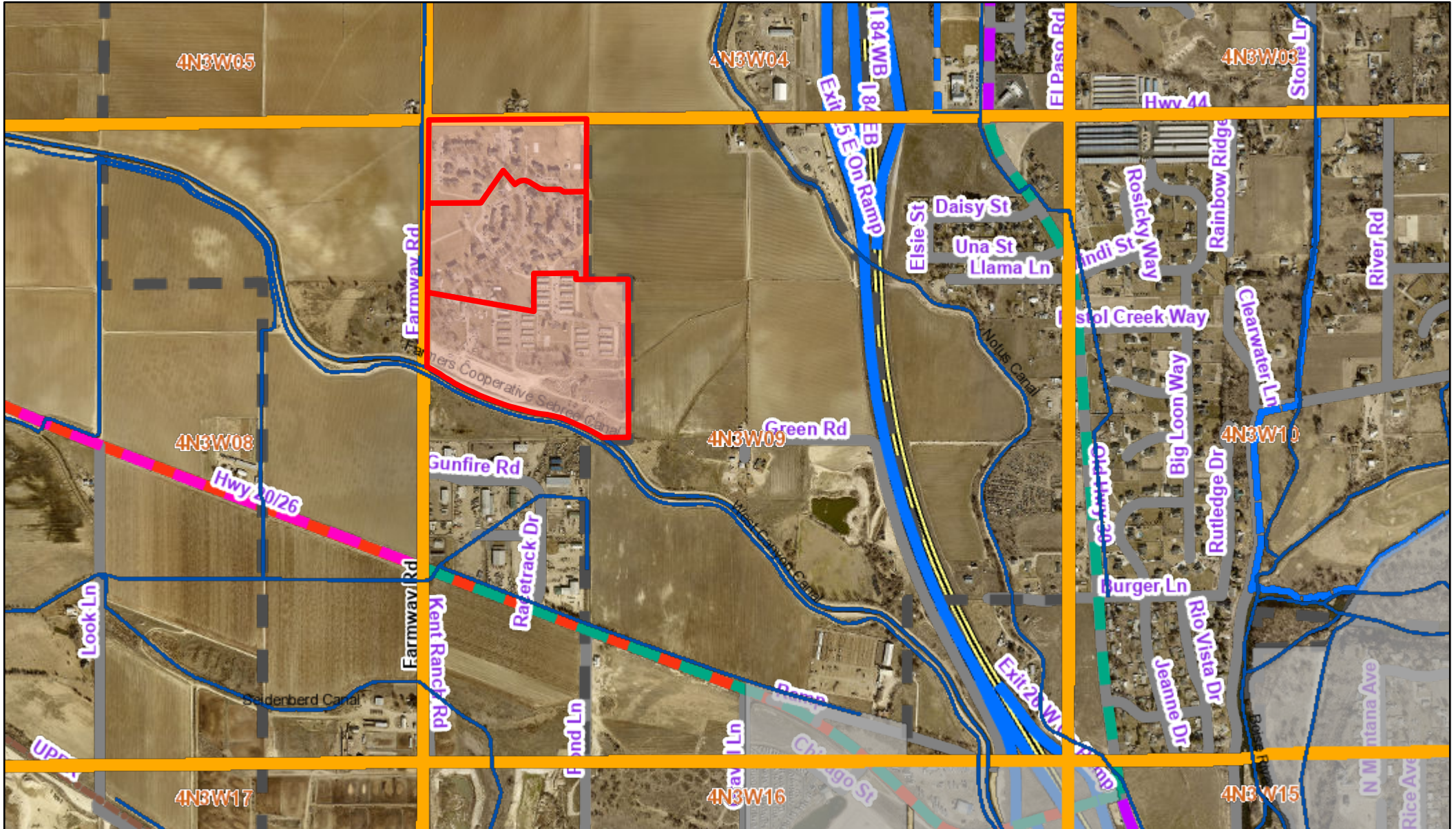


Canyon County, ID Web Map



9/6/2023, 10:45:16 AM

- | | | | |
|-------------------------------------|-------------|-------------------|-----------------------------|
| Multiple Parcel Search_Query result | City Limits | CanyonCountyRoads | Rail-Trail |
| Hydro_NHDFlowline | Sections | Interstate | CC_PrivateRoads |
| County Boundary | RAILROAD | Hwy | ITDFunctionalClassification |
| Current Impact Area | Roads | Interstate | |

