



# Development Services Department

Canyon County, 111 North 11<sup>th</sup> Ave. Suite 310, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ [zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) ▪ [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

## Memorandum

**To:** Planning and Zoning Commission  
**From:** Dan Lister, Principal Planner  
**Date:** July 5, 2024  
**Re:** **Case No. CU2023-0023 - Postponed to a Date Uncertain**

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Case No. CU2023-0023 was noticed for a public hearing before the Planning & Zoning Commission to be held on July 18, 2024. On June 24, 2024, the applicant, Rage Development, submitted a request that Case No. CU2023-0023 be postponed to a date uncertain due to possible revisions to the telecommunications facility based on comments received from SHPO (State Historic Preservation Office) during the NEPA (National Environmental Policy Act) review.

Due to this request, staff recommends that the subject application be continued to a date uncertain. The applicant was notified that a re-notification fee of \$100 will be required at the time of the revised application.

**Attachment:** E-mail between DSD staff and Rage Development between June 21-24, 2024.

**Planning • Zoning • Building • Code Enforcement**

*Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.*

## Attachment A

**Dan Lister**

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**From:** rocky ragedevelopment.com <rocky@ragedevelopment.com>  
**Sent:** Monday, June 24, 2024 10:59 AM  
**To:** Dan Lister  
**Cc:** laron ragedevelopment.com  
**Subject:** [External] RE: CUP Phone Call Recap / ID-5082, ID-5090, ID-5091  
**Attachments:** VB\_US-ID-5090\_Shermann\_ZDS\_REV-1\_031224.pdf

Hi Dan,

Thanks for your time on the phone Friday afternoon.

Regarding your notes below...

**CU2023-0026** – As discussed, we want to postpone the hearing for this project due to NEPA view issues. As mentioned, we are working with both T-Mobile and Idaho SHPO office to mitigate some potential concerns with our proposed plans. I understand the implications of postponement related to re-notification and additional fees. Also happy to chat with the neighboring property owner.

**CU2023-0023** – Thank you for the heads up regarding the potential existing property violation. Please keep me posted on the current investigation and if formal violations are made against the property. Regarding access to the site, I have attached a copy of our updated zoning drawings reflecting access coming from Lone Star Road as opposed to the initial access through Fairwood Avenue to the East. Let me know if any questions.

**CU2023-0022** – As of this morning, you should now be in receipt of our final re-submittal documentation for this project. Please advise if any question as you review this information.

Thanks for your help with these projects Dan.

Regards,

Rocky Schutjer  
RAGE Development LLC  
[rocky@ragedevelopment.com](mailto:rocky@ragedevelopment.com)  
801.860.0086



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**From:** Dan Lister <Daniel.Lister@canyoncounty.id.gov>  
**Sent:** Friday, June 21, 2024 5:18 PM  
**To:** rocky ragedevelopment.com <rocky@ragedevelopment.com>  
**Subject:** CUP Phone Call Recap

Rocky,

Just want to recap on what we discussed over the phone. Regarding CU2023-0026 (Karacher Road), due to some NEPA review issues, the hearing of the conditional use permit may need to be postponed due to potential plan revisions. Any postponement will require a re-notification fee of \$100 to be submitted at the time of submittal of the revision. As discussed, the neighboring property may have some concerns and wants to reach out to you. You said it was okay to provide a phone number to the concerned neighbor.

- **Additional:** Any changes should include revised plans and a letter of intent with an explanation for the revisions and delay.

Regarding CU2023-0023 (Lonestar), based on the initial site visit, the property appears to potentially be in violation (further investigation in progress). If so, typically a permit could not be issued or applied for until the violation is abated. For the hearing of this case, I can recommend a condition of approval restricting the commencement of use until the violation is abated. Also, you stated the access to the facility has changed from a side street within the existing subdivision to the east of the existing Lonestar Road access. When I get a chance, I'll make sure I have the revised plans. If not, I'll reach out to you for a copy.

