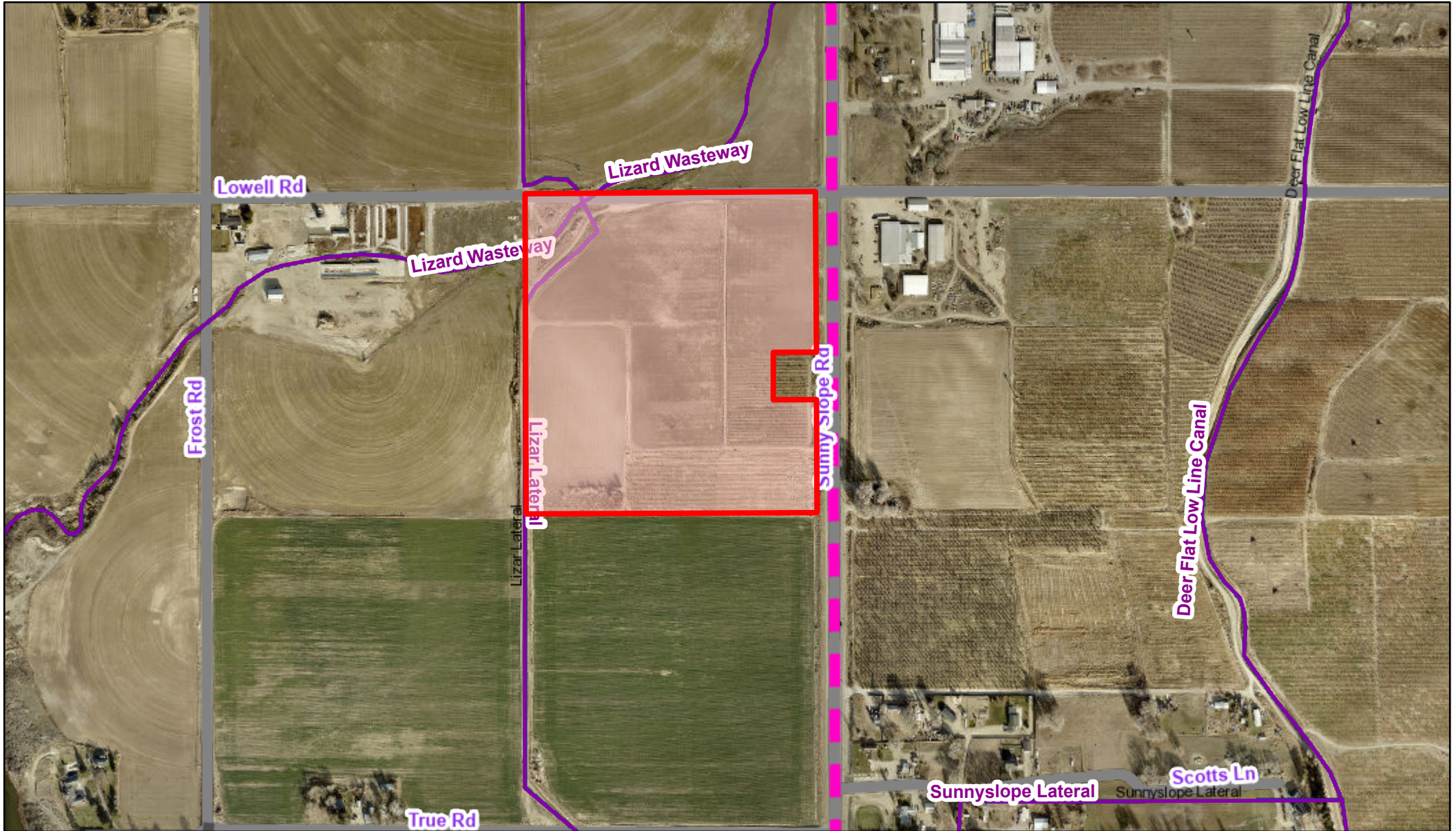
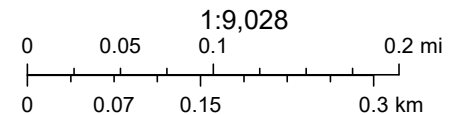


Canyon County, ID Web Map



6/17/2024, 3:58:08 PM

- | | | |
|---|--|--|
| Multiple Parcel Search_Query result | CanyonCountyRoads | ITDFunctionalClassification |
| — Hydro_NHDFlowline | — Hwy | — Other Principal Arterials |
| — Hydro_NHDFlowline | — Roads | Imagery_2022 |
| | — CC_PrivateRoads | ■ Red: Band_1 |
| | | ■ Green: Band_2 |



