

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: DAVID J OISEN
	MAILING ADDRESS: 423 E KARCHER RD NAMPA ID
	PHONE: 208 863 3652 EMAIL: JUST4FUNX4@167mail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: *[Handwritten Signature]*

Date: 5-10-22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 24938 Farmway Rd Caldwell ID
	PARCEL #: R38154 LOT SIZE/AREA:
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: TOWNSHIP: RANGE:
	ZONING DISTRICT: FLOODZONE (YES/NO):

HEARING LEVEL APPS	<input checked="" type="checkbox"/> CONDITIONAL USE <i>modification</i>	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER: CU2022-0035	DATE RECEIVED: 7/12/2022
RECEIVED BY: <i>[Signature]</i>	APPLICATION FEE: \$600 CK MO <input checked="" type="radio"/> CASH

RECEIVED
FEB 05 2024

Letter of intent for 24938 Farmway Rd Caldwell Idaho 83607

BY: Lu

My name is David Olsen I received a letter stating that I was not in compliance for any RVs on my property. I contacted the code enforcement for Canyon county. I asked what I needed to do to come into compliance. I was assigned a person that said I needed to modify my original CUP. I paid my fees and submitted the paperwork. This person no longer works for Canyon county. I was then assigned a new person, Jenna Petrol, and she stated that this would not work and I needed to come into compliance for the original conditions of approval CASE NO. 011961133-5n-3w. She felt that attachment A conditions of approval 5-8 were not met. Number 5 states that it wanted a playground and fence. This was done and installed. I then took it out due to limbs from the neighbors trees falling into the playground area causing an unsafe environment and there was little to no use of it for years and so I felt it wasn't needed. I have made a new common area with a walking path, picnic tables, and bbq grates that would be more beneficial for everyone. I hope this would be a fair trade instead of just a playground that was not used. Number 6 states that the east and south portion of the property needed to be tiled. I do not own this property and would like this stricken due to legal issues. Number 7 the fence perimeter of the property with 4 to 6 foot chain link fencing. I originally started putting the fencing up. I spent over two thousand dollars and was told by code enforcement at the time Dan Hunter back in 2004 that it was a line of sight issue and to remove the fence which I did. I never heard anything back on the subject which has been over 20 years. My apologies, I did not know what was wrong with what I did. I have started putting chain link fencing up along Purple Sage Road putting the fence way back on my property not to cause any line of sight issues. I would also like to amend this to any portion of my property that borders purple sage road or farmway road to which the road is three feet or more above my property would not need to be fenced due to topography natural barriers. Number 8 shall install sprinklers throughout the park. This was to maintain grass yards for the homes originally. I did not know at the time how poor the soil was in some of the yards. All sites have sprinkler hook ups but I can't get the yards to grow on Space 3 and 6. My suggestion would be to go to dry scape yards that have just rock on these two yards due to the sandy soil. My suggestion for Space 3 yard area. Space 3 dry scape would consist of ¾ chip rock. Starting on the NE corner of the trailer extending to the middle portion of the trailer along Purple Sage Rd. Space 6 would consist of ¾ chip rock starting on the SW corner of the trailer extending to the middle of the trailer. I look forward to resolving any issues with the commissioners. Once these issues are resolved for the original CUP conditions and I am in good standing for the mobile home park. My plan is to proceed to whatever paperwork is needed to be completed for the 8 RV sites to be brought into compliance that have currently been on my property for almost 5 years.

Thank you for your time Sincerely,
David J Olsen

BEFORE THE BOARD OF COUNTY COMMISSIONERS

IN THE MATTER OF AN APPEAL)
BY:)
)
DAVID OLSEN and ANITA STROSCHEIN)
)
)
)
An Appeal by David J. Olsen and Anita J.)
Stroschein of the Canyon County Hearing)
Examiner’s denial of a Conditional Use Permit to)
convert approximately 3.7 acres in an “A”)
(Agricultural) Zone into a Planned Unit)
Development for a seven-unit mobile home park.)
_____)

CASE NO. 011961L33-5N-3W

**FINDINGS OF FACT,
CONCLUSIONS OF LAW
AND ORDER**

A hearing was held before the Board of County Commissioners (hereinafter “Board”) on April 16, 2002, for the purpose of considering an appeal by David J. Olsen and Anita J. Stroschein (hereinafter Appellants) of the Canyon County Hearing Examiner’s (hereinafter “Hearing Examiner”) denial of Appellants’ request for a conditional use permit to convert approximately 3.7 acres in an “A” (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park.

The following persons were in attendance at the April 16, 2002 hearing: Canyon County Commissioner Pat Galvin; Canyon County Commissioner Matt Beebe; Deputy Prosecuting Attorney Scott D. Spears, counsel to the Board of County Commissioners; Deputy Clerk, Monica Reeves; Principal Planner, Leon Jensen, Development Services Department (hereinafter “DSD”); David J. Olsen; and Mr. & Mrs Guy Werner. The hearing was continued to April 25, 2002, to give the Appellant an opportunity to obtain written approval of the project from the Southwest District Health Department.

FINDINGS OF FACT, CONCLUSIONS OF
LAW AND ORDER

On April 25, 2002, the hearing resumed. The following persons were in attendance at the April 25, 2002 hearing: Canyon County Commissioner Pat Galvin; Canyon County Commissioner Matt Beebe; Deputy Prosecuting Attorney Scott D. Spears, counsel to the Board of County Commissioners; Deputy Clerk, Monica Reeves; Principal Planner, Leon Jensen, DSD; David J. Olsen; and David Loper, Southwest District Health Department.

SUMMARY OF THE RECORD

The record in this appeal is comprised of:

1. County Exhibits No. 1-7.
2. Appellants Exhibits No. 1-2.

PROCEDURAL ITEMS

1. A public hearing was held by the Hearing Examiner on January 24, 2002.
2. Section B of County Exhibit No. 2 shows that proper notices were given for the Hearing Examiner's hearing.
3. On February 14, 2002, the Hearing Examiner issued its Findings of Facts, Conclusions of Law and Decision denying Appellants' request for a conditional use permit to convert approximately 3.7 acres in an "A" (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park.
4. On or about February 15, 2002, the Board received a Notice of Appeal, appealing the Hearing Examiner's Findings of Facts, Conclusions of Law and Decision.
5. Legal notice of the Board's hearing was published in the Idaho-Press Tribune on or about March 22, 2002. On or about March 20, 2002, persons owning property within ¼ mile of the site and selected agencies were notified of the hearing by mail. On or about April 4, 2002, a hearing

notice was posted on the site.

SUMMARY OF THE TESTIMONY

1. **Leon Jensen** gave a brief staff report. Jensen described the location of the subject property and the nature of the surrounding property and referred to an address map of the area, as well as a plat map and an aerial photograph of the area; the plat map and aerial photograph were introduced as County Exhibit No. 6 and County Exhibit No. 7 respectively and were admitted into the record without objection. Jensen said that the subject property is at the corner of Farmway Road and Purple Sage Road and he noted that Interstate I-84 is approximately 850' feet east of the subject property. Jensen said that subject property is zoned Agricultural and reported that property approximately ½ mile to the east of the subject property is zoned Rural Residential. Jensen reported that the subject property is located approximately three (3) miles west of the Middleton area of city impact and is approximately 2½-3 miles north of the Caldwell area of city impact.

a. Jensen said that Sunlight Terrace, a platted subdivision with manufactured homes, is immediately south of the subject property. Jensen said that Sunlight Terrace has approximately 119 lots (which are individually owned with individual septic systems) and that it was developed in the 1970's. Jensen also noted the location of Purple Sage Mobile Home Manor which consists of 25-30 manufactured homes on rented spaces with separate septic tanks for each unit and 2-3 units on a shared drain field; he said that Purple Sage Mobile Home Manor has a community water system and was developed approximately thirty (30) years ago. Jensen said that there is a dairy northwest of the subject property, on the other side of the intersection of Farmway Road and Purple Sage Road. He said that Niman Ranch Feed Lot is approximately ½ mile to the west of the subject property. Jensen also reported that there is another dairy about one (1) mile north of the subject property. He

said that there are no subdivisions to the north of the subject property. Jensen noted the ownership of properties adjacent to, and across the road from, the subject property.

b. Jensen noted the location of other residential subdivisions in the area. He said that across Farmway Road from the subject property and south of Purple Sage is a nineteen (19) lot platted subdivision named Country Hills Estates subdivision with lots that are 2-4 acres in size. He also noted the location of the Rich subdivision, south of the subject property on Farmway Road, with twenty-four (24) lots that are about ½ to 1 acre in size. Jensen also noted Garrison Acres subdivision near the Rich Subdivision with most lots about ½ to 1 acre in size. Jensen said that the majority of properties to the north and east of the subject property appear to be in cultivation. He noted the same to be true with most parcels to the west of the subject property.

2. **David Olsen** testified in support of the appeal and said that there has been no opposition to the proposed development from his neighbors. Olsen submitted a letter from Dee Combs with a hand written notation from Combs expressing a revised position concerning the project which appeared to be conditional support of the project; the letter was identified as Appellant Exhibit No. 1 and was admitted without objection. Olsen said that while Combs' letter seems to express a concern about view and privacy, she is more concerned about dogs getting on her property. He admitted that Combs letter requests a 6-8' foot privacy fence because of a concern about the view of the subject property. Olsen reported that he had spoken with Bobbie Brandel, an owner of a dairy on property northwest of the subject property across the intersection of Farmway Road and Purple Sage Road, who seems to support the project but also is concerned about animals. Olsen said that to address the concerns of Combs and Brandel, he would consider rental agreements that did not allow pets. He also said that he would install a fence on the subject property along the common

boundary with the Combs' property and would also provide landscaping on the south and east edge of the subject property, including Pine and Aspen trees, that is consistent with other landscaping throughout the development.

a. Olsen said that there are approximately 313 homes in the area of the subject property and that approximately 80 percent of those are manufactured homes. He said that there approximately 88 residential homes within 1/4 mile and that the majority of those are manufactured homes. Olsen said that the subject property is surrounded by manufactured homes on three (3) sides and pointed out with particularity Sunlight Terrace and Purple Sage Mobile Home Manor.

b. Olsen said that the subject property has no agricultural use. He said that the subject property has no water and that because of its limited size and steep slopes, it not suitable for agricultural use.

c. Olsen said that as a part of development, they have excavated portions the subject property to reduce soil erosion and have had the subject property "engineered out" with a site plan. Olsen said that the subject property has been "lot surveyed." He said that the engineering for the subject property provides for primary and secondary drain fields which are intended to comply with requirements of Southwest District Health Department. Olsen submitted the engineered site plan showing building pads for each mobile home and the primary and secondary drain fields as well as the ingress and egress points for access to Purple Sage Road and Farmway Road as Appellant Exhibit No. 2 which was admitted without objection. Olsen said he had no letter or documentation from the Southwest District Health Department concerning the proposed septic systems or the fire department. Olsen said there are plans for an drainage pipe on the east and south edges of the subject property where an open drainage ditch now exists. He identified the location of the proposed

community well. Olsen said that the subject property consists of soil that is very sandy and so drainage is not a problem. He said that he currently has one mobile home on the subject property and that it has received a permit from Southwest District Health Department for a septic system with a primary and secondary drain field.

d. Olsen reported that he intends to have a community well for the project that meets all requirements of the Department of Water Resources and Department of Environmental Quality and the Southwest District Health Department. Olsen said that access for ingress and egress has been approved by Notus-Parma Highway District onto Farmway Road and Purple Sage Road and that they will meet all applicable requirements of the highway district. He said that at the request of the highway district, ingress and egress approaches will be updated with a 20' foot piece of asphalt when there are more than two mobile homes placed on the subject property. He also testified that the development will have an interior private road which will consist of road mix and which will meet all specifications of the fire department.