Regarding CU2022-0022, you plan to submit the missing application submittal information this weekend. Once reviewed, I can then start the 30-day agency notice for CU2022-0022.

Sincerely,

**Dan Lister, Principal Planner**

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

[Daniel.Lister@canyoncounty.id.gov](mailto: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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**From:** rocky ragedevelopment.com <[rocky@ragedevelopment.com](mailto:rocky@ragedevelopment.com)>

**Sent:** Thursday, June 20, 2024 7:26 PM

**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>

**Subject:** RE: [External] FW: Legal Notice - CU2023-0023 - Rage Development - JEPA

Hi Dan,

This is good to know, thanks for the heads up. Especially as it relates to a PPT presentation for the hearing. I'll be in touch as we get closer.

Rock

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**From:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>

**Sent:** Thursday, June 20, 2024 9:38 AM

**To:** rocky ragedevelopment.com <[rocky@ragedevelopment.com](mailto:rocky@ragedevelopment.com)>

**Subject:** RE: [External] FW: Legal Notice - CU2023-0023 - Rage Development - JEPA

Rocky,

Just a heads up, Canyon County does not accept late exhibits. This includes the applicant's PowerPoint presentation or any additional information submitted by the applicant. Regarding Cases CU2023-0023 and 0026 all comments, information, and presentations must be submitted no later than July 8, 2024. After that date, DSD staff cannot accept any comments, information, or presentations and can only be accepted during the hearing by that hearing body.

Sincerely,

**Dan Lister, Principal Planner**

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

[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

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**From:** rocky ragedevelopment.com <[rocky@ragedevelopment.com](mailto:rocky@ragedevelopment.com)>

**Sent:** Monday, June 17, 2024 3:34 PM

**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>

**Subject:** RE: [External] FW: Legal Notice - CU2023-0023 - Rage Development - JEPA

Got it, thanks.

Rock

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**From:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>

**Sent:** Monday, June 17, 2024 3:30 PM

**To:** rocky ragedevelopment.com <[rocky@ragedevelopment.com](mailto:rocky@ragedevelopment.com)>

**Subject:** RE: [External] FW: Legal Notice - CU2023-0023 - Rage Development - JEPA

The staff reports are not complete. A final report is not due until 10 days before the hearing.

Sincerely,

**Dan Lister, Principal Planner**

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

[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

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**From:** rocky ragedevelopment.com <[rocky@ragedevelopment.com](mailto:rocky@ragedevelopment.com)>  
**Sent:** Monday, June 17, 2024 2:52 PM  
**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Subject:** RE: [External] FW: Legal Notice - CU2023-0023 - Rage Development - JEPA

Thanks Dan. Do you have staff reports completed that you can share?

Rock

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**From:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Sent:** Monday, June 17, 2024 8:29 AM  
**To:** rocky ragedevelopment.com <[rocky@ragedevelopment.com](mailto:rocky@ragedevelopment.com)>  
**Subject:** RE: [External] FW: Legal Notice - CU2023-0023 - Rage Development - JEPA

Rocky,

Cases CU2023-0023 and CU2023-0026 are scheduled for the July 18, 2024, Planning and Zoning Commission hearing. You should be receiving a hearing notice.

Sincerely,

**Dan Lister, Principal Planner**

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

[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

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**From:** rocky ragedevelopment.com <[rocky@ragedevelopment.com](mailto:rocky@ragedevelopment.com)>  
**Sent:** Wednesday, June 12, 2024 12:47 AM  
**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Subject:** [External] FW: Legal Notice - CU2023-0023 - Rage Development - JEPA

Hi Dan,

Just following up from our conversations last week to see if staff report is complete and you have scheduled us for a hearing date yet.

