyon County Development Services Department to change the zoning of the property from agricultural to light industrial. One of the documents they need completed is the attached Agency Acknowledgement form, which requests acknowledgement from agencies that applicants have submitted or met for official review.

As far as I know this is the first formal notification we have provided, but I believe there have been informal discussions with District personnel. If this notification meets the criteria as a submission of information for official review, we ask that you sign and return the attached form. If additional information, clarification or discussion is needed, we would be happy to provide whatever you need.

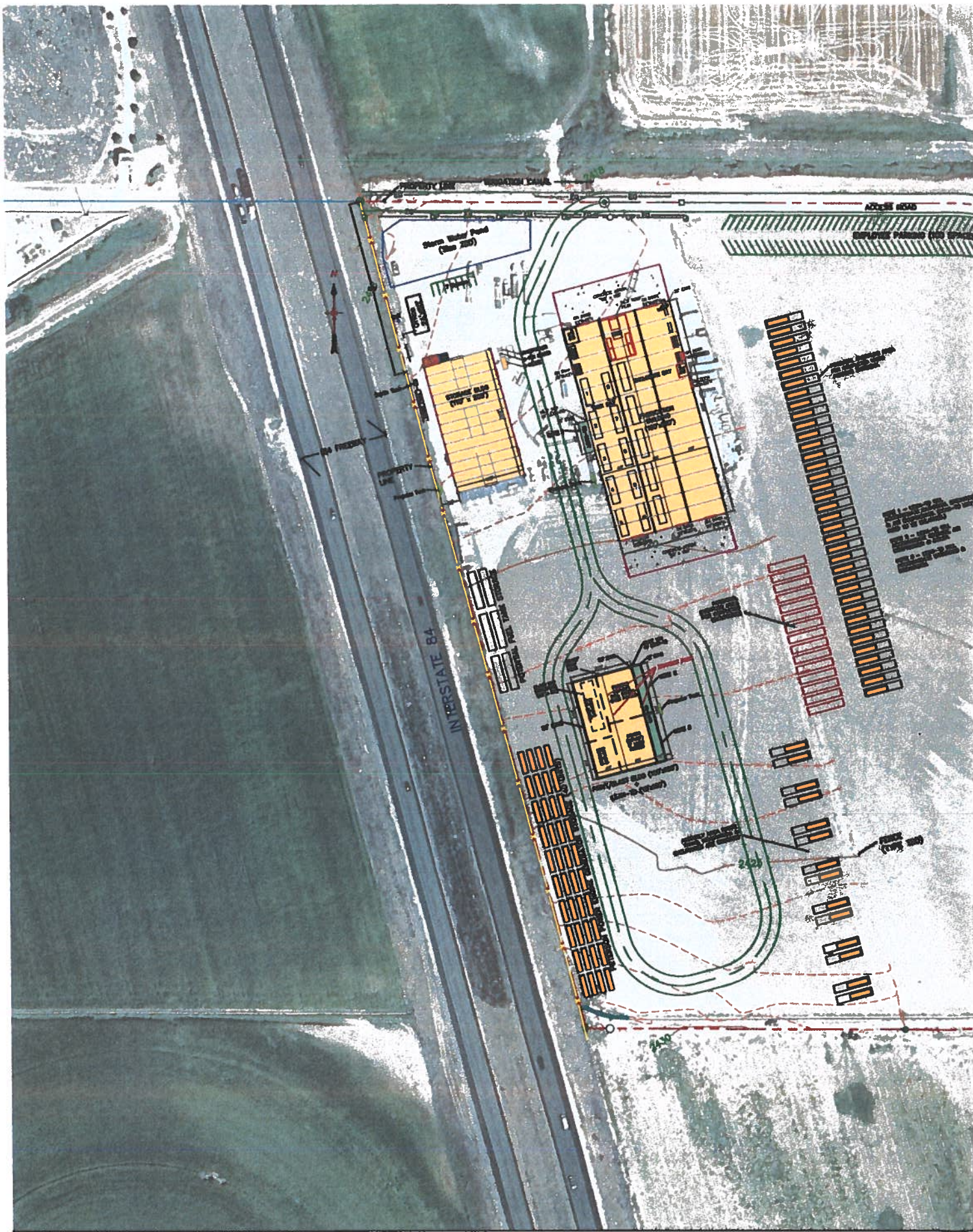
If you do need more information, you can contact Dave at (208) 573-3582, or myself at the number shown below.

We look forward to working with the Irrigation District in whatever way we can.

Best Regards,

Bob Cline  
Industrial Builders Inc. and Erlebach Properties  
Mobile: (208) 870-9853







## **LETTER OF INTENT**

A Neighborhood meeting was held at the site on Monday April 3, 2023. Several Neighbors were in attendance. Those not in attendance we met with personally and explained our plans for a manufacturing facility and the desire to rezone the property from Agriculture to Light Industrial. The site plan is attached as Exhibit A and Exhibit B. Both plans were given to each property owner if they wanted one.