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

Canyon County, ID

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



CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Symms Fruit Ranch, Inc.</u>	
	MAILING ADDRESS: <u>14068 Sunny Slope Rd, Caldwell, ID 83607</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>[Signature]</u> Date: <u>5-10-24</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Doug Sanders</u>	
	COMPANY NAME: <u>Rep. Symms Fruit Ranch, Inc.</u>	
	MAILING ADDRESS: <u>1904 E Chicago st ste L, Caldwell ID 83605</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>Lowell Rd., Caldwell, ID 83607</u>	
	PARCEL NUMBER: <u>R 33566</u>	
	PARCEL SIZE: <u>35.49</u>	
	REQUESTED USE: <u>PRODUCE PROCESSING</u>	
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>A</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU2024-0015</u>	DATE RECEIVED:	<u>6/17/24</u>
RECEIVED BY:	<u>Madelyn Vander Veen</u>	APPLICATION FEE:	<u>\$950</u> (CK) MO CC CASH



CONDITIONAL USE PERMIT PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Site Plan (see standards on next page)	✓	✓
Operation Plan (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting sheet/letter completed and signed	✓	✓
Proof of application/communication with the following agencies:	✓	✓
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/ Idaho Transportation Dept.	✓	✓
Area of City Impact (if applicable)	N/A	N/A
Deed or evidence of property interest to the subject property	✓	✓
Fee: \$950.00		
\$600.00 (CUP Modification)		

****Fees are non-refundable****

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

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

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

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)
<p>A scaled drawing showing:</p> <ul style="list-style-type: none"> - The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.
<p>Operation Plan to include:</p> <ul style="list-style-type: none"> - Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.
Demonstrate legal access
Address potential impacts to existing or future traffic patterns.
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.
If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.	N/A	N/A

MINERAL EXTRACTION (07-14-19) - REQUIRED	Applicant	Staff
Show how the 30' setbacks on all sides will be met.	N/A	N/A
Name of operator/extractor	N/A	N/A
Duration of proposed use: Commencement & Completion dates	N/A	N/A
Provide an approved reclamation from Idaho Dept. Of Lands	N/A	N/A
Location of proposed pits and accessory uses	N/A	N/A

WIND FARM (07-14-33) - REQUIRED	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.	N/A	N/A

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.	N/A	N/A

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

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

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☐ Individual Domestic Well ☒ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? 0

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: IRR. AND PUBLIC WATER SYSTEM

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: PRODUCE PROCESSING

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 8:00 to 17:00
☒ Tuesday " to "
☒ Wednesday " to "
☒ Thursday " to "
☒ Friday " to "
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 5-10 ☐ 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? 10

Is there is a loading or unloading area? YES

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other N/A

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: N/A

Letter of Intent for Parcel R33566000 by Symms Fruit Ranch INC

Location: 0 Lowell Road (Lowell Road & Sunnyslope Road), Caldwell, ID 83607

Request – For the construction of an agricultural/food processing facility with the intent of creating value-added shelf stable retail products from agricultural products produced by the Symms Fruit Ranch INC. (E.G. Dried & Freeze-Dried Fruits, Fruit Juices, Baked Pies, and Canned Fruit) on the parcel R33566000, located at 0 Lowell Road. The approximate location of the building would be 350' south from the center of Lowell Road and 180' west of Sunnyslope Road.

The expected facility hours would be between 8:00 AM and 5:00 PM MST which will operate with an estimated 10 employees. Shipping & receiving operations will be conducted during these business hours from a loading bay located at the rear of the building on a proposed private road located within the parcel.

Amendments – Since speaking with Golden Gate Highway District, we have retracted plans for direct parcel access from Sunnyslope Road (I-55). These additional access points are unnecessary due to minimal traffic expectations for the facility and already sufficient access from the pre-existing connection to Lowell Road. If deemed necessary to add additional access points in the future, we will seek approval from ITD, as directed by Golden Gate Highway District.

Property Impacts – This building will be placed on a plot of land zoned for agriculture previously used for farming by Symms Fruit Ranch INC. To keep with the character of the area, buildings on the property have been designed with an agricultural theme (Barns & Greenhouses) and proposed landscaping projects will keep with the local theme of orchards that will help obscure commercial activities from the road and beautify the property.

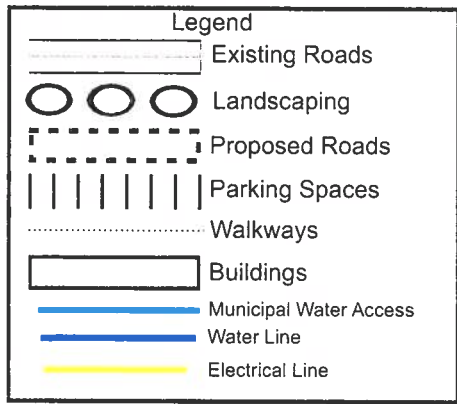
Utilities – This facility will operate on municipal water from connections already present on the property, with an estimated average water use per day of 126.90 gallons. Sewage and wastewater will be through an individual septic system at the facility after a site evaluation and (pending, if necessary, by SWDH) nutrient pathogen study is performed by Southwest District Health. Septic permitting as required by SWDH will be conducted before construction. The decision for septic is due to no municipal sewer access being within reasonable distance of the facility. Impact on irrigation will be limited and affect only landscaping which will be less than the original property water use of farming. Natural Gas will be supplied on-site via a tank maintained by the Symms Fruit Ranch. Stormwater will be directed to a nearby field on the parcel owned by Symms Fruit Ranch for supplemental watering.