e. Olsen said that the property will continue to be owned by he and his wife and that the lots in the development will not be sold. He said that he will own the mobile homes and will manage the occupancy of the homes. Olsen said that as part of the rental agreement, people will sign a provision that they will not object to farm odors etc. Olsen said that the lots will be slightly larger than ½ acre. He said that they are considering a small playground area for children. Olsen said he plans to landscape the draw on the southern edge of the subject property with Aspen and Pine trees adjacent to the Combs property. He said he will also decorate each lot with one (1) to two (2) trees as development proceeds. Olsen said he is not planning to fence the lots between the units. He discussed the location of the proposed playground and said that it would probably have swings and

a sand box. Olsen said that he will maintain the grass and yards within the development and will provide for sprinkle irrigation.

f. Olsen said that the subject property had been trashy before he and his wife bought it. Olsen suggested that this is the best use for the subject property. He also noted that there are many manufactured homes in the area and approximately 313 homes in the area overall. Olsen said that Sunlight Terrace has very small lots and that it has a community well and individual septic systems.

g. Olsen said that the subject property will be under single ownership during development. He suggested that separation from other properties is achieved with Farmway Road and Purple Sage Road. He suggested that the proposed development proposes a public benefit by including for excavation of slopes which will reduce soil erosion and result in the conservation of soil. He also noted that mobile homes are desired as an option for housing. Olsen also testified that he is proposing a 40'x40' playground with a fence in the interior of the subject property which will be a common/open area.

h. Olsen said he prefers wood sided mobile homes with white vinyl skirting. He said that each mobile home will have a driveway and sidewalk. Olsen also said that each mobile home will have a front or a back deck. Olsen said that he will utilize existing aftermarket mobile homes. Olsen said that eventually, he would like to place fencing along Farmway Road and Purple Sage road.

i. Olsen said he has already moved a mobile home onto the subject property. He said he is planning to paint it and needs to repair the roof. Olsen said the mobile home is located on the property by permit and explained that the subject property came with an available building permit.

j. Olsen mentioned that at the hearing before the Hearing Examiner, a woman opposed to the project had submitted photographs of mobile homes in disarray. He said that his project will not

look like these photos. Olsen said he intends to manage the property and keep up appearances to protect his investment.

3. **Guy Werner** testified that he owns parcel #2 on the vicinity map across Purple Sage Road from the subject property. Werner said that his sister owns parcel #3 on the vicinity map. He said his property has been pasture land and that they took it out of sage brush in the 1950's. Werner said that the drain that runs along the subject property has not been maintained. He said it is a natural drain for the whole area and that no property owners in the area wanted to maintain it. Werner said he is glad to see someone come forward wanting to maintain it. He said he is also pleased to see that Olsen is doing something with the subject property because it has sat idle for 40 years with nothing happening. Werner said that drug users have used the subject property as a base of operations to sell drugs to children from the Sunlight Terrace subdivision.

The hearing was continued to April 25, 2002, to give the Appellant an opportunity to obtain written approval of the project from the Southwest District Health Department.

APRIL 25, 2002.

4. **David Loper**, Southwest District Health Department, testified that Appellant Olsen contacted Southwest District Health Department concerning the proposed development and his plan for individual septic systems for each mobile home and a community water supply. He said that the proposed development created procedural issues since it will not be a platted subdivision, it is treated as one parcel. Loper said that Southwest District Health Department is not lifting sanitary restrictions but will permit individual septic systems on the subject property. He said that Southwest District Health Department will treat the proposed development as a platted subdivision and so they are requiring a subdivision engineering report from the developer. Loper said that Southwest District

Health Department will give permits based on ½ to ¾ acre minimum parcels. Loper said that the soil types of the subject property indicate a sandy material at 5 feet and that this appears to support a ½ to ¾ acre density. He said that this will be evaluated when they get the report. Loper recommended making a condition on the conditional use permit that the Appellants obtain and provide to Southwest District Health Department a subdivision engineering report.

a. Loper said that a septic system permit has been issued for one lot on the site where a mobile home has been sited. He said that Southwest District Health Department will require test holes when each septic system is to be placed on the subject property. Loper said that Southwest District Health Department looks for a place for primary and secondary drain fields. He said that the proposed site plan provides sufficient space for each “lot”. Loper said that the area of the subject property is not a high nitrate area and so the subject property is not in an “area of concern”. He said that since this is not in a “area of concern”, there is no need for nutrient pathogen studies. Loper said that the only red flag is the density of ½ to ¾ acre lots. Loper said that the final number of units and their placement (location) is subject to approval of the Southwest District Health Department. Loper emphasized that Southwest District Health Department will maintain approval authority concerning the number and location of septic systems on the subject property. He said that he is not concerned about the systems already in the area. Loper said that any violations of the regulations for septic systems will be issued to the Appellants as the property owners.

b. Regarding the community water supply, Loper said that since the proposed development is not a platted subdivision, Southwest District Health Department will not have to lift sanitary restrictions. He said they do not anticipate any review or permitting and that the Department of Water Resources and Department of Environmental Quality will review and permit the community

well and community water system. Loper said that based upon the site plan, the proposal appears to provide enough room for the community well.

5. **David Olsen** testified in support of the appeal. Olsen said that a test hole was dug on the subject property for the mobile home that has been placed on the property and that the test hole showed optimal soil conditions for the drain field.

a. Olsen said that the ditch in the middle of the property will remain open because it drains the property. He said that the ditch on the south and east edges of the subject property will be tiled. Olsen suggested that tiling the ditch will make it safer for the proximity of the playground. He said that tiling the ditch is also necessary for the location of the septic systems on the lots on the south and east portions of the parcel.

b. Olsen said he intends to fence the property in total as funds become available. He said that for insurance purposes, it is to his benefit to fence the property and so he will do it.

c. Olsen said that he will install and maintain a sprinkled irrigation system.

BOARD ACTION

Upon the conclusion of public testimony, after deliberating on the evidence presented, the Board voted to overturn the Hearing Examiner's decision and thereby grant David J. Olsen and Anita J. Stroschein a conditional use permit to convert approximately 3.7 acres in an "A" (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park with eight (8) conditions. On May 24, 2002, the Board will adopt Findings of Fact and Conclusions of Law and an Order.

APPLICABLE LAW

1. Whether the ordinance permits the use by conditional use permit. [Canyon County Code of Ordinances (CCCO); Section 07-06-05(3)A].
2. Reasons for application. [CCCO; Section 07-06-05(3)B].
3. Whether the proposed use is harmonious and in accordance with the Comprehensive Plan. [CCCO; Section 07-06-05(3)C].

PROPERTY RIGHTS

In the 1994 Legislative Session, Idaho Code "67-8001, 8002, and 8003 were adopted to establish a process to better provide that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of private property. It is the policy of the County to comply with the requirements of the Idaho Code provisions. [p.4].

POPULATION POLICIES

Policy No. 3. To encourage future population to locate within incorporated cities and/or "Areas of City Impact". This policy recognizes that population growth and the resulting development activity should occur where public infrastructure, services and facilities are available or where they are planned and will be provided in the near future. [p. 5].

Policy No. 4. To locate future population in areas outside of best suited and moderately suited agricultural areas. This policy recognizes that productive agricultural areas are considered developed and to change the existing land use pattern to another land use or to mixtures of potentially conflicting land uses may cause irreparable damage to both the area and the agricultural industry of the county. This policy underscores other policies of the plan which seek to encourage the protection of prime "best suited" agricultural lands for the production of food and fibre. The county also recognizes that certain "moderately suited" and "least suited" agricultural areas may be considered for residential development through the Conditional Use Permit or Conditional Rezone process. These processes however, require careful consideration of the impact(s) that development may have on existing and surrounding land uses while taking into account both citizen and pertinent agency inputs. Urban and urban-type residential development is encouraged within incorporated cities and their corresponding areas of impact. [p. 5].

OVERALL LAND USE POLICIES

Policy No. 1. To encourage orderly growth throughout Canyon County while avoiding scattered development of land that may result in either or both of the following:

(A) An adverse impact upon water quality, water supply, irrigation ditches, canals and systems, sewage disposal, public safety and emergency services, educational facilities and surroundings, transportation and transportation facilities, and other desired and essential services; and

(B) The unnecessary imposition of an excessive expenditure of public funds for delivery of desired and essential services. [p. 7].

Policy No. 2. To protect agricultural, residential, commercial, industrial and public areas from the unreasonable intrusion of incompatible land uses. [p.7].

Policy No. 3. To provide for appropriately located residential areas with an adequate variety of dwelling types and density ranges as needed to meet demands. [p. 7]

Policy No. 7. To encourage development in those areas of the county which provide the most favorable conditions for future community services. [p. 8].

Policy No. 9. To use buffer areas and/or screening devices between certain land uses in order to properly address the need to protect all land uses insofar as possible. This policy is intended to forestall land use conflicts that may occur when a variety of land uses are located in relatively close proximity, especially residential uses adjacent to non-residential uses such as agriculture and industry. [p. 8].

AGRICULTURAL LANDS

Policy No. 1. To support the fact that the present agricultural activities in "best suited" and "moderately suited" agricultural soil designated areas of Canyon County represent "development" by definition. Careful consideration must be given to any proposal which would permit changes of land use from agriculture to another type of development. Minimizing the potential for conflicting land uses is very important to the ongoing and long term agricultural activities of the county. "Best suited" and "moderately suited" soil areas generally demonstrate that the corresponding farms have a consistent annual production history complete with water delivery system(s). [p. 8-9].

Policy No. 2. To permit development on lands where soils are determined to be either "least suited" or "moderately suited" for agriculture only after careful study and

review of surrounding land uses that consider the long range impacts of mixed land uses in the area. This policy recognizes that land may be developed for other purposes only, when such developments do not harm or conflict with the agricultural activities in the immediate area and when adequate public services and facilities are either available or are made available as part of the development. This policy also recognizes that non-agricultural costs of development should not create increased tax burdens to current property owners. [p. 9]

Mobile Home Housing

Policy No. 1. To permit mobile homes in various zoning of the county in accordance with specific standards regulating installation and use. This policy recognizes that mobile homes are part of the affordable housing supply of Canyon County and that the predominant location for this housing is in mobile home parks and in rural areas of the county. [p. 11]

HOUSING POLICIES

Policy No. 1. To encourage opportunities for a diversity of housing choices and availability of affordable housing. This policy recognizes that housing is basic to every person living in the county and that affordable housing opportunities should be a goal which needs constant review. The plan encourages a variety of housing which also seeks to improve the life style of the county's residents. [p. 14]

PRELIMINARY LAND USE CATEGORY DESCRIPTIONS, DEVELOPMENT POLICIES, AND DEVELOPMENT GUIDELINES

CATEGORY BEST SUITED; MODERATELY SUITED; & LEAST SUITED AGRICULTURAL LAND USE AREAS

DESCRIPTION Areas of Canyon County where agriculture is the preferred land use development pattern and which will be protected, conserved or considered for limited development by the plan's goals, policies, objectives and development ordinances.

DEVELOPMENT POLICY It is the policy of Canyon County to designate agricultural lands for agricultural purposes and to minimize encroachment of inappropriate or conflicting land uses into these areas. The County will affirm and protect the right of agriculture operators in designated agricultural areas to continue their agricultural practices, even though established urban (residential) uses in the general area may foster complaints against those agricultural practices. Furthermore, outside of the Cities and existing urban areas, the lack of available public water supply, sewage disposal facilities and other public services and facilities as well as the uncertainty of the quality and quantity of underground water supplies necessitates

the County limiting non-agricultural residential development to avoid the potential serious problems.

It is the intent of Canyon County however, to give consideration to subdividing least suited and certain moderately suited agricultural parcels that, in accordance with strict development guidelines, procedures, and engineering gives assurance that residential development at these locations may occur if the developer can adequately demonstrate to the county's representative decision-making body that the development plan is comprehensive and compatible with the area. [P. 35-36].

All additional portions of the comprehensive plan which may be deemed applicable are incorporated by reference herein.

4. Whether the proposed use will be injurious to other property in the immediate vicinity and/or will change the essential character of the area. [CCCO; Section 07-06-05(3)D].

5. Whether adequate sewer, water and drainage facilities, and utility systems are to be provided to accommodate said use. [CCCO; Section 07-06-05(3)E].

6. Whether measures will be taken to provide adequate access to and from subject property so that there will be no undue interference with existing or future traffic patterns. [CCCO; Section 07-06-05(3)F].