Many of the Neighbors were in support but did not want to be signatory to a letter of support or attend the rezoning hearing to hinder the vote with Planning and Zoning due to harassment.

The two, not in favor of the rezoning, have lived in this area for years and wanted all the land in the area to remain Agricultural as they desire to pass on their way of life from generation to generation. Those not in favor, would likely be at the hearing to voice their opposition. Their main concerns were as follows:

- **Use of water or number of wells**- this facility would only have one well for fire water and drinking water with minor use.
- **Traffic**- this facility would employ approximately 60 people. Most of the vehicles would travel Old Hwy 30 and down Goodson. Far less traffic than a housing development and a very straight shot from Hwy 30 with little impact on Goodson.
- **Way of Life**-They have been in this area for a long time and are not ready for manufacturing to come this far out of town and would like to see it stay Agricultural.
- **Noise**-There was no complaint about any noise or lighting, since the Freeway is already noisy and lit up at night. One neighbor said, "the buildings would help knock down the noise and she would be in favor."

### **Description of Existing Use:**

The property was sold by the original owner, who was a farmer and farmed the ground himself. He advertised the property as, "great potential for development ground" and sold it for substantially more than farm ground prices. He claimed it was a small piece of only 46 acres and was consolidating his operations to a specific area and believed it would be better suited for something other than farming. We purchased it believing that was the case.

### **Expected impact and traffic of future development:**

We believe the best way to explain the impact is to show you our existing facility located in the Sky Ranch development off Franklin in Caldwell. Attached as Exhibit C. This 10-acre parcel with our current facility was built in 2015 and was surrounded by farm ground and an existing park with baseball fields and a BMX track. Since that time, several housing developments and additional commercial properties have been built around our manufacturing plant. They all find us good neighbors and our presence did not hinder them from moving forward with their

developments. Most of our operations take place inside the buildings which we have located on 15 acres next to the freeway.

Johnson Thermal Systems (JTS) manufactures large mobile generator enclosures for back-up power to data centers for customers such as; Microsoft, Amazon, Google and others. Our operations require a large parcel of land to store the generators prior to installing them in the enclosures and to store the enclosures prior to shipping them to the site.

JTS has landed a contract with a data center to provide a large volume of units over the next (5) years with projections for the next 10 years. Our current facility will not be able to handle the capacity. Our plan is to build a purpose-built facility to handle the contracted volume over the next 5 to 10 years. We would employ approximately 60 employees at this facility and keep all engineering and staff positions at our existing facility. The traffic generated by the employees would be negligible along HWY 30 and minimal down Goodson. The units being shipped would travel West on Goodson to HWY 30 and then to the freeway heading West bound towards Oregon and Washington. Approximately one unit per day. We estimate two delivery trucks per day bringing steel and materials to our facility traveling down HWY 30 and East on Goodson.

**Explanation of how the proposed rezone is consistent with the Comprehensive Plan and Specific zoning criteria:**

Idaho population and especially Canyon County has grown faster than anyone could have imagined 10 years ago. The Idaho Department of transportation has spent millions on expanding the I-84 corridor from Boise to Caldwell due to current growth, and anticipated growth. The I-84 corridor land on both sides of the Freeway is being developed from Boise West towards Caldwell and from Fruitland East towards Caldwell. Housing developments in the magnitude of thousands of homes, are being proposed from Star and Middleton towards Emmett. Development of commercial and industrial sites along the I-84 corridor will be crucial to the Comprehensive Plan. When developing the current Comprehensive Plan no one anticipated such growth. This is why the current plan allows for exceptions, which we believe this should be one of them.

From a business owner perspective, there is very little ground left in the Caldwell City Limits or proposed development areas with sewer and water that is zoned for manufacturing and shovel ready. Several businesses like ours, do not need the expensive curb appeal, but do need access to I-84. It only makes sense that the I-84 corridor would be part of the long-term comprehensive plan for something other than farm ground or residential.

Our current manufacturing location on 10 acres in the Caldwell Sky Ranch Industrial Park is land locked. We have the opportunity for a 5-year contract with projections out to 2030 to build backup generators for the data centers in Oregon and Washington. If we cannot figure out how to build a facility to capture this work and create good paying jobs, someone else will. Potentially taking the work to the Reno area or somewhere on the Oregon side. This would be bad for Idaho.



We recognize it is difficult for Planning and Zoning to cherry-pick a location for light industrial that is not currently on the comprehensive plan, but someday it will be required. We do believe the benefits outweigh the impact of converting this farm ground in this area.