Vehicle Access – The facility will have direct access to a pre-approved access point from Lowell Road approximately 200' from the corner connecting with Sunnyslope Road as discussed with Golden Gate Highway District. Small private roads will be placed on the north and south side of the building that will align with the pre-existing dirt access paths from Sunnyslope Road as seen on the provided aerial photograph and proposed lot diagram; These roads will however not directly connect to Sunnyslope Road as deemed unnecessary with expected low traffic and only align to allow easier future construction if access in the future is deemed necessary. A larger private road going north to south that directly connects to Lowell Road will connect to these two internal roads. No names have yet to be selected for these private roads.

Commercial vehicle storage, with exception of a forklift, will be across the street at the pre-existing Symms Sunny Slope facility.

Traffic Pattern Impact – Due to the combination of traffic from this facility and other pre-existing facilities on the parcel, a skirt/turn lane has been proposed and approved by Golden Gate Highway District on Lowell Road connecting directly to the larger private road that would alleviate any foreseeable congestion on Lowell Road which will be constructed as part of the project. Additionally, the private roads to be constructed on the parcel will align with existing entry points on Sunny Slope Road, which will allow easier construction of additional access points should in the future it is deemed necessary.

Impact on Essential Services – This facility is not expected to have a major impact on essential services such as police, medical, school services, and fire services other than routine inspections and permitting.



Symms Fruit Ranch

Parcel R3356600

0 Lowell Road, Caldwell Idaho 83607



To Marsing

Sunny Slope Road

To Caldwell

Existing Road Access ledge
(Will not connect at this time)

Existing Road Access ledge
(Will not connect at this time)

Municipal Water Access

Lowell Road

< 350' >

Proposed Commercial Vehicle Access Road

Dumpsters/Recycling Area

Loading Bay

< 85' >

(Proposed Agricultural Production Facility)

> 170' >

Employee/Visitor Parking

Underground septic, possible location #2

Canyon Creek Gardens Storage Greenhouses

Rainwater drainage pipe/ditch

< 550' >

Proposed Additional Access Road

< 350' >

(Cold Storage BDLG)

(Red Barn BLDG Storage/ Outdoor Checkout Stand)

Electrical Box

(Canyon Creek Gardens Customer Access Greenhouse)

(Customer Parking Area)

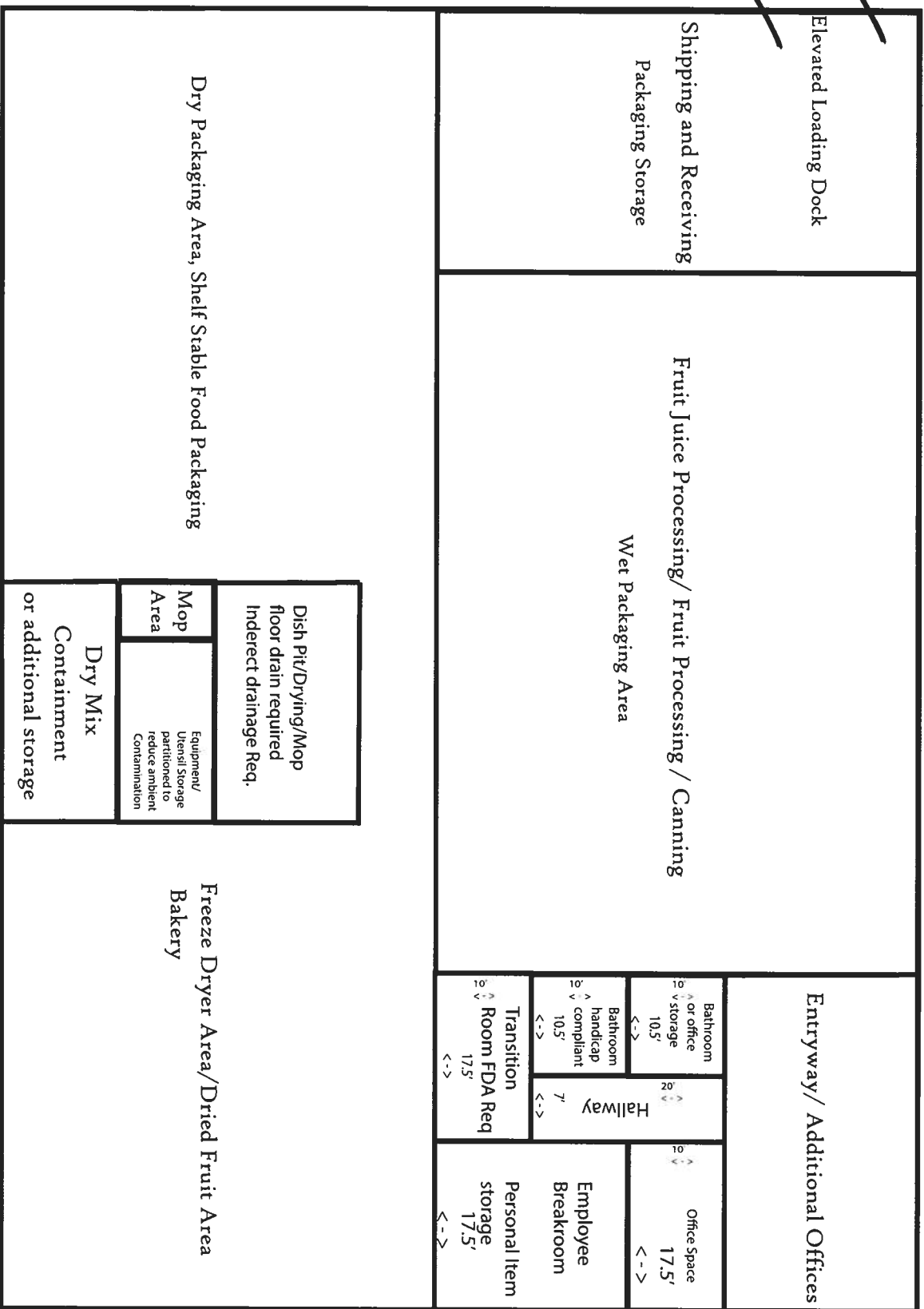
(Customer Parking Area)

