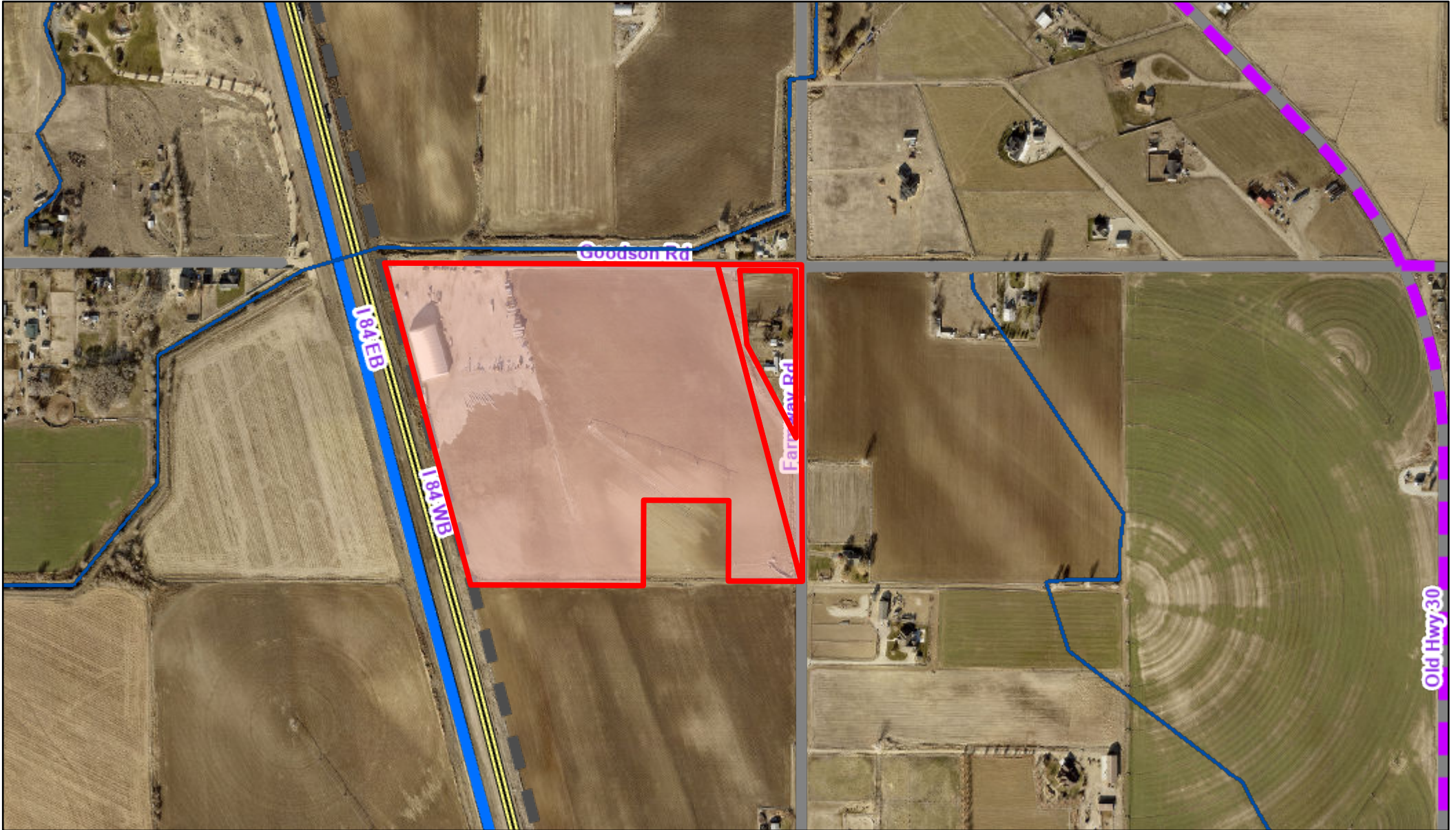
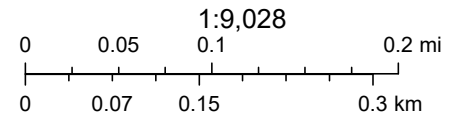


Canyon County, ID Web Map



11/17/2023, 2:20:37 PM

- | | | |
|--------------------------------------|-----------------|-----------------|
| Multiple Parcel Search _Query result | Roads | Major Collector |
| Hydro_NHDFlowline | CC_PrivateRoads | Imagery_2022 |
| CanyonCountyRoads | Red: Band_1 | Green: Band_2 |
| Interstate | Interstate | |



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



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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 (see standards on next page)	X	
Site Plan (see standards on next page)	X	
Land Use Worksheet	X	
Neighborhood Meeting sheet/letter completed and signed	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	N/A	
Deed or evidence of property interest to the subject property	X	
Fee: \$950.00 \$600.00 (CUP Modification)	X	
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- X Contractor Shop
- Mineral Extraction (Long Term)
- Wind Farm
- X Staging Area
- Manufacturing or processing of hazardous chemicals or gases
- Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

***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.**

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

A plan of action to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

CONTRACTOR SHOP (07-14-09) - REQUIRED

	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.	X	

MINERAL EXTRACTION (07-14-19) - REQUIRED

	Applicant	Staff
Show how the 30' setbacks on all sides will be met.		
Name of operator/extractor		
Duration of proposed use: Commencement & Completion dates		
Provide an approved reclamation from Idaho Dept. Of Lands		
Location of proposed pits and accessory uses		

WIND FARM (07-14-33) - REQUIRED

	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

MINISTORAGE FACILITY (07-14-29) - REQUIRED

	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gated and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.	X	



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Erlebach Properties, L.P. Dave Erlebach - Agent	
	MAILING ADDRESS: 17050 Stiehl Creek Drive, 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>David C. Erlebach</u> Date: <u>11-9-2023</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Landon Brown	
	COMPANY NAME: Hawley Troxell Ennis & Hawley, LP	
	MAILING ADDRESS: P.O. Box 1617, Boise, ID 83701-1617	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: SW Corner of Goodson Road and Farmway Road	
	PARCEL NUMBER: R379040100; R379050000	
	PARCEL SIZE: Approximately 44 acres	
	REQUESTED USE: Contractor Shop and Staging Area.	
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: Agricultural

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: 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? One

- 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 (the 11 acres will not be irrigated)

- 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: NO RESIDENTIAL USES REQUESTED

- Residential _____ Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

- Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Contractor Shop, Staging Area

2. DAYS AND HOURS OF OPERATION:

- Monday 7:00 a.m. to 5:30 p.m.
 Tuesday 7:00 a.m. to 5:30 p.m.
 Wednesday 7:00 a.m. to 5:30 p.m.
 Thursday 7:00 a.m. to 5:30 p.m.
 Friday 7:00 a.m. to 5:30 p.m.
 Saturday Optional Work Day: 7:00 a.m. to 5:30 p.m.
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? 10-15 No

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

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

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? The Property will have large surface areas available for parking, but will not have paved, designated parking spaces. The parking area will accommodate all employees.

Is there is a loading or unloading area? No designated loading or unloading area. Materials and equipment will be loaded or unloaded using a forklift or crane at the location that the materials or equipment are stored.

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

- Building Kennel Individual Housing Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

- Building Enclosure Barrier/Berm Bark Collars

4. ANIMAL WASTE DISPOSAL

- Individual Domestic Septic System Animal Waste Only Septic System
 Other: _____

LETTER OF INTENT

Erlebach Properties, L.P. (“Applicant”) is pleased to present its application for a conditional use permit (“CUP”) to use Parcels R37900401000 and R37900500000 (the “Property”) as a Contractor Shop and Staging Area. This Letter of Intent will discuss the standards for obtaining a CUP in Canyon County’s zoning ordinance and comprehensive plan and provide a description of the project. Applicant is confident that the County will see the value this project will bring to the area and grant the CUP application.