7. Whether essential public services such as, but not limited to, school facilities, police and fire protection, emergency medical services and irrigation facilities, will be negatively impacted by such use or will require additional public funding in order to meet the needs created by the requested change. [CCCO; Section 07-06-05(3)G].

8. Whether the proposed use is essential or desirable to the public convenience or welfare. [CCCO; Section 07-06-05(3)H].

9. CCCO, Section 07-06-07 allows specific conditions to be attached to a conditional use permit including, but not limited to conditions which:

- (1) Minimize adverse impact on other development;
- (2) Control the sequence and timing of development;
- (3) Control the duration of development;
- (4) Assure that development is properly maintained so as to not adversely affect vicinity property values;
- (5) Designate the exact location and nature of development;
- (6) Require the provision for on-site or off-site public facilities or services;
- (7) Require more restrictive standards than those generally required in this Ordinance;
- (8) Minimize any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity.

10. Whether the planned unit development will include open areas for use-in-common by residents and occupants of such development. [CCCO; Section 07-16-09].

11. Whether the proposed planned unit development will be in one ownership or under a unit control during the planning and development stage to ensure that the development can be accomplished. [CCCO; Section 07-16-11].

12. Whether the planned unit development will be essentially independent and contained. [CCCO; Section 07-16-13].

13. Whether the planned unit development will achieve a public benefit through creation of open space, or public facilities, conservation, provision of services or needed facilities or otherwise. [CCCO; Section 07-16-15].

FINDINGS OF FACT

If any of these Findings of Fact are deemed to be Conclusions of Law, they are incorporated in to the Conclusions of Law section accordingly.

1. Location: The subject property is located at 24938 Farmway Road, Caldwell, Idaho and is further described as being at the corner of Farmway Road and Purple Sage Road in the Northwest Quarter of the Northwest Quarter of Section 33, Township 5 North, Range 3 West, Boise Meridian,

Canyon County, Idaho.

2. Size and Ownership:

- a. The subject property is approximately 3.7 acres.
- b. David J. Olsen and Anita J. Stroschein are the current owners of the subject property.

3. With regard to the Findings of Fact required for CCCO, Section 07-06-05(3), the following facts apply:

a. CCCO Section, 07-12-07(3)P and 07-16-05 permit the use by conditional use permit. [CCCO, Section 07-06-05(3)A].

b. The Appellants desire to convert approximately 3.7 acres in an “A” (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park. [CCCO; Section 07-06-05(3)B.]

c.(1). The subject property is at the corner of Farmway Road and Purple Sage Road. Interstate I-84 is approximately 850' feet east of the subject property. The subject property, along with most of the surrounding property, is zoned “A” (Agricultural); however, property approximately ½ mile to the east of the subject property is zoned Rural Residential. The subject property is located approximately three 3 miles west of the Middleton area of city impact and is approximately 2½-3 miles north of the Caldwell area of city impact.

(2). Sunlight Terrace, a platted subdivision with manufactured homes, is immediately south of the subject property. Sunlight Terrace has approximately 119 lots (which are individually owned with individual septic systems) and was developed in the 1970's. Purple Sage Mobile Home Manor which consists of approximately 25-30 manufactured homes on rented spaces with separate septic tanks for each unit and 2-3 units on a shared drain field is also in the area of the subject property.

Purple Sage Mobile Estates has a community water system and was developed approximately thirty (30) years ago. There is a dairy immediately northwest of the subject property, on the other side of the intersection of Farmway Road and Purple Sage Road. Another dairy is located about one (1) mile north of the subject property. Niman Ranch Feed Lot is approximately ½ mile to the west of the subject property. There are other residential subdivisions in the area. Across Farmway Road from the subject property and south of Purple Sage is a nineteen (19) lot platted subdivision named Country Hills Estates subdivision with lots that are 2-4 acres in size. Rich subdivision is south of the subject property on Farmway Road, with twenty-four (24) lots that are about ½ to 1 acre in size. Garrison Acres subdivision is near the Rich Subdivision with most lots about ½ to 1 acre in size. There are approximately 313 homes in the area of the subject property and approximately 80 percent of those are manufactured homes. There approximately 88 residential homes within 1/4 mile, the majority of those are manufactured homes.

(3). The subject property has sat idle for at least 40 years. The subject property does not have water rights. The subject property has steep slopes. Due to its size, the slope of the ground, and the lack of water rights, the subject property is not viable for agricultural production. Therefore, the request does not remove viable farm ground from production.

(4). The property to the north and west and east of the subject property is primarily agricultural with large parcels.

(5). The Appellants propose to develop a seven (7) unit mobile home park on the subject property.

(6). The Appellants have obtained approval from Notus-Parma Highway District No. 2 for access points on Farmway Road and Purple Sage Road for ingress and egress, conditioned on

updated approaches which Appellant indicates will be done as soon as more than two (2) mobile home units are on the subject property. No objections were expressed by governmental agencies receiving notice of the proposed use.

(7). The Appellants intend to place a buffer strip along the east and south edges of the subject property featuring Pine and Aspen trees. The Appellants are willing to plant trees along the common property line with the Combs property in order to provide privacy for Combs. The appellant also plans to fence the property on its north and west edges where it abuts Purple Sage Road and Farmway Road as funds become available.

(8). The residential structures on the subject property will be mobile homes. The request will further the intent of the Comprehensive Plan by providing a diversity of affordable choices including mobile homes.

(9). The Board finds that the proposed use is harmonious with and in accordance with the Comprehensive Plan. [CCCO; Section 07-06-05(3)C.]

d.(1). The Board notes that one (1) of several adjacent land owners (Dee Combs) has expressed concern about the request by submitting a letter in opposition to the request. However, the Appellants submitted a letter from Combs with a hand written notation from Combs expressing a revised position concerning the project which appeared to be conditional support of the project. Combs' letter expresses a concern about view and privacy and requests a 6-8' foot privacy fence. According to the Appellant, Combs is more concerned about animals getting onto her property. According to the Appellant, Bobbie Brandel, an owner of a dairy on property northwest of the subject property across the intersection of Farmway Road and Purple Sage Road, supports the project but also seems to be concerned about animals. To address the concerns of Combs and Brandel, the

Appellants would consider rental agreements that did not allow pets. The Appellants are also willing to install provide landscaping, including Aspen and Pine trees along the common boundary with the Combs' property that is consistent with landscaping throughout the development.

(2). Sunlight Terrace, a platted subdivision with manufactured homes, is immediately south of the subject property. Sunlight Terrace has approximately 119 lots (which are individually owned with individual septic systems) and was developed in the 1970's. Purple Sage Mobile Home Manor which consists of approximately 25-30 manufactured homes on rented spaces with separate septic tanks for each unit and 2-3 units on a shared drain field is also in the area of the subject property. Purple Sage Mobile Estates has a community water system and was developed approximately thirty (30) years ago. There is a dairy immediately northwest of the subject property, on the other side of the intersection of Farmway Road and Purple Sage Road. Another dairy is located about one (1) mile north of the subject property. Niman Ranch Feed Lot is approximately ½ mile to the west of the subject property. There are other residential subdivisions in the area. Across Farmway Road from the subject property and south of Purple Sage is a nineteen (19) lot platted subdivision named Country Hills Estates subdivision with lots that are 2-4 acres in size. Rich subdivision is south of the subject property on Farmway Road, with twenty-four (24) lots that are about ½ to 1 acre in size. Garrison Acres subdivision is near the Rich Subdivision with most lots about ½ to 1 acre in size. There are approximately 313 homes in the area of the subject property and approximately 80 percent of those are manufactured homes. There approximately 88 residential homes within 1/4 mile, the majority of those are manufactured homes.

(3).The Board finds that the proposed use will not be injurious to other property in the area and will not change the essential character of the area. [CCCO; Section 07-06-05(3)D.]

e. The subject property does not have any irrigation water rights, the Appellant proposes to use pressurized sprinkle irrigation on the subject property with the water supplied by a well. The Appellant will improve the existing drainage facilities. The telephone and electricity service is available to the subject property. Sewer service will be provided with individual septic systems featuring primary and secondary drain fields; location and number of units will be subject to the approval and oversight authority of Southwest District Health Department. Domestic water will be provided via a community well and community water system that will be subject to the approval and oversight authority of the Department of Water Resources and the Department of Environmental Quality. [CCCO; Section 07-06-05(3)E.]

f. The Board finds that the highway district has approved access for the proposed project onto Farmway Road and Purple Sage Road on the condition that the approaches be updated once more than two (2) units are placed on the subject property. [CCCO; Section 07-06-05(3)F.]

g. All regulations of the agencies having jurisdiction over the subject property must be complied with. None of the agencies have objected to approval of the requested conditional use permit. The proposed development is too small to have much of an impact on any of the public services in the area. [CCCO; Section 07-06-05(3)G.]

h. Based upon the preceding Findings of Fact, the Board finds that the proposed use is desirable to the public convenience and welfare. [CCCO; Section 07-06-05(3)H.]

4. The Appellants propose a 40'x40' playground with a fence in the interior southeastern portion of the subject property which will be a common/open area. Additionally, interior "lots" will not be fenced. The Board finds the project will include open areas for use-in-common by residents and occupants of the development. [CCCO; Section 07-16-09].

5. The Appellants intend to maintain ownership of the subject property and the mobile homes placed on it and will then rent them out. The Board finds that the proposed development will be in one ownership and control. [CCCO; Section 07-16-11].

6. The subject property is bordered on the north by Purple Sage Road and on the west by Farmway Road and on a natural draw to the east and south. The Appellants intend to place a fence on the subject property where the subject property abuts the property owned by Combs. Additionally, the Appellants intend to place a buffer strip along the east and south edges of the subject property featuring Pine and Aspen trees. The appellants also plan to fence the property on its north and west edges where it abuts Purple Sage Road and Farmway Road. The Board finds that the proposed development will be essentially independent and contained. [CCCO; Section 07-16-13].

7. The subject property has steep slopes that are subject to erosion. As a part of the development, the Appellants have prepared an engineered site plan that calls for excavation to reduce soil erosion and therefore, result in conservation of the soil. There is a natural drainage ditch on the subject property that has not been maintained; the Appellants intend to maintain this ditch. Additionally, the subject property has sat idle for at least 40 years and recently has served as a base of operation for drug dealers. The Board finds that the proposed development will achieve a public benefit through creation of open space, or public facilities, conservation, provision of services or needed facilities or otherwise. [CCCO; Section 07-16-15].

CONCLUSIONS OF LAW

If any of these Conclusions of Law are deemed to be Findings of Fact, they are incorporated into the Findings of Fact section.

1. The Board concludes that the Hearing Examiner's decision should be reversed and that David J. Olsen and Anita J. Stroschein's application for a conditional use permit to convert approximately 3.7 acres in an "A" (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park should be approved with eight (8) conditions.

2. The following conclusions of law are consistent with, and meet the tests of CCCO, Section 07-06-05(3) pertaining to conditional use permits in that:

a. CCCO Section, 07-12-07(3)P and 07-16-05 permit the use by conditional use permit. [CCCO, Section 07-06-05(3)A].

b. The Appellants desire to convert approximately 3.7 acres in an "A" (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park. [CCCO; Section 07-06-05(3)B.]

c.(1). The subject property is at the corner of Farmway Road and Purple Sage Road. Interstate I-84 is approximately 850' feet east of the subject property. The subject property, along with most of the surrounding property, is zoned "A" (Agricultural); however, property approximately ½ mile to the east of the subject property is zoned Rural Residential. The subject property is located approximately three 3 miles west of the Middleton area of city impact and is approximately 2½-3 miles north of the Caldwell area of city impact.

(2). Sunlight Terrace, a platted subdivision with manufactured homes, is immediately south of the subject property. Sunlight Terrace has approximately 119 lots (which are individually owned with individual septic systems) and was developed in the 1970's. Purple Sage Mobile Home Manor which consists of approximately 25-30 manufactured homes on rented spaces with separate septic tanks for each unit and 2-3 units on a shared drain field is also in the area of the subject property.