Connecting Side Road To Lowell Road

Road turnoff from Lowell RD

< 170' >

Symms Fruit Ranch Food/Agricultural processing facility,
Rough Design #3



S

< 80' >

N

Operation Plan

Parcel R33566000 by Symms Fruit Ranch INC

Location: 0 Lowell Road (Lowell Road & Sunnyslope Road), Caldwell, ID 83607

Building time requirements: Est. 8 months.

Commencement of Operation: Est. 2 months from CUP final approval and acquisition of all necessary permits, depending on season and building resource availability.

Expected Hours of Operation: 8 AM – 5 PM, Monday through Friday

Environmental Impact:

Noise levels are expected to be minimum with ventilation and light commercial vehicle traffic, which should be negated by landscaping projects. Affects on local air quality will be near zero after the completion of the building with no hazardous chemicals ventilated from the facility and paved/gravel roads producing minimal dust levels. Construction is expected to create very little dust as it does not require extensive excavation.

Water quality testing will be performed during the septic permitting phase and all wastewater produced by the facility will be contained to an on-site septic tank. Rainwater will be diverted to farmland on the parcel for supplemental watering. Construction materials will be stored on site during the time of construction.

Products, Delivery, and Marketing:

The facility is being designed to take products already produced by the Symms Fruit Ranch, INC such as apples and cherries and using them to produce value added products that include juices, freeze dried products, canned fruit, and baked goods. Delivery and transportation to and from the building will be handled from a loading bay on the southwest corner of the building and accessible via the connecting road from Lowell Road. Marketing will be handled by the Symms Fruit Ranch's existing marketing team, with initial primary marketing targets of existing accounts where their fruit is already sold.

Site Improvements, Facilities, and Amenities:

This structure will be built on previous farmland which is currently an empty dirt lot on the parcel. Additional planned improvements include landscaping bordering Sunny Slope Road, 3 new private roads on the property, publicly available vehicle

charging stations, septic provided to buildings on the property, additional parking, and a turn lane/skirt added to Lowell Road.

This building will be primarily for staff members and offer bathrooms, offices, a breakroom, and its primary function of a food/agricultural production facility for the Symms Fruit Ranch.

Additional Infrastructure Notes:

This proposal includes 3 additional private roads (2 approx. 350', 1 approx. 550'), a commercial septic tank (pending testing and permitting SWDH), municipal water connection, and turn lane added to Lowell Road (approved via Golden Gate Highway District).

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN-UP SHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning amendment (rezone), subdivision, variance, conditional use, zoning ordinance amendment, map amendment, or other request involving a public hearing.