Introduction

Applicant is involved in a wide-variety of business ventures, including farming and construction. Applicant’s farming operations includes farming over 600 acres of Jerusalem Artichoke. Further, Applicant is seeking additional agricultural property to continue its farming operations.

The Property at issue in this application is located in the Agricultural Zone. The majority of the Property will be used for farming. The remaining Property will be used primarily to store equipment and supplies that support Applicant’s farming operations.

The Agricultural Zone allows:

- All uses and facilities customarily accessory and incidental to agricultural use (County Code of Canyon County, Idaho (“CCC”) § 07-02-03);
- All agriculturally related activities that do not involve processing (CCC § 07-02-03); and
- Farm implement services. (CCC § 07-10-27.)

Applicant intends to use the Property consistent with these agricultural uses. Again, Applicant will farm a majority of the Property, and use the rest of the Property to store equipment and supplies that support Applicant’s farming operations. These uses are incidental to the agricultural use and are allowed uses under Canyon County’s Code.

In addition to the allowed uses, Applicant will also store some multi-use equipment and supplies on the Property that will be used for agricultural and construction purposes. The multi-use equipment includes tractors, dump trucks, trailers, and pilers. (**Exhibit D** contains photographs of some of Applicant’s multi-use equipment.) Although these items are used as part of Applicant’s farming operations, these items also are used to support Applicant’s construction business, particularly during the non-harvest season. Accordingly, Applicant is seeking a conditional use permit to store the multi-use equipment on the Property so that it can continue to use the equipment for construction purposes when it is not being used for agricultural purposes.

Thus, Applicant’s condition use permit application requests the ability to use a portion of the Property as a Construction Shop and Staging Area to allow Applicant to store multi-use equipment on the Property and host an office that directs the deployment of such equipment.

A. Nature of the Request (Canyon County Code 07-07-05(2)).

The Property consists of approximately 44 acres on the southwest corner of Goodson Road and Farmway Road and is immediately adjacent to Interstate 84. Applicant proposes to use the 11 acres immediately adjacent to I-84 as a Contractor Shop and Staging Area. The Contractor Shop will consist of two structures: (1) a 115 foot x 100 foot structure that will be used as an office to deploy equipment; and (2) a 110 foot x 208 foot structure that will be used to store and park equipment. The 110 foot x 208 foot structure was built in compliance with proper Canyon County building permits. The 115 foot x 100 foot structure has not yet been constructed. The Staging Area will consist of surface parking where equipment and materials can be stored for use in Applicant's agricultural operations or used off-site at construction locations. The remaining 33 acres of the Property will continue to be farmed using the existing pivot.

Applicant's site plan and plan of action are attached as **Exhibit A**. The site plan includes keeping 33 acres of the Property as agricultural land. The remaining 11 acres will be used for a Contractor Shop and Staging Area. The structures are located as close to I-84 as possible to limit any disruptions to surrounding residents. The site will contain a fire water pond to assist with a quick fire response. Applicant's grading and drainage plan is attached as **Exhibit B**. The Property will contain two storm water swales for storm water retention, a drain field for septic effluent, and a replacement field as a backup to the primary septic drain field as required by code. The site will be accessed using Goodson Road. Ingress and egress will comply with all requirements to accommodate fire apparatus and emergency vehicles.

Using the Property as a Contractor Shop and Staging Area will have minimal impacts on the surrounding area. The proposed uses will only occupy 11 acres on the Property, with the remaining 33 acres used for agriculture. The 11 acres will serve as an area where Applicant can plan agricultural and construction operations, store equipment, and prepare for deployment of equipment to agricultural or construction locations. Applicant will not use the Property for any manufacturing or construction work, but will use the Property consistent with the Contractor Shop and Staging Area conditional uses. The total number of employees at the Property will not exceed 15 employees, most of which will only be at the site temporarily to pick up or drop off equipment. The estimated traffic count to and from the Contractor Shop and Staging Area will be around 10 trips per day. Working hours will be during normal business hours from 7:00 am to 5:30 pm, Monday through Friday, with an optional workday on Saturday depending on needs of agricultural and construction operations. Fire plan and emergency ingress and egress will be approved by the Middleton-Star Fire Marshall. Noise will be minimal compared to the adjacent free-way noise.

Applicant anticipates that the conditional uses will have minimal impact on future developments. The main ingress and egress will be on Goodson and Farmway Roads. When traffic departs the Property, it is anticipated that vehicles will use Old Highway 30 and then merge onto Interstate 84. The estimated traffic count to and from the Property will be around 10 trips per day. The traffic created by the Property will be negligible. Since the Property will primarily be used as farmland (33 acres), it is anticipated that surrounding properties will be minimally impacted.

B. The Conditional Use is Consistent with the Comprehensive Plan (Canyon County Code 07-07-05(3)).

The Canyon County Comprehensive Plan 2030 (“Plan”) seeks to balance competing private interests by creating orderly development patterns that benefit the community. (Plan, p. 5.) The Plan is not precise and is simply a guide for individuals, businesses, and government employees to assist in efficient development of land. Applicant’s proposed conditional use is consistent with the Plan because the use will: (1) protect property rights; (2) promote economic development; (3) comply with land use and community designs; and (4) preserve agricultural land.

1. Property Rights.

Applicant’s request for a CUP is consistent with the following goals related to property rights:

- G1.01.00: Protect the integrity of individual property rights while safeguarding public health, safety, and welfare; and
- G1.02.00: Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.

Applicant’s application protects private property rights. As the fee simple owner of the Property, Applicant has the right to use the property consistent with applicable laws, rules, and regulations. Applicant plans to use a portion of the Property as a Contractor Shop and Staging Area. These types of uses are conditionally allowed in the agricultural zone. Importantly, Applicant is seeking a conditional use permit, which allows the County to impose conditions to protect public health, safety, and welfare. With conditions imposed, the County can ensure that the Property is maintained in good and safe condition and will not become a public nuisance. Applicant is happy and willing to discuss various conditions that will ensure that this Property is used consistently with the Plan and zoning ordinance.

An approved CUP will satisfy the Plan’s goals related to property rights as it will protect Applicant’s right to use their property in a legal manner while also ensuring public health, safety, and welfare. The CUP will also allow the County to ensure that the Property is maintained in good condition and does not become a public nuisance. Accordingly, a CUP for the Property will be consistent with the Plan’s goals for property rights.

2. Economic Development.

Applicant’s request for a CUP is consistent with the following goals related to economic development:

- G3.01.00: Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations; and

- G3.05.00: Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

The CUP application is consistent with these goals for two reasons. First, the application seeks to allow a Staging Area in a location immediately adjacent to I-84. This is an extremely favorable location to store multi-use equipment as it is close to a significant transportation route. This location would increase efficiency in getting equipment out to the community for use, and returning equipment to the Staging Area when a project is completed. This location will reduce traffic on local roads, as transportation of the equipment will occur primarily on I-84. Transporting agricultural and construction equipment easily and efficiently throughout the community will promote healthy and sustainable agricultural and construction industries and healthy and sustainable traffic patterns. These are vital concerns that the County will face as growth continues, and the proposed location will provide an efficient manner to address those concerns.

Second, the proposed uses will further support a diverse economy in Canyon County. The proposed uses—Contractor Shop and Staging Area—will add economic diversity to the region north of Caldwell. This region is primarily agricultural with little economic diversity. Efficient access to construction equipment is important to the agricultural industry, which relies on the construction of silos, storage buildings, and shops to protect crops, livestock, and machinery from the elements. Applicant’s proposed uses will only increase the strength and stability of the overall economy in this region of Canyon County.

3. Land Use and Community Designs.

Applicant’s CUP application is consistent with the following goals related to land use:

- G4.02.00: Ensure that growth maintains and enhances the unique character throughout the County;
- G4.06.00: Development design should improve the area’s character and be compatible with the community’s visual appearance and the natural environment; and
- G4.08.00: Maintain and enhance the aesthetic beauty of the County.

Applicant’s proposed uses of the Property are visually consistent with surrounding agricultural lands. Many agricultural lands contain large shops to store tractors and other farm-related equipment and large silos or storage buildings to store and protect crops. The surrounding properties also contain outside areas for storing commercial vehicles and tractors—similar to a Staging Area (see **Exhibit C**).

The visual impact of Applicant’s proposed use will be similar to the visual impact of existing surrounding uses. Applicant has constructed two structures, which look similar to the large agricultural shops used to store tractors or crops. Applicant will also store equipment on the property, similar to surrounding properties that are currently storing farm equipment and commercial vehicles on surface areas within their properties. Applicant believes that its Property will be much more aesthetically beautiful than the surrounding properties shown in Exhibit C. Further, the County can place appropriate conditions on the CUP, including fencing or screening

requirements, to ensure that any visual impacts will be minimal. However, with or without conditions imposed, Applicant's proposed use will maintain the character, visual appearance, and aesthetic beauty that surrounds the Property.

4. Agriculture.

Applicant's CUP application is consistent with the following goals related to agriculture:

- G12.01.00: Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses.
- G12.04.00: Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses.

Applicant's proposed uses will protect and preserve agricultural lands. Applicant will continue to farm 33 acres of the Property using the existing pivot. Applicant's development of 11 acres will have minimal impact on the overall agriculture industry in Canyon County. Moreover, if Applicant stops using the 11 acres for non-agricultural purposes, it can easily be converted to agricultural use as it will already contain a shop for storage of farm equipment and crops. Thus, Applicant's proposed use will ensure that the Property can still be used for agricultural uses in the future.

Further, Applicant's proposed use of the land is compatible with agricultural use. As discuss above, surrounding agricultural lands already consist of farmlands with large shops. Applicant's proposed use will be no different. The only difference is that Applicant's shop and property will store multi-use equipment in addition to typical farm equipment. This difference is negligible.

Based on the foregoing, it is clear that Applicant's proposed use of the Property is consistent and compatible with the Comprehensive Plan. Importantly, if the County does not believe it is compatible with the Plan, Applicant is willing to discuss conditions of approval that will allow Applicant to use the Property as planned while ensuring compliance with the Plan.

C. Potential Impacts to Property in the Immediate Vicinity and Character of the Area (Canyon County Code 07-07-05(4)).

Applicant's proposed use will not be "injurious" to other property in the immediate vicinity. The surrounding land uses are agricultural uses and uses incidental to the agricultural use, which includes farming, large shops, equipment parked on surface areas, and semi-trucks transporting goods to and from the farms. The Property's proposed uses will include the same features that already exist nearby: farming a majority of the Property, constructing a large shop for storing materials and equipment, and transporting equipment to various job sites when needed. Applicant will not be performing any manufacturing or construction on the Property. Accordingly, the Property will not create any nuisances or hazards that will cause injury to nearby properties.

Fire and emergency risks at the Property will be no different than nearby surrounding properties. The Property will be subject to fire risks associated with storing construction equipment and materials. Since the Property will not engage in manufacturing or construction work, the fire

risks associated with equipment storage is minimal. These same fire risks already exist at nearby properties that currently store commercial vehicles and farm equipment. Thus, the Property will not produce any additional fire or emergency risks to nearby properties.

Further, the Contractor Shop and Staging Area will occur on the side of the Property immediately adjacent to the interstate. Any noise created by the Property will likely be drowned out by the interstate. Applicant does not believe that the Property will produce any excessive noise that will cause injury to nearby properties.

Additionally, the Contractor Shop and Staging Area will operate during normal business hours (7:00 am to 5:30 pm). As a result, the Property will not produce excess light that will result in injury to nearby properties. Moreover, all lighting at the Property will be downward facing and dark sky compliant.

Applicant's proposed use will not change the character of the area. The proposed use of the Property will be substantially similar to surrounding existing uses. The majority of the Property will continue to consist of agricultural land, supporting the surrounding area's agricultural character. Further, the large shop and equipment parking will fit the character of the area, which consist of similar uses as depicted in **Exhibit C**.

Based on the foregoing, the proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

D. The Proposed Use Will Address Water, Sewer, Irrigation, Drainage, and Stormwater Drainage.

All necessary facilities and services, including sewer, water, irrigation, drainage, and stormwater drainage will be provided to the Property to accommodate the proposed uses.

Water will be provided to the Property using a well. The well will be constructed on the 11 acres that will be used as a Contractor Shop and Staging Area. The specific location of the well is identified on the Grading and Drainage Plan attached as **Exhibit B**. Applicant intends to construct a pump house next to or over the well. Water from the well will be piped to the bathrooms and breakrooms located in the structures. The well and piping will be designed by Manning Civil, which is a local consulting engineer company specializing in well system development.

Sewer and drainage from the bathroom and breakrooms will be discharged into a septic tank/pump system where effluent will be piped to the proposed drain field. The location of the drain field is identified on **Exhibit B**. The Property will also have a designated replacement field. The drain field and replacement field will be approved by and in accordance with direction from Southwest District Health.

The 11 acres serving as the Contractor Shop and Staging Area will not be irrigated. However, the remaining 33 acres will continue to be irrigated using the existing pivot sprinkler system.

Stormwater will be captured using two storm water collection swales. The location of the swales are identified on **Exhibit B**. The Property will be graded and contoured to direct storm

water into the two swales. The 11 acres will primarily consist of a graveled surface. However, the collection swales are large enough to accommodate asphalt surfacing in the event that Applicant paves all or a portion of the 11 acres. If asphaltting occurs, the water system and storm water collection swales will be sufficient to collect and dispose of storm water.

E. The Proposed Use Has Legal Access.

Applicant has legal access to the Property. The Property will be accessed using I-84, Old Highway 30, Goodson Road, and Farmway Road. For the most part, all roads are improved, paved, and capable of accommodating the vehicular use and minimal traffic count that the Property will produce. However, Goodson Road turns into an improved gravel road west of Farmway Road. The improved gravel road is capable of providing direct and emergency ingress and egress to the Property in its current condition.

F. The Proposed Use Will Not Impact Traffic Patterns.

The proposed use will not impact traffic patterns. The proposed use will result in ten additional trips per day on the traffic patterns. This is a negligible number of trips that will have little to no impact on traffic patterns. Currently, Goodson Road and Farmway Road are regularly used by nearby agricultural uses. The roads contain agricultural-based traffic, including transportation of tractors and farm equipment, transportation of crops and goods, and regular commuter traffic. In fact, semi-trucks carrying beets regularly use the surrounding roads to carry beets to and from the beet dump located on Galloway Road and Old Highway 30. Thus, such roads are regularly used by personal vehicles, commercial vehicles, and large semi-trucks. The Property's proposed use will consist of similar traffic—personal vehicles, commercial vehicles, and large semi-trucks. The only difference is the vehicles will be transporting multi-use equipment instead of purely agricultural equipment or crops.

Old Highway 30 is currently used as a thoroughfare through the County and provides access to Interstate 84. Semi-trucks, commercial vehicles, and personal vehicles regularly transverse Old Highway 30. In order to use Old Highway 30, Applicant's vehicles will need to turn onto the highway at stop signs located on Farmway Road and Goodson Road. This will not impact traffic patterns on Old Highway 30, as Applicant's vehicles will be required to stop, wait for a break in the traffic, and then turn onto the Highway. By waiting for the traffic patterns to clear before proceeding onto Old Highway 30, Applicant's vehicles will have no impact on the currently existing traffic patterns.

G. The Proposed Use Will Not Impact Essential Services.

The proposed use will not impact essential public services and facilities, including schools, police, fire, and EMS services. Access to the Property will comply with all requirements for emergency ingress and egress. The proposed uses will not increase police, fire, or EMS services any more than any other use at that location.