Purple Sage Mobile Estates has a community water system and was developed approximately thirty (30) years ago. There is a dairy immediately northwest of the subject property, on the other side of the intersection of Farmway Road and Purple Sage Road. Another dairy is located about one (1) mile north of the subject property. Niman Ranch Feed Lot is approximately ½ mile to the west of the subject property. There are other residential subdivisions in the area. Across Farmway Road from the subject property and south of Purple Sage is a nineteen (19) lot platted subdivision named Country Hills Estates subdivision with lots that are 2-4 acres in size. Rich subdivision is south of the subject property on Farmway Road, with twenty-four (24) lots that are about ½ to 1 acre in size. Garrison Acres subdivision is near the Rich Subdivision with most lots about ½ to 1 acre in size. There are approximately 313 homes in the area of the subject property and approximately 80 percent of those are manufactured homes. There approximately 88 residential homes within 1/4 mile, the majority of those are manufactured homes.

(3). The subject property has sat idle for at least 40 years. The subject property does not have water rights. The subject property has steep slopes. Due to its size, the slope of the ground, and the lack of water rights, the subject property is not viable for agricultural production. Therefore, the request does not remove viable farm ground from production.

(4). The property to the north and west and east of the subject property is primarily agricultural with large parcels.

(5). The Appellants propose to develop a seven (7) unit mobile home park on the subject property.

(6). The Appellants have obtained approval from Notus-Parma Highway District No. 2 for access points on Farmway Road and Purple Sage Road for ingress and egress, conditioned on

updated approaches which Appellant indicates will be done as soon as more than two (2) mobile home units are on the subject property. No objections were expressed by governmental agencies receiving notice of the proposed use.

(7). The Appellants intend to place a buffer strip along the east and south edges of the subject property featuring Pine and Aspen trees. The Appellants are willing to plant trees along the common property line with the Combs property in order to provide privacy for Combs. The appellant also plans to fence the property on its north and west edges where it abuts Purple Sage Road and Farmway Road as funds become available.

(8). The residential structures on the subject property will be mobile homes. The request will further the intent of the Comprehensive Plan by providing a diversity of affordable choices including mobile homes.

(9). The Board concludes that the proposed use is harmonious with and in accordance with the Comprehensive Plan. [CCCO; Section 07-06-05(3)C.]

d.(1). The Board notes that one (1) of several adjacent land owners (Dee Combs) has expressed concern about the request by submitting a letter in opposition to the request. However, the Appellants submitted a letter from Combs with a hand written notation from Combs expressing a revised position concerning the project which appeared to be conditional support of the project. Combs' letter expresses a concern about view and privacy and requests a 6-8' foot privacy fence. According to the Appellant, Combs is more concerned about animals getting onto her property. According to the Appellant, Bobbie Brandel, an owner of a dairy on property northwest of the subject property across the intersection of Farmway Road and Purple Sage Road, supports the project but also seems to be concerned about animals. To address the concerns of Combs and Brandel, the

Appellants would consider rental agreements that did not allow pets. The Appellants are also willing to install provide landscaping, including Aspen and Pine trees along the common boundary with the Combs' property that is consistent with landscaping throughout the development.

(2). Sunlight Terrace, a platted subdivision with manufactured homes, is immediately south of the subject property. Sunlight Terrace has approximately 119 lots (which are individually owned with individual septic systems) and was developed in the 1970's. Purple Sage Mobile Home Manor which consists of approximately 25-30 manufactured homes on rented spaces with separate septic tanks for each unit and 2-3 units on a shared drain field is also in the area of the subject property. Purple Sage Mobile Estates has a community water system and was developed approximately thirty (30) years ago. There is a dairy immediately northwest of the subject property, on the other side of the intersection of Farmway Road and Purple Sage Road. Another dairy is located about one (1) mile north of the subject property. Niman Ranch Feed Lot is approximately ½ mile to the west of the subject property. There are other residential subdivisions in the area. Across Farmway Road from the subject property and south of Purple Sage is a nineteen (19) lot platted subdivision named Country Hills Estates subdivision with lots that are 2-4 acres in size. Rich subdivision is south of the subject property on Farmway Road, with twenty-four (24) lots that are about ½ to 1 acre in size. Garrison Acres subdivision is near the Rich Subdivision with most lots about ½ to 1 acre in size. There are approximately 313 homes in the area of the subject property and approximately 80 percent of those are manufactured homes. There approximately 88 residential homes within 1/4 mile, the majority of those are manufactured homes.

(3).The Board concludes that the proposed use will not be injurious to other property in the area and will not change the essential character of the area. [CCCO; Section 07-06-05(3)D.]

e. The subject property does not have any irrigation water rights, the Appellant proposes to use pressurized sprinkle irrigation on the subject property with the water supplied by a well. The Appellant will improve the existing drainage facilities. The telephone and electricity service is available to the subject property. Sewer service will be provided with individual septic systems featuring primary and secondary drain fields; location and number of units will be subject to the approval and oversight authority of Southwest District Health Department. Domestic water will be provided via a community well and community water system that will be subject to the approval and oversight authority of the Department of Water Resources and the Department of Environmental Quality. [CCCO; Section 07-06-05(3)E.]

f. The Board concludes that the highway district has approved access for the proposed project onto Farmway Road and Purple Sage Road on the condition that the approaches be updated once more than two (2) units are placed on the subject property. [CCCO; Section 07-06-05(3)F.]

g. All regulations of the agencies having jurisdiction over the subject property must be complied with. None of the agencies have objected to approval of the requested conditional use permit. The proposed development is too small to have much of an impact on any of the public services in the area. [CCCO; Section 07-06-05(3)G.]

h. Based upon the preceding Conclusions of Law, the Board concludes that the proposed use is desirable to the public convenience and welfare. [CCCO; Section 07-06-05(3)H.]

3. The Appellants propose a 40'x40' playground with a fence in the interior southeastern portion of the subject property which will be a common/open area. Additionally, interior "lots" will not be fenced. The Board concludes the project will include open areas for use-in-common by residents and occupants of the development. [CCCO; Section 07-16-09].

4. The Appellants intend to maintain ownership of the subject property and the mobile homes placed on it and will then rent them out. The Board concludes that the proposed development will be in one ownership and control. [CCCO; Section 07-16-11].

5. The subject property is bordered on the north by Purple Sage Road and on the west by Farmway Road and on a natural draw to the east and south. The Appellants intend to place a fence on the subject property where the subject property abuts the property owned by Combs. Additionally, the Appellants intend to place a buffer strip along the east and south edges of the subject property featuring Pine and Aspen trees. The appellants also plan to fence the property on its north and west edges where it abuts Purple Sage Road and Farmway Road. The Board concludes that the proposed development will be essentially independent and contained. [CCCO; Section 07-16-13].

6. The subject property has steep slopes that are subject to erosion. As a part of the development, the Appellants have prepared an engineered site plan that calls for excavation to reduce soil erosion and therefore, result in conservation of the soil. There is a natural drainage ditch on the subject property that has not been maintained; the Appellants intend to maintain this ditch. Additionally, the subject property has sat idle for at least 40 years and recently has served as a base of operation for drug dealers. The Board concludes that the proposed development will achieve a public benefit through creation of open space, or public facilities, conservation, provision of services or needed facilities or otherwise. [CCCO; Section 07-16-15].

ORDER

Based upon the Findings of Fact and Conclusions of Law, reviewed above, the Board hereby reverses the decision of the Hearing Examiner and thereby approves David J. Olsen and Anita J.

Stroschein's request for a conditional use permit to convert approximately 3.7 acres in an "A" (Agricultural) zone into a planned unit development for a seven (7) unit mobile home park with eight (8) conditions. The conditional use permit approval is expressly subject to the conditions of approval listed in Attachment "A", attached hereto and incorporated by reference herein.

APPROVED this 27th day of May, 2002

**BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO**

Did not Participate in Hearing
Commissioner Todd M. Lakey, Chairman

Pat Galvin
Commissioner Pat Galvin

Matt Beebe
Commissioner Matt Beebe

ATTEST: G. Noel Hales, CLERK

By: Monica Jones
Deputy

NOTICE OF APPELLATE PROCEDURE

An affected person aggrieved by this decision may within twenty-eight (28) days after the date of this decision, seek judicial review under the procedures provided by Chapter 52, Title 67, Idaho Code.

CONDITIONS OF APPROVAL
CASE NO. 011961L33-5N-3W

ATTACHMENT “A”

1. Developer shall complete a subdivision engineering report and submit it to Southwest District Health Department.
2. The development is subject to applicable regulations of all agencies with jurisdiction over the development.
3. Rental agreements must prohibit renters from interfering with agricultural properties and operations in the area. Each rental agreement shall include a right-to-farm acknowledgment in accordance with language in Exhibit “B”, which is attached thereto and by this reference, made part hereof.
4. Developer shall plant trees every ten (10') feet along the common border with the Combs' property and said trees shall consist of both evergreen and deciduous varieties and shall be maintained in a living manner.
5. Developer shall construct a 40' X 40' foot playground in the southeast portion of the development which, at minimum, shall include two (2) swings and a sand box and said playground shall be fenced with a 4' foot chain link fence which shall have a minimum of two (2) gates for access.
6. Developer shall tile and maintain the drainage ditch that is on the east and south edge of the property. The north and south running drainage ditch in middle of property shall remain open but developer shall maintain this ditch and shall provide grating to ensure that water from this ditch runs to the tiled ditch.
7. Developer shall fence the entire perimeter of the property with a 4-6' foot chain link fence as soon as financially feasible.
8. Developer shall install sprinklers throughout the property and shall maintain all landscaping, trees, and lawns in the development a living condition.

ATTACHMENT “B”

RIGHT TO FARM ACKNOWLEDGMENT

The undersigned acknowledge and agree that the mobile home that is the subject of this rental agreement is located in an agricultural zone. This is an area in which agricultural operations are ongoing and may include production of crops, feed lots, gravel pits, and dairy or hog operations. All of these activities may result in the production of noise and other inconveniences. They may involve lights or the use of machinery in the nighttime hours or other inconveniences. The undersigned acknowledges and agrees that they are prohibited from challenging agricultural operations in the area if such operations are lawfully conducted.

Dan Lister

From: David Olsen <just4funx4@hotmail.com>
Sent: Tuesday, February 20, 2024 6:32 PM
To: Dan Lister
Subject: [External] Re: CUP Amendment CU2022-0035: Updated Letter of Intent
Attachments: 1000001502.jpg; 1000001503.jpg

Sprinkler boxes

David Olsen

From: David Olsen <just4funx4@hotmail.com>
Sent: Tuesday, February 20, 2024 6:30:14 PM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Subject: Re: CUP Amendment CU2022-0035: Updated Letter of Intent

Here are sprinklers for trailer 1,2,3,6 and 7

David Olsen

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Friday, February 9, 2024 4:40:40 PM
To: 'David Olsen' <just4funx4@hotmail.com>
Subject: CUP Amendment CU2022-0035: Updated Letter of Intent

David,

I reviewed your updated letter of intent. Here are the additional items that I recommend you include:

- Condition #5 regarding the park: (1) Do you have pictures of the park when it was in place? (2) Provide pictures and a site plan showing the location of the walking path, picnic area, and BBQ grates.
- Condition #7 regarding fencing: (1) Do you have evidence of fencing being installed, the \$2,000 paid, and code violation from Dan Hunter? (2) Do you have pictures of the fencing currently installed?
- Condition #8 regarding landscaping: (1) Do you have pictures of the sprinklers and landscaping originally installed and pictures of how it didn't take? Any professional review of the landscape area? (2) Do you have pictures and a site plan showing the locations of the proposed dryscape and how it will look with chip rock?

If you do not wish to include the items listed, let me know.