SITE INFORMATION

Site Address: 0 Lowell Road

City: Caldwell

Notices Mailed Date: 3-11-24

Description of the Request: Conditional use permit for food/agri processing facility

Parcel Number: R33566000

State: Idaho

ZIP Code: 83607

Number of Acres: 35.49 Current Zoning: Agri

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Doug Sanders

Company Name: Symms Fruit Ranch

Current address: 14068 Sunny Slope RD, Caldwell Idaho 83607

City: Caldwell

State: Idaho

ZIP Code: 83607

Phone: [REDACTED]

Cell: Same

Fax: N/A

Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 3-24-24

MEETING LOCATION: 0 Lowell RD

MEETING START TIME: 4:00 pm

MEETING END TIME: 4:00 - 4:35 pm

ATTENDEES:

NAME (PLEASE PRINT) SIGNATURE ADDRESS: 14068 Sunny Slope RD, Caldwell Idaho 83607

1. Kathryn Moritz

2. [REDACTED]

3. Dan Symms

4. [REDACTED]

5. [REDACTED]

6. [REDACTED]

7. [REDACTED]

8. [REDACTED]

9. [REDACTED]

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):

Doug Sanders

APPLICANT/REPRESENTATIVE (Signature):

Doug Sanders

DATE: 4 / 24 / 24

Date Notified: March 11th, 2024

Meeting Date: March 24th, 2024 at 4pm

Location: Red Storage barn at proposed location I-55/Sunnyslope RD. & Lowell RD, Caldwell ID

List of those invited to the meeting & mailing address (property owners/purchasers within 600+ feet of exterior property boundary):

Troost Family Living Trust – 30540 Sabin RD, Parma ID 83660

Jim & Kathryn Mertz – 14072 Sunny Slope RD, Caldwell ID 83607

EW Real Estate LLC – 258 Union Ave, Los Gatos CA 95032-3903

Deruyter Properties LP – PO Box 580, Marsing ID 83639

Attended:

Jim & Kathryn Mertz

Meeting Notes:

Meeting began at 4:07pm by Dar Symms of Symms Fruit Ranch and ended at 4:35pm. Jim and Kathy Mertz attended in person. Jim and Kathy were given a tour of the proposed property area and a description of potential traffic, proposed facility use, and estimated construction timeframe.

Jim and Kathy voiced no concern or objections to the project and as relatives to the Symms family were already aware of most the scope of the project beforehand.

EW real estate contacted Dar after the scheduled meeting time and discussed the project with no concerns stated.

No response was heard from Deruyter Properties or Troost Family Living Trust.



SYMMS FRUIT RANCH, INC.

14068 Sunny Slope Road • Caldwell, Idaho 83607

11 March 2024

Re: Neighbor meeting regarding a Conditional Use Permit (CUP) with Canyon County

Dear Neighbor,

Symms Fruit Ranch, Inc. (SFR) would like to invite you to a meeting to discuss a CUP. SFR owns Parcel R3356600000 consisting of about 35 acres and located on the corner of Sunny Slope Road and Lowell Road. SFR desires to build and operate a fruit and vegetable processing facility to convert low priced process grade fruits and vegetables into shelf stable finished products. The products would include juice, dried and freeze-dried items.

Canyon County requires a meeting with neighbors and then later a hearing with planning and zoning. SFR will hold a meeting on 26 March 2024 at 4pm. The meeting will be at the new building on the corner of Sunny Slope Rd. and Lowell Rd. and is indicated on the map. We will discuss the plans for the processing facility and answer questions you may have.

Sincerely,

A handwritten signature in dark ink, appearing to read 'G. Dar Symms', written over a light background.

G. Dar Symms





AGENCY ACKNOWLEDGMENT

Date: 5-10-24

Applicant: Sym's Fruit Ranch

Parcel Number: R33566000

Site Address: 0 Lowell Road, Caldwell Idaho 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 05/14/24 Signed: _____

Anthony Lee

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

Fire District:

☒ Applicant submitted/met for informal review.

Date: 3-5-24 Signed: _____

Jim Mowen

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

District: Marsing Fire District

Highway District:

☒ Applicant submitted/met for informal review.

Date: 5/13/24 Signed: _____

Bob Walker

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

District: Golden Gate Hwy #3

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 5/13/24 Signed: _____

Russell

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

District: Wildier Irrigation District

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Not Applicable

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

City: _____

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

APPLICATION-Acknowledgement Notice

SOUTHWEST
DISTRICT HEALTH

Receipt

No: _____

Date: _____

\$100 Fee: _____

Document No: _____

Parcel #: R33566000

(Official Use Only)

Acres: 34.49

Property Address: 0 Lowell RD.

City Caldwell

Zip Code 83607

Legal Description: Township 3N Range 4W Section 27

County Canyon

Subdivision: N/A

Lot _____

Block _____

Applicants Name: Doug Sanders

Email: _____

Mailing Address: 1909 E Chicago st. STEL

City: Caldwell

State: ID

Zip Code: 83605

Applicant is : ☐ Landowner ☐ Contractor ☐ Installer ☒ Other Representative Date: 5-14-24

Owners Name : Symms Fruit Ranch INC.