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA



TIME EXTENSION - CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Caldwell Housing Authority		<i>CU 2020-0017</i>
	MAILING ADDRESS: 22730 Farmway Rd. Caldwell, ID 83607		
	PHONE: [REDACTED]	EMAIL: [REDACTED]	
<p>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.</p> <p>Signature: <u><i>[Signature]</i></u> Date: <u><i>8/30/23</i></u></p>			

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Mike Dittenber		
	COMPANY NAME: Caldwell Housing Authority		
	MAILING ADDRESS: 22730 Farmway Rd. Caldwell, ID 83607		
	PHONE: [REDACTED]	EMAIL: [REDACTED]	

SITE INFO	STREET ADDRESS: 22730 Farmway Rd. Caldwell, ID 83607		
	PARCEL NUMBER: R34658000 / 8011 / 8010		
	PARCEL SIZE: 37.1 Acres	<i>09, 4N - 3W</i>	
	REQUESTED USE: RV Park		
	FLOOD ZONE (YES/NO) : NO	ZONING DISTRICT: AG	

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<i>CU2020-0017-MOD</i>	DATE RECEIVED:	<i>9-6-2023</i>
RECEIVED BY:	<i>M. Barron</i>	APPLICATION FEE:	<i>600.00</i> CK MO <input checked="" type="checkbox"/> CASH



TIME EXTENSION - CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

CONDITIONAL USE PERMIT REQUEST FOR EXTENSION - CCZO §07-07-25

An applicant may request extension of the time period provided by this section by filing an application for extension with DSD. Such application must be filed prior to the date of expiration of the three (3) year period for commencement of the land use or prior to the expiration of the five (5) year period for completion of the project.

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	✓
Letter of Intent	X	✓
Evidence supporting the need for the time extension	X	✓
Address all conditions from approval of CUP and whether or not they have been met	X	✓
Proof of application/communication with (varies per application):		
Southwest District Health	X	✓
Irrigation District	X	✓
Fire District	X	✓
Highway District/ Idaho Transportation Dept.	X	✓
Area of City Impact	X	✓
Fee: \$600.00	X	✓
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.

Letter of Intent

Project Background

Caldwell Housing Authority (CHA) has been providing low-income housing since 1939 and is the oldest housing provider in the Treasure Valley.

The Caldwell Housing Authority (CHA) is located in the rural setting of western Canyon County. Originally built in 1939 by the U.S. Department of Agriculture as the Idaho Migratory Labor Camp, it was one of only a few labor camps built by the federal government to provide housing to farmers displaced by the Great Depression. In 1950, the migratory camp was turned over to the Housing Authority that was created only a few years prior. Now, 84 years later, the migratory camp has transformed from a campsite arrangement that could accommodate 350 people to a modern town with 225 units of housing and several amenities that serves approximately 1,500 people. CHA accepts HUD Section 8 vouchers and works closely with Southwest Idaho Cooperative Housing Authority (SICHA).

Although Caldwell Housing Authority has been providing excellent low-income housing for decades, they would like to expand their services to also include an RV Park. In looking to the future, CHA sees a need and a trend of more people living in RV's rather than permanent housing. This trend is increasing in lower income populations, and the housing authority has been receiving calls on a weekly basis from potential renters requesting RV spaces.

CHA is asking for a Conditional Use Permit (CUP) extension of the CUP number CU 2020-0017 to allow the proposed CHA RV park to continue to move forward with bringing additional low-income housing to Canyon County. CHA's motto is: *Strengthening Families and Building a Community by Providing Affordable Housing*. With approval of this CUP extension, you will allow them to continue that mission.