Contact me if you have any questions.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8 am - 5 pm





Dan Lister

From: David Olsen <just4funx4@hotmail.com>
Sent: Tuesday, February 20, 2024 6:30 PM
To: Dan Lister
Subject: [External] Re: CUP Amendment CU2022-0035: Updated Letter of Intent
Attachments: 1000001507.jpg; 1000001486.jpg

Here are sprinklers for trailer 1,2,3,6 and 7

David Olsen

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Friday, February 9, 2024 4:40:40 PM
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1 pm – 5 pm

**We will not be closed during lunch hour **

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Dan Lister

From: David Olsen <just4funx4@hotmail.com>
Sent: Tuesday, February 20, 2024 6:35 PM
To: Dan Lister
Subject: [External] Re: CUP Amendment CU2022-0035: Updated Letter of Intent
Attachments: 1000001486.jpg; 1000001487.jpg

David Olsen

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Friday, February 9, 2024 4:40:40 PM
To: 'David Olsen' <just4funx4@hotmail.com>
Subject: CUP Amendment CU2022-0035: Updated Letter of Intent

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Dan Lister

From: David Olsen <just4funx4@hotmail.com>
Sent: Tuesday, February 20, 2024 6:37 PM
To: Dan Lister
Subject: [External] Re: CUP Amendment CU2022-0035: Updated Letter of Intent
Attachments: 1000001485.jpg; 1000001484.jpg

Here is the chain link I put up last year.

David Olsen

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Friday, February 9, 2024 4:40:40 PM
To: 'David Olsen' <just4funx4@hotmail.com>
Subject: CUP Amendment CU2022-0035: Updated Letter of Intent

David,

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Dan Lister

From: David Olsen <just4funx4@hotmail.com>
Sent: Tuesday, February 20, 2024 6:39 PM
To: Dan Lister
Subject: [External] Re: CUP Amendment CU2022-0035: Updated Letter of Intent
Attachments: 1000001498.jpg; 1000001500.jpg

Here is the BBQ grills and picnic tables. Same area as walking path.

David Olsen

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Friday, February 9, 2024 4:40:40 PM
To: 'David Olsen' <just4funx4@hotmail.com>
Subject: CUP Amendment CU2022-0035: Updated Letter of Intent

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1 pm – 5 pm

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





Dan Lister

From: David Olsen <just4funx4@hotmail.com>
Sent: Tuesday, February 20, 2024 6:39 PM
To: Dan Lister
Subject: [External] Re: CUP Amendment CU2022-0035: Updated Letter of Intent
Attachments: 1000001505.jpg; 1000001506.jpg; 1000001504.jpg

I took pictures of areas where the road is way above the road areas of purple sage and farmway roads.

David Olsen

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Friday, February 9, 2024 4:40:40 PM
To: 'David Olsen' <just4funx4@hotmail.com>
Subject: CUP Amendment CU2022-0035: Updated Letter of Intent

David,

I reviewed your updated letter of intent. Here are the additional items that I recommend you include:

- Condition #5 regarding the park: (1) Do you have pictures of the park when it was in place? (2) Provide pictures and a site plan showing the location of the walking path, picnic area, and BBQ grates.
- Condition #7 regarding fencing: (1) Do you have evidence of fencing being installed, the \$2,000 paid, and code violation from Dan Hunter? (2) Do you have pictures of the fencing currently installed?
- Condition #8 regarding landscaping: (1) Do you have pictures of the sprinklers and landscaping originally installed and pictures of how it didn't take? Any professional review of the landscape area? (2) Do you have pictures and a site plan showing the locations of the proposed dryscape and how it will look with chip rock?

If you do not wish to include the items listed, let me know.

Contact me if you have any questions.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

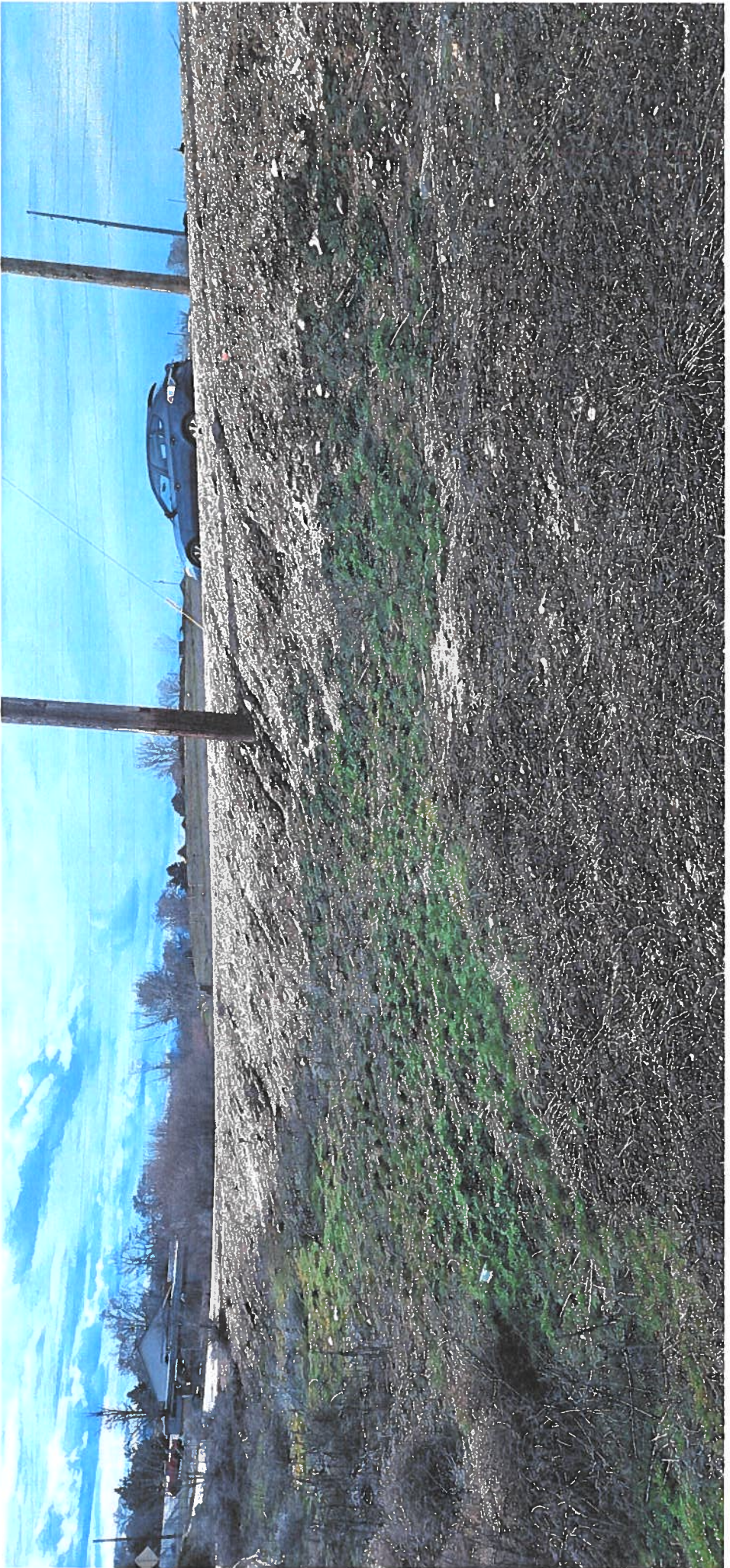
8 am – 5 pm

Wednesday

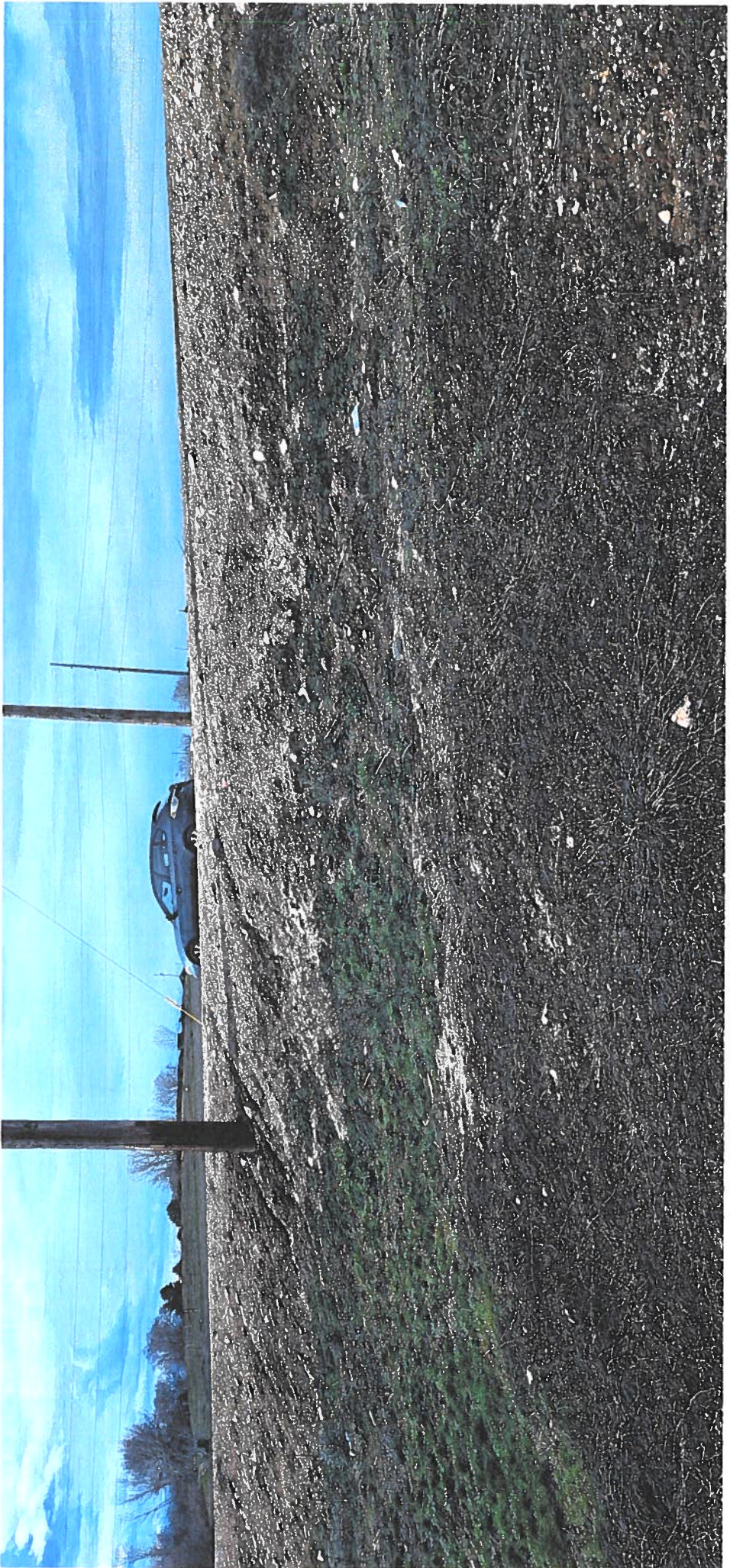
1 pm – 5 pm

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Dan Lister

From: David Olsen <just4funx4@hotmail.com>
Sent: Tuesday, February 20, 2024 6:41 PM
To: Dan Lister
Subject: [External] Re: CUP Amendment CU2022-0035: Updated Letter of Intent
Attachments: 1000001492.jpg; 1000001493.jpg

This is a picture where you can see that sand is showing on top of the soil making it super hard for anything to grow.

David Olsen

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Friday, February 9, 2024 4:40:40 PM
To: 'David Olsen' <just4funx4@hotmail.com>
Subject: CUP Amendment CU2022-0035: Updated Letter of Intent

David,

I reviewed your updated letter of intent. Here are the additional items that I recommend you include:

- Condition #5 regarding the park: (1) Do you have pictures of the park when it was in place? (2) Provide pictures and a site plan showing the location of the walking path, picnic area, and BBQ grates.
- Condition #7 regarding fencing: (1) Do you have evidence of fencing being installed, the \$2,000 paid, and code violation from Dan Hunter? (2) Do you have pictures of the fencing currently installed?
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If you do not wish to include the items listed, let me know.

Contact me if you have any questions.