Thanks

Rock

---

**From:** rocky ragedevelopment.com

**Sent:** Wednesday, June 5, 2024 1:29 PM

**To:** Doug Critchfield <[critchfeldd@cityofnampa.us](mailto:critchfeldd@cityofnampa.us)>; Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>

**Cc:** Rodney Ashby <[ashbyr@cityofnampa.us](mailto:ashbyr@cityofnampa.us)>

**Subject:** RE: Legal Notice - CU2023-0023 - Rage Development - JEPA

Doug,

As you noted below, we have met with the neighbors on this project (twice) and there are those who have concerns and will have the opportunity to share those concerns during the upcoming planning commission hearing. Just wanted to clarify that part of our conversation.

I appreciate your time on the phone.

Regards,

Rocky

Sent from my T-Mobile 5G Device

----- Original message -----

From: Doug Critchfield <[critchfeldd@cityofnampa.us](mailto:critchfeldd@cityofnampa.us)>

Date: 6/5/24 8:29 PM (GMT+01:00)

To: Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>

Cc: "rocky ragedevelopment.com" <[rocky@ragedevelopment.com](mailto:rocky@ragedevelopment.com)>, Rodney Ashby <[ashbyr@cityofnampa.us](mailto:ashbyr@cityofnampa.us)>

Subject: RE: Legal Notice - CU2023-0023 - Rage Development - JEPA

Dan – I spoke with Rocky at Rage Development about the communications mono pole project. Per that conversation, the applicant has met with residents in the area that would be affected by the installation of this pole. It does not appear to be an issue with them. We suggest that this continue to go through a Conditional Use Permit process at Canyon County and that the residents to the east in Nampa on S Sapling Way be included on the notification for that conditional use permit. Thank you - Doug



**Doug Critchfield, Principal Planner, ASLA**

O: 208.468.5406, F: 208.468.5439

500 12<sup>th</sup> Ave. S., Nampa, ID 83651

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**NAMPA**Ready

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**From:** Doug Critchfield  
**Sent:** Tuesday, April 30, 2024 3:42 PM  
**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Cc:** Rodney Ashby <[ashbyr@cityofnampa.us](mailto:ashbyr@cityofnampa.us)>  
**Subject:** RE: Legal Notice - CU2023-0023 - Rage Development - JEPA

Hi Dan. The mono pole is proposed for a parcel of land that is enclaved and adjacent to a City of Nampa subdivision of existing residential dwelling units. Mono poles to be located in the City of Nampa are required to go through a Conditional Use Permit process. The potential impact to adjacent properties is concerning to the City of Nampa. For these reasons, Nampa Planning and Zoning requests that this application be denied by Canyon County and referred back to the City of Nampa for annexation and a CUP.

Sincerely - Doug



**Doug Critchfield, Principal Planner, ASLA**

O: 208.468.5406, F: 208.468.5439

500 12<sup>th</sup> Ave. S., Nampa, ID 83651

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**NAMPA**Ready

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**From:** Jennifer Almeida <[Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)>  
**Sent:** Tuesday, April 30, 2024 11:01 AM  
**To:** Doug Critchfield <[critchfieldd@cityofnampa.us](mailto:critchfieldd@cityofnampa.us)>; Robyn Sellers <[sellersr@cityofnampa.us](mailto:sellersr@cityofnampa.us)>; Daniel Badger <[BadgerD@cityofnampa.us](mailto:BadgerD@cityofnampa.us)>; Kristi Watkins <[watkinsk@cityofnampa.us](mailto:watkinsk@cityofnampa.us)>  
**Subject:** Legal Notice - CU2023-0023 - Rage Development - JEPA

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You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of Nampa and Canyon County, that the Development Services Department has accepted the following application: **CU2023-0023**. Attached for your review is a copy of the letter of intent and a site plan.

You are invited to provide written testimony by **May 29, 2024** although at this point, no hearing date has been set. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

If you would like additional information please contact **Dan Lister** at [Daniel.lister@canyoncounty.id.gov](mailto:Daniel.lister@canyoncounty.id.gov)

Thank you,



**Jennifer Almeida**

Office Manager

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5957

Email: [Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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