Mailing Address : 14068 Sunnyslope RD

City : Caldwell

State: ID

Zip Code: 83605

The proposed use will be:

☐ Residential

☒ Commercial

☒ Agricultural

Is there an existing structure(s) on this parcel?

☒ Yes

☐ No

Is a Letter of Intended Use provided? ☐ Yes

☒ No (pending)

The proposed change will be:

☐ Land Split

☐ Land Use Changes (i.e., zoning)

☐ Preliminary Plat Review

☒ Other (See below description of proposal)

Number of lots on the parcel (if applicable): N/A

Property is located in: ☐ City

☐ Impact Zone

☒ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☐ No

Water supply: ☐ Private Well

☐ Shared Well

☒ Public Water System

unsure/pending

Description of proposal:

Proposed Food processing / agricultural processing facility
for fruits, vegetables, and General food production.

SIGNATURE: _____

DATE: 5-24-24

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.

R33566

PARCEL INFORMATION REPORT

2/27/2024 3:27:50 PM

PARCEL NUMBER: R33566000

OWNER NAME: SYMMS FRUIT RANCH INC

CO-OWNER: FALEN FRUIT RANCH

MAILING ADDRESS: 14068 SUNNYSLOPE RD CALDWELL ID 83607

SITE ADDRESS: 0 LOWELL RD

TAX CODE: 1840000

TWP: 3N **RNG:** 4W **SEC:** 27 **QUARTER:** NE

ACRES: 35.49

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: GOLDEN-GATE HWY

FIRE DISTRICT: MARSING FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030: AGRI-TOURISM BUSINESS USE \ AGRI-TOURISM EXCLUSIVE
FARM USE \ SCENIC BYWAY BUFFER

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AGRI-TOURISM BUSINESS USE \ AGRI-TOURISM EXCLUSIVE
FARM USE \ SCENIC BYWAY BUFFER \ AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION
DISTRICT

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0350F

WETLAND: Freshwater Emergent Wetland \ Riverine \ Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Other Principal Arterials

INSTRUMENT NO. : 9847616

SCENIC BYWAY: YES

LEGAL DESCRIPTION: 27-3N-4W NE NENE LS TX 13 LS RD

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM
THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



INSTRUMENT NO.

200029763

PN53426

CORPORATION WARRANTY DEED

Project No. NH-3250(101)

Key No. 0088

Parcel No.15 Parcel I.D. No. 0039536

THIS INDENTURE, Made this 19 day of JUNE, in the year of 2000, between SYMMS FRUIT RANCH, INC., an Idaho Corporation, Grantor, and the STATE OF IDAHO, IDAHO TRANSPORTATION DEPARTMENT, by and through the IDAHO TRANSPORTATION BOARD, 3311 West State Street, Boise, Idaho 83703, Grantee.

WITNESSETH: That Grantor, having authorized the undersigned officers by resolution duly passed by its Board of Directors to execute a conveyance to the hereinafter described lands, for value received does grant, bargain, sell and convey unto the Grantee, the following described real property together with all rights of access between the right of way of State Highway No. 55, Project No. NH-3250(101), Highway Survey and any remaining contiguous real property belonging to the Grantors except for: four points of access, Highway left, between Station 34+54 and Station 38+56 said Highway Survey, situated in the County of Canyon, State of Idaho, described as follows, to-wit:

A parcel of land for right-of-way purposes being on both sides of proposed State Highway 55, Project No. NH-3250 (101), Marsing to Sunny Slope Curve, on file in the office of the Idaho Transportation Department, and being situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the northeast corner of said Section 27, from which the

CORPORATION WARRANTY DEED

Project No. NH-3250(101)
Key No. 0088
Parcel No.15 Parcel I.D. No. 0039536

East 1/4 corner of said Section bears S. 00°31'29"W., 2638.61 feet (804.251 meters); thence, along the north line of said NE ¼ of the NE ¼,

- A) N.89°47'38"W., 25.00 feet (7.620 meters), to a point 24.17 feet, (7.367 meters) right of station 38+56.681 of said proposed Highway 55, being on the westerly right-of-way line of existing Highway 55, and the POINT OF BEGINNING; thence, along said existing right-of-way line,
- 1) S.00°31'29"W., 1319.32 feet (402.127 meters), to the southerly line of said NE ¼ of the NE ¼, being 24.029 feet (7.324 meters) right of station 34+54.554 of said proposed Highway 55; thence, along said southerly line,
 - 2) N.89°47'55"W., 97.84 feet (29.824 meters), to the proposed westerly right-of-way line, being 73.82 feet (22.500 meters) left of station 34+54.389 of said proposed Highway 55; thence, along said proposed line,
 - 3) N.00°31'07"E., 1319.32 feet (402.129 meters), to the northerly line of the NE ¼ of the NE ¼, being 73.82 feet (22.500 meters) left of station 38+56.518 of said proposed Highway; thence, along said northerly line,
 - 4) S.89°47'38"E., 97.99 feet (29.868 meters), to the POINT OF BEGINNING.