Sincerely,

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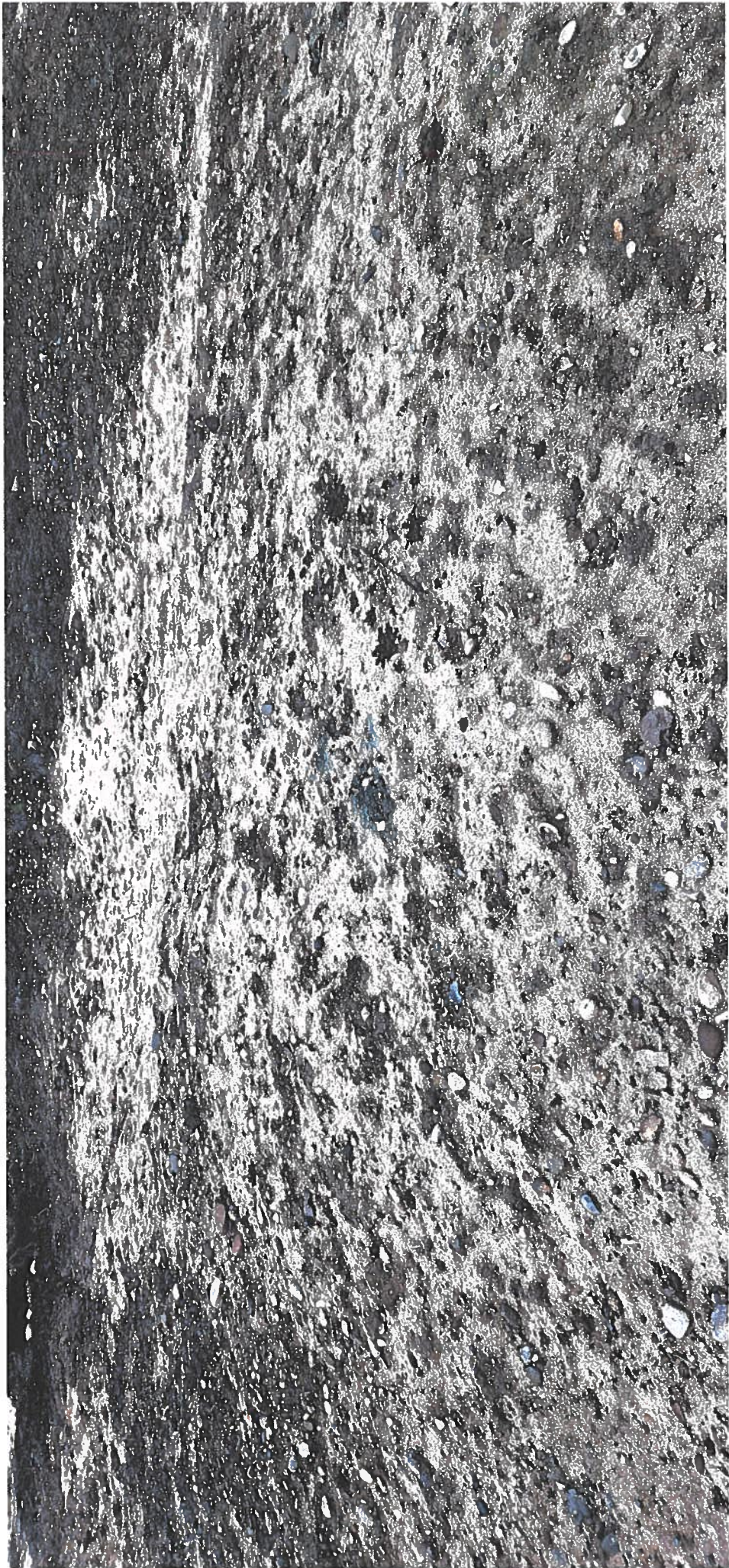
8 am – 5 pm

Wednesday

1 pm – 5 pm

**We will not be closed during lunch hour **

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Dan Lister

From: David Olsen <just4funx4@hotmail.com>
Sent: Wednesday, February 21, 2024 8:50 AM
To: Dan Lister
Subject: Fwd: [External] Re: Conditional Use Permit Modification - CU2022-0035
Attachments: 1000001508.jpg

David Olsen

From: David Olsen <just4funx4@hotmail.com>
Sent: Wednesday, February 21, 2024 12:11:47 AM
To: David Olsen <just4funx4@hotmail.com>
Subject: Re: [External] Re: Conditional Use Permit Modification - CU2022-0035

David Olsen

From: David Olsen <just4funx4@hotmail.com>
Sent: Tuesday, February 20, 2024 6:51:39 PM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Subject: Re: [External] Re: Conditional Use Permit Modification - CU2022-0035

I'm sorry I don't draw very well. This is the site. It includes the current set up with the BBQ stands and picnic tables. Please let me know if this suffices. Thanks again. David Olsen

David Olsen

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Tuesday, February 6, 2024 4:49:02 PM
To: 'David Olsen' <just4funx4@hotmail.com>
Subject: RE: [External] Re: Conditional Use Permit Modification - CU2022-0035

David,

I received your updated letter. I'll review it sometime this week.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm - 5 pm

****We will not be closed during lunch hour ****

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From: David Olsen <just4funx4@hotmail.com>
Sent: Tuesday, February 6, 2024 10:06 AM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Subject: [External] Re: Conditional Use Permit Modification - CU2022-0035

Hi Dan, dropped off my revised letter to your office yesterday. I hope I did it correctly and it makes sense. If you see anything that I need to revise to make it more clear please let me know. Thx David Olsen

David Olsen

From: David Olsen <just4funx4@hotmail.com>
Sent: Thursday, December 14, 2023 9:25:29 PM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Subject: Re: Conditional Use Permit Modification - CU2022-0035

Received. Thank you for your time today.

David Olsen

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Thursday, December 14, 2023 5:42:15 PM
To: 'just4funx4@hotmail.com' <just4funx4@hotmail.com>
Subject: Conditional Use Permit Modification - CU2022-0035

Mr. Olsen

I've been assigned the planner to your case, CU2022-0033.

As discussed today, you stated you would like to move forward with Case CU2022-0035 to first modify the conditions of approval for CU2002-42 (Original Case No. 011961L33-5N-3W) to ensure the mobile home park use is compliant before applying for an RV Park conditional use permit (CUP).

The following is required to proceed:

- A new letter of intent. The letter of intent originally submitted only speaks about adding RVs to the mobile home park. To revise the condition of an old approval, the letter of intent should include:
 - The reasons why you're applying for the modification.
 - Provide background and how a favorable decision would help you with the next step, a CUP for an RV Park.
 - What conditions are you requesting to remove or modify?
 - For each condition to be modified or removed, please provide the reason and evidence. Evidence can be a site plan, aerial photo, photos, or other documented information that supports the modification or removal of the requested condition.
- I recommend meeting and getting support from other agencies such as Southwest District Health, Middleton Fire, Notus-Parma Highway District, and Black Canyon Irrigation District. If not, the application will be routed to affected agencies for review and comment before the scheduled public hearing.

Per CCZO Section 07-05-03(1)G, the applicant carries the burden of persuasion. Therefore, it's up to you to submit proof and evidence to support your request. You may want to seek assistance from a professional planner or land use attorney.

Case CU2022-0035 was submitted on July 12, 2022. The case has been inactive since 6/16/2023. Please submit the revised information by March 14, 2023. If a revised application has not been submitted by that time, the Director of DSD may decide to proceed to a scheduled hearing with the information submitted on 7/12/2022.

Contact me if you have any questions.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

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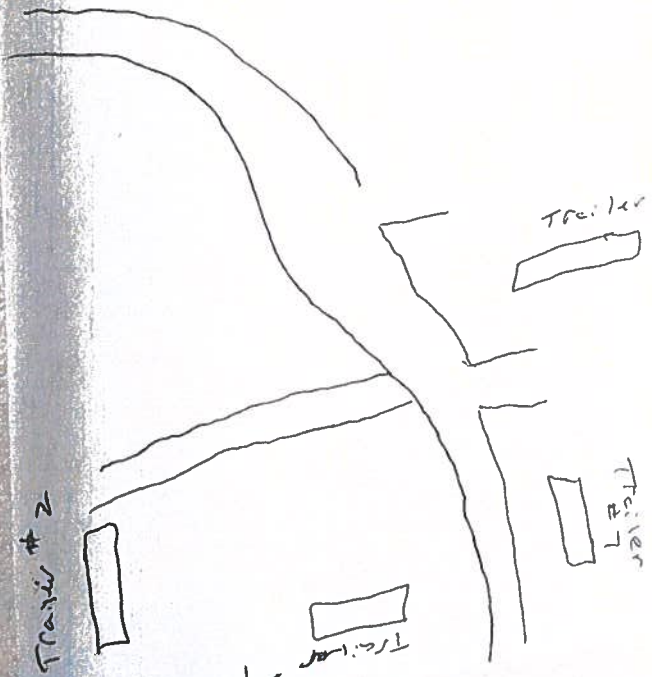
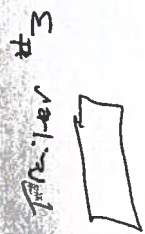
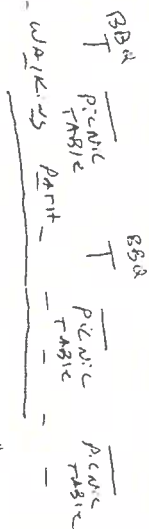
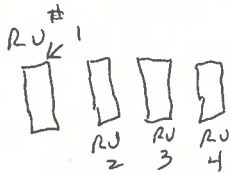
8am – 5pm

Wednesday

1pm – 5pm

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IM ASKING FOR A conditional use permit
modification
OF 24930 Farmway mobile Home PARK

for David Olsen. I developed it

myself 20 yrs ago. IM ASKING

FOR SPACE 4 to SPACE 5 to be

Able to be used for RU'S

The power to septic were already

installed with the original

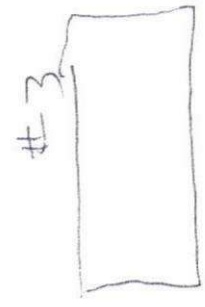
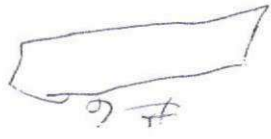
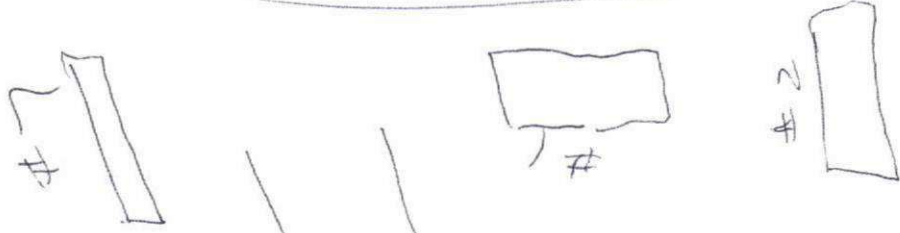
design. power has been updated

and inspected along with septic.

to meet RU hook ups.

SA SB SC SD

4A 4B 4C 4D



↑↑ Pump House

Purple Sage Rd

**Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing**

Date 6/8/2022

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date, you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: 6/18/2022

Time: 12:00 PM

Location: 24938 Farmway Road Caldwell Idaho 83607

Property description: Manufactured Park

The project is summarized below:

Site Location: 24938 Farmway Road Caldwell Idaho 83607

Proposed access: Adding additional RV sites (8)

Total acreage: 3.34

Proposed lots: land not splitting

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE- APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, or written correspondence).