CUP Time Extension Request

The CUP that CHA is currently under began in March 2021. Under the current CUP, construction must begin by March 2024 and must conclude by March 2026.

CHA is requesting a time extension on this Conditional Use Permit due to delays out of its control. The existing water system at CHA was determined to be of low quality. In order to provide clean and high-quality water to lower income families, CHA has been waiting on the construction of the City of Caldwell's watermains adjacent to the property. The City of Caldwell expects to be able to supply water to CHA by October 2023.

CHA is not anticipated to start construction of the RV Park until spring of 2024 and with unpredictable weather, this is likely to be after the March deadline. Additionally, this RV Park is six phases with one phase per year slated to be constructed. This extended timeline will reach beyond the March 2026 deadline that CHA's CUP is currently under.

CHA is determined to continue to meet the housing needs of lower income families for the next 80 years. We request your approval of this CUP extension to continue that mission.

CUP Original Conditions of Approval

There were eight (8) conditions of approval for this CUP. CHA has been working on meeting these requirements.

The first condition was to comply with the Fire District's plan review and for hydrant and access prior to the issuance of the first building permit. The first phase of the RV park is being designed currently and the Fire District has reviewed and approved the hydrant location, spacing, and site access of this phase. The fire district has also been given an opportunity to review the conceptual layout for the entire site and did not have any comments on the layout or access at this time. As each phase of the construction drawings are completed, CHA will comply with the Fire District's plan review prior to the issuance of building permits.

The second condition was to comply with the requirements of the Notus/Parma Highway District (NPHD) on the approach and the deletion of the existing approach to the west. CHA has the existing approach to the west blocked off from use with a fence and will remove the existing access permanently.

The third condition was to comply with all applicable laws, rules, and regulations. This condition has been met through the initial design of Phase 1 of the RV park and will continue to be followed during the construction process and during the additional phases of the project.

The fourth condition was that CHA may construct an RV Park in substantial conformance with the site layout plan that was provided with the CUP titled Attachment "A". The site plan in Attachment "A" is continuing to be followed through design of Phase 1 and will continue to be followed in substantial conformance for the following phases.

The fifth condition was that the RV Park is to use the existing sewer system for wastewater treatment. Wastewater will continue to be treated by the City of Caldwell. Phase 1 is tying into the sewer system of the existing CHA fourplexes which currently flow into the City of Caldwell's sewer main in Farmway Road. Phases 2 through 6 will also flow into the sewer main in Farmway Road but through a new connection to a different manhole.

The sixth condition is that the facility shall not disrupt any irrigation canals, laterals, or ditches. The use and construction of this facility will not disrupt any irrigation infrastructure including the West Canyon Canal bordering this project to the south.

The seventh condition is broken in to five (5) parts.

Part A is that the application requirements shall meet 2017 ACCHD Standards. We will continue to use ACCHD Standards.

Part B requires a Traffic Impact Study (TIS). A TIS was completed in May of 2021.

Part C requires that the TIS is to determine mitigation of the traffic impacts from the proposed RV Park. The upgrades recommended in the TIS will be followed prior to public access of the RV Park.

Part D states that the improvements recommended in the TIS will require a separate engineering plan approval and construction permits from NPHD. This will be followed.

Part E requires Right of Way dedication per ACCHD Section 3030. NPHD requires 100 feet of Right of Way dedication (50-ft half width). The RV Park is outside of the NPHD's right of way bounds and CHA will dedicate the required Right of Way.

The eighth condition is for the applicant to submit a site and addressing plan prior to commencement of each phase to Canyon County Development Services. After speaking with Tony Almeida at Canyon

County Development Services, Ardurra was told that the County handles addressing assignments themselves. CHA will provide a site plan with RV spaces labeled and vehicle direction flow shown to aid Canyon County Development Services with addresses.