**Condition of Rezone:**

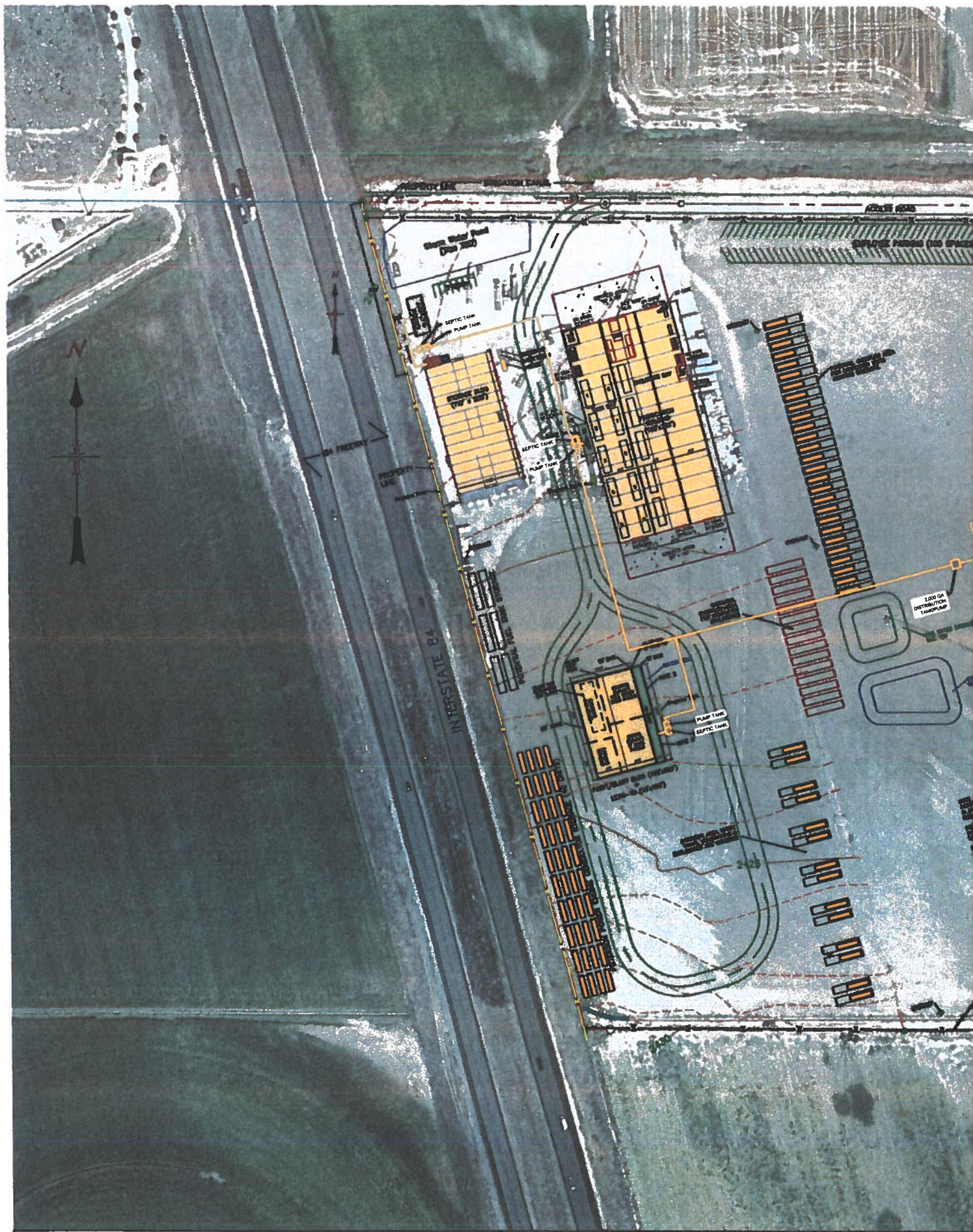
- **Explanation/Description of the Concept Plan:**

We have attached Exhibit A and B with our conceptual plan and layout of the facility for the property. We have located the working areas as close to the Freeway as possible to limit any disruption to current residents, with storage closer to Farmway but still a thousand feet from Farmway neighbors. We intend to fence off the entire area.

- **Proposed conditions of approval:**

The Freeway has created precedence for light industrial development in this area. Nothing Johnson Thermal Systems does is noisier or more lit up or disruptive than the traffic already on the Freeway. Our development will only help to block the current view of vehicular traffic and help to deaden the noise to existing developments.