H. Applicant Will Mitigate Any Meaningful Impacts.

To the extent that the County believes the proposed use will create meaningful impacts, Applicant is willing to mitigate such impacts in order to reduce any negative consequences.

Applicant deliberately placed the Contractor Shop and Staging Area on the side of the Property adjacent to Interstate 84. By locating the proposed uses next to the interstate, the neighboring properties will have a large 33-acre buffer between the proposed use and their own properties. Further, the interstate noise will drown out any adverse noise created by the proposed use. If anything, the Contractor Shop will act as a screen and reduce interstate noise from reaching surrounding residential properties.

Applicant is willing to discuss any other mitigating factors that the County would like to impose on the conditional use. Applicant desires to be a good neighbor and a positive influence on the surrounding area. As such, Applicant is willing to assist in reducing adverse impacts that its proposed use may create.

Contractor Shop Standards

The Contractor Shop use will be contained within two structures on the Property. The first structure is a 115 foot x 100 foot structure that will be used as an office for deploying Applicant's agricultural and multi-use equipment. The second structure is a 110 foot x 208 foot structure that will be used to store and park equipment and materials. (See **Exhibit A.**) These structures will be located immediately adjacent to Interstate 84 to reduce and mitigate potential impacts to surrounding areas. The structures will act as a visual screen preventing nearby residences from seeing the materials and equipment stored inside.

Staging Area Standards

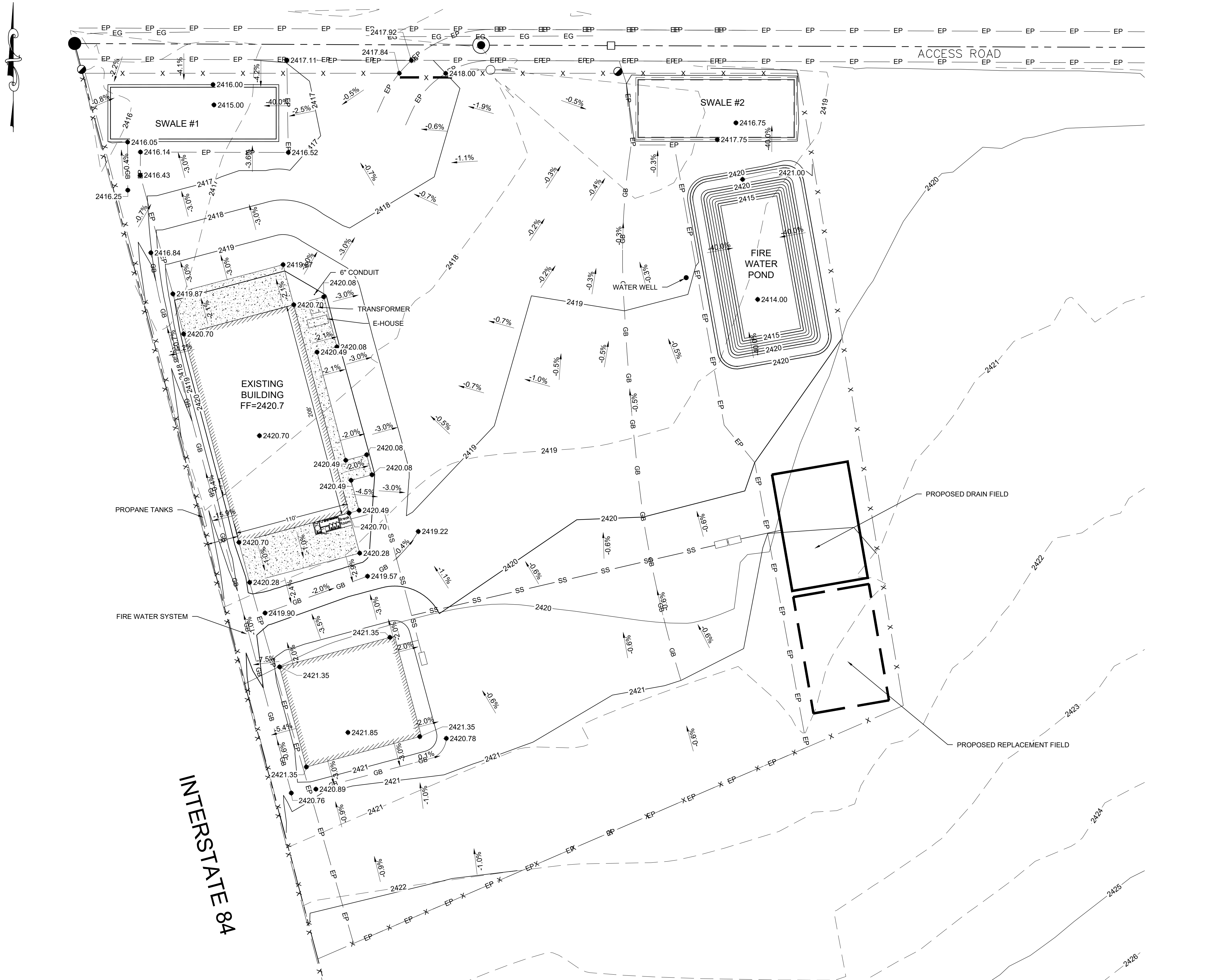
All construction work will be conducted off-site. Applicant has a construction business that is operated entirely off-site. If Applicant is engaged in a construction project, employees will enter the Property, get necessary construction equipment and materials, then transport the equipment and materials to the off-site construction site for provision of services. No construction activities will occur on the Property after construction of the 115 foot x 100 foot structure. The Property will only be used for parking and storing of equipment and materials.

When employees come to the Property to collect equipment and materials, the employees will park their personal/commercial vehicles on the Property in a parking area located on-site. No parking will occur on Goodson Road or Farmway Road. If an employee needs to load or unload equipment or materials, such loading/unloading will occur on-site. All vehicles and equipment on the Property will remain operable.

EXHIBIT A
SITE PLAN AND PLAN OF ACTION

EXHIBIT B
GRADING AND DRAINAGE PLAN

PLOTTED BY: BOB CLINE DATE PLOTTED: 10/17/2023 10:35:46 AM PATH: C:\USERS\RAC\IDOCUMENTS\BIBERLEBACH PROPERTIES\FARMWAY\PHASE 1 DEVELOPMENT_2023\ABCO\REVISED DESIGN INFO_10-6-23\231025 - 04 - CG-101_1 (REVISED WELL LOC).DWG



CALL BEFORE YOU DIG!

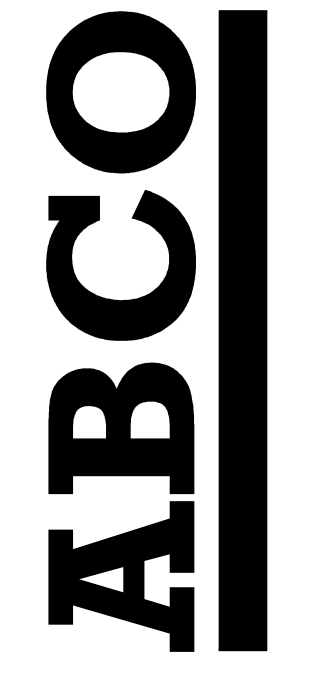
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE 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 CGA.

LEGEND

CENTER LINE	---
EDGE OF PAVEMENT	EP EP
EDGE OF GRAVEL	EG EG
FENCE LINE	X X
OVERHEAD POWER LINE	OHP
PROPERTY LINE	---
SEWER LINE	SS SS
WATER LINE	W W
STORM DRAIN	SD SD
GRADE BREAK	GB GB
ASPHALT PAVEMENT	[Pattern]
CONCRETE	[Pattern]



119 N. Midland Blvd.
Nampa, Idaho 83651
Phone (208) 955-8126

GRADING AND DRAINAGE PLAN
 FARMWAY POWER FACILITY
 GOODSON RD & FARMWAY RD
 CANYON COUNTY CALDWELL, IDAHO
 INDUSTRIAL BUILDERS INC.