CONTAINING 129,188 sq. ft. (12,002 sq. m.) or 2.96 ac. (1.200 ha)

Of which 0.07 ac. (0.029 ha) is acknowledged to be public right-of-way.

SUBJECT TO all Covenants, Rights, Rights-Of-Way and Easements of Record.

CORPORATION WARRANTY DEED

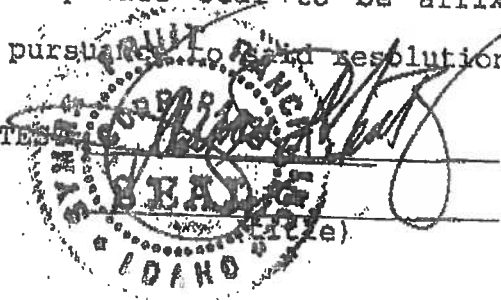
Project No. NH-3250(101)
Key No. 0088
Parcel No. 15 Parcel I.D. No. 0039536

Highway Station Reference: 34+54 to 38+56.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, and Grantee's assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to reservations, restrictions, dedications, easements, right of way and agreements, (if any) of record, and general taxes and assessments, (includes irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, The Grantor has caused its corporate name to be hereunto subscribed by its Corporation PRESIDENT and its corporate seal to be affixed by its Corporation SECRETARY, in pursuance to said resolution, the day and year first above written.

ATTEST:



SYMS FRUIT RANCH, INC., an Idaho corporation

BY:

R. A. Symms
PRESIDENT
(title)

CORPORATION WARRANTY DEED

Project No. NH-3250(101)
Key No. 0088
Parcel No. 15 Parcel I.D. No. 0039536

STATE OF IDAHO

County of Canyon } ss.

On this 22 day of June, 2000, before me, the under-
signed, a Notary Public in and for said State, personally appeared
R. Sythris and J. P. Mertz known to me to be the
PRESIDENT and SECRETARY respectively, of the corporation which
executed the foregoing instrument and acknowledged to me that said
corporation executed the same.

IN WITNESS WHEREOFF, I have hereunto set my hand and affixed
my official seal the day and year in this certificate first above



Gerald W. Veelman

Notary Public for Idaho

Residing at Naupa Id

My commission expires 5-29-2003

200029763

RECORDED

JUN 24 PM 3 59

C NOEL HALES

CANYON CNTY RECORDER

BY

[Signature]

REQUEST STATE OF IDAHO

TYPED SEE FEE -

INSTRUMENT NO. 9847616

SPECIAL WARRANTY DEED

SUNNY SLOPE ORCHARDS PARTNERSHIP, an Idaho general partnership with its principal office at P.O. Box 27, Boise, Idaho 83707, of the County of Ada, State of Idaho ("Grantor"), hereby CONVEYS and WARRANTS to SYMMS FRUIT RANCH, INC., an Idaho corporation whose address is 14068 Sunnyslope Road, Caldwell, Idaho 83605 ("Grantee"), for the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the real property described in the attached Exhibit A located in Canyon County, Idaho.

Subject to all covenants, restrictions, rights of way and easements of record or based upon the premises, and subject the taxes for the current year and thereafter.

With respect to the condition of any improvements on the property, this conveyance is made and accepted AS IS, WHERE IS, AND GRANTOR SPECIFICALLY DISCLAIMS ALL WARRANTIES OF ANY KIND, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22nd day of December, 1998.

SUNNY SLOPE ORCHARDS
PARTNERSHIP

By: SRS Properties LP
Its: General Partner

By 
Scott R. Simplot, General Partner

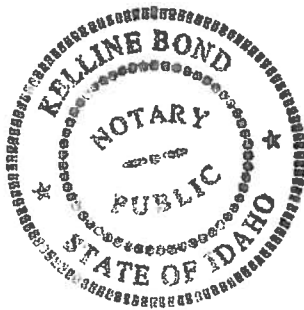
STATE OF IDAHO

County of Ada

)
) ss.
)

On this 2nd day of December, 1998, before me, a Notary Public in and for said State, personally appeared **SCOTT R. SIMPLOT**, the General Partner of SRS Properties LP, known or identified to me to be one of the partners in the partnership of **SUNNY SLOPE ORCHARDS PARTNERSHIP** and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he/she executed the same in said partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Kelline Bond
Notary Public for Idaho
Residing at: Bose, Idaho
My Commission Expires: 10-13-04

EXHIBIT "A"

PARCEL D

The Northeast Quarter of the Southeast quarter, the Southeast Quarter of the Southeast Quarter; and all that part of the Southwest Quarter of the Southeast Quarter lying East of the Mora Canal as now located and constructed; all being in Section 4, Township 3 North, Range 4 West of the Boise Meridian in Canyon County, Idaho.