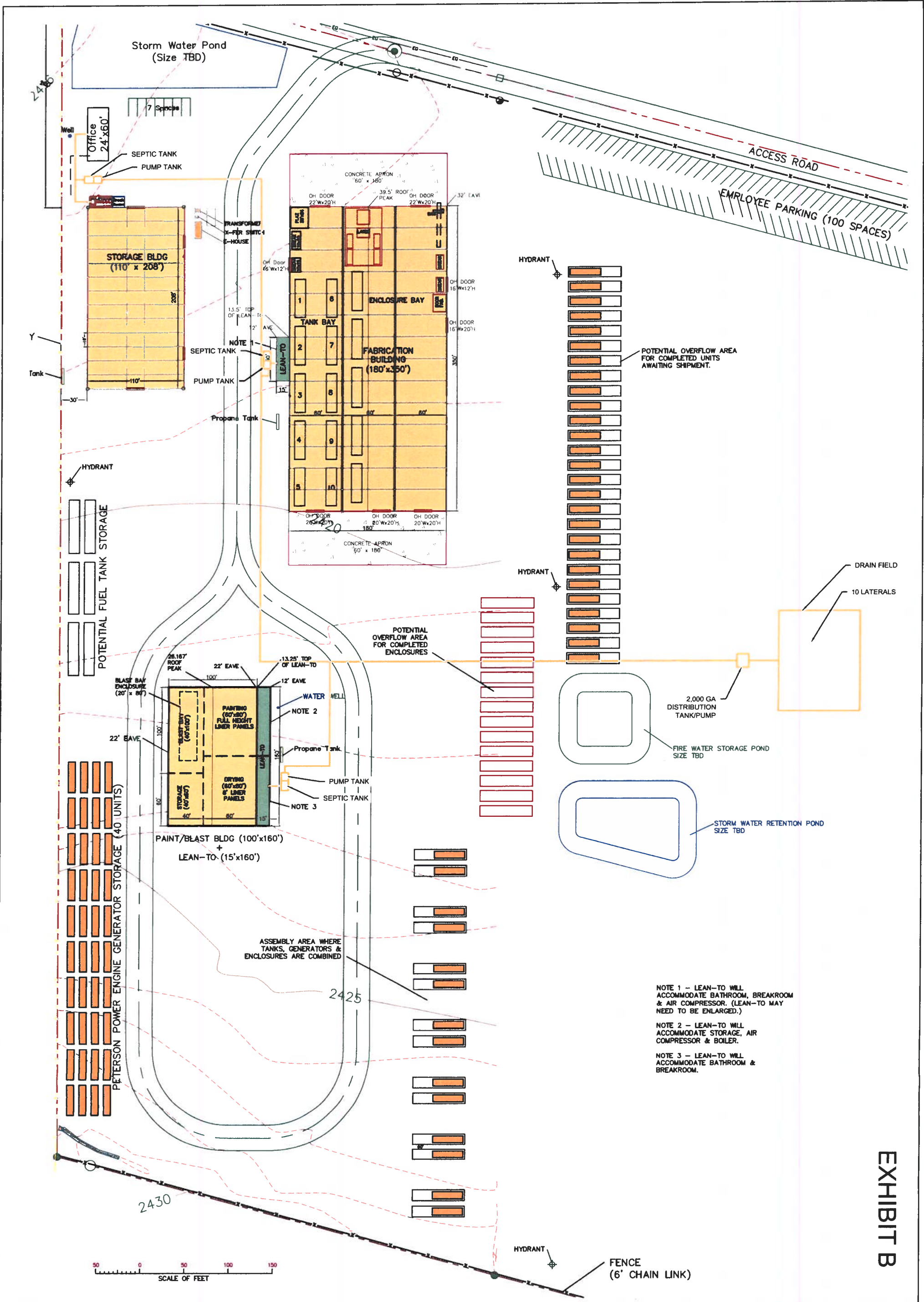


EXHIBIT B

SHEET OF  
C-002  
SITE MAP  
DRAWING NUMBER:  
PROJECT NUMBER:  
DRAWN BY:  
REVIEWED BY:  
CREATION DATE - 12/16/22  
SHEET TITLE

PETERSON POWER / AWS SINGLE SOURCE  
BACK-UP POWER FACILITY  
PRELIMINARY SITE MAP  
SAND HOLLOW, IDAHO

REV	DATE	DESCRIPTION
A	3-6-23	SITE LAYOUT MODIFICATION

**Industrial Builders**  
17711 Slipsstream Way  
Caldwell, ID 83605  
P: 208-795-5670  
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Google Earth

Image © 2015 Google Technologies

**Canyon County Development Services**

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

**Building Division Email:** buildinginfo@canyoncounty.id **Planning Division Email:** zoninginfo@canyoncounty.id

**Receipt Number:** 78809

**Date:** 4/18/2023

**Date Created:** 4/18/2023

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Dave Erhlbach

**Comments:** CR2023-0007

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2023-0007	\$1,400.00	\$0.00	\$0.00

**Sub Total:** \$1,400.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,400.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	133950409	\$1,400.00

**Total Payments:** \$1,400.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**Issued By:** pdilbeck

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