NO.	DATE	BY	DESCRIPTION

FILE NUMBER:
231025

DESIGNED BY:
A. LYMAN
 DRAWN BY:
A. KINA
 DATE
October 2023

SHEET NUMBER:

CG-101

GRADING AND DRAINAGE PLAN

1:50 (22x34 FULL SIZE)

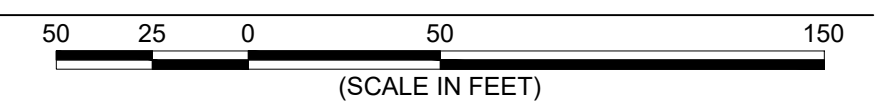


EXHIBIT C


PHOTOS OF EQUIPMENT ON SURROUNDING PROPERTIES

The photos in this exhibit depict surrounding properties within two square miles of the Property. The photos show the equipment stored and used on such properties, which is consistent with the agricultural zoning. Applicant's proposed use of the Property will be, at a minimum, consistent with the use and appearance of the surrounding properties.

[Photos on following pages.]

Google Maps 27200 Old Hwy 30

Caldwell, Idaho

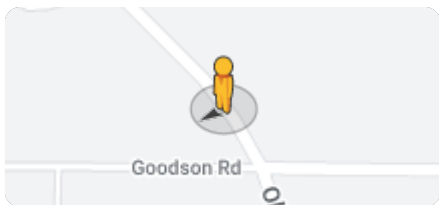
 Google Street View

Sep 2023

[See more dates](#)




Image capture: Sep 2023 © 2023 Google



Google Maps 27260 Old Hwy 30

Caldwell, Idaho

 Google Street View

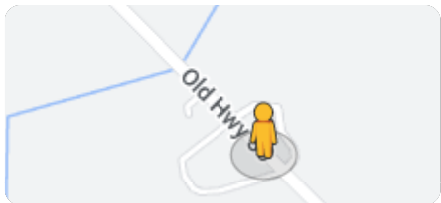
Sep 2023

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Google

Image capture: Sep 2023 © 2023 Google



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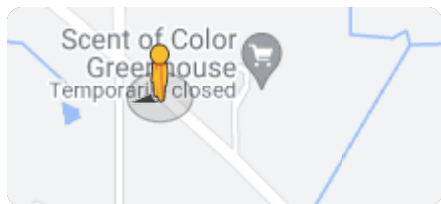
Google Street View

Sep 2023

See more dates




Image capture: Sep 2023 © 2023 Google



Google Maps 27400 Farmway Rd

Caldwell, Idaho

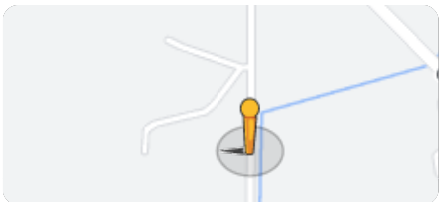
 Google Street View

Sep 2023

[See more dates](#)



Image capture: Sep 2023 © 2023 Google



Google Maps 27444 Farmway Rd

Caldwell, Idaho

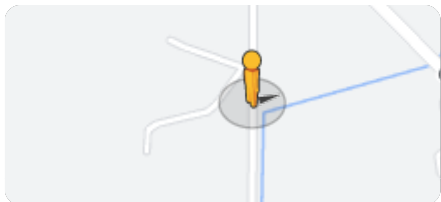
Google Street View

Sep 2023

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Image capture: Sep 2023 © 2023 Google



Google Maps 27484 Farmway Rd

Caldwell, Idaho

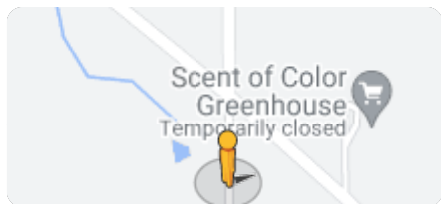
 Google Street View

Sep 2023

[See more dates](#)



Image capture: Sep 2023 © 2023 Google









This is the beet dump for Amalgamated Sugar

EXHIBIT D

PHOTOS OF APPLICANT'S MULTI-USE EQUIPMENT

The photos in this exhibit depict some of Applicant's multi-use equipment. If the CUP is approved, Applicant intends to store this equipment in the shop or the staging area.

[Photos on following pages.]













NEIGHBORHOOD MEETING

Marks Land Surveying, LLC

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

Ph: (208) 378-7703

email: cmarks@markslandsurveying.com

September 26, 2023

RE: NEIGHBORHOOD MEETING
MEETING DATE: Monday, October 23, 2023
MEETING TIME: 6:00 P.M.
MEETING LOCATION: CORNER OF GOODSON ROAD & FARMWAY ROAD

To Whom it may Concern,

This letter is in regard to a scheduled October 10, 2023 neighborhood meeting, which you were invited to attend. My office mis-entered the date of meeting as October 11, 2023. We received an email from the Planning & Zoning Department informing us that no one had shown up to conduct the meeting. Please accept my sincere apology for the mix-up on October 10, 2023. We are hereby re-scheduling the missed neighborhood meeting to the date shown above.

Erlebach Properties, LP is the owner of the parcel R37900500000 at the southwest corner of Goodson Road & Farmway Road.

Erlebach Properties, LP is seeking a conditional use permit for Parcel A as shown on the attached Property Line Adjustment Map. The conditional use permit requests a construction shop and a contractor storage area for Parcel A.

Canyon County Planning and Zoning department requires that neighbors within 600 feet of subject property be notified of this Rezone.

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

Best regards,



Colleen Marks, LS




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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$5.01	

Sent To: Lammey Properties, LLC
 Street and Apt. No., or PO Box No. 15575 Sand Hollow Rd.
 City, State, ZIP+4® Caldwell, ID 83607

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$5.01	

Sent To: Peter & Yelena SKlyarov
 Street and Apt. No., or PO Box No. 3133 S. Canyon Street
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Postage	\$0.66	
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Sent To: William Geiger
 Street and Apt. No., or PO Box No. 16014 Goodson Rd.
 City, State, ZIP+4® Caldwell, ID 83607

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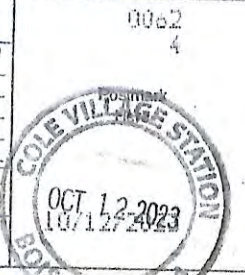
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Postage	\$0.66	
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Sent To: Terrel McHenry
 Street and Apt. No., or PO Box No. 16500 Goodson Rd.
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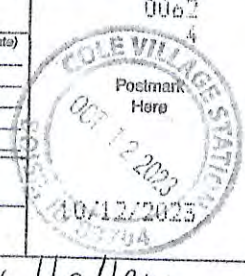
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$5.01	

Sent To: Donald & Ashley Heller
 Street and Apt. No., or PO Box No. 16491 Goodson Rd.
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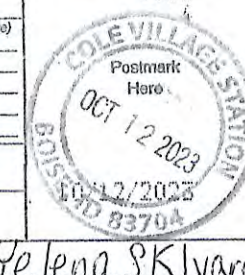
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Postage	\$0.66	
Total Postage and Fees	\$5.01	

Sent To: Peter & Yelena SKlyarov
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Sent To: Paul & Sharron Braun
 Street and Apt. No., or PO Box No.: 26101 Farmway Rd.
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Sent To: Steven & Julie Bailey
 Street and Apt. No., or PO Box No.: 26155 Farmway Rd.
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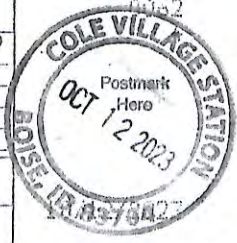
Nampa, ID 83686