Sincerely,

David J Olsen

208-863-3652

423 E Karcher Rd Nampa ID 83687

just4funx4@hotmail.com

Neighborhood Notification Map

Parcel No. R38154

Buffer Distance 600 Feet

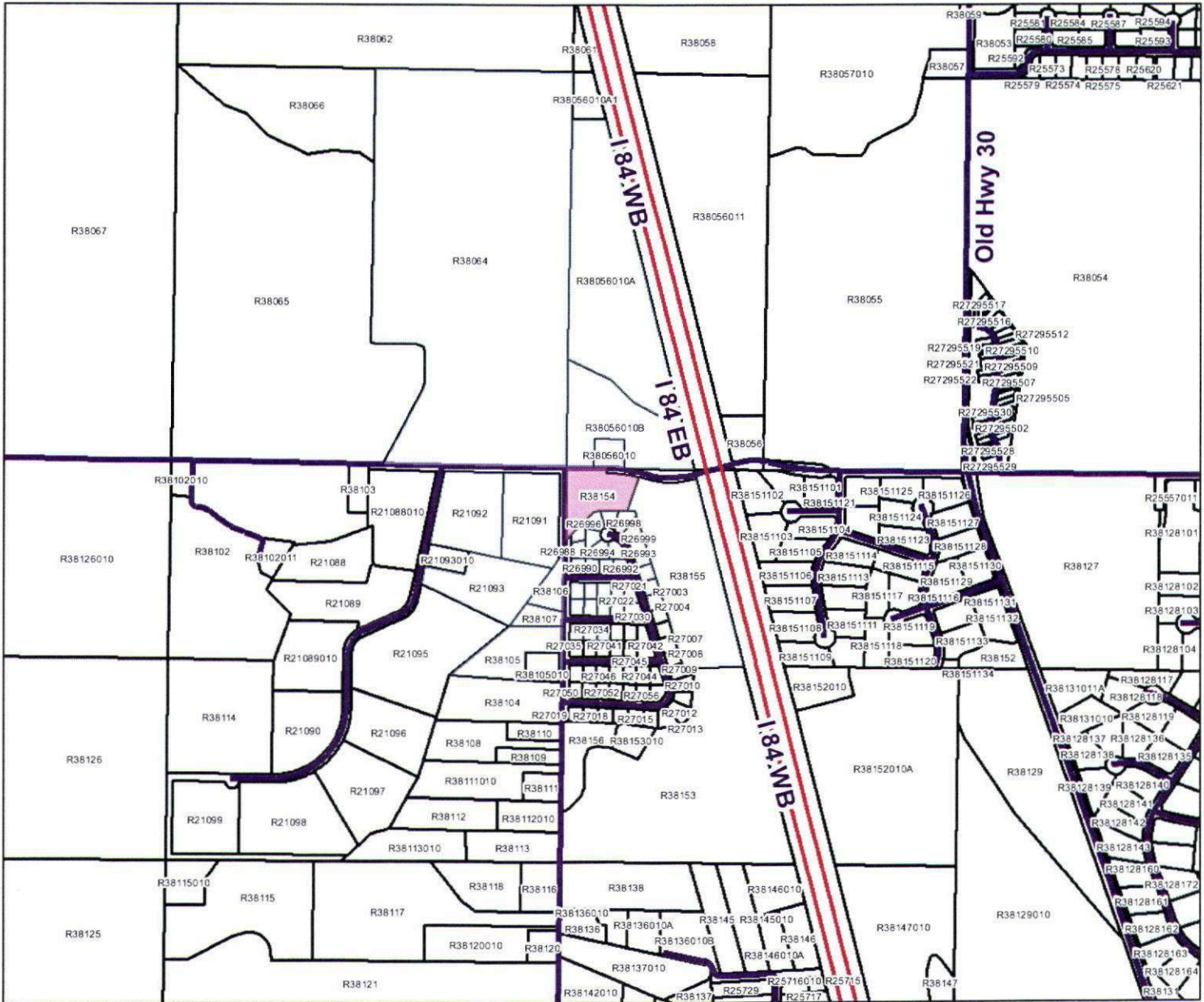
Canyon County
 Development Services
 111 North 11th Ave, #140
 Caldwell, ID 83605



This map is for informational purposes only and does not suggest approval of the project.

Date: 5/10/2022
 By: TALmeida

The neighborhood meeting shall be conducted prior to acceptance of the application. 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.



Legend

	NOTIFICATION BUFFER		Highway
	SUBJECT_PROPERTY		Interstate
	NOTIFIED PARCELS		Local Road
	TAX PARCELS		

SCALE 1 in = 1,000 feet
Map Scale 1:12,000

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R26988	CAMPOS JOSE C	1303 S MIDLAND BLVD	NAMPA	ID	83686
R26992	FLEETWOOD CARLOS E	24885 SUNBURST DR	CALDWELL	ID	83607
R26995	CAMPOS JOSE C	1303 S MIDLAND BLVD	NAMPA	ID	83686
R26998	CHILDERS JAMES A	24924 SUNBURST DR	CALDWELL	ID	83607-8457
R27002	AMES FLOYD R	24876 SUNBURST DR	CALDWELL	ID	83607
R27003	ZIGLER RONDA	24842 SUNBURST DR	CALDWELL	ID	83607
R27022	ZUBER ORVILLE D	15881 SOLAR ST	CALDWELL	ID	83607
R26990	HETRICK NICHOLE MARIE	15920 SOLAR ST	CALDWELL	ID	83607
R26996	COMBS DANNY	24942 SUNBURST DR	CALDWELL	ID	83607
R27000	DUNLAP MICHAEL	24898 SUNBURST DR	CALDWELL	ID	83607
R27001	CORBRIDGE LONNIE K	24880 SUNBURST DR	CALDWELL	ID	83607
R27004	HALL CARL L	24840 SUNBURST DR	CALDWELL	ID	83607
R27027	MARKER DAVID G	15938 SUNBEAM ST	CALDWELL	ID	83607
R26989	MURPHY MATTHEW B	PO BOX 23	MELBA	ID	83641
R26991	GARCIA NOEMI	16733 OLD FRIENDSHIP WAY	CALDWELL	ID	83607
R26993	SMITH FRANCISCA NAZARE C	24893 SUNBURST DR	CALDWELL	ID	83607
R27021	TUCHSCHER CYRUS L	15871 SOLAR ST	CALDWELL	ID	83605
R27024	HASTRITER D PAT	15927 SOLAR ST	CALDWELL	ID	83607
R27025	MILLER HARVEY E JR	15943 SOLAR ST	CALDWELL	ID	83605
R27030	ANDERSON BOBBY	6925 ANDERSON LN	MARSING	ID	83639
R27035	KEITHLEY JACK	15941 SUNBEAM ST	CALDWELL	ID	83607
R27036	KITCHEN WAYNE T	15951 SUNBEAM ST	CALDWELL	ID	83607
R21092	GREVER DOROTHY A	206 YOUNGLOVE AVE	SANTA CRUZ	CA	95060
R26994	MELCHOR GUADALUPE	24951 SUNBURST DR	CALDWELL	ID	83605
R26997	HURLEY PATRICIA A	24934 SUNBURST DR	CALDWELL	ID	83607
R26999	CARDOZA CODY TODD	24914 SUNBURST DR	CALDWELL	ID	83607
R27020	CAMPOS JOSE C	1303 S MIDLAND BLVD	NAMPA	ID	83686
R27023	VEASEY CYNTHIA ANN	15917 SOLAR ST	CALDWELL	ID	83605
R27026	HORN EDWARD EARL FAMILY TRUST	15956 SUNBEAM ST	CALDWELL	ID	83607
R27028	HEALY DENNIS E	15926 SUNBEAM ST	CALDWELL	ID	83607
R27034	KEITHLEY JACK LEE	15941 SUNBEAM ST	CALDWELL	ID	83607
R21091	DALBESIO EDWARD A	131 LAURENT ST	SANTA CRUZ	CA	95060
R21093	BOES CYNDEL	24924 BARBARA LN	CALDWELL	ID	83607
R38155	15881 PURPLE SAGE ROAD LLC	1801 WESTWARD HO CIR	EL CAJON	CA	92021
R38105	STEVENSON FAMILY TRUST	24815 FARMWAY RD	CALDWELL	ID	83607
R38064	STEELE SHAUN	400 W BEACON LIGHT RD	EAGLE	ID	83616
R38106	NAVARRO GONZALO	4815 OXBOW AVE	CALDWELL	ID	83605
R38056010B	WERNER GUY DARRELL	3873 SW 4TH ST	NEW PLYMOUTH	ID	83655
R38056010	BECKMAN LINDA L	15956 PURPLE SAGE RD	CALDWELL	ID	83607
R38056010A	POLTAVETS SVETLANA	15968 PURPLE SAGE RD	CALDWELL	ID	83607
R38107	KEPLER SUSAN E	24827 FARMWAY RD	CALDWELL	ID	83607
R38154	OLSEN DAVID J	423 E KARCHER RD	NAMPA	ID	83687

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



LAND USE WORKSHEET

Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

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:

Public Private Road User's Maintenance Agreement Inst # _____

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

Type: _____ Height: _____

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)

RESIDENTIAL USES

1. NUMBER OF LOTS 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: _____

2. DAYS AND HOURS OF OPERATION:

- Monday _____ to _____
 Tuesday _____ to _____
 Wednesday _____ to _____
 Thursday _____ to _____
 Friday _____ to _____
 Saturday _____ to _____
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? _____ 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? _____

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

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: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

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: 24938 Farmway	Parcel Number: R38154
City: Caldwell	State: Idaho ZIP Code: 83607
Notices Mailed Date: 11/8/2022	Number of Acres: 3.34 Current Zoning:
Description of the Request: Modification of Conditional Use Permit	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: David Olsen
Company Name:
Current address: 10947 Wagon Trail Ln
City: Middleton State: Id ZIP Code: 83644
Phone: Cell: 2088633652 Fax:
Email: jost4funx4@hotmail.com

MEETING INFORMATION

DATE OF MEETING: 11/8/2022	MEETING LOCATION: 24938 Farmway Rd Caldwell Id 83607	
MEETING START TIME: 12:00	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Karla Stony Stevenson	208-455-5116	neighbor - ?
2. Ken Stevenson	208-454-5570	neighbor - ?
3. Vicky Combs	208-880-5179	neighbor - concerns about continued trash + rotten trees causing damage + diminished water conditions
4.		
5.		
6.		
7.		
8.		
9.		

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):

APPLICANT/REPRESENTATIVE (Signature): _____

DATE: ____/____/____

Fire works

waste water for animals

TRAFFIC

8 or 16 ?

debris in ditch

Fire works >
o

waste water debris from neighbors Above

below

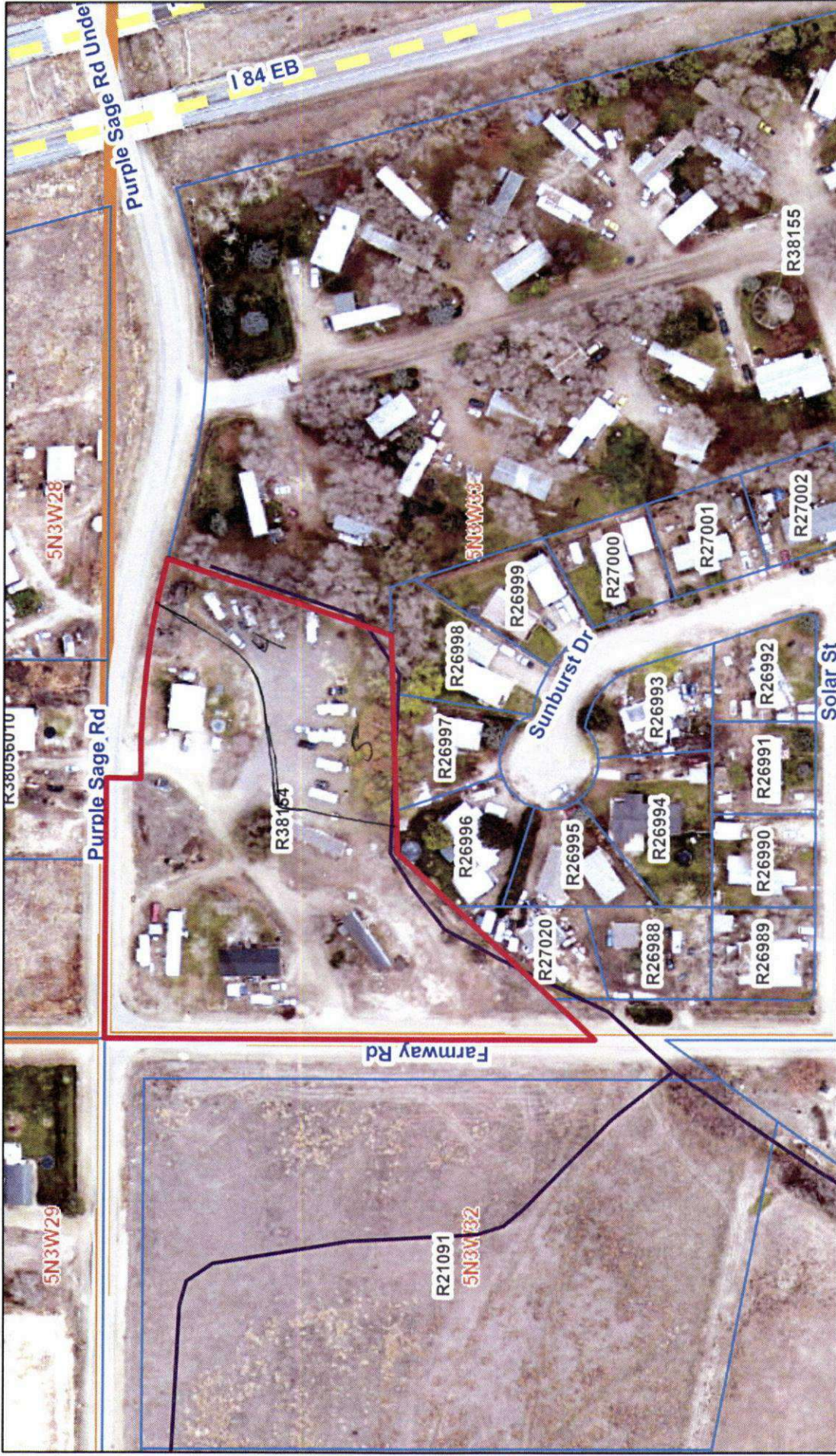
chemicals from farmers Above

Traffic has been there 3 yrs

+ wheel chair people Arnet even there ?

8 not 16

Canyon County, ID Web Map



5/24/2022, 1:13:16 PM

- ▭ Parcel Number Search_ Query result
- ▭ Hydro_NHDFlowline
- ▭ PARCELTOOL_FINAL
- ▭ Interstate
- ▭ Roads
- ▭ Roads
- ▭ County Boundary
- ▭ Current Impact Area
- ▭ City Limits
- ▭ Sections
- ▭ Canyon County Imagery_2019
- ▭ Red: Band_1
- ▭ Green: Band_2
- ▭ Blue: Band_3

1:2,257
0 0.01 0.02 0.03 0.04 0.05 mi
0 0.02 0.04 0.08 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | COMPASS | Nampa GIS | Canyon County Sheriff's Office

Canyon County, ID



Development Services Department



1 North 11th Avenue, Suite 310, Caldwell, ID 83605

6633 Fax ▪ DSDInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

NOTICE OF VIOLATION

Sent Certified Mail & 1st-Class Mail

o
Dave
Please
Review
4/30

Zoning Ordinance violations on your property located at 24938 Farmway identified as Assessor Parcel Number R38154. This property is located in a zone that is zoned "AG" (Agricultural).

ZONING ORDINANCE: Recreational Vehicle Park/Use: Subject property contains multiple occupied recreational vehicles (RVs). Operating an RV park without approval of a zoning compliance, **conditional use permit**, temporary use permit, and/or septic approvals are violations of the Canyon County Zoning Ordinance (CCZO § 07-10-27; 07-12-01(1)).

ABATEMENT/CORRECTION: Meet with Development Services **within the next 10-days or no later than May 19, 2022**, to discuss options available to you **OR** the RV(s) must be removed **within the next 10-days or no later than May 19, 2022**.

Development Services desires that property owners voluntarily correct all ordinance violations. You may call 208-454-7458 for Development Services to discuss available options and obtain appropriate permits, or select option four, then option one to contact a Code Enforcement Officer. Our office is located on the 3rd floor of the administration building, 111 N. 11th Avenue, #310, Caldwell, ID 83605.

If you plan to visit, please call ahead to ensure that I am available to meet with you. To view the Canyon County Code, please visit our website at <http://www.canyoncounty.id.gov>.

Failure to respond to this notice can result in additional enforcement action in accordance with Canyon County Zoning Ordinance 12-008, Article 19. No response or failure to correct/improve the condition of your property will be considered a violation of this Chapter and is a misdemeanor. The code enforcement officer can issue you a misdemeanor citation. This will require you to appear in the District Court of Canyon County if you have not corrected violations. Each day that work or land use continues after notification of violation shall constitute a separate offense, and each violation shall be punishable as provided in Idaho Code § 18-113 (CCZO 12-008, § 07-19-01).

Katie Phillips, Code Enforcement Officer
katie.phillips@canyoncounty.id.gov

cc: Case File CDEF2022-0086



Development Services Department



Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

COURTESY NOTICE

April 18, 2022

Sent US First Class & Certified Mail

David J. Olsen
432 E. Karcher Road
Nampa, ID 83687

Dear Property Owner:

Canyon County is investigating Zoning Ordinance violations on your property located at 24938 Farmway Road, Caldwell, ID 83607; also identified as Assessor Parcel Number R38154. This property is located in an area in Canyon County that is zoned "AG" (Agricultural).

ZONING ORDINANCE: Recreational Vehicle Park/Use: Subject property contains multiple occupied recreational vehicles (RVs). Operating an RV park without approval of a zoning compliance, **conditional use permit**, temporary use permit, and/or septic approvals are violations of the Canyon County Zoning Ordinance (CCZO § 07-10-27; 07-12-01(1)).

ABATEMENT/CORRECTION: Meet with Development Services **within the next 10-days or no later than May 4, 2022**, to discuss options available to you **OR** the RV(s) must be removed **within the next 10-days or no later than May 4, 2022**.

Development Services desires that property owners voluntarily correct all ordinance violations. You may call 208-454-7458 for Development Services to discuss available options and obtain appropriate permits, or select option four, then option one to contact a Code Enforcement Officer. Our office is located on the 3rd floor of the administration building, 111 N. 11th Avenue, #310, Caldwell, ID 83605.

If you plan to visit, please call ahead to ensure that I am available to meet with you. To view the Canyon County Code, please visit our website at <http://www.canyoncounty.id.gov>.

Thank you for your cooperation in this matter.

Katie Phillips
Code Enforcement Officer
katie.phillips@canyoncounty.id.gov

ACCOMMODATION
RECORDING

Quitclaim Deed

2017-003526
RECORDED
01/27/2017 02:05 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 EHOWELL \$16.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

For value received,

Anita J. Stroschein, an unmarried woman

Does hereby convey, release, remise, and forever quit claim unto

David J. Olsen, an unmarried man

whose current address is 1515 N Midland Blvd Nampa ID 83651

the following described premises:

SEE ATTACHED EXHIBIT "A"

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 04/06/2016

Anita J. Stroschein
Anita J. Stroschein

State of Idaho, County of Canyon, ss.

On this 26 day of January in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Anita Stroschein known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Taylor J. Peterson
Notary Public
My Commission Expires: 8/15/20
(seal)

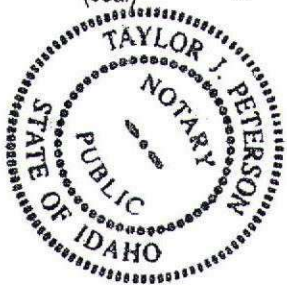


EXHIBIT A

This parcel is situated in the West Half of the Northwest Quarter of Section 33, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said Section 33; thence
South 89° 51' 38" East along the North boundary of said Section 33 a distance of 267.95 feet to a point on the Westerly boundary of the right-of-way for an existing State Highway; thence
South 1° 15' 22" West along the West and South boundaries of said right-of-way a distance of 35.00 feet to an existing Highway right-of-way monument which point is also a point of curve; thence
Southeasterly along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 8° 02' 47" and a long chord which bears South 87° 14' 13" East a distance of 116.55 feet; thence
Southeasterly along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 7° 45' 11" and a long chord which bears South 79° 20' 13" East a distance of 112.30 feet; thence
South 75° 27' 38" East a distance of 93.98 feet to a point of curve; thence
Northeasterly along the arc of a curve to the left, having a radius of 444.26 feet, a central angle of 29° 27' 30" and a long chord which bears North 89° 48' 37" East a distance of 228.41 feet; thence
North 75° 04' 52" East a distance of 62.59 feet to an existing Highway right-of-way monument on the Westerly boundary of U. S. Highway I-80 North; thence
South 15° 01' 18" East along said Westerly right-of-way a distance of 1304.51 feet to a point on the centerline of an existing irrigation lateral known as Conway Gulch Lateral No. 6.1; thence
South 89° 00' 49" West along said centerline a distance of 404.87 feet which point is 71.16 feet West of the said centerline extended; thence
North 18° 00' 51" West a distance of 1101.92 feet; thence
South 88° 08' 19" West a distance of 273.85 feet; thence
South 48° 35' 19" West a distance of 275.50 feet to a point on the West boundary of said West Half of the Northwest Quarter; thence
North along said West boundary a distance of 496.19 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel:

This parcel is situated in the Northwest Quarter of the Northwest Quarter of Section 33, Township 5 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter of Section 33; thence

South 89° 51' 38" East along the North boundary of said Northwest Quarter of the Northwest Quarter of Section 33 a distance of 267.95 feet; thence

South 0° 55' 23" West a distance of 52.97 feet (formerly South 1° 15' 22" West a distance of 35 feet) to a Highway right-of-way monument on the South boundary of West Purple Sage Road; thence

Southeasterly along said Southerly right-of-way boundary of road a distance of 230.47 feet along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 15° 54' 42" and a long chord which bears South 82° 26' 01" East a distance of 229.73 feet to a Highway right-of-way monument, the TRUE POINT OF BEGINNING, (formerly, a distance of 228.85 feet along the arc of a curve to the right, having a radius of 829.89 feet, a central angle of 15° 47' 58" and a long chord which bears South 83° 21' 37" East a distance of 228.12 feet); thence

South 75° 27' 38" East along the Southerly right-of-way boundary of Road, a distance of 93.98 feet; thence

Northeasterly a distance of 227.00 feet along the arc of a curve to the left, having a radius of 444.26 feet, a central angle of 29° 16' 34" and a long chord which bears North 89° 20' 15" East a distance of 224.54 feet, (formerly Northeasterly a distance of 228.41 feet along the arc of a curve to the left, having a radius of 444.26 feet, a central angle of 29° 27' 30" and a long chord which bears North 89° 48' 37" East a distance of 225.91 feet); thence

North 75° 04' 52" East along the South right-of-way boundary of the Road, a distance of 62.59 feet to a point on the West right-of-way boundary of U.S. Highway I-89 North; thence

South 15° 01' 18" East along the West right-of-way boundary of Highway I-89 North a distance of 1304.51 feet; thence

South 89° 00' 49" West along the South boundary of said Northwest Quarter of the Northwest Quarter of Section 33 a distance of 404.87 feet to a point on the East boundary of Sunlight Terrace Subdivision; thence

North 18° 00' 51" West along the East boundary of said Sunlight Terrace Subdivision a distance of 1101.92 feet; thence

South 88° 08' 19" West along the North boundary of said Sunlight Terrace Subdivision a distance of 50.00 feet; thence

North 19° 51' 49" East a distance of 239.77 feet to the TRUE POINT OF BEGINNING.

CONDITIONAL USE PERMIT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- | |
|---|
| <input checked="" type="checkbox"/> Master Application completed and signed |
| <input checked="" type="checkbox"/> Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below <i>reference CU2002-42</i> |
| <input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter |
| <input checked="" type="checkbox"/> Land Use Worksheet |
| <input checked="" type="checkbox"/> Site Plan showing existing and proposed site features |
| <input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties. |
| <input checked="" type="checkbox"/> \$850 non-refundable fee, \$550 for a modification
<i>\$600</i> |

NOTE:

The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:

Please provide a response to each of the criteria in the letter of intent.

- (1) Is the proposed use permitted in the zone by conditional use permit;
- (2) What is the nature of the request;
- (3) Is the proposed use consistent with the comprehensive plan;
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
- (7) Will there be undue interference with existing or future traffic patterns; and
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)

**Additional studies and information may be required to understand the impact to traffic, the environment, economics and surrounding properties.

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

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 75308

Date: 7/12/2022

Date Created: 7/12/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: David Olsen

Comments: CU2022-0035 location 24938 Farmway Rd Caldwell

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	CU2022-0035	\$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	11749987	\$600.00

Total Payments: \$600.00

ADJUSTMENTS

Receipt Balance: \$0.00