Proposed RV Park

Each RV space will contain its own power supply, water service and connection to municipal sewer. RV spaces will be individually numbered, and all spaces will exceed 1,500 square feet. Farmway Village is already fenced with a 6' high chain link fence. That fencing will also be used at the exterior of the RV Park.

Wayfinding signs (similar to the existing ones at Farmway Village) will be used to help residents locate the office, laundry and other features. Dumpster locations are shown in the site plan and trash pick-up will be handled in the same fashion as the existing Farmway Village apartments. Currently, Farmway Village has 32 eight-yard dumpsters on site that are emptied every Thursday morning. Additionally, one 30-yard dumpster is emptied a couple times per month, as needed.

Both the staff and residents take pride in our safe, family-friendly community. The administrative and maintenance staff comprised of 13 full time employees, with 7-10 temporary employees depending on the time of year. Faraway Village anticipates the RV park generating an additional 3 employees. These employees keep Farmway Village looking great year-round. Regular business hours are conducted Monday through Friday 8am — 5pm, with on-call assistance provided 24 hours per day, 7 days per week. On-site utilities will include connection to City of Caldwell sewer and water, a pressurized irrigation system, and a large electrical power grid.

All lighting will be downward facing with the bulb fully shielded to prevent glare and light trespass onto neighboring properties, including the lighting of any signs. A common centralized area will be utilized for mail delivery.

Access locations to campus will remain as existing, with one main access off both Faraway and State Highway 44. All internal roadways will meet Fire District standards.



AGENCY ACKNOWLEDGMENT

Date: 8/14/2023
Applicant: Caldwell Housing Authority
Parcel Number: R3465800000
Site Address: 22730 Farmway Rd, Caldwell, ID 83607

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: 08/17/2023 Signed: _____

Anthony Lee

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

Fire District:

District: SWDH

Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

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



AGENCY ACKNOWLEDGMENT

Date: 8/14/2023
Applicant: Caldwell Housing Authority
Parcel Number: R3465800000
Site Address: 22730 Farmway Rd, Caldwell, ID 83607

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Southwest District Health:

Applicant submitted/met for informal review.

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

Fire District:

District: Caldwell

Applicant submitted/met for informal review.

Date: 8/14/23 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)



AGENCY ACKNOWLEDGMENT

Date: 8/14/2023
Applicant: Caldwell Housing Authority
Parcel Number: R3465800000
Site Address: 22730 Farmway Rd, Caldwell, ID 83607

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Southwest District Health:

Applicant submitted/met for informal review.

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

Fire District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: 8-22-23 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Notus - Parma Highway District

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)



AGENCY ACKNOWLEDGMENT

Date: 8/14/2023
Applicant: Caldwell Housing Authority
Parcel Number: R3465800000
Site Address: 22730 Farmway Rd, Caldwell, ID 83607

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Southwest District Health:

Applicant submitted/met for informal review.

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

Fire District:

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

Applicant submitted/met for informal review.

Date: August 30, 2023 Signed: _____
District: **Black Canyon Irrigation District**
Ronald G. Poyoff District Engineer
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

Applicant submitted/met for informal review.

Date: _____ Signed: _____
City: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)



AGENCY ACKNOWLEDGMENT

Date: 8/14/2023
Applicant: Caldwell Housing Authority
Parcel Number: R3465800000
Site Address: 22730 Farmway Rd, Caldwell, ID 83607

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Southwest District Health:

Applicant submitted/met for informal review.

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

Fire District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: Caldwell

Applicant submitted/met for informal review.

Date: 8-15-23 Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Canyon County Development Services

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

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

Receipt Number: 80427

Date: 9/6/2023

Date Created: 9/6/2023

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Caldwell Housing Authority

Comments: CU2020-0017-MOD

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 Use Modification	CU2020-0017-MOD	\$600.00	\$0.00	\$0.00

Sub Total: \$600.00

Sales Tax: \$0.00

Total Charges: \$600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	142156861	\$600.00

Total Payments: \$600.00

ADJUSTMENTS

Receipt Balance: \$0.00