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Sent To: Maria Robles
 Street and Apt. No., or PO Box No.: 12347 S. Brunswick Way
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Postage	\$0.66	
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Sent To: Emery Brandel Trustee
 Street and Apt. No., or PO Box No.: 14903 Hillside Drive
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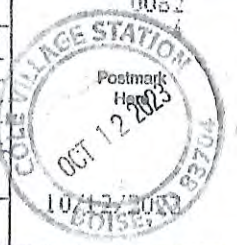
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 Street and Apt. No., or PO Box No.: 50114 Vinecrest Lane
 City, State, ZIP+4®: Chesterfield, MI 48047

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Total Postage and Fees	\$5.01	

Sent To: Jeff Ransom
 Street and Apt. No., or PO Box No.: 16480 Goodson Rd.
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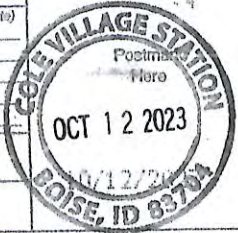
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Sent To: Karl & MaryKay Herger
 Street and Apt. No., or PO Box No.: 26688 Farmway Rd.
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Sent To: Jason Degitz
 Street and Apt. No., or PO Box No.: 27897 Old Hwy 30
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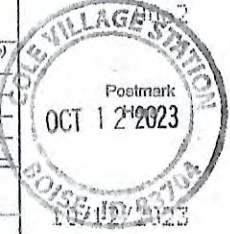
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Sent To: Jacqueline Fahsholtz
 Street and Apt. No., or PO Box No.: 26911 Farway Rd.
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Postage	\$0.66	
Total Postage and Fees	\$5.01	

Sent To: Jason Degitz
 Street and Apt. No., or PO Box No.: P.O. Box 1058
 City, State, ZIP+4®: Middleton, ID 83644

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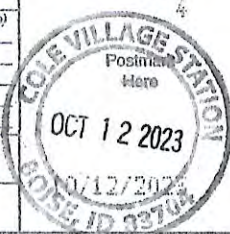
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Star, ID 83669

Certified Mail Fee	\$4.35	0062
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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Postage	\$0.66	
Total Postage and Fees	\$5.01	

Sent To: Timothy Vanzant
 Street and Apt. No., or PO Box No.: 305 N. Mullen Place
 City, State, ZIP+4®: Star, ID 83669

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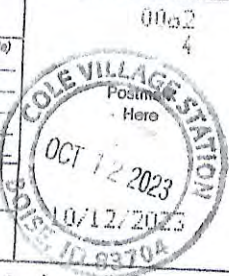
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01



Sent To
 Direct and Apt. No., or PO Box No.
 City, State, ZIP+4®
 Larry & Katherine Green
 27265 Farmway Rd
 Caldwell, ID 83607

ERLEBACH REZONE
NEIGHBOR MEETING LIST
09-20-2023

1

~~JEFF RANSOM
16480 GOODSON ROAD
CALDWELL, ID 83607~~

2

~~JASON DEGITZ
27897 OLD HWY 30
CALDWELL, ID 83607~~

2

~~JASON DEGITZ
P.O. BOX 1058
MIDDLETON, ID 83644~~

3

~~LARRY & KATHERINE GREEN
27265 FARMWAY ROAD
CALDWELL, ID 83607~~

4

~~WILLIAM GEIGER
16014 GOODSON ROAD
CALDWELL, ID 83607~~

5

~~PETR & YELENA SKLYAROV
27068 FARMWAY ROAD
CALDWELL, ID 83607~~

5

~~PETR & YELENA SKLYAROV
3133 S. CANYON STREET
NAMPA, ID 83686~~

6

~~JACQUELINE FAHSHOLTZ
26911 FARMWAY ROAD
CALDWELL, ID 83607~~

7

~~TIMOTHY VANZANT
305 N. HULLEN PLACE
STAR, ID 83669~~

8 & 9

~~STEVEN & JULIE BAILEY
26755 FARMWAY ROAD
CALDWELL, ID 83607~~

10

~~KARL & MARYKAY HERGER
26688 FARMWAY ROAD
CALDWELL, ID 83607~~

11

~~GARY DYER TRUSTEE
50114 VINECREST LANE
CHESTERFIELD, MI 48047~~

12

~~EMERY BRANDEL TRUSTEE
14903 HILLSIDE DRIVE
CALDWELL, ID 83607-7655~~

13

~~PAUL & SHARRON BRAUN
26101 FARMWAY ROAD
CALDWELL, ID 83607~~

14

~~LAMMEY PROPERTIES, LLC
15575 SAND HOLLOW ROAD
CALDWELL, ID 83607~~

15

~~DONALD & ASHLEY HELLER
16491 GOODSON ROAD
CALDWELL, ID 83607~~

16

~~TERREL MCHENRY
16500 GOODSON ROAD
CALDWELL, ID 83607~~

17

~~HWY 84
NO ADDRESS~~

18

~~ERLEBACH PROPERTIES LP
1711 SLIPSTREAM WAY
CALDWELL, ID 83605~~

19

~~MARIA ROBLES
15825 GOODSON ROAD
CALDWELL, ID 83607~~

19

~~MARIA ROBLES
12347 S. BRUNSWICK WAY
NAMPA, ID 83686~~

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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: <u>FARMWAY & GOODSON</u>	Parcel Number:	
City: <u>CALDWELL, IDAHO</u>	State: <u>IDAHO</u>	ZIP Code: <u>83607</u>
Notices Mailed Date: <u>9/26/2023</u>	Number of Acres: <u>46</u>	Current Zoning: <u>A4</u>
Description of the Request: <u>CUP</u>		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>DAVE C. EDLEBACH</u>		
Company Name: <u>EDLEBACH PROPERTIES</u>		
Current address: <u>17090 NAMP, IDAHO</u>		
City: <u>NAMP</u>	State: <u>ID</u>	ZIP Code: <u>83687</u>
Phone: [REDACTED]	Cell: [REDACTED]	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: <u>10/23/23</u>	MEETING LOCATION: <u>GOODSON & FARMWAY</u>	
MEETING START TIME: <u>6:00</u>	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <u>DOUG BRANDEL</u>	<u>Doug Brandel</u>	<u>14903 Hillside Dr. Caldwell</u>
2. <u>Steve Bailey</u>	<u>Steve Bailey</u>	<u>20755 Farmway Rd Caldwell</u>
3. <u>Terrel McHenry</u>	<u>Terrel McHenry</u>	<u>11500 Goodson Rd.</u>
4. <u>Tim Van Zant</u>	<u>Tim Van Zant</u>	<u>Farm land across Farmway</u>
5. <u>Karl Hergen</u>	<u>Karl Hergen</u>	<u>Farmway</u>
6. <u>Jacque Fahsholtz</u>	<u>Jacque Fahsholtz</u>	<u>21691 Farmway Rd</u>
7. <u>MaryKay Hergen</u>	<u>MaryKay Hergen</u>	<u>26688 Farmway</u>
8. <u>Natalie Wi.</u>	<u>Natalie Wi.</u>	<u>26622 Farmway Dr.</u>
9. <u>Pam Freeman</u>	<u>Pam Freeman</u>	<u>27406 Farmway, Rd</u>

10.
11.

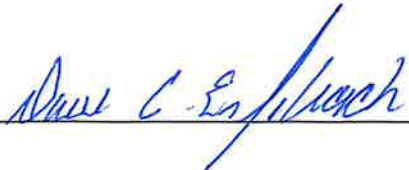
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

DAVE C. ERLEBACH

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 10 / 23 / 2023

AGENCY ACKNOWLEDGEMENTS



AGENCY ACKNOWLEDGMENT

Date: 10/21/23
Applicant: ERLEBACH INVESTMENTS LLC
Parcel Number: R 37904010, R37905, R 37905010
Site Address: _____

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ 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: HD4

Applicant submitted/met for informal review.

Date: 10/11/23 Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval) SEE RECORDS COMMENTS, DATED 6/5/23

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)



June 5, 2023

Canyon County Commissioners, P&Z Commission, & Development Services
111 N. 11th Ave Suite 140
Caldwell, Idaho 83605
Attention: Samantha Hammon, Planner

**RE: CR2023-0007 Erlebach Investments, LP
Conditional Rezone to M-1 Light Industrial
Canyon County Parcels R37904010, R37905, R37905011 aka 0 Goodson Rd**

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the application for a conditional rezone of the above described parcels from Agricultural to M-1 Light Industrial to develop and operate a manufacturing facility for mobile generator enclosures. The subject property is located near the southwest corner of Goodson Rd and Farmway Rd in the NE ¼ Section 20 T5N R3W. CHD4 offers the following comments on the proposed use:

General

The subject property consists of three parcels, totaling approximately 44 acres. Parcel R37905, approximately 38.4 acres has no direct public road frontage. Parcel R37905011, approximately 3 acres, has a flag lot extension to Farmway Rd ¼ mile south of Goodson Rd. Parcel R37904010 has approximately 590-feet of frontage on Farmway Rd along the easterly boundary. The property has historically been in agricultural use.

Farmway Rd adjacent to the subject property is a local road classification as identified on the functional classification maps adopted by Canyon Co and CHD4. Existing r/w width is a 25-foot half width prescriptive right-of-way, measured from the existing road centerline. Ultimate r/w width for a local road is a 30-foot half width, measured from the section line. Goodson Rd currently terminates at Farmway Rd, and is classified as a principal arterial. Ultimate right-of-way width for a principal arterial is 50-foot half-width, measured from the section line. The long range functional classification maps adopted by CHD4 and Canyon County show Goodson extending west of Farmway Rd as a future arterial, with potential for a connection to I-84. Future interchange locations along I-84 between SH 44 (Exit 25) and Oasis Rd (Exit 17) are currently under study by CHD4 and ITD. Final interchange locations are not anticipated to be determined within the next 3 years, but the Goodson Rd alignment has long been considered as a favorable location for a future interchange.

Access

Access for the current agricultural use has been via a private road along the north boundary of the subject property extending west from Farmway Rd.

The applicants, Erlebach Properties, LP requested and were granted an access permit to serve “agricultural uses” on the subject property in February 2022, for construction of a large fabric

structure on Parcel R37905. As of this date, the permit requirement to construct a paved approach onto Farmway Rd (Commercial Approach per ACCHD SD-106) has not been completed.

A separate access permit from CHD4 is required for the change in use to M-1 Light Industrial. This application should be made following approval of the rezone by Canyon County.

Transportation Impacts

The rezone request indicates the applicants desire to develop a manufacturing facility on the subject property for construction of generator enclosures. Based on information provided, the facility would full time, with approximately full-time 60 employees and several daily deliveries/exports from the site. The site plan included with the application indicates ultimate construction of a 60,500 sf fabrication building, a 22,400 sf storage building, and a 15,000 sf paint shed (77,900 sf total).

The traffic impacts from the proposed use may be estimated using the ITE Trip Generation Manual (11th Edition), where several land use categories may describe the proposed use:

Use	ITE Code	Units	# of Units Proposed	PM Peak Trips	Daily Trips
General Light Industrial	110	Per 1,000 SF	77,900 sf	62	379
General Light Industrial	110	Employees	60	41	186
Manufacturing	140	Per 1,000 sf	77,900 sf	62	370
Manufacturing	140	Employees	60	24	151

The estimated peak hour and daily trip generation from these ITE uses does not vary significantly between the two general use categories (General Light Industrial vs. Manufacturing), and both estimate the proposed use would generate a similar volume of traffic as a 60-lot residential subdivision.

The estimated peak hour trips from the development are not anticipated to materially impact the adjacent intersection of Goodson Rd and Farmway Rd due to its very low background volume. The intersection of Goodson Rd and Old Hwy 30 is anticipated to operate at LOS B (approximately 16 sec delay per vehicle) during the PM peak hour under current background conditions with the additional site traffic. Additional delay from the new trips generated by the development are expected at all intersections along the Old Hwy 30 corridor, including Galloway, Purple Sage, Willis, and SH 44.

Canyon County Ordinance 22-014 (July 21, 2022) established transportation impact fees to fund improvements to the highway system made necessary from new growth and development within the Mid-Star Service Area, which includes the subject property. The adopted impact fee schedule provides the following impact fees for uses similar to the applicant’s request:

- Light Industrial (110):** 0.315 peak hour trips/1,000 sf = \$3,214 per 1,000 sf of gross floor area
- Manufacturing (140):** 0.335 peak hour trips/1,000 sf = \$3,418 per 1,000 sf of gross floor area

The following preliminary estimate of transportation impact fees assessed for the change in use under Canyon County Ordinance 2022-0014 is provided for reference. A final impact fee assessment will be determined at the time of access permit issuance.

Change in Land Use: New Light Industrial Manufacturing Facility
60 new employees, approximately 77,900 sf gross floor area

Impact Fee Assessment Category: ITE Code 110 Light Industrial

Units:	per 1,000 sf of Gross Floor Area
# of Units:	77.9 x 1,000 sf (estimated from simple site plan)
Unit Impact Fee:	\$3,214 per 1,000 sf
Total Impact Fee:	77.9 x \$3,214 = \$250,370

Right-of-Way Dedication-

No adjacent CIP Projects
CIP Right-of-Way Credit: \$0

System Frontage Improvements Credit

None Required \$0

Offsite System Improvements Credit

None Required \$0

Total Estimated Impact Fee: \$250,370

For comparative purposes, this is equivalent to the total impact fees for a 50-lot residential development. A final determination of the impact fee assessment will be made upon receipt of an access permit application for the change in use. Please see the CHD4 website at www.canyonhd4.org/impact-fees for additional information on this program.

CHD4 does not oppose the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

Respectfully,



Chris Hopper, P.E.
District Engineer

File: Goodson Rd- CR2023-0007 Erlebach Properties Industrial Rezone



AGENCY ACKNOWLEDGMENT

Date: October 19th, 2023

Applicant: Dave Erlebach

Parcel Number: R379040100, R379050000, R379050110

Site Address: SW Side of Farmway and Goodson Road Intersection

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: _____ 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: October 19th, 2023 Signed:  Don Popoff, District Engineer
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)

BCID SUB23-12 Industrial Builders Facility



Nick Sparacino <nsparacino@rh2.com>

To: Bob Cline

Cc: Don Popoff; Dave Erlebach; Landon Brown



*** NOTICE: EXTERNAL EMAIL ***

Hello Bob,

I am responding to your request for Black Canyon Irrigation District to sign your Canyon County agency acknowledgment form as well as provide preliminary comments to the accompanying site plan provided. Attached you will find the signed agency acknowledgement form as you requested. All comments that were provided to Samantha Hammond with the County on May 15th, 2023, are still applicable to the new site layout that was provided. Once a new agency response notice is provided from the County, we will respond accordingly. Attached is the letter detailing the comments that were sent on this previous date.

Please let me know if you have any questions.

Thanks,

Nick



Nick Sparacino

Staff Engineer | RH2 Engineering, Inc.

16150 N. High Desert Street, STE 201

Nampa, ID 83687

O: 208.874.4107

nsparacino@rh2.com

www.rh2.com

BLACK CANYON IRRIGATION DISTRICT

May 15, 2023

Canyon County Development Services Department
111 North 11th Ave. Suite 140
Caldwell, ID 83605
(208) 454-7458

NOTUS, IDAHO

RE: Conditional Rezone. Parcel R37904010, R37905, R37905011
Case No. CR2022-0025
Applicant: Erlebach Investment, LP
Planner: Samantha Hammond

The property is located at Goodson Rd and Farmway Road

The Black Canyon Irrigation District (District) has the following initial comments regarding this proposed land use change.

Site Specific Comments:

1. The requested rezoned properties have irrigation water rights attached to them from the Black Canyon Irrigation District. The change of use will most likely require some water to be moved off this property (as a portion of the property will not be irrigable). The water will need to be moved to another property within the District by the owner or the water will be moved back into the District's possession. Prior to final platting of the site (assuming that the site will be re-platted) water will need to be reallocated as discussed with the applicant. (Exact breakouts and site plan are still being pursued at the time of this correspondence.)
2. No specific District infrastructure appears to be on or adjacent to these parcels.
3. Private easements showing a pathway for water to each parcel will be required to be reviewed by the District during construction drawing review.

General District Comments (for all developments):

Any and all maintenance road right-of ways, lateral right-of ways and drainage right-of ways will need to be protected (including the restriction of all encroachments and including any proposed overlapping rights of ways). Also, any crossing agreement(s) and/or piping agreement(s) will need to be acquired from the Bureau of Reclamation (Reclamation), once approved by the District, to cross over or under any existing lateral, pipe any lateral or encroach in any way the right-of ways of the District or the Reclamation.

The District will require any laterals affected by this proposed land change be piped and structures built to ensure the delivery of irrigation water to our patrons.

Runoff and drainage from any proposed land splits should be addressed as well to ensure downstream users are not adversely affected by the proposed land use changes.

All of the above requirements shall be met, including any others that arise during future review.

Thank You,

Donald Popoff

Donald Popoff P.E.
District Engineer
Black Canyon Irrigation District

Landon Brown

From: Bob Cline <bob@ib-usa.com>
Sent: Tuesday, October 17, 2023 3:55 PM
To: vislas@starfirerescue.org
Cc: Landon Brown; Dave Erlebach
Subject: FW: Preliminary Review Comments and Agency Acknowledgement Request - Middleton-Star Fire District
Attachments: Agency Acknowledgement Form.PDF; Site Plan.PDF

* NOTICE: EXTERNAL EMAIL *

Hi Victor,

Per our discussion and for ease of reference, the email below, which included the attached agency acknowledgement and site plan, are being sent again. It would be very much appreciated if you could fill out and return the acknowledgement showing the notification was provided. Also, if you would like to provide preliminary comments, they would certainly be welcome, but are not required at this time.

Thank you in advance for your help.

Best Regards,
Bob Cline

C: 208.870.9853

From: Bob Cline
Sent: Monday, October 9, 2023 4:44 PM
To: vislas@starfirerescue.org
Cc: Dave Erlebach <dave@ib-usa.com>; Landon Brown <lbrown@hawleytroxell.com>
Subject: Preliminary Review Comments and Agency Acknowledgement Request - Middleton-Star Fire District

Dear Victor:

Erlebach Investments, LP, is submitting a conditional use permit application to Canyon County to use property located at the SW corner of Goodson Road and Farmway Road (Parcel Nos. R379040100, R379050000, R379050110) for a construction shop, office, and laydown yard. Attached is a Site Plan of the proposed use. You will be given an opportunity to provide comments to the County as part of the application process. However, at this time, we are requesting your preliminary review and any preliminary comments that would assist us and the County with the application process. You are not required to provide preliminary comments, but we are required to seek your comments in order to apply for the CUP.

Please respond to this email with your preliminary comments. In lieu of providing comments, you may sign the attached Agency Acknowledgement form and return to me.

Best Regards,

Bob Cline
Industrial Builders Inc.

Mobile: (208) 870-9853

[EXT] Pre-Development Meeting



Anthony Lee <Anthony.Lee@phd3.idaho.gov>
To: Bob Cline
Cc: Andrew Kina

Hi Bob,

On 10/17/2023, SWDH held a Pre-Development Meeting with applicant Bob Cline with Industrial Builders, and Andrew Kina, P.E. with ABCO Engineering to discuss the proposed project for a construction shop.

Thank you,



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

Anthony Lee, BS/REHS | Land Development Senior | Southwest District Health
13307 Miami Lane | Caldwell ID 83607 | ph: 208.455.5384 | cell: 208.899.1285
Anthony.Lee@phd3.idaho.gov | *Healthier Together* | www.swdh.org



CAUTION: This email originated from outside of Industrial Builders. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, verify with the sender by phone.

DEED

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

2023-035613
RECORDED
11/03/2023 03:01 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 JWINSLOW \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

Accommodation

QUITCLAIM DEED

For Value Received

Erlebach Properties, L.P. an Idaho Limited Partnership , Grantor
do hereby convey, release, remise and forever quit claim unto

Erlebach Properties, L.P. an Idaho Limited Partnership , Grantee
whose address is 17080 Stiehl Creek Dr. Nampa, ID 83687

the following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

Dated: 10/27/2023

Dave C. Erlebach
Dave C. Erlebach, Manager

State of Idaho, County of Ada

This record was acknowledged before me on Oct 27, 2023 by Dave C. Erlebach, as Manager of Erlebach Properties, L.P., an Idaho Limited Partnership.

Evelyn Baker
Signature of notary public
Commission Expires: July 26, 2029

EVELYN BAKER
Notary Public - State of Idaho
Commission Number 20170166
My Commission Expires Jul 26, 2029

EXHIBIT A

Parcel A

A parcel of land lying in a portion of the N1/2 NE1/4 of Section 20, T.5N., R.3W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap lying along the centerline intersection of Farmway Road and Goodson Road and marking the NE Corner of said Section 20, T.5N., R.3W., Boise Meridian, Canyon County, Idaho; thence S.00°02'24"E. 708.40 feet along the said centerline of Farmway Road and the east boundary of the said N1/2 NE1/4 of Section 20 to a point, said point being witnessed by a found 5/8" iron pin which bears S.89°57'36"W. 25.13 feet, said point also marking the REAL POINT OF BEGINNING;

thence continuing along the said centerline of Farmway Road and the said east boundary of the N1/2 NE1/4 of Section 20, S.00°02'24"E. 143.30 feet to a point, said point being witnessed by a set 1/2" iron pin which bears N.89°48'42"W. 25.00 feet;

thence leaving the said centerline of Farmway Road and the said east boundary of the N1/2 NE1/4 of Section 20, N.89°48'42"W. 185.13 feet to a set 1/2" iron pin;

thence S.00°02'24"E. 470.00 feet to a set 1/2" iron pin lying along the south boundary of the said N1/2 NE1/4 of Section 20;

thence along the said south boundary of the N1/2 NE1/4 of Section 20, N.89°48'42"W. 1181.81 feet to a set 1/2" iron pin lying along the easterly right of way of Interstate 84;

thence along the said easterly right of way of Interstate 84, N.14°52'37"W. 1369.09 feet to a set 5/8" iron pin lying along the northerly boundary of the said N1/2 NE1/4 of Section 20 and the said centerline of Goodson Road;

thence along the said northerly boundary of the N1/2 NE1/4 of Section 20 and the said centerline of Goodson Road, S.89°46'01"E. 392.42 feet to a found 1" iron pin marking the E1/16 Corner common to Section 17 and said Section 20;

thence continuing along the said northerly boundary of the N1/2 NE1/4 of Section 20 and the said centerline of Goodson Road, S.89°48'36"E. 768.66 feet to a point, said point being witnessed by a set 1/2" iron pin which bears S.00°11'24"W. 25.00 feet;

thence leaving the said northerly boundary of the N1/2 NE1/4 of Section 20 and the said centerline of Goodson Road, S.00°11'24"W. 326.68 feet to a set 5/8" iron pin;

thence S.89°48'36"E. 332.71 feet to a found 5/8" iron pin;

thence S.24°58'37"E. 132.01 feet to a set 1/2" iron pin;

thence S.28°47'27"E. 299.89 feet to a found 5/8" iron pin;

thence N.89°57'36"E. 25.13 feet to the point of beginning, containing 39.49 acres, more or less.

SUBJECT TO AND/OR TOGETHER WITH:
Any easements or rights of way of record or in use.