PARCEL E

The Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 4 West of the Boise Meridian.

EXCEPTING therefrom a part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 4 West of the Boise Meridian, more particularly described to-wit:

COMMENCING at the Northwest corner of Section 26, Township 3 North, Range 4 West of the Boise Meridian, running thence South 310 feet on the West line of said Section 26 to the INITIAL POINT; thence continuing South 195 feet along the said West line; thence East 300 feet at right angles to the said West line; thence North 195 feet parallel to the said West line; thence West 300 feet to the INITIAL POINT.

ALSO EXCEPTING therefrom a part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 3 North, Range 4 West of the Boise Meridian, particularly described as follows:

BEGINNING at the point which constitutes the corner of Sections 22, 23, 26 and 27 of said Township and Range, running thence South 25 feet; thence East 25 feet to the TRUE POINT OF BEGINNING; thence continuing East a distance of 75 feet; thence Southwest to a point 75 feet South of the TRUE POINT OF BEGINNING; thence North 75 feet to the POINT OF BEGINNING.

PARCEL F

The South Half of the Northeast Quarter of Section 16, Township 3 North, Range 4 West of the Boise Meridian.

EXCEPTING a part of the Southeast Quarter of the Northeast Quarter of Section 16, Township 3 North, Range 4 West of

Continuation of Exhibit A

Order No.: 980193912 PW

the Boise Meridian; thence
 North 310 feet along the East line of the said
 Southeast Quarter of the Northeast Quarter; thence
 West 185 feet parallel to the South line of the said
 Southeast Quarter of the Northeast Quarter; thence
 South 310 feet parallel to the said East line to
 a point in the South line of the said Southeast
 Quarter of the Northeast Quarter; thence
 East 185 feet along the said South line to the POINT
 OF BEGINNING.

PARCEL G

The Northeast Quarter of the Northeast Quarter of Section
 27, Township 3 North, Range 4 West of the Boise Meridian...

EXCEPTING therefrom a part of the Northeast Quarter of the
 Northeast Quarter of Section 27, Township 3 North, Range 4
 West of the Boise Meridian, more particularly described
 to-wit:

COMMENCING at the Northeast corner of Section 27, Township
 3 North, Range 4 West of the Boise Meridian; running thence
 South 660 feet along the East line of said Section 27
 to the INITIAL POINT; thence continuing
 South 195 feet along the said East line; thence
 West 300 feet at right angles to the said East line;
 thence
 North 195 feet parallel to the said East line; thence
 East 300 feet to the INITIAL POINT.

PARCEL H

COMMENCING at the West Quarter corner of Section 14,
 Township 3 North, Range 4 West of the Boise Meridian; thence
 East 412 feet along the South line of the Southwest
 Quarter of the Northwest Quarter of said Section
 14 to the REAL POINT OF BEGINNING; thence
 North on a line parallel with the West boundary line
 of said Section 14, a distance of 920 feet;
 thence
 East 668 feet, more or less, to a point in the East
 boundary line of said Southwest Quarter of the
 Northwest quarter 400 feet South of the Northeast

Continuation of Exhibit A

Order No.: 980198912 FW

corner thereof; thence
 South 920 feet, more or less, to the Southeast corner
 of said Southwest Quarter of the Northwest
 quarter; thence
 West 828 feet, more or less, to the REAL POINT OF
 BEGINNING.

PARCEL 1

The Northwest Quarter of the Northwest Quarter of Section
 23, Township 3 North, Range 4 West of the Boise Meridian.

RECORDED

98 DEC 23 PM 1 51

NED J KERR

CANYON CNTY RECORDER

BY

REQUEST

ALLIANCE - NAMP

1000

15.00

9847616

Current
site



Madelyn Vander Veen

From: Madelyn Vander Veen
Sent: Friday, June 14, 2024 1:43 PM
To: [REDACTED]
Subject: Conditional Use Permit - R33566
Attachments: Credit Card Authorization.pdf

Hello Doug,

Your application for a conditional use permit for a food processing facility on parcel R33566 looks to be complete besides the payment of \$950. You can use the attached form, mail a check, or come into the office to pay via cash, card, or check.

Thanks,

Madelyn Vander Veen
Associate Planner, [Canyon County Development Services](#)
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:

Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

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

Canyon County Development Services

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

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 82879

Date: 6/17/2024

Date Created: 6/17/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Doug Sanders - Symms Fruit Ranch, Inc.

Comments: CU2024-0015

Site Address: 0 LOWELL RD, Caldwell ID / Parcel Number: 33566000 0

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 Permit	CU2024-0015	\$950.00	\$0.00	\$0.00

Sub Total: \$950.00

Sales Tax: \$0.00

Total Charges: \$950.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	25578	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck